BZA

COMPREHENSIVE PERMIT APPLICATION

PETITIONER:	CC HRE 2072 MASS AVE TENANT LLC
PETITIONER'S ADDRESS:	C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459
NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON:	CAPSTONE 2072 MASS AVE LLC C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459 ATTN: JASON KORB 617.513.6320 HRE 2072 MASS AVE LLC C/O HOPE REAL ESTATE ENTERPRISES LLC 907 MASSACHUSETTS AVENUE, SUITE 300 CAMBRIDGE, MA 02139 ATTN: SEAN D. HOPE 617.492.0220
LOCATION OF SITE:	2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
DESCRIPTION OF PROJECT:	CC HRE 2072 MASS AVE TENANT LLC – C/O CAPSTONE COMMUNITIES LLC COMPREHENSIVE PERMIT: TO CONSTRUCT A NEW MULTI-FAMILY 100% AFFORDABLE HOUSING COMMUNITY WITH 49 RESIDENTIAL RENTAL UNITS, GROUND FLOOR COMMERCIAL AND BUILDING AMENITY SPACE. THE PROPOSAL INCLUDES AN EIGHT STORY BUILDING WITH THREE (3) ACCESSIBLE PARKING SPACES AND TWO (2) DROP OFF SPACES.
SPECIFY LOCAL REGULATIONS OR REQUIREMENTS FROM WHICH RELIEF IS REQUESTED:	SEE **SECTION 5** REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS
THE PETITIONER IS:	A LIMITED DIVIDEND ORGANIZATION
IS THE PROPOSED PROJECT NEW CONSTRUCTION:	THE PROPOSED PROJECT IS NEW CONSTRUCTION
SITE CONTROL:	CC HRE 2072 MASS AVE TENANT LLC EXECUTED A 99-YEAR GROUND LEASE WITH CC HRE 2072 MASS AVE LLC (AN AFFILIATE OF CC HRE 2072 MASS AVE TENANT LLC) FOR THE LAND AND BUILDING AT 2072 MASSACHUSETTS AVENUE. CC HRE 2072 MASS AVE LLC CURRENTLY OWNS 2072 MASSACHUSETTS AVENUE.
SITE ELIGIBILITY:	THE PETITIONER IS SIMULTANEOUSLY APPLYING TO DHCD FOR SITE ELIGIBILITY APPROVAL UNDER THE FOLLOWING SUBSIDIES: AFFORDABLE HOUSING TRUST FUND, DHCD HOUSING STABILIZATION FUND (HSF), HUD HOME PROGRAM (RENTAL PRODUCTION), STATE LOW INCOME HOUSING TAX CREDIT PROGRAM AND THE FEDERAL LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC).

2020 NOV 12 PM 2:47
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

TOTAL NUMBER DWELLING UNITS PROPOSED:	49
TOTAL NUMBER OF AFFORDABLE RENTAL UNITS:	49
TOTAL NUMBER OF AFFORDABLE HOME OWNERSHIP UNITS:	0

RESIDENT ELIGILIBITY STANDARDS:	41 UNITS AT OR BELOW 60% AMI, 8 UNITS AT OR BELOW 30% AMI, PURSUANT TO THE LOW INCOME HOUSING TAX CREDIT PROGRAM

PLEASE SEE **SECTIONS 3 – 16** FOR A COMPLETE DESCRIPTION OF THE PROPOSED PROJECT, AND EACH OF THE FOLLOWING ITEMS:

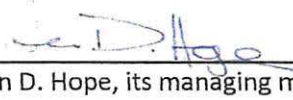
a) Site Development Plans - Site development plans showing locations and outlines of proposed building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
b) Report on Existing Site Conditions - a summary of conditions in the surrounding areas, showing the location and nature of the existing building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
c) Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have Site development plans signed by a registered architect;
d) Building Tabulations - a tabulation of the proposed building by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by the building by parking and other paved vehicular areas and by open areas; (2 copies)
e) Subdivision Plan - where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)
f) Utilities Plan - a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants.
g) Dimensional Form- provided with application; (2 copies)
h) Photographs – photographs of Site and existing building;
i) Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA;
j) Ownership Certificates – 2 Notarized copies, provided application.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

CC HRE 2072 MASS AVE TENANT LLC
By: Capstone 2072 Mass Ave LLC, its managing member

By: Jason Korb, its managing member

By: HRE 2072 Mass Ave LLC, its managing member



By: Sean D. Hope, its managing member

Date: November 10, 2020

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We CC HRE 2072 Mass Ave LLC
(OWNER)

Address: c/o Capstone Communities LLC, 1087 Beacon Street Suite 302, Newton MA 02459

State that I/We own the property located at 2072 Massachusetts Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of CC HRE 2072 Mass Ave LLC

*Pursuant to a deed of duly recorded in the date 04/10/2018, Middlesex South County Registry of Deeds at Book 70850, Page 295; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Jason Korb personally appeared before me, this 9th of November, 2020, and made oath that the above statement is true.

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

Notary

My commission expires _____ (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

DIMENSIONAL INFORMATION
Project Address: 2072 Massachusetts Avenue

		EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
			BA-2 / BUSINESS A-2	RESIDENCE B	RESIDENTIAL USE
Lot Area (SF)		8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
Lot Width (Ft)		~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
Total Gross Floor Area (GFA)(SF)		1,860 SF	15,755 SF (max.)(g)	608 SF (max.)(g)	57,395 SF
Residential Base		0	13,129 SF (max.)(g)	507 SF (max.)(g)	54,425 SF
Non-Residential Base		1,860 SF	0	0	2,970 SF (d)
Inclusionary Housing Bonus w/20% affordable		N/A	2,626 SF (max.)(g)	101 SF (max.)(g)	N/A
Ratio of Floor Area to Lot Area	Baseline:	N/A	1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	6.74
	MAOD:		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	6.74
Residential Base	Baseline:		1.75	0.5/0.35 for portions exceeding 5,000 SF	6.27
	MAOD:		1.75	1.75	6.27
Non-Residential Base	Baseline:		1.0	N/A	0.47
	MAOD:		N/A	N/A	0.47
Inclusionary Housing Bonus - %	Baseline/MAOD:		20% bonus = 2,626 SF (GFA)(g)	20% bonus = 101 SF (GFA)(g)	N/A
Total Dwelling Units	Baseline/MAOD:	N/A	16 (max.)	0	49
Base Units			600 SF / D.U. = 12	2,500 SF / D.U. = 0	49
Inclusionary Bonus units - 20%			2	0	N/A
Base Lot Area / Unit (SF)			625 SF / D.U. @ 12 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Total Lot Area / Unit (SF)			536 SF / D.U. @ 14 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Building Height(s) (Ft)		13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	8 Stories / ~89'-8"
	MAOD : Requirements:	N/A	50' max. (Massachusetts Avenue Overlay District) *- Active non-residential ground floor use* *- Minimum ground-floor use depth of 40'* *- Ground floor located at mean grade of abutting sidewalk* *- Minimum 75% Mass Ave frontage occupancy* *- Minimum 15' ground floor height* *- Maximum 5,000 sf per ground floor tenant* *- No bank frontage > 25'*		
Front Yard Setback - Massachusetts Avenue (Ft)(a) *[Baseline Zoning - Article 5.33, Table 5-3, footnote (m)]*		3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		Building is sited to align with building next door which is right on the sidewalk
Front Yard Setback - Walden Street (Ft)(a)		3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	0' on Walden
Side Yard Setback - Abut City of Cambridge parking lot (Ft)(a)		42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
Side Yard Setback - Abut Cambridge Housing Authority (Ft)(a)		42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
Open Space (% of Lot Area)		78.2%	No minimum		0
Private Open Space		78.2%	No minimum	40% Minimum Private Open Space to Lot Area = 405 SF (min.)(g)	0
Permeable Open Space		0.0%	No minimum		0
Other Open Space (Specify)		N/A	No minimum		0
Off-Street Parking Spaces	Baseline and MAOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible (b)(c)
Long-Term Bicycle Parking		0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 (c)
Short-Term Bicycle Parking		0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 (e)
Loading Bays		0	N/A	N/A	N/A
Allowable Uses		N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant (f) and other uses as described on the Waiver List

(a) Lot is located on a corner. Project team assumed two front and side yards with no rear yard.
(b) Accessible parking requirement rounded up under UFAS (required for Section 504) to three (3) spaces
(c) Commercial Parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots
(d) Garage and bicycle parking exempt from calculation
(e) Project team pursuing public contribution approach for short-term bicycle parking per Article 6.104.2 (b)
(f) Along with other future possible uses as described on the Waiver List
(g) ~1,013 SF of the total lot area is in Residence B, with the remainder in BA-2

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 1
COVER LETTER AND NARRATIVE

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

November 10, 2020

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments
2072 Massachusetts Avenue, Cambridge, MA

Dear Board of Zoning Appeal Members:

CC HRE 2072 Mass Ave Tenant LLC ("Applicant"), an affiliate of Capstone Communities LLC (www.capstonecommunities.com) ("Capstone") and Hope Real Estate Enterprises LLC ("Hope"), propose to construct an affordable housing community located at 2072 Massachusetts Avenue in Cambridge's Porter Square and North Cambridge (the "Site"). The resulting residential community will consist of 49 affordable rental apartment homes with a variety of unit sizes – 14 one-bedroom, 21 two-bedroom, and 14 three-bedroom apartments – that will be affordable to individuals and families earning a range of incomes – from 30% to 60% of the area median income (the "Project"). Capstone is a Newton-based developer of mixed income, affordable, and historic apartment communities, and Hope is a Cambridge-based real estate development company with significant zoning consultation and permitting expertise. Capstone and Hope are currently developing Frost Terrace, a 40-apartment 100% affordable housing community located a few blocks south at 1785-1791 Massachusetts Avenue which is anticipated to open in spring 2021. Previously, Hope and Capstone developed Port Landing, a 20-apartment, 100% affordable housing community in The Port/Kendall Square neighborhood in 2016.

Development Proposal

Existing Site Conditions

Located with frontage on Massachusetts Avenue to the northeast and Walden Street to the northwest, the Site is comprised of one lot with approximately 8,515 square feet. Currently, the Site is occupied by an 1,860 sf, one-story building leased to Darul Kabab restaurant. The building is widely known to have housed Kentucky Fried Chicken for many years.

The immediate context along Massachusetts Avenue includes a mix of commercial, residential, and institutional buildings directly fronting the Avenue. The current one-story building and surface parking lot on the Site were constructed in 1971, having replaced a ca. 1890 four-story Odd Fellows Building which occupied most of the parcel. Though the Massachusetts Avenue corridor maintained a small-scale residential character throughout much of the 19th century, by the early 20th century the blocks north of Porter Square were dominated by multi-story commercial, civic, and religious buildings directly fronting the

Avenue. Massachusetts Avenue remains a densely developed artery lined with multi-story commercial, residential, and institutional buildings.

I.O.O.F. Building formerly located at 2072 Massachusetts Avenue, depicted during the 1968 fire which led to its demolition (*Cambridge Chronicle*).

Proposal Summary

The Project will include forty-nine (49) 100% affordable rental housing apartments. The affordability will be in perpetuity. Approximately 71% (35 apartments) will be two and three bedrooms for families. Specifically, the proposal includes 14 one-bedroom apartments, 21 two-bedroom apartments, and 14 three-bedroom apartments. Units average in size from 625 sf (one-bedroom apartments) to 824 sf (two-bedroom apartments) to 1,087 sf (three-bedroom apartments). The high proportion of two- and three-bedroom apartments will provide safe and accommodating housing to families.

Additionally, the Project will include three handicapped accessible parking spaces and two short-term drop-off/pick-up spaces in a covered garage area at the rear of the Site, along with 51 long term bike parking spaces located on the lower level of the building (48 regular and 3 tandem). Electric vehicle charging stations will be provided for the three accessible spaces and power outlets will be provided in the bike room for electric bicycles and repairs. The Project will also include retail space on Massachusetts Avenue and a resident amenity space within the first floor. The retail space is slated for a community use. The Project's operating budget also includes a part-time resident services coordinator who will plan events for families and others in the building and will assist with creating community building and educational activities.

Current Condition

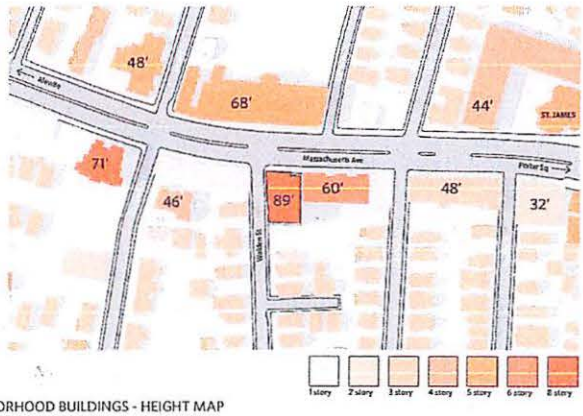
Proposed Condition

The new eight-story building will be constructed to Passive House US (PHIUS) standards and will target PHIUS Certification, and will include a green roof, rooftop solar along with a stormwater management system. The resilient, environmentally friendly materials used to construct the contemporary building façade will ensure long-term sustainability for the Project while adding dimension and rhythm to the Avenue. See **Section 9 Green Building Report** for more information.

Neighborhood

Situated to the northwest (less than 0.3 miles from the center) of Porter Square, the Project will complement an already vibrant mixed-use area of institutional, residential, office, restaurant and retail uses. Located in the North Cambridge neighborhood and adjacent to Neighborhood Nine, the Project's density and scale aligns with other buildings on Massachusetts Avenue. Directly to the Site's southeast and fronting on Massachusetts Avenue is the six-story affordable age restricted Russell House Apartments that is owned and operated by the Cambridge Housing Authority. Russell House Apartments is approximately 60' and contains 52 apartments. The five-story, 68' historic Henderson Carriage Building is located across Massachusetts Avenue from the Site. 2130 Massachusetts Avenue, an eight-story, 71' building is located one block to the northwest of the Site. Directly across Walden Street from the Site is a single-story retail building and the three and a half story 5 Walden Street condominiums. Spanning the entire rear of the Site is a municipal parking lot that provides an almost 50' wide buffer from the mostly three-story multifamily residential neighborhood to the west. The owners of the Henderson Carriage Building and Russell House Apartments support the Project.

The below Neighborhood Buildings – Height Map details the surrounding building heights.



NEIGHBORHOOD BUILDINGS - HEIGHT MAP

Area Amenities

This Site is well-served by public transit. The Porter Square MBTA Redline and Commuter Rail stations are less than 0.3 miles from the Site and the Davis Square MBTA Redline is located 0.5 miles from the Site. In addition, the #77 and #83 MBTA bus routes are at the Site, the nearest BLUEbikes station is located directly across the street, and the nearest Zipcar space is less than 200 feet away. These various rapid transit options provide access to jobs, services, and amenities throughout Cambridge, Boston, and the suburbs. Additionally, the Site is located within walking distance to the Porter Square Shopping Center, which provides several key family-friendly amenities including a grocery store, pharmacy, hardware store and various other community-serving businesses. In the context of Cambridge's extreme shortage of affordable family housing, the Project will provide forty-nine (49) households with access to a desirable, transit oriented, and thriving neighborhood. According to Walkscore.com, the Site's Walk Score is 97, which is considered a Walker's Paradise.

The Site is also within walking distance to a number of public elementary schools and daycare centers including the Rindge Avenue Upper School (0.2 miles or 6-minute walk), Wild Rose Montessori School (0.3 miles or 7-minute walk) and Benjamin Banneker Public Charter School (0.4 miles or an 8-minute walk). Below is a partial list of amenities within 0.5 miles of the Site. The play yard at St. James Church will be open to the Project's residents as well as the general public from 8am to dusk every day of the week with few exceptions. St. James Church, at 1991 Massachusetts Avenue, is one block from the Project.

Restaurants		Groceries		Shopping	
Wasabi at Porter	0.03 Miles	Star Market	0.2 Miles	China Fair	0.01 Miles
McCabe's on Mass	0.08 Miles	Pemberton Farm	0.2 Miles	Barefoot Books	0.04 Miles
Andy's Diner	0.1 Miles	Spindler Confections	0.2 Miles	Seth Berman Gardeners	0.05 Miles
Posto	0.2 Miles	Stop & Shop	0.3 Miles	Drinkwater's	0.05 Miles
Palm Sugar Thai Cuisine	0.2 Miles	Davis Square Farmers Market	0.3 Miles	Big Picture Framing	0.09 Miles
Dakzen	0.2 Miles			General Optical Co.	0.01 Miles
The Shawarma Place	0.2 Miles	Parks		Fun Antiques	0.2 Miles
Newtowne Grille	0.2 Miles	Bergin Playground	0.2 Miles	Stellabella toys	0.2 Miles
Domino's Pizza	0.2 Miles	Rindge Field	0.2 Miles	The Caning Shoppe	0.2 Miles
Sugar & Spice Thai	0.2 Miles	Kenney Park	0.3 Miles	Books by Design	0.2 Miles
Urban Hearth	0.3 Miles	Corcoran Playground	0.4 Miles	Nebia	0.2 Miles
Punjabi Grill	0.3 Miles	Statute Park	0.4 Miles	Buffalo Exchange	0.3 Miles
Rosebud American Cuisine	0.3 Miles	Sheridan Square	0.4 Miles	Watch Shop	0.3 Miles
Snappy Kitchen	0.3 Miles	Seven Hills Park	0.4 Miles	Ace Wheel Works	0.3 Miles
Anna's Taqueria	0.3 Miles	Saint Peters Field	0.5 Miles	Michaels	0.3 Miles
Christopher's	0.3 Miles			Family Dollar Store	0.3 Miles
Café Barada	0.3 Miles	Schools		Magpie	0.3 Miles
Redbones BBQ	0.3 Miles	Ringe Avenue Upper School	0.2 Miles	Sprint	0.3 Miles
Toad	0.3 Miles	Wild Rose Montessori School	0.3 Miles	Mind's Eye Yarns	0.3 Miles
Wok N Roll Restaurant	0.3 Miles	Benjamin Banneker Public Charter	0.4 Miles	Porter Square Books	0.3 Miles
Panera Bread	0.3 Miles	Cambridge Friends School	0.4 Miles	Bike Boom	0.4 Miles

Building Program and Site Design

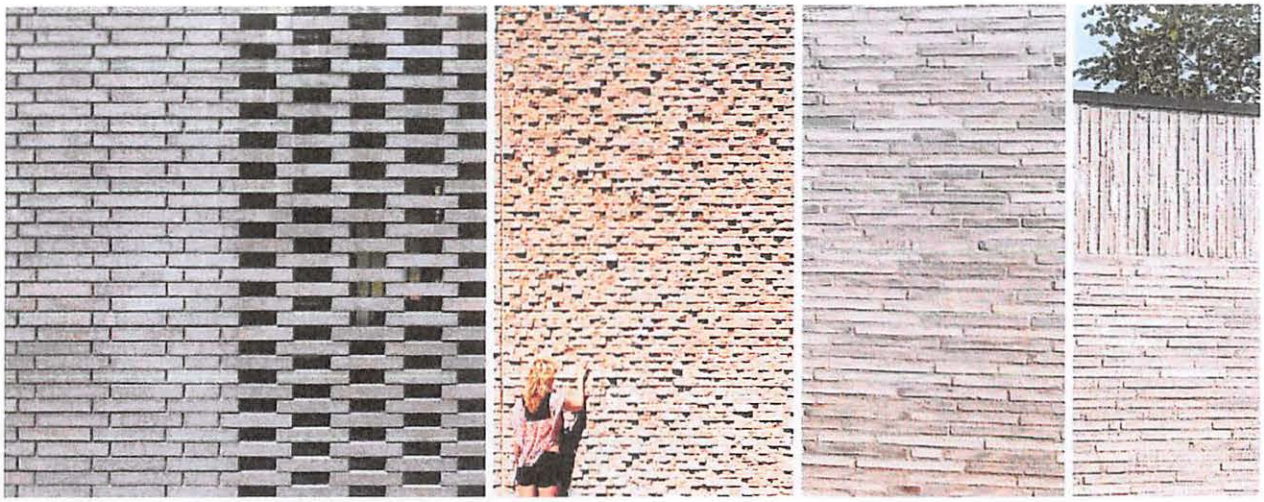
The Project's design balances a complex set of contextual priorities for the Site which have arisen from analysis, community meetings, and various meetings with the City of Cambridge Urban Planning, Community Development and Traffic and Parking teams. The design goals are:

Create a high-quality affordable housing apartment community for families in Cambridge
The design reflects its context, a strong corner on Cambridge's main street. The building massing is slender, allowing for light and air for all apartment homes. The site is linked to amenities and services in this walkable neighborhood and the unit interiors are simple, but elegant.

Create significant transparency: Activate the streetscape
A primary design goal is to maintain transparency at street level to facilitate visual connections and to activate the streetscape. The first floor along Mass Ave will be wrapped with transparent storefront glazing and will include both the retail and residential entryway. The residential entryway will be pushed back to create a more pedestrian-scaled experience for residents. The storefront turns the corner onto Walden St and continues along with transparency into the retail and resident amenity spaces. An entrance to limited parking and services area is hidden on the rear part of the site.

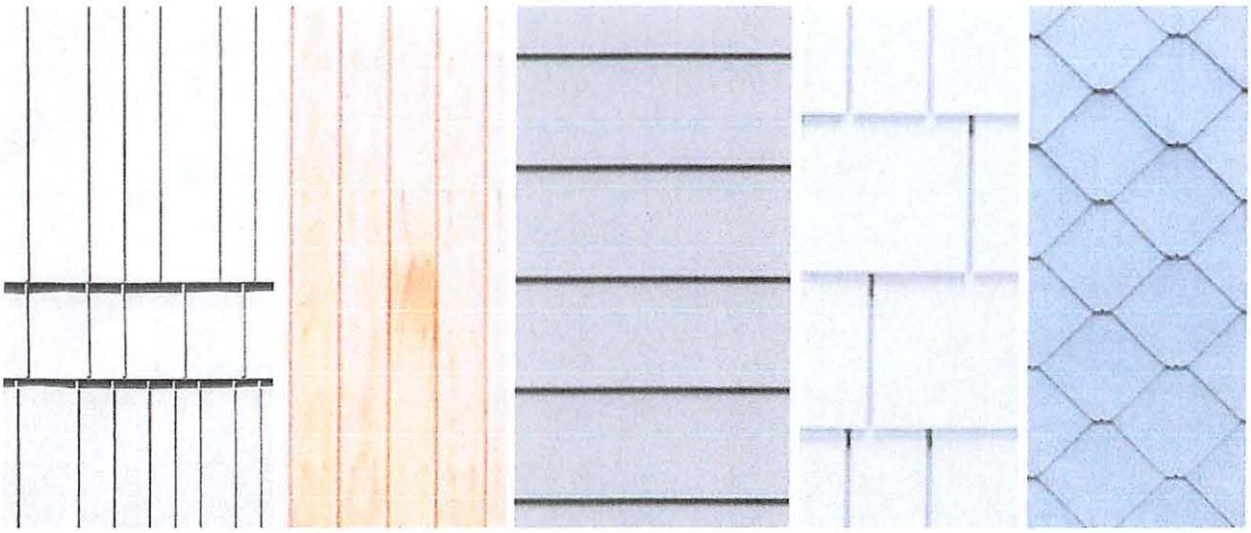
Shaping: Building Form
The building consists of two interconnected 8-story volumes. Along Massachusetts Avenue and West along Walden Street, a seven-story suspended aluminum clad cube sits above one story of recessed with storefront glazing. The suspended cube of the floors is clad in light colored anodized aluminum / zinc vertical panels with a staggered pattern, creating a light and airy volume that floats above the street, minimizing the Project's perceived mass, and also has a strong corner presence that is visible from the street intersection. A grid of openings accentuates the suspended cube, incorporating large windows which provide natural daylight into the interior units, as well as vertical infill composite panels that resemble wood, bringing warmth and texture. Each window and infill panel pair are framed with a metal projection that provides a rhythm to the façade.

Human Scale: Material Palette
The residential anchor consists of a materials palette that relates to the surrounding residential buildings. The brick plinth / base is located on the ground floor, most prominently at the residential entry which is recessed along Mass Ave, adjacent to the retail space and bus shelter. The crafted long brick at street levels enlivens the pedestrian experience and allows for interactions as the wall angles back and forth. This culminates in a gradient of increasingly frequent openings that also serve as visibility into the parking area, as well as creating ventilation. Above the parking entry, the brick is oriented vertically as a contemporary response to the traditional lintel approach, while highlighting the playfulness of the material.



Brick pattern material precedents

Above the brick plinth, painted clapboard comprises the main field of the body. Proportionately sized and spaced windows bordered by a trim are located along all orientations of the residential anchor. On the south elevations, each window has an infill panel below, clad in a lighter colored shingle panel to provide an accent from the main field, as well as to give the perception of the same proportions compared to windows on the north and west facades. In addition, solar shades are proposed on the South façade that not only livens the rhythm of the façade, but also serves a functional purpose of providing shade to reduce the building's overall energy consumption. The top of the residential anchor is defined by a cornice band of half-round shingles.



Suspended cube and residential anchor material precedents

Streetscape and Greenery

Except as indicated below, while there is no open space or landscaping on the Site, several street trees are located on the opposite side of Walden Street. Due to the existing electrical duct banks below the sidewalks adjacent to the Site on Massachusetts Avenue and Walden Street, it is not possible to plant street trees in these locations. Planters and fences supporting the growth of vertical green are located on the Project's

southwest facade, and at the openings to the parking and service areas. An intensive green roof is also visible along Walden Street above the parking entrance, with a variety of non-invasive plant species.

There is a 12" DBH Tilia cordata, Littleleaf linden located on the Site's south property line. This tree is mostly located on the 2050 Massachusetts Avenue property. Daniel E. Cathcart, an ISA Board Certified Master Arborist, developed a Tree Protection Plan (included herein) that will be followed by the development team prior to, during, and after construction. See **Section 10** for the **Tree Protection Plan.**

Accessibility

The Project is designed to comply with the requirements of 521 CMR, Massachusetts Architectural Access Board (MAAB), the Fair Housing Act, the Americans with Disabilities Act (ADA), as well as the Uniform Federal Accessibility Standards (UFAS). 3 apartments (1 of each bedroom type) in the Project will be Group 2 units for individuals with mobility difficulties (521 CMR 9.4), with the rest being Group 1 units (521 CMR 9.3). In addition, 1 apartment will be a Group 1 unit that also provides sleeping accommodations for persons who are deaf or hard of hearing (521 CMR 9.7).

Sustainability

The Project will incorporate sustainable and resilient design strategies that reflect a commitment to environmental stewardship that aligns with affordable housing with a strong focus on lowering utility costs, carbon and greenhouse gases reduction and creating healthy environments. The Project is targeting Passive House certification to the standards set by the Passive House Institute US (PHIUS) for their PHIUS+ Core rating system, as well as certifying through the EPA Indoor air PLUS program. The PHIUS+ CORE rating system includes stringent and verified building performance metrics as well as professional testing of the building envelope and air sealing at two stages during building construction. EPA Indoor air PLUS certification includes verification of indoor air quality (IAQ) quality control measures including but not limited to: moisture control, HVAC venting and sealing, and use of low VOC materials in construction. In addition, the design team is also planning to conduct a systems commissioning process in addition to the envelope. The above will result in a highly efficient building that lowers utility costs, protects occupant health through excellent indoor air quality, as well as contributes to the overall reduction in carbon and greenhouse gases emissions. Specifications for a simple, durable materials palette will emphasize the choice of healthier building materials and reinforce the Passive House approach, these measures also act as quality-of-life improvements for the residents, and will be integrated with the management of the property.

In terms of addressing resiliency concerns such as extreme weather events and future climate change, the project team evaluated the flood risk based on current maps and future projections for the site and surrounding area. In addition, various protection, adaptation, and backup strategies have been incorporated. Additional details can be found in **Section 9 Green Building Report.**

Affordable Housing

Due to its unit mix and income set asides, the Project's 49 apartment homes will attract a variety of households. 41 units will be set aside for households that earn at or below 60% of AMI, currently a household income ranging from $53,760 – $82,920, depending on household size. Eight (8) units will be Section 8 PBV units set aside for households that earn at or below 30% of AMI, currently there is no minimum household income, and a maximum income of $30,720 – $41,460, depending on household size. Including all utilities and for the 60% AMI apartments, monthly one-bedroom rents are estimated to be $1,440, monthly two-bedroom rents are estimated to be $1,728, and monthly three-bedroom rents are

estimated to be $1,995. When accounting for utilities, these rents are approximately 40% of the neighborhood's market rate rents, which are deeply unaffordable to households in this income range.

The proposed income mix provides housing that is affordable to families and individuals earning a range of incomes. The immediate market area shows strong demand for this unit mix as effective vacancy rates are 0%. The demand for affordable units is even more significant than that for market rate apartments. At Port Landing, which was opened in 2016, 1,386 applicants applied for its 20 apartments prior to the lottery. Data obtained from The Finch, an affordable apartment community owned by Homeowner's Rehab which completed its lease-up in 2020, showed that 2,261 individuals or families applied for 98 apartment homes. There are currently 20,703 unique applicants on the Cambridge Housing Authority waitlists.

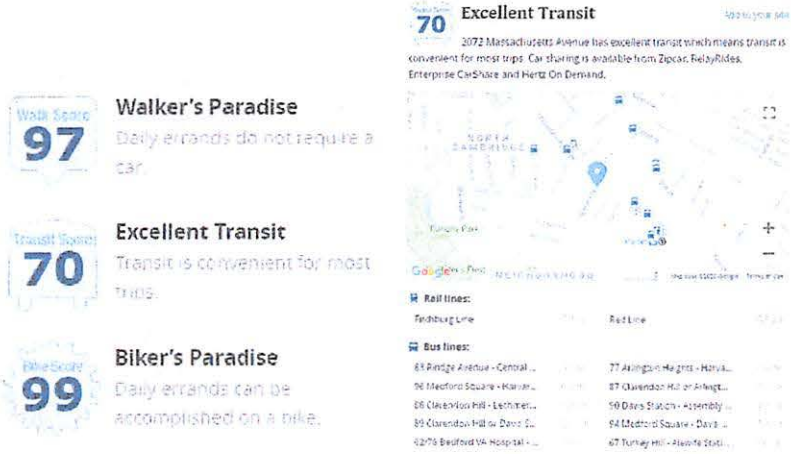
To the extent permitted by Department of Housing and Community Development, 70% of the apartments will give preference to current Cambridge residents, municipal and school department employees, and employees of local businesses.

Transportation and Parking

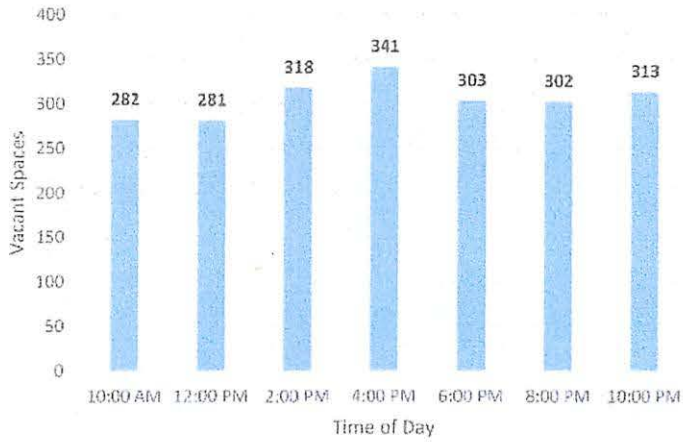
The site plan proposes three (3) covered, on-site accessible parking spaces that will be dedicated to residents and guests with disability plates or placards. In addition, there will be two (2) short-term COVERED drop-off and pick-up spaces to aid in reducing congestion along Walden Street.

As previously indicated, the Site is a short walk from numerous forms of transit options including the Porter Square Station less than 0.3 miles from the Project that includes the MBTA subway Red Line, Fitchburg/South Acton Commuter Rail Line, four Bus Lines (Bus Route #77, 96, 83 and 87) and several car sharing locations. The Parking and Traffic Assessment by Vanasse & Associates, Inc. (VAI) included in **Section 6** suggests approximately half of the building's households, or ~25 households, will have cars. Those residents with or without cars will benefit from Transportation Demand Management (TDM) that will include covering the cost of MBTA passes for property management staff, subsidizing MBTA passes for residents, BLUEbikes memberships, or ride sharing memberships, as further detailed in the VAI report. In addition, the installation of public transportation and ride share timing screens at a centralized location will provide residents with information for easy access to transit. Ownership and building management will provide information at move-in to all residents on all public transportation options within a short distance of the Site.

Below is a map from Walkscore.com highlighting the Site's adjacent transit options:



VAI determined the Project's projected parking demand and quantified the availability of on-street parking within a quarter (0.25) mile from the Site entirely within the City of Cambridge boundaries during peak parking demand hours. In summary, at the time of its study on Tuesday, October 20, 2020, VAI determined that the peak hour demand was at 12:00pm at which time a total of 281 on-street parking spaces were available within a quarter (0.25) mile of the Site. VAI concludes its report by stating: "In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project. The Project proponent is committed to implementing a Travel Demand Management plan which promotes alternatives modes of transportation and will minimize the Project's impact on available on-street parking and traffic in the area."



VAI Parking Study, October 20, 2020, Figure 4

It is expected that many of the Project's residents will utilize alternative modes of transportation other than automobiles. Based upon the U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, the mode split characteristics of the Project are estimated as follows: 32 percent automobile trips; 43 percent transit; 10 percent walk; six (6) percent bicycle, and nine (9) percent other trips. Pursuant to VAI's report, the Project is expected to generate approximately 98 vehicle trips on an average weekday (49 entering/49 exiting), with approximately six (6) vehicle trips (2 entering/4 exiting) expected during the weekday morning peak-hour. During the weekday evening peak hour, the Project is expected to generate approximately 9 new vehicle trips (5 entering/4 exiting).

The Project's proximity to several alternative transit options and community serving amenities (schools, pharmacy, grocery store) within walking distance will produce a thriving walkable residential community. The Project's design is consistent with smart growth principles and the Cambridge City Council's goal to reduce reliance on vehicle usage while promoting alternative forms of transportation.

<u>Walden Street Widening</u>

Through discussions with Cambridge Community Development, Traffic and Parking, Department of Public Works, and community outreach, the development team identified that the portion of Walden Street adjacent to the Site is unusually narrow for a three lane street. Currently Walden Street is ~26'-8", with a ~10'-0" travel lane outbound from Massachusetts Avenue and two ~8'-4" travel lanes inbound. This constriction slows traffic moving through the intersection, makes turns difficult, and does not align with best practices and guidelines.

The proposed design includes the widening of Walden Street from ~26'-8" to 30'-0". This is achieved by locating the exterior walls of the ground floor ~4'-0" inside the property line and then granting an easement to the City for a sidewalk in that area, resulting in three (3) 10'-0" travel lanes and making a more spacious street condition. The proposed design also improves the sidewalk by widening it from its current ~6'-5" width to be ~7'-2" wide, both measurements are inclusive of the curb. The proposed upper floors of the new building overhang the sidewalk by ~3'-6" with an overhead clearance of ~13'-0".

Regarding the constructability of widening Walden Street, the development team approximately located electrical duct banks in the Walden Street sidewalk. Based on visual inspections of the manholes and a utility Ground Penetrating Radar (GPR) report by GPRS, it seems unlikely that the location of these duct banks will conflict with the proposed construction associated with the widening of Walden Street. Conversations with Eversource on the exact elevation of the duct banks are ongoing. The GPR report is included in **Section 8**.

Evidence of Need for Affordable Housing:

The City of Cambridge historically was the home of immigrants and low and middle-income earners that were vital to Cambridge's glassworks and furniture factories from the 1920's through the 1970's. However, since rent control ended in 1994, Cambridge has experienced an exponential increase in land value, resulting in a disproportionate impact on the availability of affordable housing options for low and middle-income individuals and families. HUD defines "cost burdened" households as those who pay more than 30% of their income for housing.[1] According to the U.S. Census Bureau, 43% of renters in Cambridge are paying 30% or more of their household income on rent and are therefore considered cost burdened.[2]

Lower and middle income families in Cambridge find it exceptionally difficult to secure family friendly housing throughout the City. In the last six (6) months, accordingly to MLS, the median sale price for a single family home in Cambridge was $1,733,500 and the average condominium sale price was $812,500. Based on an informal October 2020 survey of larger apartment communities in the immediate market area, two-bedroom apartment rents are $3,600 and three-bedroom apartment rents are $4,500.[3] In order to afford these rents and not be cost burdened, a household would need to earn at least $152,000 – $190,000 annually. Over 60% of Cambridge households make less than $150,000, making these units unaffordable to a majority of current Cambridge residents.[4]

The City's housing stock is also older and many units contain lead based paint hazards, which further constrain families from locating safe, quality housing for their children. In fact, 71.4% of Cambridge's housing inventory was constructed prior to 1980.[5] Upon completion, all of 2072 Massachusett's Avenue's apartments will be new.

Once completed, the Project will provide urgently needed affordable housing in an area where a significant number of families and individuals are unable to afford quality housing. Additionally, the high number of three-bedroom apartments (29%) will specifically be occupied by families.

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[1] U.S. Department of Housing and Urban Development, "Housing Choice Voucher Program" https://www.hud.gov/hudprograms/hcvp (accessed October 9, 2020)

[2] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04

[3] The Wyeth – 120 Rindge Avenue, Cambridge

[4] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID S2503

[5] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04

Financing

If 2072 Massachusetts Avenue's Site Comprehensive Permit application is approved, the development team anticipates applying for an array of local, state and federal subsidies as well as private investments. The development team will apply to the Massachusetts Department of Housing and Community Development (DHCD) for an allocation of state and federal low-income housing tax credits as well as additional subsidies.

In 2018 the Cambridge Affordable Housing Trust provided a $3.8 million loan to finance the Site acquisition and certain predevelopment expenses. If the Project receives its permitting, the development team anticipates applying for additional City funding and for eight (8) Cambridge Housing Authority Section 8 Project Based Vouchers.

Site Control, Permitting and Community Process

Site Control

Capstone and Hope have created separate entities that own/will own the Site/Project and that will develop the Project. CC HRE 2072 Mass Ave LLC, an affiliate of Capstone and Hope, purchased the 2072 Mass Ave land and building using loan proceeds from the Cambridge Affordable Housing Trust in April 2018.

On November 9, 2020, CC HRE 2072 Mass Ave LLC entered into a 99-year ground lease with CC HRE 2072 Mass Ave Tenant LLC for the 2072 Massachusetts Avenue land. See the attached organizational chart that outlines the entity structure once the Project receives all its financing. This ground lease structure is typical of affordable housing developments in Cambridge due to the complicated financing structure required by local and state financing agencies.

Permitting

CC HRE 2072 Mass Ave Tenant LLC is a Limited Dividend Organization under M.G.L. c.40B, §§ 20 through 23. Pursuant to 760 CMR 56, CC HRE 2072 Mass Ave Tenant LLC is applying to the Department of Housing and Community Development, as the Subsidizing Agency, for Project Eligibility under the following subsidy programs: Affordable Housing Trust Fund, DHCD Housing Stabilization Fund (HSF), HUD HOME Program (Rental Production), State Low Income Housing Tax Credit Program, and the Federal Low Income Housing Tax Credit Program (LIHTC). An affordable housing restriction will be recorded against the land and buildings with a term in perpetuity and the Project will comply with the Affirmative Fair Housing Marketing and Resident Selection Plan as required by 760 CMR 56.

According to the Zoning Map, the majority of the Site has a base zoning of Business A-2 and a small portion (13'+/-) at the rear of the parcel is in the Residence B base zoning district. Both districts allow for residential uses as of right although the Business A-2 district also allows for a range of commercial/retail and multi-family residential uses whereas the Residence B district is a one- and two-family district only. The Site also is in the Massachusetts Avenue Overlay District and North Massachusetts Overlay Sub- district (the "Massachusetts Avenue Overlay").

The development team is proposing to obtain all of 2072 Massachusetts Avenue's local approvals through an MGL Chapter 40B Comprehensive Permit from the Cambridge Board of Zoning Appeal (BZA). Since the City of Cambridge has met its obligations under MGL Chapter 40B, the development team is requesting that the BZA accept this Comprehensive Permit application. Pursuant to 760 CMR 56.05(7), please refer to

Section 5 for a detailed list of requested Waivers from Local Requirements and Regulations. **Section 4** is the Dimensional Form.

Community Process

The development team has worked extensively with the City of Cambridge, including the Community Development Department (Zoning, Housing, Sustainability, Urban Design, Pedestrian and Bicycle), Fire Department, Traffic and Parking, Department of Public Works, and Historical Commission.

In addition, the development team has engaged the community through individual abutter Zoom meetings and a large Zoom community meeting on September 29, 2020 that was attended by 82 people. The Project was also presented to the Porter Square Neighbors Association (PSNA) on October 15, 2020 and is schedule to reappear at the PSNA on November 19, 2020. Understanding that many residents of the adjacent Russell House Apartments do not have access to computers and/or the internet, and in conjunction with the building's management, the development team displayed large renderings of the Project and comment cards in the building's lobby so that Russell House residents would have an opportunity to provide input.

Community outreach and various City department input resulted in the following changes to the proposal: (1) setting back further the first floor facing Walden Street, (2) relocating the main pedestrian entrance from Walden Street to Massachusetts Avenue, (3) widening Walden Street and the sidewalk adjacent to the Project, (4) programming the retail space to accommodate varied and community uses, and (4) developing partnerships with community stakeholders to access additional amenities for the Project's residents. An additional community meeting via Zoom is scheduled for November 16, 2020 to share design updates and elaborate on changes that were made to incorporate community feedback. The development team has maintained a website, www.2072massaveapts.com, that provides updated and detailed information on the proposal. The website includes copies of plans, FAQs (forthcoming), news and events, information on the development team, and contact information for the community to provide feedback and ask questions.

Development Team

The following development team has been formed to include industry experts ensuring a seamless and successful completion:

- **Developers:**
    - *Capstone Communities LLC* (www.capstonecommunities.com), is a Newton, Massachusetts based real estate development firm experienced in structuring complex financing involving multiple federal and state subsidies. Jason Korb is the principal of Capstone Communities LLC where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of $60,000,000 of development transactions in Cambridge, Somerville, Arlington, Newton and Brockton Massachusetts. These include converting Brockton's first brick shoe factory into 25 mixed-income apartments, co-developing 20 100% affordable family apartments on a vacant lot in Cambridge's Port neighborhood. Additionally, Capstone and Hope are currently developing Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021.

      Prior to forming Capstone, Jason was the Vice President of Acquisitions at Beacon Communities LLC, a developer, owner, and manager of over 9,000 apartment homes in the Northeast. At Beacon, Jason was responsible for sourcing new acquisitions and overseeing

mixed income, affordable and market rate development and financing opportunities. In his seven years at Beacon, Jason was responsible for developing over 600 apartment homes totaling over $100M. Prior to joining Beacon in 2004, Jason was a Housing Project Manager at the Fenway Community Development Corporation in Boston. Jason is a former Director of Caritas Communities and a former Vice-Chair of Preservation Massachusetts. Jason received an MS from the Massachusetts Institute of Technology's Center for Real Estate and a BA from the University of Michigan, Ann Arbor. Jason's MIT thesis, The Low Income Housing Tax Credit: HERA, ARRA, and Beyond has been cited by Harvard University's Joint Center for Housing Studies and the US Senate Budget Committee.

- *Hope Real Estate Enterprises LLC*, is led by Cambridge based attorney and Real Estate Developer Sean D. Hope who specializes in Zoning and municipal permitting/consulting. Sean was co-developer with Jason Korb of Port Landing - a 100% affordable housing development located in The Port/Kendall Square that opened at the end of 2016 providing 20 units of family friendly housing to the Port neighborhood where Sean's family first moved to from the island of Barbados. Additionally, Hope has partnered with Capstone again to develop Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021. Sean has also represented developers and property owner on numerous construction projects in Cambridge including new construction, historic preservation and adaptive reuse projects. Prior to entering into private practice in 2008 Sean was an associate member of the Cambridge Board of Zoning Appeal voting on several keys applications including Print Shop Condominiums, an affordable home ownership project developed by CASCAP in 2007. Sean also serves as in-house counsel for Pentecostal Tabernacle in Cambridge and is former member of the Cambridge Historic Society.

- **Preconstruction Cost Estimator**: *Callahan Construction Managers* (www.callahan-inc.com): Established in 1954, Callahan Construction Managers is a full-service construction company experienced with a variety of building types and construction methods in Massachusetts and the Northeast. Callahan specializes in a wide range of preconstruction and construction management services, and including projects in multi-family residential, senior housing, hospitality, retail, corporate office, life sciences, educational, and other markets. Most recently, Callahan began the historic renovation, addition, and new construction project at Squirrelwood Apartments, an affordable housing community owned by Just-A-Start Corporation in Cambridge, MA. The Squirrelwood Apartments contain 88 units and the new construction building will be built to Passive House Standards.

- **Architect**: *Bruner/Cott Architects (Bruner/Cott)* (www.brunercott.com): Bruner/Cott is a mid-sized, full service architecture and planning firm, located in Boston, Massachusetts. Founded 45 years ago, Bruner/Cott is dedicated to enhancing the quality of life, economic vigor, and sense of community through thoughtful, sustainable design. As pioneers in transformative reuse, Bruner/Cott strives to recognize the character and value of an existing structure and understand that sustainable design extends beyond the boundaries of a single building. Whether new construction, transformative reuse, historic preservation, or a large-scale planning project, Bruner/Cott makes buildings that communicate with their surroundings, transforming place by creating architecture of enduring value.

  Bruner/Cott is committed to its mission of achieving design excellence through collaboration, creativity, and critical thinking, crafting thoughtful design solutions that fulfill their clients'

aspirations, and enhancing the human experience while respecting the natural environment. The firm's work has been consistently recognized for design, winning awards for renovation, adaptive reuse, and new construction. In the Cambridge/Boston area, Bruner/Cott is working on Frost Terrace (currently under construction), and completed the Lunder Arts Center at Lesley University in Porter Square and The Viridian at 1282 Boylston Street.

- **Legal (General and Zoning)**: *Nixon Peabody LLP* (www.nixonpeabody.com): Nixon Peabody is a full-service law firm with more than 600 lawyers nationwide and internationally. Our clients range from developers (for-profit and nonprofit), financing institutions and governmental entities to *Fortune* 100 companies. Nationally recognized in real estate, the firm handles highly complex development and financing transactions involving every class of assets, and has been at the forefront of financing, developing and preserving affordable housing for more than 45 years. In fact, with approximately 25 attorneys and paralegals possessing significant experience working with federal, state and local governmental agencies, NP has one of the largest affordable housing legal teams in the country.

  The NP team also handles land use, zoning and permitting for a range of development projects, and is regularly brought into transactions to review site plans and perform zoning analyses. Through this work, the team has developed a comprehensive understanding of the local zoning and permitting processes and the multiple administrative steps that developers face during the course of development, which can include navigating the zoning approval process, obtaining Comprehensive Permit approvals, or establishing zoning overlay district areas and zoning map amendments.

Conclusion

The Project will bring high-quality housing to the Porter Square/North Cambridge neighborhood that will be affordable to a diverse array of low- and moderate-income households. With immediate proximity to rapid transit and essential community services, the Project can provide critically needed housing in an attractive, sustainable development. Designed to provide contemporary amenities with a focus on transit-oriented development and sustainability, the Project will be high-quality family housing in the heart of one of Cambridge's most vibrant neighborhoods.

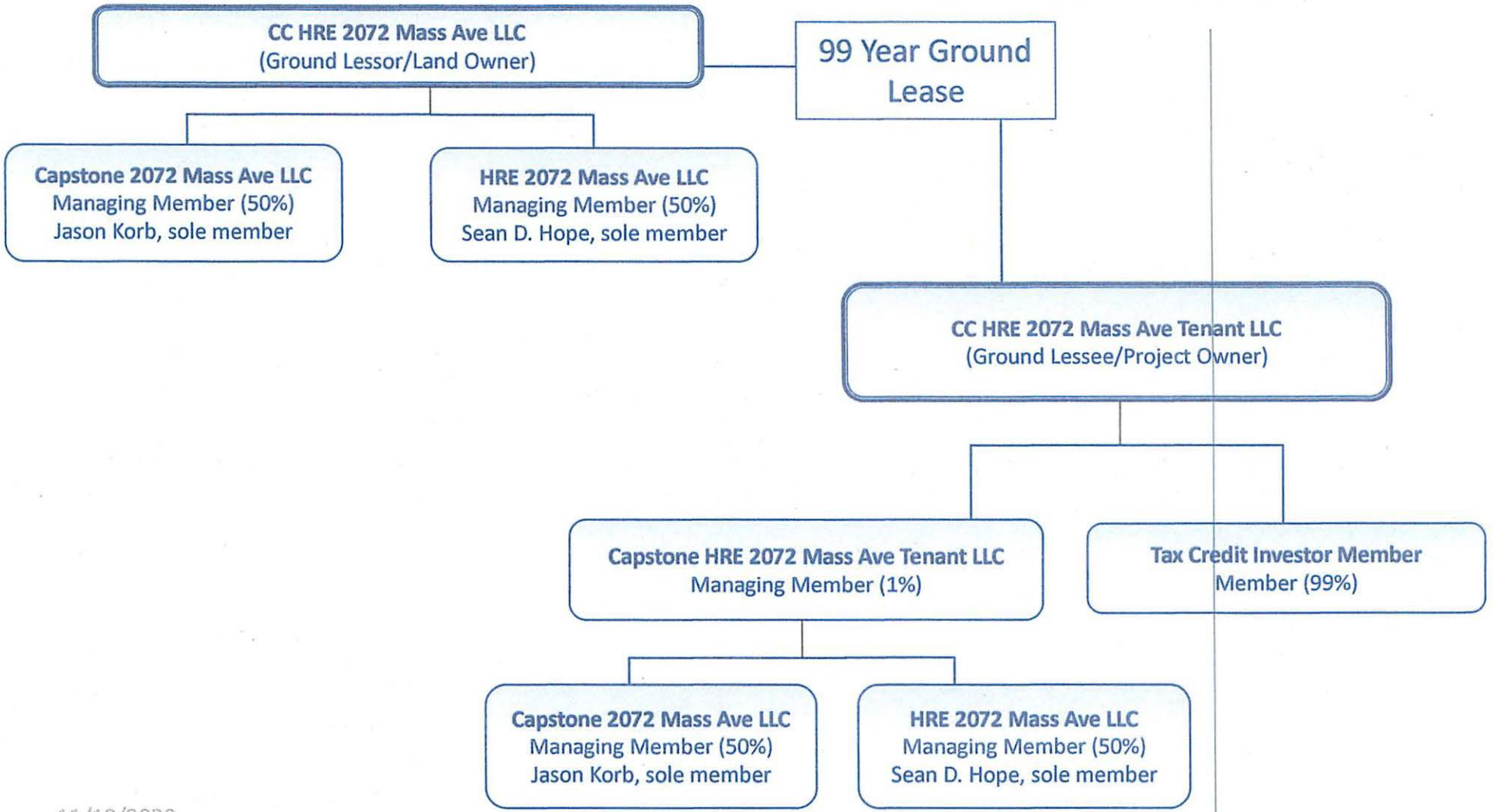
We look forward to presenting this exciting Project to the Board at your earliest convenience.

Sincerely,

Jason Korb
Managing member of managing member

Sean D. Hope
Managing member of managing member

2072 Mass Ave Apartments Organizational Chart



11/10/2020

Pacheco, Maria

From: Gabriela Cipriano <gabi.cipriano@yahoo.com>
Sent: Monday, November 30, 2020 8:38 PM
To: Pacheco, Maria; Clerk
Subject: BZA-017326-2020

Hello Board of Zoning Appeals,

My name is Gabi Cipriano and I live at 79 Allston St in Cambridge. I am asking you to support the development of affordable housing units at 2072 Massachusetts Ave, case number BZA-017326-2020.

I support this development in Cambridge because it will make Cambridge a more equitable city to live in and is one small step in the right direction to relieving our current housing shortage. The development can benefit others in a mix of ways; it can ease the burden of rent on current residents who are currently paying the market rate or allow new people to move to Cambridge who could not otherwise have afforded it. I think it would be a shame to deny people these benefits over the concern of parking - a reason which is likely overstated given that the apartment is within blocks of transit so it is unlikely that every new resident comes with their own car.

Regardless of how many cars are added to the nearby streets from this development, our first priority should be to allow more people to live, work, and thrive in our community since it can offer many benefits to an individual and, reciprocally, new residents would benefit our community in many ways including, but of course not limited to, increased foot traffic, participation in civic institutions, and spending at our local small businesses.

Thank you,

Gabi

Pacheco, Maria

From: Marilee Meyer <mbm0044@aol.com>
Sent: Thursday, December 10, 2020 4:49 PM
To: Pacheco, Maria
Subject: VOTE NO ON 2072 MASS AVE AS IT STANDS

Dear BZA Members,

I'm concerned about tonight's 2072 Mass Ave housing project and am interested in the shifting zoning sands,-- how the Mass Ave overlay and the Affordable Housing Overlay will affect the many variances and permits it needs.

I WOULD ALSO LIKE TO STATE THAT JUST BECAUSE PEOPLE HAVE QUESTIONS ABOUT THIS PROJECT- doesn't mean THEY ARE AGAINST 100% AFFORDABLE HOUSING. That binary argument included extensive name-calling
and didn't allow for thoughtful dialogue or tweaks of disparate elements.

I am familiar with the developers work and think their Frost Terrace is very successful only after public push-back against its wearhouse proportions and POTENTIAL demo of 2 historic houses. They lost a few units in favor of a better balance and context.

Mass Ave is basically a good location for development. But according to the AHO, it is only supposed to be 8 stories instead
of the newly proposed 9 stories (102 ft). Tonight's public agenda still has it listed at 8 stories which is misleading.

Given the lack of real setback, its density and location on a dangerous corner which is to include pick-up and drop-off-- this project needs more study. The number of variances and permits alone says it needs help.

The comparison blocks away is disingenuous. Number of elevators may be an issue.
THOUGH much needed, this building doesn't feel safe as it stands.
AND WITH THE FLEXIBILITY OF variances, why bother having regulations with a project like this.

thank you,

Marilee Meyer
10 Dana St #404
Cambridge, 02138
mbm0044@aol.com

Pacheco, Maria

From: Dan Smith <dansmith56@comcast.net>
Sent: Monday, December 14, 2020 10:05 PM
To: Pacheco, Maria; Daglian, Sisia; O'Grady, Sean; Singanayagam, Ranjit
Subject: FW: 2072 Mass Ave proposed development parking concerns BZA-017326-2020

RE: BZA-017326-2020 2072 MASS AVENUE

Hello,

Please find the email below regarding my parking and density concerns with the proposed 2072 Mass. Ave. development. I addressed this letter originally the Joseph Barr on 12/9/2020.

Thank you for considering this input.

Sincerely,

Daniel A. Smith
45 Regent Street

From: Dan Smith <dansmith56@comcast.net>
Sent: Wednesday, December 9, 2020 4:49 PM
To: 'jbarr@cambridgema.gov'
Cc: 'pbaxter@cambridgema.gov' <pbaxter@cambridgema.gov>; 'dcarlone@cambridgema.gov'; 'pnolan@cambridgema.gov'; 'mp_kennedy@hotmail.com'; 'mcarvello@cambridgema.gov'; 'lisap@cambridgema.gov'; 'bmckenna@cambridgema.gov'; 'ncasimir@cambridgema.gov'; 'susanfrankle@comcast.net'
Subject: 2072 Mass Ave proposed development parking concerns

Dear Mr. Barr;

At the December 1st Cambridge Planning Board meeting regarding 2072 Massachusetts Avenue you included in your comments (I paraphrase);

> *It's hard to say what the impact of the pandemic is on parking. A large percent of the available parking is vacant.*

I found it disconcerting that your professional opinion is; "hard to say". You seem to be saying you don't know, and yet went on to endorse the proposed development, a new 49 unit building with virtually no new parking provided. This in a context where parking is already a known concern. Endorsing this project in the absence of complete information gives short shrift to the concerns of neighbors with parking concerns.

The developers traffic study claimed to find ample available parking, but no parking or traffic study done during this time of Covid-19 can arcuately reflect the conditions that are typical for this area. It just can't – these are not normal times. I've lived on Regent Street for over 30 years. I can tell you categorically that the parking demand now is less than under normal non-Covid-19 conditions. At the height of the pandemic our street was a veritable ghost town – it's only now beginning to revert to more normal and more crowded conditions. The parking problem in our neighborhood is greatest during the evening when residents return from work and on weekends when local businesses (e.g.; yoga studio, gyms,

restaurants), are open. Many of these businesses are barely operating now. The streets are comparatively empty - despite what Traffic and Parking may guess the situation is.

While I support the aspirations of the 2072 project, I have great concerns about the density and parking impact. Density is not a problem in its own right – it is a problem when the infrastructure cannot support it. An additional 25 or so cars, by the developer's own estimate, will compete for already scarce parking spaces (along with St. James Place and Frost Terrace new to Porter Square and the 26-unit apartment building at 70-80 Porter Road currently undergoing renovation).

For a development project to be successful it must address all issues, not only some issues. The parking demand will inevitably have a negative impact on the surrounding neighborhood and residents unless addressed in the design of the building. The 2072 Mass. Ave. proposal ignores the concern of scarce parking in this neighborhood. If this project is permitted to go ahead as proposed, what happens a couple years from now when the project is complete and residents return home from work in the evenings and find no place to park? Does the city have a Plan B to optimize or develop and integrate the city owned lot adjacent to the proposed building site?

In my opinion, the current project design raises problems of density and parking in particular. It should not be approved without a credible parking study followed by a reasonable response to the anticipated increased demand on parking as it impacts the local neighborhood.

Sincerely,

Daniel A. Smith
45 Regent Street

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2020 DEC 14 PM 2:44
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-017326-2020. -Comprehensive permit

Address: 2072 Mass Avenue.

□ *Owner,* □ *Petitioner, or* □ *Representative:* Sean Hope,
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The □ *Owner,* □ *Petitioner, or* □ *Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.*

Date: 12/14/20

Sean Hope
Signature

Pacheco, Maria

From: Baden, Howard P.,M.D. <HBADEN@mgh.harvard.edu>
Sent: Monday, December 21, 2020 2:24 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.

Howard Baden

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Mass General Brigham Compliance HelpLine at http://www.massgeneralbrigham.org/complianceline . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

Pacheco, Maria

From: Charles Wyzanski <wyzanski@gmail.com>
Sent: Monday, December 21, 2020 1:14 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the ZBA and All Others Concerned:

I attended the ZBA Zoom hearing on December 10, 2020. I would have liked to put in my two cents worth but that, and much more, had already been deposited!

I was gratified when those ZBA members present ultimately decided to postpone any decision. While Marjorie Decker and others had tried to suggest that those who were questioning the building proposal were somehow opposed to affordable housing, that certainly was not the case. Rather, as repeatedly stated, the proposed nine-story building would be jarringly out of scale with what exists in the neighborhood and would only be used to set a precedent for more of the same.

Marjorie Decker is obviously correct in saying that "every (affordable housing) unit matters." But that does not begin to explain why affordable housing need not be in harmony with the neighborhood. After all, even public housing in Cambridge manages to achieve that much.

Yes, however reluctantly, Sean Hope will have to go back to the developer and maybe his investors, as well, to determine if a sufficient profit can still be made if the building were limited to six stories. If not, perhaps another developer could be found and, failing that, the City Council should no longer delegate the problem to developers and the ZBA but devote the time and public resources necessary to make it happen.

Very truly yours,
Charles M. Wyzanski

75 Francis Avenue
Cambridge, MA 02138-1911
617-999-2103 (cell)
617-876-1983 (home)
617-547-7890 (fax)

Pacheco, Maria

From: Helle Alpert <helle.alpert@gmail.com>
Sent: Monday, December 21, 2020 10:39 AM
To: Pacheco, Maria
Subject: Zoning

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear. We need to preserve the character of Cambridge.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.

Pacheco, Maria

From: Eva Alpert <bevalasvegas@gmail.com>
Sent: Monday, December 21, 2020 11:02 AM
To: Pacheco, Maria
Subject: 9 stories no way

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 4 story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 2-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.
Eva Alpert, 28 Regent Cambridge, MA 02130

Sent from my iPhone

Pacheco, Maria

From: Smith, Joanna Handlin <jfhsmith@fas.harvard.edu>
Sent: Monday, December 21, 2020 10:53 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave

To the Board of Zoning Appeal:

I oppose the current proposed development at 2072 Mass Ave.

The size of the building and lack of setbacks will add more congestion to an intersection that is already dangerous. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Having experienced how much traffic through that and the Porter Square intersections has deteriorated over the past thirty years, I think a traffic impact study should be conducted.

I hope to attend the January 7 hearing to voice my concerns.

Joanna Handlin Smith
1010 Memorial Drive, 16A
Cambridge, MA 02138-4858
617-491-6217

Pacheco, Maria

From: Singanayagam, Ranjit
Sent: Monday, December 21, 2020 10:51 AM
To: Pacheco, Maria
Subject: FW: Petition from 290 Cambridge residents
Attachments: 2072 Mass Ave Safety Petition Signed_290.pdf

From: Seymour Kellerman <seymourkellerman@gmail.com>
Sent: Monday, December 21, 2020 10:39 AM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Petition from 290 Cambridge residents

Commissioner Singanayagam,

Please read the attached petition, signed by 290 Cambridge residents (and counting).

As a homeowner and taxpayer who lives a block away from the proposed 2072 Mass Ave building, I ask you to:

- Visit the corner of Mass Ave and Walden St and visualize 49 units and 200 people crammed into an oversized building on this tiny site, at a dangerous intersection.
- Speak to the senior residents of the abutting affordable housing at 2050 Mass Ave and hear their concerns.
- At the Jan. 7 BZA meeting, **advocate for further study of the safety and size of the proposed project.**

I know you advocate affordable housing, as do I. We should also care about **current** affordable housing residents such as those at 2050 Mass Ave.

Sincerely,
Seymour Kellerman, for North Walden Neighbors
21 Cogswell Ave

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeals:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Hillary Abbey	42 Cogswell Ave #3, Cambridge 02140	12/20/20
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Carol Anastasi	70 Mt. Vernon St, Cambridge 02140	12/8/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Laura C Arena	11 Sacramento St 3rd fl, Cambridge 02138	12/8/20
John Armstrong	36 Orchard Street, Cambridge 02140	12/18/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Howard Baden, MD	1010 Memorial Dr 4G, Cambridge 02138	12/19/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Janet Barker	59 Regent St, Cambridge 02140	12/21/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Robert Beerman	16 Newman St, Cambridge 02140	12/7/20
Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Marina Blaisdell	16 Cogswell Ave, Cambridge 02140	12/20/20

Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
Suzanne Blier	6 Fuller Place, Cambridge 02138	12/9/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20
Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	2050 Mass Ave #307, Cambridge 02140	11/30/20
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20
Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Lorraine M. Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Patrick Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Susan M. Carter	41 Holden St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20

Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20
Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20
Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20
Richard Curran	175 Richdale Ave, Cambridge 02140	12/19/20
Kellie DeJon	46 Sargent St, Cambridge 02140	12/7/20
Dewey Dellay	9 King St, Cambridge 02140	12/3/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Lianna Doan	35 Walden St. #1C, Cambridge 02140	12/8/20
Una Doherty	16 Walden St #3, Cambridge 02140	12/18/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20

Jean C. Evans	142 Garden St, Cambridge 02138	12/7/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20
Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20
Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	Harvard Medical School	12/4/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20
Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsy Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20

Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Peter Glick	6 Donnell St, Cambridge 02138	12/9/20
Ellen Glisker	56 Porter Rd, Cambridge 02140	12/18/20
Merav Gold	7 Shady Hill Square, Cambridge 02138	11/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20
Lesli Gordon	63 Mt. Vernon St #2, Cambridge 02140	12/8/20
Lydia Gralia	19 Beech St, Cambridge 02140	12/10/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Nenad Grubor	35 Walden St, Cambridge 02140	12/8/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Thomas Hayes	39 Walden St, Cambridge 02140	12/9/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20

Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20
Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Judy Hikes	52 Creighton St, Cambridge 02140	12/14/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Ali Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Dac Hoang Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Miriam Isoun	57 Creighton St, Cambridge 02140	12/8/20
Diana Jelescu	8 Cypress St, Cambridge 02140	12/10/20
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20
Margit Hammerstrom	42 Cogswell Ave #6, Cambridge 02140	12/20/20
Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20

Marybeth Joyce	5 Arlington St B1, Cambridge 02140	12/13/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20
Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20
Sarah Krieger	71 Avon Hill St Cambridge 02140	12/8/20
Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Ali Laurens	9 Washington Ave #4, Cambridge 02140	12/14/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Christina Leshock	16 Newman St, Cambridge 02140	12/7/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20

Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
Ayala Livny	20 Norris St #2, Cambridge 02140	12/10/20
Ruth Loetterle	29 Cogswell Ave, Cambridge 02140	12/18/20
Christopher Mackin	48 JFK St #2, Cambridge 02138	12/9/20
John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St #400, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20
Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
Lisa McManus	17 Creighton St, Cambridge 02140	12/14/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Babette Meyer	8 Newport Rd #7, Cambridge 02140	12/9/20
Marilee Meyer	10 Dana St #404, Cambridge 02138	12/9/2

Debra Mills	39 Cogswell Ave, Cambridge 02140	12/20/20
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Aimee Moreno	125 Garden St, Cambridge 02138	12/10/20
Tony Moreno	125 Garden St, Cambridge 02138	12/10/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Audra Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Kara Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
Evan Nelson	35 Walden Street #3A, Cambridge 02138	12/8/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20
Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20

Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Roberta Pasternack	10 Chester St, Cambridge 02140	12/7/20
Anita Patterson	14 Hilliard St, Cambridge 02138	12/9/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave, Cambridge 02140	11/28/20
Hugh Phillips	35 Walden St #22, Cambridge 02140	12/8/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20
Rebecca Rohr	72 Walden St #3, Cambridge 02140	12/19/20
Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20

Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Doug Safran	35 Walden St. #1C, Cambridge 02140	12/8/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20
Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Gefen Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Nancy Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Johana Handlin Smith	1010 Memorial Dr 16A, Cambridge 02138	12/18/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20
Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20

Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Barbara Sokol	35 Walden St #2C, Cambridge 02140	12/8/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Caroline Stowell	49 Cedar St #1, Cambridge 02140	12/10/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20
Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Ami Teruya	35 Walden St #34, Cambridge 02140	12/8/20
Eva Thibodeaux	126 Richdale Ave, Cambridge 02140	12/18/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20
Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20

Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Anne Warner	21 Grozier Rd, Cambridge 02138	12/7/20
Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Nicola Williams	8 Brewer St, Cambridge 02138	12/9/20
James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Robert Woodward	48 Russell St #1, Cambridge 02140	12/13/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20
Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20

Jonathan Yu Chi Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Linda Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Timothy Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Electronic and printed signatures are available on request.

Pacheco, Maria

From: Audra Murphy <audra.murphy93@gmail.com>
Sent: Monday, December 21, 2020 9:57 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.
Audra Murphy

Pacheco, Maria

From: Hanna <hannaegerman@gmail.com>
Sent: Monday, November 30, 2020 10:44 PM
To: Pacheco, Maria
Subject: Writing in support of BZA-017326-2020

Hello,

I'm writing to voice my support for case #BZA-017326-2020 to support affordable housing. I live a couple blocks down from the proposed site, and would be delighted to have this building in my neighborhood. With housing so expensive in this area, it's important to me that everyone has somewhere they can afford to live, and this building will provide units toward that goal. I'm also glad to see that there are units for families with children and that this site will help families with kids remain in their community. Further, the designs look beautiful, and the designers took care to ensure that it is harmonious with the streetscape and human-scale. It certainly seems like it will be nicer to walk by than the empty parking lot currently on half of the site. I was also very excited to read about the environmental considerations--like the passive house standards, green roof, and solar panels--and how efficient this building will be. I'm always proud to live in a such a forward thinking city where we have buildings like this. In summary, I support BZA-017326-2020.

Thank you for your time,
Hanna

Hanna German
4 Beech St #3
Cambridge, MA

Pacheco, Maria

From: Hillary Abbey <hillary.r.abbey@gmail.com>
Sent: Monday, December 21, 2020 9:54 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.
Hillary Abbey
42 Cogswell Ave, Cambridge, MA 02140

Pacheco, Maria

From: Cathy Korsgren <cathykorsgren@gmail.com>
Sent: Monday, December 21, 2020 9:30 AM
To: Pacheco, Maria
Subject: Case no. BZA-017326-2020. 2072 Mass.Ave.

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Thank You,

Cathy Korsgren
10 Hollis St.
Cambridge, MA 02140

Pacheco, Maria

From: Andy Zucker <andyzucker@gmail.com>
Sent: Friday, December 18, 2020 2:19 PM
To: City Council
Cc: Clerk; City Manager; Pacheco, Maria
Subject: Proposed new building at Porter Square

Dear City Council members:

Yesterday the Cambridge Chronicle published an op-ed by Councillors Siddiqui, Mallon, McGovern and Simmons, "Proposed affordable housing project in Porter Square should be applauded." These councillors object to the BZA's decision not to waive restrictions on height and parking for the proposed 90-foot building.

It seems clear that reasonable people can and do disagree about waiving these restrictions. I happen to agree with the BZA decision. That does not make me a demon.

The op-ed uses misleading arguments to make its case, noting that "since its inception, zoning has been used as a tool of exclusion, and of privilege." I'm sure that is true.

It is also true that zoning is used for many other reasons, including health, safety, welfare, beautification, and such practical matters as planning transportation, parks, and other features of urban living. The way the op-ed is written suggests (a) zoning is bad (because it promotes exclusion) and (b) anyone who thinks the same way as the BZA has no regard for low-income families (because making the building conform to code would be "unconscionable").

I wish I were surprised at these deceptive and damaging lines of argument, but I am not, because I've seen this before from some of the same councillors. Rather than build bridges among constituents during a time of unprecedented political polarization, these councillors demonize those who hold a different point of view. That is a shame. Cambridge deserves better. Unfortunately, we probably won't have it better until our political leaders start respecting reasonable people with other points of view.

Andy Zucker
35 Winslow Street
Cambridge, MA 02138

Pacheco, Maria

From: Tom Brewitt <tom.brewitt@yahoo.com>
Sent: Monday, December 21, 2020 8:08 AM
To: Pacheco, Maria
Subject: 2070 Mass Ave building proposal

Hello,

I oppose the proposed new affordable housing building at 2070 Mass Ave.

I am all for affordable housing, but feel this is a very bad location for such a building.

I live on Mead St. and experience the regular traffic backups at that corner coming down from the Walden St bridge and foresee even bigger traffic problems should such a building be put there.

I'm also fearful for the elderly directly adjacent to the lot.

Please consider moving the project to a safer location.

Thank you,

Tom Brewitt

Pacheco, Maria

From: Young Kim <ycknorris@gmail.com>
Sent: Friday, December 18, 2020 6:34 AM
To: Siddiqui, Sumbul; Mallon, Alanna; McGovern, Marc; Simmons, Denise
Cc: City Clerk; Carlone, Dennis; Sobrinho-Wheeler, Jivan; Nolan, Patricia; Zondervan, Quinton; Toomey, Tim; DePasquale, Louie; Singanayagam, Ranjit; Farooq, Iram; Pacheco, Maria; Paden, Liza; Jason Korb; Sean Hope
Subject: Your OP-ED: Proposed affordable housing project in Porter Square should be applauded
Attachments: Alternate 2072 Mass Ave Plan.pdf

Dear Mayor Siddiqui, Vice-Mayor Mallona and Councilors McGovern and Simmons,

Thank you for your impassioned Op-Ed dated 12/17/2020 in Cambridge Chronicle on behalf of those in need of affordable housing. I can't agree with more on the critical need for affordable housing but at what cost? At any cost? Please permit me to plead with you for a balanced development at the very dangerous intersection of 2072 Mass Ave and Walden Street on behalf of other vulnerable residents in that neighborhood with few specific statements from your Op-Ed. Please consider more holistic approach in the attached below and let's all work together to make that corner a vibrant anchor of the residential and retail community.
Thank you for your consideration.

"The Planning Board approved the project unanimously, where it then went to the BZA for zoning relief. For the project to be viable, the builders applied for zoning relief for additional height up to 90 feet and a waiver of onsite parking." - The initial design that was submitted in the original application (with 8 Stories/ ~ 89'-8" plan, pg 2 of BZA agenda file at https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/bzadocuments/2072massavebza0173262020.pdf (agenda file)) was modified with supplemental material that changed the height to " **9 Stories ~102'**/6 Stories ~69'-6" (j)" (pg. 53 of agenda file)

"Collectively, we've worked with so many families to find emergency housing who have been living with relatives or friends or constantly being on the edge of being evicted or kicked out. Many others have lived in crowded homeless and family shelters, and congregate housing. These are precisely the residents at most risk for COVID-19, since they do not have access to safe, affordable housing where they can isolate" -. Only "8 UNITS AT OR BELOW 30% AMI". (pg. 2 agenda file); these are the ones who truly need emergency housing. To serve these populations, why not make all 49 units at or below 30% AMI?

""removing 14 units is a sacrifice..." who is making said sacrifice? It certainly cannot be members of the BZA," - How about the elderly and disabled residents at Russell Apartment next door whose quality of life would be severely impacted? They matter too. How many units are you willing to sacrifice for the sake of these vulnerable residents who must endure the hardship during the construction (most of these residents do not have air conditioning and must keep their windows closed during the hot summer months to keep the noise and dust out) and after the new residents move in (traffic, noise, loss of privacy)? Where are the mitigation plans?

These are REAL people, people we've gotten to know, love, and care for as friends and valued members of our community. These residents are not abstract, and their future should not be callously discussed and dismissed. - But the elderly and disabled residents at Russell Apartment next door are "REAL people" too. I beg you to talk to them in COVID-19 safe way (most of them do not have the technology for virtual meeting) and get to "know, love, and care for as friends and valued members of our community."

We need to define the "character of our neighborhoods" as the residents who live in the buildings, and not the buildings themselves. - Yes, but also the residents who live in the nearby residential buildings including the residents of Russell Apartment. They must all be considered as a community.

Respectfully,
Young Kim
17 Norris Street

Proposed Alternate Option
2072 Mass Ave

Young Kim

17 Norris Street

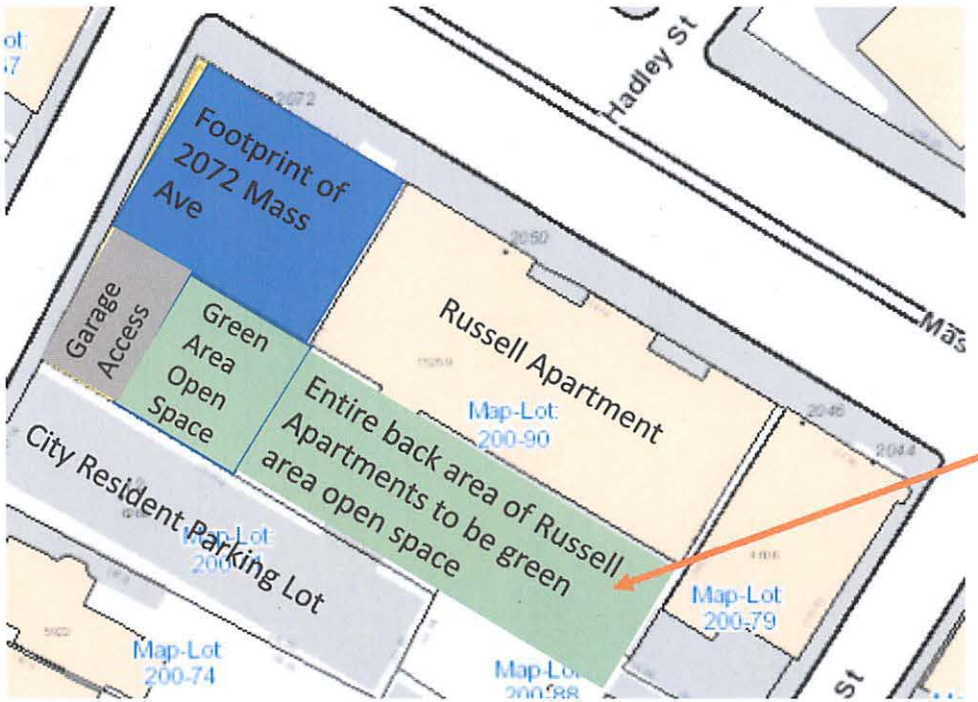
Alternate Option – Holistic Approach

- Stakeholders
  - CC HRE 2072 Mass Ave Tenant (J. Korb, S. Hope)
  - Cambridge Housing Authority (M. Johnston)
  - Housing Division of Community Development Department (C. Carter)
  - Traffic, Parking & Transportation Department (J. Barr)
  - Cambridge Affordable Housing Trust (L. DePasquale, C. Cotter)
- It is not just 2072 Mass Ave development
- Consider it as a Mass Ave/Walden Street Neighborhood Revitalization Project
  - 2050 Mass Ave Russell Apartments
  - 2072 Mass Ave Proposed 100% Affordable Housing
  - 12 Walden St City Resident Parking Lot (owned by CDD)
- Each stakeholder to give up something for the good of remaking this corner a vibrant & safe community
- All to consider ways to compensate for any financial loss

2072 Mass Ave / Russell Apt Considerations

- Hold brainstorming session with all stakeholders as a pre-design Community Outreach
- CC HRE to build on 2072 Mass Ave as an extension of Russell Apartments
  - Same depth and height as Russell Apt
- Relocate Senior Center to Mass Ave/Walden corner
  - Replaces proposed 2072 Mass Ave retail space
  - Reduces foot traffic in front of Russell Apartment
  - Same financial arrangements as with CHA
  - CHA can use the vacated space for ground level accessible housing units
- Common open area green space
  - Rear of 2072 Mass Ave, apprx 40% of the lot, 3400 sq. ft.; split between garage access & green space
  - Existing Russell Apartments open area & parking lot
- Common parking lot for both developments that is safer for all residents and the neighborhood
  - Underground; multi-level automated parking system (ex: https://cityliftparking.com/ courtesy of Jason)
  - Double door (on opposite sides) elevator(s) access instead of ramp
  - Access to the elevator(s) to be worked out
  - Entry/Egress turnaround in the basement garage

Alternate Site Plan



Parking and open space can remain unchanged if residents feel more comfortable with old configuration

Mitigation Plans

- Find alternate property for CC HRE to develop to make up for the lost financial opportunities of 2072 Mass Ave.
  - Existing CHA development that can be redeveloped similar to Port Landing
    - Essentially a land swap to benefit everyone
  - City owned property
  - New Acquisition
- Congestion Mitigation
  - Do Not Block box on eastbound Walden Street at entrance to 2072 Mass Ave
  - Redesign Resident Parking Lot entrance to be able to share Do Not Block box
  - Right or Left turn out of 2072 Mass Ave and parking lot depending on time of day
  - Designate couple of parking space in the Resident Parking Lot for delivery
  - Passenger car pick-up/drop-off to use underground garage

Pacheco, Maria

From: Jero Nesson <jero.nesson@gmail.com>
Sent: Monday, December 21, 2020 8:41 AM
To: Pacheco, Maria
Subject: Proposed 2072 Mass. Ave. Project

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Thank you.

Pacheco, Maria

From: Roberta Pasternack <rodi9254@gmail.com>
Sent: Monday, December 21, 2020 8:59 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASENo. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Thank you.
Roberta Pasternack
10 Chester Street
Cambridge,02140

--
Roberta Pasternack
617-851-2895

Pacheco, Maria

From: Merry White <corkela2@gmail.com>
Sent: Monday, December 21, 2020 7:49 PM
To: Pacheco, Maria
Subject: To the Zoning Board, on 2072 Mass. Ave.

To the Board of Zoning Appeal

Thank you for your continuing consideration on this matter.

I was dismayed to read the recently published Op Ed by Mayor Sumbul Siddiqui and others regarding a proposed affordable housing development in North Cambridge.

I live a block and a half from the proposed site, and have been actively involved in neighborhood discussions on this topic both in person (aka over zoom) and in social media. The discussions regarding the proposed building at 2072 Massachusetts Avenue have been strikingly heated, escalating in this Op-Ed piece and strident voices on various social media and in neighborhood discussion groups. The lines are drawn and the noisy rhetoric of some City officials appears to have lost any connection to the actual people who would be involved, indeed, whose lives will be seriously influenced. Ideology and selected (and often irrelevant) examples of "victims" are used in place of practical, humane and respectful reasoning.

Some of us have wrongly been characterized as "the enemy."

I want there to be respect: it is a value we espouse, all of us. Instead, there's hypocrisy ("affordable housing" begins to stand for much more than a nuanced view of its complexities: it looks like a sacred object on a civic altar, instead of something that is indeed very much needed but must also serve the needs both of its residents and its neighborhoods.) In the case of 2072 Massachusetts Avenue, you have at the very least three constituencies to respect: the tenants of the building of course; the vulnerable elderly and disabled residents only a few feet away who already feel left out of the discussion; and the wider neighborhood which wants to welcome the new neighbors but has also experienced no genuine communication and conversation about the proposed out-of-scale building, on a relatively small site, at a dangerous, congested intersection. It should be noted that the density of this development (as measured by FAR) is three times the average of the other affordable housing units that are located within ½ mile of Porter Square. In addition, the building as proposed will tower at 102 feet over the abutting Russell Apartments (at 57.6 feet), and loom over Henderson Carriage Building (at 68 feet) – not to mention casting its shadow over the neighboring 12-13 foot building across Walden.

We too are talking to many people: city officials, journalists, experts on zoning law and above all, the growing number of neighbors wanting to be heard, and signing on to be counted. These people are not "elitists" or NIMBYs. We find the easy slurs doled out by the defenders of the project insulting and they end discussion rather than engaging in possibly productive talk, talk which could lead to a useful and liveable solution – and a more liveable and safer streetscape.

I've lived in Cambridge since 1953. I love Cambridge for a whole slew of reasons and I have walked, biked and roller-skated (well, not recently) almost every block of our City from elementary school on. And I will fight to make it better: I don't oppose affordable housing – I want to improve it.

What do I want in this case? A building that is set back, offering a better "built environment" – a building that is at the most six stories on Mass. Ave and three to the rear, a building that doesn't heavily shadow Russell Apartments and impose itself on the privacy and comfort of the neighboring community of seniors. Above all, I want it to be part of the neighborhood, created in cooperation and consultation. Tell me what I can do to help.

We can do this, Cambridge!

Merry White
6 Cypress St
Cambridge 02140

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Mark: Gaffey **Date:** 12/21/2020
(Print)

Address: 2072 Mass Ave

Case No. BZA-017326-2020

Hearing Date: 1/7/21

Thank you,
Bza Members

Pacheco, Maria

From: Jean Leventhal <jean.leventhal@gmail.com>
Sent: Monday, December 21, 2020 5:26 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:

As a resident of Cambridge, I strongly oppose the current proposed development at 2072 Mass Avenue for affordable housing.

I am very concerned about the size of the project, the lack of appropriate setbacks, and its location at a dangerous, congested intersection. I am also concerned about the well-being and safety of the seniors and people with disabilities who reside at Russell Apartments and are direct abutters to the proposed building.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building facing Massachusetts Avenue that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear, where it intersects with a neighborhood of mostly two- and three-story buildings.

I plan to attend the January 7 hearing to voice my concerns. Cambridge should be building affordable housing, but it must not lose its character in the attempt to be sensitive to the needs of its citizens.

Thank you.

Jean H. Leventhal
25 Vassal Lane, Unit 2
Cambridge, MA 02138

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

December 3, 2020

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments
2072 Massachusetts Avenue, Cambridge, MA

Dear Board of Zoning Appeal Members:

Pursuant to 760 CMR 56.04, we are submitting revised materials for the 2072 Mass Ave Comprehensive Permit Application. While the design has changed, the unit mix has not. The project continues to include 71% two (2) and three (3) bedroom apartment homes for families as indicated in the following table.

1BR	**2BR**	**3BR**	**Total**
14	21	14	49
29%	42%	29%	71% Family

The project's design changes are enumerated below and incorporate significant feedback from the site's direct abutters, the neighborhood and the City of Cambridge's urban design, traffic, and community development staff.

1. Increased height of the "floating cube" along Mass Ave. from eight (8) stories to nine (9) stories to concentrate the building's height fronting along Mass Ave.;

2. Lowered height of rear residential volume from eight (8) stories to six (6) stories to step down the building facing the residential neighborhood; and,

3. Added active landscaped terrace on the 6th floor roof for resident use (~1,850 SF).

As indicated above, the most significant change is in the building's massing. After discussions and further review with the City of Cambridge's urban design staff and abutters on Walden Street, the design was modified to increase the height along Mass Ave. by one (1) story (from 8 to 9 stories) and to decrease the height of the rear residential anchor by two (2) stories (from 8 to 6 stories). This results in the building stepping down to the neighborhood and rising up at the major urban street.

A landscaped terrace is now included at the residential anchor's sixth floor roof, which will support a flexible outdoor space that may safely accommodate raised gardens, native plantings, and unique programming opportunities for residents. These changes are shown throughout the architectural drawings, but best seen in the rendering sheets A-305 to A-310, elevation sheets A-300 to A-304 and plan sheets A-107 to A-110.

The widening of Walden Street, which was included in the original BZA application, requires the proposal to provide an easement to the City of Cambridge over a portion of the 2072 Mass Ave land to be utilized as a public sidewalk. The metes and bounds of the easement cannot be finalized until the building is constructed. Therefore, if this application is approved, we respectfully request the following condition be added to any BZA Decision:

> Prior to the issuance of the Project's final certificate of occupancy, the Applicant shall record a pedestrian easement along Walden Street from the Applicant and Owner in favor of the City of Cambridge, the location of which is generally as indicated on C-101 Proposed Easement Plan dated November 10, 2020 by Nitsch Engineering. The easement shall be approved by the Department of Public Works staff, which approval shall not be unreasonably withheld, conditioned or delayed, and shall not require additional approvals by this Board.

The following plans and materials dated December 3, 2020 (unless otherwise noted) reflecting these changes are included herein. These plans and materials replace (or supplement where applicable) the plans and materials submitted on November 10, 2020.

1. **Plans**
   Cover Page, G-100, G-101, EC (10/5/20), C-100 (11/9/20), C-101 (11/9/20), A-100, A-101, A-102, A-107, A-108, A-109, A-110, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-400, A-401, A-402

2. **Dimensional Information dated November 24, 2020**

3. **List of Requested Exemptions/Waivers from the Applicable City of Cambridge Ordinances and Regulations**

4. **Shadow Studies**

5. **Recorded Notice of Ground Lease dated November 9, 2020 (recorded November 16, 2020)**

The community process has been robust and responsive to neighborhood feedback and concerns. The development team has met with the following direct abutters multiple times: the Cambridge Housing Authority (2050 Mass Ave/Russell Apartments), The Davis Companies (2067 Mass Ave/Henderson Carriage), and the 5 Walden Street Condominium. There have also been two large virtual community meetings, two virtual meetings with the Porter Square Neighbors Association, an upcoming meeting with the North Cambridge Stabilization Committee, a virtual meeting with neighbors on Creighton Street, and multiple email and phone communications with neighborhood residents. The project also has an active website (www.2072massaveapts.com) that includes all current materials, FAQ's and a comment forum for residents to comment on the project. A copy of the website FAQ's and comment forum are included herein for your reference. Finally, the development team has engaged with the residents of 2050 Mass Ave (Russell Apartments) by working with CHA management to place presentation boards (the original proposal and then later the revised proposal) in the lobby. Recognizing that many Russell residents are elderly, COVID-19 is a major concern, and do not have internet access, the development team placed in the lobby comment cards and copies of a memo with color renderings attached so that residents could view the proposal in the safety of their apartment home.

We believe the changes outlined in these supplemental materials are extremely positive and respond to feedback from various stakeholders. We look forward to presenting these plans to you at our December 10th hearing. Please contact Sean Hope at (617) 953-8369 if you have any comments.

Sincerely,

Jason Korb
managing member of managing member

Sean D. Hope
managing member of managing member

Enclosures

Cc: Louis A. DePasquale, City Manager, City of Cambridge
City of Cambridge Community Development Department

2072 MASS AVE

2072 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

COMPREHENSIVE PERMIT REVISIONS

DECEMBER 3, 2020

CC HRE 2072 MASS AVE TENANT LLC
OWNER

C/O CAPSTONE COMMUNITIES LLC
1087 BEACON ST, SUITE 302
NEWTON CENTRE, MA 02459

C/O HOPE REAL ESTATE ENTERPRISES LLC
907 MASSACHUSETTS AVE, SUITE 300
CAMBRIDGE, MA 02139

BRUNER/COTT ARCHITECTS
ARCHITECT

225 FRIEND ST, SUITE 701
BOSTON, MA 02114

NITSCH ENGINEERING INC.
CIVIL ENGINEER

2 CENTER PLAZA, #430
BOSTON, MA 02108

PETERSEN ENGINEERING INC.
MEP/FP ENGINEER

127 PARROTT AVE
PORTSMOUTH, NH 03801

L.A. FUESS PARTNERS
STRUCTURAL ENGINEER

211 CONGRESS ST, SUITE 810
BOSTON, MA 02110

LEMON BROOKE LLC
LANDSCAPE ARCHITECT

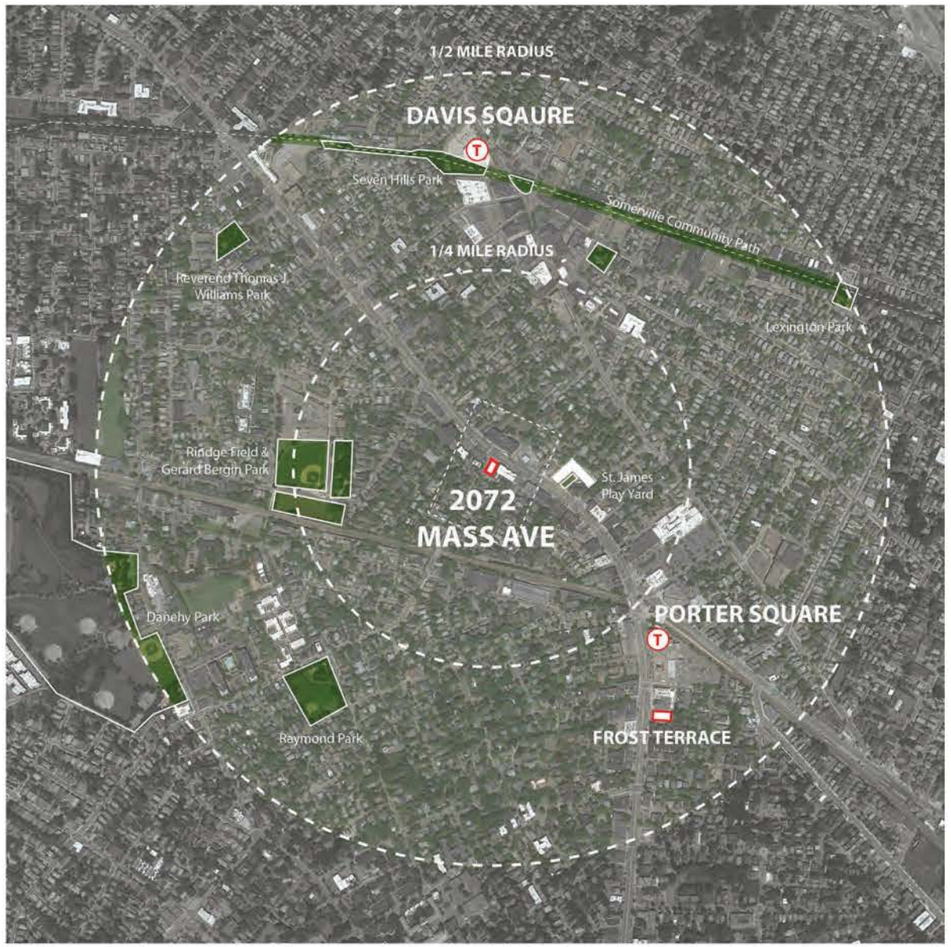
56 D WINTHROP ST
CONCORD, MA 01742

NEW ECOLOGY INC
SUSTAINABILITY CONSULTANT

15 COURT SQ, SUITE 420
BOSTON, MA 02108

CODE RED CONSULTANTS LLC
CODE CONSULTANT

154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772



NEIGHBORHOOD MAP

SITE PLAN

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	DECEMBER 3, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

NEIGHBORHOOD MAP/ SITE PLAN

G-100

IF THIS SHEET IS NOT: 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

12/4/2020 2:39:02 AM

DRAWING LIST

GENERAL

G-100	NEIGHBORHOOD MAP/ SITE PLAN
G-101	DRAWING LIST, UNIT MATRIX, ZONING SUMMARY
EC	EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

CIVIL

C-100	CIVIL SITE UTILITY AND LAYOUT PLAN
C-101	PROPOSED EASEMENT PLAN

ARCHITECTURAL

A-100	BASEMENT FLOOR PLAN
A-101	FIRST FLOOR PLAN
A-102	TYPICAL FLOOR PLAN (FLRS 2-6)
A-107	FLOOR PLAN - FLR 7 & TERRACE
A-108	FLOOR PLAN - FLR 8
A-109	FLOOR PLAN - FLR 9
A-110	ROOF PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-304	EXTERIOR ELEVATIONS
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES
A-400	STREET SECTIONS
A-401	BUILDING SECTION
A-402	BUILDING SECTION

2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA
BUILDING TABULATIONS
PREPARED BY BRUNER/COTT ARCHITECTS

SITE AND BUILDING

BUILDING GROSS FLOOR AREA (GFA) (PER ZONING)

BASEMENT	Excluded
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,386
EIGHTH FLOOR	5,530
NINTH FLOOR	5,530
TOTAL GFA	**60,751**

BUILDING GROSS SQUARE FOOTAGE (GSF)

BASEMENT	5,465
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,386
EIGHTH FLOOR	5,530
NINTH FLOOR	5,530
TOTAL GSF	**66,216**

TOTAL PARCEL SIZE (SF)	8,515
FAR	7.13
PARKING RATIO (EXCLUDES DROP-OFF/PICK-UP)	6%
LONG TERM BIKE PARKING RATIO	104%
OPEN SPACE	22%
CONSTRUCTION TYPE *	Type IA construction (2-story podium, basement and first floor), Type IIA construction (above podium, second to ninth floors)

* Alternative option of seeking a variance to permit the use of the new construction type classifications found in the 2021 IBC and classifying the tower as Type IV-B

PARKING

	HC	TOTAL *	HC UNIT : SPACE RATIO
COVERED PARKING	3	3	1:1

* Commercial parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

* Two (2) pick-up/drop-off spaces will also be provided

	LONG-TERM	TANDEM	SHORT-TERM	TOTAL
BIKE PARKING	48	3	0*	51

* Project team is seeking alternative public contribution option of satisfying short-term bike parking requirements per Article 6.104.2 (b)

UNIT MIX

	STUDIO	1 BR	2 BR	3 BR	TOTAL
SECOND FLOOR	0	2	3	2	7
THIRD FLOOR	0	2	3	2	7
FOURTH FLOOR	0	2	3	2	7
FIFTH FLOOR	0	2	3	2	7
SIXTH FLOOR	0	2	3	2	7
SEVENTH FLOOR	0	2	2	1	5
EIGHTH FLOOR	0	2	2	1	5
NINTH FLOOR	0	0	2	2	4
TOTAL	**0**	**14**	**21**	**14**	**49**

% PER UNIT TYPE	0%	29%	42%	29%
% 2 AND 3 BR COMBINED	71%			

	STUDIO	1 BR	2 BR	3 BR	TOTAL
TOTAL NUMBER OF BEDROOMS	0	14	42	42	98

UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)	UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)
UNIT X01 *	1 BR	569	UNIT 701/801	1 BR	569
UNIT X02 *	1 BR	681	UNIT 702/802	1 BR	681
UNIT X03 *	3 BR	1144	UNIT 703/803	3 BR	1144
UNIT X04 *	2 BR	800	UNIT 704/804	2 BR	800
UNIT X05 *	2 BR	850	UNIT 705/805	2 BR	823
UNIT X06 *	3 BR	1031	UNIT 901	3 BR	1130
UNIT X07 *	2 BR	823	UNIT 902	3 BR	1249
* For second through sixth floors			UNIT 903	2 BR	823

UNIT TYPE	AVERAGE AREA (SF)
STUDIO	N/A
1 BR	625
2 BR	821
3 BR	1110

201120 - 2072 Mass Ave_Building Tabulation Form

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2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

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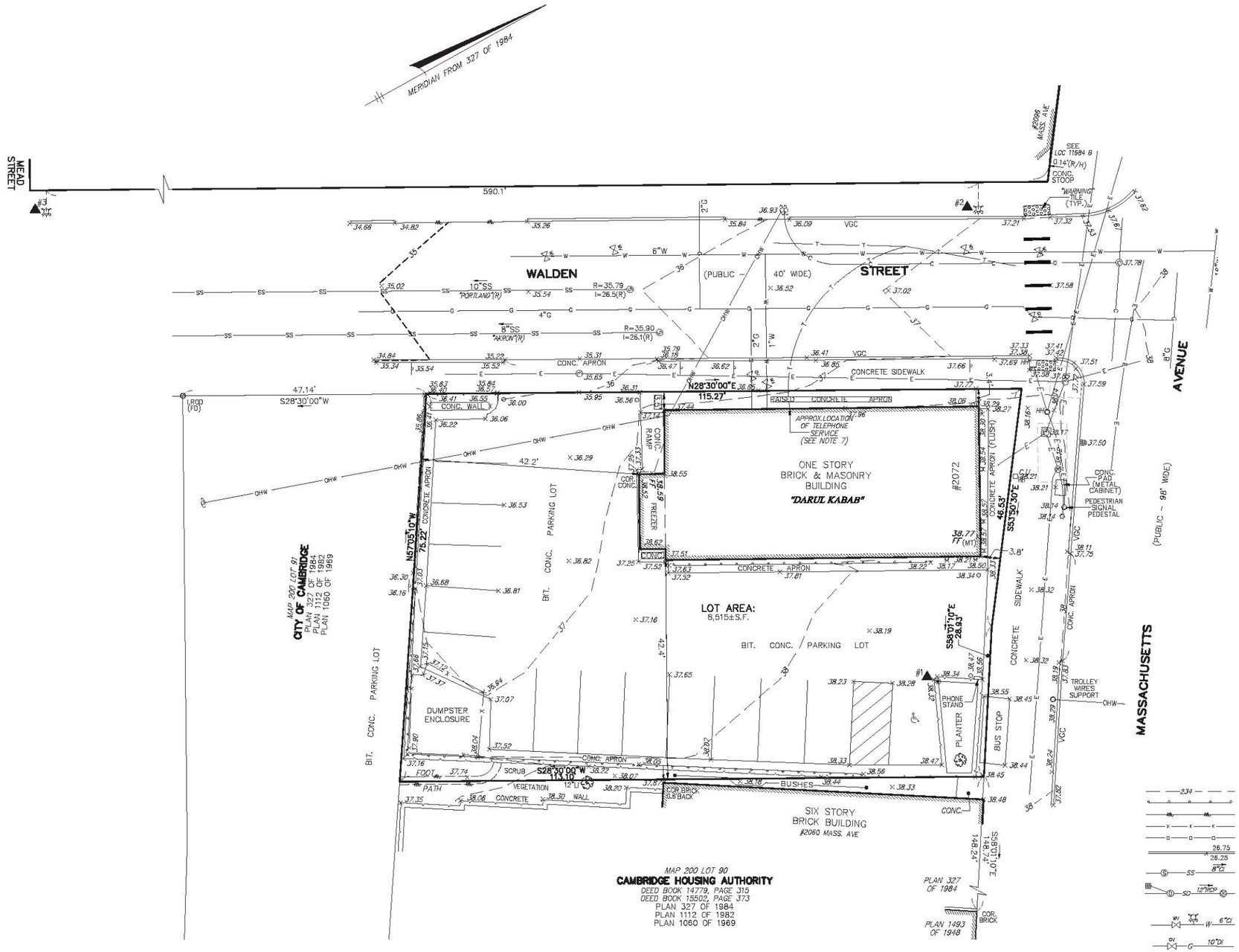
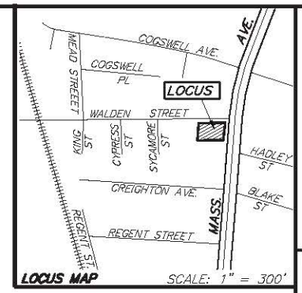
DRAWING LIST, UNIT MATRIX, ZONING SUMMARY

G-101





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.

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

LEGEND

234	SURFACE CONTOUR
GR	METAL GUARDRAIL
EOP	EDGE OF PAVEMENT
X X X	CHAIN LINK FENCE
WF	WOOD FENCE
26.75 / 26.25	CURB WITH TOP AND BOTTOM CURB ELEVATION
SS 8"CI	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
SD 12"RCP	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
W 6"CI	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
G 10"DI	GAS MAIN WITH SIZE & GATE VALVE
OHW	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
E	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
C	CABLE TV MANHOLE & UNDERGROUND CABLE LINES
T	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
28.8 / 23.2	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS
232.6	SPOT ELEVATION
☼	LIGHT POLE
205.24 MW	MONITORING WELL WITH TOP METAL CASING EL.
⊞	D GRATE CATCHBASIN
	PROMINENT DECIDUOUS TREE
12"LI	12" LINDEN TREE
○	BOLLARD
	SIGN
M	MANHOLE (UNKNOWN UTILITY)
RCP	REINFORCED CONCRETE PIPE
CI	CAST IRON
CMP	CORRUGATED METAL PIPE
ASB.	ASBESTOS PIPE
VC	VITRIFIED CLAY
PVC	POLYVINYL CHLORIDE
(R)	RECORD
(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 FF (MT) ×	ENTRANCE ELEV. (METAL THRESHOLD)

SCALE: 1" = 10'
0 10 20 40

2072
MASSACHUSETTS
AVENUE

Cambridge, Massachusetts

PREPARED FOR:

CC HRE
2072
MASS AVE
LLC

1155 Walnut Street #31
Newton Highlands, Massachusetts 02461

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS
JOSEPH M. SMALL
No. 45717
REGISTERED PROFESSIONAL LAND SURVEYOR

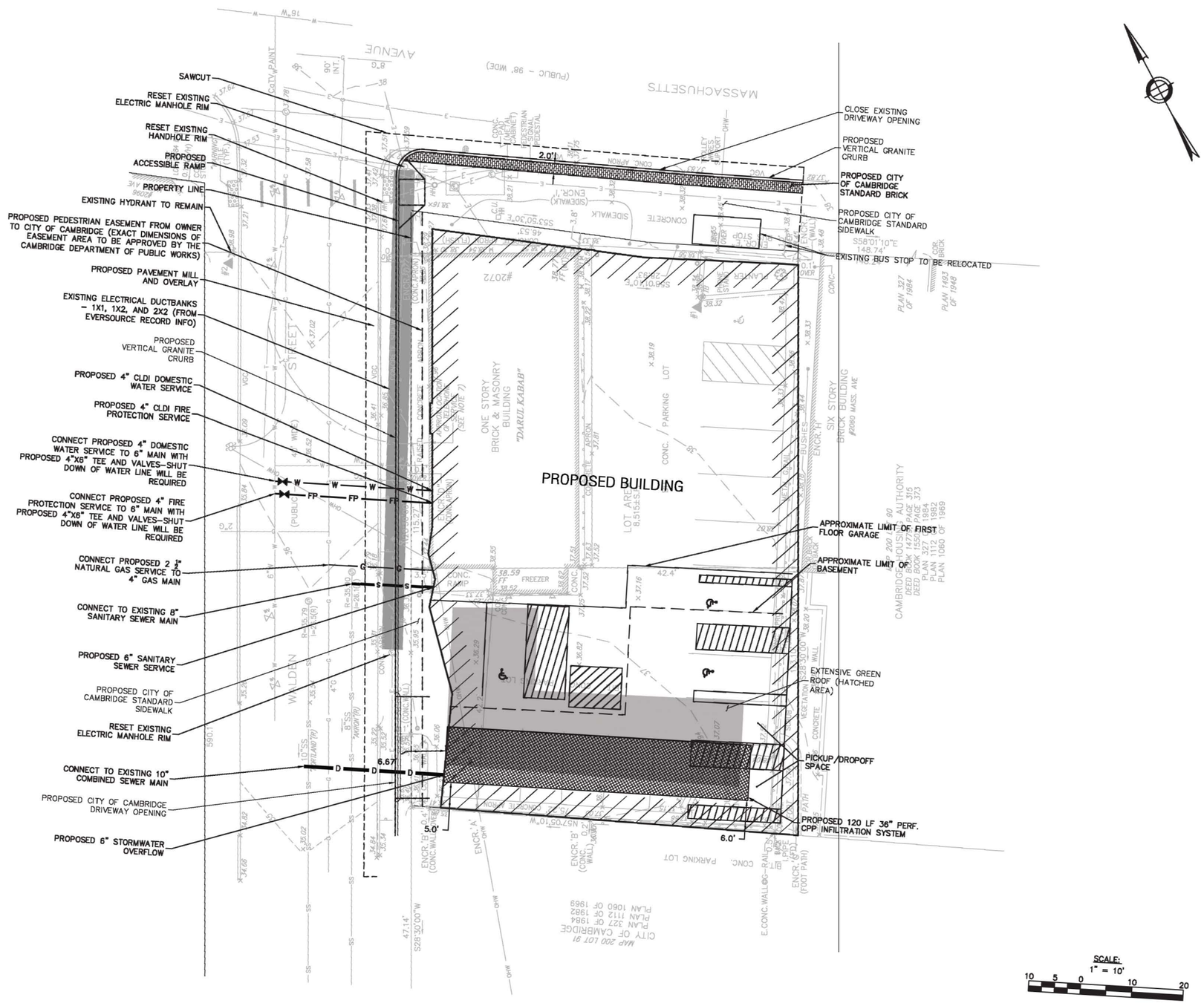
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	10/5/20	ADD ABUTTING TREE

DATE: 03/12/2018 DRAWN BY: JMS
SCALE: 1" = 10' CHECK BY:

EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Oct 20, 2020 10:20 am
PATH: P:\CAD 20 Projects\21130 - Dipisano Communities - Cambrid

DWG: 21130sv.dwg
LAYOUT: EC
SHEET: 1 OF 1
PROJECT NO.: **21130**



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F: (617) 338-6472
Land Surveying
Transportation Engineering
Structural Engineering
Green Infrastructure
Planning

Rev Date Remarks

Date	NOVEMBER 10, 2020
Scale	1"=10'
Project Number	NITSCH #14047
Drawn By	MLC

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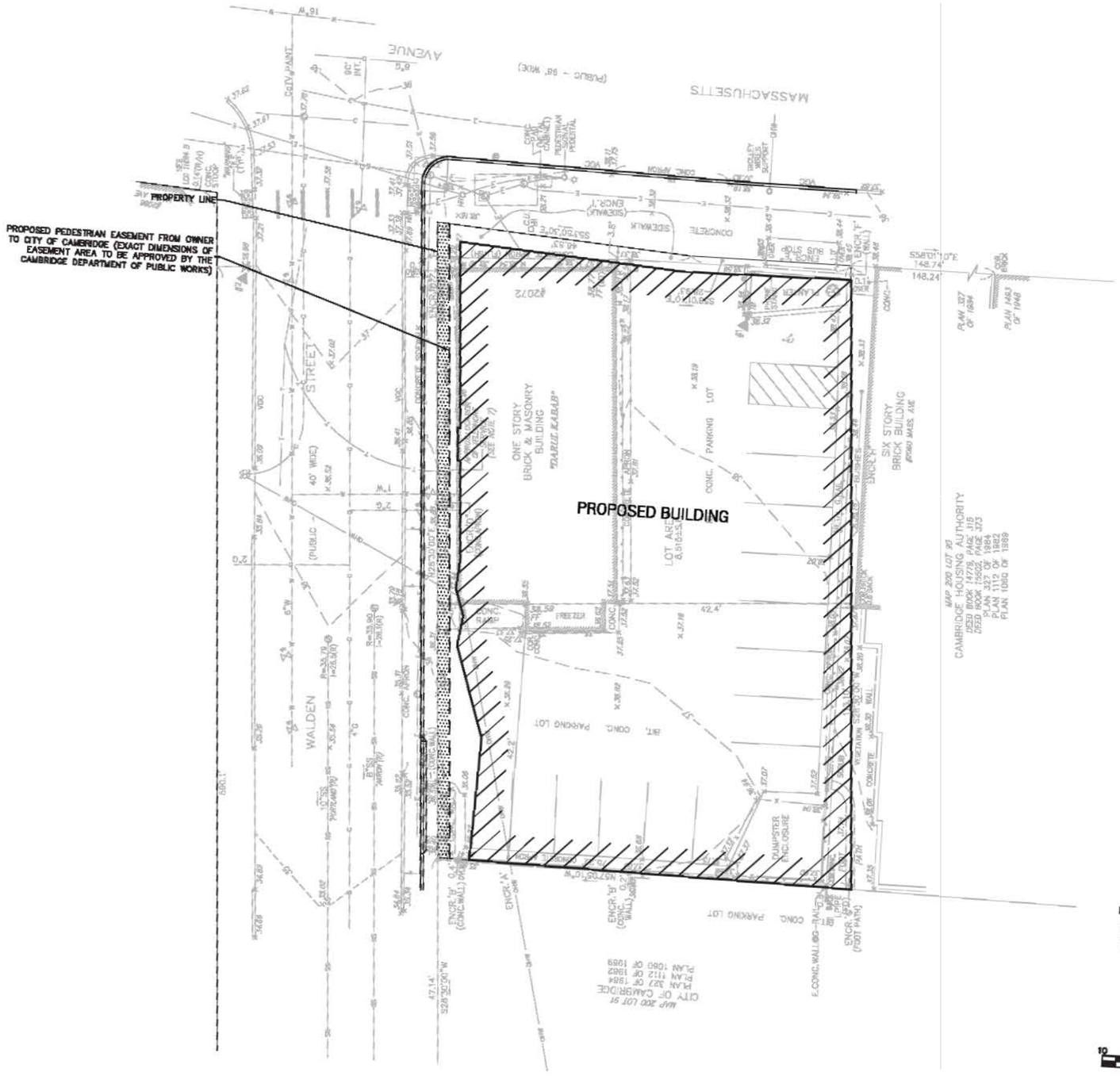
NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
CIVIL
No. 49556
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020

CIVIL SITE UTILITY AND LAYOUT PLAN

C-100



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Project Number NITSCH #14047
Drawn By MLC

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NITSCH PROJECT #14047
MICHELLE L. CALLAHAN
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020

PROPOSED EASEMENT PLAN

C-101

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1 FLOOR PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

BIKE RM	2130 SF
CORR	524 SF
ELEC RM	434 SF
ELEV MACHINE RM	58 SF
FIRE PUMP RM	211 SF
FUEL STORAGE FM	156 SF
STAIR 01	232 SF
STAIR 02	185 SF
STORAGE	214 SF
TRANSFORMER RM	738 SF
WATER ENTRY RM	122 SF

0 4' 8' 16'

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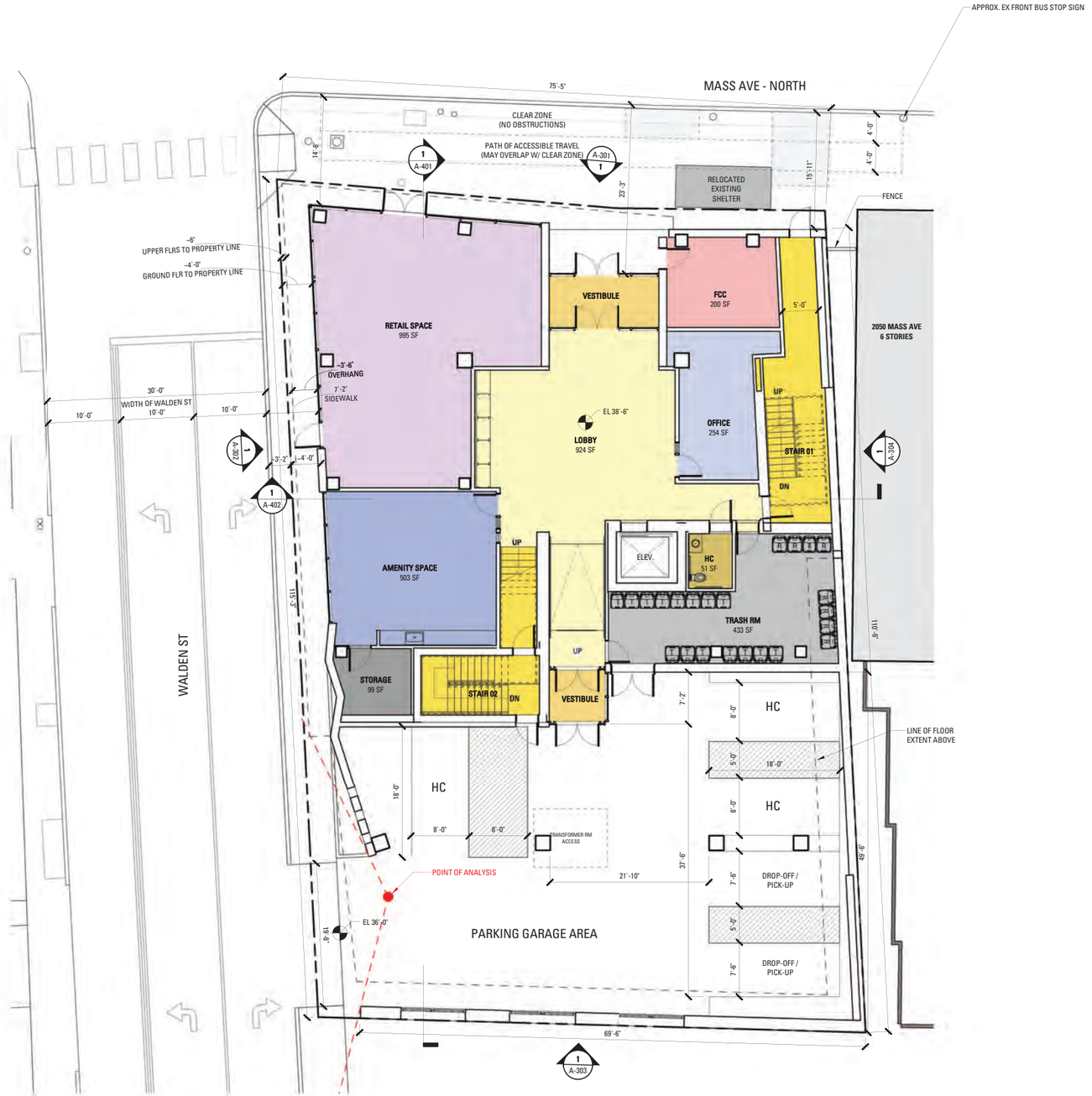
BASEMENT FLOOR PLAN

A-100



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

AMENITY SPACE	503 SF
LOBBY	200 SF
RETAIL SPACE	51 SF
FCC	924 SF
HC	254 SF
OFFICE	995 SF
STAIR 01	315 SF
STAIR 02	259 SF
STORAGE	99 SF
TRASH RM	433 SF
VESTIBULE	174 SF

0 4' 8' 16'

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REGISTERED ARCHITECT
JASON TORNEY
No. 31469
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

FIRST FLOOR PLAN

A-101

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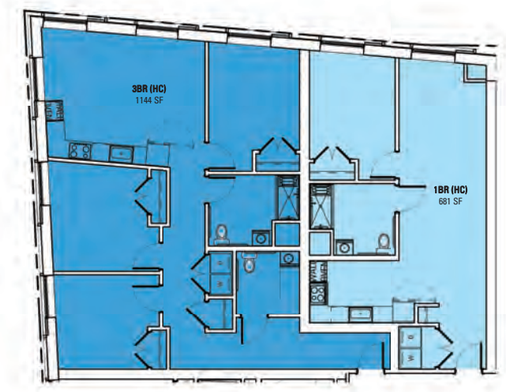
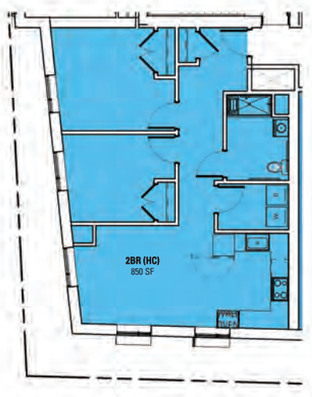


*NOTE: 3 BR GROUP 2 UNIT LOCATED ON FLR 3
1 BR GROUP 2 UNIT LOCATED ON FLR 8

2 GROUP 2 UNITS - 1 BR & 3 BR

SCALE: 1/8" = 1'-0"



*NOTE: 2 BR GROUP 2 UNIT LOCATED ON FLR 4

3 GROUP 2 UNITS - 2 BR

SCALE: 1/8" = 1'-0"

1 FLOOR PLAN - TYP FLOORS (FLRS 2-6)

SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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REGISTERED ARCHITECT JASON TORNEY No. 31469 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

TYPICAL FLOOR PLAN (FLRS 2-6)

A-102

1 FLOOR PLAN - FLR 7
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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FLOOR PLAN - FLR 7 & TERRACE

A-107

1 FLOOR PLAN - FLR 8
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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FLOOR PLAN - FLR 8

A-108

1 FLOOR PLAN - FLR 9
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

2BR	1623 SF
3BR	2379 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF
STORAGE	48 SF

0 4' 8' 16'

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FLOOR PLAN - FLR 9

A-109

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

MECH RM	363 SF
STAIR 02	132 SF

0 4' 8' 16'

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ROOF PLAN

A-110

1 MASSACHUSETTS AVENUE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

2 WALDEN STREET ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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REGISTERED ARCHITECT JASON FORREST No. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-300

1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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REGISTERED ARCHITECT JASON FORNEY No. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-301

1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A-302

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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COMPREHENSIVE PERMIT REVISIONS
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EXTERIOR ELEVATIONS

A-303

1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

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COMPREHENSIVE PERMIT REVISIONS
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EXTERIOR ELEVATIONS

A-304

RENDERING - VIEW AT MASS AVE TOWARDS WALDEN ST LOOKING NORTH-WEST

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PERSPECTIVES

A-305

RENDERING - VIEW OF MASS AVE & WALDEN ST INTERSECTION LOOKING SOUTH-EAST

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REGISTERED ARCHITECT
GREGORY FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-306

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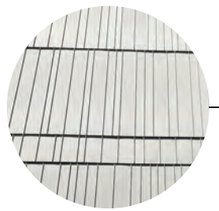
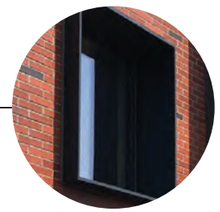
RENDERING - VIEW OF MASS AVE LOOKING SOUTH



METAL PANEL WITH EXPOSED SEAMS

LONG MASONRY AT STREET LEVEL



HIGH PERFORMANCE UPVC WINDOW WITH METAL FRAME

VERTICAL INFILL WOOD TEXTURE COMPOSITE PANEL

IF THIS SHEET IS NOT 24" x 36" , IT HAS BEEN REDUCED OR ENLARGED.

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Rev	Date	Remarks

Date	DECEMBER 3, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

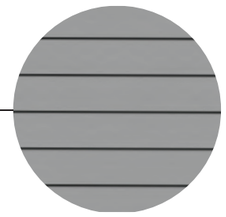
COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

PERSPECTIVES

A-307

RENDERING - VIEW OF WALDEN ST LOOKING WEST

MASONRY SOLDIER COURSE AT HEADER



FIBER CEMENT CLAPBOARD SIDING, PTD

OPENINGS IN MASONRY FACADE

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2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

PERSPECTIVES

A-308

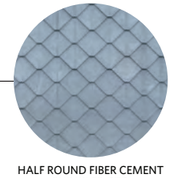
IF THIS SHEET IS NOT: 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

12/4/2020 2:38:44 AM

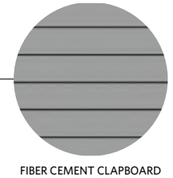
RENDERING - VIEW OF WALDEN ST TOWARDS MASS AVE LOOKING NORTH

PERFORATED MTL SUN SHADES

GREEN ROOF



HALF ROUND FIBER CEMENT SHINGLES, PTD



FIBER CEMENT CLAPBOARD SIDING, PTD

FIBER CEMENT SHAKE SHINGLES, PTD

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Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

PERSPECTIVES

A-309

RENDERING - VIEW ALONG MASS AVE LOOKING SOUTH-EAST

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2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
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PERSPECTIVES

A-310

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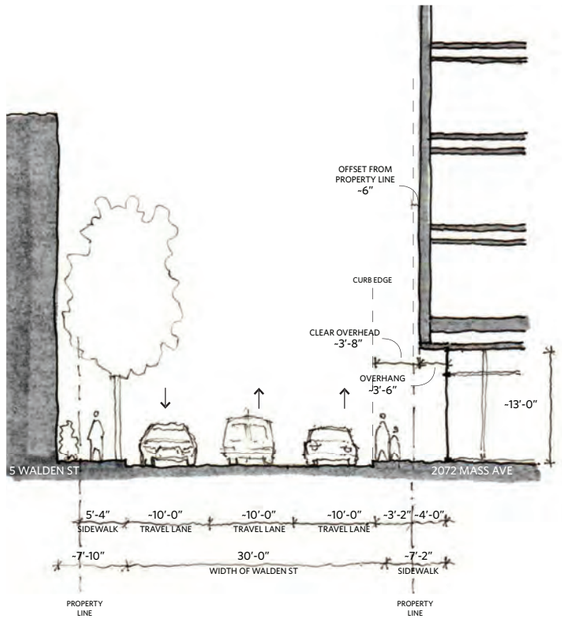
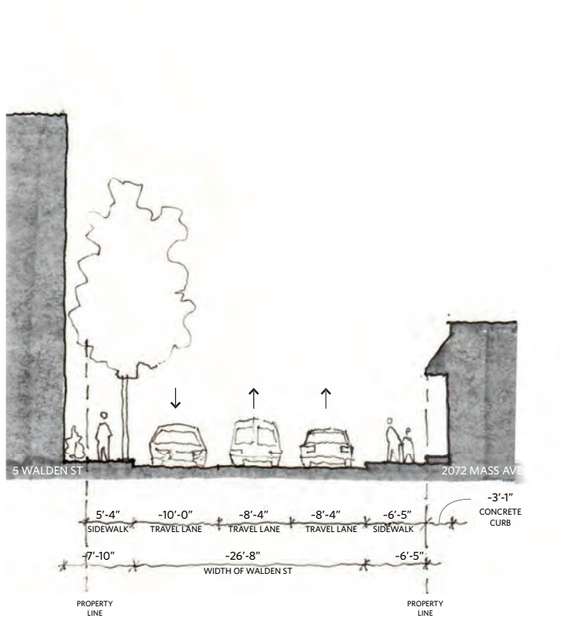
KEY PLAN



STREET SECTION - PROPOSED DEVELOPMENT WITH WIDENED WIDTH OF WALDEN ST
NTS

KEY PLAN



STREET SECTION - EXISTING CONDITIONS
NTS

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Date	DECEMBER 3, 2020
Scale	
Project Number	20.001
Drawn By	EP

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

STREET SECTIONS

A-400

1 BUILDING SECTION - NORTH-SOUTH
SCALE: 1/8" = 1'-0"

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Rev	Date	Remarks

Date	DECEMBER 3, 2020
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	EP

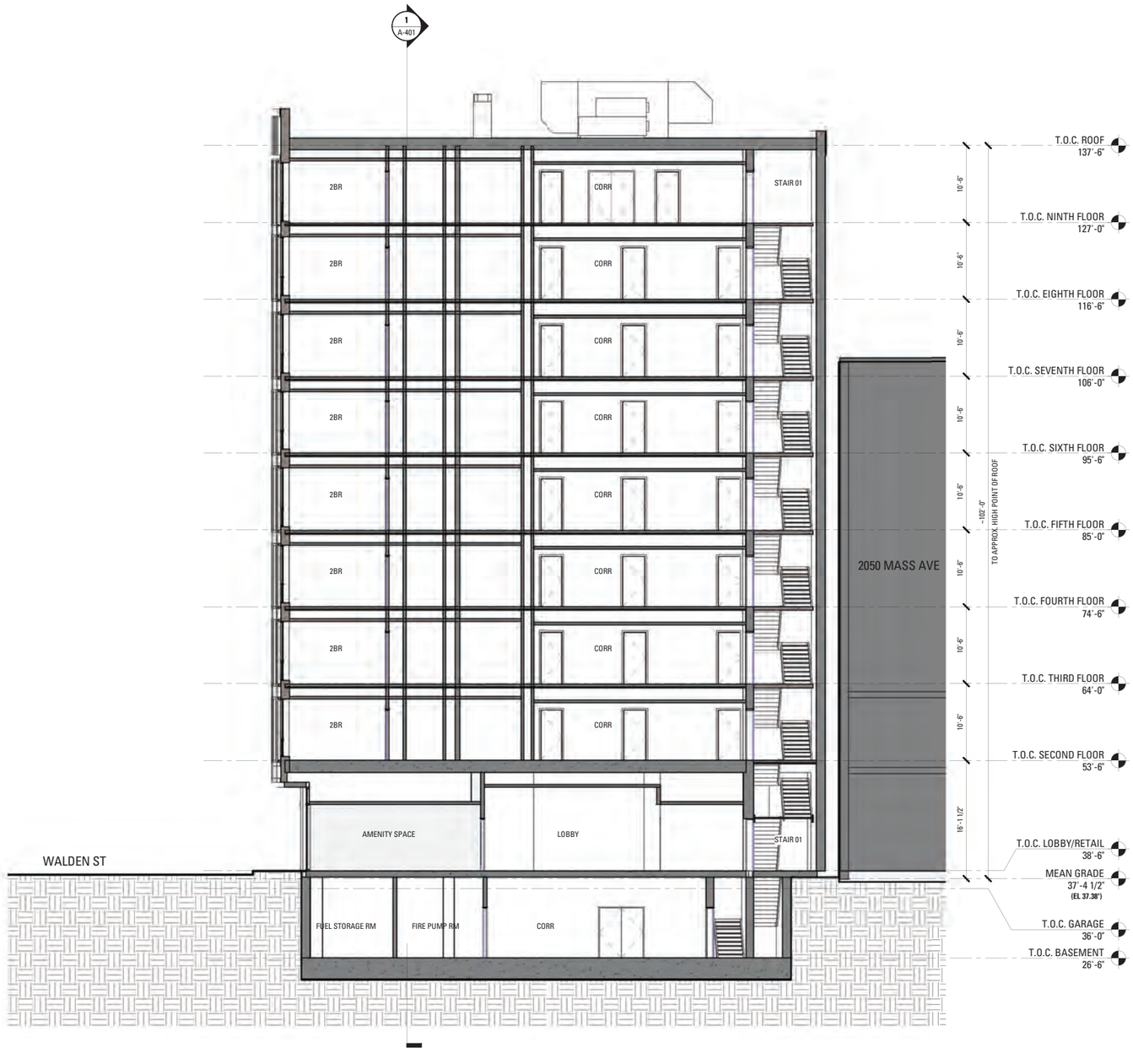
2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

BUILDING SECTION

A-401



1 BUILDING SECTION - EAST-WEST
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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Rev	Date	Remarks

Date	DECEMBER 3, 2020
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	EP

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

BUILDING SECTION

A-402

DIMENSIONAL INFORMATION

Project Address: 2072 Massachusetts Avenue

		EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
			BA-2 / BUSINESS A-2	RESIDENCE B	
Lot Area (SF)		8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
Lot Width (Ft)		~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
Total Gross Floor Area (GFA)(SF)		1,860 SF	15,755 SF (max.)**(g)**	608 SF (max.)**(g)**	60,751 SF **(h)**
Residential Base		0	13,129 SF (max.)**(g)**	507 SF (max.)**(g)**	56,171 SF
Non-Residential Base		1,860 SF	0	0	4,580 SF **(d)**
Inclusionary Housing Bonus w/20% affordable		N/A	2,626 SF (max.)**(g)**	101 SF (max.)**(g)**	N/A
Ratio of Floor Area to Lot Area	Baseline:	N/A	1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	7.13
	MAOD:		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	7.13
Residential Base	Baseline:		1.75	0.5/0.35 for portions exceeding 5,000 SF	6.60
	MAOD:		1.75	1.75	6.60
Non-Residential Base	Baseline:		1.0	N/A	0.54
	MAOD:		N/A	N/A	0.54
Inclusionary Housing Bonus - %	Baseline/MAOD:		20% bonus = 2,626 SF (GFA)**(g)**	20% bonus = 101 SF (GFA)**(g)**	N/A
Total Dwelling Units	Baseline/MAOD:	N/A	16 (max.)	0	49
Base Units			600 SF / D.U. = 12	2,500 SF / D.U. = 0	49
Inclusionary Bonus units - 20%			2	0	N/A
Base Lot Area / Unit (SF)			625 SF / D.U. @ 12 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Total Lot Area / Unit (SF)			536 SF / D.U. @ 14 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Building Height(s) (Ft)		13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	9 Stories ~102'/6 Stories ~69'-6" **(j)**
	MAOD : Requirements:	N/A	50' max. (Massachusetts Avenue Overlay District) *- Active non-residential ground floor use* *- Minimum ground-floor use depth of 40'* *- Ground floor located at mean grade of abutting sidewalk* *- Minimum 75% Mass Ave frontage occupancy* *- Minimum 15' ground floor height* *- Maximum 5,000 sf per ground floor tenant* *- No bank frontage > 25'*		
Front Yard Setback - Massachusetts Avenue (Ft)**(a)** [*Baseline Zoning - Article 5.33, Table 5-3, footnote (m)]*		3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		0'
Front Yard Setback - Walden Street (Ft)**(a)**		3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	~0'-6" along Walden St **(l)**
Side Yard Setback - Abut City of Cambridge parking lot (Ft)**(a)**		42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
Side Yard Setback - Abut Cambridge Housing Authority (Ft)**(a)**		42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
Open Space (% of Lot Area)		0.0%	No minimum	40% Minimum Private Open Space to Lot Area = 405 SF (min.)**(g)**	0
Private Open Space		0.0%	No minimum		0
Permeable Open Space		0.0%	No minimum		0 **(m)**
Other Open Space (Specify)		N/A	No minimum		0
Off-Street Parking Spaces	Baseline and MAOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible **(b)(c)**
Long-Term Bicycle Parking		0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 **(c)**
Short-Term Bicycle Parking		0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 **(e)**
Loading Bays		0	N/A	N/A	N/A
Allowable Uses		N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant **(f)** and other uses as described on the Waiver List

(a) Lot is located on a corner. Project team assumed two front and side yards with no rear yard.

(b) Accessible parking requirement rounded up under UFAS (required for Section 504) to three (3) spaces.

(c) Commercial Parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots.

(d) Garage and bicycle parking exempt from calculation.

(e) Project team pursuing public contribution approach for short-term bicycle parking per Article 6.104.2 (b).

(f) Along with other future possible uses as described on the Waiver List.

(g) ~1,013 SF of the total lot area is in Residence B, with the remainder in BA-2.

(h) Total GFA has increased due to the addition of roof terrace area (1,856 sf) and the net sf addition of the ninth floor on Mass Ave. (1,500 sf).

(j) 9 stories reference front volume along Mass Ave and front end of Walden St, 6 stories reference rear volume towards rear of lot along Walden St facing neighborhood.

(k) Building is sited to align with building next door which is right on the sidewalk.

(l) Along Walden Street for the length of the proposed building at the ground floor, Owners are granting City of Cambridge an easement.

(m) Roof terrace at 6th floor roof will contain combination of occupiable area and permeable open space.

LIST OF REQUESTED EXEMPTIONS/ EXCEPTIONS/WAIVERS FROM THE APPLICABLE CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS for CC HRE 2072 MASS AVE TENANT LLC (Updated as of December 3, 2020)

CAMBRIDGE ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 4.21 Special Classification Rules (Accessory Uses)	Allowed accessory uses include, inter alia, off-street parking, customary home occupations and certain service establishments and eating establishments for residents of multi-family dwellings.	To the extent that the proposed building amenity uses are not enumerated in Section 4.21, the Applicant seeks zoning relief to allow the proposed amenity uses for the building occupants.
3.	§ 4.37(B) (2) Light Industry, Wholesale Business and Storage	Table of Uses in article 4.30 prohibits Catering Commercial kitchen as known as wholesale food products, including bakery, confectionery and dairy products	The Applicant seeks zoning relief to allow a Catering or Commercial Kitchen in the area shown on the plans as Retail.
4.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
5.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes. In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. The proposed private open space has a width and length of less than 15', as shown on the Plans. All private open space is located at ground level. At least 50% of the provided private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required private open space requirement. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Ratio of Floor Area to Lot Area = 1.0 for Non-residential Uses and 1.75 for Residential Uses. Residence B Maximum Ratio of Floor Area to Lot Area i s .50. For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.22 and the proposed Ratio of Floor Area to Lot Area is approximately 7.13.
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Lot Area for Each Dwelling Unit = 600 sf. Per dwelling unit. Residence B Minimum Lot Area for Each Dwelling Unit = 2,500 per dwelling unit. For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The proposed 49 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Front Yard = 5’ Residence B Minimum Front Yard = 15’	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing front yard setback is approximately 0’; the smallest proposed front yard setback will be approximately 0’.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Side Yard = 10’ on both side yards. Residence B Minimum Side Yard = 7'6" (sum of 20).	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 42.4’; the smallest proposed side yard setback will be approximately 0’.
10.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Height = 45’ Residence B Maximum Height =35’	Due to the need for a building height of approximately 102’/9 stories on Mass Ave and 69.6’/6 stories on Walden and considering the adjustments that may occur during development of the plans and drawings from design development to full construction drawings, the Applicant seeks a waiver of the height requirement not less than 68’ and not greater than 102’.
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Business A-2 District, there is a one parking space per dwelling requirement. In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, the Applicant seeks a waiver to allow the proposed Multifamily Dwelling with three (3) proposed accessible off-street parking spaces and two (2) drop off spaces as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Dimensions for off street parking spaces. Aisle Width of 22' required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed dimension of parking spaces shall be less than minimum required aisle width will be less than the required 22'.
13.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to constraints of the driveway location and building, the clear view from the proposed driveway to Massachusetts Avenue when looking south may be compromised. The Applicant requests a waiver from the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
14.	Article 19 – Project Review	Establishes traffic and urban design standards for development projects exceeding 20,000 gross square feet that are likely to have a significant impact on abutting properties and the surrounding urban environment. Requirements include a Special Permit from the Planning Board including Traffic Impact Review (including a Traffic Impact Study), Urban Design Review, Tree Study, Sewer Service Infrastructure Review, Water Service Infrastructure Review, Noise Mitigation Review, Citywide Advisory Development Consultation and specific building and site plan elements.	To waive all of the applicable Article 19requirements for a Planning Board Special Permit and other requirements and to allow the proposed Multifamily Development that exceeds 20,000 gross square feet. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
15.	§20.100 Massachusetts Avenue Overlay District	Contains specific requirements for projects located within the Massachusetts Avenue Overlay District, including use regulations, dimensional requirements, and design standards. Projects are also required to comply with the Large Project Review process.	To waive all of the applicable requirements of Section 20.100 without the need for a Planning Board Special Permit and to allow the proposed Multifamily Dwelling without a Special Permit from the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers and Notes
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 - Curb Cut	The City Council shall approve the Curb Cut modification to support the proposed multifamily development as shown on the plans.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council for the modification to the curb cut on Walden Street as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 9:00am

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 12:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 6:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 9:00am

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 12:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

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Document Type	: LEASE
Recorded Date	: November 16, 2020
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Recorded Book and Page	: 76174 / 595
Number of Pages(including cover sheet)	: 6
Receipt Number	: 2555550
Recording Fee	: $105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

EXHIBIT C
NOTICE OF LEASE

Pursuant to Massachusetts General Laws, Chapter 183, Section 4, as amended, notice is hereby given of a ground lease (the "Lease") as follows:

Deed Reference: Book 70850, Page 295

EFFECTIVE DATE:	November 9, 2020
LANDLORD:	CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company
TENANT:	CC HRE 2072 Mass Ave Tenant LLC, a Massachusetts limited liability company
DATE OF EXECUTION OF LEASE:	November 9, 2020
DESCRIPTION OF PREMISES:	The parcel of land located in Cambridge, Massachusetts, more particularly described in Exhibit A attached hereto.
COMMENCEMENT DATE OF ORIGINAL TERM:	November 9, 2020
TERM:	99 years expiring on November 9, 2119

Signed, sealed and delivered as of November 9, 2020.

LANDLORD:

CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

By: _____

Name: Sean D. Hope
Title: Managing Member

TENANT:

CC HRE 2072 MASS AVE TENANT LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

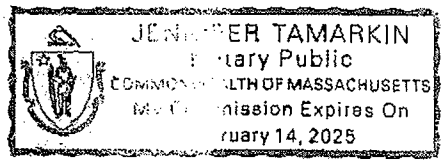
By: _____

Name: Sean D. Hope
Title: Managing Member

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.



(Official signature and seal of Notary)
My Commission Expires:

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COUNTY OF SUFFOLK

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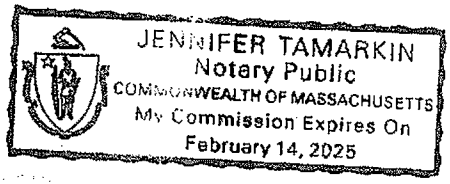

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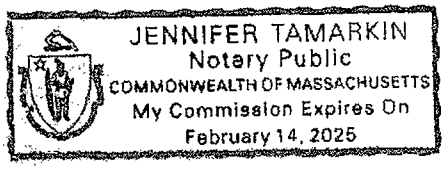

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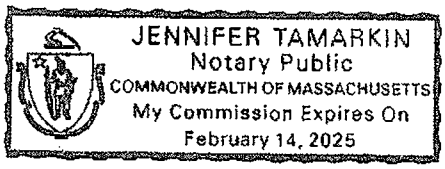


(Official signature and seal of Notary)
My Commission Expires:

EXHIBIT A TO NOTICE OF LEASE
Description of the Premises

2072 Massachusetts Avenue, Cambridge, Massachusetts

A certain parcel of land with the buildings thereon situated in said Cambridge on the Southeasterly corner of Massachusetts Avenue and Walden Street, and more particularly bounded and described as follows:

NORTHWESTERLY:	By said Walden Street, one hundred and fifteen and 27/100 (115.27) feet more or less;
SOUTHWESTERLY:	By land of Ferguson, seventy-five and 22/100 (75.22) feet more or less;
SOUTHEASTERLY:	By land of Daniel O'Connell, one hundred and thirteen and 10/100 (113.10) feet more or less;
NORTHEASTERLY:	By said Massachusetts Avenue, seventy-five and 46/100 (75.46) feet more or less in two lines.

Containing eight thousand five hundred and fifteen (8515) square feet of land more or less.

2072 Mass Ave

Frequently Asked Questions

(Updated 11/23/2020)

Table of Contents

Developers
General Information
Affordable Housing
Sustainability
Exterior Design
Interior Design
Ownership and Management
Parking and Transportation
Permitting and Next Steps

Capstone Communities and Hope Real Estate Enterprises

Sean D. Hope, a third generation Cantabrigian, is the founder and principal of Hope Real Estate Enterprises LLC in Central

Square, Cambridge. Sean has leveraged his experience as a Land Use attorney and former member of the Cambridge Zoning Board in partnership with Capstone Communities LLC to develop Port Landing, a 20 apartment 100% affordable housing development at 131 Harvard Street in The Port and Frost Terrace, a 100% affordable development at 1791 Massachusetts Avenue in Porter Square (currently under construction).

Sean is deeply committed to improving the quality of life for Cambridge residents through his work with the Margaret Fuller Neighborhood house, Cambridge Children and Family Services (CFCS), and the Cambridge Historical Society.

Jason Korb is the principal of **Capstone Communities LLC** where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of $60,000,000 in development transactions in Cambridge, Somerville, Arlington, Newton and Brockton Massachusetts. Prior to forming Capstone, Jason was the Vice President of Acquisitions at Beacon Communities LLC, a developer, owner, and manager of over 10,000 apartment homes.

Jason is a Director of the Citizens Housing and Planning Association and was formerly a Director of Caritas Communities and the Vice-Chair of Preservation Massachusetts.

Capstone and Hope purchased the 2072 Mass Ave site in 2018 for $3.6 million utilizing loan proceeds from the Cambridge Affordable Housing Trust.

General Information

What is the proposed mix of apartments?

The development proposal includes 49 apartments, including 14 one-bedrooms, 21 two-bedrooms, and 14 three-bedrooms. The apartments will be on floors 2-9. With over 71% two- and three-bedroom apartments, 2072 Mass Ave will provide desperately needed affordable housing to families.

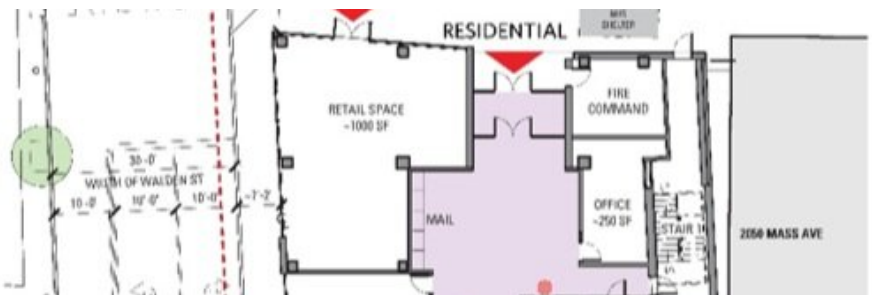
Floors 2-6

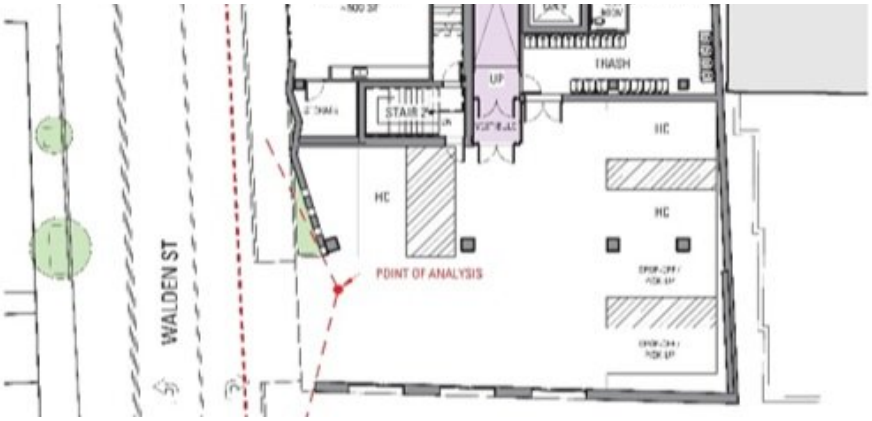
Floors 7-8

Floor 9

What will be located on the first floor and basement?

The building's first floor will include retail and residential entrances fronting Massachusetts Avenue. The residential entrance will include a large lobby, a management office, and resident amenity space. The corner of Mass Ave and Walden Street will include approximately 1,000sf of retail space that will be programmed for a community-oriented retailer at modest rents. A vehicular entrance off Walden Street will provide access to three (3) handicap accessible parking spaces and two (2) short-term drop off/pick up parking spaces.





Ground Floor Plan

The building's basement includes bicycle storage and mechanical rooms.

Basement Plan

What is the building's height and number of stories? Will someone be able to see the rooftop mechanical equipment?

The height to the top of the building's parapet facing Mass Ave is approximately 102' and the rear six (6) story portion is approximately 69.5'. The rooftop mechanical equipment will not be visible from the public way.

Since the building is oriented to families, where will kids be able to play?

The building includes a large indoor amenity space on the first floor that will be programmed for children. In addition, the sixth-floor roof will support a flexible outdoor space that may safely accommodate an open children's play area. There are also public playgrounds and parks in the area, including the play yard at St. James Church one block from the site, which will be available to the public during specific hours.

There is significant vacant retail space on Mass Ave, is retail the only way the ground floor can be activated?

The site is in the Massachusetts Avenue Overlay District (MAOD) which requires ground floor retail/active uses to help activate the streetscape and support the other small businesses along the Porter Square and north Mass Ave corridor. The size and layout of the proposed retail space at 2072 Mass Ave is intended to be consistent with the standards for ground floor retail spaces and will allow for flexibility to accommodate a range of allowed uses. Additionally, the project's Comprehensive Permit Waiver List

requests flexibility so that the retail space, if unsuccessful, may also be used for building amenity and or function space.

What are the plans for Darul Kabab, the current restaurant?

The development team has been working with Darul Kabab through COVID-19 and it is anticipated that it will be allowed to remain as a tenant until its lease expiration at the end of 2021.

BACK TO FAQ TABLE OF CONTENTS

Affordable Housing

What is the demand for affordable housing in Cambridge?

There has been overwhelming demand for affordable housing in Cambridge for many decades and COVID-19 has resulted in an even sharper increase in the need for affordable housing. As of September 28, 2020, the Cambridge Housing Authority has 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 CHA's mobile voucher waitlist only (12,081 applicants on waitlist) there are 5,657 applicants for one-bedrooms, 4,086 applicants for two-bedrooms, and 2,352 applicants for 3

bedrooms or larger. Of applicants that qualify for a local preference (applicants that live and/or work in Cambridge), there are 2,464 applicants for one-bedrooms, 1,325 applicants for two-bedrooms, and 732 applicants for 3-bedrooms or larger.

Homeowner's Rehab recently leased up The Finch and had 2,261 applicants for 98 affordable apartments. Capstone and Hope's Port Landing had 1,386 applicants for 20 affordable apartment units. The property management team at Frost Terrace, Capstone and Hope's newest development leasing up in Porter Square, estimates that the project will have 4,000 – 5,000 applicants for 40 apartments.

What is considered affordable housing in the context of 2072 Mass Ave?

Affordable housing typically includes apartments that limit household income to at or below 30%, 50% and 60% of the area median income (AMI). For 2020, the adjusted gross income limits in Cambridge for a family of four range from $38,370 to $76,740. For 2020, three-bedroom monthly rents (including all utilities) would range from $997 to $1,995, and two-bedroom monthly rents would range from $864 to $1,728. HUD annually updates these rents and incomes.

If someone has very little income but significant assets, could they qualify to live at 2072 Mass Ave?

No. For purposes of qualifying residents to live in the building, income is imputed from assets in addition to being

calculated in more standard ways, such as from W2s, 1099s, etc.

How long will the apartments be restricted as affordable housing?

The apartments at 2072 Mass Ave will be affordable in perpetuity.

How would I apply for an apartment home at 2072 Mass Ave?

If the project is approved, approximately six months prior to the project being completed, the property management team will distribute applications for a public lottery for the apartment homes at 2072 Mass Ave. There will be a 60-day application period during which time applications for the lottery are accepted. If you are looking for an affordable apartment home now, the development team's Frost Terrace Apartments, also in Porter Square, is currently accepting applications. Visit www.FrostTerApts.com for more information.

Do Cambridge residents or household members who work in Cambridge have priority for any of the apartments?

Subject to state and City approval, 70% of the affordable homes would be set-aside for current Cambridge residents and those who work in Cambridge. The City of Cambridge requires the maximum amount of local preference which is capped at 70% by state and federal funders.

Why are all of the apartments rental and not ownership?

A significant portion of the development's funding sources include the Low-Income Housing Tax Credit, a federal subsidy that requires the development to be rental housing.

BACK TO FAQ TABLE OF CONTENTS

Sustainability

What does it mean that the development will be Passive House (PHIUS+) certified?

Pursuant to phius.org:[1] Passive building comprises a set of design principles used to attain a quantifiable and rigorous level of energy efficiency within a specific quantifiable comfort level. "Optimize your gains and losses" based on climate summarizes the approach. To that end, a passive building is designed and built in accordance with these five building-science principles:

- Employs continuous insulation throughout its entire envelope without any thermal bridging.
- The building envelope is extremely airtight, preventing infiltration of outside air and loss of conditioned air.
- Employs high-performance windows (double or triple-paned windows depending on climate and building type) and doors - solar gain is managed to exploit the sun's

energy for heating purposes in the heating season and to minimize overheating during the cooling season.

- Uses some form of balanced heat- and moisture-recovery ventilation.
- Uses a minimal space conditioning system.

Passive building principles can be applied to all building typologies – from single-family homes to multifamily apartment buildings, offices, and skyscrapers.

Passive design strategy carefully models and balances a comprehensive set of factors including heat emissions from appliances and occupants to keep the building at comfortable and consistent indoor temperatures throughout the heating and cooling seasons. As a result, passive buildings offer tremendous long-term benefits in addition to energy efficiency:

- Superinsulation and airtight construction provide unmatched comfort even in extreme weather conditions.
- Continuous mechanical ventilation of fresh filtered air provides superb indoor air quality.
- A comprehensive systems approach to modeling, design, and construction produces extremely resilient buildings.
- Passive building principles offer the best path to Net Zero and Net Positive buildings by minimizing the load that renewables are required to provide.

Visit phius.org for more information on Passive House.

In addition to PHIUS+, what other sustainability measures will the building incorporate?

The proposal includes significant and broad sustainability measures. The building will include a rooftop solar array, a green roof on the ninth-floor roof, EV charging stations, EnergyStar appliances, LED lighting throughout, building materials with fewer toxins and chemicals than traditional materials, solar shades at the rear façade, large fenestration for natural light, and raised gardens and native trees and shrubs on the sixth floor's roof that will be accessible to residents.

[1] https://www.phius.org/what-is-passive-building/passive-house-principles

BACK TO FAQ TABLE OF CONTENTS

Exterior Design

How was the proposed height and density determined?

The development team based the proposed density and Floor to Area Ratio (FAR) on adjacent and nearby properties and its proximity to Mass Ave and Porter Square. The nearby properties include the adjacent six (6) story, 60' Russell

Apartments; the five story, 68' Henderson Carriage House directly across Mass Ave; and the eight (8) story, 71' building located at 2130 Mass Ave. It also noted the nine (9) story, 85' Northview Condominiums building located at 2353 Massachusetts Avenue. The development's architects designed the building in the context of the property fronting onto Mass Ave (the busiest street in Cambridge) and is 0.3 miles from Porter Square, which offers numerous amenities within a short walking distance to the building's future residents.

Where does the building cast its shadow?

The proposed building primarily casts its shadows to the north and northeast across Massachusetts Avenue throughout the year, having minimal impact on the residential neighborhood located behind the proposed site along Walden Street. Please refer to the supplementary shadow studies package for more details.

How was the building's design developed?

The development's design balances a complex set of contextual priorities, which have arisen from analysis, community meetings, and various meetings with the City of Cambridge Urban Planning, Community Development and Traffic and Parking teams. The design goals are:

Create a high-quality affordable housing apartment community for families in Cambridge

The design reflects its context, a strong corner on Cambridge's main street. The building massing is slender,

allowing for light and air for all apartment homes. The site is linked to amenities and services in this walkable neighborhood and the unit interiors are simple, but elegant.

Create significant transparency: Activate the streetscape

A primary design goal is to maintain transparency at street level to facilitate visual connections and to activate the streetscape. The first floor along Mass Ave will be wrapped with transparent storefront glazing and will include both the retail and residential entryway. The residential entryway will be pushed back to create a more pedestrian-scaled experience for residents. The storefront turns the corner onto Walden St and continues along with transparency into the retail and resident amenity spaces. An entrance limited to parking and a services area is hidden on the rear part of the site.

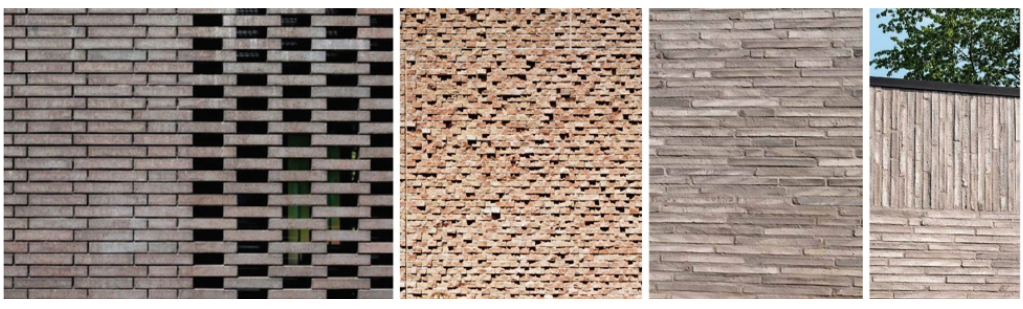
Shaping: Building Form

The building consists of two interconnected volumes – a nine (9) story volume on Massachusetts Avenue and a six (6) story volume at the rear. Along Massachusetts Avenue and West along Walden Street, the nine-story suspended aluminum clad volume is clad in light colored anodized aluminum / zinc vertical panels with a staggered pattern, creating a light and airy volume that floats above one story of recessed storefront glazing. The mass of the building has a strong corner presence that is visible from the street intersection and a grid of openings accentuates the volume, incorporating large windows which provide natural daylight into the interior units, as well as vertical infill composite panels that

resemble wood, bringing warmth and texture. The building steps down to a six (6) story residential anchor towards the rear of the site in response to the transition between the denser urban corridor along Massachusetts Avenue to the residential neighborhood lining Walden St. On the roof of the sixth floor, a landscaped roof terrace will provide amenity space for the enjoyment of residents, while also providing opportunities for green plantings that liven the building's appearance from the surrounding context.

Human Scale: Material Palette

The residential anchor consists of a materials palette that relates to the surrounding residential buildings. The brick plinth / base is located on the ground floor, most prominently at the residential entry which is recessed along Mass Ave, adjacent to the retail space and bus shelter. The crafted long brick at street levels enlivens the pedestrian experience and allows for interactions as the wall angles back and forth. This culminates in a gradient of increasingly frequent openings that also serve as visibility into the parking area, as well as creating ventilation. Above the parking entry, the brick is oriented vertically as a contemporary response to the traditional lintel approach, while highlighting the playfulness of the material.



Brick pattern material precedents

Above the brick plinth, painted clapboard comprises the main field of the body. Proportionately sized and spaced windows bordered by a trim are located along all orientations of the residential anchor. On the south elevations, each window has an infill panel below, clad in a lighter colored shingle panel to provide an accent from the main field, as well as to give the perception of the same proportions compared to windows on the north and west facades. In addition, solar shades are proposed on the South façade that not only livens the rhythm of the façade, but also serves a functional purpose of providing shade to reduce the building's overall energy consumption. The top of the residential anchor is defined by a cornice band of half-round shingles.

Suspended cube and residential anchor material precedents

There is a mature existing tree on the property line between 2050 and 2072 Mass Ave. Will the development team attempt to save this tree?

The 12" diameter at breast height (DBH) Littleleaf linden

has been reviewed by the development team's master arborist, Daniel Cathcart, who believes the tree can be retained. Mr. Cathcart drafted a tree protection plan that will be incorporated into the development's construction plans.

Electrical transformers in new developments in Porter Square have been placed in conspicuous locations and have reduced visible green space and are unattractive. What steps are the development team taking to conceal the building's transformer?

Pursuant to discussions with Eversource, the electrical transformer has been allocated sufficient space in an enclosed vault under the parking area so that it will not be visible nor will it impede any of the building's amenities.

The development team was aware of this issue at Frost Terrace and located that project's transformer below the front yard and fully out of view.

Since the rooftop amenity space will be accessible to the residents, how will you ensure safety for all?

Safety from the distinct dangers presented by a recreational space on a rooftop is paramount for residents, operational staff, and pedestrians on the street. All current best-practices will be employed to create pleasing, yet effective barriers, for users of all ages and abilities, that meet or exceed building codes.

BACK TO FAQ TABLE OF CONTENTS

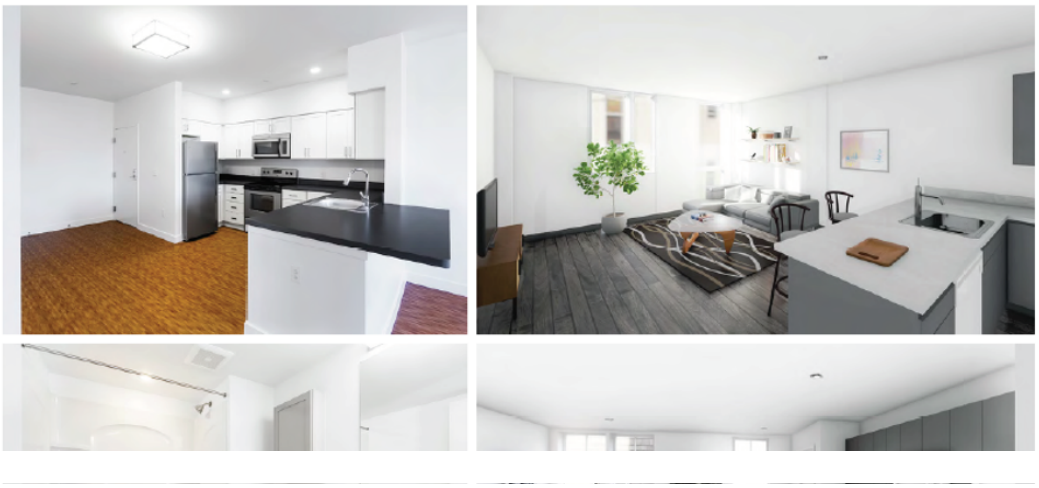
Interior Design

Will the apartments be duplexes, flats, etc.?

All of the apartments will be flats.

How will the interior of the apartments and common areas be finished?

The apartments and common areas will be modern with contemporary fixtures. Below are photographs from the development team's Port Landing development at 131 Harvard Street that was completed in 2016 and renderings from the development team's Frost Terrace development at 1791 Mass Ave that will be completed in spring 2021. The finishes at 2072 Mass Ave will be similar in quality and appearance but will also express the proposal's unique character.



Port Landing

Frost Terrace (renderings)

Will the apartments be accessible to individuals with mobility and sensory difficulties?

All of the apartments will be designed in accordance with the Massachusetts Architectural Access Board 521 CMR 5.00 Group 1 standards that require accessible routes throughout an apartment and include features that can be modified without structural change to meet the specific functional needs of an occupant with a disability. In addition, three (3) apartments will be fully accessible Group 2B units for individuals with mobility disabilities and one (1) apartment will be designed for individuals with sensory disabilities.

Will an elevator be provided?

One elevator will be provided.

What amenities will be in the building?

There will be an onsite management office that will be staffed part-time. In addition, there will be a resident community room where management will organize programming for families, seniors and children. The rear, sixth floor roof will support a flexible outdoor space that may safely accommodate an open children's play area, raised gardens, native trees and shrubs, and unique programming opportunities for residents. There will be enclosed bicycle parking in the basement.

Ownership and Management

How are residents selected? Do current Cambridge residents have any priority?

Current Cambridge residents and certain others will have priority to apply to 70% of the apartments.

Resident screening will follow all federal and state fair housing laws in addition to the requirements specified by the Cambridge Community Development Department and the Massachusetts Department of Housing and Community Development.

Prior to construction completion, there will be a random public lottery that will determine the order in which future residents will be screened. The development team's Frost Terrace apartment community is currently accepting applications for its lottery, visit **www.FrostTerApts.com** for more information.

Who will manage the community once it opens and for how long will you own the building?

Capstone and Hope will be hiring a professional property management company that specializes in multi-family affordable housing. Capstone and Hope opened the 100% affordable **Port Landing** apartment community in The Port (Cambridge) in 2016. Port Landing is currently managed by Trinity Management Company, a highly respected

management company that currently manages over 6,000 market rate and affordable apartments and over 538,500 square feet of commercial space. Trinity Management is also managing the lease-up and management for Frost Terrace. Under the various affordable housing subsidy programs, Capstone and Hope are required to own 2072 Mass Ave for a period of no less than 10-15 years after the development is completed. This long-term ownership requirement ensures that Capstone and Hope have a vested interest in constructing a high quality and sustainable apartment community.

BACK TO FAQ TABLE OF CONTENTS

Parking and Transportation

The proposal includes only 3 onsite parking spaces and 2 short-term drop off spaces, will residents have cars and where will they park?

The development's parking consultant, VAI, estimates that the building's residents will have approximately 25 vehicles. VAI surveyed the surrounding streets within ¼ mile of the site and determined that there are a total of 928 parking spaces. At the peak demand time of 12pm, there were 281

available parking spaces. **Click here to review the parking study.**

What will the developer do to reduce residents' dependence on cars?

Management will employ traffic demand measures (TDM) that include 1) designating an on-site employee as the site's Transportation Coordinator to oversee marketing and promoting of transportation options at the site, 2) providing new residents transportation information packets with information on getting around Cambridge sustainably, 3) installing real-time transit display screen in the lobby to make it simpler for residents, visitors, and employees to access real-time transit and BLUEbikes availability information in the area. The screens will also post other useful information on single occupancy modes of travel, such as carpool/vanpool to supermarkets, etc., 4) subsidizing 100 percent of the cost of a MBTA T pass for employees (building property managers/maintenance staff) or $240 annual reimbursement for bike maintenance for employees who choose to commute by bike, 5) organizing orientation sessions with residents to teach biking rules, safe biking measures, basic maintenance and repairs and help identify bike routes to various locations, 6) Bicycle racks and a bicycle "Fix-it" station will be provided on-site, 7) annually, upon initial move-in and lease renewal, residents will be offered the choice of: 1. annual BLUEbikes membership (including one-time discounted helmet through bluebikes), 2. $90 credit for ride share service, 3. 1-month adult MBTA Monthly LinkPass, and/or 4. 3-month Student or Senior

Monthly LinkPass. This will be provided PER RESIDENT (not per household) on an annual basis.

The above strategies will encourage non-auto travel by the residents.

Will bicycle parking be provided?

Covered and accessible bike parking will be provided in the building's basement. 48 long-term and three (3) tandem bicycle parking spaces will be provided in a separate bicycle room, which is fully compliant with the City's zoning code.

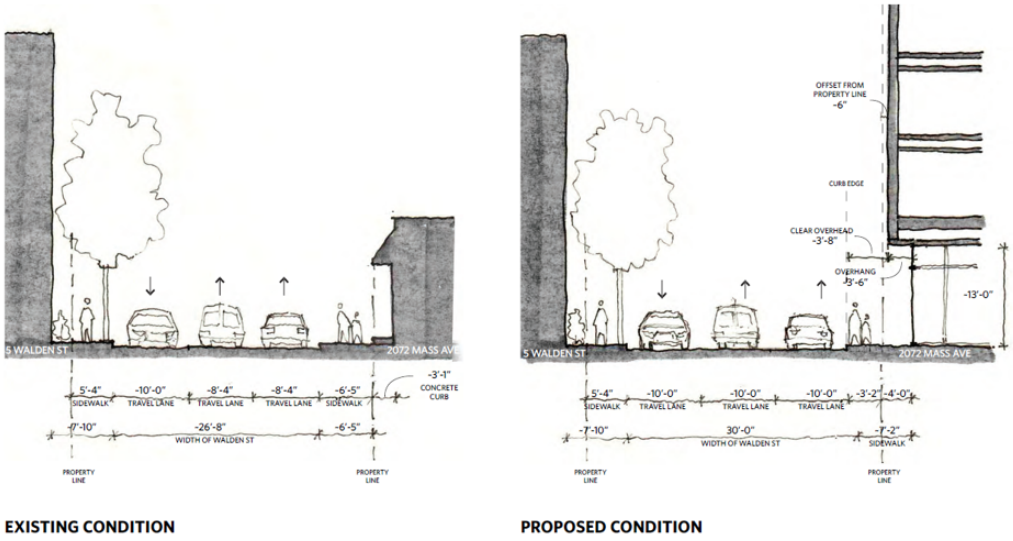
The intersection at Mass Ave and Walden Street is congested and difficult to navigate. What will the proposal do to improve the intersection?

The portion of Walden Street adjacent to the 2072 Mass Ave is unusually narrow for a three-lane street. Currently Walden Street is ~26'-8", with a ~10'-0" travel lane outbound from Massachusetts Avenue and two ~8'-4" travel lanes inbound. This constriction slows traffic moving through the intersection, makes turns difficult, and does not align with best practices and guidelines.

The proposed design includes the widening of Walden Street from ~26'-8" to 30'-0". This is achieved by locating the exterior walls of the ground floor ~4'-0" inside the property line and then granting an easement to the City for a sidewalk in that area, resulting in three (3) 10'-0" travel lanes and making a more spacious street condition. The proposed design also improves the sidewalk by widening it from its current ~6'-5" width to be ~7'-2" wide, both measurements

are inclusive of the curb. The proposed upper floors of the new building overhang the sidewalk by ~3'-6" with an overhead clearance of ~13'-0".

The opportunity to widen Walden Street and significantly relieve its congestion is only possible because the development team is providing a portion of the 2072 Mass Ave land (via an easement) to the public way.



EXISTING CONDITION **PROPOSED CONDITION**

The building will add additional vehicles to the currently constrained adjacent roadways, will this further exacerbate traffic?

The site is currently occupied by a fast-casual restaurant with curb cuts on Mass Ave and Walden Street. The restaurant generates more vehicle trips than the proposal, so the net impact to the roadways is reduced vehicle trips.

How will the short-term drop-off parking spaces be monitored so that residents do not stay for longer than the designated period?

The drop-off spaces will properly function only if they are constantly monitored. The development team is exploring the installation of devices that will alert management and a local towing company if a vehicle stays longer than permitted. The garage has been designed so that a tow truck can access the parking area and tow a vehicle.

Why are no street trees included in the proposal?

The development team had hoped to add as many street trees as feasible; unfortunately, several electrical duct banks under the Mass Ave and Walden Street sidewalks prevent the planting of any street trees at these locations.

BACK TO FAQ TABLE OF CONTENTS

Permitting and Next Steps

What mechanism is being proposed to permit 2072 Mass Ave?

2072 Mass Ave is being proposed to be permitted through a Comprehensive Permit under MGL Chapter 40B. A Comprehensive Permit application permits an applicant to request all local permits through the Board of Zoning Appeal, including a request for any waivers from the underlying zoning.

The Affordable Housing Overlay (AHO) was recently enacted, why is 2072 Mass Ave not permitting the project under the AHO?

The AHO is one of a number of tools to permit an affordable housing development in the City of Cambridge. The AHO would require setbacks and a lower height than currently proposed at 2072 Mass Ave. The development team believes that setbacks are not appropriate along Mass Ave (most of the adjacent buildings have no setbacks) and believes the proposed nine (9) stories along Mass Ave is appropriate and warranted at this location.

What steps have the development team taken to solicit feedback from the elderly residents at the adjacent Russell Apartments located at 2050 Mass Ave?

The development team has twice met with the Cambridge Housing Authority (CHA), the owner and property manager of the Leonard J. Russell Apartments, to present the proposal and recent modifications and solicit feedback. The development team, in conjunction with CHA property management, have displayed renderings and other project information in the Russell lobby along with comment cards for residents to provide feedback. A Russell resident is also a formal liaison and is providing feedback to the development team on behalf of the Russell residents.

How has the development team solicited comments and feedback from the community?

By the time the proposal is presented to the Planning Board on December 1, the development team will have presented and solicited feedback at two (2) large virtual community meetings, two (2) Porter Square Neighbors Association virtual meetings, and many private virtual and phone meetings with direct abutters. In addition, the development team has responded to comments posted on this website and emails it has received from abutters.

What changes to the proposal have resulted from the community process?

The current plans reflect significant feedback from abutters, the neighborhood, and the City. These changes include but are not limited to:

- Allocating of a portion of the 2072 land to the public way in the form of an easement so that each Walden Street vehicular travel lane can be widened to 10’ and so that the sidewalk adjacent to 2072 Mass Ave along Walden Street can also be widened;
- Relocating the residential entrance from Walden Street to Mass Ave so that package delivery, ride shares, and pedestrian traffic will be oriented to busier Mass Ave;
- Setting back the first floor of the building along Walden Street;
- Angling the wall adjacent to the driveway along Walden Street back toward the building to provide additional pedestrian safety;

- Adding street level landscaping planters at the garage entrance;
- Reducing the height of the rear residential anchor from eight (8) stories to six (6) stories so that the building steps down to the residential community (the front floating cube increases to 9 stories along Mass Ave); and,
- Adding a flexible outdoor space on the sixth-floor roof that may safely accommodate an open children's play area, raised gardens, native trees and shrubs, and unique programming opportunities for residents.

When are public hearings scheduled for this proposal?

The Planning Board is scheduled to hear the proposal on December 1, 2020 and the Board of Zoning Appeal is slated to hear the proposal on December 10, 2020. Visit **https://www.2072massaveapts.com/updates** for details on these hearings.

If 2072 Mass Ave is approved by the Board of Zoning Appeal, when is the earliest construction could start?

If the proposal is approved by the Board of Zoning Appeal, the earliest the project could start would be in spring/summer 2022. The development would need to apply for and receive additional City and state financing resources before commencing construction. This process takes a minimum of 6-9 months but could take significantly longer.

BACK TO FAQ TABLE OF CONTENTS

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Comments

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Preview POST COMMENT...

Ann Ferraro 15 hours ago · 0 Likes

This is a terrible idea ! This corner is congested to begin with but a giant building blocking your vision without any parking ? You got to be kidding . First it's taller than any other building , how did you get zoning from a one story building to 9?????? Also, you say it's affordable units , but so did the project at upland and the project at porter rd . They are now hotels . It's not noticeable right now , because of covid, but normally it's impossible to navigate that neighborhood during rush hour traffic - it takes me 15 minutes to get out of my driveway some days . You are doubling down on the inconvenience of the residents , and it's just horrible .

Ted Hoff 3 days ago · 0 Likes

My family and I have lived in the Porter Square neighborhood for o er 33 years. My wife and I love this neighborhood and Cambridge overall. Our two sons, now adults, grew up herand love this area as well and would like to live here. We ;know first hand in our family how the housing shortage in Cambridge is preventing all kinds of people from living in this area. We are all so fortunate to have the T stop in Porter Square. Many people can live and work without having to own a car or drive all that frequently. The Porter Square Shopping Center is also a wonderful resource and permits us all to buy almost anything we need without driving far or even driving at all. All of this provides context for why I so enthusiastically support the proposed housing project at 2072 Mass Ave. For years in fact I have thought that this corner would make a great site for an affordable housing project, primarily because of its proximity to Porter Square. I am not a developer so I just kept my thoughts to my wife and myself. But I am delighted that such an impressive project is now being proposed. The project will bring additional vibrancy to our whole area, including for all the terrific local businesses and restaurants we enjoy. I will enable many people to be able to live here, and it seems designed in a way to minimize the environmental impact of the new housing. Thank you.

Jason Korb 3 days ago · 0 Likes

Thank you Ted for your support of the project and for articulating so well all of the positive aspects you see in our proposal. We greatly appreciate your feedback and thoughtful comments.

Hi! This seems like a great project and I look forward to welcoming high-density transit-focused affordable housing to the neighborhood. One question: I am not seeing in-building or in-unit laundry facilities in any of the design materials,

which are often a huge boon to residents. Are you planning to provide that, or is there a nearby laundromat facility?

Jason Korb 3 days ago · 0 Likes

Hi Grace - thank you for supporting the project! Great question - each apartment will have its own washer and dryer hook-up and will be provided with a full size washer and dryer.

Nancy Phillips A week ago · 0 Likes

I wholly support this project, despite its height, because of the critical importance of adding as many affordable units as possible to Cambridge's overwhelmingly UNafffordable housing stock. I do need to mention, though, that the design of the 3-bedroom units is sub-par: far too much circulation space -- which is essentially wasted space -- and much too cramped common space: a combined kitchen-dining-living area. Surely the architects can make these units more liveable!

Jason Korb A week ago · 0 Likes

Nancy,
Thank you for your comments and your support.
Regarding the unit layouts, we 1,000% agree with you. We plan to relook at each unit layout and reconfigure where necessary. The units as currently laid out are initial layouts, but as you astutely point out, the 3 beds especially need more work to incorporate the changes you suggest. Since unit layouts are not directly considered in the zoning process, we have focused on

other aspects of the project, but internally have already discussed how we can improve all of the layouts, recognizing the 3 beds need the most work.

We'll make sure to provide updated unit plans as they evolve.

Best,
Jason

James Zall 2 weeks ago · 0 Likes

I've just reread all of the comments posted here so far. Of the 21 people who shared their views of the proposed housing, 15 declared themselves in favor of the project (71%). The most frequently given reasons were the design of the building (10 people), the housing shortage (6) and environmental benefits (5). For the 6 opposed (29%), the most frequent issues were size/density (7 people), traffic (5) and parking (4). (These numbers reflect the fact that most people, not surprisingly, gave more than one reason for their opinion).

I also notice that a slight majority of the opponents declared themselves in favor of affordable housing, some specifically in connection with this proposal and others in a more general way. This indicates that 90% of the people concerned enough to post their thoughts here seem to recognize the harmful effects that the ongoing, worsening housing shortage is having on our city and its residents, on our economy and our environment.

As we're approaching the inauguration of a new, less-divisive administration in Washington, I would like to take the opinion sample here as a local sign of hope. Unlike most new housing developments in Cambridge, this one aims to provide housing for people in the lowest 30% of the overall income distribution. Unlike some of the alternative suggestions that have surfaced in public meetings about this proposal -- like closing Walden St. to traffic at the overpass, thus reducing traffic for the North Walden area but increasing it in surrounding neighborhoods while making it harder for residents to get around the city, or calling for housing to be

housing plan seems to have substantial community support. Can we yet manage to focus on what unites us and not on what divides us?

Young Kim 2 weeks ago · 0 Likes

Hi James,
Thank you for such an excellent, deep dive analysis of the public comments. However, one key factor is missing from your analysis which unfortunately you could not have come up as a community commenter - the residential makeup of proponents and opponents into immediate abutters; residents of North Cambridge (say within 1/2 mile of 2072 Mass Ave); Cantabrigians outside North Cambridge and non-residents.
I agree with you 100% on focusing on what unites us and I think I am not too far off the mark when I say that should be reasonable development that respects the rights of the immediate abutters and that preserves the character of Cambridge we will be proud to leave as our legacy to our children and future generations to come.

Jenny Tamarkin 2 weeks ago · 0 Likes

James: thank you for your feedback and for taking the time to read through all of the comments - we are happy to hear that 71% of the commenters support our proposed development! It makes it much easier to digest when you break it down the way you did, thank you, and we definitely understand that those who oppose our proposed development do not necessarily oppose affordable housing in general. We look forward to hearing additional comments and feedback from the neighborhood as this project advances and hopefully at the end of the day we can find a way to stand in unison as advocates for safe, quality, affordable housing. - Jenny

---

Daniel Smith 4 weeks ago · 0 Likes

Jenny,
Thank you for your response.
I can tell you categorically that the parking difficulties now are less severe than under normal non-Covid conditions,

notwithstanding what Traffic and Parking may guess the situation is. (It seems Cambridge Traffic and Parking examiners work 9:00 to 5:00 and give diminished attention to parking concerns outside those hours.) The parking problem in our neighborhood is not during the day, but during the evening and weekends when residents return from work and local businesses (e.g.; yoga studio, gyms), are open. Many of these businesses are barely operating now. Many residents have headed for the hills during the pandemic, leaving the streets comparatively empty. Furthermore, the 26 unit apartment building 70-80 Porter Road is currently undergoing renovation (as affordable housing). This building has no dedicated parking. Because it is now vacant during construction there are currently no residents from there vying for parking spaces. All of these things will come to an end. People will return along with their automobiles and the parking situation will revert to a scarce situation not reflected by the recent parking study.

Jenny Tamarkin 2 weeks ago · 0 Likes

Hi Daniel,
I apologize for the delay in my response. We hear your concern and we appreciate your feedback, we definitely understand that our new development will impact street parking in both the covid and post-covid worlds. However, we maintain our position that this is an appropriate location to build dense housing within close proximity to transit and other services. Our proposal aligns with the City of Cambridge's goal to provide environmentally friendly housing that will allow residents to be less dependent on their cars. We believe that the addition of 25 cars parking in the neighborhood is a reasonable tradeoff to allow 49 families access to high quality housing in a city that has seen an extreme increase in the cost of living over time.

Thank you,
Jenny

Young Kim A month ago · 0 Likes

I have asked Jason to save a large, mature tree on the northwest corner of Russell Apt that overhangs onto 2072 Mass Ave lot if at all possible as even one mature tree is a valuable urban asset. He responded by locating that tree on their property survey and has engaged an expert to generate a preservation plan. I want to thank Jason for listening to my concern and taking these steps to preserve that tree.
I look forward to continue to work together to bring about a reasonable 100% affordable housing development that will integrate into the residential neighborhood harmoniously.

Jason Korb 4 weeks ago · 0 Likes

Thank you Young for your comments and for pointing out the tree to us. As you mentioned, we hired a master arborist to develop a tree preservation plan for this tree.

Daniel Smith A month ago · 0 Likes

While I support the aspirations of this project, I have concerns about the density and parking impact.
No parking or traffic study done during this time of Covid can arcuately reflect the typical conditions that are normal for this area. It just can't – these are not normal times. Current conditions do not reflect the usual reality on the streets in this neighborhood.
Though you may shun anecdotal information, I can tell you, observationally, that under normal circumstances parking is frustrating and challenging, especially in the evening when residents return home after work. Parking is not bad today,

usual the difficult parking situation will return too.
An additional 25 or so cars, by the developers' own estimate, will compete for the same scarce parking spaces (along with St. James Place and Frost Terrace – all new to Porter Square).
For a development project to be successful it must address all issues, not some issues. The parking demand will

inevitably have a negative impact on the surrounding neighborhood and residents unless addressed in the design of the building.
No validity can be ascribed to a traffic and parking study conducted under the current pandemic conditions. In my opinion, the current project design raises problems of density and parking in particular.
Daniel Smith - Regent Street

Jenny Tamarkin A month ago · 0 Likes

Daniel,

Thank you for your comment. We are aware that the current COVID-19 health pandemic is impacting the data and had spoken to the Cambridge Traffic and Parking department to express these concerns before commencing the study. They felt, and we agree, that imperfect data is better than no data at all. COVID could be impacting parking availability in a different direction than you suggest - for example, many people are working from home so their cars are parked on the street, rather than driving to work every day, so there would be less parking available during the day time and into the evening because people are not community in or out of the neighborhood for work. This is why we felt it was important to engage a professional firm who specializes in this type of data and research. If there were an end in sight to the current health pandemic, we may have been able to wait a few months before commencing the parking study, but unfortunately that is not the case. COVID-19 cases are on the rise again and the demand for affordable housing continues to grow.

I would like to point out that the estimated addition of 25 cars was from the parking and traffic report created

data. However, we do understand that there are a few new developments in the neighborhood that will increase parking demand and that the Walden Street and Mass Ave intersection can be a huge headache and safety hazard even during COVID times, so we are exploring a few different measures that should help to

combat the congestion on Walden Street and the surrounding neighborhood which we hope to reveal to the community in the next few weeks.

We understand that our development is going to have an impact on the neighborhood, but we hope that the benefits of providing affordable housing, ethnic and socio-economic diversity and families will outweigh the impact on available street parking.

Thanks,
Jenny

Young Kim A month ago · 0 Likes

I would like to offer a comparison of the proposed 2072 Mass Ave 100% Affordable Housing development (Development) with four existing/under construction 100% affordable housing developments (AHD) within ½ mile of Porter Square:
1. Frost Terrace at 1791 Mass Ave/1 & 2 Frost Terrace under construction
a. CC HRE 1791 Mass Ave LLC C/O Capstone Communities LLC
b. 40 units with 3 accessible parking
c. Multi -stories with 5-story being the tallest.
d. The Floor Area Ratio (FAR; gross floor area/lot size) = 2.3.
2. Russell Apt next to 2072 Mass Ave, affordable housing for the elderly
a. Cambridge Housing Authority (CHA)
b. 51 units with 10 parking spaces one of which is accessible; garden in the rear
c. 6-story building
d. FAR = 2.9.
3. 78 Porter Road
a. Cambridge Affordable Housing Corp, a subsidiary of CHA and currently undergoing renovations.

vouchers after construction is complete. No parking but is set back from property boundaries.
c. 4-story building
d. FAR = 3.3.
4. 1713-15 Mass Ave
a. CHA

b. 16 units; 8 parking spaces one of which is accessible parking; a large backyard;
c. 3-story building
d. FAR = 0.5.

The total number of units in these AHDs is 133 with average FAR of 2.1. In comparison, the Development will be an 8-story building with 49 units; 3 accessible parking and 2 drop off spaces; no setback and no ground level greenspace; and the densest with FAR of 6.7. The proposed number of units is 36.8% increase from the existing number of units and FAR is 315% of the average FAR. Looking at another way, the Development's lot size of 8515 sq. ft. is only 4.7% larger than 78 Porter Road. But the proposal calls for an 8-story building, twice as tall, and twice the FAR occupying the entire lot.

Many people have commented that the Development is a vast improvement over the existing drab commercial buildings in that neighborhood. But the Development is all residential except for the ground level retail so it should be compared to the residential units in the neighborhood and it should provide the quality of life amenities of a residential development. At the very least, it should be set back from the property boundaries and should have ground level greenspace.

Finally, the impact of the Project should be assessed in context of the St. James Church development which is nearing completion (Planning Board's Special Permit PB-241) that will add another 46 dwelling units just 0.1 mile from 2072 Mass Ave. Together these two projects will add 95 dwelling units creating tremendous new demand on City's resources and potentially worsen the traffic and parking problems in the Porter Square area.

I know Capstone Communities/Hope Real Estate Enterprises, proponents of AHDs and residential property owners in this

constitutes a reasonable development but I hope we can all work together to come up with a compromise plan for 2072 Mass Ave that will fit more harmoniously in the neighborhood as a warm, safe and welcoming home to the residents especially the children.

Cyrus Dochow

A month ago · 0 Likes

I live across Walden Street in the three-story apartment building. I appreciate the ambitions of the project but do not support the project in its current form. The scale of the building as it meets Walden street and the traffic congestion as a result of the location of the vehicular entry are major concerns.

The building has strong connections to Mass Ave: scale, access to mass transit, and ground floor program. The sustainability goals—Passive House and the reduction of parking—are ambitious and set the standard for future development (affordable or otherwise). The contribution to affordable housing and the Mass Ave streetscape are significant. These are all good things.

The consequence of the strong connection to Mass Ave is that the building poorly relates to Walden, I have two main concerns:

Scale. The change from 8 stories to the existing 2-3 story buildings along Walden is too abrupt. The setback of the "residential anchor" extending down Walden and the change in materials insufficiently transitions to the vastly smaller scale of the neighboring buildings. A reduction in height along the Walden anchor—perhaps offset by taller massing on Mass Ave—would be an improvement.

Traffic. As many of my neighbors have noted, the Walden-Mass Ave intersection is dangerous and over capacity. The location of the vehicular entrance on Walden will stress this situation beyond repair. Per the intent of the design, the dedicated pickup and drop off spaces will experience high turnover—getting in and out will be next to impossible at many hours of the day. A right turn will always compete with cars waiting at (or speeding to) the light, a left turn will be at

risk of colliding with the aggressive turns from Mass Ave (provided one can pass through the two lanes of traffic first). The consequences for pedestrians and bicycles are similarly dangerous. The development team isn't responsible for correcting the existing traffic problems but should make every effort to lighten the impact.

I urge the design team to re-evaluate the ground floor plan circulation and consider using the existing curb cut along Mass Ave—it is offered modest protection by the traffic signal and would still provide adequate ground floor retail space (evidenced by the existing restaurant). The orientation of traffic toward Mass Ave would be consistent with the scale of the building.

Jason Korb A month ago · 0 Likes

Thank you Cyrus for your thoughtful feedback. We greatly respect your opinions and the time you put into your comments as well as our previous meeting. We will convey your comments regarding the scale and the relationship to Walden to our architects to see if they have any further ideas. We do note that the City parking lot provides a large buffer between our property and our side of Walden Street (we also acknowledge you are across the street, not on our side). In addition, most of the shadow cast by our building does not cast onto the residential neighborhood but rather onto Mass Ave and to the south. That being said, we understand your concerns and will continue to consider them.

With regard to traffic, we are working on a number of mitigation measures that we hope to publicly reveal in the next 1-2 weeks that we believe will address many of your concerns. Pursuant to your feedback and our previous discussions, we are also working to reorient the pedestrian entrance onto Mass Ave instead of Walden Street.

We would be glad to have another Zoom meeting with you and your neighbors at 5 Walden to continue discussing these issues and to present you with revised plans. Thank you again for engaging with us in

Matt Goldstein A month ago · 0 Likes

I live in the neighborhood, pass through this intersection 2-3 times a day (my kids are at Graham and Parks). We're excited about this neat looking project to bring more good looking ,affordable housing to Cambridge! Also really interested in the proposed wood construction. Please let us know how we can help keep this project moving forward!

Jason Korb A month ago · 0 Likes

Thank you Matt for your support, we will continue to keep you in the loop as the public process proceeds.

Seymour Kellerman A month ago · 0 Likes

Thanks for your comment, Michael. I also live nearby, on Cogswell, and have experienced the same congestion and backup that you have. At times it was hard to drive my car out of the driveway. I wanted to add a note about the meeting held this February regarding this problem.

Responding to complaints from our neighbors, two members of the Cambridge Community Development Department convened a meeting to discuss these concerns. The CDD people were surprised at the size of the turnout - at least 40 people by my count. They proposed a solution: allow only a right turn at the corner of Cogswell and Mass Ave. That is a good idea for Mead St. and Cogswell Ave, but it would not improve matters on the cornet of Walden and Mass Ave. Construction of an eight-story building at that corner would not help either.

Michael Kennedy

2 months ago · 0 Likes

Hi,
I'm more than a little dubious. Let me share a few reasons. First, the positive comments seem overly enthusiastic. I've only read a few so far and they sound the same--hyperbolically positive (as if paid for or written by one person with people's names attached) in order to support the project.

Second, I live a stone's throw from this--and I notice not one of these overly enthusiastic commenters lives in this neighborhood though somewhat nearby--, and while I am not against affordable housing this really isn't affordable housing; it is something else, unfortunately: a rental property to make money for someone/group's investment portfolio or private bank account. Why rent to people who are low-middle income when it does not help them get ahead? If this project were truly interested in helping the neighborhood, the era (green buildings and alternative transportation), and low-middle income Cantabridgians, it would help low-middle income residents realize home ownership, not rentals...'into perpetuity' as this slick piece of advertising states. Apparently, someone or group of investors stand to make and continue to make a pretty penny off the backs of renters who are 'being offered a deal.' And what's to keep it from becoming a big hotel of Air-B-&Ber's? The drop off and pick up spaces (carport) is more like a hotel drop off than an apartment building.

If this were to go forward, maybe about half the size at best? Where's the green space? This building would take up the entire footprint of the lot; it would expand beyond the footprint of the commercial space that it would replace. Does Cambridge Zoning Board allow for this? Seems that it takes advantage of the spirit of any subsidy to encourage low income affordable housing.

Next, because I live nearby and have been watching this once great little residential neighborhood (we are not Brooklyn) erode through overdevelopment and traffic overflow, I know that this extremely congested corner (and dangerous) cannot stand this size project: 49 apartments will bring owners with cars regardless of the projects design to be 'commuter

encouraging. And, more pedestrians means more potential accidents at the corners of Walden-Mass-Cogswell-Mead, which has become a big drag race, daily, in the mornings and afternoons when the traffic backs up over the bridge on Walden street and cars go careening through Mead to Cogswell to Mass Ave in order to try to beat the light at

Walden and Mass Ave to avoid traffic and get across Mass Ave from Cogswell to Russell and into Davis.

And , I did see one woman's comment on here, Susan, and agree with her comments whole-heartedly.

(I will check back to see that my comment remains: the rules state that all germane comments will be post and remain live. I consider this comment in the community 'community feedback' section absolutely germane as I live in this community and in the shadow of this project and would like to hear, primarily, from others who live here and what they believe and feel about this development.)

Thank you for reading, everyone.

Sean Hope A month ago · 0 Likes

Hi Michael,

Thank you for your comments. While this forum is designed for questions, answers and feedback about our proposed redevelopment many of your statements/questions appear to be misleading (intentional or not) and could be easily be answered/disputed by reading the material provided for on the https://www.2072massaveapts.com/about website. That said, I will respond to some of what I believe are actual questions and not the editorial comments although I would gladly discuss offline the reasons why my partner and I have dedicated years of our lives, taken substantial risk and feel so rewarded by this important work.

Now to your questions. First, as you can see, we require that all of the commentors to the website provide real names and anyone could easily fact check who wrote

the comment. It is unfair and contrary to a fruitful neighborhood discussion to disparage the motives and opinions of other commentors that express feelings different than your own. This type of rhetoric has dominated our national discourse and resulting in alternative facts and often unnecessary finger pointing.

We are choosing to be transparent and honest about the work we do and hope that in return our motives wouldn't be unfairly called into question.

Secondly, your comment "Why rent to people who are low-middle income when it does not help them get ahead" to me highlights how deep the equity and income gap has become in Cambridge that the day to day struggles of the working poor and middle-income families in our city are just missed. Historically, for many working families in Cambridge, multi-family rental housing was often the primary housing option for low and middle-income families and immigrants like my grandparents who emigrated from the Caribbean to Cambridge in the 1950's. From living in rental housing as a tenant in Cambridge my grandparents were able to save enough money and with the assistance of the G.I. Bill purchase a multi-family dwelling. As an owner they were able to provide housing for other immigrant families for over 30 years while living in one of the units and raising a family. My mother and her two brothers were the first in our family to even graduate high school. Due to the schools, close community in the Port and faith-based institutions in Cambridge all three went on to earn graduate degrees and changed the trajectory of our family. This is just one example of how "rental" housing has helped my family get ahead and prosper but there are countless others I could share with you. It should also be no surprise that the number of children in the Cambridge school system has dropped dramatically since the end of rent control in 1997 as well as the number non-white Cambridge residents. Further, if by "get ahead" you mean that our renters will likely never experience the exponential appreciation of real estate values that you and many other property owners in Cambridge now benefit from having purchased homes in 90's, then you are likely correct. Our residence won't likely have the 1st world privilege

of resting on a Million dollar asset and the economic mobility to move where the jobs are most prevalent but living in this great location will allow our residents immediate access to many of the vital services for families at the Porter Shopping Center (grocery store,

hardware, pharmacy), well-funded schools and religious institutions all within walking distance.

Additionally, the website clearly states that our proposed building is required by statute to remain affordable in perpetuity which means no big hotel or air-b&ber's. The City of Cambridge and State will have invested significant funds into this redevelopment so if ever the affordable covenants were breached there would be numerous mechanisms to correct any improper use. Jason and I will provide personal guarantees to the construction and permanent lenders some of which last 15 years.

Lastly, we are fully aware of the existing hazardous conditions on Walden Street and have committed to working with the neighborhood and Cambridge Traffic & Parking to improve Walden street for pedestrians, cyclist, automobiles and our future residents. We have hired a traffic consultant and a host of engineers to determine what improvements are possible. We recently mentioned at the Porter Square Neighborhood Association (PSNA) meeting a few possibilities we are researching that will potentially involve rethinking the ground floor plan, increasing the width of Walden Street and other traffic calming measures.

I respectfully ask for your continued patience as we incorporate neighborhood feedback into the design and present alternatives that will improve the building for our residents and the Walden Street and Mass Ave intersection.

"If you want to touch the past, touch a rock. If you want to touch the present, touch a flower. If you want to touch the future, touch a life." – Author Unknown

Susan Frankie 2 months ago · 0 Likes

What is the maximum capacity of the building?

Jason Korb A month ago · 0 Likes

Hi Susan - your question is answered pursuant to 105 CMR 410.400: Minimum standards of fitness for human habitation (State Sanitary Code, chapter II) which applies to housing of all types, affordable and market rate, and states: (A) "[E]very dwelling unit shall contain at least 150 square feet of floor space for its first occupant, and at least 100 square fee of floor space for each additional occupant...." and (B) "In a dwelling unit, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space; every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant."

Therefore, for the 2072 Mass Ave proposal the MAXIMUM number of potential occupants would be 217. All of the occupants would also need to be related to each other or be a caregiver for one of the other occupants. We have never seen a building occupied to the maximum number of occupants. A better determination of the projected occupancy is from HUD, which estimates that in affordable housing there are an average of 1.5 individuals in a 1 bed, 3 individuals in a 2 bed, and 4.5 individuals in a 3 bed. This would result in an expected occupancy of 147 individuals. This is also more consistent with what we observe in other similar developments.

Young Kim 2 months ago · 0 Likes

Thank you for posting the Parking and Traffic Assessment report by Vanasse & Associates (V&A).

but it has several flaws and it didn't go far enough. I am not a parking or traffic expert by any means but offering my comments as a retired system engineer and a long-time resident of North Cambridge ½ mile north of 2072 Mass Ave.

The most glaring flaw is that the effects of COVID-19 on parking and traffic were not factored in. I live on Norris Street and the normal, pre-COVID-19, morning rush hour traffic heading into Porter Square and beyond regularly backed up to Norris Street making it very difficult to exit the street to get onto Mass Ave in either direction. The reverse was true in the evening on the northbound side heading towards Alewife Brook Parkway compounded by two traffic lights separated only by a block at Cameron Ave and Cedar Street intersections. And there were hardly any parking spaces available on Norris Street after 6 PM. But since COVID-19 shut-down began, there have been plenty of parking spaces available and I hardly have to wait to make the turn onto Mass Ave, just enough time to come to full stop and observe the oncoming traffic.

The second flaw is that the study was not done from the point of view of residents in the neighborhood nor did it consider the effect of the business establishments in the area. It is impressive that V&A surveyed parking availability within a quarter-mile, 1320 feet, radius. That is almost 4 football-field lengths, including the end zones! Can you imagine yourself circling around to find a parking space and then trudging home in a pouring rain or blinding snowstorm that far? Mr. Korb stated that the proposed project was planned with family in mind. Can you imagine dragging your child even half that distance with groceries? When you purchased your house, I am sure your expectation was to be able to park on your block if you didn't have a driveway.

The meter and unrestricted parking spaces around the project will be taken up by the customers of the existing businesses as well as the proposed 1040 square feet on-site ground floor retail during the business hours. The stay-at-home parents or caregivers of children/elderly, let alone the customers of the proposed retail space, will have a hard time finding parking spaces during these hours.

Another example of this flaw is that the study was conducted for just one weekday, namely Tues, ignoring the bustling social activities around that neighborhood on weekends starting from Fri evening.

The traffic study didn't go far enough in only considering the estimated trip generated by the project. The study should have considered the road configuration at that intersection and the impact of the project on the traffic flow. Walden Street at the intersection is a 3-lane road; one westbound lane and two eastbound lanes with one for right turn only and the other left turn only. The solid lane marking separating the turning lanes starts well west of the property; and the two turn arrows start just about even with the curb cut into the current Darul Kabab. It is not hard to imagine the gridlock a delivery truck could cause when it attempts to turn into the property after turning into Walden Street during the rush hour from Mass Ave. It will immediately get stuck trying to cut across two lanes of eastbound traffic waiting to turn left or right onto Mass Ave.

The study should also have counted the current traffic volume at the intersection and counted the number and duration of cars waiting to make turns either onto Mass Ave from Walden Street or vice versa during the peak commuting hours. This could have been done easily by using strategically placed traffic counters. These counts should then have been extrapolated into normal, pre-COVID estimates to be used in assessing the impact of the new vehicle traffic. Furthermore, the study should have addressed the issue of bicycle traffic and pedestrian foot traffic at this very busy intersection for people trying to get to Porter Square T station or to their destinations. Finally, the study should have assessed the social issue I mentioned above. When we return to "normal" after COVID-19, I envision a vibrant neighborhood with area restaurants and other businesses running at full capacity creating a heavy congestion at this intersection during peak social gathering times.

Jason Korb 2 months ago · 0 Likes

Young - thank you for your comments, our response is as follows:

Paragraph 1 - your comments are anecdotal and perceptual and do not provide data pre-Covid, if you have actual data to present regarding pre-COVID traffic and parking counts please provide those. Our proposal will add 25 cars to on-street parking. The parking study indicates at the peak time (8pm) there are 316 on-street parking spaces available within 1/4 mile of the site. After the 25 cars associated with the proposal park on the street there will still be 291 available remaining on-street parking spaces.

Paragraph 2 - walking 1/4 mile to your home is not unreasonable in the City. This is approximately a 5 minute walk, people do this across all cities all the time, including Cambridge. The proposal includes 2 short-term drop off spaces to allow residents to drop off groceries or other packages prior to parking their car. In addition, the study provides data on a street by street level, so you can extrapolate any distances you would like. We also disagree regarding your expectation that you should be able to park on the street where your home is located. It is a public street paid for by the entire City's taxpayers and to the best of our knowledge no guarantee has ever been provided to anyone regarding parking expectations. Homeowners without parking consciously chose to purchase that home without parking without any guarantees whatsoever regarding availability of on-street parking in front of their home. On-street parking spaces are for the benefit of all Cambridge residents with a parking permit, not just those who reside adjacent to those spaces.

Paragraph 3 - the peak parking demand is at 8pm when most of the retail stores are closed, residential is a perfect shared use with commercial metered parking spaces. The Urban Land Institute and others have done multiple data-driven studies indicating this fact.

Paragraph 4 - weekdays are by far busier than weekends when people travel, businesses are closed, etc. so it is not best practices to survey weekend activity.

Paragraph 5 - we are working on potential solutions to make Walden Street safer overall and address

follow.

Paragraph 6 - the parking study indicates that the building will generate a TOTAL of 98 vehicle trips on an average weekday, 6 of which will occur during morning peak hour and 9 of which will occur during evening peak hour. Considering the current high volume of traffic on Walden Street and Mass Ave, this is an immaterial impact. In addition, the existing restaurant on the site generates multiple vehicle trips per day as is.

Lastly, part of creating a "vibrant neighborhood" is providing housing opportunities for residents of all incomes, including lower income residents, which this proposal accomplishes.

Taylor Pratt 2 months ago · 0 Likes

I live about a quarter mile from this address, and increased density of affordable housing is sorely needed in our neighborhood. I'm very excited and heartened by the scope of this proposal and amount of housing it intends to add. Taking into consideration some of the other surrounding (and much less visually appealing) buildings, I simply don't understand the comments here that want to cap this building at 3 stories. I very much hope the project goes forward as-is and does not decrease the number of units.

Jason Korb 2 months ago · 0 Likes

Thank you Taylor for your support of the project.

Sarah Klein 2 months ago · 0 Likes

I live around the corner on Russell St. and I'm very excited to see this proposal. I'm very happy to see this focus on affordable housing, particularly for families and during this very difficult time for many, financially. Visually, it will be an improvement relative to some of the surrounding buildings.

Jason Korb 2 months ago · 0 Likes

Thank you Sarah for your support of the project and for your thoughtful comments.

Susan Frankle 2 months ago · 0 Likes

Can you please give as much information as possible on the finances of this venture? Who will profit from it now and over time, how much is taxpayer money, and how is the rest of it getting funded? Why are these rental units vs. home ownership. If this information is already on the website could you point me to it? I think posting it here in the comments section for all who are commenting would be helpful. As much transparency as you can give would be appreciated and I'll post anything I find out with the City as well.
Thank you.

Jason Korb 2 months ago · 0 Likes

Susan,
Current and projected funding for the project includes the following:
- The Cambridge Affordable Housing Trust (CAHT) provided a $3.8M loan in 2018 for the site's acquisition and early predevelopment costs (additional CAHT funding will be requested after zoning);
- Net income from the restaurant;
- Funding from the Commonwealth of Massachusetts Department of Housing and Community Development ("DHCD") will be requested in the form of 9% low income housing tax credits, state low income housing tax credits and subordinate debt;

- Construction and permanent financing most likely from a local or regional bank;
- Project based Section 8 financing either from the Cambridge Housing Authority or DHCD for 8 apartments;
- We are also proposing to defer a material portion of our eligible developer fee and contributing that as a funding source;
- Sean and Jason will provide personal guarantees to the construction and permanent lender and low income housing tax credit investor. Some of these guarantees continue for 15 years.

The development team receives a developer fee in accordance with the guidelines set forth by DHCD. You can find the developer fee calculation in DHCD's 2020-2021 Qualified Allocation Plan on pages 61-62. https://www.mass.gov/doc/2020-2021-qap-low-income-housing-tax-credit-qualified-allocation-plan-qap/download
Non-profit and for-profit developers receive the same fee. At the completion of construction an independent audit and cost certification is completed by licensed CPA's and submitted to DHCD and the City for their review. Annual independent audits are also completed.

These projects typically generate little ongoing cash flow once the building is in operation. The development team receives a modest annual asset management fee to asset manage the property's operations, but only receives this fee to the extent there is available cash flow to pay it after all expenses and debt service is paid. If there is material ongoing cash flow that cash flow is split 50/50 between the development team and the City/State.

In addition to the development team managing the entire development process (acquisition, design, permitting, financing, construction, lease-up) over the course of many years, the development team is responsible ongoing operations and are personally liable for ensuring the development is properly maintained and occupied by qualified households for 15 years. Any failure to do so results in the "recapture" or

clawback of the tax credits, which results in the tax credit investor calling Jason and Sean's guarantees.

From start to finish these projects take +/-5-6 years minimum. Until the financing closing, the development team receives almost no compensation. The financing closing typically does not occur for at least 3-4 years from when the development team first starts working on a project.

Please advise if you have further questions.

Young 2 months ago · 0 Likes

Great question re finances. To my offline follow up question after the Community Meeting Mr. Korb informed me they plan to file a comprehensive permit zoning application to the BZA. Now that the 100% AHO Amendment has passed the final vote at the Monday's City Council meeting, it would be great if the answer to Susan's question include an explanation of funding difference between comprehensive permit project vs 100% AHO Amendment project.
Thank you

Jason Korb 2 months ago · 0 Likes

The financing and the zoning are separate issues. As we discussed on the community presentation, the AHO would cap the height at 6 stories. We believe that from an urban design perspective this site can support 8 stories due to its location on Mass Ave, near services, transit, etc. I would like to remind everyone that a 6 story building has 14 fewer apartments for low and very low income households and would result in 35 apartments instead of 49 apartments. Considering the incredibly high demand for affordable housing right now in Cambridge, reducing the proposal to 6 stories would frankly be a lost opportunity to house these individuals and families who so desperately need quality housing, now more than

ever.

Young Kim 2 months ago · 0

Likes

Thank you for pointing out that financing and the zoning are separate issues. I realize I should have asked what is the difference between zoning (permitting) difference between comprehensive permit project vs 100% AHO Amendment project. Will the decisions of Planning Board or the Zoning Board by binding or advisory only?
Thank you

Jason Korb

2 months ago · 0 Likes

Hi Young. The Planning Board will review the plans in an advisory capacity with a focus on the design and provide a recommendation to the Zoning Board. The Zoning Board hearing will follow the Planning Board hearing and the Zoning Board be responsible for providing the project's comprehensive permit approval, which is in its sole discretion. Both the Planning Board and Zoning Board hearings will be public with public comment. Thanks.

Susan Frankle 2 months ago · 0 Likes

Seymour thank you for posting this well articulated and well

neighbors (more and more each day that I speak with) who live in the immediate neighborhood. Your suggestion of 3 floors, 20 units is much more in line with what is size appropriate for the neighborhood. Adding some green space which is sorely needed in our area would be a good idea too.

Your question if this is family appropriate is also a great question. There is nowhere for children to play and it's a very dangerous intersection for adults, much less children.

Thank you for speaking up in the interest of our small residential neighborhood.

Sean Hope 2 months ago · 0 Likes

HI Susan,

Thank you for comments and I look forward to our offline conversation later this week. I did want to direct you to the response that I sent to your neighbor Seymour Kellerman in the comment section. Many of your issues were similar and I believe my responses covers your concerns as well.

Seymour Kellerman 2 months ago · 0 Likes

On Sept. 29, Capstone Communities presented their proposal for an affordable housing project at the corner of Massachusetts Ave and Walden Street. This was the first time i heard about this project.

In the small space adjacent to the Cambridge Senior Center, Capstone plans to construct a 49-unit, 8-floor building. No parking.

The building will impact our neighborhood negatively, crowding further an already densely-populated area. The parking needs of the 150 residents of the proposed building will crowd nearby streets such as ours.

The corner at Walden and Mass Ave is a traffic flow problem.

February of this year, responding to numerous complaints about traffic congestion on Walden St., Mead St., and Cogswell Ave, the Cambridge Community Development Department hosted a well-attended neighborhood meeting. The CDD officials acknowledged the pedestrian safety and traffic flow problems, and they proposed a solution.

An 8-story apartment building on a small space at this busy corner is not a solution. Both during construction and after project completion, traffic flow will be significantly impeded. We cannot imagine that safety will be improved. Is this an appropriate location for family living?

i support affordable housing. However, we oppose the construction of a building this size in such a small and busy area. At the very least, cut the size to 20 units and 3 floors. Or build 4-6 affordable townhouses. Or move the Victory Gardens from Pemberton Street here and build the housing there.

Sean Hope 2 months ago · 0 Likes

Seymour, thank you for comments and for taking the time to express your views. We have heard similar feedback about the existing congestion issues near the corner of Massachusetts Avenue and Walden Street. Please know that we are taking this condition seriously and will continue to work with Cambridge Traffic and Parking and our consultant to try and implement measures to improve this condition both for our future residents and the neighborhood as a whole. In my experience often public infrastructure improvements occur when there are new projects being proposed and this is no different just because this is 100% affordable. We respectfully request your patience as work with our traffic engineer and other consultants to explore and propose solutions that may improve the pedestrian, cyclist and vehicle circulation on Walden Street.

That said, I think we all can agree that no one development can fix a decades old urban congestion traffic issue and hopefully we can similarly agree that it's unfair to place the burden for "solutions" for Walden

we have an obligation to be thoughtful about all the issues surrounding the development and evaluate the inevitable trade-offs keeping front of mind the health and safety of the abutting neighborhood and our future residents.

As a life-long Cambridge resident, I have sadly watched the disappearance of children from our communities especially middle/lower income children and families of color. Housing affordability and equity has become a crisis throughout the commonwealth and environmentally responsible projects such as this that are located close to transit, with the adjacent family services (Porter Square Shopping mall) are a uniquely rare opportunity. Your question about the appropriateness of family living on this site seemingly fails to appreciate the large numbers of families that are in desperate need of high-quality family sized affordable housing. Additionally, the benefits to our residents, especially school age children, will be much more than simply housing. The access to Cambridge's schools, churches, community centers and neighborhoods can alter the trajectory of an entire family and have generational impact. I have personally experienced this and would gladly share stories with you offline. This building has the potential to be occupied by a multitude of families in my lifetime and I believe that working through challenges of where children will play and how best to navigate a challenging existing traffic corner is worth the hard work that it will take to make this development great. As for the appropriate height(s), reasonable minds can disagree although for context the abutting building on Massachusetts Avenue and across the street are both 6 stories with an 8 story building further down Massachusetts Avenue. We do understand that what we are proposing is a substantial change from the existing condition and look forward to continuing the dialogue as we work to improve this project in the weeks to come.

Jeanine Pearson 2 months ago · 0 Likes

I live on Cogswell Ave (1 block away) and I'm very excited to see this proposal. I fully support the design as-is. It's an aesthetic improvement over the existing building on the lot and visually I think it will make our neighborhood more appealing. I'm not concerned about the height as there are many other buildings of a similar size nearby. Cambridge desperately needs more affordable housing (as evidenced by the demand laid out in the presentation). I'm much happier to see new affordable housing than luxury housing in our area.

I also like the focus on sustainability in the design with the Passive House certification. Similarly, I think the location is great because of its access to public transit which helps to reduce the total number of cars on the road. W.r.t parking, I'm interested to see the study, as I live one block away and I never have trouble finding parking even on street sweeping days.

Jason Korb 2 months ago · 0 Likes

Thank you Jeanine for your support of the project! We'll circulate the parking study as soon as we receive it.

Noah Sawyer 2 months ago · 0 Likes

I like the project design, and appreciate how it relates to the neighboring building towards Porter Sq. It creates a nice continuity along the block.

I'm interested in the retail dimensions and what kind of tenants might make sense for the space. Please focus on street visibility, good signage, and room for front of the house/back of the house operations. This opens up the space for more kinds of small businesses.

Jason Korb 2 months ago · 0 Likes

Thanks Noah for your feedback. We are still working on the retail component, recognizing that retail is

moment in time too. The details you point out about retail are much appreciated. We are not retail developers so suggestions such as these are very welcome. We will look into all of these ideas.

Jefferson Smith 2 months ago · 0 Likes

As a Cambridge resident, and the Executive Director of the non-profit Massachusetts Housing Coalition (MHC), I'd like to offer my full support, as well as the full support of our coalition for this project. I believe that Capstone and Hope Real Estate have set the standard for housing not just in Cambridge, but in Massachusetts, and that every resident in our city can and should stand behind this project.

Our coalition is the voice of the grassroots pro-housing movement in the Commonwealth. Instead of building barriers by using zoning regulations to stop homes from being built, MHC believes that we should encourage building homes for every income level, for every family, and in every neighborhood in Massachusetts.

It's been said many times that we are in a housing crisis. Our organization is responding directly to this crisis by advocating for brand new homes just like the ones being proposed at here. Our mission is to reduce the harmful influence of restrictive zoning regulations that have slowed production and increased housing inequality and insecurity. MHC recognizes that we must do better for our residents and for the people that need housing regulations to work for them, not against them.

As far as parking for this project, the next generation of tenants and homeowners have little use for single occupancy vehicles and therefore little need for parking spaces. Our environment is also desperately in search of relief from single occupancy vehicles - we should be helping in any way that we can to make residents LESS dependent on cars. When you allow more parking, more pavement, or any other way to squeeze in more cars, you only succeed in increasing traffic. More parking spaces equal more cars. As a result of these well-known and well-documented facts, we should be doing

just what 2072 Mass Ave is proposing — reduce parking spaces. Parking requirements are a costly and outmoded infrastructure requirement. We can make affordable housing more affordable by lowering costs for great projects like this and helping our environment, too.

Honestly, a very sincere thank you to Sean Hope, Jason Korb, and the Capstone Communities team for their vision and persistence in making this project a reality and prioritizing affordable housing for our community. There is no doubt that our organization and many others like it will be holding this as a model for future 100% affordable development and encouraging more like it throughout the state. Thank you again and congratulations on a very important project for our community!

Jason Korb 2 months ago · 0 Likes

Thank you Jefferson for your thoughtful comments.

Lee Farris 2 months ago · 0 Likes

I like that 71% of the units in the building 2 and 3 bedroom apts., which are much needed so families can stay in Cambridge, and that 8 apts. will be for very low income people, which is rare.

Jason Korb 2 months ago · 0 Likes

Thank you Lee, creating family and deeply affordable housing is of utmost importance to our development team and the City Council.

Larry Field 2 months ago · 0 Likes

This project checks critical boxes for me: 1) 100% permanently affordable, 2) in a suitable location for density,

rail and steps from bus, 3) Passive House, so cutting edge on climate, and 4) elegant design.
Even though the preliminary plan is suggesting the kind of use the City usually wants on the street level, I think the development team and the City should look at alternatives. We all know that retail was hard even before COVID and its future is more uncertain now. Vacancies don't help the owner or neighborhood.
I live on the other side of Porter Square (Mt Vernon), 2 blocks from the Frost Terrace project. Jason and Sean listened to community input and improved the design/lessened impact on abutters, while keeping the original vision. The traffic and parking study done for that project was very useful in assessing the neighborhood impact and I look forward to seeing the findings for 2072 Mass Ave.

Jason Korb 2 months ago · 0 Likes

Thank you Larry for your feedback and support.

Young Kim 2 months ago · 0 Likes

Although this is a very well thought out design for much needed affordable housing, it is far too out of scale with no setbacks from the property boundaries and no ground level greenspace at all. The rooftop greenspace is a great concept but unless the tenants have access to it, it will be of little benefit to them. The proposed 8 story height (reaching almost 100 ft to the roof of the mechanical room) is even taller than what would be allowed by the 100% Affordable Housing Overlay Amendment if it is ordained.
The property is at a very busy intersection of Walden Street and Mass Ave. The design is based on residents' using bicycles and public transit for transportation with no car ownership as only 3 accessible parking spaces and 2 drop-off spaces are planned. The reality is that you can't mandate car-ownership and will create a tremendous parking issue in the neighborhood. Furthermore, cyclists will face very dangerous entry/exit competing with cars especially during rush hours.

Jason Korb 2 months ago · 0 Likes

Thank you for your feedback Young and all your thoughtful questions offline. With regard to your assertion that the project is out of scale with the neighborhood and setbacks, I would encourage you to compare it with the setbacks on both sides of Mass Ave near the site. I believe every other building has no setbacks along the Avenue, so this proposal is in line with those. The side of the building facing Walden Street is setback and the building above overhangs that setback.

Your comment regarding the 100' height is misleading. While the mechanical equipment may reach that high, almost none of it is visible from Walden or Mass Ave in any direction. The renderings posted on our website have the mechanical equipment built into them - you just can't see them because they are not visible from the ground level. This is very different than a 100' building where you can see all the way up 100'. This is an 89' building.

Regarding your other points, please see my responses to Susan and others. Our conversations with the Traffic department and our transportation engineer will continue to focus on bicyclist safety as well as vehicular and pedestrian safety. We appreciate that bicyclist safety is of paramount concern.

As I mentioned at the community presentation, I believe we can all agree that there are tradeoffs to everything in life. We plan to further address the traffic issues and will ensure that the intersection meets all safety standards for bicycle, pedestrian and vehicular traffic. Assuming those safety issues will be addressed to the satisfaction of the City's Traffic and Parking

Department (they must, otherwise the development cannot be approved), the debate then becomes one of: (1) slightly fewer on-street parking spaces for the neighborhood's existing residents, and (2) height. We believe the height is appropriate in this location and do not believe it is out of scale with being on the Mass Ave

corridor. Until we have our parking study we cannot assess the on-street parking situation. Some neighbors have said it is not an issue, others have indicated it is an issue. Only the actual independent data can inform our decision making process.

As you know, you can reach out to us anytime. We genuinely want to work with you and your neighbors to make this proposal as beneficial as possible to the neighborhood and to our building's future residents.

Young Kim 2 months ago · 0 Likes

Your architects should be commended for their innovative, elegant and forward-looking design of the building such as hiding the rooftop mechanicals in a room setback so that "almost none of it is visible from Walden or Mass Ave in any direction" and "The side of the building facing Walden Street is setback and the building above overhangs that setback." These are really excellent design features and I would like to request that you go one step further by staggering the top 2 floors (perhaps breaking up the building into 7-story southern half and 8-story northern half) and even set back the top two floors so that the added height of the building would blend in more harmoniously with the surrounding buildings as the Cambridge Housing Authority's Leonard J. Russell Apartments next door shown in the RENDERING Mass Ave | View Towards Walden St. Intersection in your presentation package.

Young Kim 2 months ago · 0 Likes

I fully agree with you that other buildings do not have setbacks along Mass Ave. However, most of the buildings have setbacks on the rear; with parking and/or green space, however modest they may be. Also, I believe we need to compare your plans against other residential buildings, not

commercial buildings, in evaluating your plans. What I love about, and what I am trying to preserve, is the suburban-like residential neighborhoods in this vibrant urban city with so much amenities and so close to a major metropolitan city that Boston is. Almost everywhere you look in Cambridge, residential houses are set back from their property lines with nice greenspace of trees, plants, and lawn. Just walk north along Mass Ave and take a look at 2130 and 2192 Mass Ave. 2130 Mass Ave is an 8-story building like your proposed building but it is set back from Mass Ave and Cogswell Ave and has a large backyard as well. 2192 Mass Ave is a 4-story building and is well set back on all sides with greenspace all around. It would be great if your architects could superimpose your proposed building on the 3D satellite view of Existing Site (page 17 of the presentation package) to contrast the difference. One might argue that the need of affordable housing is more urgent than niceties such as the building set back away from the property line.

I grew up in Manhattan in a 16-story high (if my memory serves me right) corner building with no private space except for the service area around it. One of the development goals as stated in your 2072 Mass Ave Community Presentation is to " (c)reate a High-quality Affordable Housing apartment community with a large percentage of homes for families". This will mean there will be many children and I hate to see them growing up in a building with no outdoor private space. They should be able to come home from school to a nurturing, inviting family neighborhood and not just to a jungle of commercial buildings along Mass Ave.

planters but you have told me offline that the roof will not be accessible to the residents. So, these greeneries will be of no benefit to the children. The presentation also included an excellent Neighborhood Map - Quarter and Half Mile highlighting the greenspace near the site.

However, according to googlemaps, the three nearest recreational area are Rev. Thomas J. Williams Park (0.6 miles walk along Mass Ave), Gerard Bergin Park/Pemberton tennis courts/basketball courts (0.4 miles walk via Mass Ave & Pemberton St) and Raymond Park (0.4 miles walk via Walden St); all along very busy streets and none within a quarter mile of walking distance. Children need and deserve recreational areas closer to home. Providing them with an indoor play area/gym along with atrium/plant walls (as in the Harvard Holyoke Student Center) would do them a world of good.

Jason Korb 2 months ago · 0 Likes

Hi Young - the play yard at St. James Church will be open to our residents as well as the public from 8am to dusk every day of the week with few exceptions. As you probably know, it is one block from 2072 Mass Ave. at 1991 Mass Ave.

Susan Frankle 2 months ago · 0 Likes

Hi, I'm wondering if you can encourage people who are commenting on this website to mention if they live in the immediate neighborhood that will be impacted by this project (Mead, Cogswell, Walden near Mass Ave). Not a half mile away, not in other parts of Cambridge, but in the direct path of this project and who have experienced the day to day challenges of our neighborhood. Our small residential neighborhood has suffered through congestion and

dangerous traffic conditions for bikers, pedestrians, and cars to the point where we had an overfilled community meeting with the city because of concerns. These conditions will likely return once we are on the other side of the pandemic. The size and scope of this project (49 apartments, roughly 150 people, and likely 25-30 cars) where the building fills almost the entire footprint, is out of zoning, and offers no parking only furthers the crowded conditions and dangerous traffic / road situation. Why wouldn't you consider proposing affordable housing that meets current Cambridge zoning requirements?

Jason Korb 2 months ago · 0 Likes

Thank you Susan for your feedback, we certainly respect your opinion and sympathize with the challenges residents endure as the City grows and evolves. We appreciate your suggestion requesting commenters to indicate if they live in the immediate area and have made that change to the website.

I think James did a good job of explaining some of the reasons why the proposal is not meeting current zoning.

We are continuing to work on the parking and traffic issues and have meetings scheduled with the City's transportation department and our traffic engineer. We are taking those concerns very seriously.

With regard to the proposed density, we respectfully disagree with your assertion that this site is not appropriate for height and density. The demand for affordable housing in Cambridge is overwhelming. As indicated in our presentation, there are over 7,000 unique households on the waitlist who either work or live in Cambridge or are a veteran that need affordable housing. We and others (including most of the urban planning community) believe that in order to meet that demand, sites such as 2072 Mass Ave, being located on Cambridge's busiest street (Mass Ave is four lanes in front of the site as you know), its adjacency to public transit (Red Line and bus), and its proximity to services such as healthcare, education, retail (including a larger

our proposal.

All of that being said, we respect your opposition to the project and are committed to working with you and your neighbors - regardless of whether you support or oppose the project - to design the project in a way that

minimizes adverse impacts to the neighborhood and maximizes benefits to the community.

James Zall 2 months ago · 0 Likes

Also, given Cambridge's high land costs, limiting the number of units to what zoning allows makes the housing no longer affordable to many if not most in Cambridge.

James Zall 2 months ago · 0 Likes

The reason that affordable housing proposals usually do not meet current Cambridge zoning requirements is that those zoning requirements have been designed to prevent affordable housing in particular, and to limit housing in general. About 65% of Cambridge housing does not meet current zoning requirements. That includes many buildings that seem perfectly fine to most Cambridge residents. My home is included in that 65%; odds are that yours or your neighbors' homes are too.

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claire silvers 2 months ago · 0 Likes

This seems to be a very well thought through project and there is no doubt that this kind of housing is sorely needed. (Anyone who doubts that should spend 5 minutes looking at available rentals within a mile's radius.) We live a block away on Mead St, and have been pondering the fate of this parcel for years. First choice would have been what used to be called a vest-pocket park, esp. so the senior housing residents would have an outdoor place within reach that

didn't require getting in a van. That is no doubt unrealistic. Then we are concerned about the fate of the restaurant's staff. But if the space is to be devoted to housing, this project is far & away better than the "luxury" overpriced block blot that we had assumed would materialize. The 1st floor treatment set-back makes it more appealing and our 1st impression of the design is that it is distinctive without being jarring, and the apts are well-laid out. Interesting materials. You will get many complaints about adding to parking. That doesn't worry us. The drop-off spots are essential--but the only thing we wonder about is the difficulty of making left turn off south-bound Walden into those spots. As you know, that intersection can become crazed at times, & even during calmer periods complex dynamics can develop when someone tries to left-turn into the restaurant parking lot. Don't know what the solution would be.

Jason Korb 2 months ago · 0 Likes

Thank you Claire for your thoughtful feedback and support as a neighbor of the project. We agree regarding the left turn into our building, as well as a left turn out of our building could also snarl traffic on Walden. We are working with the City's transportation department and our traffic engineer to see if we can prevent and/or limit these movements. We will definitely keep you in the loop as to our progress.

Deb Gallagher 2 months ago · 0 Likes

I live on Cogswell and support the project, as we do need a lot more affordable housing in Cambridge. I'm a little worried about parking, as Cogswell may be the closest street parking that the residents will be able to find. But the need for the housing, I think, is the predominant factor.

Jason Korb 2 months ago · 0 Likes

Thank you Deb for your support of the project. We will be receiving our parking study this week and will post it

here when we receive it. If the parking study shows a significant lack of on-street parking near the site we will look at other possible options for off-street parking.

Michael Salib 2 months ago · 0 Likes

This project looks absolutely amazing! We desperately need more housing, and the building looks beautiful. I think it will fit in very well with that area. I live about a half mile away in North Cambridge and it is so wonderful to see projects like this coming online; I only wish we could get more and that the city would allow an extra floor or two. I hope that permitting and construction go smoothly so we can welcome our new neighbors!

Jason Korb 2 months ago · 0 Likes

Thanks Michael, we look forward to working with you and your neighbors!

James Zall 2 months ago · 0 Likes

I'm glad to see such a well-designed building and well-planned project coming to our neighborhood. With many stores and amenities within walking and biking distance and so close to subway and buses, this is an ideal location for the kind of affordable housing that is in short supply and so badly needed in Cambridge right now.

Thanks for your detailed presentation earlier this week. I hope you'll continue to keep the neighborhood informed as the project progresses.

Jason Korb 2 months ago · 0 Likes

Thanks James! We'll continue to keep the community in

the loop throughout the entire process!

Christopher Schmidt 2 months ago · 0

Likes

This project is super exciting! I really enjoy how this project connects to the context on Mass Ave: while it's slightly taller than some of the surrounding buildings, it flows well in the overall street, and doesn't "overpower" any of the nearby buildings.

The first floor amenity and retail space should provide a good frontage on Mass Ave, and I appreciate the thought that's gone into pulling back from the sidewalk on the corners of the lot to create more walking space -- I know that intersection can be narrow right now.

The location's strong access to transit -- both Davis and Porter, as well as the bus access -- make it a really good candidate for lowered parking; it's so important we move away from the induced demand of creating parking, for climate and other reasons.

I'm also really excited to see that the team is considering mass timber construction! I'd love to know more details about what we can do to support that, since I believe this is also an important climate mitigation element and will require additional state or city rules before it can be done, so I hope you'll share more on that as well.

I'm sure that there are some elements of this project that will raise concerns in the community, but I am super excited by the possibilities here and really look forward to it moving forward.

Jason Korb 2 months ago · 0 Likes

Thank you Chris for your feedback and support for the project!

Eric Herot 2 months ago · 0 Likes

This project is very exciting and I would love to see it move forward. Zero parking projects are the future of Cambridge and I hope to see more projects like this go forward in the future. I strongly support this project as-is.

Jason Korb 2 months ago · 0 Likes

Thanks Eric!

Tom Chase 2 months ago · 0 Likes

Thank you Capstone, HRE, and Bruner/Cott for bringing this extremely well thought-out, beautiful, and deserving proposed project to the neighborhood. As a resident of the Porter Square area for six years, the last three of those on nearby Pemberton Street, I'm thrilled to see this level of design brought to the dual challenges of affordability and sustainability. We live in a fairly large city right next to an even bigger city. Providing extremely energy efficient housing close to transit, jobs, schools, and services is a big step towards making Cambridge an even more welcoming place, and towards addressing the local and global crises brought on by climate change. Well done. - Tom Chase

Jason Korb 2 months ago · 0 Likes

Thanks Tom, we are looking forward to working with you and the entire NEI team on implementing the Passive House design goals and many other sustainable and energy efficient measures!

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Pacheco, Maria

From: antoinette winters <antoinette.m.winters@gmail.com>
Sent: Friday, January 8, 2021 9:51 AM
To: Pacheco, Maria
Subject: Capstone Communities Housing Development at 2072 Mass Avenue

I'm writing to urge you to approve the proposed affordable housing project at 2072 Mass Avenue. Capstone Communities has developed an excellent plan for 49 units, a small number in comparison to what is so desperately needed in our state. It is imperative that we support this kind of project! The issue of height seems less a problem than the issue of access for the thousands who require affordable housing. Please consider this when making your final decision.

Sincerely,
Antoinette Winters
antoinette.m.winters@gmail.com

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

January 7, 2021

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments – Continuance Request
2072 Massachusetts Avenue, Cambridge, MA 02140
(BZA Case No. 017326-2020)

Dear Board of Zoning Appeal Members:

We are writing to request a continuance for the above referenced BZA Case. On January 5, 2021 we held a Zoom community meeting to present the 8:6 story alternative proposal that we submitted to the BZA on January 4, 2021. At the community meeting, at least one participant challenged the depiction of the abutting Russell Apartments as being out of scale in our architect's renderings. After the meeting, our architect, Jason Forney from Bruner/Cott Associates, reexamined his renderings and discovered that the Russell Apartments' height was in fact incorrect in several of the drawings. Please see the attached memo from Mr. Forney that provides more information regarding this error.

We have worked to ensure that the 2072 Mass Ave permitting process has been robust and transparent with the community. We believe that this error requires us to distribute the corrected plans and renderings to the community and City staff and for us to schedule another community meeting to solicit additional feedback prior to us presenting any further plans to the BZA.

It is of utmost importance to us that the plans we present to the community, City staff, and the BZA are accurate to the best of our ability. Therefore, we believe this continuance is paramount to ensuring the permitting process's integrity is not diminished. We look forward to presenting our corrected plans to the BZA in the near future.

Sincerely,

Jason Korb
managing member of managing member

Sean D. Hope
managing member of managing member

Enclosure

Cc: City of Cambridge Inspectional Services Department
City of Cambridge Community Development Department

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Memorandum

To:	Board of Zoning Appeal City of Cambridge 831 Massachusetts Avenue Cambridge, MA 02139	Date:	Jan 7, 2021
From:	Jason Forney, FAIA Principal, Bruner/Cott Architects	Project:	Comprehensive Permit Application for 2072 Mass Ave Apartments 2072 Massachusetts Avenue, Cambridge, MA
Re:	Comprehensive Permit Hearing for 2072 Massachusetts Avenue		

Dear Board of Zoning Appeal Members:

After discussion at a community meeting on January 5, it has come to our attention that several of the rendered views in our comprehensive permit package contain inaccurate depictions of an adjacent building.

The building in question is 2050 Massachusetts Avenue, the Russell Apartments, a six-story building immediately adjacent to 2072 Massachusetts Avenue. In the drawings and renderings we submitted to the BZA, and have been using in the public process, we erroneously depicted the building as approximately 70 feet tall, based on an assumption of standard residential floor to floor dimensions along with a taller ground floor and a parapet wall.

Several neighbors pointed out that they thought the 2050 building was shorter than it appeared in the rendered views. They explained that they thought it was somewhere between 58 and 62 feet tall, and we agreed to check.

Immediately after the meeting, we collected available survey information, looked at the available as-built structural drawings and counted brick courses on the building. Through these investigations, we have determined that the building is lower than depicted in our drawings. This is primarily due to floor-to-floor dimensions (8'-8") that are much lower than a standard building. Through visual measurements (counting bricks), we conclude that the building is approximately 59 feet to the roof edge at the corner closest to our site. This number is confirmed by an average grade to roof plane calculation based on an available ALTA survey of the property.

We are taking immediate action to correct this unintentional inaccuracy of the following drawings:

- Perspective Renderings on the cover sheet, A304, A305, A 306, A 310
- Massachusetts Avenue Elevation - North A300, A 301
- West Elevation A304
- Building Section A402

Rather than proceed with the scheduled hearing on January 7, we feel that it is prudent to revise these drawings to accurately depict the 2050 building, review the images with the community, and resubmit them to the BZA for the Chapter 40B permit application. I apologize for this inconvenience.

Jason Forney, FAIA

* * * * *

(7:29 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan, Jim Monteverde, Laura Wernick, and Jason Marshall

CONSTANTINE ALEXANDER: The Chair will now call Case Number 017326 -- 2020, 2072 Massachusetts Avenue. Anyone here wishing to be heard on this matter?

SEAN HOPE: Yes, good evening Madam Chair and members of the Board.

CONSTANTINE ALEXANDER: Good evening, Mr. Hope.

SEAN HOPE: Yes, good evening. On behalf of CC HRE Mass Ave Tenant LLC we thank you for having us tonight. In advance of this hearing, we submitted a continuance request into the file. We also submitted an explanation for the reason for the continuance.

CONSTANTINE ALEXANDER: Yes.

SEAN HOPE: Namely, there were renderings that did not accurately depict an important part of our submission. Due to the strong public interest and the fact that this really is a -- there's public funds, we thought it was appropriate to request the continuance, so that we could

share the appropriate corrected renderings with the community.

Also, there are certain city departments that it would be appropriate, namely the Planning Board, to go and to present and to allow feedback, that might also end up with the Board, as well as to make sure that this process is not rushed at all.

We looked at the BZA agenda. We also looked at the Planning Board's agenda. And so, we're requesting a date in early March that would be appropriate for the Board, and we believe that would give us enough time not only to address the community, but also to follow up with any city departments that may have comments on the proposal that we're presenting.

CONSTANTINE ALEXANDER: Okay. Thank you. What I'm going to do, given the fact that this is a very -- there's a lot notoriety to this case, I want to read into the record and for the benefit of those on the phone or on Zoom, your letter requesting -- explaining why you need or want the continuance, so everyone is on the same page. I don't want any mystery here.

So with that, I'm going to -- the letter we have

received from Mr. Hope, and which he's referred to, and he has highlighted very accurately, is as follows:

"We are writing to request a continuance for the above referenced BZA case. On January 5, 2021, we held a Zoom community meeting to present the 8 six-story alternative proposal that we submitted to the BZA on January 24, 2021.

"At the community meeting, at least one participant challenged the depiction of the abutting Russell Apartments as being out of scale in our architects' renderings.

"After the meeting, our architect, Jason Forney from Bruner Cott Associates, reexamined his renderings and discovered that the Russell Apartments height was in fact incorrect in several of the drawings."

[And then you have a, "Please see the attached memo from Mr. Forney that provides more information."]

"We have worked to ensure that the 2072 Mass Ave permitting process has been robust and transparent with the community. We believe that this error requires us to distribute the corrected plans and renderings to the community and city staff for us to schedule another

community meeting to solicit additional feedback prior to presenting any further plans to the BZA.

"It is of utmost importance to us that the plans we present to the community, city staff and the BZA are accurate to the best of our ability. Therefore, we believe this continuance is paramount to ensuring the permitting process's integrity is not diminished. We look forward to presenting our corrected plans to the BZA in the near future."

The only thing I would comment on that letter, there's no mention here of the Planning Board. But I think you said you're planning to go back to the Planning Board with the new plans, am I correct?

SEAN HOPE: That's correct.

CONSTANTINE ALEXANDER: Good. I think that's important, because I would like to hear -- I think this Board would like to hear from the Planning Board with regard to the current plans, which are now in process.

So, I think it's time for a motion. We have -- before I make the motion, what date do we have in March, early March?

SISIA DAGLIAN: Well, March 4 is --

CONSTANTINE ALEXANDER: It's supposed to be a day that --

SISIA DAGLIAN: Right.

CONSTANTINE ALEXANDER: -- no other case is going to be heard.

SISIA DAGLIAN: March 4 and 18 are the two dates in March, the two Thursdays in march where there are not other BZA cases.

CONSTANTINE ALEXANDER: So if we did it at the seventh of -- I mean, seven plus --

SISIA DAGLIAN: Plus four.

CONSTANTINE ALEXANDER: -- plus four, the eleventh of March?

SISIA DAGLIAN: That's another -- that's a BZA date.

CONSTANTINE ALEXANDER: That is another? Oh, I'm sorry, I got it wrong. I got it backwards.

SISIA DAGLIAN: Granted, there's probably nothing scheduled for that yet.

CONSTANTINE ALEXANDER: Right. I want to do it on a date we'd ordinarily have it. Would March 4 work for you, Mr. Hope?

SEAN HOPE: I'm looking at my calendar and my other team members. Yeah. Both will take that date.

CONSTANTINE ALEXANDER: So that's okay with you, March 4?

SEAN HOPE: Yes.

CONSTANTINE ALEXANDER: And let me check with other Board members, because we need the same -- as you know, the same five members for that to hear the case on that date. Brendan, will you be available March 4?

BRENDAN SULLIVAN: I'm not going anywhere, unfortunately. Yes. I will be available.

CONSTANTINE ALEXANDER: I'm sorry

BRENDAN SULLIVAN: I will be available, yes.

CONSTANTINE ALEXANDER: Oh, good, you'll be available. Keep going around. Jim?

JIM MONTEVERDE: Jim Monteverde, I will be available.

CONSTANTINE ALEXANDER: Okay, Laura?

LAURA WERNICK: [Laura Wernick], I will be available.

CONSTANTINE ALEXANDER: I'm sorry?

LAURA WERNICK: I will be, yes.

CONSTANTINE ALEXANDER: Good, thank you, I'm sorry. And Andrea?

ANDREA HICKEY: Yes, I'm available, thank you.

CONSTANTINE ALEXANDER: And I'm available on the fourth as well. So we will continue this case -- I'll make a formal motion in the procedures that Mr. Hope knows better than I, actually -- to continue this case until March 4.

So, the Chair moves that this case be continued as a case heard, until 6:00 p.m. on March 4, subject to the following conditions:

One, that the petitioner sign a waiver of time for decision, and he's already done that the in connection with the case we're hearing tonight.

Second, that a new posting sign with the new date, March 4, same time, 6:00 p.m. be posted and maintained for the 14 days prior to the March 4 hearing, as required by our zoning ordinance.

And lastly, to the extent there are new or changed plans specifications, details and the like, as the petitioner has done in the past, those must be in our files no later than 5:00 p.m. on the Monday before March 4. And I would advise those members of the community who are on this

call tonight or have learned about it, that you have -- that's when any new changes will be available. And so, you should go to the city's website and inspect them, should you wish to.

So, with that, all in favor? Brendan?

BRENDAN SULLIVAN: Brendan Sullivan, yes to the continuance.

JIM MONTEVERDE: Jim Monteverde, yes to the continuance.

CONSTANTINE ALEXANDER: Laura?

LAURA WERNICK: Laura Wernick, yes to the continuance.

CONSTANTINE ALEXANDER: And Andrea?

ANDREA HICKEY: Andrea Hickey, yes to the continuance.

CONSTANTINE ALEXANDER: And the Chair votes yes as well.

[All vote YES]

CONSTANTINE ALEXANDER: So this case will be continued until March 4 at 6:00 p.m.

BRENDAN SULLIVAN: Can I just ask one question?

CONSTANTINE ALEXANDER: Go ahead.

BRENDAN SULLIVAN: [Brendan Sullivan] Sean, you guys also have a website that the general public can follow along, is that correct? Other -- in addition to the City website?

SEAN HOPE: Yes.

BRENDAN SULLIVAN: For any submissions? Okay.

SEAN HOPE: And just to --

BRENDAN SULLIVAN: Because your submits to us may very well come in on that Monday night, but it may be advisable for the citizens that they could follow along, I guess whatever -- I know that you have continuing dialogue and much more concurrent than the city one has. So any advice to the general citizenry that they could follow along on your website?

SEAN HOPE: Yes, and just to make the comment, we've made a practice of trying to post things when they're ready on the website, regardless of when they're due to the city. And again, for the public benefit we'll try to do that as well.

CONSTANTINE ALEXANDER: Thank you, Mr. Hope. So, this case is continued, so the case is over for tonight, anyway.

SEAN HOPE: Thank you.

CONSTANTINE ALEXANDER: Thank you, Mr. Hope.

SHIPPEN PAGE: Okay.

CONSTANTINE ALEXANDER: Okay, before we finally adjourn, we should go back to --

SISIA DAGLIAN: Yeah, I have to switch --

CONSTANTINE ALEXANDER: -- our case with Mr. Page.

* * * * *

(7:40 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan, Jim Monteverde, Laura Wernick, and Andrea Hickey

SHIPPEN PAGE: I'm here, Mr. Chairman.

CONSTANTINE ALEXANDER: Oh, you're here. Good, thank you. Do you -- are you ready, or do you need --

SHIPPEN PAGE: No, we're ready, Mr. Chairman. I think my clients are eager to put this matter to a vote of the Board, and hope that we've satisfied or at least addressed the concerns of the Board, and we certainly heard the concerns of the neighbors.

CONSTANTINE ALEXANDER: I'm sorry, I had trouble understanding what you were saying. You're not on the screen this time, and so, the sound's a little bit blurred.

SHIPPEN PAGE: Yeah, no, I went off --

CONSTANTINE ALEXANDER: Could you -- I'm sorry?

SHIPPEN PAGE: I went off the screen. I couldn't -- I'm blank now, for some reason. But in any event, my clients are eager to have the Board vote on this matter.

CONSTANTINE ALEXANDER: So you want to vote

tonight?

SISIA DAGLIAN: Then I'm going to check it out --

CONSTANTINE ALEXANDER: Is that right? We seem to have lost you. Yes.

SHIPPEN PAGE: Correct.

SISIA DAGLIAN: Now you're on mute. Shippen, you're on mute.

SHIPPEN PAGE: Sorry. Thank you. Whoever's helping me technologically, thank you.

CONSTANTINE ALEXANDER: Oh, finally you're back on the screen.

SHIPPEN PAGE: Yeah, it's good to be back. The -- my clients would like to go for a vote, and they have -- they hope they've addressed your concerns, and they've certainly heard the neighbors, and they'd like to see how the Board has received their application.

CONSTANTINE ALEXANDER: Okay, and you -- of course they appreciate that if the vote doesn't go with them? You'll have -- relief is denied, and of course there's appeal rights, and I'm going to take a long time to get the case resolved, if it gets to the courts.

SHIPPEN PAGE: Exactly, so -- and then if they --

if the Board should deny them, they would be prepared to alter their thing, but they'd like to get this --

CONSTANTINE ALEXANDER: Got it.

SHIPPEN PAGE: -- they'd love to have this approved, and, but they could go to the city without prejudice if they just conformed with the zoning ordinance. So --

CONSTANTINE ALEXANDER: Okay, that's fine.

SHIPPEN PAGE: -- this is what they'd like to do.

CONSTANTINE ALEXANDER: We -- did you have any comments you wanted to make with regard to the neighbor's comments that presented, or to give you a chance to deal with this?

SHIPPEN PAGE: Yes. That's helpful.

SHAHID AZIM: If I may?

SHIPPEN PAGE: I would like to speak to that. I would like to speak to Mr. Morgan's comments. I didn't mean to imply that there's been no work done on that house. My understanding was there hasn't been any additional exterior additions to the house in my understanding. He could clarify that for me, but that was my understanding. I don't have the imminent knowledge that he does.

I certainly understand the tree issues, and that's something we're going to have to address.

SHAHID AZIM: Mm-hm.

SHIPPEN PAGE: I wasn't aware that I was supposed to provide him with a detailed rodent control plan, because this plan hasn't been approved, and I'm not going to go to the lengths to do that, although clearly that's a legitimate concern.

I don't believe that the addition is going to create any more traffic from this area, and so, I certainly was a resident of this area when that child was killed at the corner of Fresh Pond Parkway and Alewife and Huron Avenue -- a disaster.

But I don't see how that's relevant to a construction of a single-family house with the existing occupants.

With respect to how can somebody -- the family has raised five children, four children, three children, how can this -- this family has two in-laws who come for extended periods of time, both of these couples have worked from home as many of them do, and I think those work environments are going to change indefinitely in the future, and they'd like

to they'd like to be prepared for that, and I think that's it. Anything else that I've missed?

SHAHID AZIM: If I may, I can say a few words.

SHIPPEN PAGE: Please?

CONSTANTINE ALEXANDER: Go right ahead. Now, now. Not before, but now we can do it.

SHIPPEN PAGE: So firstly, thank you. I want to thank the committee for being so patient with us, and certainly the neighborhood and the neighbors. And we certainly do appreciate the neighborhood sort of barbecues and the hangouts. And we'll continue to do that. However, I think there's a few things that I would like to highlight, as I conclude.

Certainly Alison and people who are -- actually, like the Committee, I was surprised at the number of people who are neighbors tonight certainly exceeded what I had coming in to this call. But we did reach out to Alison by e-mail with the updated plans. So a little bit of correction there.

We have reached out to Bob, Margaret, who we've been very close with; Hormoz (phonetic) and Lahey who are on the other side, and they gave sort of a good letter of

reference for us.

And in -- I mean, the reason why we bought the property was actually because of these beautiful mature trees that were on the property; one of the reasons. And so, to suggest that we would take this decision lightly I think is not really appropriate.

However, I would say that we've heard the neighbors very carefully and diligently. We -- you know, from our standpoint, all we would say is that, you know, this has been very thoughtfully planned for. We hoped that the Committee gives us a fair shot, and we're -- you know, we're in this for the long haul, in the neighborhood and as well as the city.

So all I would say is, like, we are okay to have an opinion, but we're not okay to have alternate facts as far as, you know, what has been done and what hasn't been done to date in terms of reaching out to people and trying to be flexible. So I'll leave it at that.

CONSTANTINE ALEXANDER: Thank you. I will now close public testimony discussion by members of the Board, or do you want to go right to a vote? We've had a lot of -- spent a lot of time on this.

BRENDAN SULLIVAN: This is Brendan Sullivan to fellow Board Member Andrea. We --

SHAHID AZIM: Do you want to say --

BRENDAN SULLIVAN: -- I'm sort of interested in your thoughts on the Bellalta.

ANDREA HICKEY: I listened very carefully to Attorney Page address the two sort of specific questions I had, and notwithstanding Mr. [was it] Williamson?'s educating us that there may be something in the works, I think we can only sort of vote on what we have before us.

So my questions have been answered to my satisfaction by Attorney Page, and I'm personally prepared to make a decision based on the Bellalta case, notwithstanding the fact that we've not had sufficient guidance from the city otherwise.

CONSTANTINE ALEXANDER: Do I take it that you're planning to vote in favor of granting the relief? Because --

ANDREA HICKEY: I am.

BRENDAN SULLIVAN: [Brendan Sullivan --] for the stenographer, "Bellalta" is B-e-l-l-a-l-t-a, for the record. Bellalta versus the Board of Appeal of Brookline, and it

says that -- and I'm reading from the ordinance request for the referral from the City Council last Monday night -- specifically the SJC held that if an alteration or addition to a lawful, preexisting, nonconforming single or two-family includes as an existing dimensional nonconforming, but does not create any new dimensional nonconformities. Obviously, you are.

The city is asking to amend -- and again, that's a slippery slope, and we're not going to basically go down that road. It's a question of which two of the three which are triggering a variance that they would change, or possibly all three.

I guess, Andrea what I'm reading into, if I read between the lines, and your thought is the key phrase is that the relief that's being requested to an alteration or addition to a lawful, preexisting, nonconforming single or two-family dwelling, will not be more -- will not be substantially more detrimental than the existing, preexisting, nonconforming structure.

ANDREA HICKEY: Correct.

BRENDAN SULLIVAN: Okay. All right.

CONSTANTINE ALEXANDER: How do you wish to vote?

BRENDAN SULLIVAN: I would agree with Andrea on that that that is actually the governing standards.

CONSTANTINE ALEXANDER: You would vote in favor of granting?

BRENDAN SULLIVAN: I would. I would vote in favor of granting the special permit.

CONSTANTINE ALEXANDER: Jim?

JIM MONTEVERDE: In terms of commentary, you know, I appreciate what the proponent's done in terms of pulling the building in to the property lines on the two sides. I think that was the part of the discussion last time, so thank you for that.

You know, I feel like they're at the two-yard line, and the only thing that's my stumbling block is really the additional FAR, because it seems like such a small amount that could easily be accommodated in a reduction -- you know, not using the attic, not using something that you could pick up that 100-some odd square feet.

And I would be much more comfortable in supporting it if it could be within the FAR and not exceed it. So --

CONSTANTINE ALEXANDER: As the case is before us tonight, you're prepared to vote against it?

JIM MONTEVERDE: Correct.

CONSTANTINE ALEXANDER: -- unless Mr. Page -- okay, unless Mr. Page wants to offer something different.

JIM MONTEVERDE: Right.

CONSTANTINE ALEXANDER: So your vote is a no?

JIM MONTEVERDE: Correct. Okay, Laura?

LAURA WERNICK: Well, I would actually just take the flip side of what Jim just said, in that I don't think the 100 square feet is going to make any difference to the neighbors. If there is actually 100 square feet removed, it will not change the massing significantly, so it -- the neighbors will not have -- I don't think there will be any noticeable change.

And given that, and Mr. Page's commentary, I would vote in favor of this plan.

CONSTANTINE ALEXANDER: Thank you. And there's -- my vote yes. I am prepared to vote, and will, vote in favor of granting the relief that's being sought. But I would again remind the petitioner that the case may not be over tonight, and depending on the city's lawyers and the building inspector decide.

But on the case with regard to the special permit

that's requested, special permits, as I may have said earlier, are not a difficult standard to meet, and I believe the petitioner does meet the standards, which I'm going to go through in a second when I make my motion.

So I will vote in favor. And that would make four votes out of five, but I need to frame -- I should have done this before -- a formal motion. And I'm not going to resolicit after I make that motion, because you've indicated -- all -- everybody's indicated how they want to vote on it.

So, the Chair moves that we make the following findings: That the requirements of the ordinance cannot be met, the ordinance as now written, without the zoning relief that's being requested.

That traffic generated or patterns of access or egress resulting from what is being proposed will not cause congestion, hazard, or substantial change in established neighborhood character. In this regard, I think it's quite clear that what is being proposed will not cause congestion or hazard.

There has been testimony from the neighbors that there will be a substantial change in established neighborhood character -- that's the words of the ordinance,

not the words that they expressed.

I for one do not believe that there will be a substantial change in established neighborhood character. I think what is at the heart of this are design issues. I think the neighbors do not like the design of what is being proposed, and find it inconsistent with the neighbor. Whether that's true or not is irrelevant from a zoning point of view; we're not an architectural review Board, we're a zoning Board.

That the continued operation of or development of adjacent uses, as permitted by the ordinance, will not be adversely affected by the nature of the proposed use. And again, I don't see any adverse effect, should we grant the relief tonight.

No nuisance or hazard will be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use -- and I hope that's true -- or the citizens of the city.

And that generally, what is being proposed will not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this ordinance.

So on the basis of these findings, the Chair moves that we grant the special permit requested on the condition that the work proceed in accordance with plans submitted -- prepared by Sam Kachmar [K-a-c-h-m-a-r] Associates dated, or the cover page at least is dated 01/07/2021, and that cover page has been initialed by the Chair.

And as I said, we have four votes in favor, one vote against, and the special permit is granted. Case over.

SHIPPEN PAGE: Thank you very much, members of the Board. I appreciate it.

CONSTANTINE ALEXANDER: Thank you.

ANDREA HICKEY: Thank you, Councillor.

COLLECTIVE: Thank you.

ANDREA HICKEY: I'm waiting for an official bye-bye.

JIM MONTEVERDE: Exactly. We're all hanging here, Mr. Chair.

ANDREA HICKEY: Gus, give us a wave.

JIM MONTEVERDE: I think the bell rang. I think we're all set to go. All right. Goodnight, all.

ANDREA HICKEY: Stay safe, everyone.

JIM MONTEVERDE: Bye-bye.

ANDREA HICKEY: Bye.

[00:00 p.m. End of Proceedings]

Pacheco, Maria

From: MATTHEW SCHOFIELD <mscho59@comcast.net>
Sent: Monday, February 15, 2021 4:12 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave

Board of Zoning Appeal,,

I simply want to put my voice forward as strongly supporting the proposed development at 2072 Mass Ave.

This corner is perfect for such a project, being directly on Mass Ave, close to transportation, and being in the company of other substantial structures.

My neighbors are consistent in their ability to find fault in affordable project design and scope. Please don't sacrifice the good in search of the perfect.

I am especially glad to see a continuation of the commercial zone along Massachusetts Avenue. A continuous commercial stretch will improve foot traffic and encourage a more vital neighborhood.

I will make every attempt to attend the meeting virtually

Thank you,

J Matthew Schofield
35 Norris Street
02140
(857)928-5700

* * * * *

(6:04 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan, Andrea A. Hickey, Jim Monteverde, Laura Wernick, Alison Hammer and Jason Marshall

Okay, with that by way of background, I'm going to call the first case, which is Case Number 017326 -- 2072 Massachusetts Avenue. Anyone here wishing to be heard on this matter?

SISIA DAGLIAN: Sorry, I just need a minute.

CONSTANTINE ALEXANDER: Sisia, any problems?

SISIA DAGLIAN: No, there's just a lot of people and I have to go screen through and bring people to a panelist, and -- I should be able to start now.

SEAN HOPE: Just want to test my microphone. Can everyone hear me okay?

CONSTANTINE ALEXANDER: I'm sorry, Jim? (sic)

SEAN HOPE: I just wanted to make sure that you can hear me okay? I can try speaking up if you can't.

SISIA DAGLIAN: Yes, we can hear you, Sean.

CONSTANTINE ALEXANDER: Yep.

SEAN HOPE: Good evening, Mr. Chair and members of

the Board. For the record, I am Sean Hope. I am the principal of Hope Real estate, and along with my business partner and co-developer, Jason Korb of Capstone Communities. Together, we are CC HRE, 27 Mass Ave, TENANT LLC, the applicant.

We are here tonight to present a comprehensive permit to redevelop the parcel known as 2702 Mass Ave, pursuant to Mass. General Laws Chapter 40B.

CONSTANTINE ALEXANDER: Sean? Excuse me, Sean?

SEAN HOPE: Yes.

CONSTANTINE ALEXANDER: If I can interrupt you just for a second. We have a lot of -- I suspect -- I'm sure we have a lot of people on the call, most of whom are not familiar with how comprehensive permit cases go.

I'd like to spend a few minutes, at the risk of boring my fellow Board members and you and your client to just simply lay out for the general audience how comprehensive permit cases work. And then after that, I want to address a few comments to you as the applicant.

So with that, basically the Board of Zoning Appeals performs three functions. This is week to week. We pass on requests for a variance from our ordinance, we pass

on requests for special permits under our ordinance, and we also hear appeals from decisions by the Building Inspector. That last category, we rarely have those cases, but from time to time we do.

Variances involve state law. The requests for a variance are established by state law. Special permits involve matters that are generally allowed by our ordinance, but still require approval, a special permit, from the Zoning Board because of the city has decided that as to certain things they want to -- I assume they want to have our Board pass upon them applying a standard that's set forth in our ordinance.

Any appeals -- and as I mentioned before, the third category are appeals from a decision of the Building Inspector -- all of these cases require a super majority vote by the Board to obtain relief. Super majority means there are five members sitting on a case; you must get affirmative -- the applicant must get four of those five to vote in favor of the relief being sought.

We also now -- we also have a fourth category, which is what we're going to discuss tonight, and that's a comprehensive permit case. By state law, Chapter 40B of the

General Laws, we can grant a comprehensive permit. 50 years or so ago, the state legislature decided that more affordable housing was needed.

And one reason for the shortage of affordable housing was local requirements, either because of restrictive zoning provisions, or because of requirements for approval from various local Boards, all that added time and expense to a project.

So under Chapter 40B, only a comprehensive permit from the Zoning board is required. The Zoning Board need only obtain input and advice from other town boards -- not approvals. The ZBA in short has the right to override local requirements and regulations, including the zoning statute itself.

In other words, Chapter 40B expresses a strong public policy in favor of waiving local restrictions and requirements, where appropriate, in order to facilitate affordable housing.

The Zoning Board -- us -- can, however, impose conditions on an applicant to mitigate adverse impacts on citizens of the community, with a focus on height, safety, environmental design, open space, and planning aspects of

the project.

We cannot impose conditions, however, that will make the project -- the proposed development -- uneconomic. And again, consistent with the notion that the city -- the state legislature looking to favor the affordable housing to get the comprehensive permit requires a simple majority vote; three out of five, not the four out of five for everything else.

So in short, the Zoning Board of Appeals may deny granting the comprehensive permit, only if there are intractable issues, for which the Zoning Board is unable to create conditions that mitigate the impact of the development. That, in a few words, is how comprehensive permit cases arose, and how they work.

Now I want to turn to the actual case before us. And let me say at the outset, I said I wanted to address a few comments to you, Sean.

If one am very disappointed in how this case has been developed. It's been slipshod, and it's been rushed, and it makes it difficult for the citizens and certainly this Board to follow what's going on.

I don't know why you have, for example, filed your

application before you have an eligibility letter. And fortunately for you and your client, or you -- and you are the client, or one of the clients -- we got that eligibility letter today. If we hadn't received it, there would be no hearing tonight.

So I'm not happy about it, but that's how it is. And with that, by way of background, you can proceed with the presentation of your case.

SEAN HOPE: Thank you, Mr. Chair. And I do appreciate the background. I do think it's helpful. And later in the application, if you could discuss why and which (sic) the site eligibility letter came in. But I -- we have made great efforts to try to make the application as clear and concise as possible. And to the extent we didn't do that, we do apologize to the Board.

So to start off with, I'd like to make some introductions, if you could go to the next slide. So we have our project team that is here to make the presentation and answer any questions the Board might have about the proposal.

So speaking tonight would be the Project Architect. We have Jason Forney, a Principal of Bruner Cott

Architects. We have our Land Use Counsel, Ruth Sillman of Nixon Peabody.

We have our energy consultants, Tom Chase or Frank Stone, and I believe Frank Stone is here on behalf of New Ecology. We have our Traffic and Parking consultant. We have Scott Thornton of Vanasse & Associates Inc. We have our landscape consultant, Jennifer Brooke of Lemon Brooke.

Next slide, please?

As the Chair had mentioned back in 2017, this Board approved a comprehensive permit for Frost Terrace. That's a 40-unit, 100 percent affordable development, very similarly with three accessible parking spaces. I bring this up, as the Chair had mentioned, so this is about 10-12 blocks away from 2072 Mass Ave.

One of the reasons why we're showing this example is the same development team. Bruner Cott Architects, they were the architects on that project. They also did the Lunder Arts Center, which is directly adjacent to that, which was a big project in the community.

And part of the reason why we continue to work with them, I mean they are one of the premier architects, I believe in Cambridge and Boston. But also, they understand

the goals of the City of Cambridge on the corridor. They understand some of the guidelines and the history of how some of those Design Guidelines have developed, and we believe that they were the appropriate architect to lead what we believe is a bold and forward- thinking proposal.

The second part is also the quality. When you go by the site, and I'm sure many Board members have, you don't know it's an affordable development. It was an element of historic preservation. There was a new building. There was buildings in the back.

And so, one of the goals of Jason and I is that we build a building that looks like any other building in Cambridge. And that is not some -- an affordable building that is of a lesser quality.

And the last piece which you'll hear more about is we are 60 percent done with the construction of Frost Terrace. And we are starting to receive applications for potential tenants.

And I won't go into detail now, but the interest and the number of applications has really been substantial. And that only speaks to the level of the need for affordable housing. We'll get into that.

So -- just a couple of procedural elements. First, as the Board said, we did -- we received a Site Eligibility Letter in the file, and that is a prerequisite to coming before the Board.

Just to summarize, the letter states that the project is eligible for funding in the form of tax credits. An on-site inspection was completed. Also the fact that the housing and the housing design were appropriate for the location. And lastly that CC HRE Mass Ave Tenant LLC, the applicant, is a limited dividend company.

One other piece of housekeeping: So for the relief requested, I would like to refer the Board to the waiver list that was included in the application, as well as the application advertisement. I request those be included and incorporated into the record, as the requested relief.

SISIA DAGLIAN: Sean? Sorry, I have to interrupt you. I'm not able to screenshare for some reason. I have an error. Do you have the document? I can give you controls.

SEAN HOPE: So --

JASON KORB: Why don't you give me control? This is Jason.

SEAN HOPE: And I think more important than the documents that I have, the presentation has the full plans, and I think that is --

SISIA DAGLIAN: Jason, do you have it? The presentation in front of you?

JASON KORB: I do, yes.

SISIA DAGLIAN: Okay. I'm going to -- you should be able to share it now. Can you test that?

JASON KORB: All right.

SEAN HOPE: So -- and it should be slide 3.

JASON KORB: Can everybody see that?

SISIA DAGLIAN: Yep.

JASON KORB: Is it okay like that, or would you like me to go to full screen?

SISIA DAGLIAN: I think full screen would look better, yeah.

SEAN HOPE: Okay. So -- an when you're ready --

SISIA DAGLIAN: Okay.

SEAN HOPE: -- if you could go to the next slide?

JASON KORB: Where do you go to Full Screen? Do you guys -- oh, here we go. Okay. This is Frost Terrace; this is currently it.

SEAN HOPE: Right. So this is when I was referencing the 2017 40B comprehensive permit Frost Terrace. The left is the rendering, and the right is what we are right now going by. And as I mentioned, we're 60 percent through construction, and this is this same development team.

So going to the development summary, so just by way of background, the site is at the corner of Mass Ave and Malden, and it's located in the BA2 district. As the Board is familiar, the BAT District is a mixed-use district that allows for multifamily housing. And it has an emphasis on ground-floor retail.

A very small sliver of the rear portion of the lot, less than 1 percent, is in the Res B. So as we start looking at the number of waivers, we had to include all the waivers for Res B, because Res B doesn't even allow for multifamily housing.

The lot is about 8500 square feet, and it's improved by a one-story brick building and paved parking, formerly the KFC site, as people may know.

And then to the development, as I mentioned, this is 100 percent affordable housing. There will be 49

affordable apartments, and these will be affordable in perpetuity.

There is an emphasis on two and three-bedrooms, so the majority 71 percent will be what's considered family units, two and three bedrooms. The project is seeing Passive House certification. There are also green roof and rooftop solar.

As part of the Mass Ave Overlay District, there is emphasis on ground floor retail, and so we're proposing 1000 square feet of neighborhood retail and 500 square feet of resident amenity space. There is three accessible parking spaces and two drop-off spaces.

We are fully compliant with the bike parking regulations. We have 51 total long-term bike parking spaces. We have an upper-level terrace amenity, and that has been the result of augmenting the proposal to go -- going from nine stories on Mass Ave dropping down to six stories in the rear, as you transition into the Walden Street neighborhood Corridor.

CONSTANTINE ALEXANDER: Excuse me --

SEAN HOPE: And now --

STEVEN A. COHEN: Sean? Excuse me. You should

just point out, or maybe I will point out -- that these nine stories along Massachusetts Avenue is the result of a filing that was made by you only two days ago. The original plans, and the ones that went before the Planning Board and other Boards, and what I think most citizens of the city saw, had eight stories.

SEAN HOPE: So that is not correct. At the Planning Board, they had -- and we presented, and their memo was reflective of it, we presented to them the nine-story building.

The change from eight stories, a flat eight stories to nine stories in the front and six stories in the back was the result of direct abutter conversations. So we made that change.

The CDD memo at the time that's dated -- that went to the Planning Board, did reference that we may consider going from nine stories and six in the back, and what we did present to the Planning Board in the letter of recommendation to the Zoning Board was the nine stories and the six stories. So --

CONSTANTINE ALEXANDER: I understand that. I just want to be sure that those in the audience who may not be

aware until right now about the change in the height of the building as it fronts on Massachusetts Avenue. I just wanted to call it to their attention. That's all.

SEAN HOPE: I appreciate that.

JASON KORB: We also -- do you mind if I interrupt? We also gave a community meeting on 11/24/2020, where we presented this revised design. Everything is on our website at 2072massaveepts.com -- the whole timeline is on there, along with the backup, so you can actually follow the entire timeline of when these plans were released.

CONSTANTINE ALEXANDER: Okay.

SEAN HOPE: I think what we wanted to clarify is that this was not a last-minute change that wasn't reviewed by the neighborhood. I think you'll see it -- from what we've experienced, a lot of the opposition that we received talks about nine stories, which is evidence of the fact that we've had a full discussion on it, and we have -- we have discussed it fully.

Before we get into the actual presentation of the drawings and plans, I would just like to pass over to our Land Use Counsel, Ruth Sillman, so she can just go over a couple of points.

RUTH SILLMAN: Thank you, Sean. Can you hear me? Good evening Mr. Chairman. My name is Ruth Sillman, and I'm a partner at Nixon Peabody in Boston. You have to forgive me, I have some health issues relating to my tongue, and so, my speech is not as precise as it used to be, but I thank you for bearing with me.

I just wanted to take a minute to review the Chapter 40B initial requirements. The Chair did a very good job outlining and setting the stage for a 40B application. As the Board knows, pursuant to the 40B regulations, to be eligible to submit an application for a comprehensive permit, the applicant of the project must satisfy three requirements:

The applicant must be either a public agency, a non-profit organization, or a limited [33:16 indiscernible] organization. And here, applicants are organization, which means that they have agreed to limit profits and distributions from the project.

Number 2, the project shall be fundable by a subsidizing agency under a low or moderate-income housing of the program, and again the HCE issued the eligibility letter today.

And third, the applicant shall control the project site environment. As noted in the application, the applicants will allow lease of the property from the owner, who is an affiliated entity.

In accordance with the requirements of Chapter 40B, the applicants request that the BZA find that although the City of Cambridge has received a 10 percent affordability housing Safe Harbor, that the BZA finds that the project may proceed, and that it is consistent with local needs, because number 1 it meets the statutory criteria that I just outlined.

Number 2, the project provides much-needed affordable housing, and that to the project is consistent with local concerns, and satisfies health, safety and other local issues, as you will hear from the presentation that will follow.

I would now like to turn it over to Jason Korb.

JASON KORB: Thank you, Ruth, and thank you, Mr. Chairman. My name is Jason Korb. I'm the Principal of Capstone Communities, Partner with Sean Hope.

I just wanted to discuss a little bit more of the details of what level of affordability we're proposing here.

This is very similar to the other 100 percent affordable developments that have been proposed in the city, including Frost Terrace.

All of the affordable -- all of the apartments will be affordable in perpetuity. And we would request that that's something that you write in your zoning decision, so it actually closed with the land. It's very important to us and to our funders that this affordability be forever.

Eight of the 49 apartments would be set aside at or below 30 percent of the area median income. That really has no household minimum income. It had project-based vouchers, which were rent subsidies associated with those. And all of those apartments contain two and three bedrooms for families that are really struggling right now.

41 apartments would be at or below 60 percent of the area median income. And you can see these are maximum incomes, not minimum incomes. Maximum incomes ranged between $53,000 and $82,000. So it's a really wide swath of folks that can't afford to live in the city, whether they're exceptionally poor or in, you know, working poor, or even middle-income I would say.

These are the rents -- just to give you a sense.

These include all utilities, except for cable and Internet. They range between about $1344 for a studio, $1440 for a one-bed, $1728 for a two-bed, and [36:48 audio unclear] for a three-bed. And again, those do not include utilities.

And I would just like to -- just look at the bottom, and you look at some of the comparable market rents. And these are post-COVID market rents. The pre-COVID market rents were much higher.

At the Y that's just down the street, $3600 for a two-bed. You compare that to -- that does not include any utilities. So that's like, you know, more than double what we would be charging.

$4500 for a three-bed. You know, you factor in utilities, you can do the math. And in order to not be rent burdened -- it says that people are rent burning when they spend more than 30 percent of their adjusted gross income on rent -- households would have to make $152,000 to $190,000 to afford these rents, which is a lot.

And then there will also be preference for Cambridge residents. So 70 percent of the apartments would have a preference for people who either lived or worked in Cambridge, and the city has a very detailed list of how that

works.

The engagement process: I can tell you this is probably the most robust engagement process I've been a part of since I've been in development. We started working with the City of Cambridge back in April, the Planning Staff. We went through multiple iterations.

What we didn't want to do is go out to the community with something that the professional staff at the city couldn't support. And so, we spent many, many months with Traffic and Parking, with Urban Design, Sustainability, refining our plans, refining them again and over and over again.

When we did take our plans out in September, we had two large community meetings, two meetings with the Porter Square Neighbors Association, one meeting with the North Cambridge Stabilization Committee, we're very, very sensitive to the Russell Apartments next door.

As you know, that's an elderly building owned by the Cambridge Housing Authority. My Mom is personally -- she's 83 years old and disabled. I'm exceptionally sensitive to this.

And we -- in terms of getting feedback from the

community, one resident suggested that we sit at Boards in the lobby and comment cards, which we've done. We have received comments. In general, people are supportive of affordable housing. They have concerns about construction next door, and those are things that, you know, and some of the traffic that's been brought up. And those are things that we'd love to continue working with them on.

We've had nine meetings with direct abutters, four meetings with various individuals. If you haven't seen the website, I'd suggest taking a look at it. We have an extremely robust comments section. I believe we responded to the -- almost every single comment. We've had some back and forth, and I think it's been a very respectful dialogue.

We have a very robust FAQ section. We've continued to update it. Sean and I and our team have made ourselves available over Zoom day, night, weekends, and I think our opponents can attest to that.

Whether they agree or disagree with the project, I think that everybody would agree that we've availed ourselves to anybody and everybody who wanted to chat with us and give us feedback.

I've literally given most of my life to this

project. We've had meetings with various city departments, as you can see here, all of whom I believe have written favorably of it, and we had a very positive meeting with the Planning Board.

So I can say personally as someone who's lived this for the last number of months, it's taken the life out of me, and it's been an exceptionally robust process. And we've had very great attendance.

And I think a lot of it has to do with the fact that Zoom has allowed more people to participate in this process than I've ever seen. Normally meetings are held at 7:00 at night and families can participate. I have two little kids.

You know, we've had Zoom kids where we've had younger people on the Zooms. Whether they agree with us or disagree with us, they participated. And I'd give this process a lot of credit for that.

We wanted to highlight a number of changes that came out of the community process. There was an issue brought up -- we originally had the residential entrance on Walden Street. People were concerned that people would park in front of the residential entrance -- Ubers and Lyfts,

people picking up people in the building, creating a huge backup on Walden Street. So we relocated the entrance from Walden Street to Mass Ave. I think that was very well-received.

We're proposing to widen Walden Street. And I'm not going to get into too much detail, because I know we're short on time. I want to be respectful of your time. This will be discussed later.

But this is a huge improvement from what we understand from the Traffic Engineers. We've set back the building on the ground floor, increased the width of the sidewalk along Walden Street. We've tapered the wall at the garage entrance to provide more visibility, and that also allows us to add some planters.

One of the issues on Walden Street and Mass Ave on the sidewalks is there's Eversource duct banks that run underneath the sidewalk, which is preventing us from putting in street trees. So any opportunity that we can do to plant ground-level, you know, greenery is a real benefit, I think.

We increased the height along Mass Ave from eight stories to nine stories. And that was the suggestion of an abutter, actually, who said, really the height belongs on

Mass Ave. Mass Ave is four lanes. There are other tall buildings on Mass Ave. And then step it down to the community.

So we responded to that. That change was due to abutter feedback, not something that we just came up with on our own. And the city and the City Planning Staff has also been supportive of that too.

We added an upper-level resident amenity space. Our prior original plans didn't have any outdoor space for residents. We heard from the community, "Where are kids going to play? Where are residents going to experience the outdoors?" And so we've hired Jennifer Brook from Lemon Brooke Architects.

They're doing -- just purchased a rooftop garden in the city right now. They did the Acton Discovery Museum, which is where my kids love playing, to help design that rooftop amenity space, which is over 1800 square feet.

There is a tree on site, that we're planning on saving; retaining a Master Arborist. We updated our traffic study, and we implemented an additional transportation demand measure. So --

CONSTANTINE ALEXANDER: Excuse me, can I ask you

where the tree is going to be? I didn't think there was any space on the lot --

JASON KORB: Sure. Yeah, so there's an existing tree that straddles out site in the CHA's building, the Russell Apartments, and it's literally straddles the lot. And we've hired a Master Arborist to figure out a way to save that one tree. So we have a Tree Preservation Plan from him that we're going to follow, that's part of the materials that we submitted. And we plan to adhere to that plan, commit to that plan, so that tree will be saved.

I can see if -- you know, I think we have some photos coming up. And I think that maybe our architect as he starts walking us through - Jason, if you could point where that tree is as we walk around the site -- Mr. Chairman, would that be helpful?

CONSTANTINE ALEXANDER: I just wanted -- this is the first time I saw reference to a Tree Protection Plan and a Master Arborist. I'm reading the files, so I'm a little puzzled by the reference.

JASON KORB: Yeah. The original submission includes the Tree Protection Plan. Everybody hear me okay? Sometimes I lose volume.

COLLECTIVE: Yes.

JASON KORB: I think now I'll pass it off to Jason Forney, from Burner (sic) Cott.

JASON FORNEY: Thank you, Jason. Good evening Mr. Chair and members of the Board. My name is Jason Forney, F-o-r-n-e-y, from Bruner Cott Architects. I would like to start by setting the context for the project. This is very much a transit-oriented development site about a quarter mile from Porter Square and less than half a mile from Davis, both Red Line and on Mass Avenue, which is the main thoroughfare of Cambridge, served by several buses.

As -- yeah, thank you, Jason. A while ago, the site was occupied by the Odd Fellows Lodge, which unfortunately was lost in a fire around 1968, at which time it was replaced by -- or later replaced by a one-story fast-food restaurant with an asphalt parking lot.

So this is a view of that as well as the 2050 Massachusetts Avenue building owned by the CHA next door, and its party wall, which is pretty much right on the lot line.

Another view of kind of the feel of this part of Mass Avenue, fairly well-developed, with the CHA building,

the Henderson Carriage House, which is a national landmark, and a taller building in the background there, which is about eight stories.

We were particularly -- one of our goals was to kind of be in a conversation with the Carriage House. It's a beautiful building -- repetitive, large windows in sort of a grid pattern, and that had an influence on our design.

And I think that the change going from eight stories all the way through to a nine stepping down to six, really an acknowledgment that we do -- that we are transitioning into a residential neighborhood as we move further away from Mass Avenue.

Another way of looking at our context here, this is sort of a neighborhood map, indicating the volume and height of the various buildings on this stretch of Mass Avenue. There are tall -- this is an area where there are taller buildings.

So looking at that from above, we get the sense that this is a pretty well-developed part of the avenue. And so, our idea is to really in the next slide kind of primary design move of -- you know, occupying that corner of creating a light-colored, white or light grey cube or prism

that kind of floats above the ground there, making way for retail space underneath retail or other active uses that help activate the avenue in accordance with a lot of the city planning goals.

And then it transitions on both sides.

So our kind of overall design goal is obviously creating high-quality affordable housing community, responding to the site, making sure that our design enables an active streetscape and pedestrian-scaled activities, hiding vehicle parking and service areas away from Mass Avenue, using materials that are durable and traditional, but in a modern way, integrating plantings into the building and the streetscape.

And then I think you'll see on the next slide thinking about sustainability in a pretty advanced way, as we're following the city's leadership in this area.

So in summary, this is -- the building is focused on things that we think align with affordable housing. It's a Passive House design, meaning that it uses very low amounts of energy, keeping the utility costs down. It's focused on resiliency.

And also, other things that we think are a good

fit with affordable housing such as that tend to occupant well-being, such as the green roof, materials with fewer toxins and chemicals and plenty of daylighting views in the units, in the apartments.

Now I'll just walk you around. Looking at the building from a few places, this is further up Mass Avenue looking back towards Porter Square, seeing how that corner changes.

Coming a little bit closer, noticing how the building steps down in the back from the corner piece to the six-story piece, which has an outdoor space, complete with plantings that can be viewed from the ground floor, or from the ground.

And just pausing a moment to compare the all eight-story building, and the nine-story stepping down to six that was first sort of brought out in mid-November and shown at the November 24 community meeting.

Coming around, looking back up from Porter Square, and then from Walden Street looking from the residential neighborhood back to Massachusetts Avenue. I'm noticing how the building steps down there with the planted roof.

And the next slide, again, is a comparison of what

that was before, as an all eight-story design, and its modification, putting the height on Mass Avenue and bringing the height down in the back.

A closer look at the street. The Massachusetts Avenue streetscape includes a relocated bus shelter, as well as potentially a public art piece behind it. The main entrance is in the middle, an active, vibrant retail space on the corner and the residential units above.

Coming around to Walden Street, this is a rendered elevation of the building -- again, a lot of those elements are in view here; the retail in the corner, resident amenity room on the ground floor, and then the vehicle parking and service in sort of a piece that recedes into the building with the planter below.

Okay, you can go to the next one again.

Looking at the corner here, there's a few things to note on the site plan, and I will save some of them for Scott Thornton, who is our Traffic and Parking consultant to talk about. But a few important things: we're focusing the pedestrian entrance off of Mass Avenue, as well as the retail entrance.

The vehicle entrance, again, is in the rear, and

we worked with the city's Traffic and Parking folks to understand some of the dimensions requires for having a safe vehicle entering and exit.

Those red lines indicate the geometry where a driver can see folks on the sidewalk 20 feet away from the garage entrance.

Perhaps the biggest move here, which doesn't look big on this drawing, is that we're changing Walden Street. We heard a lot from city planners, and also from neighbors and residents that Walden Street has traffic problems. And we learned that it's because the street is too narrow. And it was formerly a two-lane street that was changed to a three.

And so, on the next slide, you'll see what we're proposing here is to go from three lanes of 1 ten-foot and 2 eight-foot four, to 3 proper ten-foot travel lanes.

By pulling the sidewalk back, creating an easement in -- which gives use for the city sidewalk on the private property, and then also pulling the ground floor of the building back, so that we have around a seven-foot-two sidewalk in the public, where the public can traverse. And that's compared to a six-foot-five existing condition.

I'll walk you through the plans very briefly. The basement is reserved for mechanical equipment, as well as the 51 bicycle parking spaces that are accessed from an elevator.

I've showed you the ground floor, so we'll jump up to floors 2 through 6 so they stack, and here you get an indication that the way we've laid the building out is to have three-bedroom units on the corners, two-bedroom units in the middle, and then those 2 one-beds looking out over Massachusetts Avenue.

So again, a large amount of family-sized units, which the next slide actually will -- oh, sorry. The next one after this has a grid, but going up to the seventh floor and the sixth-floor roof, this indicates the amenity space that we've designed there, which has a wide border of plantings, and then some sort of barrier pulled back from the edge that keeps people from coming over to the edge.

This is an unprogrammed space as of now, but we envision it meeting a wide variety of uses by the residents who live in the building.

Again, the unit mix, 29 percent one-bedrooms and a combined 71 percent are two and three bedrooms for families.

And then on the roof we have some mechanical equipment, which is pulled towards the middle to minimize its visibility. I'll note that it is shown and modeled in all of our renderings. Space for solar, and then looking down onto that low roof below.

We've prepared shadow studies here in the winter. From the upper left 9:00 in the morning, shadows cast to the west. In the middle of the day, 12:00 and 3:00, they sort of come out onto Mass Avenue, really blending with the existing shadow patterns, and then at the end of the day start to move towards the east.

And summer, similar patterns just a little more exaggerated because the day is longer, noting that they do begin in the morning to the west and do cast some shadows on some of the residential buildings for a short time, then move back towards Mass Avenue, and then over to the east in the afternoon.

And the spring and fall, similar shadow patterns. Again, 9:00, 12:00, 3:00 and 6:00.

And in summary, in the next slide, Jason, you know, I think that the way to summarize this is that the shadows are layered in with the existing shadows in this

part of the avenue. The majority of them are cast onto Mass Ave.

Not many of them are cast backwards to the south into the residential neighborhood, with the exception being that there are some early morning shadows cast to the -- on the buildings across Walden Street, and then some late afternoon shadows cast towards the CHA building.

And so, now I'll hand it over to Scott Thornton.

SCOTT THORNTON: Thank you, Jason. Mr. Chairman and members of the Board, my name is Scott Thornton. I'm with Vanasse & Associates. We prepared a Traffic and Parking assessment for the project. That document is dated November 9, 2020.

That assessment included a review of the available on-street parking supply, an estimate of the project trip generation, and a transportation demand management program that's intended to mitigate the project impact on Traffic and Parking.

As has been indicated previously and you're familiar with the project -- 49 units, with a small amount of neighborhood retail on the first floor -- three, total parking spaces with 51 long-term sheltered, bike parking

spaces that are protected from the elements.

The site is an existing approximately 1900 square foot fast food restaurant, was a KFC for a long time. And this slide shows the two access points that presently exist for the site. There's the one towards the back off of Walden Street, and then there's the one in the front that provides access to Mass Ave.

And there's a median -- it doesn't show in this slide, but there's a median on Mass Ave that really restricts the movements through that curb cut to right in, right out, right turn out only. And the Mass Ave curb cut has conflicts with a large amount of pedestrians, with bicycle flow, the bike lane is out there, and the bus lane or the bus stop is right in the vicinity of that curb cut.

So there's a number of issues associated with that Mass Ave curb cut.

We go to the next slide, which you've seen previously. This is the proposed ground-floor plan. And you can see that the Mass Ave curb cut has gone away, and the Walden Street curb cut is retained. And the building features have been designed to accommodate site distance for sitting vehicles.

You can see there's two short-term pickup and drop-off spots in the rear of the site and three accessible spaces are also provided. And as Jason was indicating, the features of the site have been designed to maximize visibility for people exiting the driveway with the step back of the wall and some low-lying landscaping area to preserve the lines of sight for vehicles exiting the driveway.

As Jason mentioned, I think the critical point -- one of the critical points is that the applicant is providing over three feet of property to accommodate the widening of Walden Street to three 10-foot lanes. And this provides better and safer operation for this approach. I'll show you another slide that I think you've already seen as well, but that documents the fact in a little more detail.

The applicant has also provided additional property to widen the sidewalk from the existing six foot five inches to seven foot two inches.

And these three measures, the closure of the Mass Ave curb cut, the widening -- providing frontage to widen Walden Street to three more standard lanes, and providing initial frontage to widen the Walden Street sidewalk really

are significant improvements to vehicular operations and ways to address pedestrian safety.

If you'll go to the next slide, you can see the comparison between the existing and the proposed conditions. Where the existing Walden Street cross section has one 10-foot departure lane away from Mass Ave and 2 eight-foot-four-inch approach lanes with a six-foot-five-inch sidewalk.

And it doesn't take much to turn this two-lane approach into a one-lane approach, due to the narrow width of the lanes. If you have larger trucks or even larger vehicles that are -- that don't quite provide enough access or enough space for another large vehicle to run up alongside of that movement, that vehicle, that turns the two-lane approach to a one-lane approach, and that just contributes to the vehicle queuing that exists on Walden Street.

Whereas the proposed condition provides a more standard, 10-foot or two 10-foot approach layers, which are better able to fit a variety of vehicles simultaneously. And the proposed sidewalk would be -- again, seven-feet-two inches, and anytime a sidewalk can be widened, it's a plus for pedestrians and accessibility.

So the next slide, we start to get into the parking study. And we conducted this study based on guidance from the Traffic, Parking and Transportation Department for the city.

We looked at the available parking spaces within a quarter mile radius of the project, looked at the on-site parking by quantity and type. And this study area was divided into 27 separate zones. This particular slide shows the site in relation to the study area.

We did parking counts on a typical Monday in October to identify parking -- I'm sorry, a typical weekday in October to identify parking demand.

The next slide shows the sort of summary of the regulations -- the parking regulations in the area.

So if we can go to the next slide, Jason -- there we go.

So while we inventoried all 928 spaces in the study area, the only spaces that were counted during the study were the 806 spaces that were comprised of RPP, or the residential permit parking spaces, accessible spaces, and spaces with no regulations.

And that totals approximately 806 spaces.

The next slide shows these zones, and in particular there's five zones that are located within a two-block radius of the site. Counts were conducted every two hours from 10 a.m. to 10 p.m., and we identified a number of vacant spaces in each of these zones.

The next slide shows the number of vacant spaces available at the time periods observed. Now, this is within the entire study area. But for the zones within the two blocks of the site, there's a minimum of 50 to 51 parking spaces available during all the time periods shown on this chart.

CONSTANTINE ALEXANDER: This chart identifies -- excuse me, sir.

JASON FORNEY: Yes.

CONSTANTINE ALEXANDER: This chart identifies the number of parking spaces, but does it show how many are empty from various times of the day? I know that there's a lot of -- not a lot -- there's parking spaces around the site, but if you try to find a parking space there, particularly on Walden Street, it ain't there. I know --

JASON FORNEY: Yeah, so --

CONSTANTINE ALEXANDER: -- because I used to live

in that general area. So I wonder --

JASON FORNEY: Right.

CONSTANTINE ALEXANDER: -- the numbers you propose are a little bit exaggerated in terms of real life, as opposed to theoretical?

JASON FORNEY: Sure. So these -- perhaps I wasn't clear. This chart shows the number of vacant spaces that we observed every two hours between 10a and 10 p.m. And again, this is across the entire quarter mile study area, the area within a quarter-mile radius of the site.

So we know the people are obviously going to want to park closest to the site, so we also -- there's another -- the study also looks specifically at the zones within a two-block, within a two-block area of the -- two-block distance of the site.

And in that area, we identified a minimum of 50-51 spaces during each of these time periods. In some cases, it went up to 67; in some cases it went down to 51. But that --

ANDREA HICKEY: Excuse me, this is Andrea Hickey. Do you have a slide for that study within the two-block radius of availability?

JASON FORNEY: It's actually in the -- through you, Mr. Chair, it's actually in the parking memo. And, you know, we were trying to keep the parking presentation somewhat brief to go there.

ANDREA HICKEY: Yeah. I know parking is really important to the neighborhood. So that's not a slide that you're able to share now as part of your presentation?

JASON FORNEY: I don't believe we have that loaded, no. But, again, it's in the parking memo. It identifies a number of spaces that are available in the two-block zone.

CONSTANTINE ALEXANDER: Following up on Andrea's point, the -- a lot of the -- during the process of getting to where we are tonight, there was those who were opposed or have questions about this project focused on parking.

And so, I think a fulsome parking presentation was called for, and not omitting slides that answer a very relevant question that Andrea raised. I'm disappointed that you don't have --

JASON KORB: Do you mind if I -- Mr. Chairman, if you give me 30 seconds, I can probably pull it up if I stop sharing my screen for one minute. Would that be okay?

CONSTANTINE ALEXANDER: I'm sorry, I didn't get that. Please be?

JASON KORB: I could -- if you -- if I had 30 seconds, I could pull it up on my screen if I stopped sharing for a minute. Would that be okay?

CONSTANTINE ALEXANDER: You've got 30 seconds -- not longer than that. This is --

ANDREA HICKEY: Yeah, I think Sisia would have to allow him to share his screen, if --

JASON KORB: I was just sharing it.

ANDREA HICKEY: Okay, thank you.

SCOTT THORNTON: I think he's already sharing his screen, so --

ANDREA HICKEY: Thank you.

SCOTT THORNTON: So I think the -- you know, and if Jason can find that table, that'll identify what we're looking at. Particularly, it should show that there's between 52 and 54 spaces available at 10 p.m., when residential parking is higher.

JASON KORB: Everybody can see my screen?

SCOTT THORNTON: Yup. Yup, that's the table right there. So these highlighted -- these highlighted bars --

highlighted rows, show the zones, the specific zones, and also the number of spaces.

And highlighted represent the zones that are within the two-block distance of the site. So as I mentioned, the totals vary between 50 and 67 spaces available during each of these time periods.

ANDREA HICKEY: Excuse me, this is Andrea Hickey again. So do we know again within this important two-block radius which of these spaces are metered spaces and which are resident spaces?

SCOTT THORNTON: These are a combination of residential permit parking and spaces that had no regulations on them.

ANDREA HICKEY: So metered spaces are not I called?

SCOTT THORNTON: No. No, these are RPP spaces or no regulation.

ANDREA HICKEY: Thank you.

SCOTT THORNTON: And in terms of the project demands, you know, we -- the census data indicates that about 32 percent of trips in this area are due to vehicle trips, which likely indicates a lower auto use and ownership

percentage.

And in terms of trip generation, we also did a trip generation analysis for the site, and we're expecting about -- due to the mode split adjustments based on existing census data, we're expecting about six morning or six vehicle trips during the morning peak hour and nine vehicle trips during the evening peak hour, and this is an incremental increase in traffic levels of the area.

In terms of ways to mitigate that impact, the applicant is proposing the TDM program, which has a number of measures that are proven, and that are in the standard -- I guess I'd call it the standard toolbox of the city community development and Traffic and Parking departments' ways of addressing project impacts.

They include measures such as a Transportation Coordinator to identify and put together packets of information for new residents identifying what types of alternative and sustainable transportation systems are available in the area.

We're proposing a transit stream installation, which provides up to date, real-time information for when the next bus is coming by, when the next Red Line car is

coming by, when -- what available Ubers or what the closest Uber and Lyft drivers may be to the site, and also, a Bluebike station and dock availability for the Bluebike stations in the area.

I just want to conclude by saying that the site plan was reviewed by Community Development, by Traffic and Parking, by DPW. The Traffic Department has reviewed our parking study. They indicated that they -- they believe the traffic impacts would be minimal, and particularly given the site's previous use as a fast-food restaurant, which generated much more traffic than this site, the proposed site will.

They also indicated that they support the project.

So I'll turn it over to Jason, but I just think that in general, you know, with the TDM program and the alternative modes of transportation that are available. We expect the project to have a very minimal effect on traffic and parking in the area, and actually improve the level of safety at the intersection along Walden Street.

Jason?

JASON KORB: Sure. I just want to close out by pulling back a little bit more, giving ourselves a 30,000-

foot view of what we're trying to accomplish here, which is to provide really high-quality affordable housing for families that desperately need it right now.

And here are just some statistics: CHA has over 20,000 unique applicants on their waitlist right now. 7100 indicate they live in Cambridge or were a veteran. You can see the mobile voucher waitlist numbers, which are just astounding right now.

Homeowners' Rehab, the Finch, which I believe was a permit project, they had 2261 applicants for 98 apartments. Port Landing, which is a project that Sean and I completed back in 2016, was 1400 applicants for 20 apartments.

And the demand at Frost Terrace, we're actually in the lease process now at Frost Terrace. Applications are due back for a lottery which will be in February over the next few weeks. We've only been marketing for two and a half weeks. We've sent out over 500 applications.

We had 340 people register for our info sessions. The demand is off the charts. We have to hire more people to put applications in envelopes and field phone calls and e-mails and people are saying we're not getting back to them

because we're totally overwhelmed with demand right now. And some of the stories are just heartbreaking, they really are.

And so, COVID has only made us so much worse. And the Joint Center for Housing Study just came out with their annual report that has all the data that backs all of this up. People really need quality housing right now.

And if you want to talk about safety, you know, people who live in overcrowded conditions with lead paint that -- or their heat doesn't work, that's unsafe. That's in my mind an unsafe condition for anybody. It's inhumane. That's how a lot of people are living right now.

And this will be some of the most high-quality housing in Cambridge. And that's of the utmost importance to Sean, it's of the utmost importance to me. So I'd just like to leave -- kind of close on that note. I'm thinking about big picture what we're proposing here. Thank you for your time, Mr. Chairman and the Board.

CONSTANTINE ALEXANDER: Does that conclude your presentation, or your --

JASON KORB: It does.

CONSTANTINE ALEXANDER: Okay, fine. Thank you.

I'll open the matter up to questions by members of the Board. Brendan, do you have any questions you wish to ask?

BRENDAN SULLIVAN: Brendan Sullivan. The one question I would have for either Sean or Jason would be what drove this thing up to nine stories? I mean, when you sat down, you obviously have a blank piece of paper with that lot, and then how does this thing grow? Obviously, the need. There's no doubt that there was a need.

I'm sure that even going through all the correspondence, there was nobody who was objecting to -- nor should they -- to affordable housing. It's a very, very worthwhile, very righteous thing to do for your fellow man. I think we all support that.

But the impact keeps popping its ugly head. And so, how did this thing get from a blank piece of paper to nine stories. I mean, is it that we're going to build from wall to wall, or and -- how did we get to that height? If you can briefly -- I know this took many months, so I do not need to resurrect all of it, but -- the minutia -- but if you can just sort of tell us how did it get to the size of this building?

JASON KORB: So let me try first, and maybe Jason

you can add to it. So I think -- so if we're on Mass Ave, a major corridor, and we looked at the some of the surrounding, taller buildings… we have six stories across the street, we have eight stories down the block. There is a nine-story building further down Mass Ave.

So part of it is we looked at the some of the larger buildings in context. These buildings aren't LEED, these buildings don't have the Passive House certification, so we looked at that.

And that's kind of how we came up with the eight-story building. When we looked at the -- part of it also too is it's about maximizing the opportunity to be able to provide family units. If we were doing a bunch of one-bedrooms, we probably could do a smaller building and a shorter building.

But we were looking at doing two and three-bedrooms of quality size. They were the size and scope that we needed to achieve. So that's kind of how we came up with an eight-story building.

But it was an eight-story flat building, and we didn't have -- frankly, we didn't acknowledge the residential neighborhood behind. So in our early

conversation with our direct abutters, we had a conversation and they were saying, "Look, the massing belongs on Mass Ave because that's a major thoroughfare." And reasonable minds can disagree whether eight or nine stories was appropriate.

But what we did hear loud and clear was on Walden Street, we wanted to lower it down to six stories. And so, we -- part of the key was to try to keep the unit count and the number of family units in the.

So that's how we came up to nine stories, and then lower down to six stories in the back. And six stories is obviously not the three stories, but it does acknowledge the fact that there's a lower residential neighborhood behind us. I'm not sure if that answers that.

BRENDAN SULLIVAN: What were the guidelines under the recently passed Affordable Housing Overlay ordinance -- what would --

JASON KORB: Yeah, so --

BRENDAN SULLIVAN: -- the guidelines be for that?

JASON KORB: So the Overlay would allow for a six-story building. So 69 feet, with the idea that it is ground-floor retail on the first floor. And, you know, the Overlay has come up several times.

And we've always said to neighbors -- and I'm sure the Board knows this as well -- the Overlay is one of several tools to deliver affordable housing. 40B has always been there.

But I think as the Board knows, that there are legal challenges and other things that have stifled affordable housing. So the City Council decided to have another tool.

If you would notice that, we dropped it down to six stories in the rear, and that six stories is the same six stories that you would get with the Overlay. So in terms of the building as its approaching the city parking lot and the Walden Street neighborhood, that six stories that we're proposing is the same six-story experience that the neighborhood would achieve.

Now, some of the other benefits -- the widening of Walden Street, the Passive House, the retail -- some of these others are doing, those things are also tied to the overall development. And so, --

BRENDAN SULLIVAN: Let me interject. Is that on you guys, or is that in conjunction with the city a shared cost, or?

JASON KORB: So that's the cost of this project. We are doing this project. The city -- Traffic and Parking suggested it. We researched it and we figured out that we could make it work. So we are giving an easement to the city by pushing our building back to increase the sidewalk and we are taking the cost and the burden of this public improvement that would only be done in this project.

BRENDAN SULLIVAN: I give you a gold star for that. I go down Walden Street all the time, and that is a disaster. That's a bottleneck right there. So I give you a gold star for that.

But, you know, you had mentioned, or Jason had mentioned, that Cambridge Housing Authority currently has 20,700 applicants, and that the Finch Apartments there were 2261 who applied for residency for only 98 apartments. You're providing 48 units in a nine-story building.

So even if you were to -- I mean, you're never going to satisfy the need for affordable housing, and we should do whatever we can to provide it. But, you know, even if you built 100 of your projects, that only gives you 4800 units. There were 20,000 applicants.

But, you know, the question is -- again, I'm not

trying to be a wise guy here, but what does 108-story buildings look like? I mean, there has to be some urban design element to this, and the effect on surrounding neighbors.

And so, that's where I'm a little hesitant on your proposal. You know, I look at -- and again, the other day I'm up at the corner of Huron, and I want to editorialize a little bit here -- the corner of Huron and Concord Avenue, and I look and -- you know, where Sarah's is, and then you look across the way where the Hi-Rise is, and then the other way where there's the gas station, and I'm looking and I'm seeing similar sized lots. What about a nine-story building on either one of those corners? What about on two of the corners?

And, you know, the corner of Pemberton, Rindge Avenue and Mass Ave. That's a one-story retail block, and what about a nine-story building there? And then we can always point back to, "Well, you know, you approved it on the corner of Walden and Mass."

So I'm not sure if that's the road -- and I'm hesitant -- is that the road that we really need to go down or will go down? Maybe we won't. So, you know, I keep

going back to the Affordable Housing Overlay Ordinance and some of those guidelines. So anyhow, that's my comment and I will listen to other members of the Board.

The other thing is that a tremendous amount of comments have come in in the last couple of days, which I have not had a chance to review. Your application is 409 pages, which I got through, and some other comments.

So, again, I value the people who took the time to write in. I was not able to read it all, and I value that. So I would be interested, other Board members, whether or not they also are comfortable with reviewing all of the material that was submitted.

CONSTANTINE ALEXANDER: Andrea? You might want to respond to Brendan's question, or you've got other questions of your own?

ANDREA HICKEY: Yes, please. So I do have to say that with respect to the issues regarding nine stories and sort of setting precedent, I concur with Mr. Sullivan that it troubles me a bit. I do appreciate the step back in the rear, more residential part of the parcel. But the massing on Mass Ave is still pretty significant.

It's tough, of course, to weigh that against

providing affordable housing, which, without question, is needed in Cambridge desperately. So I won't repeat what Mr. Sullivan said, except for that comment.

With respect to Traffic and Parking, I very much appreciate your parking study and the detail that you've provided tonight, it's really helpful. I know you mentioned that you have another affordable project, Port Landing. Are you still involved with that project?

JASON KORB: We are.

ANDREA HICKEY: All right. So that unit -- that project, you indicated, had 20 units. Are they all affordable unit?

JASON KORB: They are.

ANDREA HICKEY: And how many parking spaces are available for the occupants of those 20 units?

JASON KORB: So 14 are available. There are 16 in the garage.

ANDREA HICKEY: Okay.

JASON KORB: We use one for management and maintenance type stuff.

ANDREA HICKEY: All right. And do you have any idea -- it's sort of a random question, but -- of those 20

units, how many of those units own a car?

JASON KORB: Good question. So we know that 14 of the spaces are taken.

ANDREA HICKEY: Right.

JASON KORB: We did --

ANDREA HICKEY: But do you have a waiting list for spaces?

JASON KORB: I don't believe we do.

ANDREA HICKEY: Okay.

JASON KORB: I have not heard of that. That being said, the property manager did indicate to us when we reopened that one or two residents actually bought cars because now they have a garage, which I thought was very interesting.

ANDREA HICKEY: Oh.

JASON KORB: So.

ANDREA HICKEY: All right.

JASON KORB: Yeah. So the reason for my question is with 49 apartments proposed here, and really three spaces because we can't count the drop-offs, I just wonder how many of those 49 residents will have cars, and how that really will impact the neighborhood? Can you speak to --

JASON KORB: Sure, so --

ANDREA HICKEY: I know you can't guess how many will have cars, but just trying to extrapolate the real situation at Port Landing, if that's at all similar?

JASON KORB: No, it's a great -- it's a really great question, so -- and Scott can speak to this to. But we anticipate about 50 percent of the units will have cars. So we'll have about 25 cars, plus or minus.

ANDREA HICKEY: Okay.

JASON KORB: That will be the demand. So similar to Port Landing.

ANDREA HICKEY: All right. So from your parking study, if I understood it correctly, within that two-block radius, there being sort of 50 spots available more or less on an average, those spots would seem to be able to accommodate what you anticipate for cars, do I understand that correctly?

SCOTT THORNTON: Yeah.

JASON KORB: I'd like Scott to go on the record on that one.

SCOTT THORNTON: Yeah, absolutely. I think that, you know, if we're looking -- and there's a number of

studies and statistics, particularly in Cambridge and, you know, some areas where there's -- where parking is tight and there's a reduced auto ownership percentage, you know, if we have 50 percent car ownership.

And that will have us somewhere around 25 spaces, we think that that can be accommodated within the two-block area. But absolutely within the quarter-mile radius, which is still not that far of a walk.

Obviously, people want to park closer to their residence; we found that there is sufficient space to accommodate that demand.

ANDREA HICKEY: All right. Just looking at the numbers again, comparing to Port Landing. So with 20 units having 14 spaces, you really sort of covered 70 percent of the units with parking. The number is here with 49 units and three accessible spaces don't come anywhere near that. What is the reasoning for not trying to reach that same ratio that you did at Port Landing?

JASON KORB: Sure, so there is a lack of space. So the basement -- first of all, in order to get cars down to the basement, you would either have a ramp, which would take up most of the basement space -- Port Landing was a

much larger site, and much more suited for a double loaded car garage. So you would actually have to install a ramp here, and Scott can talk more about that. It would have to be an automated ramp.

The issue is that when half the basement is bike parking, and all the mechanicals are going into the basement as well, including the transformer, which we know has been an issue in the community. We know that another development didn't account for the transformer in their plans and ended up in a very public location.

When we actually -- you heard a lot about this when we did Frost Terrace when we have placed the transformer in any assigned equipment over it at Frost Terrace -- we've done the same thing here as well.

Jason, I don't know if you wanted to add anything additional to that?

JASON KORB: I think you covered it well. The tradeoffs that we would have to make would be to not have active uses on Massachusetts Avenue, or we would have to go up and displace units.

ANDREA HICKEY: How many units would that tradeoff cost you, approximately? How many spaces could you get if

you sort of did a tradeoff?

JASON KORB: It's hard to say, but if I had to guess, I would say it would take a whole floor of the building, which is six units that would impact financial feasibility.

A more likely approach, which we've talked to some neighbors about, would be to add potentially some stackers. This would eliminate the drop-off parking spaces. It would add cost to the project, but the project is right teetering on the edge of financial feasibility, as it is. I mean, it's a very nicely designed building.

And so, that's not something we'd commit to today, if the Board wanted us to look at that. We would have to go back and review financial feasibility, which we have some big concerns about, and I think we'd have to even understand -- and Jason, maybe you -- Jason's done a little bit of study on this too, that in terms of the numbers it wouldn't be significant.

I think we'd be talking around eight stacking parking spaces. And then you would lose the drop-off parking spaces.

ANDREA HICKEY: Right. And I do understand sort

of the tradeoff between providing more desperately needed housing versus something like parking. So I appreciate your taking my questions. That's all I have.

JASON KORB: Thank you.

CONSTANTINE ALEXANDER: Thank you, Andrea. Laura, do you have any questions you want to ask?

[Pause]

CONSTANTINE ALEXANDER: Laura?

LAURA WERNICK: I think -- no, I would just echo Mr. Sullivan's concerns about setting that amount of height on in North Cambridge. That's a big concern for me. But that's really -- that's my major contraception. Thank you.

CONSTANTINE ALEXANDER: Okay. Jim Monteverde?

JIM MONTEVERDE: Yeah, this is Jim Monteverde. I concur with --

CONSTANTINE ALEXANDER: I think you're muted.

JIM MONTEVERDE: -- Brendan. I think I have two concerns, primarily. I --

CONSTANTINE ALEXANDER: Jim, I think you're muted.

JIM MONTEVERDE: Oh, I'm sorry. I'm sorry, can you hear me now?

CONSTANTINE ALEXANDER: Yes.

JIM MONTEVERDE: Yeah, sorry. I have two concerns; the initial, the primary is the height. I agree with Brendan, and just from going up and down the street, it just -- there's just too much mass there -- unarticulated mass. I mean, I look at the housing building adjacent to it. To the south, there's a lot of articulation on the façade to try and mitigate the bulk.

This one just puts it plainly on the corner, which I appreciate the clarity of it, but it's -- there's just too much and too high -- too high beyond the allowed in the Overlay District.

I think that also relates to my secondary concern, which is the urban context, and wanting to not rely -- and assuming that people will not be vehicle bound and they'll use another mode of transportation in town.

I think if it were not as tall, therefore not as many units, then I might feel more comfortable with the parking count. As it is, it's -- and I understood the presentation about the parking at Alice's, but I don't see from the floor plan.

And I appreciate that this is primarily family housing, but I've seen most of the discussion I think for

the not having vehicles as really applying to the -- let's say the young, urban professional who's getting around by Uber or by bike, not a family, where that may in fact have a vehicle or have use of a vehicle.

So my secondary concern is just the very limited vehicle count, either on the site or at another site, so some accommodation for parking, and primarily it's the building height is just my concern.

CONSTANTINE ALEXANDER: Thank you.

JIM MONTEVERDE: Thank you.

CONSTANTINE ALEXANDER: And I have a few points to make. Like everyone else who's spoken, I am concerned about the height, the nine-foot height on Massachusetts Avenue and the overall massing on that corner. It's not a big lot, and I understand that.

But I'm wondering whether -- why we couldn't have a smaller structure. It would mean less affordable housing to be sure, but we're talking maybe if you went down to a six-story building all around, yes, you'd lose maybe I don't know, 15, 20 units, but you would have -- city overall -- the impact on the city would be beneficial. That's where the rubber meets the road in this case, is you've got a very

aggressive building that you want to have the town, the city approve.

And yes, we do need affordable housing, no question about that, but we're not no question about that, but we're not going to solve the affordable housing crisis by having 49 units as opposed to 30 units. And we do have to take into account other -- in my mind -- considerations besides just affordable housing.

That said, I would point out and remind Board members if they're not aware of it, that the petitioner did meet with the city's Traffic, Parking and Transportation body, and I have in my possession -- it's in the file -- a memorandum from that body. And so, several -- it goes at length into a lot of the issue that have been touched upon already.

But the Traffic, Parking and Transportation body says that they strongly support this project, and they believe that the project's traffic impacts will be minimal. That's their view. I'm not sure I agree with that, but that's how it is.

That's all I would have to say at this point. I think it's time to open this matter up to public testimony.

And I suspect it's going to be quite a bit of it.

I would ask fervently -- ask the people who are planning to speak, if someone, if you said something in writing before, no need to say it over again orally. We do -- we have read most, if not all, of the files. And we get the message.

Second, you're going to have three minutes to speak. Sisia's going to cut off the mic after three minutes. It's sort of a -- it's going to go dead. We do this -- I'm doing this only because we have to finish this case tonight, and a lot of other cases that are sitting in the wings.

So with that, I'll open the matter up to public testimony and here are the instructions. Any member of the public who wish to speak should now click the icon at the bottom of your Zoom screen that says, "Raise hand." If you're calling in by phone, you can raise your hand by pressing *9 and unmute or mute by pressing *6.

SISIA DAGLIAN: Okay, a couple things. Jason, can you unshare your screen? Okay, that would be better. Thanks. I'm going to -- we have 28 people right now raising their hands. I'm going to bring people into -- as panelists

one by one, and then when you're done with your three minutes, the next person will be brought forward as a panelist.

[Pause]

SISIA DAGLIAN: Oh, I think I have to be a host. Okay. Hang on a second.

CONSTANTINE ALEXANDER: Sisia has to step out to get some information from the staff. So we're just going to pause for hopefully a few minutes.

BRENDAN SULLIVAN: Oh, I suppose while I -- this is Brendan Sullivan -- I suppose while I have the mic and there's a little pause in the action: A little comment that I would like to make to the developing team is, you know, when you think of affordable housing, I look down Rindge Avenue, which we approved, obviously, the redo of those apartments.

And we actually turned the project sort of 180 to put a bigger building in the back and then the smaller building up at the street side pushed it back a little bit, so I have a little bit better streetscape.

And the comments that we heard then, and we also heard them not too long ago regarding a Cambridge Housing

Authority redo of the apartments -- it was Miller Park or some one of them -- was that people who are in affordable housing, you know, they like trees too, they like open space, they like gardens. We were talking about affordable housing with families.

And I know that you're saying that the recreation space can be down the street at different parks and what have you, but, you know, people want to live where they can -- especially with children -- just outside their door, outside their back door, outside their apartment door. And they don't have to go down the street and walk around the corner and what have you.

Parents want to be, and guardians want to be, close to their children and their children want to be close to the home. And this doesn't really address that to me. You know, yes there is a green space in the back, to be shared by 49 other residential units, but I don't know.

We're just very vertical with this project, and some other amenities that a lot of us take for granted -- open space, trees, gardens, green space and so on and so forth is absent. So that's my comment.

SISIA DAGLIAN: Okay, representative Decker?

REPRESENTATIVE MARJORIE DECKER: Thank you. First, I'm just going to just say this out loud, and I hope it doesn't get held against me, but Mr. Alexander, I'm really stressing out about looking at you with your mask down being so close to Brendan there.

And, you know, I'm learning about more people who've gotten this, like, just going into grocery stores with masks on, so just -- I say that.

That said, I strongly support this project. I hope that you will have the time to send the letter that I wrote, and I have hardly approached this Board in my 20 years as an elected official, hardly as a City Councilor, which might surprise some people, and certainly not as a state representative.

But as somebody who grew up in public housing, I can tell you every single one of those 49 units matter. And the idea that we can't solve the problem of affordable housing, I think it's a very dismissive way of actually walking away from the idea that we can actually run to opportunities to create good, affordable housing whenever possible. Those 49 units represent 49 families and individuals whose lives will be absolutely transformed by

the opportunity to live in our community.

And I'm having a hard time wrapping my head around we want people to use smart growth urban planning. It is on a main street. It is near public transportation, it's on a bus line, and it's actually near a train station to walk to.

There's a lot of buildings in that neighborhood, and I lived three blocks from that on the corner of Walden and Richdale for many years, and I don't live too far away now on Raymond so that the traffic through there will still impact my life on Raymond.

And those of you who pay attention to these issues will know that nobody's entitled to a parking space on these city streets -- that because you were here first and you have a car, there are days on street cleaning that my husband and I park -- yes, four blocks away from our house. And it is the complexity and the tradeoffs of living in an urban community.

This project is beautiful. Both of the earlier projects this development group have done have made me weep. The idea that I might have as a child been able to live in a place where the materials and the design and the location were as beautiful as they are, it is profound.

And so, in the same way we want urban planning, I think they have done their best to respond to the needs of the neighborhood for those who have been concerned about the massing. The step back on -- that goes back towards -- sorry, I'm -- Walden Street I think is brilliant. They're providing a lot of additional green space.

Let's be clear. This project is far more aesthetically pleasing than a lot of developments that are commercial -- both housing and commercial -- in that very neighborhood that had been allowed to go up.

And so I think they've gone above and beyond in responding to the needs to the best they can. And I think to say to flip it over, whenever we have the opportunity to provide affordable housing, if you understand who that speaks to -- and I, as somebody who grew up in public hearing here, and is so extraordinarily grateful to still live here, and by the way who's given back a lot to this community and will continue to do so, every unit is invaluable.

So when we have the opportunity to run towards the possibility of building units, we should be doing that. And so, I really hope that you will embrace this project. The

design is beautiful.

And we either want to building parking spaces to encourage people to have cars or we don't. And having served in this community for over 20 years, I have whiplash trying to figure out what is it that we want. We provide parking spaces, then we're encouraging people to have cars.

We don't provide parking spaces, and then we're worried about people taking public parking spots. We want good urban growth, so we put a building right there that meets every criterion of what good urban smart growth is, and all of a sudden, it's too much.

It is not too much. I think it's beautiful. I think the developers have a really good history in this city of doing good work and providing affordable housing, and I'll tell you as somebody who pre-pandemic and during the pandemic -- right, 7:30 I have not been off a Zoom call, like many of you, since 8:00 this morning -- so much of my time is about trying to address the incredible needs.

We were the number 1 state in the country up until a month ago for unemployment. We continue to be very high up there. The budget that we just passed left Massachusetts. We took half of our rainy-day fund to be

able to pass the FY21 budget. We only have half of that left, and the budget that we're predicting for next year is going to be worse.

One in eight Cambridge neighbors is feeling hungry and experiencing food insecurity. This is going to get a lot darker, even as the vaccines start to protect us from the virus. The economic devastation will continue to be experienced by a number of people at a time in which those who are very wealthy seem to be still doing very well under these pandemics (sic).

But those who are not are not doing well, and we have an opportunity to continue living our values.

And finally, I would just say that for those who are in this incredible privileged position of making this decision, I have to believe that if you truly understand who has the opportunity to live there, or who will be denied the opportunity, that you would reframe what this project means and what it -- and how to actually fight for it, as opposed to pick away at it about why we shouldn't do it. Right? Thinking about if you want it, then you could -- there's a lot there to talk about why the tradeoffs are worth it.

And I want it because every day I'm exhausted

trying to think about how to meet the needs of people in this community who are suffering exponentially with this pandemic. And I want them to live in Cambridge, because Cambridge is a great community that provides really good opportunities, resources, and can be transformational for people.

Having people -- if you can't live in Cambridge because it's not affordable, guess what? You're actually traveling two hours south or north of Cambridge to find an affordable place. And I think that we're a pretty amazing community that will only be amazing as long as we continue to respond to those who want to live here but can't afford to.

I don't see how we would be looking at ways to walk away from this. I think that every unit will matter, and I don't know that I have a whole lot more to say except I hope that you do read my letter. For as many of you who think you know my life, I don't tend to actually talk a lot about my private journey from -- and why this project matters to me, but it matters a lot.

And I would not be here as someone who's giving back to this community a lot and quite frankly, as someone

who's now given back to the state in very important ways through legislation. I've not only advocated for it, but I've passed.

And that legislation has touched people who've experienced domestic violence, people who are living in poverty, people who are worried about having guns used against their loved ones or used for suicide. I've passed really big laws in this state that have changed lives and will save lives.

And I would have never been able to do it without the opportunity to live in an affordable housing unit in Cambridge with the support and the choices that many people in powerful, privileged positions like you have to do today. You have an awesome opportunity and a privilege to save lives.

And this is a good project. This is not a project that we have to, like, hold our nose and vote for, because we have enough of that. This is an amazingly beautiful, well-developed, well-planned project by developers who've proven themselves through their work, not just through their words.

Those of you who are serving right now on this

Commission and who are in the chamber, I want to thank you for your service. You have a thankless job pre-pandemic, and the fact that I'm sitting here watching you and I have a little bit of palpitations for you, I just thank you for your service right now. And I hope that you will read the letters that have come through. And I hope you will embrace the incredible opportunity and privilege that you have before you. Thank you.

SISIA DAGLIAN: Thank you. Councilor Carlone?

COUNCILLOR CARLONE: Thank you. I was expecting to speak later, but I appreciate it. As some of you know, I'm an architect/urban designer. I've done 500 units of affordable housing. Only one building was a high rise, and that was in Manhattan many years ago.

Almost all affordable housing is done up to six stories. And the reason for that is the cost per square foot is significantly less because once you go over 70 feet, the code requires high rise construction. It's a big percentage increase. I don't understand that, but I'll leave it there.

From an Urban Design point of view, I was against the Affordable Housing Overlay because I thought it should

focus on Mass Avenue and Broadway, not in the middle of neighborhoods. This -- so this is a perfect site for that. It's -- absolutely should be there. I don't think neighbors are against that.

I was asked to participate in the other housing that was mentioned on the other side of Porter Square by the Development Team, and I worked with the neighbors, and I think the resolution is a reasonable compromise.

In this case, we're putting the same number of units -- actually a few more -- on a site that's about a little more than a third of the other site size, if I remember correctly.

Now, this is public money, and I'm all for maximizing affordable housing. I think the city you should be using its own land to help developers. I've pushing for that. I'm the guy that's gotten more money for affordable housing and am proposing a transfer fee to get even more.

But one of the key things I pushed for was context. You want all housing -- whether it's on Massachusetts Avenue or Walden Street -- to blend in. And the more it sticks out, the more it's different. And I think public money should balance the impact on adjoining

neighbors.

Now for instance, the Board has mentioned the AHO. The AHO is about 70 feet in height on Massachusetts Avenue, and then there would be a transaction in the back, which I believe would be 45. The development team says it can be 60 -- maybe that's correct. But on abutting of the district, I believe it should be 45. Sean's saying no. But nevertheless, the maximum height is 70 feet.

I see no reason why it should be different. Absolutely not. Let me just see if I -- 17 waivers, including Design Review. The Board said, "How do you mitigate this project?" Is this mitigation? A 102-foot building? The building next to it is 60 feet. The building across the street I believe is 68. Seems to me a 70-foot-high building fits in perfectly, especially one that doesn't really have any traditional architecture to it. This is a shining example.

I believe that's all, except I think the feasibility has a lot to do with the height, and I can't imagine that a thirty-unit building 70 feet high would be unfeasible. I don't understand that at all. And I think if that's going to be something that the Board's considering,

you should see that. It should be analyzed and you should see that, that it's unfeasible. I don't believe it.

Thank you for your time and putting in --

CONSTANTINE ALEXANDER: Thank you for your time.

COUNCILLOR CARLONE: -- speaking.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Pamela Winters?

[Pause]

SISIA DAGLIAN: Pamela, are you able to unmute yourself?

PAMELA WINTERS: Yes, I just did. Can you hear me?

SISIA DAGLIAN: Yes.

CONSTANTINE ALEXANDER: Now we can.

PAMELA WINTERS: Oh, good. Can you -- can everybody hear me?

SISIA DAGLIAN: Yeah.

PAMELA WINTERS: Yes? Oh, good. Okay. Hi. My name is Pamela Winters, and I live on Orchard Street, not too far from where the proposed building is going to be erected.

First of all, I just want to say that I object to

Representative Decker's comments. I don't think this project is beautiful, and I know that a lot of her feelings were reflective of her growing up in affordable housing. So I just want to say that.

And I do agree with Councilor Carlone's comments, and I think the project should be lower. You -- the proponent is asking for 17 exemptions. I know that I have read 40B, and I know that it is applicable for communities that have 10 percent or less affordable housing.

We have almost 15 percent affordable housing. We're never going to accommodate all of the affordability of people who want to live in our community. It's just not possible. We are now one of the ten top densest cities in the entire United States for our population.

So meanwhile, Cambridge has 60 affordable housing apartments, and I really -- in reading 40B, I went down to part 4 number 2, and it talked about density and design -- the height, the massing details and the color and relationship to the street. And all of those things are coming before the BZA to be judged on this evening. So I really want you to look at that very closely, I'm hoping that you will.

And in terms of the parking, there's no reason why they cannot have underground parking for 25 cars. Because guaranteed there will be at least 25 cars that are going to be -- people are going to want to go to work with, or to use.

It is much higher in my estimation in the carriage building across Mass Ave, and certainly the senior center next door. So those are -- I know that you're pressed for time this evening. I was on the Planning Board for 15 years, so I understand these things. And I'm just -- I'm rather horrified by this building; I have to say. And I think that I also speak for neighbors and other people that I've spoken to about this.

So thank you very much for your time. I really appreciate it, and I hope that you come to a reasonable conclusion this evening. Thank you.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Thank you. Mitzi Fennel? Three minutes.

MITZI FENNEL: Hi, thank you. I'm Mitzi Fennel. I live at 37 Brighton Street. I'm the COO of a public health organization, and I work in public housing. And I

support the construction of affordable housing at 2072 Mass Ave. However, I believe it's possible to both provide this much needed housing and not put a significant negative impact on the neighborhood.

I'm very concerned about the need to provide parking. I'm specifically speaking about the impact on the residents on my street, Creighton Street, which is a logical first street that the new building residents will go to park.

I want to repeat that. If you look at the street layout, it is obvious that the building's residents will first seek to park on our street. The residents of Creighton Street have submitted a letter.

I want to highlight some specific concerns related to the parking census. Historically, evening parking has been incredibly challenging on Creighton Street. And a parking count I made for Creighton Street, there were five nights in a two-week period with no spaces at 6:00 p.m., which is a critical time when residents are starting to return home.

And by the way, the developer's census shows eight spaces on the exact time and date that I counted only four.

But regardless whether it's eight or four, those spaces will disappear with the addition of at least the 25 cars that the developers assume would be added.

We are all clear on the positive human impact of providing affordable housing. I would also like to put a human face to the negative impact on existing residents. I disagree with Representative Decker that having to park many blocks from one's home is a tradeoff of living in an urban area. I don't believe there has to be a tradeoff.

Imagine you're my 67-year-old husband with arthritis in both hips, who has arrived home from an hour plus commute, and must drive up and down the three adjacent dead-end streets, and then if a space cannot be found, drive around a half mile loop to get back home.

Or you're my neighbor with two young children trying to hold their hands and juggle backpacks crossing traffic after parking within a quarter mile, deemed acceptable by the developer's parking garage census.

Or you're my 89-year-old normally very active mother, who will not be able to go out in the evening to events at her church because she's afraid she won't find a parking space when she returns home.

These are real quality of life impacts. They'll be multiplied by the number of families on our street and in the neighborhood. I have great faith in the creativity and resources of this city to address these challenges. If you, the BZA, require parking be provided, it will be.

I would like to emphasize that this is not an either/or situation. Instead, it should be a yes/and. And thank you for your time.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Alright. David Sullivan?

DAVID SULLIVAN: Thank you. And thank you, Mr. Chairman and members of the Board. My name is David Sullivan. I live at 16 Notre Dame Avenue. I'm a former member of the City Council, having served five terms. I am a 30-year-homeowner in the North Cambridge neighborhood, and I live less than half a mile from the project.

I strongly support this project. I believe, as I have said to this Board many times before, that the most important issue facing the city is affordable housing. I am very conscious of the tradeoffs that several of you have mentioned, and they are significant -- the issues of density and height and necessary parking.

I'd like to call -- and there's no doubt that those are real issues, and that they are issues in the neighborhood, which I am a member of. I'm not an abutter, but I live somewhat close -- but I I'd like to point of access a couple things.

First of all, there are always tradeoffs. Whenever we build more housing, there are going to be tradeoffs. And, Mr. Chairman, as you eloquently pointed out at the beginning of the hearing, the point of Chapter 40B is to give some weight to affordable housing in terms of how to make those tradeoffs.

It doesn't mean that the questions are easy, but it does mean that there's supposed to be a sort of thumb on the scale in favor of affordable housing.

Secondly, the experts, the city's experts on these subjects have weighed in. The Traffic and Parking Department has said that they agree with the developer's recommendations about traffic and parking. The Planning Board and the Community Development Department, which are the city's experts on planning have weighed in in favor of the project. It doesn't mean that -- you are the decision-makers. Your board is the decision maker here. It doesn't

mean that you have to defer entirely to their recommendations, but you should pay close attention to their recommendations.

I understand the concerned about setting a precedent. But I think the answer to that is you will have a chance to look at every single project like this when it comes down the pike. And if you disagree with the next one, well, you can say no to the next one. Or you can impose appropriate conditions on the next one.

So this doesn't tie your hands for all future projects. It is important to consider how many people will benefit from every last unit.

And it's true that we will not solve the affordable housing project problem in Cambridge with this one project. But it doesn't mean we shouldn't try. It doesn't mean that we can simply throw up our hands and say, "Oh, the problem is too big, let's not do anything about it." we have to try every single time we have an opportunity, and this is a really important opportunity, so I hope you will say yes. Thank you.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Lisa Dreier?

[Pause]

Lisa?

LISA DREIER: Thank you. I just put my timer on. Chairman Alexander and members of the Board, thank you for the opportunity to comment. My name is Lisa Dreier. I'm a native of Cambridge and a homeowner on Cogswell Avenue, which is about one block from the proposed site of the building.

I'm part of group called, "North Walden Neighbors." We strongly support affordable housing in our neighborhood, but have strong concerns about the design and safety of this project. We have submitted into the record a petition signed by over 260 nearby residents who share these strong concerns.

Our fervent plea to the members of the Board this evening is please do not waive Article 19. This project has so many issues that have raised such a strong response from the community that it really requires a project review, including a traffic study that goes beyond the flawed and incomplete parking only study that has already been conducted, and actually looks at the potential safety impacts on vehicle, bicycle and pedestrian traffic on this

highly congested neighborhood, adding 200 residents, many of whom have small children, to this congested and dangerous space.

A project review would also review the context issues that have been raised this evening. The nine-story building towering over this neighborhood is way out of context with the current buildings in the area, and we would much prefer a six-story height in alignment with the Affordable Housing Overlay.

Overall, we are very concerned that this process has been very rushed. The first community consultation on this project was held only weeks ago in the middle of a pandemic. We have an immediate abutter who was never informed about this. We have a large apartment building one block away on 35 Walden that had never heard about this until last weekend. There's been a very rushed process with incomplete community consultation.

But those who have heard about it react in shock and horror when they heard that a nine-story monster building is going up on our corner with this type of impact.

Once again, we welcome affordable housing in our neighborhood. We see the need, but we do believe that it

should be an improved design that provides safety and fits the context. We feel the developers are trying to railroad this project through at too high of a speed, with incomplete and inaccurate project documents provided to the Project Board and to this Board, and that the entire process is flawed.

So we request that you slow it down, allow for its sufficient review, allow for sufficient consultation so that we can work together to create an effective design to bring this project into our neighborhood. Thank you.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Dana Schaefer?

DANA SCHAEFER: Hello. My name is Dana Schaefer. I live on Cogswell Avenue as well, actually. And I do have a lot of concerns about the traffic and safety. And I am very disheartened that I heard that the Traffic and Safety Board did approve this, because we've had a history of talking with Patrick Baxter, who was our point person, about safety issues on Cogswell Avenue a year ago. And we had backups on Walden Street and cutting through Mead and Cogswell documented for the past year.

And for them to say that there's no traffic and

safety issue is really, really upsetting to us, because we've been talking to them for a while about that. So that's probably my number 1 concern.

I also concur with the other Board members' issues about the height and to scale down, and, you know, really the big impact is everybody wants affordable housing, but to put a square peg into this round hole doesn't seem to make sense.

I mean, I think that it shouldn't be rushed, there should be more of a nuanced approach to look at this and to definitely hear the concerns of the neighborhood, which we really feel like we haven't been heard, considering this has been an issue for over a year.

So I would like to say that I think that the waiver for Article 19 should not be passed by this Board. Thank you very much for your time.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Anne Ferraro?

ANNE FERRARO: Hi. Can you hear me?

SISIA DAGLIAN: Yes.

ANNE FERRARO: Thank you for listening to me today. Again, I live on Walden Street, and I agree with the

size is too much. I don't believe people who are developing this project really understand the congestion and the impact that traffic has during regular -- like, non-COVID times.

You know, half of the people cut through Walden Street. It's one of the most traveled streets to get out of the city; the people that are avoiding the parkway and avoiding going other places that are just as congested.

And I've lived on Walden Street for 22 years now. I've owned my home, and I just think it gets worse and worse as things get developed. And there's a lot of people that aren't around here right now, students and stuff that aren't parking.

I just -- I ask that Article 19 not be waived, and that they take their time. It's a very dangerous street. There was a child killed at that corner of Mass Ave, who had the right of way, was killed by a truck a few years back. I don't believe that a nine-story building is in keeping with the landscape, on Mass Ave in this area.

And I'm -- they mentioned Port Landing, which I am familiar with. Somebody I know lives there, and it has an underground parking garage.

And I would ask that they would try to develop

something more along those lines so that it would not impact the parking. I have -- there's days when I can't even get out of my driveway at rush time, and angry people that are trying to avoid the Mass Ave light.

And also, the issue that they're taking away the curbing on Mass Ave. So you've got people entering and exiting -- 49 families entering and exiting in that right-hand lane that is -- that has the first light.

SISIA DAGLIAN: Anne? I'm sorry, your three minutes are up.

ANNE FERRARO: Okay, thank you.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Cathleen Higgins?

CATHLEEN HIGGINS: Hi. My name is Cathleen Higgins, longtime renter in Cambridge, 345 Norfolk Street. We're speaking in strong support of the project.

The context of that blending into the neighborhood and the street is just one of our contexts that Dennis Carlone refers to; there's also the context of being one of 20,000 people on a waiting list to get decent housing. And also, the context of the ongoing crisis we are in due to the lack of affordable housing in Cambridge and around the

country. Those are the significant contexts.

The fact that the Affordable Housing Overlay is now in place with its incentivization of 100 percent affordable development is a sign that there's broad support in Cambridge for the type of building that Capstone Community is seeking to build.

The passage of the AGO came as more elected officials, policymakers and citizens have come to the realization that residential segregation resulting from racist zoning and federal housing policy needs to end. This building is a step to correcting historical inequities that have kept Cambridge unaffordable for so many.

I take issue with just the knee jerk reaction against height. What is wrong with nine stories? There are many wonderful communities -- multistory communities in Cambridge. If we want to make significant dents in the problem, we need density and we need height. Look across the world.

If you really cared about the housing emergency, you would embrace these types of buildings -- this type of building to try to end the crisis.

Those who are opposed to this beautiful structure,

please see how lucky you are that you have the opportunity to meet and welcome to your neighborhood 49 new families who will bring their talents, livelihoods and interests to this Porter Square community. Thank you.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Patrick Joyce?

PATRICK JOYCE: Hi there. Hi, my name is Patrick Joyce and I live on Mass Ave, a couple of blocks north of the site, and this is my first time speaking at a zoning hearing, so thank you very much for the opportunity.

I'm asking you to support the project at 2072 Mass Ave, and I have e-mailed my comments as well, so I'll be very brief. My parents-in-law retired and moved to Cambridge, and they were able to live here and prosper due to city-run affordable housing program. I'd really like Cambridge to not only continue to provide opportunities like that to families, young and old, but to [2:14:00 audio unclear]

[Pause]

SISIA DAGLIAN: Oops, oops, oops. Patrick?

[Pause]

PATRICK JOYCE: Hi.

SISIA DAGLIAN: Sorry, you got cut off.

PATRICK JOYCE: Something happened, I was interrupted. Can you still hear me?

SISIA DAGLIAN: Yes, sorry. Yeah.

PATRICK JOYCE: Oh. So I'm not sure where I left off.

SISIA DAGLIAN: You were talking about your parents.

PATRICK JOYCE: So my parents-in-law were -- they moved to Cambridge, were able to live here and prosper due to a city-run affordable housing program, and I'd really like Cambridge to not only continue to provide those kinds of opportunities to families both young and old and to expand them, and I'd like it to happen in my neighborhood. Because I know people like that, I know how it changes people's lives to have opportunities like that.

And so I want to echo both Marjorie Decker and David Sullivan and particularly the previous speaker, Cathleen Higgins who I just heard -- I don't know any of these people.

But I understand their concerns about height and mass and context which are questions of aesthetics and

appearance, and it's a building that has a relatively thoughtful and attractive design compared to what's there right now.

And I do hope that we can all keep in perspective that these are questions of aesthetics, as opposed to the much more urgent questions of affordable housing and economic crisis, and of the good that we can do. And I do hope that we'll can keep in mind sort of the relative weighing in of those kinds of concerns. And so, that's why it's an open project.

Thank you so much to the Board and to the other speakers. Thanks.

SISIA DAGLIAN: Bill McAvinney?

BILL MCAVINNEY: Hi. This is Bill McAvinney. Thank you, Chairman and members of the Board. I live at 12 Douglas Street, and I strongly support this project, and certainly hope that you will approve the comprehensive permit.

A couple of issues: I've now lived in Cambridge for over 50 years, and I have lost an awful lot of my neighbors due to a lack of affordable housing. This project will help me just by making it possible for more Cambridge

residents to stay in Cambridge. That's one point.

The -- having to do with parking, I really appreciate that these developers have used our -- or my -- public money wisely, our public money wisely by putting it almost -- putting as much as possible into housing and not into parking.

I actually believe that housing should be a human right, and we should be providing housing to everyone. I do not believe that having a place to park my car should be something that the city provides me. That doesn't seem to make sense to me.

And the last point is in terms of height, we need to make choices about if we are going to have enough housing in this city -- and I don't mean by creating extreme amounts of housing, just to maintain it reasonably as it is to accommodate its own growth, we are going to need to increase height or just take open space. We've run out, pretty much, of commercial or industrial space that we can use for housing.

So the tradeoff here is do we put that height on our main streets? That would be where I would suggest doing it, not in the neighbors. Not -- definitely not on open

spaces. Thank you for your time.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Noah Maslan?

CONSTANTINE ALEXANDER: I'm going to ask the same question. How many more?

SISIA DAGLIAN: 28.

CONSTANTINE ALEXANDER: 28? No, we can't go to 28.

NOAH MASLAN: Well -- hi, good evening Chair and Board. And I think, you know, I'm just here to just say that I strongly support this project. I live on Walden Street a couple blocks down. I think it's a beautifully designed building.

I think we need to take -- as a community, we -- Cambridge is at the forefront of all cities in the Commonwealth in trying to deal with the affordable housing crisis, and also, the climate change crisis.

So we allocate lots of money in the city to have Net Zero buildings, Net Zero schools, but really the primary contributor to climate change are emissions from cars and single-occupancy vehicles.

And now here we have an opportunity to build a

bit of a taller building, which is totally within context in the scale of Mass Ave, within walking distance of not only a T station, but it is a transportation hub with the Commuter Rail, the Red Line, and bus lines that go all over the place. And so, folks are going to be able to live here without owning cars. And it's going to help address the climate change issue.

And then, and finally I just want to say that this is going to improve the safety of Walden Street. I live here with my family. We drive, we bike, we walk down this intersection almost every single day, and by the developer wisely giving part of the private land in order to widen that street is a real -- is going to be a real significant improvement.

And I think that none of the comments have really addressed that tonight, and I think it's important that you consider that.

Thank you, and appreciate the time.

SISIA DAGLIAN: Matthew Goldstein?

CONSTANTINE ALEXANDER: Excuse me, before you begin, I want to repeat what I said before. We've got tons of letters, memos, e-mails, what have you commenting on this

project. Most are in favor. We don't need to hear people say, "I'm in favor" unless they're going to offer some new reasons why we should -- this Board should approve what has been presented that has not been presented before by the previous speakers.

You don't make the case any stronger by dragging this out. It's important we get to the end of the discussion, but I do want to hear from people who have things to say that have not been said before.

Go ahead?

SISIA DAGLIAN: Should we do one minute?

CONSTANTINE ALEXANDER: One minute?

SISIA DAGLIAN: To time it?

BRENDAN SULLIVAN: 30 people signed up?

SISIA DAGLIAN: 27 now.

BRENDAN SULLIVAN: Hm?

SISIA DAGLIAN: 27 now?

ANDREA HICKEY: Mr. Chair, if I could make a seeing no one else in favor, declare that part of the hearing closed -- this is Andrea Hickey -- perhaps as the public sort of comes up one by one, we could ask whether they've made a written submission? And if they have,

perhaps move to someone who has not?

CONSTANTINE ALEXANDER: That's a good suggestion.

BRENDAN SULLIVAN: Brendan Sullivan. To my other fellow Board members, I just asked Sisia, and there are possibly potentially 27 people who have signed up to speak for three minutes. We're going to be here for another hour and a half.

And as a reminder, we've 11 cases to hear after this. So this is going to really kick in to tomorrow at the current pace. So I just raise that issue so that you're aware of it.

CONSTANTINE ALEXANDER: I think we would ask anyone who wants to speak if they've commented to us already in writing, and if they have, then we'll move on to the next person who wants to speak. Maybe that will move it along. But I would, again, make the suggestion urge everyone to just not speak for the sake of speaking. We hear, we read, and we'll make the best decision we can at the end of the day. But we won't make a good decision if we're exhausted from sitting here.

And as Brendan has said, we have 11 other cases -- not affordable housing cases. We have people sitting out

there waiting, and we have some tough cases coming up not involving affordable housing.

So please, let your comments -- or better still not make them -- if the comments that you want to make have already been made by someone or by you in writing.

LAURA WERNICK: Mr. Chair?

CONSTANTINE ALEXANDER: Yes.

LAURA WERNICK: Can we limit people to one minute?

CONSTANTINE ALEXANDER: We can do that. I'm not sure -- we'll try that. Okay. Starting now, the speakers will have one minute to speak. And again, if they go over the one minute, their mic will be cut off.

SISIA DAGLIAN: Okay, Matthew? Do you want to go ahead?

MATT GOLDSTEIN: Yeah, hi. I'm Matt Goldstein at 52 Clarendon Ave. So I think part of the point of letting the public speak in these kinds of hearings is to show, like, support one way or the other. So I get that there are a lot of people talking, but that doesn't seem right to me.

So I'll just say I've lived in North Cambridge for close to 20 years. We've rented, we now live on 52 Clarendon Ave. I'm -- I support this beautiful project.

It's site appropriate, you know, it's going to add a lot to what is sometimes a dreary walk along Mass Ave between Porter and Arlington.

Our children attend the nearby Graham and Parks Elementary School. So, like, pre-COVID we waited on Walden often in that traffic. And yes, it's congested, and it's an inconvenience, but we live in a city. So the rush hour congestion is caused mostly by, like, regional commuters trying to get across the tracks. So support the project. Thank you.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Lee Farris?

LEE FARRIS: Good evening. Can you hear me?

SISIA DAGLIAN: Yeah.

LEE FARRIS: Great. I'm Lee Farris, 269 Norfolk Street. I did write in. I will be within the one minute. I'm speaking for the Cambridge Residents Alliance in overall support of the affordable housing that's proposed here.

And the Residents Alliance is a citywide volunteer organization with well over 1000 supporters. We especially like that this is homes for lower-income residents, and that most are family units, and that it's Passive House.

We have three requests and concerns. We think the building would be much better if it provided two elevators instead of only one. We would like the developers to protect the residents of the CHA apartments next door during construction; perhaps by paying to temporarily move residents on that side of the building to other apartments if they want to relocated.

And lastly, we ask that the developer pay for this city to plant as many trees as will fit in the city-owned parking lot, since no trees fit actually on its property.

But again, to repeat, we are strongly in support of this proposal. We request that you ask the developers to accept these suggestions. Thank you.

CONSTANTINE ALEXANDER: Thank you.

SISIA DAGLIAN: Itamar Tuner-Trauring?

ITAMAR TURNER-TRAURIG: Hi, my name is Itamar Turner-Trauring. I'm speaking in support of this project to add something new. One of the Board members referred to the idea that parents need cars. We live about the same distance from Porter Square as this building will be, actually slightly farther. We don't own a car. It's fine. Our neighbors upstairs do most of their transportation of

two young children without a car.

We know other people in the neighborhood who use their car once a week, or don't have a car at all and they have small children. It is perfectly feasible when you live near a transportation hub, when you live within walking distance of a supermarket and all the stores in the Porter Square plaza to not own a car.

And one of the benefits of living in Cambridge as a parent is that there are school buses, and so, you don't even have to drive your kid to school.

So again, I support this project, and I do not think that just because you're a parent you have to own a car. I suspect that a lot -- it is perfectly -- given the location it will actually be just fine for many families.

Thank you. Again, I support this project and I hope you approve it.

SISIA DAGLIAN: Thank you. Ruth Riles?

RUTH RILES: Hello. Can you hear me?

[Pause]

RUTH RILES: Can you hear me?

ANDREA HICKEY: Yes.

RUTH RILES: All right. I did write in. I am

President of the Porter Square Neighbors Association, but as I said in my letter, I'm not speaking for the whole organization.

But I just wanted to add that I am disappointed that the Board is not more -- at least in the comments I've heard so far -- more forward-looking. I spent two years of my life on the Envision Cambridge Advisory Board. We looked at Cambridge Street and Mass Ave as places in the city, focused on them to actually put taller buildings.

JASON KORB: -- on the list, can you? Sorry.

RUTH RILES: And we looked at the possibility of having buildings there as tall as nine or 10 stories, and would that be feasible? I think the building is beautiful, and I think they've made an accommodation to the neighborhood behind it.

[Pause]

JASON KORB: Hello?

CARL NAGY-KOERSHLIN: Hi. I'm not sure if my name was called, I lost connection. This is Carl Nagy-Koershlin. Can you hear me?

COLLECTIVE: Yes.

CARL NAGY-KOERSHLIN: Sisia, are you there?

JASON KORB: Looks like there's some issues going on.

CARL NAGY-KOERSHLIN: Yeah. Shall I proceed?

JIM MONTEVERDE: Might as well, you have the floor.

CARL NAGY-KOERSHLIN: Okay. Carl Nagy-Koershlin. I'm the Executive Director of Just-A-Start, and thank you for your time. I'll be very brief. In addition to being at Just-A-Start, which, like Capstone is very committed to developing high-quality affordable housing and has an established track record in that regard, I'm also a former resident of Creighton Street. And I understand the inconvenience that people are speaking of when they're looking to park their cars.

But with all due respect, there's something here that's much more inconvenient that I see every day, which is the inability for people to find decent places to live for their families.

So I really do think the proper weight should be given to the tremendous opportunity and life-changing impact that a quality unit of housing in this neighborhood will have on the lives of these individuals and families,

connecting them with economic opportunity, mass transit, good schools, good services.

So every unit we lose will have a profound impact on -- and curtailing the opportunity for the eventual residents who can't be here to speak because we haven't identified them. So I really encourage the Board to approve the project which has been well thought through with a tremendous benefit for the city. Thank you.

WILL MACARTHUR: Hello. My name is Will MacArthur, and I'm a lifelong resident of North Cambridge. This is my first time speaking before the Board, so thank you for the opportunity. I submitted written comments, so I'll keep it very brief. I mean, I just wanted to say that I strongly support the proposed homes on this site, and I think they'll be a great addition to the neighborhood.

To make just one additional point, I've heard a lot tonight about the tradeoffs of this project, and I definitely acknowledge those, but I also wanted to speak to the tradeoffs that happen when we don't take advantage of opportunities like this to add the affordable housing we need to the city.

It's a tradeoff when many of my former classmates

from Cambridge public schools leave the city because we can't afford to live here as young people.

It's a tradeoff when people who work in Cambridge make two-hour commutes by car, and it's also a tradeoff that more than 500 Cambridge residents were living without housing even before the pandemic.

I hope that the Board considers these tradeoffs as well as those identified by the neighborhood in these deliberations and grants a comprehensive permit for the proposal as written. Thanks very much for your time.

JACKSON MOORE-OTTO: Hello. It looks like I've been unmuted. Am I supposed to speak now? This is Jackson Moore-Otto.

JIM MONTEVERDE: Go right ahead.

JACKSON MOORE-OTTO: Okay. Thank you very much. So my address is 9 Doane Street, and I would like to speak and I would like to speak very briefly in support of this project, which I think is an amazing project.

I've lived in Cambridge my whole life, that's almost 21 years. I've been so grateful to live in a place with such amazing education and economic opportunity. And people need a place to live. And I think there are few

better places to live than Cambridge.

So I hope that as the Board weighs all the issues that have been brought up, they will keep in mind that denying any units created will have a negative impact on potential residents, and conversely creating these units will unlock economic opportunity and housing stability for so many people. Thank you.

REVA STIEN: Am I being called on?

JIM MONTEVERDE: There you go. You're live. Riva?

REVA STIEN: Thank you very much for this opportunity to speak tonight. My name is Reva Stien. I've lived in Cambridge as a renter for 25 years, and I would like to stay here, but Cambridge is very, very unaffordable. I fully support this project. I think, you know, housing is a right that everybody should be entitled to. Having a parking space is not a right.

But I would recommend thinking about Zip cars. You know, if there's a way for the development to find a couple of spots on the street, or through the City of Cambridge or maybe giving up one of the handicapped spots for a Zipcar that could be used by the development where

people wouldn't each have to own their own car, but would have a car available to them.

I fully support this project. It's a catastrophe to be homeless and not be able to find a home where you would like to live. Thank you very much.

DANFORTH NICHOLAS: Hi, is it my turn?

JIM MONTEVERDE: Yes, sir.

DANFORTH NICHOLAS: Okay. My name is Danforth Nicholas. I live on Richdale Avenue, right next to Walden Street just a couple of blocks from the proposed site. I've been a homeowner in the state for 15 years. I want to express my strong support for this project exactly as it's currently envisioned. This is a beautiful building; I want to see it in my neighborhood. And I don't support reducing the height or adding any additional parking.

The reason that I live in this neighborhood is because I want to be able to live without a car. And I think that this is a wonderfully car unfriendly neighborhood, and I want to keep it that way.

So thank you very much for letting me speak, and I'll let us keep going.

JIM MONTEVERDE: Thank you for your time.

SUSAN FRANKLE: Hi. This is Susan Frankle. Can you hear me?

JIM MONTEVERDE: Yes, ma'am.

SUSAN FRANKLE: Thank you very much for the opportunity to speak. My name is Susan Frankle. I live about 300 feet from the proposed development on Houston Park. With all due respect to this discussion, many of the supporters are not in the immediate neighborhood -- not all, but many. And I feel like the context of the safety of intersection is really critical here.

And I'm going to add new content, because it's from a set of conversations that I had with Joe Barr yesterday from the -- Joe Barr in the Traffic Department yesterday, and then again, this morning. And I'm guessing Joe Barr's not going to speak today.

I really take exception to the Traffic Department's recommendation in strong support of this project. I spoke with Joe, and he told me after we discussed the complexities of the site and I queried him, he said that no one from the Traffic Department has been to the site in almost a year. I find that staggering. No observations on the site from the Traffic Department since

this proposal began circulating.

You should find this staggering too. Yet the Department is confident that there will be no impact to traffic. We've got a senior center next door with a driveway; we've got an affordable housing unit of seniors and disabled people that abuts this -- that's the Russell Apartments.

And so I don't understand how the Department -- the Traffic Department -- can strongly support this project when there was a parking study done, not a traffic study done. How could they reach this conclusion?

So I strongly urge you do not waive Article 19. This project needs more study. This building will likely last 100 years. I hope it can be resized to be an affordable housing project that is safe for the neighborhood and safe for the future residents. Why wouldn't we pause for a moment and be rigorous in the planning process? Thank you so much for allowing me to speak.

JIM MONTEVERDE: Thank you. Jessica?

JESSICA SHEEHAN: Hi.

JIM MONTEVERDE: I think you're on.

JESSICA SHEEHAN: Thank you. Hi. My name is

Jessica Sheehan, and I live at 48 Fairmont Street. A quick note about not wanting to have to hear from supporters: If I knew this was going to go through without sacrificing any homes, I would be happy to skip commenting. I have other things that I could be doing with my time too.

I'm commenting on because I care about this very much. With the power to make these decisions comes the responsibility to listen to people, even if you find it tiresome or repetitive.

With that aside, I strongly support this project. It's a great place for it, and as you well know, these units are desperately needed -- every single one of them. In survey after survey, Cambridge residents cite affordable housing as our number one priority, that's the mandate. There's obviously a lot of support for this project, it's clearly well-planned. Please approve it without sacrificing any affordable homes. Thank you for your time.

JIM MONTEVERDE: Thank you.

REBEKAH BJORK: Hi. My name is Rebecca Bjork. Can you hear me?

JIM MONTEVERDE: Yes. Please go ahead.

REBEKAH BJORK: And I live down on Concord Ave,

and I've already written in to express my extremely strong support for this project, both based off the need for affordable housing and also the need for Cambridge to walk its talk when it comes to combatting climate change. So you can see that in my e-mail.

I wanted to use my minute just to address some of the comments about the impact on parking. I'm (sic) a residential parking permit down on Concord Ave near Garden. It's a very congested parking area, but I understand that my

I wanted to use my minute just to address some of

$25 a year doesn't guarantee me a spot in front of my building. I'm happy to walk a little bit of a distance, because opt for basically free parking. And it bothers me to hear other residents of Cambridge upset that other people might also want to use the same public good that they have access to.

So again, I'm very strongly in support of this, and I definitely do not want to see parking added. That will only increase the cost, and also, encourage people to drive and continue to contribute to climate change in a way that Cambridge should not be doing. Thank you.

JIM MONTEVERDE: Thank you. James?

JAMES ZALL: This is James Zall.

JIM MONTEVERDE: Yep.

JAMES ZALL: This is James Zall, 203 Pemberton Street speaking in strong support of this project. City planners across the country and policymakers here in Cambridge have come to recognize that providing more parking results in more cars and more traffic.

Our local policymakers have also recognized the severe shortage of housing, and most especially affordable housing. It has afflicted the city and the region.

Cambridge's zoning regulations and practices have lagged behind its policies, as evidenced by this hearing tonight, some of our City Councilors have reported receiving calls almost every week from longtime residents, including school families and seniors, who are being priced out of their homes and cannot find another apartment they can afford.

Our city government has repeatedly stated its intention of addressing this crisis. They've taken some steps in this direction, but have hardly made a dent.

I have great difficulty accepting the idea that trouble getting out of one's driveway or having to park a

block or two away from one's home outweighs the needs of other people to even have a home. I ask this Board to think long and hard before they decide to prioritize cars over people.

JIM MONTEVERDE: Wallis Stein (phonetic) are you on? Dave (sic) Eisner?

DAN EISNER: Oh, hi. Can you hear me?

JIM MONTEVERDE: Like, you have the floor.

DAN EISNER: I'm sorry about that. So my name is Dan Eisner. I live at 6 Bristol Street. When I attend meetings like these, my reaction is typically something like, "I'm glad we're getting more housing, but why is it so short? It should be taller." But this project really is pretty much perfect.

When I imagine how Mass Ave would ideally be developed, I envision in my mind a series of eight- and nine-story buildings. And then I say to myself, "do not get your hopes up too much." So imagine my pleasant surprise when I look at this project. It really is great. And I hope this can serve as a springboard for more buildings of similar height on Mass Ave.

Mass Ave is the type of street where nine-story

buildings belong. As a previous commenter said, we don't want tall stories and tall buildings in one-story neighborhoods. So this is exactly where we should be focusing, and we really shouldn't worry about the context of what is currently there. We need to grow and put housing where it makes sense, which is on Mass Ave. Thank you.

JIM MONTEVERDE: Thank you.

ALAN SADUN: Hello, can you hear me?

JIM MONTEVERDE: Alan, yes, we can hear you.

ALAN SADUN: Thank you.

JIM MONTEVERDE: Go ahead.

ALAN SADUN: My name is Alan Sadun. I'm here representing A Better Cambridge, an all-volunteer group that advocates for more housing for all of Cambridge. We wholeheartedly support the proposed project at 2072 Mass Ave and urge you to approve it. My organization has already sent you a letter, so I'll only highlight two points.

The first, there is a growing concern amongst urban planners nationwide this most American cities, including Cambridge, have overbuilt their car infrastructure at the cost of decreased air quality, decreased walkability, underutilized land and increased carbon emissions.

To correct these trends, ABC believes it is important not to build any additional parking, unless her clear and unmet demand for it. This project located so close to transit does not create any such demand.

The second point: Without the stability that affordable housing provides, Cambridge's rising rents leads to waves of displacement, disrupting families and communities, putting all that Cambridge has to offer out of reach for those who need it most.

We shouldn't be asking how do we mitigate the project, saying we can't solve the entire problem at once, so why bother? We should be asking, "How do we maximize the project?" We urge you to approve this project. Thank you.

JIM MONTEVERDE: Thank you. dan? Yeah, I think you're on.

CONSTANZA EGGERS: Hello? I think it's me --

JIM MONTEVERDE: No, sorry.

CONSTANZA EGGERS: -- on.

JIM MONTEVERDE: Ah. You're --

CONSTANZA EGGERS: Constanza Eggers.

JIM MONTEVERDE: -- we can all hear you. Yep.

CONSTANZA EGGERS: Okay.

JIM MONTEVERDE: Go right ahead.

CONSTANZA EGGERS: Constanza Eggers, and I'm a longtime resident of Porter Road, a few blocks away, where there's also a 26-unit affordable housing building, which is just lovely that we've lived with for many, many years and it fits right in with the neighborhood.

I want to say that I strongly oppose the waiving of Article 19 and the request to waive the Design Review. And these are the reasons -- and I am aware, by the way that this is a friendly 40B, not an affordable housing ordinance project, or proposed project.

I wouldn't be here -- just like Marjorie -- I wouldn't be here if it weren't for affordable housing. And I had -- I made use of everything I could and then rent control happened.

And we all know that that -- ever since then, people have been losing housing, losing housing, losing housing. And that's -- I totally support and I have worked, like many of the people here, for over 20 years on this issue.

And we've participated like, you know, Jason said he spent some time -- you know, a lot of hours and whatever,

and a lot of -- you know, well we spent a lot of years, like 20 years, in meetings participating to make the most democratic way of urban planning, not just build by --

[Pause]

JIM MONTEVERDE: Gone. Dan? Looks like you have the floor. No? It's like Hollywood Squares watching my screen just trying to figure out who's speaking next. No one yet.

ANDREA HICKEY: Jim, is Sisia not on the meeting anymore?

JIM MONTEVERDE: I'm -- I don't -- I see her name, but I -- and I see that she's not muted, she's unmuted, but she's not -- I don't hear her.

ANDREA HICKEY: And I don't see the Chairman either. Does he --

JIM MONTEVERDE: I know. Nathaniel?

SUZANNE BLIER: I was called.

JIM MONTEVERDE: Nathaniel?

SUZANNE BLIER: This is Suzanne Blier, I was called.

ANDREA HICKEY: One moment, Suzanne.

JIM MONTEVERDE: Hold on. Hold on one second.

ANDREA HICKEY: Hold on, Suzanne.

JIM MONTEVERDE: We have a couple people who seem to be -- we can hear them at a time. Nathaniel, you're up. We can see your face. Could you just go right ahead, please --

NATHANIEL SMITH: Sure.

JIM MONTEVERDE: -- for the next minute?

NATHANIEL SMITH: Sure, yep. Thank you. My name is Nathaniel Smith. I bought my house on King Street, a few blocks south on Walden from this location about four years ago. I want to thank the Board for letting me speak tonight.

Before I bought this house, I lived in the neighborhood as a renter for five years. I strongly support this project as proposed. I take a little bit of issue with the idea that only people outside the community support this project. All of my friends who own homes in this neighborhood, all under half a mile from the site are very excited about it, as proposed.

I think it's a remarkable location for an ambitious, affordable housing project. A site like this so close to public transportation and services, and so near

such diverse communities as -- you know, the affluent community in Avon Hill, does not become available very often.

If the citizens of Cambridge are serious about trying to provide more affordable housing, it has to embrace a project like this on a scale as ambitious as this. If a building like this cannot be built on Mass Ave at this location, then where is appropriate? If not here, where?

There are other buildings of a similar scale in both directions on Mass Ave. And this will be in keeping with the style of Mass Ave as an urban artery. I think the project approach to parking is entirely appropriate, and a necessary approach for a city that claims to value walkability and the goals of producing fewer cars on the street.

It is entirely appropriate for people who live in cities to park on the street if this results in more cars parking in the neighborhood, thus making it less convenient for people like myself to have one or cars. And good riddance, I'll get rid of one or both of my cars. I understand --

[Pause]

JIM MONTEVERDE: Suzanne, are you still --

SUZANNE BLIER: I am.

JIM MONTEVERDE: -- unmuted?

SUZANNE BLIER: I am not --

JIM MONTEVERDE: Go ahead, please.

SUZANNE BLIER: I am unmuted. Thank you, Mr. Chair and members of the BZA. I'm going to give a contradictory statement. I really like the aesthetics of the design, I think it's handsome and really well done, and I commend Jason Korb and others on this, and I have thanked him.

At the same time, he was one of several developers who can be credited with playing a key role in the Affordable Housing Overlay Guidelines making their projects financially viable.

And I feel it's really important that this be a project that conforms in every respect with what those guidelines convey from the vantage point of height and other things. We don't have a city plan, we have Envision with 114 or so goals.

So this could be a very important model for further affordable housing project that's right on a

corridor, but it's really important that they be a model for everybody else.

And we've got the time, because there's some 14,000 vacant -- available apartments in the Cambridge area. So let's get this right. People are moving away in part because of gentrification -- condos, not because of this, and I really urge you to ask them to confirm with the Affordable Housing Overlay objectives and criteria. It is now the law, and it's an overlay of the other areas. Thank you.

JIM MONTEVERDE: Thank you. Ruth? Ruth?

RUTH RILES: I don't wish to speak.

JIM MONTEVERDE: Oh, Ruth. No, sorry. I just -- I saw your name.

YOUNG KIN: My name is Young Kin, and can you hear me?

JIM MONTEVERDE: We can hear you, go right ahead, please.

YOUNG KIM: Yes. My name is Young Kim. I live at 17 Norris Street. Thank you for this opportunity to speak. We seem to continue to delay making a decision in this case.

We have heard a lot of -- I heard a lot of good

comments and thoughts from the members, and we really need to give Sisia and Jerry (sic) time to work with the community to formulate a compromised plan that will satisfy the critical need for affordable housing, at the same time meeting the needs of the community.

Sisia and Jerry made some attempt at trying to listen to our community, but they have been very adamant about the number 45 units. I don't know what that the magic that number 45 is, but by lowering the back half to six, they raise the front by nine to maintain the nine units.

Also, they did not follow all the protocols of submit --

[Pause]

JIM MONTEVERDE: Sorry, that's the one-minute timer. Somebody's playing gatekeeper. Annemarie? I believe the floor is yours.

ANNEMARIE FLYNN: Thank you very much. I'm assuming that you can hear me.

JIM MONTEVERDE: Yes, we can.

ANNEMARIE FLYNN: Yep, good. What I wish to speak to is the character of the neighborhood. I married into the family that owned this house at 341 Walden, which is a

little further down, but it's still the same neighborhood. It was constructed back in the '20s by her grandfather, and at the time it was considered affordable housing. You see, black people couldn't buy a house anywhere in Cambridge, but in this neighborhood they could.

It was a tree-lined street, with mostly two-family homes, where you would own one part and rent the other. And it was yards with trees and safe parking. We didn't keep our house locked for a number of years. It was only maybe 15 years ago we started locking it.

This is a neighborhood where my kids could learn to ride their bikes in the yard and learn to climb trees, and they'd play kickball in the street when the cars weren't coming. It's changed a lot since then.

JIM MONTEVERDE: Annemarie? Sorry to interrupt. Annmarie, sorry to interrupt, but you're going to get cut off after a minute. So could you please --

ANNEMARIE FLYNN: Okay, so please --

JIM MONTEVERDE: -- let us know if you're in favor or against, or what your rationale is?

ANNEMARIE FLYNN: Strongly against it. I see the problem is when these houses turn over, these greedy

developers come in and make these overpriced condos, and that's why the affordable housing isn't here anymore. This is supposed to be an affordable housing neighborhood, not an overdeveloped hindrance to the community.

Please stop this development. Consider the traffic, consider the influence it's going to have on my kids. My grandson's growing up here. My daughter still lives in the neighborhood. Please don't do this to us. Thank you.

JIM MONTEVERDE: Thank you. Do you think that's 27 speakers? I haven't kept count. No.

SEYMOUR KELLER: Yes, hello. Is it my turn?

JIM MONTEVERDE: Seymour, yes, you're up.

SEYMOUR KELLER: Okay, I'm --

JIM MONTEVERDE: The floor is yours.

SEYMOUR KELLER: -- speaking on behalf of 269 people, who signed a petition, what has been submitted, so it's in your file. We are concerned about the safety primarily of this dangerous corner, and what the addition of the nine-story building will do to that.

So what we request is impact study to analyze the impact of this development, resize the building in

accordance with the old, and enforce the safety and space by regulation. So those are 269 residents, the majority of whom live in close proximity, and 20 of whom are in the Mass Ave affordable housing senior center, which is four feet away from the proposed project.

Please don't ignore us.

JIM MONTEVERDE: Thank you. Alexa?

ALEXA REMPIS: Hi, yes, good evening. My name --

JIM MONTEVERDE: You have the floor.

ALEXA REMPIS: Thank you. My name is Alexa Rempis. I'd like to read the following statement written by my partner, Aubra Berkowitz (phonetic).

"Dear Ms. Pacheco and Board of Zoning Appeals members, I'm writing as a neighbor of 2072 Mass Ave in support of Capstone's project. I live at 16 Walden Street, two houses over from what is now Darul Kebab.

"Pre-pandemic, I was lucky enough to meet different neighbors. I met along -- two long-term Cambridge residents, who were voucher holders. Both needed to leave the North Walden area because their rental units were for sale, and they couldn't find neighboring units would fit their vouchers' payment standards. I also met residents who

lamented that their children couldn't afford to return home and rent near them after college.

"The Capstone project will help keep people from our neighborhood in our neighborhood. The project will be an asset to neighborhood stability. Most importantly, the Capstone project will include Section 8 voucher units and family-sized units."

JIM MONTEVERDE: Thank you. Margaret?

MARGARET RUETER: Hello, everybody. Hi. I'm Margaret Reuter, and I am actually a resident at the Russell Apartments next door, the senior housing and for disabled and senior residents.

And I essentially speak for the other residents in the building here. And this is a really tough conversation. The developer in the city and everybody is really -- you know, giving acknowledgment to people trying to work together to solve an urgent crisis.

But I really want to point out to this Board and to people listening to this call that we are a community four feet away of approximately 56 residents who have particular concerns. We're residents of the city.

And I've written a letter. We are going to be

most affected by this building, and I won't even speak to the fact that we are now going to hear and see people out windows a few feet away from us.

What I really am most concerned about is the safety from on Mass Ave. I went out the front entrance today. It took me 22 steps to reach the bus shelter. I passed 2 handicap spaces at the front of our building until I got to the bus shelter -- there is a bike lane -- and then I walked 30 more steps passing what's going to be the entrance -- the residential entrance to 27 --

JIM MONTEVERDE: Margaret?

MARGARET RUETER: Yep?

JIM MONTEVERDE: Margaret, sorry. We've got a time limit of -- you're in a minute and a half now. You're kind of at the limit. Can you --?

MARGARET RUETER: Oh, I will wrap up. All I'm asking --

JIM MONTEVERDE: For or against?

MARGARET RUETER: Yeah, no, it's not that I'm against. I'm asking a pause to study more of the implications.

JIM MONTEVERDE: Okay.

MARGARET RUETER: I'm not sure the size is the right amount.

JASON MARSHALL: Very good. Thank you. Michael?

[Pause]

Michael? I think we can all hear you.

MICHAEL BRANDON: Yeah, thank you.

JIM MONTEVERDE: If you want to speak, proceed, please?

MICHAEL BRANDON: Yes. It's Michael Brandon. I live at 27 Seven Pines Avenue in North Cambridge. I'm the Clerk for the North Cambridge Stabilization Committee. I have written briefly just to point out that -- ask that this hearing be canceled, because it doesn't seem to meet the requirements under Chapter 40B, the Project Eligibility Letter which suddenly popped up today, and no way for the public to have seen that.

The entire process has been just ridiculous. I would ask that you take a look at the requirements under 40B. There's a handbook for Zoning Board members to review, and I think you'll see some of the problems.

The back room planning that's occurred with certain departments, not others, a real problem. These are

public funds, there's dimensions and so, "Oh, we're giving --

[Pause]

JAMES WILLIAMSON: Are you calling on me?

JIM MONTEVERDE: James, hi. You can --

JAMES WILLIAMSON: Yeah, hi.

JIM MONTEVERDE: -- we can hear you now.

JAMES WILLIAMSON: So this is a really --

JIM MONTEVERDE: James, there's a one-minute limit, please.

JAMES WILLIAMSON: -- process from the perspective of the public, and I -- you know, hope that's duly noted. First of all, a colleague -- a tenant/activist/colleague of mine are working very hard to help somebody who grew up in Cambridge, lived in Cambridge all of his life, but doesn't get the Cambridge resident preference. Why? Because he's living in a basement in Brighton.

So we should take a more careful look at all these criteria to see, you know, what's really going on here. This is a regional problem, and it demands regional solutions.

And if you're talking about height, why are there

boutique hotels in Porter Square, four- and five-story boutique hotels that should have been seven, eight, nine stories but now, they were allowed to come in under residential use. Whereas this is going to be a quarter mile away.

For people who talk public transit, those are the people who never take public transit. I take it every day -- the 77 and the 83 -- past this site twice a day for the last 13 years. I don't see any of those people ever taking public transportation. They are going to cut the 77 bus, as part of the service cuts. The Porter Square station is not near this. It's --

[Pause]

JIM MONTEVERDE: Cyrus, can you -- are you unmuted?

CYRUS DOCHOW: Yep, I'm here. Thank you.

JIM MONTEVERDE: Please. There's a one-minute limit. If you could keep yourself to that, please?

CHRIS DOCHOW: Of course. I am a direct abutter, so I would request just a little bit more time, if at all possible.

JIM MONTEVERDE: You'll get cut off after a

minute, so I'd start speaking.

CHRIS DOCHOW: Okay. I live at 5 Walden across the street. I submitted a letter to the Board.

JIM MONTEVERDE: Thank you.

CHRIS DOCHOW: Our main point here is that the six-story stepdown in the back is too tall. I submitted sections to the Board that described in some detail. I would urge the Board to look at it very carefully.

It's a very modest proposal that I think would be -- it would make a very positive change for everybody that uses Walden Street. Six stories is just too high, it's more than twice the height of the surrounding low-lying buildings.

I would also just like to say that what we're talking about is a very modest reduction, two or four units. Far fewer than a building that would have to be redesigned to meet the requirements of the Affordable Housing Overlay.

And I would just -- I would like to pause also to note that with all due respect to Carl Nagy-Koechlin of Just-A-Start, we have a unit that is owned by Just-A-Start that has been vacant in our building for over a year. So that's one unit right there that we could pick up if we have

to reduce the building by two units.

The Zoning Board has the authority to do this, and I urge you to do this to improve the streetscape of Walden so that it appropriately meets the surrounding, low-lying buildings. Thank you very much.

JIM MONTEVERDE: Thank you. Ausra?

AUSRA KUBILIUS: Hi, thank you.

JIM MONTEVERDE: Please keep your response to a minute, please?

AUSRA KUBILIUS: I'll try.

JIM MONTEVERDE: Thank you.

AUSRA KUBILIUS: I live a block away from this proposed project, and I'm one of the signers of the 260 whatever petition. My main concern is simply safety -- safety because there's going to be about 75 kids in that building who will be coming in and out. I request a safety study more than anything. Not parking, not size, safety. Thank you.

JIM MONTEVERDE: Thank you.

[Pause]

AUSRA KUBILIUS: What? Did I do a good job?

JIM MONTEVERDE: You did great, Ausra. You're

still on. You can mute yourself, please. All right, thank you. We're waiting for -- I see two more names here, but they're not unmuted.

[Pause]

Jonathan? You're -- we can't hear you. At least I can't. Are you muted?

[Pause]

Jonathan, still can't hear you.

JONATHAN BEHRENS: Can you hear me?

JIM MONTEVERDE: There you go.

JONATHAN BEHRENS: Okay, awesome. Sorry about that.

JIM MONTEVERDE: Jonathan, you're on. You've got a minute, please.

JONATHAN BEHRENS: Jonathan Behrens, 115 Hampshire Street.

JIM MONTEVERDE: Thank you. Just keep it to a minute.

JONATHAN BEHRENS: I strongly support this project. I believe that every unit matters. We've been hearing from the usual group of opponents that are trying to delay, disrupt and derail this project. Please don't let

them.

And finally, I wanted to respond to one claim about the thousands and thousands of supposedly vacant apartments. Given that a primary cause of apartment vacancies is the former tenants actually being evicted because they can't afford rent, if this number is remotely close to accurate, that just proves that we need affordable housing so much more. Thank you.

JIM MONTEVERDE: Thank you. Hello. Is someone trying to speak? Ausra, you're still on. So I think you should just mute yourself or hang up, please. Or just mute yourself I guess, if you want to. Thank you.

I don't see anyone else who is ready to speak. A couple of names seem to be in the wings.

[Pause]

Sisia, can you hear us at all, or can you speak to us?

[Pause]

Brendan, are you there? I see your face. Can you -- are you on?

[Pause]

I can't hear you if you're talking.

[Pause]

ANDREA HICKEY: Jim, it's Andrea Hickey. Gus seems to have disappeared to. Gus --

JIM MONTEVERDE: Yeah.

ANDREA HICKEY: -- can you hear us?

JIM MONTEVERDE: And I can't hear Brendan.

ANDREA HICKEY: Yeah. I mean, I think we need to know that Gus is able to participate.

JIM MONTEVERDE: And Sisia's not here. This is like the -- yeah.

LAURA WERNICK: It's pretty clear that there's a communications breakdown in the Committee Room, where Gus and Brendan and Sisia are. I'm not able to hear any of the three of them.

JIM MONTEVERDE: Right.

ANDREA HICKEY: Should we take a 10-minute recess, try to connect with them by phone and then come back to the group and the public and decide how to proceed?

LAURA WERNICK: Who's going to make the contact? Andrea, do you want to try?

ANDREA HICKEY: I can try. I have to look at my cell phone to see if I have phone numbers.

JIM MONTEVERDE: Yeah. I don't think I have their numbers, otherwise I'd be happy to call.

JIM MONTEVERDE: Yep. Let's --

ANDREA HICKEY: All right. I'm going to step away for a minute and see if I can do that. So why don't we resume -- it's 9:00 now, maybe at 9:10?

LAURA WERNICK: Good.

JIM MONTEVERDE: That's fine.

ANDREA HICKEY: Okay, great.

[BREAK]

CONSTANTINE ALEXANDER: It's 9:10, should we --

JIM MONTEVERDE: Mr. Chair, you're back!

CONSTANTINE ALEXANDER: Everybody on? It's 9:10.

ANDREA HICKEY: Why don't we take a roll call of the Board, Gus?

CONSTANTINE ALEXANDER: Now I'm going to do that.

BRENDAN SULLIVAN: Brendan Sullivan, present.

CONSTANTINE ALEXANDER: Laura?

ANDREA HICKEY: Andrea Hickey, present.

CONSTANTINE ALEXANDER: Jim?

JIM MONTEVERDE: Jim Monteverde, present.

CONSTANTINE ALEXANDER: And Laura?

LAURA WERNICK: Yeah.

CONSTANTINE ALEXANDER: You're present to. Okay. So here we are. I'll try to start and summarize some of what I've heard and where I think we may want to go.

ANDREA HICKEY: Gus, can I -- excuse me and just to interrupt you for a second, and for the record: For the last 15 minutes of the meeting + or -, we were not able to see or hear you, but I understand you could see or hear us. So I think it's important in the record for you just to confirm that you were able to hear testimony during that time.

CONSTANTINE ALEXANDER: Yes, I was. And I was able to see as well. Not on my screen -- well, that's a different issue. I can look on Brendan's screen and I can see.

ANDREA HICKEY: Okay.

CONSTANTINE ALEXANDER: I don't know what the problem is, but it's technical on our end -- our end being the City Council's end.

ANDREA HICKEY: Right, well I just --

CONSTANTINE ALEXANDER: -- where I'm sitting.

ANDREA HICKEY: I just wanted to clarify for the

record that you were still able to hear and participate. We just -- some of us just couldn't hear you.

CONSTANTINE ALEXANDER: Okay.

ANDREA HICKEY: Thank you.

CONSTANTINE ALEXANDER: Well, I was able to do that. And --

ANDREA HICKEY: Thank you.

CONSTANTINE ALEXANDER: -- I will so confirm.

LAURA WERNICK: Thank you.

CONSTANTINE ALEXANDER: Okay, just I think to try to summarize and to shape an approach, clearly -- and no surprise -- the testimony was overwhelmingly in favor of the affordable housing project.

I didn't hear a lot about -- from my point of view, there was obviously discussion of parking and traffic and concerns about the impact, but the city's Traffic Department has said otherwise, and I didn't feel that's as important as the issue of the size of the building, or the front of the building that goes nine stories high as it faces Massachusetts Avenue.

I would like to see, and propose the petitioner a building -- that the height of the building on Mass Ave is

six feet -- six stories, I'm sorry, not six feet -- six stories, and with a stepdown in the back, a portion is stepped down and the rear of the building is now proposed. That would reduce by my calculation and Brendan's calculation the number of units in the building by maybe 15. That's not a lot, but in the affordable housing area, every unit is a lot.

But I think there are corresponding impacts on the community, it's just not about affordable housing. And this approach would not prohibit affordable housing in the area. We still have a substantial number of houses, but at the same time I think it protects -- or protects is the wrong word -- it fosters a better streetscape for the area.

So that's where I would go. The petitioner may not want to go that far. They may want us to hold firm, but if we were to hold firm, the case would go to the courts. And they want to hold the project up over roughly 15 housing units, I don't know.

But I would return to the fact that all five of us separately without consultation expressed concern about the height of the building -- the nine-story height on Massachusetts Avenue.

So that's where I would focus my comments.

BRENDAN SULLIVAN: Brendan Sullivan, the comments by Councilor Carlone resonated with me. Those were somewhat my thoughts, but I think he perfectly stated it. And the -- he could not see why it could not comply with the Affordable Housing Overlay Ordinance, and which was well discussed in counsel enacted.

And I think it should be complied with. I have not seen any evidence that it can't be complied with. And that's -- maybe it's sort of tending to what you're saying also, but I have not seen any evidence to the contrary why the Affordable Housing Overlay Ordinance cannot be complied with at this site.

SEAN HOPE: Mr. Chair, when it's appropriate, I'd like to respond to that point about the Affordable Housing Overlay.

BRENDAN SULLIVAN: Yeah, if -- well, if we could -- Sean, if you could hold off for a minute -- other members of the Board, if you could sort of voice your thoughts and opinions?

JIM MONTEVERDE: Hi, this is Jim Monteverde. Can you hear me? This is Jim Monteverde.

CONSTANTINE ALEXANDER: Can't hear you.

ANDREA HICKEY: Jim, speak up a bit?

JIM MONTEVERDE: Oh, sorry. This is Jim Monteverde. So I shared the Chair and Brendan's concern, as I said earlier, about the height. I'm sure there's a financial way, or a way to explain the finances that someone other than I could go in and analyze and confirm that drives you to the height that you're proposing. But I would certainly not be in favor of it for just that reason.

While I'm wholly supportive of everything else that you're doing, that piece alone I would object to.

CONSTANTINE ALEXANDER: I'm sorry. What piece alone you would object to?

JIM MONTEVERDE: I would basically not be able to support it on that basis.

CONSTANTINE ALEXANDER: Okay. I would -- you know, I would remind everyone we heard very early in the public comments, we heard from an individual who was an architect, who also supported affordable housing, but didn't see why he had to go over the front more than six feet, and pointed out that the costs increase dramatically, once you go over six feet.

JIM MONTEVERDE: Yeah, Mr. Chair I think I've -- you know, I've just -- in my professional life had the same experience. I mean, I kind of -- I've been in the discussions where we put a dollar value on what it means to be a high-rise in the Commonwealth of Massachusetts. You know, it's something I'm sure the design team knows the answer to and could respond to. I don't think that by itself pushes it one way or the other. It's really the difference between the height that's by the Overlay District allowed versus what's being requested.

So -- at least in my opinion.

CONSTANTINE ALEXANDER: Okay. Laura or Andrea, either one?

ANDREA HICKEY: It's Andrea here. I just have a very quick comment. I do agree with the Chair and Vice Chair, I don't see or haven't understood a significant reason why a project like this that's very much needed cannot comply with the Overlay and height requirements. So I'm eager to hear Attorney Hope address that in his comments. I'll defer now to Laura.

LAURA WERNICK: Yeah. I think through the public comment, I've actually shifted my position. And while I'm

not happy with the nine stories and would prefer to see and eight- six-story-, I do thank that Mass Avenue can handle the height. And so, I think I'm leaning the other direction. But I would like to see if there are options to lower it at least one floor, one level along Mass Avenue.

SEAN HOPE: Mr. --

CONSTANTINE ALEXANDER: Yes, I was going to ask you if you wanted to speak now.

SEAN HOPE: Okay. I'll speak, and then I think also Jason would like to talk about the high-rise piece as well.

So first the Overlay -- and I respect the position that the Board is in, that you're trying to figure out balance affordable housing with impact on the neighborhood. But I would say -- so most of those supporters you've heard on the call tonight -- David Sullivan, Marjorie Decker and others -- those were all supporters of the Overlay.

The Overlay was never designed to be a cap on affordable housing.

Part of the -- the whole rationale for the Overlay is when you use the common mechanism as in 40B, things like appeals, things like neighborhood abutting, appealing

approved projects stalls projects. There are lots of projects that never get off the ground because an abutter can pay $10,000, $15,000 and stop a project in its tracks.

So the Overlay was meant to be another mechanism that essentially there is some public process, there is a Design Review, there's actually no permit that you can appeal and you get a building permit. That means someone could go, whether the site was close to transit or not and put up a six-story building, have -- you have public process, but there is no appealable permit. That is supposed to be a mechanism that's supposed to allow for that.

Everybody who supported the Overlay, now that it's being used to now cap -- not by this Board, but frankly the one City Councilor who voted against the Overlay several times is now in front of the Board promoting the Overlay as a way to limit affordable housing. That's not what it was intended to do.

Affordable housing was the number 1 goal of the City Council. There are letters in the files specifically approving this project by the primary proponents of the Overlay. So the idea the Overlay now should be shaping the

form of all affordable housing wasn't what it intended to do, it was intended to be another tool.

So when you do a 40B, you inherently have to compromise. So things like road improvements, we weren't doing that necessarily for ourselves, we were recognizing. We're going over what the Overlay allows. Negotiation with our direct abutters: We sat with our direct abutters. They talked about Walden Street in the back and we lowered it.

So if we didn't do the 40B route, then you can go and you can design a building. This would be a lot more stripped down. The quality of the units would be far inferior. We wouldn't be able to do some of the public benefits. Some of the energy efficiency goals wouldn't be met.

So I just wanted to tell the Board, and please hear this, that the Overlay was never designed to be capping affordable housing. It was going to be a mechanism. And because there's less public process, and because the public's right to sue and appeal is limited, then therefore that was allowing those projects to go forward.

So I would just say that for one the Overlay was never meant to cap all affordable housing. And the idea

that that would be used as a limitation I feel like is not what the Overlay was intended to do. And I think that's supported by everybody who supported the Overlay, and it took multiple years.

The second thing that I want to talk about is this idea about affordable housing and trees. And I really respect Mr. Sullivan saying that.

What I'd like to say in Porter Square is if you have a million dollars, you go and buy a condo in a brick building with no trees, no parking because you have the option to live there, I find that when we were talking about affordable housing, people say, "Affordable people want trees too, but they don't have the option."

So we are providing an option. If you live in an affordable unit, you want to live close to transit, you don't want to have a car and you want to use a bus, we are creating that option. So I don't think it's fair to say, "Hey, because we don't have a front yard and a back yard -- " which most people in Cambridge don't have. Young families who move to Cambridge are in a condo. They don't have those things. So I think it's not fair to say we shouldn't use affordable housing.

The last point I'd like to make is the Envision Cambridge was multimillion-dollars, a 2019 process. They looked at this stretch of Mass Ave as a corridor. They came out with goals.

One of the three goals were to increase overall housing production -- encourage affordable housing production for low, moderate and middle-income. So this was a recent study looking at the corridors.

And Ruth Riles made the point and she is right, because I was on one of the committees -- eight and nine stories were talked about potentially on certain parts of Mass Ave.

So when we talk about context, we took the city's recent study, Envision Cambridge -- multiple year study, multimillion dollar study, if the Board can't find that nine stories is not the perfect height. But I think the idea that six stories should somehow be the test is not consistent with the new planning study.

I would also say too when you look at the files, and this is to Article 19, the Planning Board reviewed this project. The Planning Board, who is the design arm of the city, all of the Article 19 criteria, all of that, was in

front of the Planning Board. The Planning Board did not write the Zoning Board and say the height was too big. The Planning Board did not say that the scale was off.

Now, I would just say lastly, I think the Board has the opportunity to look forward or backwards. Looking forward, in 50 years when this building is built, I don't believe that the idea of scale is going to be as relevant as it is now. We recognize this is a dramatic jump, it's a dramatic change.

But looking backwards, trying to say, "Well, we have six stories here, so affordable housing should only be this story: Part of looking backwards and not looking forward is the status quo of our environment, the diversity.

When you build this type of building, it changes the diversity of the neighborhood, and of the city of Cambridge. So this is an opportunity to change that. If we say, "Hey, let's limit it, because we want to keep the building next door" we're not looking for the future. And what we're doing is we're actually capping and we're keeping the racial makeup, the economic makeup virtually the same.

And so what we're asking the Board is to be bold, to be forward-looking, to actually look at what we want the

future to be, instead of maybe keeping it safe for what it is now. So those are the points I want to make. Jason, do you want to touch on the high-rise piece at all?

JASON KORB: I don't think I need to make any additional comments, unless the Board has questions for me. Financial cost for 760 CMR 56 I think ought to be considered in a comprehensive permit unless a certain process just -- go -- undertaken. I think Sean, you've said everything I would have to say, so.

CONSTANTINE ALEXANDER: I personally would agree that the bringing in of the Overlay District is a little bit of a red herring with this case. Yes, the Overlay District may have affordable housing consequences, but as I understand it, and as I analyze it, it's at a different level in the community.

The affordable housing that's being proposed tonight is, you know, basic affordable housing. These are the people who need -- who need the financial help through the mechanism for affordable housing under Section 40B, the comprehensive permit process.

So I would take that off the table. But I still think that there is a basis -- there's a reason why -- I

haven't heard that we can't do this project, it's uneconomic if we go down to six stories. And so, therefore, why not go to six stories, except the fact that the city will lose roughly 13 affordable housing units.

But I think there's a balance here. And the city I think will benefit by a six-story building at this location. So I'm -- that's where I am at.

SEAN HOPE: Sorry, Mr. Chair, one more comment. I just want to make it clear, some of the benefits, we are paying for the full benefits of the road improvements. The property is going to be Passive House. What's not clear to me, and we need to go check this with our funders -- it's not clear to me that we can just do a six-story building and have all those other public benefit goals that we are doing in this project.

So I think we're so focused on the height that we're also maybe losing sight of all the other factors that are permanent benefits to the public in perpetuity. So when we reduce this building, we're not just lowering it, we're likely going to be stripping the façade.

And remember, the Overlay will actually shrink the building on two sides. It would be a setback on Walden

Street and a setback on CHA. So we're not just talking about now a regular building, the quality and integrity of the units if we follow the Overlay would be compromised.

And lastly, the Overlay requires no parking as well. So the idea that there's somehow going to be a beneficial impact if we have Overlay versus not is not the case. Parking is still going to be zero, and that's part of the Overlay.

And the other thing, as Councilor Carlone said, he was wrong. Because it's a city parking lot, the Overlay would allow a full six-story building, so there wouldn't be no natural stepdown.

So I just want to not lose the fact as, "Oh, we make it lower, it's better for the city." We also lose things. And the ability to do some of these public benefits are all part of the process.

Now, I'm not saying we can't do any of those things, I'm just saying it's all a mix. And I think as we lower the building, we put certain things in jeopardy potentially. And I don't want that to be lost as we focus only on the height.

CONSTANTINE ALEXANDER: Well, I would again -- I

think this issue comes down to economics. I think the fact that you want the building as high as it is because of the profit you'll make on it. I haven't heard that you wouldn't make the profit it wouldn't be a profitable operation if you reduced the height of the building. It would be less, but it would be --

SEAN HOPE: Mr. Chair, with all due respect, this is not about profit. This is not about profit. We don't do this for profit, and this is not. We would fight for every single affordable unit. If the Board thought that going down to a lower -- a lower -- I'm just -- I'm trying to let you know what the tradeoffs are. This is not about profit, at all. And this is not.

If -- look, if we -- we met with the City Departments, we would not come out with this building if this was not something that was not approached. This was not a Sean and Jason, "We want to build a tall building to enrich our pockets or to have any kind of ego." This is not. We think this is close to public transit.

And to Mr. Sullivan's point, if this was on Pemberton Ave, or this was further down Mass Ave, not within walking distance of transit, this is not a building we would

propose. Frankly, we are directly on a bus line. You can walk to the grocery story.

So I don't believe this is setting a precedent, because we wouldn't be proposing this building even three blocks further down North Mass Ave. We are proposing this building very similar to Frost Terrace because of its proximity to several family and community-serving benefits.

JASON KORB: Let me just say one thing. I've dedicated my entire life to building affordable housing, okay? I came from privilege. I didn't have a dime of debt from going to college or grad school, okay? My Dad passed away when he was 69 years old and he didn't get to enjoy all of the money he made as a lawyer, okay? There's more to life than just money. And I own a market rate portfolio and I have most of my money off of that. But I want to help others. That's why I do this, okay?

It's not about -- look we can make an AHO deal work, fine. You know what? My guarantees would be a lot less, okay? Instead of having to sign millions and millions and millions of dollars of guarantees on a high rise, I won't have to do that as much.

But you know what? Creating these 14 or 18 more

affordable units is so much more important to me than that. So instead of everybody thinking and going to greed and going to avarice, I just -- I find that so offensive. I have worked so hard in this business for 20 years of my life, okay? And I'm doing it, and we're doing it because we want to create some extra units of affordable housing for people that really need it -- that really need it!

I'm sorry, but going to the greed argument, you can ask anybody in the affordable housing business, whether it's Carl Koershlin from Just-A-Start, anybody in the non-profit world, anybody in the advocacy world from affordable housing about my record. And it's because I love what I do and I care about what I do. And I believe in what I do. And I believe in helping families that didn't have the opportunities that I've had.

CONSTANTINE ALEXANDER: Other members of the Board, do you want to chime in, or do you have any views?

JIM MONTEVERDE: Yeah. This is Jim Monteverde again. I didn't take what I -- the discussion I heard before as making anyone suspect of greed or avarice or anything else.

It was really just trying to understand the -- if

there was a -- if the pro forma, or there was a financial basis for the need for the building to be nine stories tall, when there seemed to be a good number of the Board members who seemed to be uncomfortable with it -- myself included.

Sean, your point that there are tradeoffs -- understood. If you want to explain, either now or in a subsequent discussion what your project would be if in fact it was at the designated level -- I'm not going to say six stories, I think the height that I read on your zoning analysis said 85 feet, if I'm correct?

SEAN HOPE: For? So the --

JIM MONTEVERDE: I looked in one of your, one of the -- I think that's the Overlay District height, is that correct?

SEAN HOPE: So it would be seven stories and 69 feet.

JIM MONTEVERDE: Oh.

SEAN HOPE: It's going to be six stories and 69 feet is in the -- because the first floor for retail --

JIM MONTEVERDE: Oh, okay, okay. So just -- you know, just show us that scheme. What is it? So what are the tradeoffs? I mean, the quality of the façade, it's not

one that sways me. Because I read the description of what it's going to be. If it's about quality inside the units, just -- you know, explain it so there's a rationale and we can --

JASON KORB: It's the loss of the apartments. It comes down to the loss of -- you're losing --

JIM MONTEVERDE: I understand.

JASON KORB: -- you're losing about 14 apartments is my understanding.

JIM MONTEVERDE: That part I understand. I heard the discussion that went slightly beyond that to talk about if in fact that was the case, not just 14 units but or the quality or other accoutrements or benefits that the project provides wouldn't be able to provided.

Again, I'm just trying to -- I'm willing to -- sorry, my concern with the height is if it meant that some units had to go away, I'm perfectly aware of that and willing to make that sacrifice, so as not to set a precedent along Mass Ave for either affordable housing or any other type of construction until the City Council decides that they want to amend the zoning ordinance and make it an as-of-right, or some other conditional use, or condition for

it.

JASON KORB: Huh.

JIM MONTEVERDE: So I'm still stuck on the height and trying to get around it. I'm not talking about avarice, not talking about greed, just strictly height and the precedent it sets.

SEAN HOPE: So I would just like to talk about the precedent. I think one of the canons of land use law is that every lot is unique. You'd have to find another lot within a quarter mile fronting on Mass Ave. Now look, the cost of land near transit is exponentially higher. The reason why people go further away, because it's cheaper.

The idea that we're going to get another site like this within a quarter mile of this Porter Square T station, I don't see -- everything else is overbuilt. You're not going to get -- you're not going to get more of this. This is part of the reason why we're trying to take advantage of this opportunity.

Now look, I'm not saying if the Board said that nine -- we started off with an eight-story building. That was two more stories higher than the CHA. In direct abutter conversations. We did the same thing at Frost Terrace, we

worked with our direct abutters and we tried to come up with it. You had the direct abutter over here saying that they supported the height on Mass Ave, but they wanted lower on the back.

This is the direct abutter that's going to be impacted by this. That's something -- if the Board was going to take that into account, that's something we would have to look at our funders and see if it was going to work.

But I think the idea that we're using this Overlay as somehow the litmus test for what's appropriate, I just -- it wasn't intended to do that.

And frankly, that's all there by Mark McGovern -- four or five City Councilors who we were the proponents of the Overlay supporting this project. And I just find it that it's being used now to somehow limit is just -- I don't think that's what it's intended to do. That's different than the Board in its purview saying, "Hey, for us, nine stories is too high." Or, "nine and six is too high, and there might be a different height." And we're willing to accept that.

But I feel like the six stories is being used as a ceiling, a glass ceiling. I don't know where that's coming

from. And also, when you talk about zoning, 40B is part of zoning. This is not outside of zoning. The Council doesn't have to go and say, "nine story buildings are allowed citywide as-of-right." I wouldn't even want that.

I do believe when you're going to go over the Overlay, you have to compromise, you have to come to the Board, you have to risk an appeal. These are all the things that we're risking, and we understand that. And we are willing to compromise.

What we're not necessarily willing to do is go down to North Cambridge and other folks. We are dealing with our direct abutters. We have met with the CHA; we have met with our direct residential abutters several times. And, I mean, the person is on here.

So, you know, we're trying to listen to the Board, but I feel like what we're hearing from the Board is not necessarily what we're hearing from our direct abutters, and I would just hope that we could find a way to find a middle ground.

But the Overlay to me is not the answer. There are things in the Overlay that would be the same. Parking would be the same, and I do believe if we adhere to the

Overlay, we would have a narrower building, we'd have setbacks on both sides, and the quality of those two- and three-bedroom units would be compromised.

CONSTANTINE ALEXANDER: You talk about trying to find a middle ground, which is a good idea. I'm trying to do the same, I think this Board is. But what would you see as a middle ground? We've put out a middle ground about the reducing the size of the -- the height of the structure as it faces Mass Ave. What would you see as a compromise?

SEAN HOPE: Well, I think our design team feels like if there's going to be height in massing, it should be on Mass Ave, it should not be in the neighborhood. There was a request by our direct abutters, and they are group at 5 Walden, to drop the portion on Walden Street a floor lower, which would be losing two residential -- two of our units, but it would mean that the residential portion on Walden Street is 35 feet and the residential neighborhood where we had four-story, that would be a bigger step to that.

The only thing I would say is that we actually would have to go and rent and talk to our lenders and look at all the improvements that we're doing, and make sure that

it still pencils.

But to me, you know, when we did Frost Terrace and we made a compromise, it was because our direct abutters and I came up with what we thought might work. And I think here it should be the same.

LAURA WERNICK: So you would not consider keeping the six -- the Walden Street at six and dropping the Mass Avenue to eight? That's not something that's reasonable in your --

JASON KORB: During the pause, we actually ran some back of the envelope. And so, the eight to six would be a loss of four units. And the other problem is that wouldn't appease our direct abutters.

LAURA WERNICK: No, no, I --

ANDREA HICKEY: Councilor, do you mean nine to eight?

LAURA WERNICK: Nine to eight.

ANDREA HICKEY: You said eight to s --

LAURA WERNICK: Nine, eight on Mass Ave.

ANDREA HICKEY: Yeah.

LAURA WERNICK: Keep your six on Walden, just drop.

JASON KORB: Yeah, you would lose four units. Going from nine to five you lose two units. So going from --

LAURA WERNICK: Okay.

JASON KORB: -- right?

LAURA WERNICK: You mean from six to five?

JASON KORB: Sorry. Staying at nine and going down to five on the back you lose two units.

ANDREA HICKEY: All right, keep --

JASON KORB: Okay?

ANDREA HICKEY: If you keep --

JASON KORB: Dropping it to -- keeping it at six and dropping to eight, you lose four units.

LAURA WERNICK: Yeah.

JASON KORB: Which completely, there's no financial feasibility at that point.

LAURA WERNICK: Okay. Well, that's what we're trying to figure out. That's the first time you've said --

JASON KORB: Yes.

LAURA WERNICK: -- that there's no --

JIM MONTEVERDE: That's kind of the answer.

LAURA WERNICK: -- financial feasibility with four

units.

JASON KORB: Yes.

LAURA WERNICK: But there is financial feasibility --

JASON KORB: There is still -- I want to point of access, we are right at the edge of financial feasibility --

LAURA WERNICK: Okay.

JASON KORB: -- as proposed. If the Board imposes a further reduction as proposed by our abutters to go to nine to five, you know, we would have to talk to our funders. So we're not --

LAURA WERNICK: I personally don't see the advantage of going to five. I think the Walden Street at six is a very reasonable amount, and is appropriate massing.

ANDREA HICKEY: I agree with you, Laura. And I think if the front, you know six to me no longer is a magic number. I was very much persuaded by Councilor Hope's sort of explanation on the Overlay. So I understand that. But I think dropping a floor in the back and keeping the front at nine doesn't really buy enough. So.

BRENDAN SULLIVAN: This is Brendan Sullivan. Does it make sense for us, given so much discussion going on as I

opened my remarks… was that there was an awful lot of correspondence that had come in in the last couple of days and an awful lot from the Councilors today that I did not get to review: does it -- I just feel this out -- that we continue this matter for us to sit back?

Sean and Jason to take under consideration what our comments are, and possibly come back with an alternative? See if you can do it. You may come back and say, you know, "We stick by our plan." You had mentioned about going back to some of your lenders, if you were to reduce the size of the building. And again, I think we're focusing on Mass Ave.

And then it gives the Board members some time to potentially review some of the documentation and also some of the testimony tonight. I just throw it out --

CONSTANTINE ALEXANDER: That's fine.

BRENDAN SULLIVAN: -- that out as an example.

CONSTANTINE ALEXANDER: One of the only -- and I agree with that. The issue we have, though, is our docket is filled for the next month or two.

And if we wanted to come back and talk about whatever we've agreed on, we'd have to put the project back

for a couple of months, and I don't think that's going to be acceptable to the petitioner.

BRENDAN SULLIVAN: Brendan Sullivan. I would push this up as quickly as possible, even if it does mean a crowded schedule. As it is, we have 11 more to go tonight, so we're going to be here for a long time. I think it's important enough that potentially -- this is December 10 -- that does, that the holidays coming up the first --

CONSTANTINE ALEXANDER: The next hearing is going to be probably the second week of January --

BRENDAN SULLIVAN: -- the first week in, second -- I'm sorry, the first --

CONSTANTINE ALEXANDER: I don't have the schedule.

BRENDAN SULLIVAN: -- first hearing --

SISIA DAGLIAN: January 14.

CONSTANTINE ALEXANDER: January 14 is the --

BRENDAN SULLIVAN: -- and January 14 --

CONSTANTINE ALEXANDER: -- next hearing.

BRENDAN SULLIVAN: -- I would propose January 14.

CONSTANTINE ALEXANDER: I'm not adverse to continuing to January 14, and I'm not adverse to another long night, because we'll have our regularly -- as tonight -

- our regular agenda plus this. But hopefully this discussion on the fourteenth would not be nearly as long as the presentation tonight, which is not a criticism of anyone, it's just the facts.

But we've got everything aired out. Now everybody takes a deep breath, think some more about it and come back and we talk on the fourteenth.

SEAN HOPE: I think that would be appropriate and --

CONSTANTINE ALEXANDER: I'm sorry? I'm sorry, I didn't hear you, Sean.

SEAN HOPE: I said I think that it would be appropriate and it would give us some time to digest what we've heard from the Board, and possibly see what options are available. So I -- we would appreciate that.

The one thing I was going to say, if the docket is really full on the fourteenth, I have seen the Board call a special meeting.

And I'm not trying to add more things to your schedule on the holidays, but if we thought that maybe separating from the fourteenth a date in January in that same week so that we could not have the Board on a marathon,

that might be something you might want to consider.

CONSTANTINE ALEXANDER: Well, I'm not adverse to a special meeting. But it's very unusual. We've always -- as you know, Sean, being a former Board member we've always resisted that. But --

SEAN HOPE: Understood.

CONSTANTINE ALEXANDER: If that's what people want to do, it probably would be a week earlier, I would think. I don't think a meeting between now and the end of the year makes sense. The holidays -- there's just a lot going on. But we could do it. I don't know what the availability of a building is, the office.

LAURA WERNICK: We could do it New Year's Eve.

CONSTANTINE ALEXANDER: I'm sorry?

LAURA WERNICK: We could do it New Year's Eve?

ANDREA HICKEY: Laura, tell me how it was.

BRENDAN SULLIVAN: Brendan Sullivan, I would have thought that tonight could have been a special permit meeting unto itself. I think that if we came back on the fourteenth and this was scheduled at 7:00, that provided we got correspondence from Sean and Jason prior to -- with their position and their bottom line, then I think we could

probably hear it, I would think within an hour. And I think maybe we don't have to open it up to public comment.

CONSTANTINE ALEXANDER: I hope so. But I think, you know, we've got to be -- the reality is we're going to get a lot of people who want to speak, not the people who are speaking right now, but citizens of the city, both pro and con. And they're going to want to weigh in. And it'll drag on.

"Drag on" is pejorative, I don't mean to be -- the comments were good, but I think it will take a while to thresh the comments out and reach a decision on the fourteenth. But I'm willing to do it. If that's what the sentiment is, let's do it.

LAURA WERNICK: Would there be a possibility of doing a special meeting on the seventh? Thursday the seventh?

CONSTANTINE ALEXANDER: I'm sorry, there was a possibility of doing what, Laura?

LAURA WERNICK: A special meeting on Thursday, the evening of Thursday the seventh? I don't know if this group is available.

BRENDAN SULLIVAN: Well, if the chambers are

available on the seventh, which we're not sure of.

SISIA DAGLIAN: We could do it elsewhere.

BRENDAN SULLIVAN: We could?

SISIA DAGLIAN: Yeah. We could see if we could do it at the other place.

BRENDAN SULLIVAN: Yeah, okay. Yeah, I mean, I wouldn't -- that's fine by me. I'll do either.

CONSTANTINE ALEXANDER: We'll continue this case until the fourteenth.

BRENDAN SULLIVAN: No, until the seventh.

CONSTANTINE ALEXANDER: I'm sorry, the seventh.

JIM MONTEVERDE: Seventh.

CONSTANTINE ALEXANDER: Right. The seventh.

BRENDAN SULLIVAN: At 7:00.

CONSTANTINE ALEXANDER: At 7:00 -- the usual time. We can do it any time. We have no other cases that night.

CONSTANTINE ALEXANDER: Do you want to do it at 6:00?

JIM MONTEVERDE: 6:00.

CONSTANTINE ALEXANDER: 6:00's fine by me.

JIM MONTEVERDE: Yep.

SEAN HOPE: Great. Thank you.

JASON KORB: Thanks.

CONSTANTINE ALEXANDER: Is that unanimous? Sean and Mr. Korb, you're --

SEAN HOPE: Sure, that's fine.

JASON KORB: Yes.

SEAN HOPE: Thank you.

JASON KORB: Thank you.

CONSTANTINE ALEXANDER: Okay. The Chair moves that we continue this case -- certainly as a case heard -- until 7:00 p.m. on --

ANDREA HICKEY: 6:00 p.m. I thought --

JIM MONTEVERDE: 6:00 p.m. --

CONSTANTINE ALEXANDER: I'm sorry, 6:00 p.m., 6:00 p.m. -- on January --

COLLECTIVE: Seventh.

CONSTANTINE ALEXANDER: -- seventh, subject to the following conditions:

One, that the petitioner sign a waiver of time for decision -- Sean, you know all about that -- and that's -- you can get that from, we don't have it tonight, but from the Inspectional Services Department in the next several days.

Two, that a new posting sign be put up, and that for the 14 days before the seventh, reflecting the new date and the new time.

And that to the extent that at that meeting, you want to propose changes to what we have in our files now in terms of financial information, structural design of the building, et cetera, that they must be in our files no later than 5:00 p.m. on the Monday before January 7. Is that it? All those in favor?

BRENDAN SULLIVAN: Brendan Sullivan, yes to the continuance.

ANDREA HICKEY: Andrea Hickey, yes to the continuance.

CONSTANTINE ALEXANDER: Laura?

LAURA WERNICK: Laura Wernick, yes to the continuance.

JIM MONTEVERDE: And Jim Monteverde, yes to the continuance.

CONSTANTINE ALEXANDER: And of course I also vote yes to the continuance.

[All vote YES]

So the case is continued until that date, January

7.

JIM MONTEVERDE: Tenth.

CONSTANTINE ALEXANDER: Tenth, I'm sorry. Seventh? Yeah, I thought it was --

JIM MONTEVERDE: Seven at 6:00 p.m. Seven.

CONSTANTINE ALEXANDER: Seven.

SEAN HOPE: Yes.

JIM MONTEVERDE: Yep. 6:00 p.m., January 7.

CONSTANTINE ALEXANDER: Yeah, okay.

SEAN HOPE: Thank you.

COLLECTIVE: Thank you.

CONSTANTINE ALEXANDER: We'll move back on to our regular agenda. Okay.

Pacheco, Maria

From: germcd@aol.com
Sent: Monday, February 15, 2021 4:30 PM
To: Pacheco, Maria
Subject: Support for 2071 Mass. Ave. Project

I strongly support the affordable housing proposal for 2072 Mass. Ave. in North Cambridge. - Gerry McDonough, 13 Hollis Street, Cambridge 02140

Pacheco, Maria

From: Ferraro, Ann
Sent: Monday, January 11, 2021 3:09 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave Case NO:BZA-017326-2020 December 28.docx
Attachments: December 28.docx

December 28.2020

To the Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave. My name is Ann Ferraro and I have lived at 35 Walden St for 22 years now and in the neighborhood for 60 years total. The traffic impacts the neighborhood tremendously during peak travel hours, especially the right lane at Walden and Mass Ave. and the side street, Mead St. Many people fly down Mead to avoid the light where traffic is constantly backed up, and in doing so create a danger to the people living on Mead. My building is on the corner of Mead and Walden, so I am all too familiar with the difficulties of trying to leave my home both on foot and in my car. My driveaway is off Mead, and if I am not going in the direction of Mass Ave, I cannot get out onto Walden. Even though there is a clearance at the top of mead people come down and block traffic going towards Walden without any consideration for someone who is already ¾ of the way down the street and most are angry and hostile. The city tried to correct the situation with traffic calming curbing, but it only enhanced the urgency of the commuters and the anger of the people trying to 'be first'. Some days it takes a good while to get out of my driveway. Other days I nearly get run over walking my granddaughter to school or clipped when crossing with my dog, or nearly hit when entering my vehicle on Mead. It's horrible

The other issue having me in opposition is the proposed two-way entrance/exit at the Walden St light. This is a nightmare to begin with, but can you imagine Ubers, food deliveries and drop offs who normally just wait in the street tying up traffic, not to mention if they are coming in at out at that same point.? The right lane will never move. I am recalling when that site was a KFC restaurant, at peak 5 o'clock traffic; and people trying to pick up dinner and blocking the right lane trying to gain entrance to the KFC parking lot. it was nearly impossible for traffic to move, and so more people would barrel down Mead, angrily. At least, they had the exit on Mass Ave. I understand the concern about cars exiting there next to the senior center and a bus stop, but it has always been done that way, with caution, of course. I believe it's a scare tactic by the developers to help rule out the consideration of a parking area for the tenants. Perhaps that could be an entrance only and the Walden side could be an exit only. These developers put up a building known as Port Landing and there is underground parking for cars and bikes. The first level is split so the mechanics needed in place have room. (one of the arguments by the developers was that if they put parking underground, there would be no room for the buildings mechanics.) Currently they have a proposed space for 50 bicycles and nothing else. They can design a parking area with a ramp, they have done it. I strongly oppose no parking. Walden street has been changing with developers buying the one family homes and turning them into apartments /rentals for students and young professionals. Most of them own cars, but don't use them often and they take up dead space, often selfishly more than one space, because of the gaps they leave that are useless. You cannot afford to house that many families without parking. Please do not approve this.

And the obvious opposition is with the height of the building. Please do not allow them to go above 6 levels which is the tallest building in area, except for the building at Cogswell and Mass Ave, which the developers sited in their proposal. In contrast, this building is set back from the street, with an enormous parking area behind the building, and a street hardly traveled in comparison to Walden. It even has a no entrance peak hour restriction for peak commuting hours.

Please consider the awful traffic conditions of the people living on and off that end of Walden St, and do not approve something that will make it many times worse.

Thank you for your time in considering my opinion

Sincerely

Ann Ferraro o

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

February 16, 2021

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments – Continuance Request
2072 Massachusetts Avenue, Cambridge, MA 02140
(BZA Case No. 017326-2020)

Dear Board of Zoning Appeal Members:

We are writing to request a continuance for the above referenced BZA Case scheduled for March 4, 2021. Due to circumstances beyond our control, we do not believe that we will be able to present the revised 2072 Mass Ave plans to the community or to the Planning Board prior to the scheduled March 4, 2021 BZA hearing. Granting the requested continuance will allow for sufficient notice and opportunities for the community and Planning Board to review and comment.

We look forward to formally requesting a continuance at the March 4 hearing.

Sincerely,

Jason Korb
managing member of managing member

Sean Hope

Sean D. Hope
managing member of managing member

Enclosure

Cc: City of Cambridge Inspectional Services Department
City of Cambridge Community Development Department

Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Charles D. Baker, Governor ◆ Karyn E. Polito, Lt. Governor ◆ Jennifer D. Maddox, Undersecretary

December 10, 2020

Mr. Jason Korb
Mr. Sean D. Hope
CC HRE 2072 Mass Ave Tenant LLC
C/O Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, Massachusetts 02459

RE: 2072 Massachusetts Avenue, Cambridge, MA- Site Approval Letter

Dear Messrs. Korb and Hope:

I am pleased to inform you that your application for project eligibility determination for the proposed 2072 Mass Ave Apartments project located in Cambridge, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 2072 Massachusetts Avenue in Cambridge, Massachusetts. This approval indicates that the proposed plan is for 49 units, all of which are affordable (100%) at no more than 60% of area median income. The proposed development will consist of 14 one-bedroom units, 21 two-bedroom units, and 14 three-bedroom and the rental structure as described in the application is generally consistent with the standards for affordable housing to be included in the community's Chapter 40B affordable housing stock. This approval does not constitute a guarantee that LIHTC funds will be allocated to the 2072 Mass Ave Apartments project. It does create a presumption of fundability under 760 CMR 56.04, and permits CC HRE 2072 Mass Ave Tenant LLC (the "Applicant") to apply to the Cambridge Zoning Board of Appeals for a comprehensive permit. The sponsor should note that a One Stop submission for funding for this project must conform to all Department of Housing and Community Development (DHCD) program limits and requirements in effect at the time of submission.

As part of the review process, DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Low Income Housing Tax Credit program.

2. DHCD has performed an on-site inspection of the proposed 2072 Mass Ave Apartments project and has determined that the proposed site is an appropriate location for the project. The development will place housing for within walking distance of Porter Square, providing options for shopping and the MBTA red line and commuter rail.

3. The proposed housing design is appropriate for the site. The corner lot will be redeveloped with a single residential building with ground floor retail space. The building height will step down from front to back. The developer will be pursuing passive house certification and will include a green roof and a rooftop solar array in the project.

4. The proposed project appears financially feasible in the context of the Cambridge housing market. It will offer housing to 100% households earning up to 60% of the area median income. It will also offer eight units affordable to households earning up to 30% of AMI.

5. The initial proforma for the project appears financially feasible and consistent with the requirements for cost examination and limitations on profits on the basis of estimated development and operating costs. Please note again that a One Stop submission for funding for this project must conform to all DHCD program limits and requirements in effect at the time of submission.

6. The Low-Income Housing Tax Credit Program Guidelines state that the allowable acquisition value of a site with a comprehensive permit must be equal to or less than the value under pre-existing zoning, plus reasonable carrying costs.

7. The ownership entity will be limited dividend limited liability company or limited partnership, controlled by an affiliate of the Applicant, CC HRE 2072 Mass Ave Tenant LLC and meets the general eligibility standards of the Low Income Housing Tax Credit program.

8. The Applicant is the designated developer of the site.

The Department understands that the developer and the city are working closely together on this project. We anticipate that all issues will be thoroughly reviewed by the appropriate city boards and resolved to the satisfaction of all parties and the project sponsor.

The proposed 2072 Mass Ave Apartments project will have to comply with all state and local codes not specifically exempted by a comprehensive permit. In applying for a comprehensive permit, the project sponsor should identify all aspects of the proposal that will not comply with local requirements.

If a comprehensive permit is granted, construction of this project may not commence without DHCD's issuance of Final Approval pursuant to 760 CMR 56.04 (7) and an award of LIHTC funds. This project eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD.

This letter shall expire two years from this date or on December 10, 2022, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the city of Cambridge to increase its supply of affordable housing.

Sincerely,

Catherine Racer
Director

cc: Mayor Sumbul Siddiqui, city of Cambridge

December 5, 2020

Dear Members of the Board of Zoning Appeal,

I am writing to support the proposal of Capstone Communities LLC for a 100% affordable housing development at 2072 Massachusetts Avenue. I have lived in North Cambridge since 1987, and I have watched in amazement the huge increase in the cost of housing, both rental and homeownership in our neighborhood. The addition of 49 units of permanently affordable, family-sized apartments will constitute an important step forward in the City's effort to enable low- and moderate- income families to continue to live in Cambridge.

The site is conveniently located close to public transportation. There is regular bus service along Massachusetts Avenue. The Porter Square T station and the adjacent commuter rail stop are no more than a quarter mile from the site. Residents will be able to easily walk to grocery stores, pharmacies, etc., and will be able to access Porter Square's broad variety of retail and commercial entities without reliance on cars.

As such, the site is a "main corridor" site. Main corridor sites are sites at locations close enough to public transit to significantly decrease car use. Main corridor sites like 2072 Mass can accommodate buildings with additional height, and, in my opinion, should be allowed to do so, especially when the height will enable construction of much-needed housing for low- and moderate- income residents.

Because of its location on Massachusetts Avenue it will provide the kind of walkable and convenient urban site that enables the families who live there to provide their children with the best of urban living in an environment that does not overwhelm the occupants. This is not a proposal for a 300 ft high-rise building; nor is it a proposal for a location right beside an expressway with no way to cross the street. The City has done a lot of work on the pattern of traffic signals at that corner to develop a safe, albeit busy, intersection. The plans for the building show an attractive building that will fit well into the overall built environment on that part of Massachusetts Avenue.

For the above reasons, and most importantly, for the addition of much-needed affordable housing for low- and moderate-income families, I urge the Board of Zoning Appeals to act favorably on this proposal. Thank you for your consideration.

Sincerely,

Margaret Drury
I Dudley Court
(North) Cambridge

Pacheco, Maria

From: Sam Seidel <seidel.sam@gmail.com>
Sent: Friday, December 4, 2020 10:23 AM
To: Pacheco, Maria
Subject: Letter in support of 2072 Massachusetts Avenue

Dear Board of Zoning Appeal:

I am writing in support of the proposed project at 2072 Massachusetts Avenue, brought forward by Capstone Communities and Hope Real Estate Enterprises in conjunction with Bruner/Cott Architects. I live in the Agassiz Neighborhood, so I view this project as impacting my broader neighborhood.

There are many aspects that recommend this project's approval by the BZA. Let me take a few paragraphs to outline a some of the ones that I see:

From a planner's perspective, Massachusetts Avenue near Porter Square still needs work.

Massachusetts Avenue from Walden Street to Roseland Street needs continued planning attention. The arrival of the Red Line in Porter Square in the 1980s created the possibility for transit-oriented development, increased density, an improved street wall and heightened retail, but actual changes to the avenue have lagged decades behind. Only now, following one of the hottest real estate markets in memory, are we seeing the creation of new housing units — at Beech Street and at Roseland and now the possibility of additional units at Walden. From an urban design perspective, this is a good thing. With regard to the proposed building at Walden, a taller building at that corner (Walden and Mass Ave) fills in a design gap along the avenue and creates a needed visual marker for the beginning of Porter Square. The proposed project at 2072 Mass Ave serves that function well and it does so with design sense, thankfully forgoing red brick in favor of a new material that introduces a new visual cue to Porter.

—

The team behind the proposed project at 2072 Mass Avenue is the right team.

I mentioned the new housing going up at Roseland — that project is in construction, with attractive design and good contextual layout. It is being developed by this exact same team, working along with the city to create more affordable units on Mass Ave. The HRE/Capstone track record is exemplary and their ability to work with the neighborhood and deliver on their commitments is well established. You couldn't ask for a better, more committed group of people shepherding this process.

—

The need for affordable housing hasn't diminished in the past decade — it has only increased. With Covid, that need continues to expand.

I won't go through Chapter and Verse of the affordable housing story — the BZA is too familiar with the regional pressures on the housing market and the specific pressures that Cambridge is facing. I will only note that opportunities to create new affordable units in the city is rare and to be able to create them near a transit node is rarer. This site provides both — the opportunity for a significant number of new affordable units in close proximity to a T stop. Additionally, the development team's commitment and ability to deliver is second to none.

In each of their previous projects, they have fostered a good working relationship with all the parties involved to make a better project in the end. This project will be no different, I'm certain.

—

Finally, I'll close with a list of particulars — the Capstone-HRE-Bruner/Cott list of "Community Process Design Improvements."

This list shows the team's engagement with the local community, their willingness to on-board feedback and comment, and shows their significant [and in my view, very relevant] design improvements to improve their project — such as setting back the building's ground floor along Mass Ave and stepping the building down as it recedes back into the neighborhood. This active dialog will continue as the project moves forward. Of that I'm certain. Here is their list:

- 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

I hope the Board of Zoning Appeal will look favorably on this project and help the creation of much-needed new housing in the city of Cambridge.

Sincerely,

Sam Seidel
43 Harris St.
Cambridge

Pacheco, Maria

From: Seymour Kellerman <seymourkellerman@gmail.com>
Sent: Friday, December 4, 2020 11:51 AM
To: Pacheco, Maria
Subject: Capstone 2072 Mass Ave Comprehensive Permit application

Members of the Board of Zoning Appeal:

On Sept. 29, 2020, Capstone Communities LLC presented a proposal for a mixed-use housing project at the corner of Massachusetts Ave and Walden Street. This was the first time I heard of this project. Were there any negotiations with CDD before public disclosure?

I ask you, members, to visit the Russell Apartments and Senior Center, a few feet away from the proposed tower site, and speak to the affordable housing residents (one is 101 years of age). They will tell you in detail how the project will diminish the quality of their lives. Do you support decent affordable housing for the elderly and disabled?

I ask you to visit this corner and visualize 49 dwelling units crammed into the 8 residential floors with no adjacent open space and with significant traffic hazards on two sides of the building during much of the day. Is that a model for community zoning?

I ask you to reject the rash decision of the Planning Board on Dec. 1 to approve the Capstone comprehensive permit application.

I ask you to take part in amending the current plan by requesting a decrease in its size and density and by adding open space for the building's residents in order to improve health, safety and quality of life for the residents, while reducing the project's impact on the neighborhood. Isn't that kind of oversight the responsibility of BZA?

I ask you to demand a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (taking into account pre-pandemic conditions).

Respectfully,
Seymour Kellerman
21 Cogswell Ave
617.833.3963

Pacheco, Maria

From: Norma Wassel <normawassel@yahoo.com>
Sent: Tuesday, December 1, 2020 8:27 PM
To: Pacheco, Maria
Subject: BZA-017326-2020

To Members of the Board of Zoning Appeals:

I am writing to urge the board to grant the request for zoning variances in order for the proposed residential building on **2072 Mass. Ave.** to move forward. **(BZA-017326-2020)**
I live @ 175 Richdale Ave. between Walden and Raymond Streets and support this project. I do not own a car and routinely bike through the corner of Walden St. and Mass. Ave. as well as take the bus directly in front of 2071 Mass. Ave. I do not feel that this location would be unsafe for children if families were to live on that corner as some people had said.
I also am a social worker who consults with a number of social service agencies in Cambridge. Lack of affordable housing for families, including many of those who are at risk, is a crisis in our city and I feel that the city should do everything possible to provide more units. Although homeless families are more hidden than the individuals that many of us see in many neighborhoods in Cambridge, the need is there.
I have had a chance to review the project design and I feel very positive about the specifics - the ground floor design that would improve the sidewalk visibility and the focus on being environmentally responsible which will be a prototype for other cities considering similar projects.
I urge you to support this housing project. The variances requested are not significant enough to prevent this critical housing from being built.

Please feel free to contact me if you have any questions.

- Norma Wassel 175 Richdale Ave. unit 214 617-306-4916

Pacheco, Maria

From: Ann Fleck-Henderson <afleckh@gmail.com>
Sent: Tuesday, December 1, 2020 9:32 PM
To: Pacheco, Maria
Subject: for the Board of Zoning Appeals

I am a resident of 113 Richdale Avenue. This note is to express my support for the building proposed by Capstone Communities for the lot at the corner of Walden and Massachusetts Avenue where the Indian restaurant is, on the site of the former KFC. I understand the issues raised by some of my neighbors about congestion at that corner, parking, and the height of the proposed building. I trust that the transportation and parking people will do due research on the first two issues. While the height of the building is somewhat out of scale with the surrounding buildings, I believe that the building may need that height to accommodate enough units to make the whole project feasible. The value to the area of economic diversity outweighs, for me, the aesthetic issue of the proposed building's height.

Ann Fleck-Henderson

Pacheco, Maria

From: Marian Swain <marianswain@gmail.com>
Sent: Tuesday, December 1, 2020 9:16 PM
To: Pacheco, Maria
Cc: Clerk
Subject: Comment on BZA-017326-2020

To the BZA:

I am a Cambridge resident writing in support of the affordable housing development at 2072 Mass Ave (BZA-017326-2020). Cambridge needs more affordable housing built near public transit, which this development offers, and it is also designed to the passive house energy standard, which will contribute to the city's climate goals as well as reduce energy bills for the residents. I urge you to support this development, which will contribute to a more just and sustainable city.

Thank you,

Marian Swain
988 Memorial Dr. #181
Cambridge, MA 02138

BZA Case # 017326-2020

To The Members of the Cambridge Zoning Board of Appeal,

My name is Margaret Rueter. I live at the Leonard J Russell Senior and Disabled building at 2050 Mass Ave. I have communicated with many of my neighbors. I speak for a group of residents that are afraid to give voice for they are tenants of the city of Cambridge.

Our building is just 3 feet from the planned new affordable housing project to be located next door at 2072 Mass Ave. Indeed the new building as planned is not just tight next to us, adding 150-200 more people at a very unsafe corner just feet from us, but also does include adding a proposed additional anchor building as a part of the design. The anchor building, as proposed, is to run along Walden Street and is to be a six-story windowed facade to run across the entirety of our open space and just three feet away from us . The building will tower over and cast shadows along our sunny residential landscaped terrace where gardening has been encouraged. The new neighboring windows and rooftop play space will change the environment from a restful, restorative and quiet area to one of an experience of shared sound and space, with a much more active population. This has seismic implications to this Russell Apartments population which includes some of the city's oldest, most needy and vulnerable citizens. We are people who were vacated for two years due to construction and who have only JUST moved back (spring 2019, during the pandemic) into a completely renovated building which also houses the North Cambridge Senior Center.

The city of Cambridge is experiencing an urgent housing crisis. Cambridge as always, is at the forefront - working to solve this crisis. Further, it is my belief that all of us as citizens give a little something to help the community meet the goal of additional affordable housing. However, the building as

proposed is asking those of us next door to sacrifice our health, safety, and quiet environment.

This is too big a demand on us, if this city really cares to protect their very own most vulnerable tenants. I ask you to imagine it is your grandparent with Alzeimers, your sister with PTSD, your brother with debilitating clinical depression, or maybe your adult child disabled by breathing issues living here at Russell - for this is who we are. Now imagine, the loss of our outdoor enjoyment, neighbors just feet away, seeing into our windows, and then the worst – constant noise, completely appropriate to a family housing environment, and all of this of course after several years of intolerable construction noise. Perhaps many of us will need to move again. Essentially, we are being asked to sacrifice our own mental and physical health by this design. Is this really what we want to do, and is it really what the City wants to do?

Beyond the very real implications to a vulnerable population there are separate but severe safety concerns at the building site's corner. The intersection of Walden and Mass Ave is fraught with issues. Others will speak to them, but there is one area going to be made far worse because of the proposed Massachusetts Avenue entrance. Seniors at both Russell and the North Cambridge Senior Center park behind our building. There is an entrance through an arch between sections of the building. It is already unsafe and dangerous to approach Russell for those of us who use this lot. As one comes through the Mass Ave light or makes the right turn at Walden to approach Russell there is danger. One must IMMEDIATELY have quick reaction times to watch traffic speeding behind us just after the light. We must signal right, hug the right lane while watching for pedestrians, bikes, runners, delivery vehicles, and the bus and The Ride used by our population. All of this happens within feet of the intersection. The addition of an entrance at Mass Ave will bring additional Ubers, delivery vehicles, and drop off and pick ups pulling up at the new front residential entrance just after this corner. Again, I ask you to consider your parents and grandparents trying to navigate this short shared distance to

our building. A death will occur. It is only a matter of when and how many. How many are we willing to accept?

We are all very grateful tenants. We are grateful to both the city of Cambridge and to the Cambridge Housing Authority for their compassionate and steady care.

What I ask, for all of us here at Russell, is that you complete a proper and thorough review of this project before any approval. I also ask that you consider the context of location and ask for a design review. The developer has delivered a beautiful architectural design. However, at this location and given the intersection so near to our senior and disabled community, and the North Cambridge Senior Center, I would further ask for a "reimagining" of design. The building could be shorter, cast less shadow on our only place of outdoor recreation. It could have a population of tenants more commensurate with the lower density we need for safety. It could be set back from the property line – especially from our own walls.

Please don't sacrifice us in the name of Affordable Housing Let's work together in the best, generous and humane spirit of Cambridge.

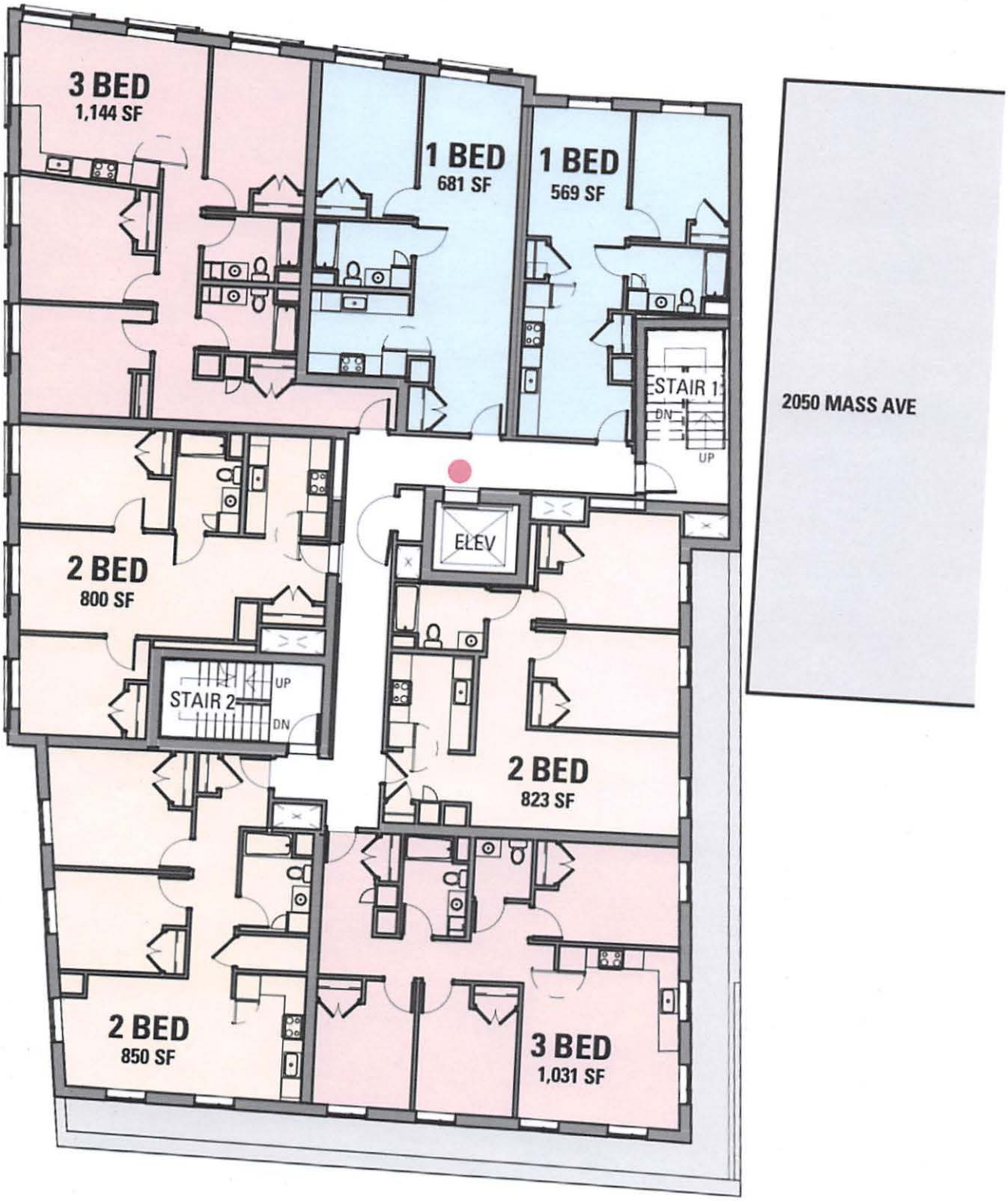
Sincerely,

Margaret B Rueter
2050 Mass Ave
Cambridge, MA 02140

Darul Kabab
2072 Mass
Ave

Russell Apartments.
2060 Mass Ave

MASS AVE



WALDEN ST

ELEVATIONS North | View from Mass Ave

DON'T TEXT
AND DRIVE

ow

CE | June 21, 6:00pm

TUDIES

MT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSAC

N

Pacheco, Maria

From: Kelsey Harris <kelsey.m.k.harris@gmail.com>
Sent: Monday, December 7, 2020 9:48 AM
To: Pacheco, Maria
Subject: CASE NO. BZA-017326-2020

Hello,

I am writing in support of BZA-017326-2020.

I think it's a lovely-looking building that will provide much-needed subsidized housing mere steps from the red line, right on a major bus corridor. I know the area well; I live down the block, abutting the still-under-development Frost Terrace.

Although construction is always a little disruptive (perhaps more so right now, as so many of us are almost always at home), that is a much easier cost to bear than the huge rents we ask working families to bear every single day.

I would like to add that I think the parking planned for the building is entirely adequate, if not even excessive. The 42-unit apartment building I live in has 0 dedicated spots, and it works just fine. Additionally, our planet is warming by the day because of human emissions, causing destruction across the country and globe. Anything we can do to reduce emissions, including reducing parking and including solar, is a step in the right direction.

Please approve the permit,
Kelsey Harris
8 Newport Road

Pacheco, Maria

From: Singanayagam, Ranjit
Sent: Monday, December 7, 2020 11:54 AM
To: Pacheco, Maria
Subject: FW: What did the Planning Board vote to recommend favorably to BZA on 12/1?
Attachments: Height Map 2072 Mass Ave.xlsx

From: Young Kim <ycknorris@gmail.com>
Sent: Thursday, December 3, 2020 12:01 PM
To: Farooq, Iram <ifarooq@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; Mallon, Alanna <amallon@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; McGovern, Marc <mmcGovern@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>; Simmons, Denise <dsimmons@cambridgema.gov>; Sobrinho-Wheeler, Jivan <jsobrinhowheeler@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Toomey, Tim <ttoomey@CambridgeMA.GOV>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Barr, Joseph <jbarr@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Paden, Liza <lpaden@cambridgema.gov>; Joseph, Swaathi <sjoseph@cambridgema.gov>
Subject: What did the Planning Board vote to recommend favorably to BZA on 12/1?

Dear Assistant City Manager Farooq and Commissioner Singanayagam,

I would like to call your attention to the Dec. 1 Planning Board (PB) hearing of the Board of Zoning Appeal (BZA) Comprehensive Case 2072 Mass Ave Project (2072 case). I would also like to beg your pardon for a rather lengthy email and ask your patience in reading it in its entirety. Then you will understand the subject line.

I should have known but I was surprised to find out that the PB hearings are now scheduled weekly which seems to be very aggressive given that the members are volunteers with full time jobs and families. I don't know how they could possibly read through all the material associated with complex agenda items such as the two cases on Dec. 1.

The 2072 CP case will have a profound impact not only on the Porter Square neighborhood but throughout the City as it sets very dangerous precedence going well beyond even the limits of the recently ordained 100% Affordable Housing Amendment. It was heard as a BZA Case and I would like to point out two major flaws in this hearing. To the PB's credit, I must thank them for allowing public comments albeit at a reduced time limit of 2 minutes. The public comment lasted about an hour but the debate and decision took less than half that.

In the past, it was my understanding that the public comments and developer's material have to be in by close of business the Thursday before the hearing. However, because the City offices were closed for Thanksgiving holiday, the comments were due by close of business on Wed (which PB couldn't have seen anyways since the offices were closed) with additional comments accepted on Monday through noon on the day of the hearing. Getting this submittal schedule was very difficult and I am sure the Board members didn't have adequate time to review all the comments we submitted. I want to thank the staff for their tireless work in assembling all the comments we sent in and getting them to the PB members.

In particular, I submitted a slide presentation package on behalf of the North Walden Neighbors to voice the concerns for/by the senior and disabled residents of Russell Apt and to make a case why the 2072 Mass Ave project does not fit in that neighborhood. We were very disappointed that we could not even make a request to pool our time to present the case more cohesively because we could not raise our hands.

But the most alarming flaw was that the Comprehensive Permit - 2072 Massachusetts Avenue - Materials in the Planning Board's Meeting table (https://www.cambridgema.gov/CDD/zoninganddevelopment/planningboard/planningboardmeetings) was a link to Comprehensive Permit Application received by the City Clerk on Nov 12 which stated: DIMENSIONAL INFORMATION Project Address; 2072 Massachusetts Avenue Building Height(s) (Ft) - REQUESTED CONDITIONS 8 Stories/ appx 89'-8". There was no updated material available and the new design of 9 stories/102 ft. facing Mass Ave and 6 stories facing Walden neighborhood was presented to the PB and the staff only at the hearing. This would mean that all the CDD, TP+T, DPW Staff Memos were based on the old design. The hearing should have been called off since the developer team did not submit the most up to date material in time. Once again, we could not raise point of order as we could not raise our hands.

One of the PB members said that the height of the building is not much taller than other buildings near the proposed site including the Henderson Carriage House. Perhaps he was referring to the 8 story original design. The only other building taller than 100 ft. that I am aware of near 2072 Mass Ave is 2373 Mass Ave which is 0.5 mile north of 2072 Mass Ave. Please see the attached height map as an excel spreadsheet with graphical representation of heights of various buildings we have used for comparison

In view of the failure of CC HRE to submit the revised application to the City Clerk to be distributed to the PB and BZA, there is a serious question as well as legal implications as to what the Planning Board had voted unanimously (with one absentee) to recommend favorably to the BZA. Therefore, I beg you to reschedule the Dec. 10 BZA hearing of this case and direct the applicant, CC HRE, to submit revised documents in accordance with established data submittal guidelines, not presenting them at the hearing. Furthermore, PB should rehear this case after all the City had the time to review the revised documents and resubmit their updated memos and the public and PB members had adequate time to review the material.

Going one step further, a project that exceeds the threshold of Article 19 Project Review Special Permit by the PB by more than factor of 2.5 (57391 sq. ft, living space waiver requested for 20,000 sq. ft. threshold) should NOT be granted a waiver even for a "friendly 40B". If this waiver is granted for this project, I shudder to think where this will lead to.

Thank you very much for your attention to this matter and looking forward to your response

Respectfully yours,

Young Kim

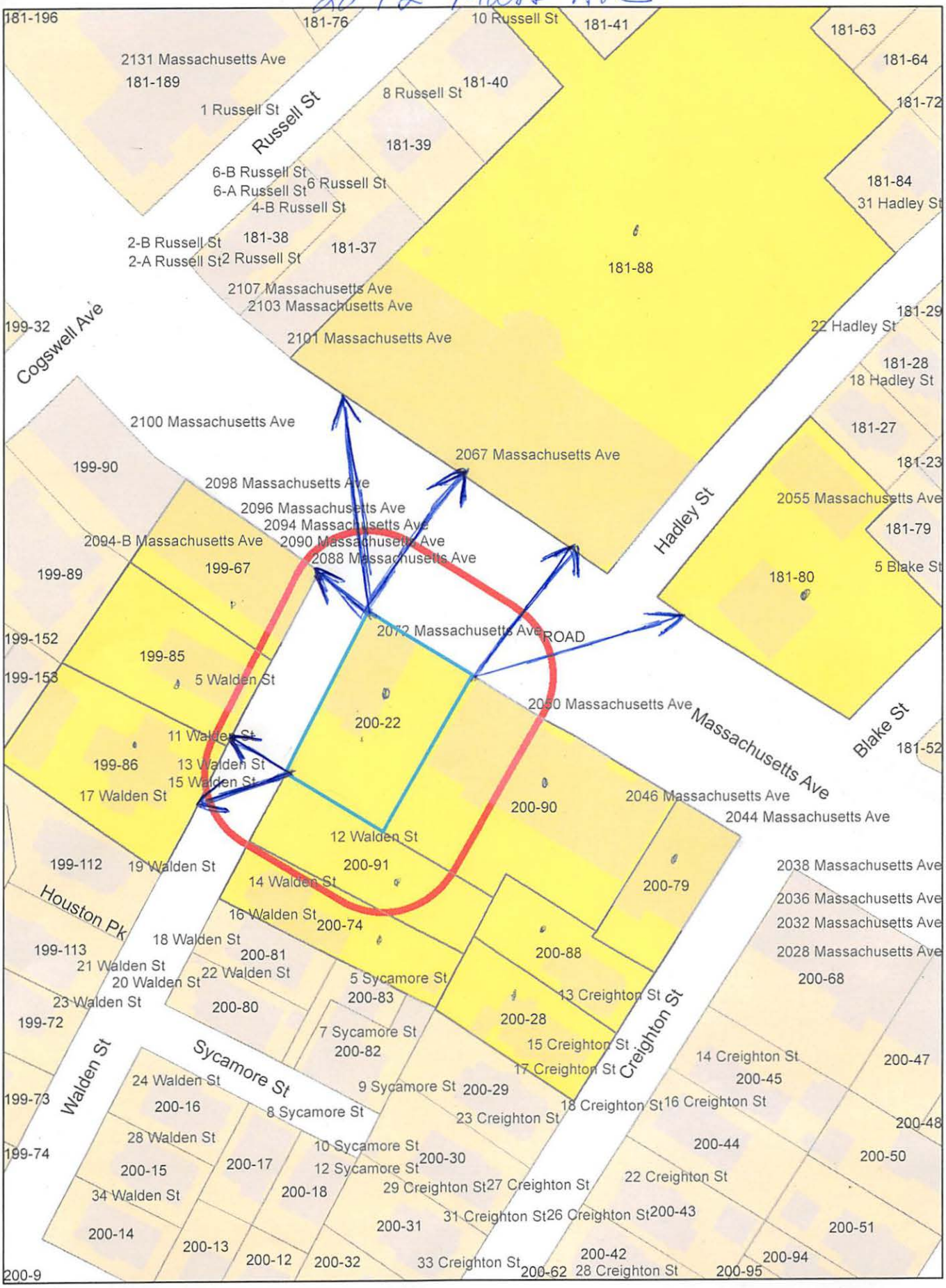
17 Norris Street

	78 Porter Rd	Frost Terrace (1791 Mass Ave under construction)	Russell Apts (2060 Mass Ave)	1713-15 Mass Ave	Total Existing/under construction
Land (sq. ft.)	8,130	22000	15,258	14,499	59,887
No of Stories (highest)	4	5	6	3	
Living Area (sq. ft.)	26,970	49,772	43,864	7,485	128,091
Floor Area Ratio	3.32	2.26	2.87	0.52	2.14
No of Units	26	40	51	16	133
No of Parking Space	0	3 HP	10 total with 1 HP	8 total with 1 HP	
Distance (miles) to Porter Square	0.1	0.2	0.2	0.4	

Note - FAR for 2072 Mass Ave is from Email respose from Mr. Korb dated 9/20/2020

2072 Mass Ave (Proposed)	Total incl 2072 Mass Ave	Increase above existing
8,515	68,402	
9/6		
57391	185,482	44.8%
6.74	2.71	315.1%
49	182	36.8%
3 HP; 2 drop off		
0.3		

2072 Mass Ave



2072 Mass Ave

Petitioner

181-80
CHRISTOS POUTAHIDIS MANAGEMENT, LLC.
C/O HESS REALTY LLC, PROPERTY TAX DEPT.
539 SOUTH MAIN ST
FINDLAY, OH 45840

200-22
CC HRE 2072 MASS AVE LLC
C/O CAPSTONE COMMUNITIES LLC
PO BOX 610083
NEWTON HIGHLANDS, MA 02461

HRE 2072 MASS AVE LLC
C/O HOPE REAL ESTATE ENTERPRISES LLC
ATTN: SEAN D. HOPE
907 MASS AVE, SUITE 300
CAMBRIDGE, MA 02139

200-90
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

181-88
HENDERSON CARRIAGE LIMITED PARTNERSHIP
C/O H.J. DAVIS DEVELOPMENT TRUST
125 HIGH STREET 21ST FL
BOSTON, MA 02110

CAPSTONE 2072 MASS AVE LLC
C/O CAPSTONE COMMUNITIES LLC
1087 BEACON STREET, SUITE 302
NEWTON, MA 02459
ATTN: JACOB KORB

200-91
CAMBRIDGE CITY OF COMMUNITY DEV
57 INMNAN ST
CAMBRIDGE, MA 02139

200-91
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

200-91
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

199-85
STROUD, MARY F.
5 WALDEN ST., UNIT# 6
CAMBRIDGE, MA 02139

199-85
LI, XINGFANG
5 WALDEN ST., #3
CAMBRIDGE, MA 02140

199-85
LIN, PEI-YU
5 WALDEN ST., UNIT #5
CAMBRIDGE, MA 02140

199-67
COLANNINO, JOSEPH A., FRANCIS X.,
ROBERT ANTHONY J., MARIAN L. & MARIA C.
C/O RIVERSIDE MANAGEMENT
P.O.BOX 440317
W.SOMERVILLE, MA 02144

199-85
LEE, TIEN-YI
4 IVY STREET
CAMBRIDGE, MA 02138

199-85
CAMBRIDGE AFFORDABLE HOUSING
675 MASS AVE
362 GREEN STREET
CAMBRIDGE, MA 02139-3306

199-86
FOLEY, MARIA HOTTELET
17 WALDEN ST
CAMBRIDGE, MA 02140

199-86
RUBIO, ELAISA E. & ELAISA S. RUBIO
15 WALDEN ST
CAMBRIDGE, MA 02140

199-86
HYDE, SAMUEL MARCELLA HYDE
11 WALDEN ST UNIT #13
CAMBRIDGE, MA 02140

199-86
EGAN, MARYBETH L.
C/O MARYBETH L. EGAN
11 WALDEN ST
CAMBRIDGE, MA 02140

199-85
DOCHOW, CYRUS AIDAN
JENNIFER YESSUE CHUONG
5 WALDEN ST UNIT 8
CAMBRIDGE, MA 02140

199-85
JAS HOMEOWNERSHIP LLC,
ATN: JUST A START CORPORATION
1035 CAMBRIDGE STREET#12
CAMBRIDGE , MA 02141

199-85
KWAKU, INGER MARIE & KEVIN FORREST
43 STEVENS RD
HANOVER, NH 03750

200-79
FITZSIMONS, CHRISTOPHER
TR. THE 2046 MASS AVE. REALTY TRUST
17 REYNOLDS STREET
NORTH EASTON , MA 02356

200-28
MCMANUS, HUGH L. & LISA M. MCMANUS
17 CREIGHTON STREET
CAMBRIDGE, MA 02140

200-74
KEBEDE, MEKONNEN & ALMAZ ABEBE
14 WALDEN ST
CAMBRIDGE, MA 02140

200-88
MCINTOSH, LINDA G.
TRUSTEE OF THE LINDA MCINTOSH 2017 TRUST
80 PARK ST UNT #72
BROOKLINE, MA 02446

Pacheco, Maria

From:	SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent:	Monday, December 7, 2020 12:39 PM
To:	Pacheco, Maria
Cc:	Carlone, Dennis; Nolan, Patricia; north-walden-neighbors@googlegroups.com; Mitzi Fennel; Singanayagam, Ranjit; Barr, Joseph; Baxter, Patrick; Farooq, Iram; City Manager
Subject:	CASE NO. BZA-017326-2020 - 2072 Mass. Ave. Proposed Development
Attachments:	2072 Mass Ave Objectives v3.pdf

To the Cambridge Board of Zoning Appeals:

We, the undersigned, all Cambridge residents who live in close proximity to the intersection of Mass. Ave. and Walden Street, are writing to you in regard to the Proposed Development of 2072 Mass. Ave. CASE NO. BZA-017326-2020. The signatories to this letter represent a broad coalition of the North Walden Neighbors leadership team, neighbors from Creighton Street, and the Russell Apartments. We are long-term neighborhood residents, homeowners, and affordable housing residents.

We welcome affordable housing in our community.

We are supportive of the 2072 Mass. Ave. site being developed for affordable housing and applaud the mission of developers who build affordable housing units in Cambridge. There is an urgent need in Cambridge for affordable housing and we are committed to helping the City further this mission.

But the project is fundamentally flawed.

SIZE: We have significant concerns about the height, density, and footprint of the proposed building, particularly in light of the small lot size (8,514 square feet), the lack of setback, the community context, and the dangerous, congested intersection that is the corner on which this site is located. The building is dramatically out of scale given the lot size and context of the neighboring structures.

TRAFFIC: We have experienced, especially pre-pandemic, safety issues that exist for pedestrians, bicyclists, and vehicles at this corner and in the surrounding streets. The City is well aware of these issues, having hosted a community meeting in February 2020 to listen to neighborhood concerns during which the City voiced a commitment to solve these issues. Additionally, there is a plan by Capstone to widen Walden leading into the corner. However, there is no scientific evidence that traffic and safety will be improved due to the extra width. There has been no objective, comprehensive study of the actual traffic measures to accommodate this project.

VULNERABLE ABUTTERS: Finally, and importantly, the proposed building directly abuts Russell Apartments, an affordable housing community of vulnerable residents including seniors and people with disabilities; and also houses the North Cambridge Senior Center. Having this vulnerable population next door creates additional challenges that must be considered to protect the health and well-being of these residents. The City has not incorporated appropriate measures to safeguard one of the area's most precious, valued, and respected City institutions.

We believe these important issues have not been adequately addressed to date, and the community consultation around this project has been incomplete and rushed (many nearby residents are only

now finding out about the proposed development). As a result, community members have strong concerns and opposition to certain aspects of the project plans which the Board of Zoning Appeals (BZA) will consider in its December 10 meeting.

We request that the BZA require a Project Review, as required by Zoning Ordinance Article 19, to allow sufficient analysis, consultation and co-design of the project plans to benefit both new residents and the existing neighborhood.

Every great urban project requires careful planning and coordination.

The attached Objectives Document outlines our specific requests. These objectives, once acted upon, will help mitigate the safety issues related to the location and size of the proposed development.

We urge the BZA to require adequate review of this project. We look forward to working cooperatively with the City of Cambridge and Capstone Communities to ensure that the development is a true win-win for the new residents who will live there, as well as the larger community.

Respectfully yours,

Christin Cleary, 51 Creighton Street
Bryan Cook, 23 Creighton Street
Lisa Dreier, 38 Cogswell Avenue
Mitzi Fennel, 37 Creighton Street
Pauline Fennel, 35 Creighton Street
JaneAnn Fisher, 16 Creighton Street
Susan Frankle, 3 Houston Park (19 Rear Walden)
Cheryl Gault, 47 Creighton Street
Doug Gault, 47 Creighton Street
Kristen Graves, 28 Creighton Street
Anna Jeffers, 37 Creighton Street
Douglas Jeffers, 37 Creighton Street
Peter Katz, 41 Creighton Street
Ailish Keating, 41 Creighton Street
Seymour Kellerman, 21 Cogswell Avenue
Michael Kennedy, 8-B Cogswell Avenue
Elizabeth Kenney, 33 Creighton Street
Elizabeth Kon, 23 Creighton Street
A. M. Kubilius, 21 Cogswell Avenue
Hugh McManus, 17 Creighton Street
Lisa McManus, 17 Creighton Street
Lucie Prinz, 31 Creighton Street
Margaret B. Rueter, Russell Apartments, 2050 Mass Avenue, #210
Lou Soltys, 26 Creighton Street
Lein Tung, 28 Creighton Street
John Uzzolino, 3 Houston Park (19 Rear Walden)
Gatewood West, 63 Creighton Street
Merry White, 6 Cypress Street

Objectives: 2072 Mass Ave Proposed Development

Representing Consensus of North Walden Neighbors Leadership and Representatives from Creighton Street and Russell Apartments

1. TRAFFIC / PARKING

Require full compliance with Article 19 of Zoning Ordinance, specifically:

- Project Review Special Permit (19.20): **Traffic Impact Review and Urban Design Review**

- Citywide Urban Design Objectives (19.30)
  responsive to the existing or anticipated pattern of development
  pedestrian and bicycle-friendly, with a positive relationship to its surroundings
  mitigate adverse environmental impacts of a development upon its neighbors
  enhance the urban aspects of Cambridge as it has developed historically.
  Enhancement and expansion of open space amenities in the city

- Development Consultation Procedures (19.40) to provide
  "the opportunity for City staff and the general public (1) to review and comment on development proposals prior to the formulation of final plans and before the issuance of a building permit and (2) to determine compliance with the zoning requirements" and conduct Large Project Review

Provide at least 0.5 offsite and/or onsite parking spaces per unit

- Mitigate the significant impact on streets in the immediate area
- Provide specifics as to location to be determined by the above requested Traffic Impact Review

2. SIZE OF BUILDING

Reduce building size

- Reduce Mass Ave-facing height to 6 stories in accordance with the Affordable Housing Overlay provisions for building height and with input from the Project Review conducted under Article 19
- Reduce the Walden side of the building to 3 stories to reduce impacts on Russell Apartments and 5 Walden as well as other adjoining neighbors

Reduce building footprint to allow **setbacks** and provide **green space**

- Setbacks per zoning ordinance: 10' on Walden St and to City parking lot
- Developer provides detailed professional landscape plan before construction
- Green space to protect Russell Apartment residents and North Cambridge Senior Center visitors

Change composition of units to serve neediest families

- Increase the percentage of units for the lowest income families from 16% to 25%

3. CONSTRUCTION MITIGATION

Develop a construction mitigation plan with abutters to include:

- On-site rep with cell phone who can respond immediately to resident concerns
- Community liaison and regular communication
- Community review of construction staging and construction schedule
- Provide parking for project workers
- Noise abatement
- Provide air conditioners and air filters for Russell Apartment residents and payment for extra electricity, to shield residents from construction dust and fumes
- No work on weekends
- Compensation plan for any and all damage to surrounding structures
- Compensation for residents who will be moved
- Sound-proofing windows and other sound-proofing mitigation measures as needed for abutting properties
- Third-party safety supervisor
- Conformity to demolition and construction regulations
- No smoking on site
- Plan for rats and rodent control
- Clean site at end of work day

4. COMMUNITY AMENITIES

Provide additional safety measures and neighborhood enhancements to include:

- Traffic calming on Walden St., Mead St., and Cogswell Ave.
- Street improvements for Walden, Cogswell, Sycamore, Cypress, and King: repaving, sidewalk maintenance, trees
- Green median and trees on Mass Ave from Regent to Rindge
- Crosswalk and traffic box at the end of Cogswell and Mass Ave
- Added services for elderly in Russell Apartments and Senior Center
- Improvements to permit parking lot on Walden Street, such as repaving with arable top, gardening plots at borders, stacked wall of solar panels, bike rack, and electric power charging stations

December 6, 2020
Cambridge Planning Board
344 Broadway, Third Floor
Cambridge, MA 02139

Re: 2072 Massachusetts Avenue Comprehensive Permit

Dear Members of the Planning Board,

This letter is written on behalf of Creighton Street residents regarding the proposed development at 2072 Massachusetts Avenue. Creighton Street is located one block southeast of the development site.

First, to be clear, we are unanimous in our strong support of affordable housing on the proposed site. We are heartened that it is 100% affordable, appreciate many aspects of the design, and believe in the good will of the developers. Our concerns are strictly a question of scale and the resulting impact to residents of the area. We appreciate that some zoning restrictions may on occasion need to be relaxed in the interest of providing housing access, and also appreciate the need for due diligence in making intelligent choices and exceptions. These building decisions are not reversible.

This communication is focused on parking issues. Other issues, addressed in concert with the North Walden Neighbors group, also have the support of many Creighton residents.

Our objective with this letter is to see provision made for resident vehicle parking. We understand that zoning specifies a 1.0 space per unit requirement for new construction, but we accept the developers' estimates of the number of resident vehicles, which would limit the need to .5 space per unit. We believe that a parking solution can be found without jeopardizing the project.

Below is our reasoning regarding the parking issues.

We understand that Article 19 of the Zoning Ordinance was not strictly followed, and we believe that the parking study commissioned by Capstone was insufficient in the following areas:

- It was limited to a census count of available spaces on a single day during the pandemic, which does not reflect an average situation, or post-pandemic realities.
- It did not take into account unique geographical considerations of the adjacent dead-end streets: Creighton Street, Regent Street, and Porter Road (see details below).
- The study's count differs from that taken by a resident on the same date and time (October 20 at 6:00 p.m.); the study showed 8 spaces while the resident counted only 4.
- The resident conducted a count showing 5 out of 10 mornings with no spaces available (reflecting the lack of overnight capacity).

Other relevant issues:
Creighton Street (along with Regent Street and Porter Road) challenges:

- It is a single block long, only one lane, and is bounded by the commuter rail tracks; if parking can't be found, one can't just continue to the next street, but rather has to either back out or turn around to exit Creighton.

- It is used for commercial parking by those visiting stores and restaurants on Mass Ave.
- It has traffic issues with those looking for parking or reversing direction on Mass Ave, then traveling the length of the street and turning around in driveways or at the end of the street.

Creighton Street is a logical first place for residents of the new construction to seek parking:

- It is the next street closest to the building and the easiest to access coming from Walden or Massachusetts Ave.
- Residents will likely prefer not to cross the busy Walden/Massachusetts Avenue intersection.
- Creighton Street will fill up every day, with spillover filling up Regent Street and Porter Road.
- Regardless of whether the developers count is correct, all available spaces would be filled by the, possibly underestimated, 25 building residents with cars.

Capacity:

- Historically, Creighton Street has had very few to no spaces in the evenings. Currently, two 3-family homes have been vacant while undergoing renovations, so there has been less of a challenge.
- Prior to these homes being vacant, residents had difficulty parking upon return from work or going out in the evening, on street cleaning days, and when accumulated snow reduced the number of spaces.

Being able to park is a quality of life issue:

- Creighton Street has a high number of senior residents and families with young children; parking blocks away from home is not reasonable.
- If no parking is available on Creighton and the next 2 streets, residents will have to drive at least ½ mile in a circle to get back to the neighborhood, due to the layout of dead-end streets.
- Many residents commute to job locations that are not accessible by public transportation and senior residents with mobility issues rely on cars.

The developers have researched onsite parking stackers and have determined that they can accommodate 11 cars onsite at 2072 Mass Ave; they are also willing to lease off-site parking spaces.

We believe that we can work together to make this project an outstanding success, that much needed housing can be provided without impacting the quality of life for those on Creighton Street and in the neighborhood.

Sincerely,

Ailish Keating	Doug Gault	John Grady	Lucie Prinz
Anna Jeffers	Douglas Jeffers	Kamran Rastegar	Mitzi Fennel
Bryan Cook	Elizabeth Kenney	Kristen Graves	Pauline Fennel
Cheryl Gault	Elizabeth Kon	Lein Tung	Peter Katz

Christin Cleary	Gatewood West	Lisa McManus	Tesair Lauve
Christine Bustany	Hugh McManus	Lou Soltys	

Pacheco, Maria

From: Ausra Kubilius <ausmkub@gmail.com>
Sent: Monday, December 7, 2020 12:30 PM
To: Pacheco, Maria
Subject: dangerous project--action needed

Dear Maria Pacheco, Board of Zoning Appeals:

Please help avoid more deaths and accidents at the notoriously dangerous intersection of Mass Ave and Walden St in North Cambridge.

As you know, an affordable housing high-rise--to house many children--has been proposed for 2072 Mass Ave at this corner. **And no Traffic Impact Study has been done.** Without any evidence, the developers claim their widening of Walden St will solve the problem.

Please help ensure that the Zoning Board of Appeals, meeting on Dec. 10, honors Article 19 and requires a full Traffic Impact Review and Study.

Also, the proposed looming project abuts (only 4 feet away) the Russell affordable housing apartments for seniors/disabled and the North Cambridge Senior Center. The safety (and access to sunshine) of us seniors must be taken into account. Again, please enforce all provisions of Article 19.

Many, many, many Cambridge neighbors and commuters are concerned about this issue.

Thank you, A.M. Kubilius (close neighbor at 21 Cogswell Ave)

PS: Our North Cambridge Neighbor group's petition for action from the BZA/city government has already been signed by over 200--and counting.

Pacheco, Maria

From: Cyrus Dochow <cyrus.dochow@gmail.com>
Sent: Monday, December 7, 2020 4:31 PM
To: Pacheco, Maria; Daglian, Sisia
Subject: 2072 Mass Ave Comp Permit—CASE NO. BZA-017326-2020 Comments
Attachments: BZA-017326-2020-5WaldenComments.pdf

Dear Members of the Zoning Board,

Attached is a letter expressing concerns regarding the proposed project at 2072 Mass Ave (BZA-017326-2020). This letter is prepared on behalf of a majority of the Condo Association at 5 Walden Street (a direct abutter).

Thank you for your consideration.

Cyrus Dochow
Trustee, 5 Walden Condo Association

5 Walden Condominium Association
Cyrus Dochow, Trustee
5 Walden Street, Apt. 8
Cambridge, MA 02140

December 7, 2020

Zoning Board of Appeal
Inspectional Services-Zoning
831 Massachusetts Ave.
Cambridge, MA 02139

Re: 2072 Massachusetts Avenue Comprehensive Permit—CASE NO. BZA-017326-2020

Dear Members of the Zoning Board,

I write to you on behalf of the 5 Walden Street Condominium Association to raise concerns about the height of the proposed development at 2072 Massachusetts Avenue as it meets the residential buildings of Walden Street. We are direct abutters to the development site, located immediately across Walden Street. Although we support the many positive impacts of the project, we strongly urge the Zoning Board to require that the development team reduce the height of the building along the Walden portion from the proposed six-stories by at least one-story as a condition of approval.

The proposed six-story portion along Walden abruptly meets the surrounding low-lying residential buildings and narrow public way, negatively impacting the transition from Mass Ave to Walden, both at ground level and from a distance. We refer to the following:

- The existing adjacent buildings along Walden (5 and 14 Walden) are three and two stories (approximately 32 and 25 feet tall respectively). The six-story (~70 ft) portion is greater than double the height of the neighboring residential buildings (figs. 1 & 2)
- The width of the Walden public way is 40 feet, less than half the width of Mass Ave (98 feet). The narrow width will further contribute to the perception of excess height along Walden (figs. 1 & 2).
- From a distance (corner of Mead and Walden), the six-story portion exceeds the top of the tree canopy, contributing to the perception of excessive bulk and reinforcing the insufficient transition from Mass Ave to Walden.

To date there has been little attention given to the urban design of the six-story portion of the building. The CDD memo dated November 25, 2020 places due emphasis on the positive urban design impact of the development on Mass Ave, but offers few details on how the building addresses the adjoining Walden context. Similarly focused, the discussion of the Planning Board at last week's public hearing failed to scrutinize the proposal's dimensional relationships to Walden and the scale of the surrounding two and three-story buildings.

The negative impacts of the six-story portion of the proposal can be remedied with modest changes to the height. A reduction of one floor (~11 ft) would result in two fewer units; a reduction of two floors (~22 ft) would result in four fewer units. Reducing the six-story portion by one or two floors would not require a wholesale redesign of the project, nor would it require the dramatic reductions to the overall unit count associated with a building designed in accordance with the Affordable Housing Overlay. This more substantial step-down from Mass Ave would have a positive and permanent impact for all who visit and use Walden on a daily basis (including the future residents of the proposed development).

We support the many positive aspects of the project: the major contribution to affordable housing stock, widening of Walden to accommodate three lanes of traffic, the two foot easement along Walden, sustainability goals, and the major contributions to the Mass Ave streetscape. We are grateful for the professionalism with which the development team has engaged our group and look forward to continue working with them toward a project that addresses the scale of the Walden neighborhood.

We urge the Zoning Board to employ their expertise to evaluate the project as it meets Walden and to exercise their authority to compel the development team to reduce the height of the six-story portion to address the low-lying residential scale of the immediate surroundings. This pragmatic revision would improve the urban design of the project and restore faith in the public review process.

Sincerely,

Cyrus Dochow
Registered Architect
Trustee, owner Unit 8

Cosigned by owners of 5 Walden:

Inger Kwaku, Trustee, Unit 2
Marie Stroud, Unit 6
Pei-yu Lin, Unit 5
Tien-Yi Lee, Unit 4
Dennis Li, Unit 3

Attachment: figs. 1 & 2, cross-sections through Walden Street and Mass Ave

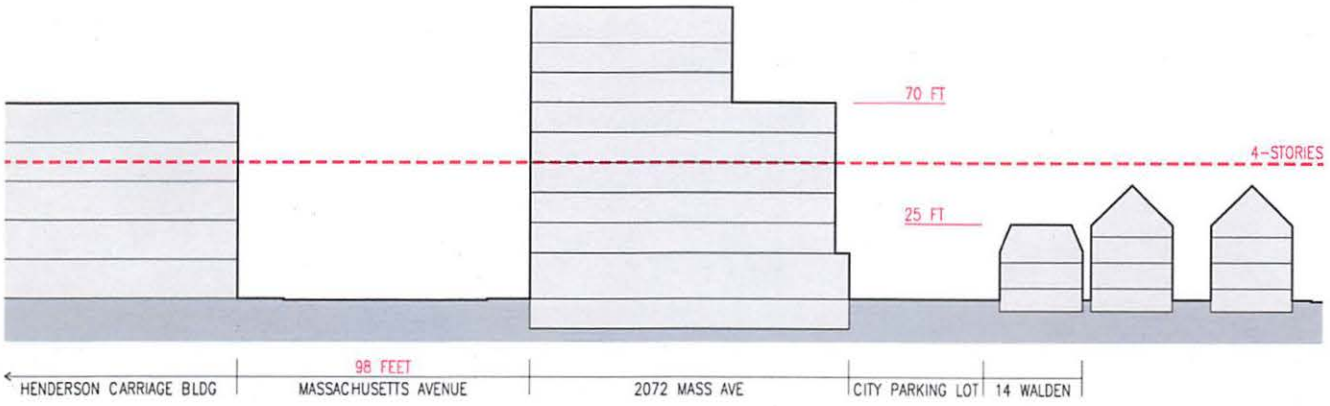


FIG. 2
MASSACHUSETTS AVENUE SECTION

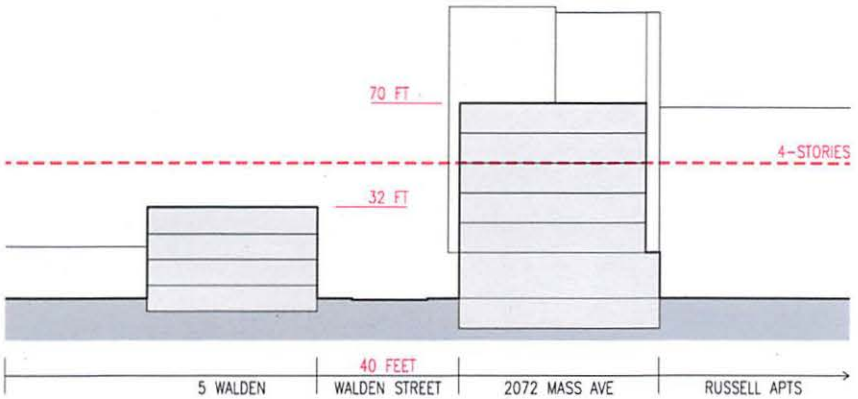


FIG. 1
WALDEN STREET SECTION

0 10 50 FT

2072 MASSACHUSETTS AVENUE
CASE NO. BZA-017326-2020

PREPARED BY CYRUS DOCHOW ARCHITECT
5 WALDEN STREET, APT. 8 CAMBRIDGE MA 02140

Pacheco, Maria

From: mariestroud@verizon.net
Sent: Monday, December 7, 2020 4:41 PM
To: Pacheco, Maria
Subject: BZA Case No. 017326-2020 - 2072 Mass Avenue Permit

December 7, 2020

Zoning Board of Appeal
Inspectional Services - Zoning
831 Massachusetts Avenue
Cambridge, MA 02139

To the Members of the Zoning Board:

I am writing to reiterate my support for the letter written by architect and trustee Cyrus Dochow on behalf of the 5 Walden Street Condominium Association in regards to the 2072 Massachusetts Avenue project. Although his suggested proposal of altering the Walden Street height would diminish the intended number of affordable units from 49 to 47 or 45 units in a time of dire need, I compel you to give it full your attention.

While this proposal does not satisfy the needs of all, it is intended, on balance, as a compromise in the interests of the common good. Importantly too, it would foster a more positive relationship between the CDD, the developers and the members of our neighborhood, and in turn, all citizens of Cambridge.

I encourage the Zoning Board to give this proposal serious scrutiny and hope you will see it for what it it is - a practical and elegant solution to a complex problem in urban planning and design.

Sincerely,

Marie Stroud
5 Walden Street, Unit 6
Cambridge, MA 02140

Pacheco, Maria

From: Merry White <corkela2@gmail.com>
Sent: Monday, December 7, 2020 4:53 PM
To: Pacheco, Maria; Carlone, Dennis; Nolan, Patricia; north-walden-neighbors@googlegroups.com; Mitzi Fennel; Singanayagam, Ranjit; Barr, Joseph; Baxter, Patrick; Farooq, Iram; City Manager
Subject: To the City of Cambridge and its Agencies

Dear all,

I'm a very long term resident - we moved here when I was 12 in 1953. I have lived in many of Cambridge's neighborhoods but for the last 30-plus years have lived at 6 Cypress Street, a cul-de-sac off Walden Street between Mass. Ave and the railroad bridge. My son and daughter grew up here, and felt the neighborliness and safety of the block.

I love it here. I love my neighbors, I love the community, I love walking in our diverse streets and taking in minute changes as the seasons go by - even in Covid-19 time, it is a place of peace and comfort.

That comfort is about to be seriously damaged, and for the rest of my life here. The project to build a 9-story building on the corner of Mass. Ave and Walden is a dramatic slap in the face to the neighborhood. We all want affordable housing - and are very hurt when promoters of the project choose to call us NIMBYs or elitists or even, a few times, racists. We want it, and we want it here but we want it in context.

My concerns are many and you will have heard them from other neighbors too. I am worried about the density and height of the building, concerned that the building is planned to go right to the edge of the plot without set-backs. I just took a walk around the neighborhood as I do every day, and at sunset came to the top of the railroad bridge and saw the sun hit the Henderson Carriage Building on Mass. Ave, illuminating brightly the red brick against the darkening sky. Wow. And I realized, if that building goes up, it will block that view.

A view is not the most important thing in the world but it stands for an imposition, a dangerous one too in this case as the traffic on Walden, now a speeding thoroughfare from West Cambridge to Mass Ave - except at rush hour when it stalls back to Huron - is dangerous and has been investigated and found to be so by the City. The corner at Mass Ave will, I hear, be given some "relief" in the form of a few feet more to make the lanes larger - but only for the length of the proposed building - not going farther back which of course is impossible.

I am also seriously concerned for the residents of Russell Apartments, adjoining the proposed building with only three-four feet between them. The residents recently returned after about two years of absence while their building was remodeled and now, many will be forced to leave again or suffer noise and dust and worse. And when it is done, lose the little sunlight they have in their small patio and garden in the rear, the only place of outdoor recreation for many in the building.

I understand that the project is requesting up to 18 waivers of building code and other "exemptions" to regulations usually required. One is a Project Review which I would strongly recommend, before the whole project advancess. In a recent Planning Board meeting, I and my attending neighbors felt unheard as we requested this and other measures to make the building and the neighborhood fit - and safe. There is much more to say, but above all, please consider closer coordination with those who will experience a great impact from the building's construction, its neighbors.

I look forward to hearing from, and to working with, you. Thank you for your consideration.

Sincerely,

Merry White
6 Cypress St
Cambridge MA 02140

Pacheco, Maria

From: Rosemary Mosco <rmosco@gmail.com>
Sent: Monday, December 7, 2020 4:54 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave

Dear Ms. Pacheco,

I'm a Cambridge resident (I live at 120 Rindge Ave) and I'm writing to voice my support for the nearby 49-unit affordable housing project at 2072 Mass Ave. I have lived in Cambridge and Somerville for many years, and though I have off-street parking options now, I have never found myself unable to find parking. Instead, I find myself dismayed that my neighborhood is so economically unfriendly. Projects like this will make my community much stronger.

Thanks so much,
-Rosemary Mosco

Pacheco, Maria

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, December 7, 2020 4:58 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit
Subject: Comments on the 2072 Mass. Ave. Project: CASE NO. BZA-017326-2020

December 7, 2020

Re: 2072 Mass. Ave. - CASE NO. BZA-017326-2020

Dear BZA Members:

If you haven't already, please be sure to listen to the comments of Dennis Carlone, which come near the end of the public comment portion of the video of the Planning Board review of this BZA Case. (Approx. -50 mins.)
[See: https://cambridgema.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=2768&Format=Agenda]

These comments were very good, I thought, and summarize well a body of good argument for a far more reasonable approach to permitting an appropriately scaled affordable housing project at 2072 Mass. Ave.

The zoning and planning documents for this part of Cambridge call for a building of significantly more modest height and scale. The desire to support affordable housing is real, and shared by neighbors, but should not "trump" all other important considerations at this location, which also, incidentally, will seriously affect the people who currently live in the affordable housing right next door at the Russell Apartments.

A building of 4 or 5 storeys in the rear, and an ample 6 or 7 storeys in the front along Mass. Ave. would be a significant and handsome building which would be future-looking in scale, fit better in this context and location, and be welcomed happily by neighbors and the neighborhood and community.

The applicant will still receive many advantages, e.g., Russell Apts. actually have 9 parking spaces for a similar number of units. (What will happen to their small, pleasant, rear patio?)

We can do significant affordable housing here we can feel good about without having to play, "Beggar they neighbor."

Thanks for being reasonable and just, to all.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA. 02140

Pacheco, Maria

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, December 7, 2020 4:58 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit; Siddiqui, Sumbul; Mallon, Alanna; Carlone, Dennis; McGovern, Marc; Nolan, Patricia; Simmons, Denise; Sobrinho-Wheeler, Jivan; Zondervan, Quinton; Toomey, Tim; Barr, Joseph; City Clerk; DePasquale, Louie
Subject: 2072 Mass. Ave. – CASE NO. BZA-017326-2020
Attachments: email to Commissioner Rajit et al.pdf; 2072 Mass Ave AHD Submit.pdf

Dear Chairman Alexander and Members of Board of Zoning Appeal:

I am a long time resident of North Cambridge and I am writing in opposition to Case No. BZA-017326-2020 2072 Mass Ave. Comprehensive Permit application by CC HRE 2072 MASS AVE TENANT LLC (CC HRE). I submit to you the attached presentation package to present our case on behalf of North Walden Neighbors, a neighborhood group with more than 220 people, many in close proximity to the proposed site, who have signed on with concerns (petition was submitted to you via separate email).

I am also attaching the email I sent to Assistant City Manager Farooq and Commissioner Singanayagam asking them to reschedule the Dec. 10 BZA hearing of this case and direct the applicant, CC HRE, to submit revised documents to the Planning Board (PB) in accordance with established data submittal guidelines. I requested that PB should rehear this case after all the City had the time to review the revised documents and resubmit their updated memos and the public and PB members had adequate time to review the matter. Finally, I urged that a project that exceeds the threshold of Article 19 Project Review Special Permit by the PB by more than factor of 2.5 (57391 sq. ft, living space waiver requested for the 20,000 sq. ft. threshold) should NOT be granted a waiver even for a "friendly 40B". If this waiver is granted for this project, I shudder to think where this will lead to. I discussed this email with Commissioner Singanayagam today, 12/7/2020, and he assured me that he will make sure the Board will receive a copy of it.

I would like to request that you do not accept the PB's favorable recommendation because the CC HRE plans that were presented at the 12/1/2020 PB hearing was not what they had submitted for the hearing; rather, it was a modified version for which they had not provided any supplemental data before the hearing. So, the plan on record for that hearing was the original 8 story building whereas the case before you is the amended version of 9 story facing Mass Ave with 6 story facing Walden neighborhood. What guarantee does anyone have, including yourselves, that there aren't any new changes since the PB hearing? If you let the PB recommendation stand, you will be setting a dangerous precedence of allowing developers to present conflicting, undocumented changes to their application material to PB and BZA hearings and other agencies per requirements of 40b Comprehensive Permit regulations. Clearly, the developer is rushing this process and creating confusion for everyone involved and may lead to lasting unforeseen/unintended consequences to the community.

I would also like to ask you to consider a fundamental question of the motive behind this application. If it is purely to provide critically needed affordable housing, which I do not deny, then why wouldn't CC HRE work with the community and City to design a building that will meet that demand at the same time satisfy the needs of the community around 2072 Mass Ave? Why is 49 the magic number of units? Certainly, this project alone will not solve the need, so why is CC HRE so adamant about the number of units? Too, the city of Cambridge has already met a 10% threshold for affordable housing, so the 40b Comprehensive Permitting policy is not to be automatically granted without careful consideration. When CC HRE agreed to lower the western section of the building to 6 stories at the request from some of the neighboring property owners, they compensated that by raising the eastern section to 9 stories in order to keep the number of the units the same.

There must be a reason to keep the number of units to 49. Is that driven by their financial viability and if so is that worth sacrificing the needs of the community that includes the senior and disabled residents of Cambridge Housing Authority's Russell Apartments? Why must the residents of this neighborhood have to bear the brunt of this proposed 100% affordable housing development for the sake of developer's financial viability when Frost Terrace, the same CC HRE is building only ½ mile south of this site, is so much less dense with plenty of open space, and only 5 stories high that blends far better into the surrounding neighborhood rather than sticking out like a sore thumb? And when there are already 133 affordable housing units with 128,091 square feet of living space with average Floor Area Ratio (FAR) of 2.14 within ½ mile of Porter Square along or just off of Mass Ave. The proposed 2072 project will add 49 more units, a 36.8% increase, at a FAR of 6.74, more than triple the FAR of existing AHUs.

I implore you to continue this case until CC HRE works out a compromise plan with the community that will satisfy our valid concerns, and send this application back to the PB for a full Project Review in accordance with Article 19 in conjunction with any and all related parking and traffic issues as described in the Zoning Ordinance.

Thank you for your kind attention,

Respectfully
Young Kim
17 Norris Street

Gmail

Young Kim <ycknorris@gmail.com>

What did the Planning Board vote to recommend favorably to BZA on 12/1?

Young Kim <ycknorris@gmail.com> Thu, Dec 3, 2020 at 12:01 PM
To: "Farooq, Iram" <ifarooq@cambridgema.gov>, "Singanayagam, Ranjit" <ranjits@cambridgema.gov>
Cc: "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "Mallon, Alanna" <amallon@cambridgema.gov>, "Carlone, Dennis" <dcarlone@cambridgema.gov>, "McGovern, Marc" <mmcgovern@cambridgema.gov>, "Nolan, Patricia" <pnolan@cambridgema.gov>, "Simmons, Denise" <dsimmons@cambridgema.gov>, "Sobrinho-Wheeler, Jivan" <jsobrinhowheeler@cambridgema.gov>, "Zondervan, Quinton" <qzondervan@cambridgema.gov>, "ttoomey@cambridgema.gov" <ttoomey@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Glowa, Nancy" <nglowa@cambridgema.gov>, Joseph <jbarr@cambridgema.gov>, "cityclerk@cambridgema.gov" <cityclerk@cambridgema.gov>, "Paden, Liza" <lpaden@cambridgema.gov>, Swaathi <sjoseph@cambridgema.gov>

Dear Assistant City Manager Farooq and Commissioner Singanayagam,

I would like to call your attention to the Dec. 1 Planning Board (PB) hearing of the Board of Zoning Appeal (BZA) Comprehensive Case 2072 Mass Ave Project (2072 case). I would also like to beg your pardon for a rather lengthy email and ask your patience in reading it in its entirety. Then you will understand the subject line.

I should have known but I was surprised to find out that the PB hearings are now scheduled weekly which seems to be very aggressive given that the members are volunteers with full time jobs and families. I don't know how they could possibly read through all the material associated with complex agenda items such as the two cases on Dec. 1.

The 2072 CP case will have a profound impact not only on the Porter Square neighborhood but throughout the City as it sets very dangerous precedence going well beyond even the limits of the recently ordained 100% Affordable Housing Amendment. It was heard as a BZA Case and I would like to point out two major flaws in this hearing. To the PB's credit, I must thank them for allowing public comments albeit at a reduced time limit of 2 minutes. The public comment lasted about an hour but the debate and decision took less than half that.

In the past, it was my understanding that the public comments and developer's material have to be in by close of business the Thursday before the hearing. However, because the City offices were closed for Thanksgiving holiday, the comments were due by close of business on Wed (which PB couldn't have seen anyways since the offices were closed) with additional comments accepted on Monday through noon on the day of the hearing. Getting this submittal schedule was very difficult and I am sure the Board members didn't have adequate time to review all the comments we submitted. I want to thank the staff for their tireless work in assembling all the comments we sent in and getting them to the PB members.

In particular, I submitted a slide presentation package on behalf of the North Walden Neighbors to voice the concerns for/by the senior and disabled residents of Russell Apt and to make a case why the 2072 Mass Ave project does not fit in that neighborhood. We were very disappointed that we could not even make a request to pool our time to present the case more cohesively because we could not raise our hands.

But the most alarming flaw was that the Comprehensive Permit - 2072 Massachusetts Avenue - Materials in the Planning Board's Meeting table (https://www.cambridgema.gov/CDD/zoninganddevelopment/planningboard/planningboardmeetings) was a link to Comprehensive Permit Application received by the City Clerk on Nov 12 which stated: DIMENSIONAL INFORMATION Project Address; 2072 Massachusetts Avenue Building Height(s) (Ft) - REQUESTED CONDITIONS 8 Stories/ appx 89'·8". There was no updated material available and the new design of 9 stories/102 ft. facing Mass Ave and 6 stories facing Walden neighborhood was presented to the PB and the staff only at the hearing. This would mean that all the CDD, TP+T, DPW Staff Memos were based on the old design. The hearing should have been called off since the developer team did not submit the most up to date material in time. Once again, we could not raise point of order as we could not raise our hands.

One of the PB members said that the height of the building is not much taller than other buildings near the proposed site including the Henderson Carriage House. Perhaps he was referring to the 8 story original design. The only other building taller than 100 ft. that I am aware of near 2072 Mass Ave is 2373 Mass Ave which is 0.5 mile north of 2072 Mass Ave. Please see the attached height map as an excel spreadsheet with graphical representation of heights of various buildings we have used for comparison

In view of the failure of CC HRE to submit the revised application to the City Clerk to be distributed to the PB and BZA, there is a serious question as well as legal implications as to what the Planning Board had voted unanimously (with one absentee) to recommend favorably to the BZA. Therefore, I beg you to reschedule the Dec. 10 BZA hearing of this case and direct the applicant, CC HRE, to submit revised documents in accordance with established data submittal guidelines, not presenting them at the hearing. Furthermore, PB should rehear this case after all the City had the time to review the revised documents and resubmit their updated memos and the public and PB members had adequate time to review the material.

Going one step further, a project that exceeds the threshold of Article 19 Project Review Special Permit by the PB by more than factor of 2.5 (57391 sq. ft. living space waiver requested for 20,000 sq. ft. threshold) should NOT be granted a waiver even for a "friendly 40B". If this waiver is granted for this project, I shudder to think where this will lead to.

Thank you very much for your attention to this matter and looking forward to your response

Respectfully yours,

Young Kim

17 Norris Street

Height Map 2072 Mass Ave.xlsx
24K

Comments to the City of Cambridge
Board of Zoning Appeal
2072 Mass Ave Affordable Housing Project

North Walden Neighbors

December 7, 2020

Table of Contents

Data Sources	3
Purpose	4
Current Conditions	8
Comparison of Proposed 2072 Mass Ave Affordable Housing Development with nearby AHD	13
Comparison of Proposed 2072 Mass Ave AHD with Nearby Residential Property	20
COVID-19 Traffic	21
Conclusion	23
Appendix	24

Data Sources

- Satellite Views from Google Maps
- GIS Maps from the Assessor's Property Database of City of Cambridge
- Property information from the Assessor's Property Database of City of Cambridge
- Additional property information and rendering from CC HRE's Community Presentation packages (https://www.2072massaveapts.com/plans-reports) and email exchanges with Mr. Jason Korb of Capstone Communities
- Property Condition Report for Cambridge Housing Authority Leonard J. Russell Apartments, Cambridge, MA dated January 18, 2017
- Input and comments from the neighbors of 2072 Mass Ave, including seniors from Russell Apartments

Prepared by : Young Kim

Submitted on behalf of North Walden Neighbors, a neighborhood group with more than 220 people in close proximity to the proposed site, who have signed on with concerns

North Walden Neighbors Contact : Northwaldenneighbors@gmail.com

Proposed 2072 Mass Ave Development

By many metrics including height, density, and footprint, this building is not suited to be on a small lot next to dangerous, congested intersection

- 102 Feet high – jarring drop to one story building next block
- ~150-200 occupants
- No set back from dangerous intersection
- No Green Area Open Space
- Infringes on quality of life for seniors and disabled residents at Russell Apartments

ELEVATIONS North | View from Mass Ave

HRE

Purpose

- Illustrate that proposed project is too high and dense in this neighborhood and that the parking study performed by Vanasse & Associates on behalf of Capstone Communities HRE is insufficient in that it did not measure the proposed development's traffic and safety-related impact on the surrounding neighborhood in non-COVID-19 conditions

- Request Board of Zoning Appeal to require:
  - **Full Project Review** by the Planning Board (including Traffic Impact Review and Urban Design Review)
    - Requested Comprehensive permit is for "friendly 40b" project
    - Proposed plan of 57,391 sq. ft. of living space far exceeds Project Review threshold of 20,000
    - Requires more stringent review for its impact for now and for future.
  - Applicant to provide necessary documents required for the Project Review in accordance with Article 19
  - Context Study by the Applicant
  - Reduction in the size / height of the proposed development to **6 stories facing Mass Ave and 3 stories facing Walden Street** to be more in line with other 100% affordable housing developments (AHDs) in Porter Square neighborhood
  - 10 foot setback along Walden Street

Require CC HRE to Guarantee in Writing

guarantee during construction and/or in perpetuity or

- Construction mitigation plan for noise, traffic and parking associated with the construction; comfort and safety of the residents in Russell Apt during construction
- Privacy/Noise mitigation plans for privacy and noise issues posed by the windows looking into the open space and western windows of Russell Apartment
- Master Arborist/Landscape plan for the active landscaped terrace on the 6th floor roof with deep enough soil to support mature trees
- Easement guarantee that it shall not be less than what was proposed and approved by the BZA

Proposed 2072 Mass Ave Development (as Presented by Capstone at Planning Board Hearing)

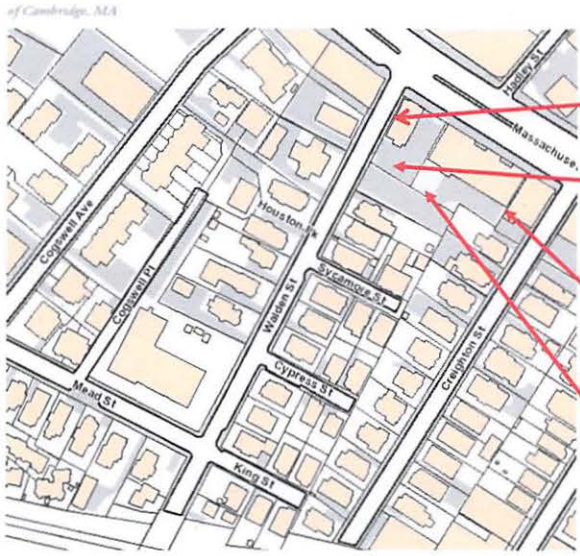
Building towers over Russell Apartments and 1-story building across Walden

- 44 feet higher than Russell Apartments
- 89-90 feet higher than 1-story retail building on Mass Ave between Walden St and Cogswell Ave

2072 Mass Ave Neighborhood GIS Map Legend

Context: the surrounding neighborhood is comprised of residential buildings with setbacks and open space

GIS Map of the Walden Street neighborhood shows residential properties well set back from the property lines with abundant open spaces



2072 Mass Ave

Paved Surface

Building Footprint

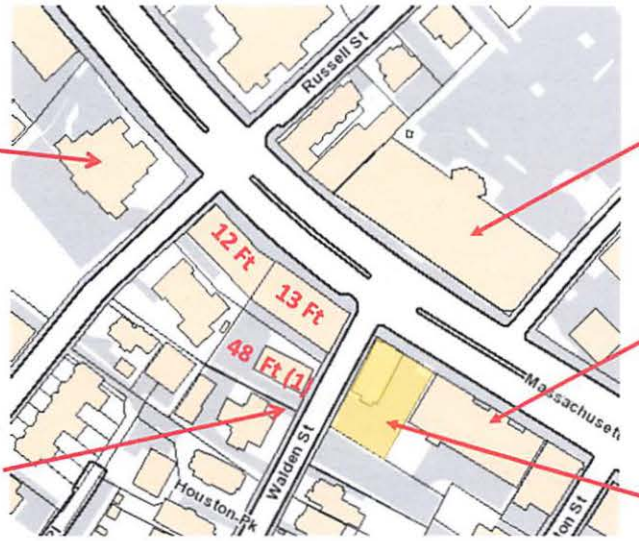
Open Space – hardscaped; landscaped greenspaces;

Height Map Near 2072 Mass Ave

Office/Condo
2130 Mass Ave
8 story; **96 feet**
(Note 1)

Apartment
4 Cogswell Ave
4 story; **40 feet**

Note 1 – Wall Height not available in Property Database; assuming **12 ft**.

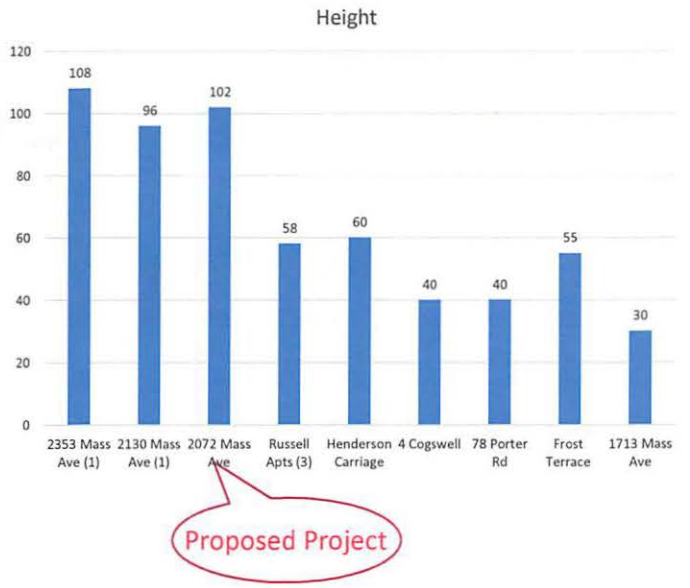


Henderson Carriage
2067 Mass Ave
5 story; **60 feet**

Russell Apartments
2050 Mass Ave
6 story; **58 feet**

Proposed 100% AHD
2072 Mass Ave
9 story Mass Ave facing;
102 ft without roof
mechanical room

Height of Relevant Buildings Near 2072 Mass Ave



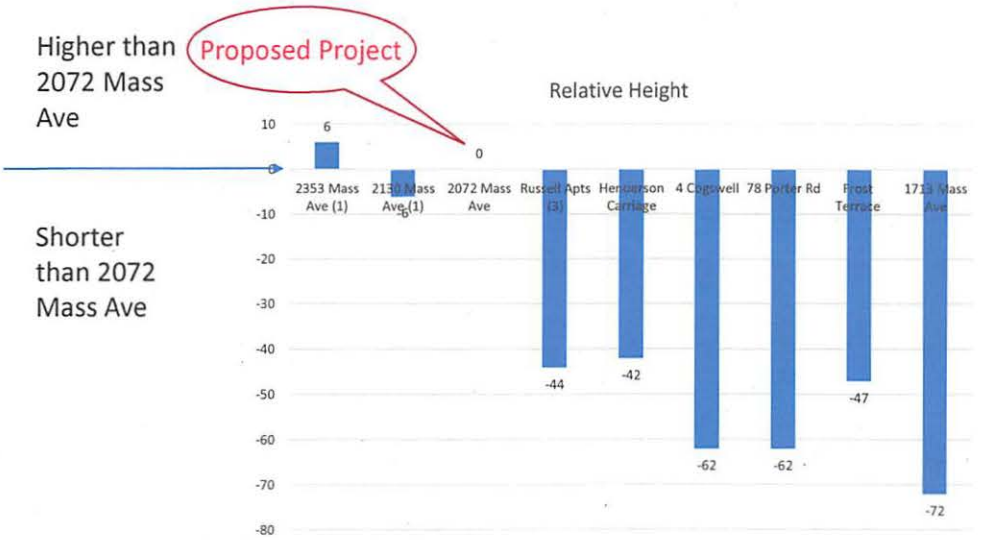
Address	Distance from 2072 Mass Ave (2)
2353 Mass Ave (1)	-2640
2130 Mass Ave (1)	-482
2072 Mass Ave	0
Russell Apts (3)	85
Henderson Carriage	100
4 Cogswell	400
78 Porter Rd	1056
Frost Terrace	2112
1713 Mass Ave	3168

Note 1 – Wall Height not available in Property Database; assuming 12 ft.

Note 2 - As measured using Google maps (negative is north of 2072 Mass Ave)

Note 3 - Property Condition Report for Cambridge Housing Authority

Relative Height of Relevant Buildings Near 2072 Mass Ave



Proposed 2072 Mass Ave & Russell Apartments Satellite View

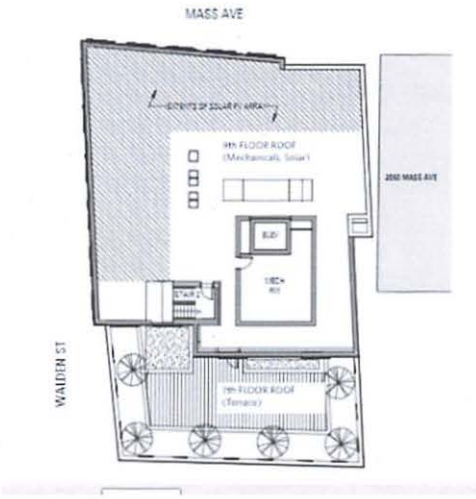
Darul Kabab
2072 Mass Ave

Russell Apartments.
2050 Mass Ave

Cambridge Permit
Parking Lot
12 Walden Street

Proposed 2072 Mass Ave Footprint

The proposed building occupies the entire site with no setbacks and only 4' distance from the adjoining Russell Apartments



Proposed Roof Plan showing Building Footprint

Existing Site GIS Map

Darul Kabab
2072 Mass Ave

Russell Apartments.
2050 Mass Ave

Cambridge
Resident Parking
12 Walden St.

Comparison to Nearby Affordable Housing Developments

The proposed building has significantly greater height and density than the other affordable housing in the Porter Square area

	2072 Mass Ave	Frost Terrace	Russell Apartments (Note 2)	78 Porter RD (Note 2)	1713-15 Mass Ave (Note 2)
Stories	9 (Mass Ave)/6 (Walden neighborhood)	5 at highest	6	4	3
Height (feet; Note 1)	102 - Tallest towering 44 ft over Russell Apt. (Note 3)	55 (Note 3)	58 (Note 4)	40	30
Units	49	40	51	26	16
Parking	3 accessible 2 Drop off	3 accessible	10 including 1 accessible	None	8 including 1 accessible
Lot (Square Feet)	8,515	22,000	15,258	8,130	14,499
Living Area(Sq. Ft.)	57,391	49,772	43,864	26,970	7,485
FAR	6.74 - highest; more than 3X avg of other 4	2.26	2.87	3.32	0.52

Note 1 – Based on Wall Height in Property Database and information from Mr. Korb
Note 2 – Owned by Cambridge Housing Authority or its subsidiary
Note 3 – To rooftop; 2072 Mass Ave will also have mechanical room on the roof which will be visible from nearby public way
Note 4 - Property Condition Report for Cambridge Housing Authority

Concerns from Russell Apartments' Seniors and Disabled Residents

Many residents express they feel vulnerable to voice their concerns

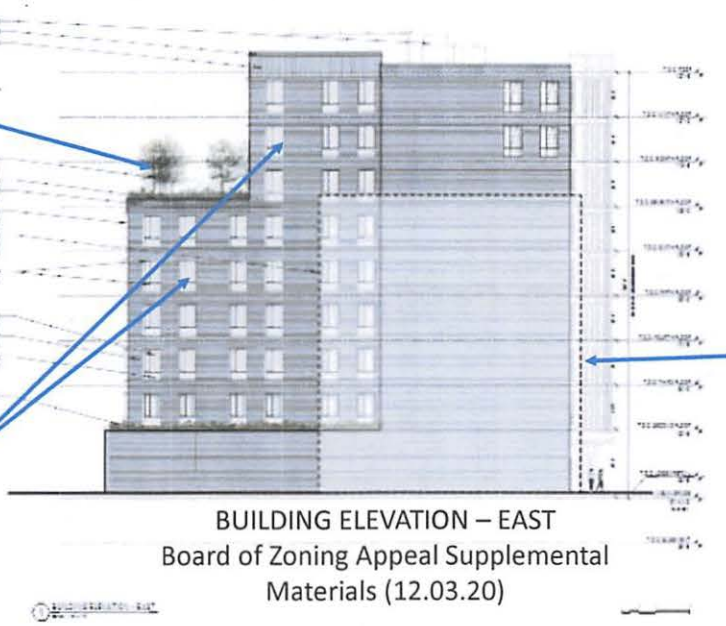
- Residents have just moved back to their building after 2-year rehab. Construction will mean some people may have to move again. **Density of proposed 2072 Mass Ave building next door will impose additional hardship** to elderly residents including one who is 101 years old.
- Drilling so close for the deep foundation required for a 9-story building will cause **vibration to be felt by the residents** and may even damage their interior.
- Russell Apartments is not air conditioned. **Residents are concerned they will not be able to open windows during construction due to noise and dust**.
- **Daily noise** from the densely-populated building next door is a pervasive concern for residents, who currently enjoy peace and quiet.
- Russell Apartments and the Senior Center has an entry to their parking on Mass Ave and turning into it is often treacherous, with fast moving traffic, a bike lane and cyclists, a sidewalk and pedestrians, a bus stop, and drop off / pick up for 2050 Mass Ave. An additional 150+ residents at 2072 site exacerbates these issues.
    - Congestion (pedestrians, cyclists) and traffic (drop off, pick up, deliveries) near the entrances and driveway will increase greatly due to the close proximity to 2072 Mass Ave residential entrance.
    - There is concern for safety for those who use mobility scooters and for senior pedestrians with reduced situational awareness.

Noise and Privacy Concerns from Russell Apartments' Seniors and Disabled Residents

Opposing windows and Roof Terrace looking directly into open space of Russell Apartment

Noise and Privacy : Rooftop gatherings and opposing windows

These windows look directly into Russell Apt open space and even into some of Russell tenants' windows



DASHED LINE INDICATES EXTENTS OF ADJACENT 2050 MASS AVE BUILDING

BUILDING ELEVATION – EAST
Board of Zoning Appeal Supplemental Materials (12.03.20)

Russell Apartment Resident Outdoor Amenity

Russell Apartments' outdoor space would be impacted by the proposed design

Gardening Containers

Mature Littleleaf linden although to be protected during construction as outlined in CC HRE's Tree Protection Plan; tree will receive far less sunlight due to building footprint

Concern for being dwarfed by new building;

Now threatened

- Fenced in patio area will have shadow causing loss of sunlight due to shadow cast by proposed 2072 Mass
  - Enjoyment of fresh air in the sun will be diminished
  - Residents' ability to grow vegetables and flowers will be diminished
- Loss of privacy with people looking down from the southern windows and the 7th floor roof terrace of proposed 2072 Mass Ave

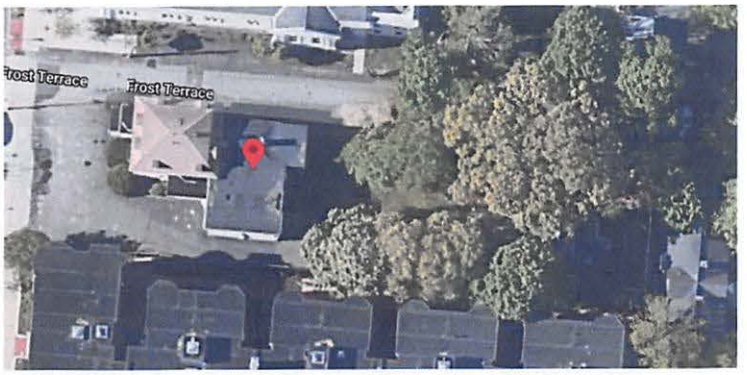
78 Porter Road Affordable Housing

A nearby affordable housing complex with the same lot size as 2072 Mass Ave, but half the density

- 2nd building in from Mass Ave on Porter Road
- Currently undergoing renovation
- **Same size lot as 2072 Mass Ave but half the density**
- No green space but set back from property line

Frost Terrace Affordable Housing

Other nearby affordable housing complexes offer designs more appropriate to the neighborhood context



- Same development team
- Less dense with 2.5 times the lot size (22000 sq. ft.) as 2072 Mass Ave, only about half the living space (49,772 sq. ft) and 1/3 the FAR (2.26)
- Considerable green area open space with trees

2130 Mass Ave

This building, often used as a comparable, is significantly mitigated by building setback, large parking area, and greenspace; on a 40,000+ square foot lot

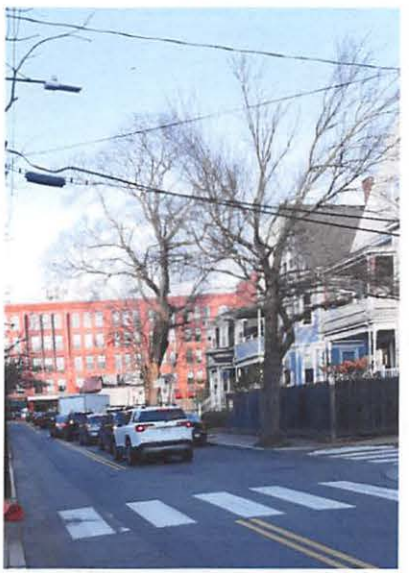
8-story building at 2130 Mass Ave
Extensive garden and play areas
beyond the tenant parking area

- At Corner of Mass Ave & Cogswell Ave
- 8 Stories
- 33 Office-Condo/Condo units
- Off-street parking with underground garage
- Lot Size 11,999 Sq. feet
- Living Sq. Feet 40,958
- FAR = 3.4

East Bound Traffic on Walden Street (Even during Pandemic)

The Walden Street / Mass Ave intersection had chronic, significant traffic congestion pre-Covid-19

View from the corner of Mass Ave and Walden St.



View from Sycamore Street

- Traffic Assessment conducted by Vanasse & Associates is flawed in not considering the normal pre-COVID conditions at Mass Ave and Walden St intersection
- Traffic will return to pre-COVID levels, where daily traffic backups went past Raymond Park (1/2 mile away)
- Neighborhood residents met with City of Cambridge Traffic department (more than 50 people in attendance) in Feb 2020 to discuss safety concerns due to the untenable traffic issues at this intersection
- Public records search revealed no available pre-COVID-19 traffic studies done by the City of Cambridge

Photos taken at 3 PM, Friday Nov 20, 2020

2072 Mass Ave Proposed Development Not Suited For the Location

The current proposed building is not appropriately scaled for the North Walden neighborhood and will pose safety issues due to the dangerous traffic conditions at the Mass Ave / Walden intersection

- Vehicles turning onto Walden Street from Mass Ave will have difficulty crossing eastbound traffic on Walden Street to enter 2072 Mass Ave development causing gridlock
- Drop off / pick up parking entrance and exit location on Walden Street will likely exacerbate traffic issues
- Pick up / drop off / deliveries will also happen on Mass Ave, causing dangerous traffic concerns
- Senior Center driveway entrance, Russell parking driveway, bus stop, pick up / drop off and 2072 Mass Ave residential entrance all within a few feet of one another

Conclusion

- The proposed project is too high and too dense for this neighborhood and the traffic analysis performed by Vanasse & Associates on behalf of Capstone Communities HRE needs to be augmented with a full traffic impact study.

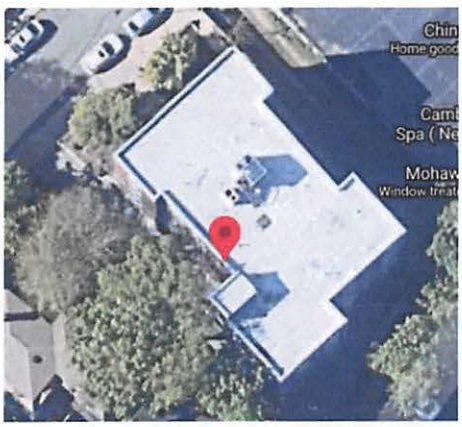
- We are requesting the Board of Zoning Appeals require the following:
  - No waiver granted for Article 19. Planning Board to Conduct **Project Review per Article 19**– including Traffic Impact Review and Urban Design Review)
  - Context Study by the Development Team
  - Reduction in the scale and height of the proposed development to **6 stories facing Mass Ave and 3 stories facing Walden Street** to be more in line with other 100% affordable housing developments (AHD) in Porter Square neighborhood

Appendix: Additional Comparisons

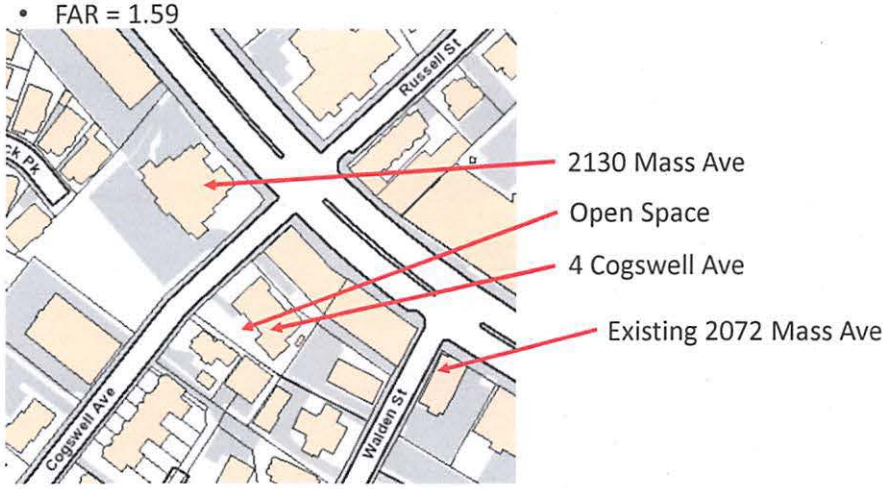
1713-1715 Mass Ave

- At Corner of Mass Ave & Garfield Street
- Less dense with 1.7 the lot size but 13% living space
- Abundance of open space

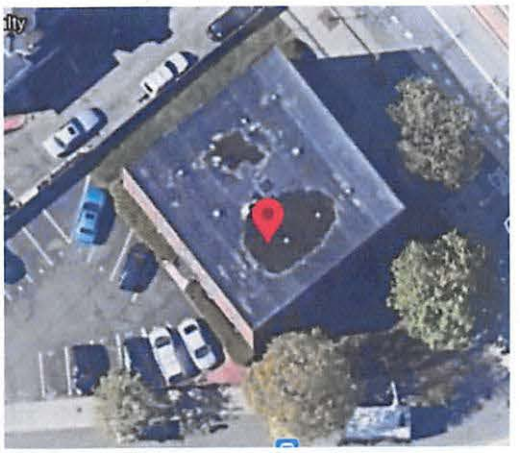
4 Cogswell Ave



- South side of Cogswell Ave; 2nd building in from Mass Ave; across from 2130 Mass Ave
- 4 Stories; 28 units
- No off-street parking
- Lot Size 9,279 Sq. feet
- Living Sq. Feet 14,800
- FAR = 1.59



2192 Mass Ave



- At Corner of Mass Ave & Rindge Ave
- 4 Stories
- 16 Condo units
- Lot Size 11,999 Sq. feet
- Living Sq. Feet 10,827
- FAR = 1.1

Pacheco, Maria

From: Rachel Grashow <rachel.grashow@gmail.com>
Sent: Monday, December 7, 2020 5:24 PM
To: Pacheco, Maria
Cc: Derek Etkin
Subject: Creating affordable housing on Mass Ave- in support

To the Board of Zoning Appeal,

As a homeowner and parent in Cambridge, I would like to add my voice to those who support the affordable housing project at 2072 Mass Ave (CASE NO. BZA-017326-2020).

These are exactly the housing options we need to have if we are to hold onto one of the aspects that make Cambridge great- the chance for all types of families to enjoy the high quality education, transit and community benefits I get to enjoy.

These are at least 49 more potential people to befriend, to have as parents in our classrooms, and for my children to have playdates with. Guaranteeing options like these is what keeps me in Cambridge.

Please make sure this voice is heard on the 10th.

Best,
Rachel Grashow
107 Rindge Avenue
Cambridge, MA 02140

Comprehensive Permit Application
2072 Massachusetts Avenue
Cambridge, MA 02140

Submitted by:

CC HRE 2072 Mass Ave Tenant LLC

Submitted to:

City of Cambridge Board of Zoning Appeal

November 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS

2072 MASSACHUSETTS AVENUE, CAMBRIDGE 02140

Submitted to:	CITY OF CAMBRIDGE BOARD OF ZONING APPEAL
By:	CC HRE 2072 Mass Ave Tenant LLC
Date:	NOVEMBER 10, 2020

TABLE OF CONTENTS

1) Cover Letter and Narrative
2) Comprehensive Permit Application Form
3) BZA Application Form – Ownership Information
4) Dimensional Form
5) Requested Waivers from Local Requirements and Regulations
6) Parking and Traffic Information
7) Civil Engineer's Narrative
8) Walden Street Utility Report
9) Green Building Report
10) Tree Protection Plan
11) Plans
12) Materials and Perspectives
13) Photographs
14) Shadow Studies
15) Locus Map and Assessor Plat
16) Evidence of Site Control

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 1
COVER LETTER AND NARRATIVE

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

November 10, 2020

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments
2072 Massachusetts Avenue, Cambridge, MA

Dear Board of Zoning Appeal Members:

CC HRE 2072 Mass Ave Tenant LLC ("Applicant"), an affiliate of Capstone Communities LLC (www.capstonecommunities.com) ("Capstone") and Hope Real Estate Enterprises LLC ("Hope"), propose to construct an affordable housing community located at 2072 Massachusetts Avenue in Cambridge's Porter Square and North Cambridge (the "Site"). The resulting residential community will consist of 49 affordable rental apartment homes with a variety of unit sizes – 14 one-bedroom, 21 two-bedroom, and 14 three-bedroom apartments – that will be affordable to individuals and families earning a range of incomes – from 30% to 60% of the area median income (the "Project"). Capstone is a Newton-based developer of mixed income, affordable, and historic apartment communities, and Hope is a Cambridge-based real estate development company with significant zoning consultation and permitting expertise. Capstone and Hope are currently developing Frost Terrace, a 40-apartment 100% affordable housing community located a few blocks south at 1785-1791 Massachusetts Avenue which is anticipated to open in spring 2021. Previously, Hope and Capstone developed Port Landing, a 20-apartment, 100% affordable housing community in The Port/Kendall Square neighborhood in 2016.

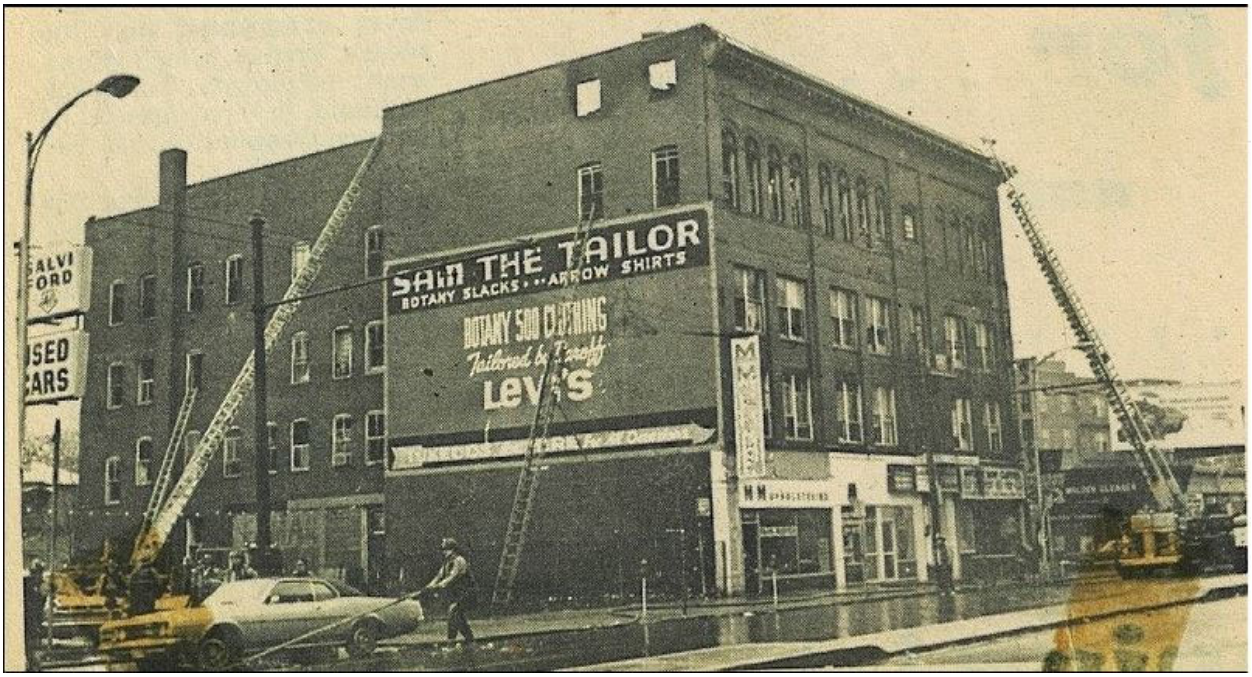
Development Proposal

Existing Site Conditions

Located with frontage on Massachusetts Avenue to the northeast and Walden Street to the northwest, the Site is comprised of one lot with approximately 8,515 square feet. Currently, the Site is occupied by an 1,860 sf, one-story building leased to Darul Kabab restaurant. The building is widely known to have housed Kentucky Fried Chicken for many years.

The immediate context along Massachusetts Avenue includes a mix of commercial, residential, and institutional buildings directly fronting the Avenue. The current one-story building and surface parking lot on the Site were constructed in 1971, having replaced a ca. 1890 four-story Odd Fellows Building which occupied most of the parcel. Though the Massachusetts Avenue corridor maintained a small-scale residential character throughout much of the 19th century, by the early 20th century the blocks north of Porter Square were dominated by multi-story commercial, civic, and religious buildings directly fronting the

Avenue. Massachusetts Avenue remains a densely developed artery lined with multi-story commercial, residential, and institutional buildings.



I.O.O.F. Building formerly located at 2072 Massachusetts Avenue, depicted during the 1968 fire which led to its demolition (*Cambridge Chronicle*).

Proposal Summary

The Project will include forty-nine (49) 100% affordable rental housing apartments. The affordability will be in perpetuity. Approximately 71% (35 apartments) will be two and three bedrooms for families. Specifically, the proposal includes 14 one-bedroom apartments, 21 two-bedroom apartments, and 14 three-bedroom apartments. Units average in size from 625 sf (one-bedroom apartments) to 824 sf (two-bedroom apartments) to 1,087 sf (three-bedroom apartments). The high proportion of two- and three-bedroom apartments will provide safe and accommodating housing to families.

Additionally, the Project will include three handicapped accessible parking spaces and two short-term drop-off/pick-up spaces in a covered garage area at the rear of the Site, along with 51 long term bike parking spaces located on the lower level of the building (48 regular and 3 tandem). Electric vehicle charging stations will be provided for the three accessible spaces and power outlets will be provided in the bike room for electric bicycles and repairs. The Project will also include retail space on Massachusetts Avenue and a resident amenity space within the first floor. The retail space is slated for a community use. The Project's operating budget also includes a part-time resident services coordinator who will plan events for families and others in the building and will assist with creating community building and educational activities.

Current Condition *Proposed Condition*

The new eight-story building will be constructed to Passive House US (PHIUS) standards and will target PHIUS Certification, and will include a green roof, rooftop solar along with a stormwater management system. The resilient, environmentally friendly materials used to construct the contemporary building façade will ensure long-term sustainability for the Project while adding dimension and rhythm to the Avenue. See **Section 9 Green Building Report** for more information.

Neighborhood

Situated to the northwest (less than 0.3 miles from the center) of Porter Square, the Project will complement an already vibrant mixed-use area of institutional, residential, office, restaurant and retail uses. Located in the North Cambridge neighborhood and adjacent to Neighborhood Nine, the Project's density and scale aligns with other buildings on Massachusetts Avenue. Directly to the Site's southeast and fronting on Massachusetts Avenue is the six-story affordable age restricted Russell House Apartments that is owned and operated by the Cambridge Housing Authority. Russell House Apartments is approximately 60' and contains 52 apartments. The five-story, 68' historic Henderson Carriage Building is located across Massachusetts Avenue from the Site. 2130 Massachusetts Avenue, an eight-story, 71' building is located one block to the northwest of the Site. Directly across Walden Street from the Site is a single-story retail building and the three and a half story 5 Walden Street condominiums. Spanning the entire rear of the Site is a municipal parking lot that provides an almost 50' wide buffer from the mostly three-story multifamily residential neighborhood to the west. The owners of the Henderson Carriage Building and Russell House Apartments support the Project.

The below Neighborhood Buildings – Height Map details the surrounding building heights.

NEIGHBORHOOD BUILDINGS - HEIGHT MAP

Area Amenities

This Site is well-served by public transit. The Porter Square MBTA Redline and Commuter Rail stations are less than 0.3 miles from the Site and the Davis Square MBTA Redline is located 0.5 miles from the Site. In addition, the #77 and #83 MBTA bus routes are at the Site, the nearest BLUEbikes station is located directly across the street, and the nearest Zipcar space is less than 200 feet away. These various rapid transit options provide access to jobs, services, and amenities throughout Cambridge, Boston, and the suburbs. Additionally, the Site is located within walking distance to the Porter Square Shopping Center, which provides several key family-friendly amenities including a grocery store, pharmacy, hardware store and various other community-serving businesses. In the context of Cambridge's extreme shortage of affordable family housing, the Project will provide forty-nine (49) households with access to a desirable, transit oriented, and thriving neighborhood. According to Walkscore.com, the Site's Walk Score is 97, which is considered a Walker's Paradise.

The Site is also within walking distance to a number of public elementary schools and daycare centers including the Rindge Avenue Upper School (0.2 miles or 6-minute walk), Wild Rose Montessori School (0.3 miles or 7-minute walk) and Benjamin Banneker Public Charter School (0.4 miles or an 8-minute walk). Below is a partial list of amenities within 0.5 miles of the Site. The play yard at St. James Church will be open to the Project's residents as well as the general public from 8am to dusk every day of the week with few exceptions. St. James Church, at 1991 Massachusetts Avenue, is one block from the Project.

Restaurants		Groceries		Shopping	
Wasabi at Porter	0.03 Miles	Star Market	0.2 Miles	China Fair	0.01 Miles
McCabe's on Mass	0.08 Miles	Pemberton Farm	0.2 Miles	Barefoot Books	0.04 Miles
Andy's Diner	0.1 Miles	Spindler Confections	0.2 Miles	Seth Berman Gardeners	0.05 Miles
Posto	0.2 Miles	Stop & Shop	0.3 Miles	Drinkwater's	0.05 Miles
Palm Sugar Thai Cuisine	0.2 Miles	Davis Square Farmers Market	0.3 Miles	Big Picture Framing	0.09 Miles
Dakzen	0.2 Miles			General Optical Co.	0.01 Miles
The Shawarma Place	0.2 Miles	Parks		Fun Antiques	0.2 Miles
Newtowne Grille	0.2 Miles	Bergin Playground	0.2 Miles	Stellabella toys	0.2 Miles
Domino's Pizza	0.2 Miles	Rindge Field	0.2 Miles	The Caning Shoppe	0.2 Miles
Sugar & Spice Thai	0.2 Miles	Kenney Park	0.3 Miles	Books by Design	0.2 Miles
Urban Hearth	0.3 Miles	Corcoran Playground	0.4 Miles	Nebia	0.2 Miles
Punjabi Grill	0.3 Miles	Statute Park	0.4 Miles	Buffalo Exchange	0.3 Miles
Rosebud American Cuisine	0.3 Miles	Sheridan Square	0.4 Miles	Watch Shop	0.3 Miles
Snappy Kitchen	0.3 Miles	Seven Hills Park	0.4 Miles	Ace Wheel Works	0.3 Miles
Anna's Taqueria	0.3 Miles	Saint Peters Field	0.5 Miles	Michaels	0.3 Miles
Christopher's	0.3 Miles			Family Dollar Store	0.3 Miles
Café Barada	0.3 Miles	Schools		Magpie	0.3 Miles
Redbones BBQ	0.3 Miles	Ringe Avenue Upper School	0.2 Miles	Sprint	0.3 Miles
Toad	0.3 Miles	Wild Rose Montessori School	0.3 Miles	Mind's Eye Yarns	0.3 Miles
Wok N Roll Restaurant	0.3 Miles	Benjamin Banneker Public Charter	0.4 Miles	Porter Square Books	0.3 Miles
Panera Bread	0.3 Miles	Cambridge Friends School	0.4 Miles	Bike Boom	0.4 Miles

Building Program and Site Design

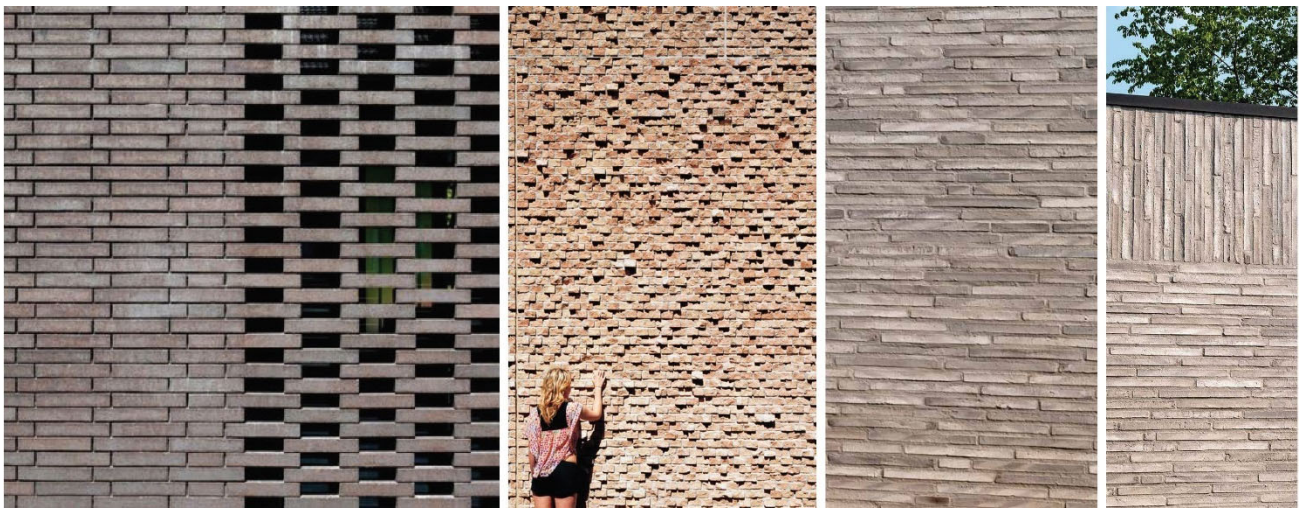
The Project's design balances a complex set of contextual priorities for the Site which have arisen from analysis, community meetings, and various meetings with the City of Cambridge Urban Planning, Community Development and Traffic and Parking teams. The design goals are:

Create a high-quality affordable housing apartment community for families in Cambridge
The design reflects its context, a strong corner on Cambridge's main street. The building massing is slender, allowing for light and air for all apartment homes. The site is linked to amenities and services in this walkable neighborhood and the unit interiors are simple, but elegant.

Create significant transparency: Activate the streetscape
A primary design goal is to maintain transparency at street level to facilitate visual connections and to activate the streetscape. The first floor along Mass Ave will be wrapped with transparent storefront glazing and will include both the retail and residential entryway. The residential entryway will be pushed back to create a more pedestrian-scaled experience for residents. The storefront turns the corner onto Walden St and continues along with transparency into the retail and resident amenity spaces. An entrance to limited parking and services area is hidden on the rear part of the site.

Shaping: Building Form
The building consists of two interconnected 8-story volumes. Along Massachusetts Avenue and West along Walden Street, a seven-story suspended aluminum clad cube sits above one story of recessed with storefront glazing. The suspended cube of the floors is clad in light colored anodized aluminum / zinc vertical panels with a staggered pattern, creating a light and airy volume that floats above the street, minimizing the Project's perceived mass, and also has a strong corner presence that is visible from the street intersection. A grid of openings accentuates the suspended cube, incorporating large windows which provide natural daylight into the interior units, as well as vertical infill composite panels that resemble wood, bringing warmth and texture. Each window and infill panel pair are framed with a metal projection that provides a rhythm to the façade.

Human Scale: Material Palette
The residential anchor consists of a materials palette that relates to the surrounding residential buildings. The brick plinth / base is located on the ground floor, most prominently at the residential entry which is recessed along Mass Ave, adjacent to the retail space and bus shelter. The crafted long brick at street levels enlivens the pedestrian experience and allows for interactions as the wall angles back and forth. This culminates in a gradient of increasingly frequent openings that also serve as visibility into the parking area, as well as creating ventilation. Above the parking entry, the brick is oriented vertically as a contemporary response to the traditional lintel approach, while highlighting the playfulness of the material.



Brick pattern material precedents

Above the brick plinth, painted clapboard comprises the main field of the body. Proportionately sized and spaced windows bordered by a trim are located along all orientations of the residential anchor. On the south elevations, each window has an infill panel below, clad in a lighter colored shingle panel to provide an accent from the main field, as well as to give the perception of the same proportions compared to windows on the north and west facades. In addition, solar shades are proposed on the South façade that not only livens the rhythm of the façade, but also serves a functional purpose of providing shade to reduce the building's overall energy consumption. The top of the residential anchor is defined by a cornice band of half-round shingles.

Suspended cube and residential anchor material precedents

<u>Streetscape and Greenery</u>

Except as indicated below, while there is no open space or landscaping on the Site, several street trees are located on the opposite side of Walden Street. Due to the existing electrical duct banks below the sidewalks adjacent to the Site on Massachusetts Avenue and Walden Street, it is not possible to plant street trees in these locations. Planters and fences supporting the growth of vertical green are located on the Project's

southwest facade, and at the openings to the parking and service areas. An intensive green roof is also visible along Walden Street above the parking entrance, with a variety of non-invasive plant species.

There is a 12" DBH Tilia cordata, Littleleaf linden located on the Site's south property line. This tree is mostly located on the 2050 Massachusetts Avenue property. Daniel E. Cathcart, an ISA Board Certified Master Arborist, developed a Tree Protection Plan (included herein) that will be followed by the development team prior to, during, and after construction. See **Section 10** for the **Tree Protection Plan**.

Accessibility

The Project is designed to comply with the requirements of 521 CMR, Massachusetts Architectural Access Board (MAAB), the Fair Housing Act, the Americans with Disabilities Act (ADA), as well as the Uniform Federal Accessibility Standards (UFAS). 3 apartments (1 of each bedroom type) in the Project will be Group 2 units for individuals with mobility difficulties (521 CMR 9.4), with the rest being Group 1 units (521 CMR 9.3). In addition, 1 apartment will be a Group 1 unit that also provides sleeping accommodations for persons who are deaf or hard of hearing (521 CMR 9.7).

Sustainability

The Project will incorporate sustainable and resilient design strategies that reflect a commitment to environmental stewardship that aligns with affordable housing with a strong focus on lowering utility costs, carbon and greenhouse gases reduction and creating healthy environments. The Project is targeting Passive House certification to the standards set by the Passive House Institute US (PHIUS) for their PHIUS+ Core rating system, as well as certifying through the EPA Indoor air PLUS program. The PHIUS+ CORE rating system includes stringent and verified building performance metrics as well as professional testing of the building envelope and air sealing at two stages during building construction. EPA Indoor air PLUS certification includes verification of indoor air quality (IAQ) quality control measures including but not limited to: moisture control, HVAC venting and sealing, and use of low VOC materials in construction. In addition, the design team is also planning to conduct a systems commissioning process in addition to the envelope. The above will result in a highly efficient building that lowers utility costs, protects occupant health through excellent indoor air quality, as well as contributes to the overall reduction in carbon and greenhouse gases emissions. Specifications for a simple, durable materials palette will emphasize the choice of healthier building materials and reinforce the Passive House approach, these measures also act as quality-of-life improvements for the residents, and will be integrated with the management of the property.

In terms of addressing resiliency concerns such as extreme weather events and future climate change, the project team evaluated the flood risk based on current maps and future projections for the site and surrounding area. In addition, various protection, adaptation, and backup strategies have been incorporated. Additional details can be found in **Section 9 Green Building Report.**

Affordable Housing

Due to its unit mix and income set asides, the Project's 49 apartment homes will attract a variety of households. 41 units will be set aside for households that earn at or below 60% of AMI, currently a household income ranging from $53,760 – $82,920, depending on household size. Eight (8) units will be Section 8 PBV units set aside for households that earn at or below 30% of AMI, currently there is no minimum household income, and a maximum income of $30,720 – $41,460, depending on household size. Including all utilities and for the 60% AMI apartments, monthly one-bedroom rents are estimated to be $1,440, monthly two-bedroom rents are estimated to be $1,728, and monthly three-bedroom rents are

estimated to be $1,995. When accounting for utilities, these rents are approximately 40% of the neighborhood's market rate rents, which are deeply unaffordable to households in this income range.

The proposed income mix provides housing that is affordable to families and individuals earning a range of incomes. The immediate market area shows strong demand for this unit mix as effective vacancy rates are 0%. The demand for affordable units is even more significant than that for market rate apartments. At Port Landing, which was opened in 2016, 1,386 applicants applied for its 20 apartments prior to the lottery. Data obtained from The Finch, an affordable apartment community owned by Homeowner's Rehab which completed its lease-up in 2020, showed that 2,261 individuals or families applied for 98 apartment homes. There are currently 20,703 unique applicants on the Cambridge Housing Authority waitlists.

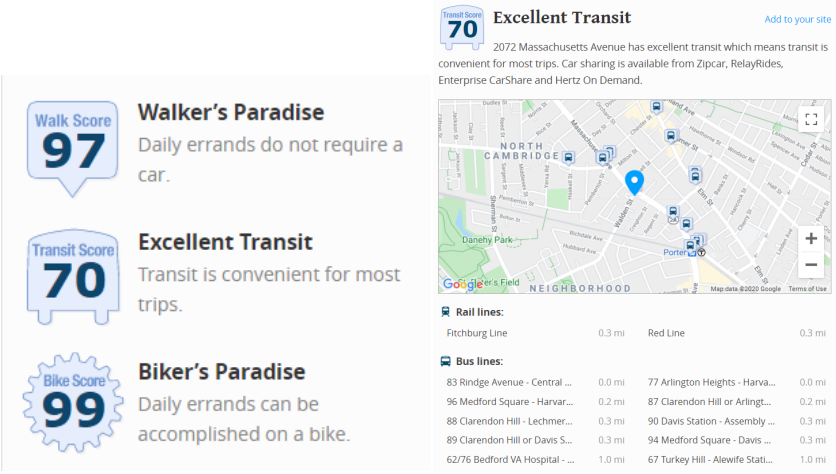
To the extent permitted by Department of Housing and Community Development, 70% of the apartments will give preference to current Cambridge residents, municipal and school department employees, and employees of local businesses.

Transportation and Parking

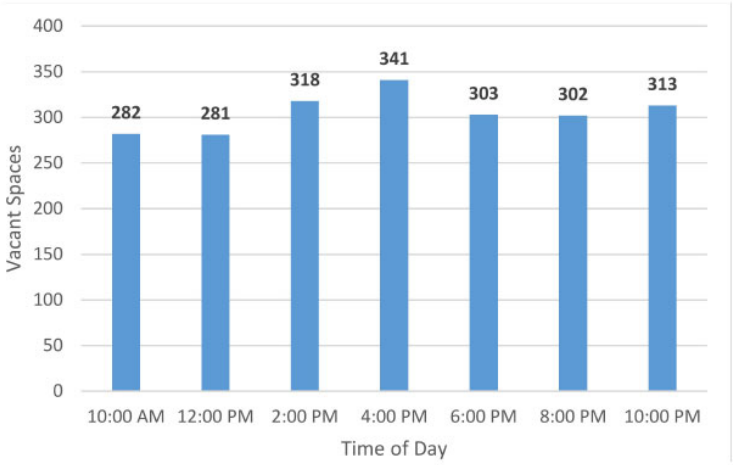
The site plan proposes three (3) covered, on-site accessible parking spaces that will be dedicated to residents and guests with disability plates or placards. In addition, there will be two (2) short-term COVERED drop-off and pick-up spaces to aid in reducing congestion along Walden Street.

As previously indicated, the Site is a short walk from numerous forms of transit options including the Porter Square Station less than 0.3 miles from the Project that includes the MBTA subway Red Line, Fitchburg/South Acton Commuter Rail Line, four Bus Lines (Bus Route #77, 96, 83 and 87) and several car sharing locations. The Parking and Traffic Assessment by Vanasse & Associates, Inc. (VAI) included in **Section 6** suggests approximately half of the building's households, or ~25 households, will have cars. Those residents with or without cars will benefit from Transportation Demand Management (TDM) that will include covering the cost of MBTA passes for property management staff, subsidizing MBTA passes for residents, BLUEbikes memberships, or ride sharing memberships, as further detailed in the VAI report. In addition, the installation of public transportation and ride share timing screens at a centralized location will provide residents with information for easy access to transit. Ownership and building management will provide information at move-in to all residents on all public transportation options within a short distance of the Site.

Below is a map from Walkscore.com highlighting the Site's adjacent transit options:



VAI determined the Project's projected parking demand and quantified the availability of on-street parking within a quarter (0.25) mile from the Site entirely within the City of Cambridge boundaries during peak parking demand hours. In summary, at the time of its study on Tuesday, October 20, 2020, VAI determined that the peak hour demand was at 12:00pm at which time a total of 281 on-street parking spaces were available within a quarter (0.25) mile of the Site. VAI concludes its report by stating: "In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project. The Project proponent is committed to implementing a Travel Demand Management plan which promotes alternatives modes of transportation and will minimize the Project's impact on available on-street parking and traffic in the area."



VAI Parking Study, October 20, 2020, Figure 4

It is expected that many of the Project's residents will utilize alternative modes of transportation other than automobiles. Based upon the U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, the mode split characteristics of the Project are estimated as follows: 32 percent automobile trips; 43 percent transit; 10 percent walk; six (6) percent bicycle, and nine (9) percent other trips. Pursuant to VAI's report, the Project is expected to generate approximately 98 vehicle trips on an average weekday (49 entering/49 exiting), with approximately six (6) vehicle trips (2 entering/4 exiting) expected during the weekday morning peak-hour. During the weekday evening peak hour, the Project is expected to generate approximately 9 new vehicle trips (5 entering/4 exiting).

The Project's proximity to several alternative transit options and community serving amenities (schools, pharmacy, grocery store) within walking distance will produce a thriving walkable residential community. The Project's design is consistent with smart growth principles and the Cambridge City Council's goal to reduce reliance on vehicle usage while promoting alternative forms of transportation.

<u>Walden Street Widening</u>

Through discussions with Cambridge Community Development, Traffic and Parking, Department of Public Works, and community outreach, the development team identified that the portion of Walden Street adjacent to the Site is unusually narrow for a three lane street. Currently Walden Street is ~26'-8", with a ~10'-0" travel lane outbound from Massachusetts Avenue and two ~8'-4" travel lanes inbound. This constriction slows traffic moving through the intersection, makes turns difficult, and does not align with best practices and guidelines.

The proposed design includes the widening of Walden Street from ~26'-8" to 30'-0". This is achieved by locating the exterior walls of the ground floor ~4'-0" inside the property line and then granting an easement to the City for a sidewalk in that area, resulting in three (3) 10'-0" travel lanes and making a more spacious street condition. The proposed design also improves the sidewalk by widening it from its current ~6'-5" width to be ~7'-2" wide, both measurements are inclusive of the curb. The proposed upper floors of the new building overhang the sidewalk by ~3'-6" with an overhead clearance of ~13'-0".

Regarding the constructability of widening Walden Street, the development team approximately located electrical duct banks in the Walden Street sidewalk. Based on visual inspections of the manholes and a utility Ground Penetrating Radar (GPR) report by GPRS, it seems unlikely that the location of these duct banks will conflict with the proposed construction associated with the widening of Walden Street. Conversations with Eversource on the exact elevation of the duct banks are ongoing. The GPR report is included in **Section 8**.

Evidence of Need for Affordable Housing:

The City of Cambridge historically was the home of immigrants and low and middle-income earners that were vital to Cambridge's glassworks and furniture factories from the 1920's through the 1970's. However, since rent control ended in 1994, Cambridge has experienced an exponential increase in land value, resulting in a disproportionate impact on the availability of affordable housing options for low and middle-income individuals and families. HUD defines "cost burdened" households as those who pay more than 30% of their income for housing.[1] According to the U.S. Census Bureau, 43% of renters in Cambridge are paying 30% or more of their household income on rent and are therefore considered cost burdened.[2]

Lower and middle income families in Cambridge find it exceptionally difficult to secure family friendly housing throughout the City. In the last six (6) months, accordingly to MLS, the median sale price for a single family home in Cambridge was $1,733,500 and the average condominium sale price was $812,500. Based on an informal October 2020 survey of larger apartment communities in the immediate market area, two-bedroom apartment rents are $3,600 and three-bedroom apartment rents are $4,500.[3] In order to afford these rents and not be cost burdened, a household would need to earn at least $152,000 – $190,000 annually. Over 60% of Cambridge households make less than $150,000, making these units unaffordable to a majority of current Cambridge residents.[4]

The City's housing stock is also older and many units contain lead based paint hazards, which further constrain families from locating safe, quality housing for their children. In fact, 71.4% of Cambridge's housing inventory was constructed prior to 1980.[5] Upon completion, all of 2072 Massachusett's Avenue's apartments will be new.

Once completed, the Project will provide urgently needed affordable housing in an area where a significant number of families and individuals are unable to afford quality housing. Additionally, the high number of three-bedroom apartments (29%) will specifically be occupied by families.

[1] U.S. Department of Housing and Urban Development, "Housing Choice Voucher Program" https://www.hud.gov/hudprograms/hcvp (accessed October 9, 2020)
[2] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04
[3] The Wyeth – 120 Rindge Avenue, Cambridge
[4] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID S2503
[5] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04

Financing

If 2072 Massachusetts Avenue's Site Comprehensive Permit application is approved, the development team anticipates applying for an array of local, state and federal subsidies as well as private investments. The development team will apply to the Massachusetts Department of Housing and Community Development (DHCD) for an allocation of state and federal low-income housing tax credits as well as additional subsidies.

In 2018 the Cambridge Affordable Housing Trust provided a $3.8 million loan to finance the Site acquisition and certain predevelopment expenses. If the Project receives its permitting, the development team anticipates applying for additional City funding and for eight (8) Cambridge Housing Authority Section 8 Project Based Vouchers.

Site Control, Permitting and Community Process

Site Control

Capstone and Hope have created separate entities that own/will own the Site/Project and that will develop the Project. CC HRE 2072 Mass Ave LLC, an affiliate of Capstone and Hope, purchased the 2072 Mass Ave land and building using loan proceeds from the Cambridge Affordable Housing Trust in April 2018.

On November 9, 2020, CC HRE 2072 Mass Ave LLC entered into a 99-year ground lease with CC HRE 2072 Mass Ave Tenant LLC for the 2072 Massachusetts Avenue land. See the attached organizational chart that outlines the entity structure once the Project receives all its financing. This ground lease structure is typical of affordable housing developments in Cambridge due to the complicated financing structure required by local and state financing agencies.

Permitting

CC HRE 2072 Mass Ave Tenant LLC is a Limited Dividend Organization under M.G.L. c.40B, §§ 20 through 23. Pursuant to 760 CMR 56, CC HRE 2072 Mass Ave Tenant LLC is applying to the Department of Housing and Community Development, as the Subsidizing Agency, for Project Eligibility under the following subsidy programs: Affordable Housing Trust Fund, DHCD Housing Stabilization Fund (HSF), HUD HOME Program (Rental Production), State Low Income Housing Tax Credit Program, and the Federal Low Income Housing Tax Credit Program (LIHTC). An affordable housing restriction will be recorded against the land and buildings with a term in perpetuity and the Project will comply with the Affirmative Fair Housing Marketing and Resident Selection Plan as required by 760 CMR 56.

According to the Zoning Map, the majority of the Site has a base zoning of Business A-2 and a small portion (13'+/-) at the rear of the parcel is in the Residence B base zoning district. Both districts allow for residential uses as of right although the Business A-2 district also allows for a range of commercial/retail and multi-family residential uses whereas the Residence B district is a one- and two-family district only. The Site also is in the Massachusetts Avenue Overlay District and North Massachusetts Overlay Sub- district (the "Massachusetts Avenue Overlay").

The development team is proposing to obtain all of 2072 Massachusetts Avenue's local approvals through an MGL Chapter 40B Comprehensive Permit from the Cambridge Board of Zoning Appeal (BZA). Since the City of Cambridge has met its obligations under MGL Chapter 40B, the development team is requesting that the BZA accept this Comprehensive Permit application. Pursuant to 760 CMR 56.05(7), please refer to

Section 5 for a detailed list of requested Waivers from Local Requirements and Regulations. **Section 4** is the Dimensional Form.

Community Process

The development team has worked extensively with the City of Cambridge, including the Community Development Department (Zoning, Housing, Sustainability, Urban Design, Pedestrian and Bicycle), Fire Department, Traffic and Parking, Department of Public Works, and Historical Commission.

In addition, the development team has engaged the community through individual abutter Zoom meetings and a large Zoom community meeting on September 29, 2020 that was attended by 82 people. The Project was also presented to the Porter Square Neighbors Association (PSNA) on October 15, 2020 and is schedule to reappear at the PSNA on November 19, 2020. Understanding that many residents of the adjacent Russell House Apartments do not have access to computers and/or the internet, and in conjunction with the building's management, the development team displayed large renderings of the Project and comment cards in the building's lobby so that Russell House residents would have an opportunity to provide input.

Community outreach and various City department input resulted in the following changes to the proposal: (1) setting back further the first floor facing Walden Street, (2) relocating the main pedestrian entrance from Walden Street to Massachusetts Avenue, (3) widening Walden Street and the sidewalk adjacent to the Project, (4) programming the retail space to accommodate varied and community uses, and (4) developing partnerships with community stakeholders to access additional amenities for the Project's residents. An additional community meeting via Zoom is scheduled for November 16, 2020 to share design updates and elaborate on changes that were made to incorporate community feedback. The development team has maintained a website, www.2072massaveapts.com, that provides updated and detailed information on the proposal. The website includes copies of plans, FAQs (forthcoming), news and events, information on the development team, and contact information for the community to provide feedback and ask questions.

<u>Development Team</u>

The following development team has been formed to include industry experts ensuring a seamless and successful completion:

- **Developers**:
    - *Capstone Communities LLC* (www.capstonecommunities.com), is a Newton, Massachusetts based real estate development firm experienced in structuring complex financing involving multiple federal and state subsidies. Jason Korb is the principal of Capstone Communities LLC where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of $60,000,000 of development transactions in Cambridge, Somerville, Arlington, Newton and Brockton Massachusetts. These include converting Brockton's first brick shoe factory into 25 mixed-income apartments, co-developing 20 100% affordable family apartments on a vacant lot in Cambridge's Port neighborhood. Additionally, Capstone and Hope are currently developing Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021.

      Prior to forming Capstone, Jason was the Vice President of Acquisitions at Beacon Communities LLC, a developer, owner, and manager of over 9,000 apartment homes in the Northeast. At Beacon, Jason was responsible for sourcing new acquisitions and overseeing

mixed income, affordable and market rate development and financing opportunities. In his seven years at Beacon, Jason was responsible for developing over 600 apartment homes totaling over $100M. Prior to joining Beacon in 2004, Jason was a Housing Project Manager at the Fenway Community Development Corporation in Boston. Jason is a former Director of Caritas Communities and a former Vice-Chair of Preservation Massachusetts. Jason received an MS from the Massachusetts Institute of Technology's Center for Real Estate and a BA from the University of Michigan, Ann Arbor. Jason's MIT thesis, The Low Income Housing Tax Credit: HERA, ARRA, and Beyond has been cited by Harvard University's Joint Center for Housing Studies and the US Senate Budget Committee.

- *Hope Real Estate Enterprises LLC*, is led by Cambridge based attorney and Real Estate Developer Sean D. Hope who specializes in Zoning and municipal permitting/consulting. Sean was co-developer with Jason Korb of Port Landing - a 100% affordable housing development located in The Port/Kendall Square that opened at the end of 2016 providing 20 units of family friendly housing to the Port neighborhood where Sean's family first moved to from the island of Barbados. Additionally, Hope has partnered with Capstone again to develop Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021. Sean has also represented developers and property owner on numerous construction projects in Cambridge including new construction, historic preservation and adaptive reuse projects. Prior to entering into private practice in 2008 Sean was an associate member of the Cambridge Board of Zoning Appeal voting on several keys applications including Print Shop Condominiums, an affordable home ownership project developed by CASCAP in 2007. Sean also serves as in-house counsel for Pentecostal Tabernacle in Cambridge and is former member of the Cambridge Historic Society.

- **Preconstruction Cost Estimator**: *Callahan Construction Managers* (www.callahan-inc.com): Established in 1954, Callahan Construction Managers is a full-service construction company experienced with a variety of building types and construction methods in Massachusetts and the Northeast. Callahan specializes in a wide range of preconstruction and construction management services, and including projects in multi-family residential, senior housing, hospitality, retail, corporate office, life sciences, educational, and other markets. Most recently, Callahan began the historic renovation, addition, and new construction project at Squirrelwood Apartments, an affordable housing community owned by Just-A-Start Corporation in Cambridge, MA. The Squirrelwood Apartments contain 88 units and the new construction building will be built to Passive House Standards.

- **Architect**: *Bruner/Cott Architects (Bruner/Cott)* (www.brunercott.com): Bruner/Cott is a mid-sized, full service architecture and planning firm, located in Boston, Massachusetts. Founded 45 years ago, Bruner/Cott is dedicated to enhancing the quality of life, economic vigor, and sense of community through thoughtful, sustainable design. As pioneers in transformative reuse, Bruner/Cott strives to recognize the character and value of an existing structure and understand that sustainable design extends beyond the boundaries of a single building. Whether new construction, transformative reuse, historic preservation, or a large-scale planning project, Bruner/Cott makes buildings that communicate with their surroundings, transforming place by creating architecture of enduring value.

  Bruner/Cott is committed to its mission of achieving design excellence through collaboration, creativity, and critical thinking, crafting thoughtful design solutions that fulfill their clients'

aspirations, and enhancing the human experience while respecting the natural environment. The firm's work has been consistently recognized for design, winning awards for renovation, adaptive reuse, and new construction. In the Cambridge/Boston area, Bruner/Cott is working on Frost Terrace (currently under construction), and completed the Lunder Arts Center at Lesley University in Porter Square and The Viridian at 1282 Boylston Street.

- **Legal (General and Zoning)**: *Nixon Peabody LLP* (www.nixonpeabody.com): Nixon Peabody is a full-service law firm with more than 600 lawyers nationwide and internationally. Our clients range from developers (for-profit and nonprofit), financing institutions and governmental entities to *Fortune* 100 companies. Nationally recognized in real estate, the firm handles highly complex development and financing transactions involving every class of assets, and has been at the forefront of financing, developing and preserving affordable housing for more than 45 years. In fact, with approximately 25 attorneys and paralegals possessing significant experience working with federal, state and local governmental agencies, NP has one of the largest affordable housing legal teams in the country.

  The NP team also handles land use, zoning and permitting for a range of development projects, and is regularly brought into transactions to review site plans and perform zoning analyses. Through this work, the team has developed a comprehensive understanding of the local zoning and permitting processes and the multiple administrative steps that developers face during the course of development, which can include navigating the zoning approval process, obtaining Comprehensive Permit approvals, or establishing zoning overlay district areas and zoning map amendments.

Conclusion

The Project will bring high-quality housing to the Porter Square/North Cambridge neighborhood that will be affordable to a diverse array of low- and moderate-income households. With immediate proximity to rapid transit and essential community services, the Project can provide critically needed housing in an attractive, sustainable development. Designed to provide contemporary amenities with a focus on transit-oriented development and sustainability, the Project will be high-quality family housing in the heart of one of Cambridge's most vibrant neighborhoods.

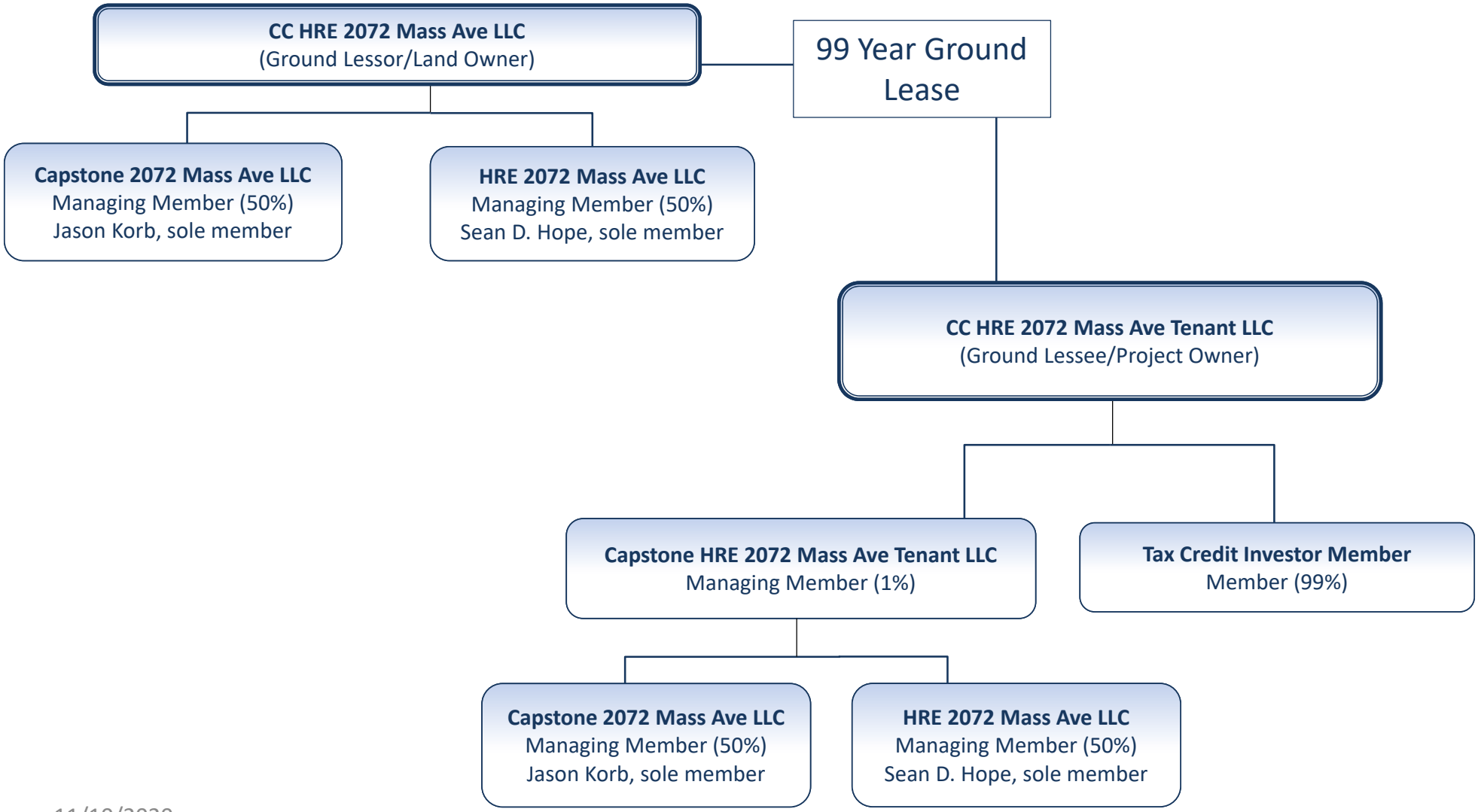
We look forward to presenting this exciting Project to the Board at your earliest convenience.

Sincerely,

Jason Korb
Managing member of managing member

Sean D. Hope
Managing member of managing member

2072 Mass Ave Apartments Organizational Chart



11/10/2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS

2072 MASSACHUSETTS AVENUE, CAMBRIDGE 02140

SECTION 2
COMPREHENSIVE PERMIT APPLICATION FORM

COMPREHENSIVE PERMIT APPLICATION

PETITIONER:	CC HRE 2072 MASS AVE TENANT LLC
PETITIONER'S ADDRESS:	C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459
NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON:	CAPSTONE 2072 MASS AVE LLC C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459 ATTN: JASON KORB 617.513.6320 HRE 2072 MASS AVE LLC C/O HOPE REAL ESTATE ENTERPRISES LLC 907 MASSACHUSETTS AVENUE, SUITE 300 CAMBRIDGE, MA 02139 ATTN: SEAN D. HOPE 617.492.0220
LOCATION OF SITE:	2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
DESCRIPTION OF PROJECT:	SEE **SECTION 1** (COVER LETTER AND NARRATIVE)
SPECIFY LOCAL REGULATIONS OR REQUIREMENTS FROM WHICH RELIEF IS REQUESTED:	SEE **SECTION 5** REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS
THE PETITIONER IS:	A LIMITED DIVIDEND ORGANIZATION
IS THE PROPOSED PROJECT NEW CONSTRUCTION:	THE PROPOSED PROJECT IS NEW CONSTRUCTION
SITE CONTROL:	CC HRE 2072 MASS AVE TENANT LLC EXECUTED A 99-YEAR GROUND LEASE WITH CC HRE 2072 MASS AVE LLC (AN AFFILIATE OF CC HRE 2072 MASS AVE TENANT LLC) FOR THE LAND AND BUILDING AT 2072 MASSACHUSETTS AVENUE. CC HRE 2072 MASS AVE LLC CURRENTLY OWNS 2072 MASSACHUSETTS AVENUE.
SITE ELIGIBILITY:	THE PETITIONER IS SIMULTANEOUSLY APPLYING TO DHCD FOR SITE ELIGIBILITY APPROVAL UNDER THE FOLLOWING SUBSIDIES: AFFORDABLE HOUSING TRUST FUND, DHCD HOUSING STABILIZATION FUND (HSF), HUD HOME PROGRAM (RENTAL PRODUCTION), STATE LOW INCOME HOUSING TAX CREDIT PROGRAM AND THE FEDERAL LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC).

TOTAL NUMBER DWELLING UNITS PROPOSED:	49
TOTAL NUMBER OF AFFORDABLE RENTAL UNITS:	49
TOTAL NUMBER OF AFFORDABLE HOME OWNERSHIP UNITS:	0

RESIDENT ELIGILIBITY STANDARDS:	41 UNITS AT OR BELOW 60% AMI, 8 UNITS AT OR BELOW 30% AMI, PURSUANT TO THE LOW INCOME HOUSING TAX CREDIT PROGRAM

PLEASE SEE **SECTIONS 3 – 16** FOR A COMPLETE DESCRIPTION OF THE PROPOSED PROJECT, AND EACH OF THE FOLLOWING ITEMS:

a) Site Development Plans - Site development plans showing locations and outlines of proposed building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
b) Report on Existing Site Conditions - a summary of conditions in the surrounding areas, showing the location and nature of the existing building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
c) Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have Site development plans signed by a registered architect;
d) Building Tabulations - a tabulation of the proposed building by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by the building by parking and other paved vehicular areas and by open areas; (2 copies)
e) Subdivision Plan - where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)
f) Utilities Plan - a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants.
g) Dimensional Form- provided with application; (2 copies)
h) Photographs – photographs of Site and existing building;
i) Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA;
j) Ownership Certificates – 2 Notarized copies, provided application.

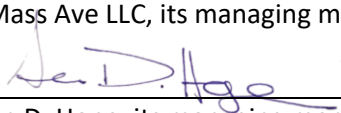
I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

CC HRE 2072 MASS AVE TENANT LLC

By: Capstone 2072 Mass Ave LLC, its managing member

By: Jason Korb, its managing member

By: HRE 2072 Mass Ave LLC, its managing member



By: Sean D. Hope, its managing member

Date: November 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 3
BZA APPLICATION FORM – OWNERSHIP INFORMATION

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We CC HRE 2072 Mass Ave LLC
(OWNER)

Address: c/o Capstone Communities LLC, 1087 Beacon Street Suite 302, Newton MA 02459

State that I/We own the property located at 2072 Massachusetts Avenue, which is the subject of this zoning application.

The record title of this property is in the name of CC HRE 2072 Mass Ave LLC

*Pursuant to a deed of duly recorded in the date 04/10/2018, Middlesex South County Registry of Deeds at Book 70850, Page 295; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name SEAN HOPE personally appeared before me, this 10th of 11, 2020, and made oath that the above statement is true.

CMalagon Notary

My commission expires JAN. 23, 2026 (Notary Seal)

CHRISTIAN JOSUE MALAGON
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 23, 2026

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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(OWNER)

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*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Jason Korb personally appeared before me, this 9th of November, 2020, and made oath that the above statement is true.

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

Notary

My commission expires _____ (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 4
DIMENSIONAL FORM

DIMENSIONAL INFORMATION

Project Address: 2072 Massachusetts Avenue

		EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
			BA-2 / BUSINESS A-2	RESIDENCE B	RESIDENTIAL USE
Lot Area (SF)		8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
Lot Width (Ft)		~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
Total Gross Floor Area (GFA)(SF)		1,860 SF	15,755 SF (max.)**(g)**	608 SF (max.)**(g)**	57,395 SF
Residential Base		0	13,129 SF (max.)**(g)**	507 SF (max.)**(g)**	54,425 SF
Non-Residential Base		1,860 SF	0	0	2,970 SF **(d)**
Inclusionary Housing Bonus w/20% affordable		N/A	2,626 SF (max.)**(g)**	101 SF (max.)**(g)**	N/A
Ratio of Floor Area to Lot Area	Baseline:		1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	6.74
	MAOD:		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	6.74
Residential Base	Baseline:		1.75	0.5/0.35 for portions exceeding 5,000 SF	6.27
	MAOD:	N/A	1.75	1.75	6.27
Non-Residential Base	Baseline:		1.0	N/A	0.47
	MAOD:		N/A	N/A	0.47
Inclusionary Housing Bonus - %	Baseline/MAOD:		20% bonus = 2,626 SF (GFA)**(g)**	20% bonus = 101 SF (GFA)**(g)**	N/A
Total Dwelling Units	Baseline/MAOD:		16 (max.)	0	49
Base Units			600 SF / D.U. = 12	2,500 SF / D.U. = 0	49
Inclusionary Bonus units - 20%		N/A	2	0	N/A
Base Lot Area / Unit (SF)			625 SF / D.U. @ 12 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Total Lot Area / Unit (SF)			536 SF / D.U. @ 14 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Building Height(s) (Ft)		13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	
	MAOD : Requirements:	N/A	50' max. (Massachusetts Avenue Overlay District) *- Active non-residential ground floor use* *- Minimum ground-floor use depth of 40'* *- Ground floor located at mean grade of abutting sidewalk* *- Minimum 75% Mass Ave frontage occupancy* *- Minimum 15' ground floor height* *- Maximum 5,000 sf per ground floor tenant* *- No bank frontage > 25'*		8 Stories / ~89'-8"
Front Yard Setback - Massachusetts Avenue (Ft)**(a)** [*Baseline Zoning - Article 5.33, Table 5-3, footnote (m)]*		3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		Building is sited to align with building next door which is right on the sidewalk
Front Yard Setback - Walden Street (Ft)**(a)**		3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	0' on Walden
Side Yard Setback - Abut City of Cambridge parking lot (Ft)**(a)**		42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
Side Yard Setback - Abut Cambridge Housing Authority (Ft)**(a)**		42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
Open Space (% of Lot Area)		78.2%	No minimum		0
Private Open Space		78.2%	No minimum	40% Minimum Private Open Space to Lot Area =	0
Permeable Open Space		0.0%	No minimum	405 SF (min.)**(g)**	0
Other Open Space (Specify)		N/A	No minimum		0
Off-Street Parking Spaces	Baseline and MAOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible **(b)(c)**
Long-Term Bicycle Parking		0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 **(c)**
Short-Term Bicycle Parking		0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 **(e)**
Loading Bays		0	N/A	N/A	N/A
Allowable Uses		N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant **(f)** and other uses as described on the Waiver List

(a) Lot is located on a corner. Project team assumed two front and side yards with no rear yard.

(b) Accessible parking requirement rounded up under UFAS (required for Section 504) to three (3) spaces

(c) Commercial Parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

(d) Garage and bicycle parking exempt from calculation

(e) Project team pursuing public contribution approach for short-term bicycle parking per Article 6.104.2 (b)

(f) Along with other future possible uses as described on the Waiver List

(g) ~1,013 SF of the total lot area is in Residence B, with the remainder in BA-2

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 5
REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS

LIST OF REQUESTED EXEMPTIONS/ EXCEPTIONS/WAIVERS FROM THE APPLICABLE CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS for CC HRE 2072 MASS AVE TENANT LLC (Updated as of November 10, 2020)

CAMBRIDGE ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 4.21 Special Classification Rules (Accessory Uses)	Allowed accessory uses include, inter alia, off-street parking, customary home occupations and certain service establishments and eating establishments for residents of multi-family dwellings.	To the extent that the proposed building amenity uses are not enumerated in Section 4.21, the Applicant seeks zoning relief to allow the proposed amenity uses for the building occupants.
3.	§ 4.37(B) (2) Light Industry, Wholesale Business and Storage	Table of Uses in article 4.30 prohibits Catering Commercial kitchen as known as wholesale food products, including bakery, confectionery and dairy products	The Applicant seeks zoning relief to allow a Catering or Commercial Kitchen in the area shown on the plans as Retail.
4.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
5.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes. In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. The proposed private open space has a width and length of less than 15', as shown on the Plans. All private open space is located at ground level. At least 50% of the provided private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required private open space requirement. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Ratio of Floor Area to Lot Area = 1.0 for Non-residential Uses and 1.75 for Residential Uses. Residence B Maximum Ratio of Floor Area to Lot Area i s .50. For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.22 and the proposed Ratio of Floor Area to Lot Area is approximately 6.74.
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Lot Area for Each Dwelling Unit = 600 sf. Per dwelling unit. Residence B Minimum Lot Area for Each Dwelling Unit = 2,500 per dwelling unit. For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The proposed 49 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Front Yard = 5’ Residence B Minimum Front Yard = 15’	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing front yard setback is approximately 0’; the smallest proposed front yard setback will be approximately 0’.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Side Yard = 10’ on both side yards. Residence B Minimum Side Yard = 7'6" (sum of 20).	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 42.4’; the smallest proposed side yard setback will be approximately 0’.
10.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Height = 45’ Residence B Maximum Height =35’	Due to the need for a building height of approximately 89’ and considering the adjustments that may occur during development of the plans and drawings from design development to full construction drawings, the Applicant seeks a waiver of the height requirement not less than 89’ and not greater than 95’.
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Business A-2 District, there is a one parking space per dwelling requirement. In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, the Applicant seeks a waiver to allow the proposed Multifamily Dwelling with three (3) proposed accessible off-street parking spaces and two (2) drop off spaces as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Dimensions for off street parking spaces. Aisle Width of 22' required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed dimension of parking spaces shall be less than minimum required aisle width will be less than the required 22'.
13.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to constraints of the driveway location and building, the clear view from the proposed driveway to Massachusetts Avenue when looking south may be compromised. The Applicant requests a waiver from the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
14.	Article 19 – Project Review	Establishes traffic and urban design standards for development projects exceeding 20,000 gross square feet that are likely to have a significant impact on abutting properties and the surrounding urban environment. Requirements include a Special Permit from the Planning Board including Traffic Impact Review (including a Traffic Impact Study), Urban Design Review, Tree Study, Sewer Service Infrastructure Review, Water Service Infrastructure Review, Noise Mitigation Review, Citywide Advisory Development Consultation and specific building and site plan elements.	To waive all of the applicable Article 19requirements for a Planning Board Special Permit and other requirements and to allow the proposed Multifamily Development that exceeds 20,000 gross square feet. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
15.	§20.100 Massachusetts Avenue Overlay District	Contains specific requirements for projects located within the Massachusetts Avenue Overlay District, including use regulations, dimensional requirements, and design standards. Projects are also required to comply with the Large Project Review process.	To waive all of the applicable requirements of Section 20.100 without the need for a Planning Board Special Permit and to allow the proposed Multifamily Dwelling without a Special Permit from the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers and Notes
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 – Street Excavations	No excavation in a public way or disturbance of any sidewalk without a license from the Superintendent of Streets or approval from the City Council.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council. To allow the Board of Zoning Appeals to allow any necessary excavation or disturbance of any public way or sidewalk needed for the construction and operation of the Multifamily Development, as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 6
PARKING AND TRAFFIC INFORMATION

- Parking and Traffic Assessment by Vanasse & Associates, Inc.
- Plans
  - Bike Room Layout Plan
  - Bus Stop Layout Plan
  - Parking Sight Lines

MEMORANDUM

TO: Mr. Jason Korb
Sean Hope, Esq.
CC HRE 2072 Mass Ave LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

FROM: F. Giles Ham, P.E. *and*
Derek Roach, E.I.T
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810
(978) 474-8800

DATE: November 9, 2020

RE: 8716

SUBJECT: Parking and Traffic Assessment - Proposed Residential Development
2072 Massachusetts Avenue, Cambridge, Massachusetts

Vanasse & Associates, Inc. (VAI) has completed a Parking and Traffic Assessment of a proposed 49-unit 100% affordable residential development with 1,040 square feet (sf) or ground floor retail to be located at 2072 Massachusetts Avenue in Cambridge, Massachusetts (Project). This is a revised study of the October 13, 2020 memorandum. The entire study was redone due to some Somerville streets being included in the October study area. Two short-term drop-off/pick-up spaces and three handicap spaces are proposed on-site. Contained within this memorandum is a parking supply and demand analysis within a quarter mile radius of site, estimated trip generation by mode split and a recommended a Travel Demand Management plan (TDM) for the proposed project.

PARKING SUPPLY AND DEMAND ANALYSIS

A comprehensive field inventory of the existing parking supply within approximately a quarter-mile radius of the Project was conducted in September 2020. While residents want to park as close as possible to their residence, the study area radius established by the city is a relatively short walk (5 minutes). Figure 1 depicts the study area. The field inventory consisted of on-street parking by quantity and type (handicapped, permit only and regulations). The study area was subdivided into twenty-seven (27) parking zones in order to identify parking trends occurring within the study area. Figure 2 identifies the parking regulations and number of parking spaces (928) in the area. Figure 3 depicts the residential permit parking spaces, handicap spaces, and spaces with no regulations which total 806 of the 928 spaces.

In order to determine the availability of parking spaces, a parking demand survey was conducted during a typical weekday (Tuesday October 20, 2020). The parking observations were conducted every 2 hours from 10:00 AM to 10:00 PM. Table 1 and Figure 4 summarize the parking demand observations for the available resident parking.

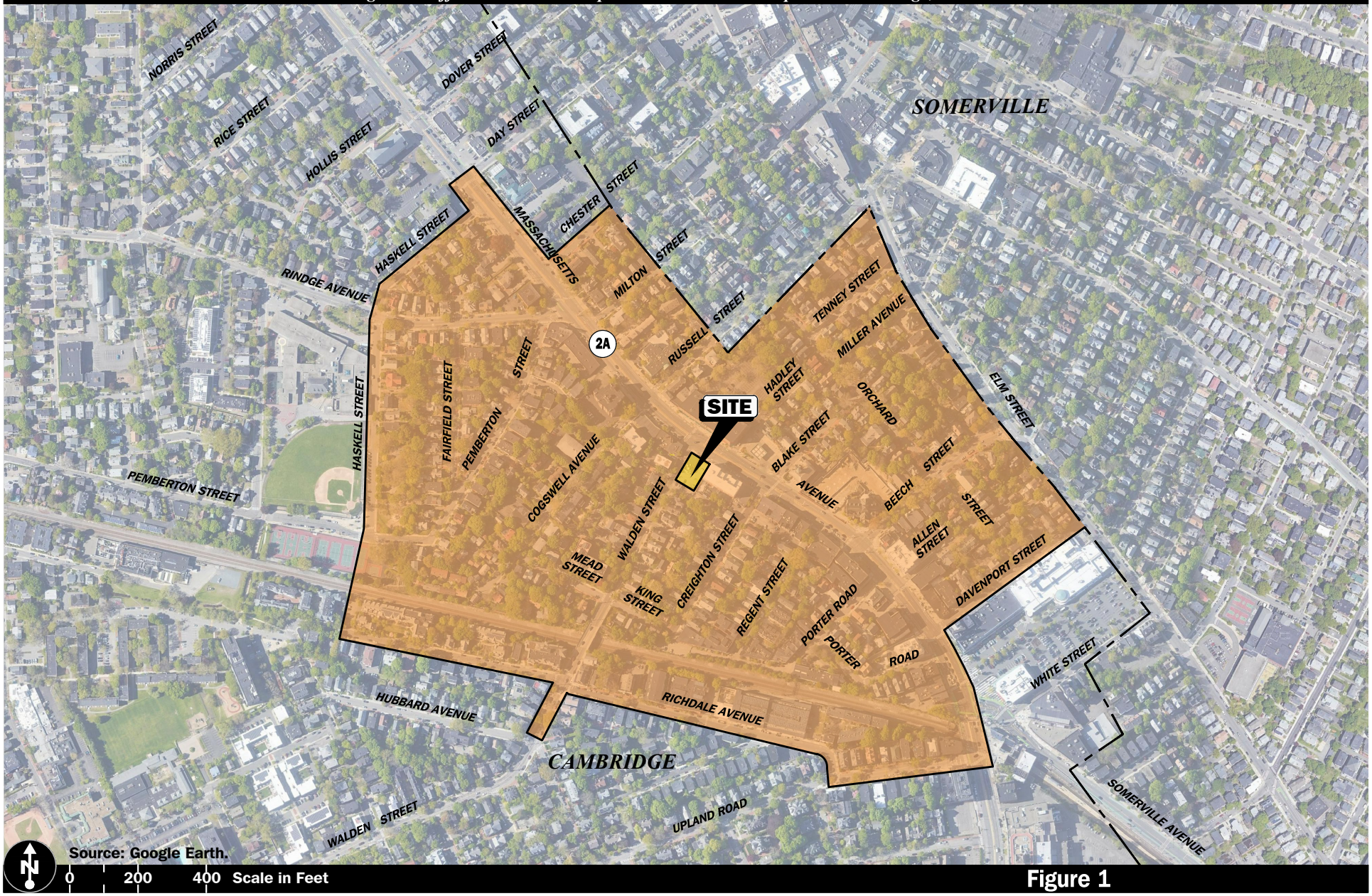

Figure 1

Parking Supply Area

Vanasse & Associates inc

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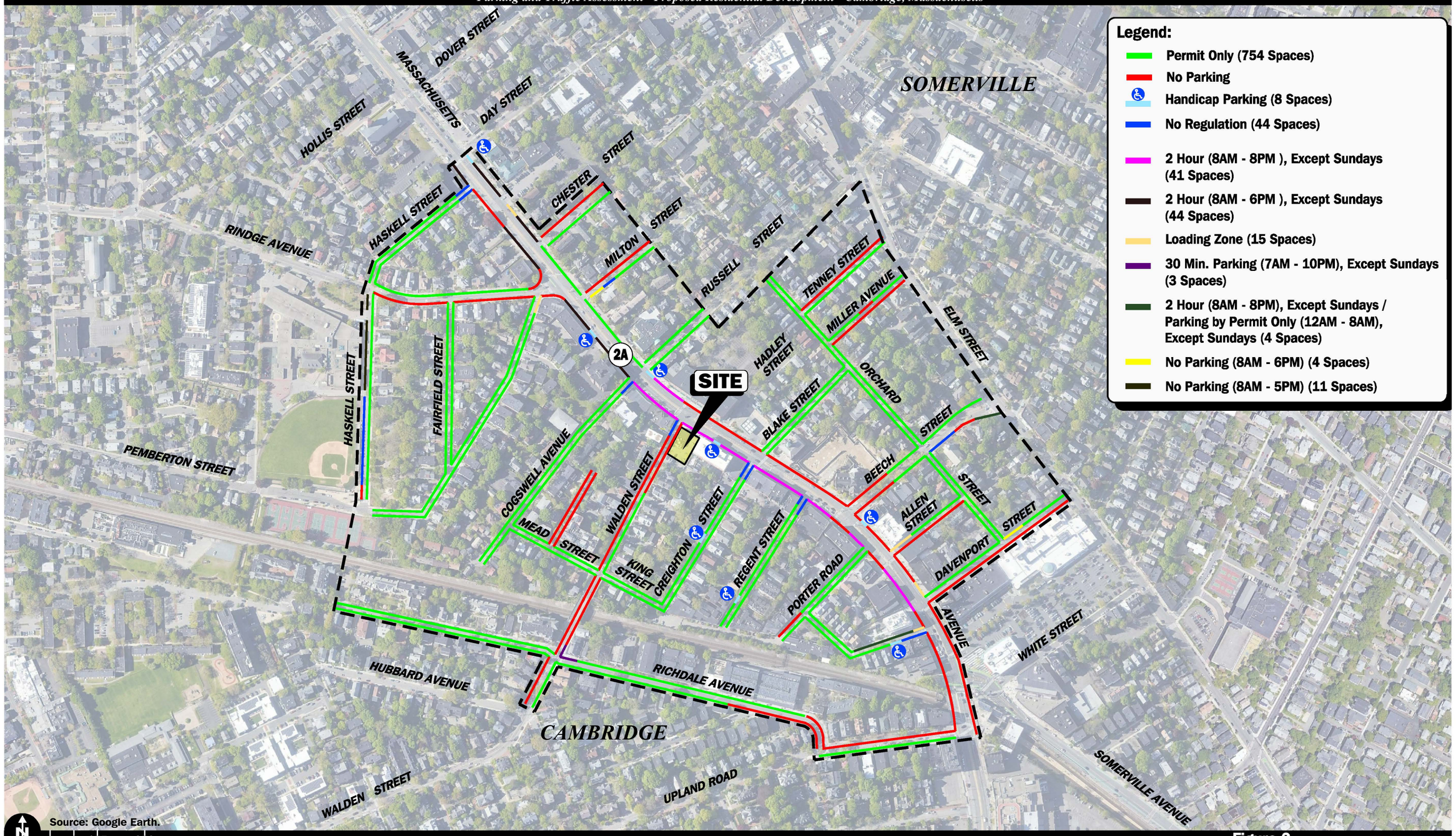

Source: Google Earth.

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0 175 350 Scale in Feet

Figure 2

Existing Parking Regulations

Vanasse & Associates inc

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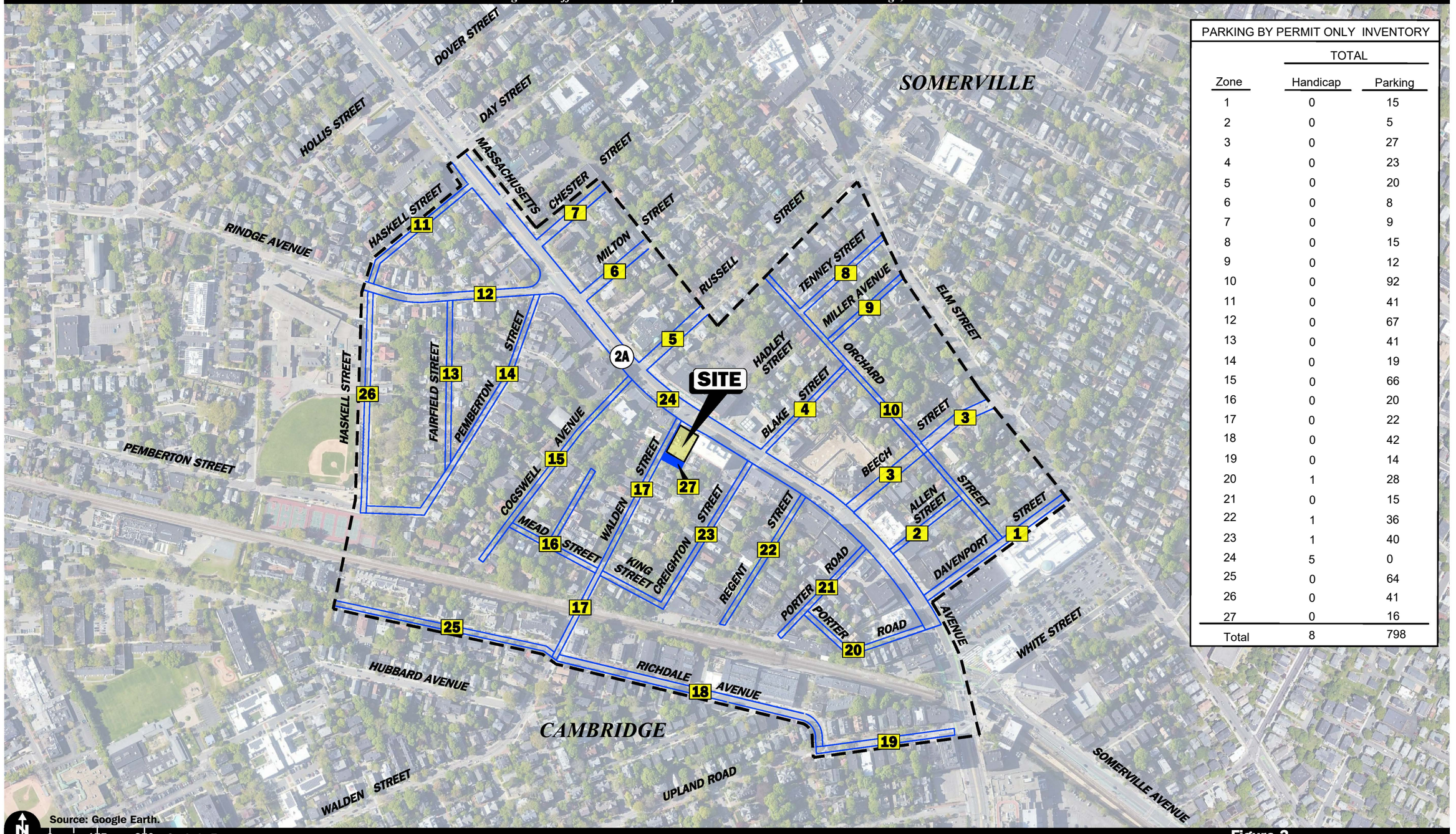

PARKING BY PERMIT ONLY INVENTORY

Zone	TOTAL Handicap	TOTAL Parking
1	0	15
2	0	5
3	0	27
4	0	23
5	0	20
6	0	8
7	0	9
8	0	15
9	0	12
10	0	92
11	0	41
12	0	67
13	0	41
14	0	19
15	0	66
16	0	20
17	0	22
18	0	42
19	0	14
20	1	28
21	0	15
22	1	36
23	1	40
24	5	0
25	0	64
26	0	41
27	0	16
Total	8	798

Source: Google Earth.

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0 175 350 Scale in Feet

Figure 3

Existing Permit Only Parking / No Regulation Spaces

Vanasse & Associates inc

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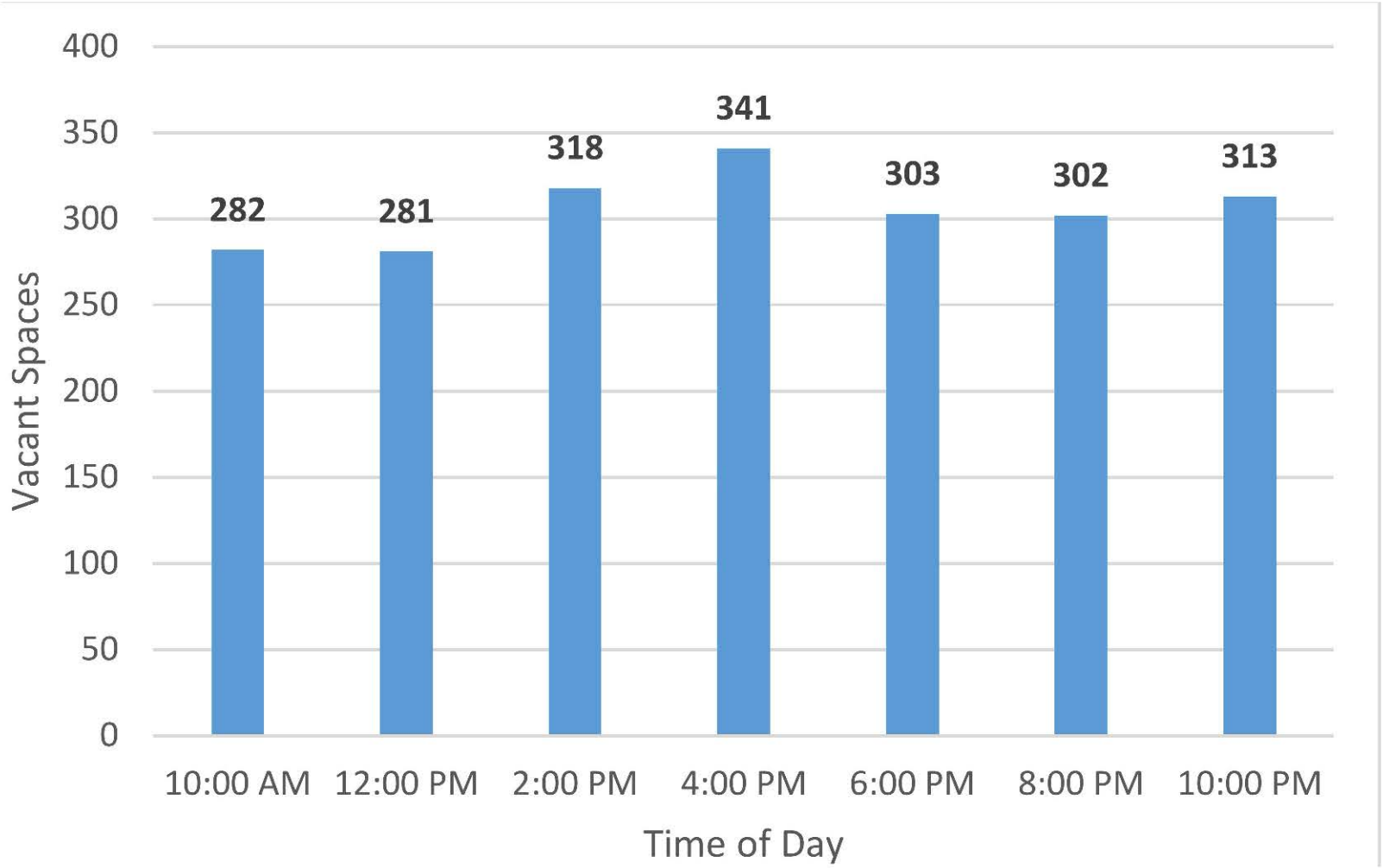

Figure 4

Parking Chart

Vanasse & Associates inc

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Table 1
PARKING OBSERVATIONS
October 20, 2020

Zone	Parking Supply	Vacant Spaces						
		10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM	8:00 PM	10:00 PM
1	20	5	3	8	7	11	10	16
2	6	0	1	1	1	2	1	2
3	30	3	4	6	6	4	6	3
4	23	13	10	11	7	7	7	6
5	22	4	4	4	5	1	6	4
6	8	2	3	3	3	2	2	2
7	9	1	1	2	2	4	0	0
8	15	6	5	6	6	3	3	3
9	12	6	7	7	8	4	6	7
10	92	21	19	18	20	12	14	15
11	41	13	10	9	17	7	9	11
12	70	18	28	30	25	27	30	26
13	41	13	11	13	15	12	9	6
14	19	4	6	9	8	10	10	11
15	66	16	17	14	23	13	13	14
16[a]	20	7	5	6	4	11	10	8
17[a]	23	7	6	5	4	5	7	6
18[a]	44	21	20	24	23	19	14	12
19	14	1	0	0	0	0	0	0
20	35	6	4	6	13	9	9	8
21	15	1	1	1	3	3	1	1
22[a]	37	11	9	14	10	9	8	9
23[a]	41	2	4	2	5	8	6	7
24	93	47	43	55	60	61	63	82
25	64	25	27	27	26	26	28	23
26	52	20	24	28	29	24	24	21
27[a]	16	9	9	9	11	9	6	10
TOTAL	**928**	**282**	**281**	**318**	**341**	**303**	**302**	**313**

[a]Highlighted rows include zones within two block of the site.

As shown in Table 1 and Figure 4 the peak demand occurs at 12:00 PM when 281 spaces were vacant. The Project has proposed only 2 short-term drop-off/pick-up spaces and 3 handicap spaces on-site and all other parking will be on-street. By not providing parking, the Project impact will be minimized as auto ownership will be discouraged. An auto ownership of 0.50 vehicles per unit equates to 25 vehicles. Zoning requires one space per unit. U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, indicates that 32 percent of trips are automobile trips. This suggests that the affordable residential unit ownership may be lower than the 50 percent. The 50 percent auto ownership is conservative. Residents of the site will want to park as close to the site as possible. Focusing on Zones 15, 16, 17, 22, 23, and 27 which are all 2 blocks from the site, there is a minimum of 50 spaces available during the peak parking demand at 12:00 PM. At 10:00 PM there are 54 spaces available in close proximity to the site. Based upon the parking analysis, there is more than adequate on-street parking to accommodate the Project.

PROPOSED SITE TRIP GENERATION

Traffic volumes expected to be generated by the Project were determined by using the ITE *Trip Generation*[1] manual and utilized Land Use Code (LUC 221), Multifamily Housing (Mid-Rise) and LUC 820, Shopping Center. It should be noted that the project is proposing affordable housing units which have lower vehicle trip rates than market rate units therefore the actual trip increases due to the development will be less than what is estimated by LUC 221. In addition, it is expected that a significant portion of the residents of the Project will utilize alternative modes of transportation other than automobiles. Based upon the U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, the mode split characteristics of the Project are estimated as follows: 32 percent automobile trips; 43 percent transit; 10 percent walk; 6 percent bicycle, and 9 percent other trips.

The Project trip generation by mode is summarized in Table 2.

As can be seen in Table 2, the Project is expected to generate approximately 98 vehicle trips on an average weekday (49 entering/49 exiting), with approximately 6 vehicle trips (2 entering/4 exiting) expected during the weekday morning peak-hour. During the weekday evening peak hour, the Project is expected to generate approximately 9 new vehicle trips (5 entering/4 exiting).

[1] *Trip Generation*, 10th Edition; Institute of Transportation Engineers; Washington, DC; 2017.

Table 2
PROJECT TRIP GENERATION SUMMARY

Time Period/Direction	ITE LUC 221 (A)[a]	ITE LUC 820 (B)[b]	ITE Total Vehcile Trips (C=A+B)	Vehicle Occupancy Rate (D)[c]	Person Trips						Total Vehicle Trips (K=F/D)
					Total Trips (E=C*D)	Auto Trips[d] (F=E*0.32)	Transit Trips[e] (G=E*0.43)	Walk Trips[f] (H=E*0.10)	Bicycle Trips[g] (I=E*0.06)	Other Trips[h] (J=E*0.09)	
Weekday Daily:	266	40	306	1.07	328	104	142	32	20	30	98
Weekday Morning Peak Hour:											
Entering	4	1	5	1.07	5	2	2	1	0	0	2
Exiting	13	0	13	1.07	14	4	7	1	1	1	4
Total	17	1	18	1.07	19	6	9	2	1	1	6
Weekday Evening Peak Hour:											
Entering	13	2	15	1.07	16	5	7	2	1	1	5
Exiting	9	2	11	1.07	12	4	5	1	1	1	4
Total	22	4	26	1.07	28	9	12	3	2	2	9

[a]Based on ITE LUC 221 Multifamily (Mid-Rise), 49 units.
[b]Based on ITE LUC 820 Shopping Center, 1,040 sf.
[c]Source: United States Census and American Community Survey 2018 5-year estimates; Census Tract 3547.
[d]Automobile trips are 32 percent of total person trips, Census Tract 3547.
[e]Transit trips are 43 percent of total person trips, Census Tract 3547.
[f]Walking trips are 10 percent of total person trips, Census Tract 3547.
[g]Bicycle trips are 6 percent of total person trips, Census Tract 3547.
[h]Other trips are 6 percent of total person trips, Census Tract 3547. Includes work from home.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

Reducing the amount of traffic generated by the Project is an important component of the development plan. The goal of the TDM plan is to reduce the use of Single Occupant Vehicles by encouraging car/vanpooling, bicycle commuting, the use of public transportation and pedestrian travel. The following measures will be implemented as a part of the proposed project management team in an effort to reduce the number of vehicle trips generated:

- Designate an on-site employee as the site's Transportation Coordinator to oversee marketing and promoting of transportation options at the site.

- Provide new residents transportation information packets with information on getting around Cambridge sustainably.

- Install a real-time transit display screen in the lobby to make it simpler for residents, visitors, and employees to access real-time transit and Bluebikes availability information in the area. The screens will also post other useful information on single occupancy modes of travel, such as carpool/vanpool to supermarkets, etc.

- Subsidize 100 percent of the cost of a MBTA T pass for employees (building property managers/maintenance staff) or $240 annual reimbursement for bike maintenance for employees who choose to commute by bike.

- Organize orientation sessions with residents to teach biking rules, safe biking measures, basic maintenance and repairs and help identify bike routes to various locations.

- Bicycle racks and a bicycle "Fix-it" station will be provided on-site.

- Annually, upon initial move-in and lease renewal, residents will be offered the choice of: (1) annual Bluebikes membership (including one-time discounted helmet through bluebikes), (2) $90 credit for ride share service; (3) 1-month adult MBTA Monthly LinkPass, and/or (4) 3-month Student or Senior Monthly LinkPass. This will be provided PER RESIDENT (not per household) on an annual basis.

The above strategies will encourage non-auto travel by the residents.

SUMMARY

In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project. The Project proponent is committed to implementing a Travel Demand Management plan which promotes alternatives modes of transportation and will minimize the Project's impact on available on-street parking and traffic in the area.

APPENDIX

TRIP GENERATION CALCULATIONS

TRIP GENERATION CALCULATIONS

Institute of Transportation Engineers (ITE)
Trip Generation, 10 th Edition
Land Use Code (LUC) 221 - Multifamily Housing (Mid-Rise)

Average Vehicle Trips Ends vs: Dwelling Units
Independent Variable (X): 49

AVERAGE WEEKDAY DAILY

T = 5.45 * (X) - 1.75
T = 5.45 * 49 - (1.75)
T = 265.30
T = 266 vehicle trips
with 50% (133 vpd) entering and 50% (133 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

Ln T = 0.98 * Ln(X) - 0.98
Ln T = 0.98 * Ln 49 - (0.98)
Ln T = 2.83
T = 17.01
T = 17 vehicle trips
with 26% (4 vph) entering and 74% (13 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

Ln T = 0.96 * Ln(X) - 0.63
Ln T = 0.96 * Ln 49 - (0.63)
Ln T = 3.11
T = 22.33
T = 22 vehicle trips
with 61% (13 vph) entering and 39% (9 vph) exiting.

Institute of Transportation Engineers (ITE)
Trip Generation, 10 th Edition
Land Use Code (LUC) 820 - Shopping Center

Average Vehicle Trips Ends vs: 1,000 Square Feet Gross Leasable Area
Independent Variable (X): 1.040

AVERAGE WEEKDAY DAILY

T = 37.75 * X
T = 37.75 * 1.040
T = 39.26
T = 40 vehicle trips
with 50% (20 vpd) entering and 50% (20 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.94 * (X)
T = 0.94 * 1.040
T = 0.98
T = 1 vehicle trips
with 62% (1 vph) entering and 38% (0 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

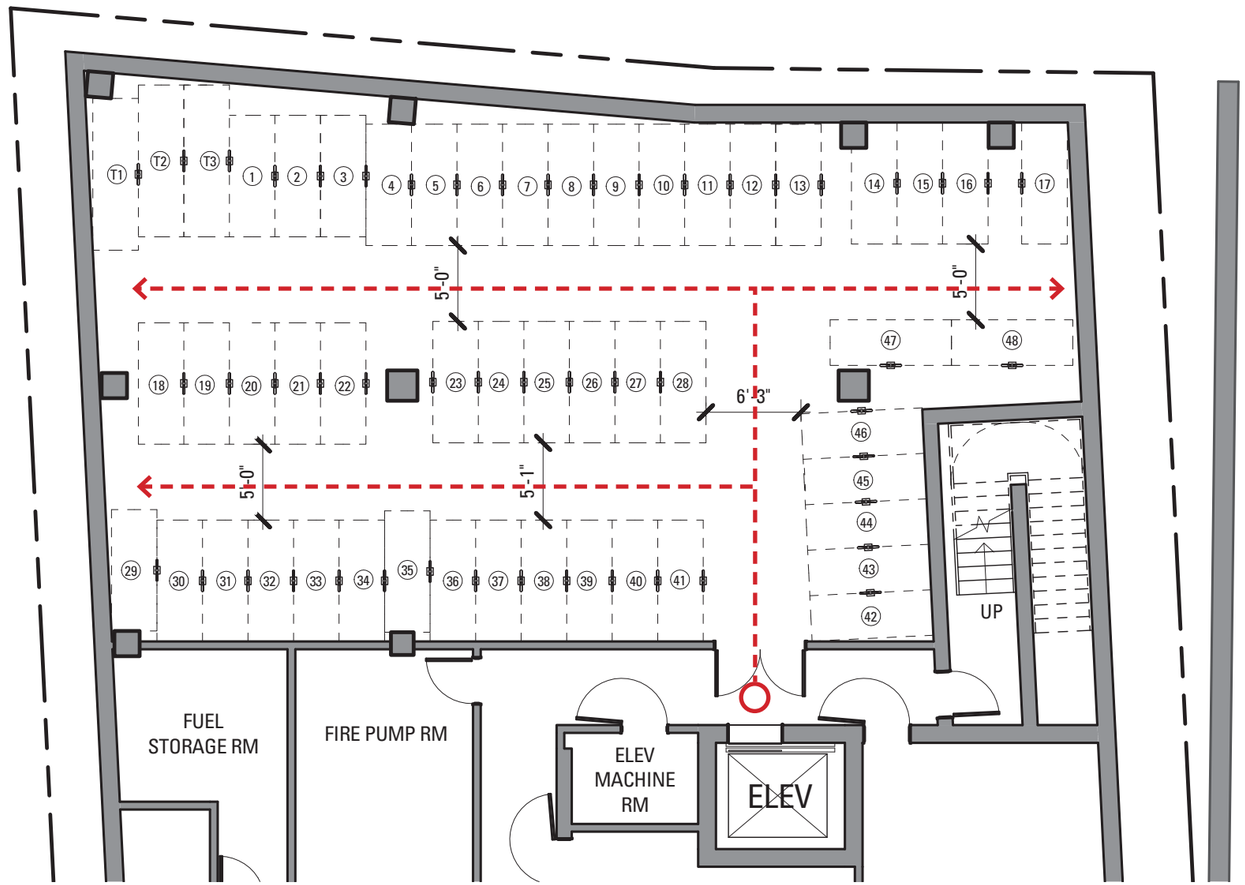
T = 3.81 * X
T = 3.81 * 1.040
T = 3.96
T = 4 vehicle trips
with 48% (2 vph) entering and 52% (2 vph) exiting.

COMMUTING CHARACTERISTICS BY SEX

United States™ Census Bureau

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

	Census Tract 3547, Middlesex County, Massachusetts		
	Total		Male
Label	Estimate	Margin of Error	Estimate
Workers 16 years and over	1,752	±232	865
MEANS OF TRANSPORTATION TO WORK			
Car, truck, or van	31.6%	±6.9	32.8%
Drove alone	27.9%	±6.6	28.9%
Carpooled	3.8%	±2.2	3.9%
In 2-person carpool	3.3%	±2	3.0%
In 3-person carpool	0.0%	±2	0.0%
In 4-or-more person carpool	0.5%	±0.7	0.9%
Workers per car, truck, or van	1.07	±0.05	1.07
Public transportation (excluding taxicab)	42.9%	±6.8	41.3%
Walked	9.5%	±3.9	5.3%
Bicycle	5.8%	±3.7	6.4%
Taxicab, motorcycle, or other means	1.7%	±1.3	3.4%
Worked at home	8.6%	±3.9	10.9%
PLACE OF WORK			
Worked in state of residence	99.0%	±1.2	98.8%
Worked in county of residence	64.4%	±6.2	63.2%
Worked outside county of residence	34.5%	±6	35.6%
Worked outside state of residence	1.0%	±1.2	1.2%
Living in a place	100.0%	±2	100.0%
Worked in place of residence	42.2%	±7.3	41.3%
Worked outside place of residence	57.8%	±7.3	58.7%
Not living in a place	0.0%	±2	0.0%
Living in 12 selected states	100.0%	±2	100.0%
Worked in minor civil division of residence	42.2%	±7.3	41.3%
Worked outside minor civil division of residence	57.8%	±7.3	58.7%
Not living in 12 selected states	0.0%	±2	0.0%
Workers 16 years and over who did not work at home	1,602	±237	771
TIME LEAVING HOME TO GO TO WORK			
12:00 a.m. to 4:59 a.m.	2.8%	±2.8	2.5%
5:00 a.m. to 5:29 a.m.	0.0%	±2.2	0.0%
5:30 a.m. to 5:59 a.m.	0.0%	±2.2	0.0%
6:00 a.m. to 6:29 a.m.	1.1%	±1.2	1.2%
6:30 a.m. to 6:59 a.m.	6.2%	±3.4	6.0%
7:00 a.m. to 7:29 a.m.	16.6%	±4.4	19.8%
7:30 a.m. to 7:59 a.m.	14.9%	±5.7	8.8%
8:00 a.m. to 8:29 a.m.	21.4%	±5.1	24.3%



2050 MASS AVE
6 STORIES

BIKE PARKING

REQUIRED BY ZONING :	PROVIDED BY DEVELOPMENT :
LONG-TERM: 48	STANDARD: 48
TANDEM: 3	TANDEM: 3
SHORT TERM: 5	SHORT TERM: 0 (e)
TOTAL: 56	**TOTAL: 51**

(c) COMMERIAL PARKING IS WAIVED UNDER 6.36 BASED ON ACTUAL QUANTITY REQUIRED BEING BELOW 4 REQUIRED SPOTS

(e) PROJECT TEAM SEEKING ALTERNATIVE PUBLIC CONTRIBUTION OPTION OF SATISFYING SHORT-TERM BIKE PARKING REQUIREMENTS PER ARTICLE 6.104.2 (b)

BIKE PARKING ACCESS

0′ 10′ 20′

SCALE 1″= 10′-0″

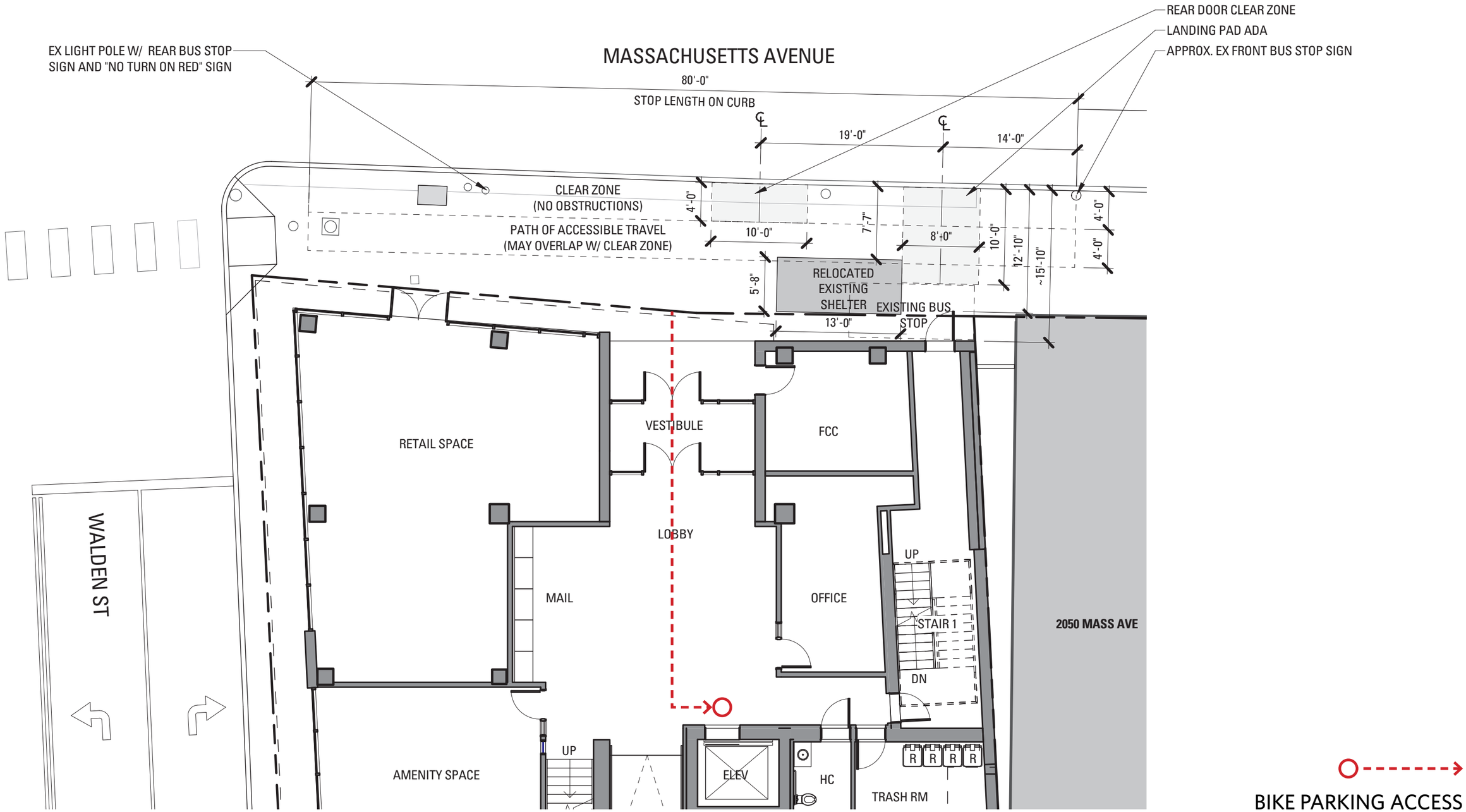
N

BIKE ROOM LAYOUT PLAN

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
NOVEMBER 10, 2020



BIKE PARKING ACCESS

0′ 10′ 20′

SCALE 1"= 10'-0"

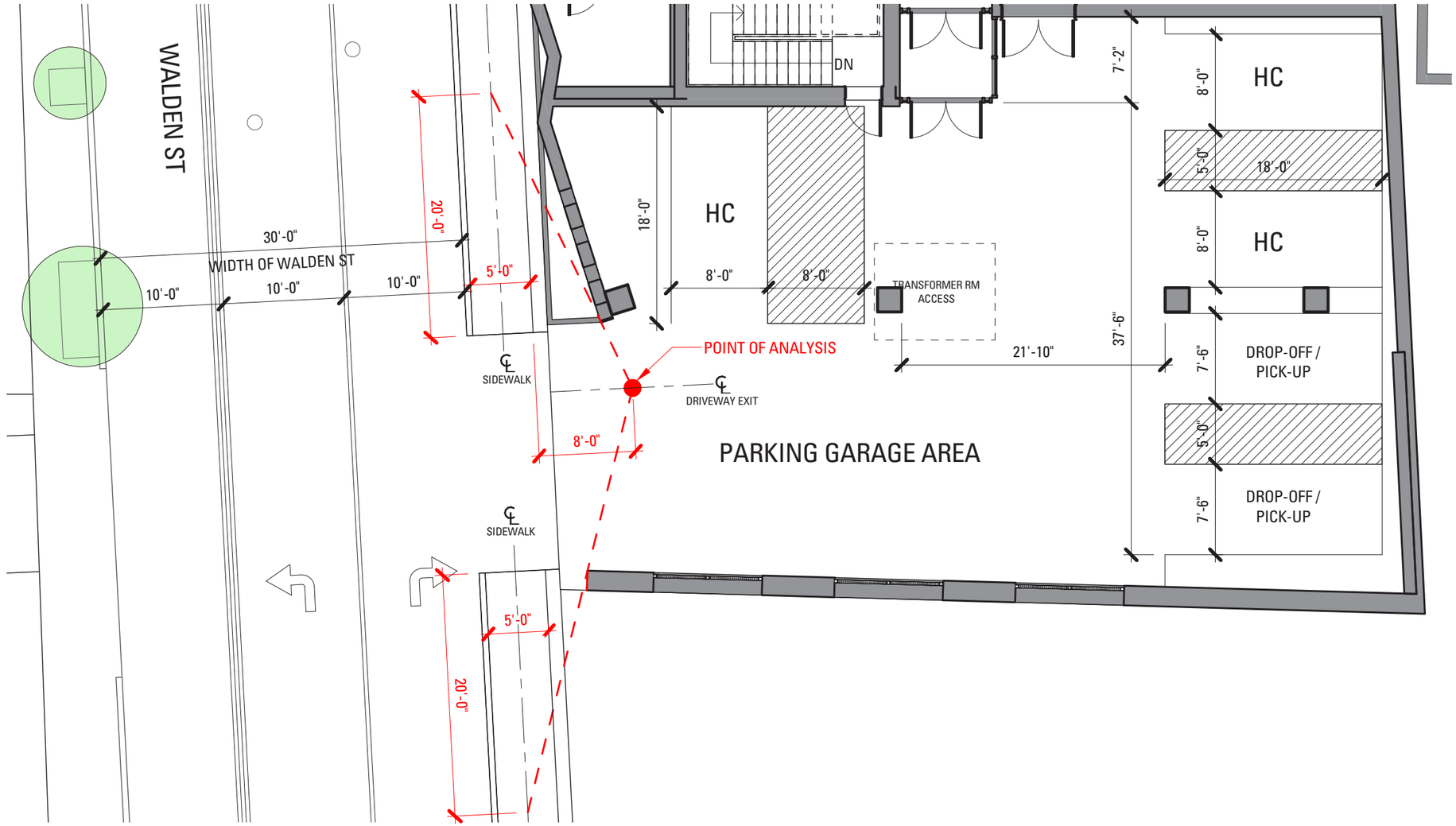
BUS STOP LAYOUT PLAN

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020



PARKING SIGHT LINES

Bruner/Cott
ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

0′ 10′ 20′

SCALE 1″= 10′-0″

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 7
CIVIL ENGINEER'S NARRATIVE

Nitsch Engineering

2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

2072 Massachusetts Avenue – Nitsch Project #14047
Infrastructure Narrative

Sanitary Sewer

The existing site is currently comprised of a restaurant with associated access, parking, and utilities.

A breakdown of the site's existing sanitary sewer flow rates are as follows:

Existing Sanitary Sewer Flows (per 310 CMR 15.203)

Use	Unit Sewer Flow Rate (gpd)	Size	Existing Sewer Flow Rate (gpd)
Restaurant	35 (per seat)	37 seats	1,295
Total			**1,295**

The project proposes to redevelop the site into an eight-story building containing affordable housing units with ground floor retail. The sanitary sewage from the proposed building will be collected in new onsite sewer infrastructure and discharge into the existing 8-inch sewer main in Walden Street.

A breakdown of the site's proposed sanitary sewer design flow rates are as follows:

Proposed Sanitary Sewer Flows (per 310 CMR 15.203)

Use	Unit Sewer Flow Rate (gpd)	Size	Proposed Sewer Flow Rate (gpd)
Residential Occupancy	110 (per bedroom)	98 bedrooms	10,780
Retail	50 (per 1000 sf)	4,380 square feet	219
Total			**10,999**

Stormwater/Drainage

The proposed drainage system is designed in compliance with MassDEP's Stormwater Management Standards, as well as the City of Cambridge's design requirements. These requirements include the use of NOAA Atlas 14 precipitation frequency estimates and the 2030 City of Cambridge storms in stormwater modeling, as well as phosphorus removal.

The majority of the stormwater runoff from the site will be collected and directed to an onsite stormwater detention/infiltration system located underneath the proposed parking garage. The system has been designed to meet the City's attenuation and treatment requirements. The stormwater detention/infiltration system will overflow to the City's combined sewer main in Walden Street.

Peak Runoff Rates

The Project proposes to collect the entire roof area (a majority of the site), including 1,170 square feet of green roof and direct it to an infiltration system. The proposed stormwater system is able to achieve the reduction of the peak flow rate for the proposed 25-year storm event to the existing 2-year storm event using 2030 Cambridge storm events. The project will also reduce the peak flow rates of all analyzed storm events to meet the MassDEP Stormwater Standards.

Peak Rates of Runoff (cfs) for the Total Site

Storm Event	Existing (Total, DP1)	Proposed
2-Year	**0.62***	0.31
10-Year	1.05	0.49
25-Year	1.36	**0.61***
100-Year	1.91	1.88

***Indicates comparison for 25-to-2 Requirement for City of Cambridge**

Water Quality

The proposed infiltration system will provide 80% TSS removal rate as required by the MassDEP Stormwater Standards, as well as 65% Total Phosphorus removal as required by the City of Cambridge.

PHOSPHORUS REMOVAL CALCULATIONS

Land Conversion

	Existing			Proposed		
	Area ac	Export Rate lbs/acre/yr	Phosphorus Load lbs P/yr	Area ac	Export Rate lbs/acre/yr	Phosphorus Load lbs P/yr
Impervious - Pavement	0.15	1.78	0.27	0.02	2.32	0.04
Impervious - Roof*	0.04	1.1	0.05	0.11	1.1	0.12
Pervious - Planted Roof	0.00	0.12	0.00	0.07	0.12	0.01
Pervious **	0.00	0.21	0.00	0.00	0.27	0.00
Total	0.20		0.32	0.20		0.17
Total Phosphorus Removal through Land Conversion						0.14
Phosphorus reduction required (65% of Existing Phosphorus Load)						**0.20**
Remaining reduction required after land-use change						**0.06**

*Export rate using average value from compiled research data

Structural Stormwater Strategies

	Surface Type	Treated Area (ac)	P Load Rate (lbs/ac/yr)	Starting P Load (lbs/yr)	P Removal (%)	P Removed (lbs/yr)
Infiltration	Roof	0.111	1.1	0.122		0.105
	Pavement	0.000	1.78	0.000	86%	0.00
	Landscape	0.000	0.27	0.000		0.000
				0.12		**0.11**

Total Phosphorus Removed	**0.25**

Groundwater Recharge

The annual recharge from the post-development site will approximate the annual recharge from pre-development conditions using the guidelines provided in the MassDEP Stormwater Management Handbook. The guidelines are based on soil type and the Project Site is an HSG C type soil.

Impervious Area in HSG C = 8,510 square feet
Rv (Recharge Volume) = 8,510 x 0.25 in. / (12 inches/ft)
= 177 cubic feet

Proposed Recharge Volumes

Infiltration BMP	Recharge Volume (cf)
Subsurface Infiltration System	**666**

A minimum two feet of separation has been maintained between the bottom of the infiltration system and seasonal high groundwater.

Conclusions

The project has been designed to meet, and in some cases, exceed, the MassDEP Stormwater Standards as well as the City of Cambridge's stormwater requirements.

Domestic Water and Fire Protection Service

The Project's water demand estimate for domestic services is based on the Project's estimated sewage generation, described above. A conservative factor of 1.1 (10%) is applied to the estimated average daily wastewater flows calculated with 310 CMR 15.203 values to account for consumption, system losses and other usages to estimate an average daily water demand. The Project's estimated domestic water demand is 12,099 gallons per day. The project proposes to install new domestic and fire protection services that connect to the City water main in Walden Street in accordance with the Cambridge Water Department regulations and requirements. All water service connections will be fully coordinated with the City Water Department.

A hydrant flow test was recently completed to determine pressure in the existing water main. Based on the results, it is anticipated that a water pressure booster pump will be required for the domestic water system, and a fire pump will be required to provide the required pressure for the building's sprinkler system. The fire protection system design will be coordinated with the City Fire Chief.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 8
WALDEN STREET UTILITIES REPORT

Summary of Underground Utility Locating

Prepared For: Capstone Communities

Prepared By:
Sean Parker
Sean.Parker@gprsinc.com
Project Manager -Boston
617-372-6695

Capstone Communities
Attn: Jenny Tamarkin
Site: 2072 Massachusetts Ave
Cambridge, MA

We appreciate the opportunity to provide this report for our work completed on November 2, 2020.

PURPOSE

The purpose of the project was to search for underground utilities within the project boundaries provided by the client. The scope of work consisted of 1 sidewalk and 2 electrical manholes/vaults. The client was concerned with the depth of the primary electrical lines running up and down the sidewalk adjacent to the building.

EQUIPMENT

- **Underground Scanning GPR Antenna**. The antenna with frequencies ranging from 250 MHz-450 MHz is mounted in a stroller frame which rolls over the surface. The surface needs to be reasonably smooth and unobstructed in order to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the feasibility of GPR. The data is displayed on a screen and marked in the field in real time. The total depth achieved can be as much as 8' or more with this antenna but can vary widely depending on the types of materials being scanned through. Some soil types such as clay may limit maximum depths to 3' or less. As depth increases, targets must be larger in order to be detected and non-metallic targets can be especially difficult to locate. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: Link
- **Electromagnetic Pipe Locator**. The EM locator can passively detect the electromagnetic fields from live AC power or from radio signals travelling along some conductive utilities. It can also be used in conjunction with a transmitter to connect directly to accessible, metallic pipes or tracer wires. A current is sent through the pipe or tracer wire at a specific frequency and the resulting EM field can then be detected by the receiver. A utility's ability to be located depends on a variety of factors including access to the utility, conductivity, grounding, interference from other fields, and many others. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: Link
- **GPS**. This handheld GPS unit offers accuracy down to 4 inches; however, the accuracy will depend on the satellite environment and obstructions and should not be considered to be survey-grade. Features can be collected as points, lines, or areas and then exported into Google Earth or overlaid on a CAD drawing. For more information, please visit: Link

PROCESS

The process typically begins with using the EM pipe locator to locate pipes or utilities throughout the scan area. First, the transmitter is used to connect to and trace any visible risers, tracer wires, or accessible, conductive utilities provided that there is an exposed, metallic surface. The areas are then swept with the receiver to detect live power or radio frequency signals. Locations and depths are painted or flagged on the surface. Depths cannot always be provided depending on the location method and can be prone to error.

Initial GPR scans were then collected in order to evaluate the data and calibrate the equipment. Based on these findings, a scanning strategy is formed, typically consisting of scanning the entire area in a grid with 5x5' scan spacing in order to locate any potential utilities that were not found with the pipe locator. The GPR data is viewed in real time and anomalies in the data are located and marked on the surface along with their depths using spray paint, pin flags, etc.

LIMITATIONS

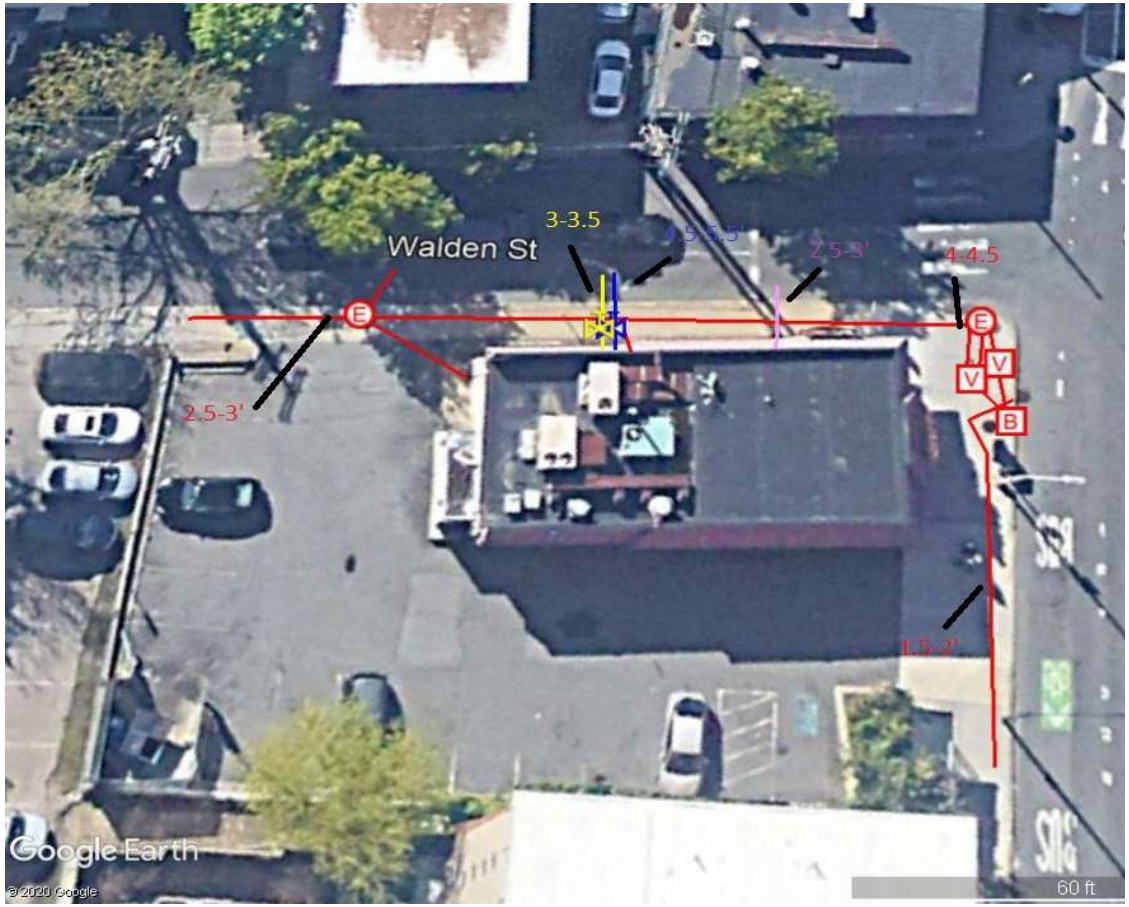
Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above-ground features, and utilization of services such as One Call/811. Depths are dependent on the dielectric of the materials being scanned so depth accuracy can vary throughout a site. Relevant scan examples were saved and will be provided in this report.

FINDINGS

The subsurface conditions at the time of the scanning allowed for maximum GPR depth penetration of 4-5 feet in most areas. Multiple utilities were able to be located such as gas, water, unknown, signal controls and possible secondary lines feeding street lamps using either the GPR or EM pipe locator. Some utilities were not able to be located such as the sanitary line. GPR data did not allow for depth information and exploring manholes located on Walden St did not show any laterals, estimated depth entering the sanitary main would be 7-9 feet.

The primary electrical line was estimated at 3.5-4.5 feet for most of the investigation, one manhole it was measured at 2.5-3 feet from the surface, and after passing through the service utilities it measured 5 feet at the manhole on the corner or Walden and Mass Ave. GPR depths in the middle sections estimated at lines at 3.5-4.5 feet.

The following pages will provide further explanation of the findings.



Terms and Conditions

GPRS does not provide land survey or civil engineering data collection or documentation. This is provided as a reference map of the field markings and is not survey-grade.

LEGEND

	ELECTRIC		SANITARY
	WATER		STORM
	COMM		UNKNOWN
	GAS		

2072 Massachusetts Ave
Cambridge, MA

Prepared by:

GPRS

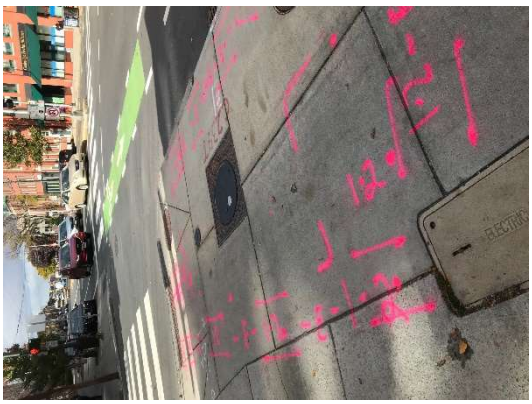
Secondary electrical line to the building exits at 1.5-2 feet and enters the building under the concrete ramp area.

Primary electrical line exits this manhole at 2.5-3 feet from the surface and travels up the sidewalk at a depth of 3.5-4.5 feet.

Water service 4.5-5.5 feet from the surface, valve located on the sidewalk, gas line 3-3.5 deep, valve located on the sidewalk. Electrical line 4-4.5 in this section.

Manhole located on the corner of Walden and Mass Ave, enters the vault at 5-5.5 feet with multiple lines running to adjacent handholes and vaults 2-3 feet from the surface and 1-2 feet.

Possible signal control or site lighting located 1-2 feet from the surface, extending in both directions down Mass Ave.



Electrical handhole located on the bottom right, potential signal or site lighting controls – electrical was being feed from a black transformer located on the sidewalk.

CLOSING

GPRS, Inc. has been in business since 2001, specializing in underground storage tank location, concrete scanning, utility locating, and shallow void detection for projects throughout the United States. I encourage you to visit our website (www.gprsinc.com) and contact any of the numerous references listed.

GPRS appreciates the opportunity to offer our services, and we look forward to continuing to work with you on future projects. Please feel free to contact us for additional information or with any questions you may have regarding this report.

Thank you,

Sean Parker
Project Manager —Boston

Direct: 617-372-6695

Sean Parker

www.gprsinc.com

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 9
GREEN BUILDING REPORT

NEW ECOLOGY
Community-Based Sustainable Development

2072 Mass Ave. Passive House Net Zero Narrative

2072 Massachusetts Avenue Passive House

2072 Mass Ave., Cambridge MA, 02140
September 10, 2020

Submitted To:

Community Development Department, City of Cambridge
344 Broadway, Cambridge MA, 02138

15 COURT SQUARE, SUITE 420 | BOSTON, MA 02108 | P (617) 557-1700 F (617) 557-1770

NEW ECOLOGY
Community-Based Sustainable Development

PROJECT PROFILE

DEVELOPMENT CHARACTERISTICS

Lot Area (sq.ft.):	~8,515 SF
Existing Land Use(s) and Gross Floor Area (sq.ft.), by Use:	BA-2 / Business A02, ~1,860 GSF
Proposed Land Use(s) and Gross Floor Area (sq.ft.), by Use:	Residential Use, ~65,710 GSF (w/Basement), ~57,400 GSF (no basement)
Proposed Building Height(s) (ft. and stories):	~89'-0", 8 Stories
Proposed Dwelling Units:	49 affordable
Proposed Open Space (sq.ft.):	0
Proposed Parking Spaces:	3 handicapped
Proposed Bicycle Parking Spaces (Long-Term and Short-Term):	51 long-term (48 Long-Term & 3 Tandem), 5 short-term

GREEN BUILDING RATING SYSTEM

The Rating System Selected for this project is as follows:

Passive House Institute US (PHIUS)			
Rating System & Version:	PHIUS+ Core	**Seeking Certification?**	YES

PROPOSED PROJECT DESIGN CHARACTERISTICS

BUILDING ENVELOPE

Roof	Roof Trusses w/ ~R-32 c.i. (~6" XPS Insulation)
Foundation	Concrete Foundation w/ ~R-30 c.i. (6" Low GWP Closed-cell Spray Foam Insulation @ R-5/in)
Exterior Walls	6" metal stud wall w/ ~R-18 c.i. (3" Polyisocyanurate or XPS), exterior rainscreen system

Windows	PHIUS approved window assemblies, thermally broken storefront system
Window to Wall Ratio	~30%
Other Components	Project team is considering sun shades on the south facade

ENVELOPE PERFORMANCE

	Proposed		Baseline	
	Area (sf)	U-value	Area (sf)	U-Value
Window	~7,250 SF	U-0.17 (SHGC – 0.32)	~7,250 SF	U-0.38 (fixed), U-0.45 (operable), 0.38 (SHGC - South, East, West), 0.51 (SHGC - North)
Wall	~32,865 SF	~U-0.05	~32,865 SF	U-0.064
Roof	~7,500 SF	~U-0.031 c.i.	~7,500 SF	U-0.032

ENVELOPE COMMISSIONING PROCESS

The project team has planned to test and verify the envelope air barrier and air infiltration rates using bi-directional blower door testing both at construction midpoint and again after construction completion. Two (2) inspections will be performed after framing and air-sealing are complete but before insulation is installed, in order to identify any potential areas of thermal bridging and/or air infiltration. These inspections will be documented with site photos. Once installed, the air barrier will be tested with a bi-directional whole building blower door test conducted to PHIUS+ CORE standards. At the end of construction, the whole building blower door test will be repeated to confirm air-tightness, and 13 units will be blower door tested for air infiltration rates per RESNET sampling protocols. In addition, a two hour inspection using a thermal imaging camera will be conducted to show compliance with thermal bridging and air sealing protocols.

BUILDING MECHANICAL SYSTEMS

SYSTEM DESCRIPTIONS

System	System Description
Space Heating:	Central VRF (11.2 EER, 23.4 IEER, 3.30 COP at 47F, 24.7 SCHE)
Space Cooling:	Central VRF (11.2 EER, 23.4 IEER, 3.30 COP at 47F, 24.7 SCHE)
Heat Rejection:	See above systems
Pumps & Auxiliary:	See above systems
Ventilation:	Central rooftop energy recovery ventilator with 75% heat recovery efficiency wheel and DX coil for heating/dehumidification
Domestic Hot Water:	Central gas-fired boiler plant potentially located at a penthouse level mechanical room to allow for future conversion to an all-electric DHW system
Interior Lighting:	LED
Exterior Lighting:	LED
Other Equipment:	TBD

SYSTEMS COMMISSIONING PROCESS

The project will retain a licensed commissioning agent (CxA) who will develop a detailed commissioning plan based on the building specifications and systems. The CxA will develop a functional performance test sheet for each system to be commissioned, and will commission the following systems: Mechanical systems and equipment including Energy Recovery Ventilation (ERV) systems, common space exhaust fans, the central VRF heating and cooling system and all apartment fan coils, and all direct digital controls. For lighting systems, all common space lighting control systems including occupancy sensors will be commissioned and sampled at the appropriate rate. For plumbing systems, the domestic hot water heating system including hot water heaters, storage tanks, circulating pumps, thermostatic mixing valves, and controls will be sampled at the appropriate rate.

ANTICIPATED ENERGY LOADS AND GREENHOUSE GAS EMISSIONS

Assumptions

The project will pursue Passive House certification and utilize WUFI energy modeling to demonstrate energy loads and energy use. The anticipated baseline building (ASHRAE 90.1-2013) energy use is indicated in the table below. Building heating and cooling loads, hot water heating load, lighting in units and common spaces, appliance and plug loads as well as miscellaneous system loads were included in this preliminary energy model.

	Proposed	Baseline
Site EUI (kBtu/yr./sq.ft.)	20	43.9
Source EUI (kBtu/yr./sq.ft.)	48	124.8

Annual Projected Greenhouse Gas (GHG) Emissions:

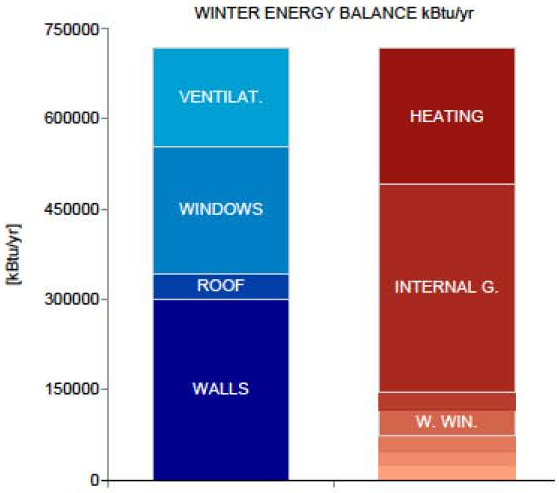
The annual expected Co2 emissions for the building based on the preliminary WUFI energy model are as follows:

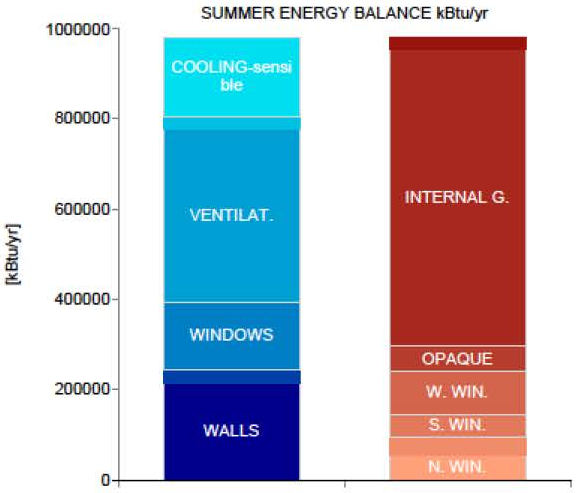
Utility	Co2 emissions in metric tons/yr.
Electricity	69.45
Natural Gas	14.98

Annual Projected Energy Consumption:
The annual expected energy consumption for the project is presented in the tables on the following pages. These tables were generated as part of the preliminary WUFI modeling exercise for the project.

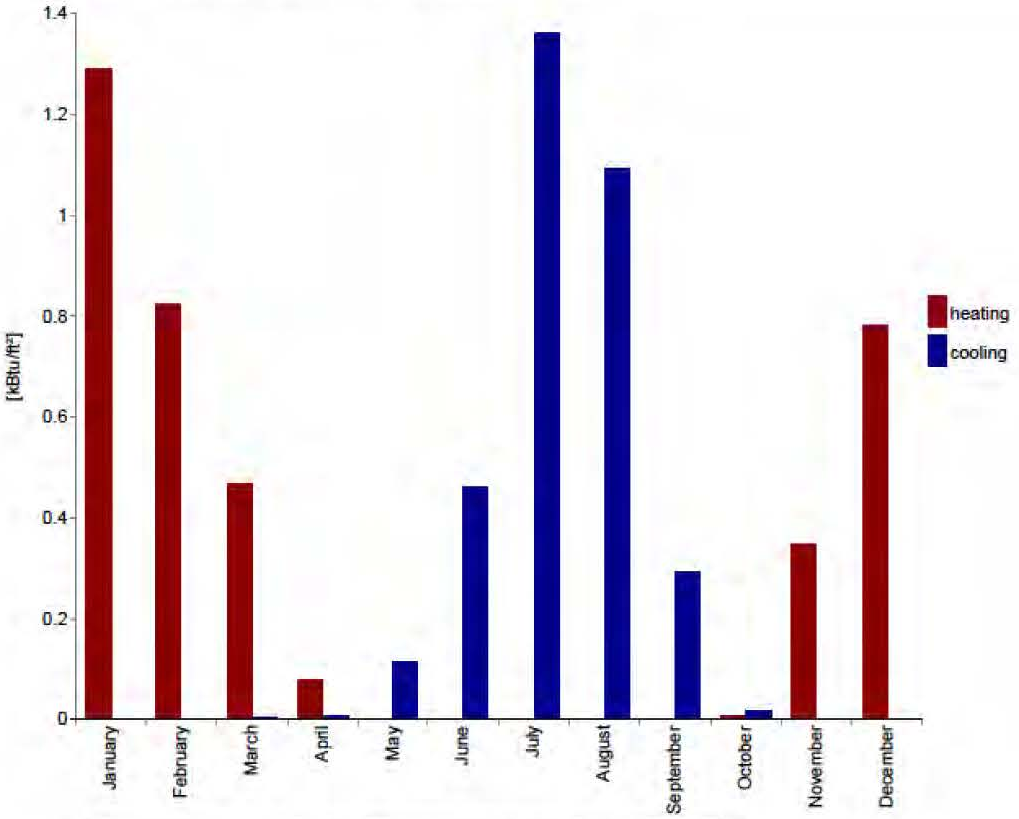
ANNUAL HEAT DEMAND		
Transmission losses :	**551,675**	kBtu/yr
Ventilation losses:	**164,937**	kBtu/yr
Total heat losses:	**716,611**	kBtu/yr
Solar heat gains:	**168,519**	kBtu/yr
Internal heat gains:	**399,611**	kBtu/yr
Total heat gains:	**568,130**	kBtu/yr
Utilization factor:	**86.2**	%
Useful heat gains:	**489,669**	kBtu/yr
Annual heat demand:	**226,943**	kBtu/yr
Specific annual heat demand:	**3,805.2**	Btu/ft²yr

ANNUAL COOLING DEMAND		
Solar heat gains:	**297,293**	kBtu/yr
Internal heat gains:	**656,805**	kBtu/yr
Total heat gains:	**954,098**	kBtu/yr
Transmission losses :	**836,470**	kBtu/yr
Ventilation losses:	**828,133**	kBtu/yr
Total heat losses:	**1,664,603**	kBtu/yr
Utilization factor:	**46.8**	%
Useful heat losses:	**779,693**	kBtu/yr
Cooling demand - sensible:	**174,405**	kBtu/yr
Cooling demand - latent:	**25,356**	kBtu/yr
Annual cooling demand:	**199,760**	kBtu/yr
Specific annual cooling demand:	**3.3**	kBtu/ft²yr





SPECIFIC HEAT/COOLING DEMAND MONTHLY



Month	Heating [kBtu/ft²]	Cooling [kBtu/ft²]
January	1.3	0
February	0.8	0
March	0.5	0
April	0.1	0
May	0	0.1
June	0	0.5
July	0	1.4
August	0	1.1
September	0	0.3
October	0	0
November	0.4	0
December	0.8	0

NEW ECOLOGY
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HEATING LOAD

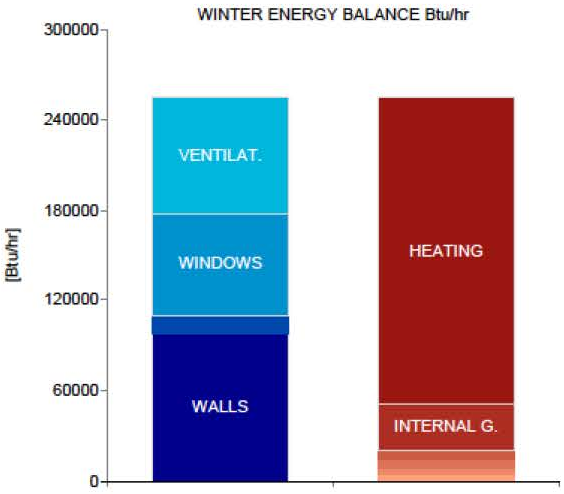
	First climate	Second climate
Transmission heat losses:	**178,137.7** Btu/hr	**126,703.6** Btu/hr
Ventilation heat losses:	**76,794.1** Btu/hr	**54,621.2** Btu/hr
Total heat loss:	**254,931.8** Btu/hr	**181,324.7** Btu/hr
Solar heat gain:	**20,522.7** Btu/hr	**11,605.6** Btu/hr
Internal heat gain:	**30,252.3** Btu/hr	**30,252.3** Btu/hr
Total heat gains heating:	**50,775** Btu/hr	**41,857.9** Btu/hr
Heating load:	**204,156.8** Btu/hr	**139,466.8** Btu/hr

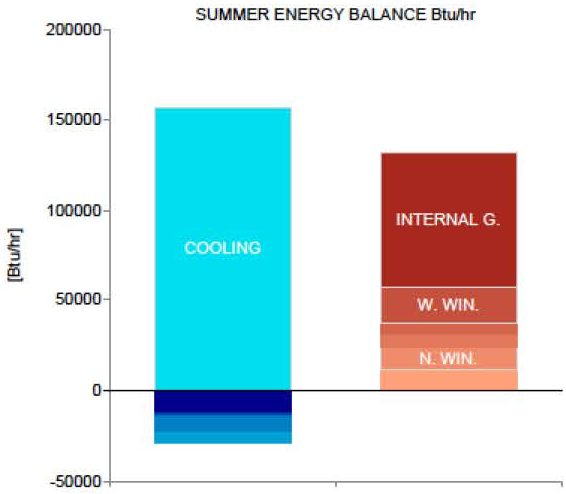
Relevant heating load: **204,156.8** Btu/hr
Specific heating load: **3.4** Btu/hr ft²

COOLING LOAD

Solar heat gain:	**56,811.3** Btu/hr
Internal heat gain:	**74,985.1** Btu/hr
Total heat gains cooling:	**131,796.4** Btu/hr
Transmission heat losses:	**-18,131** Btu/hr
Ventilation heat losses:	**-6,751.1** Btu/hr
Total heat loss:	**-24,882.1** Btu/hr
Cooling load - sensible:	**156,678.6** Btu/hr
Cooling load - latent:	**0** Btu/hr

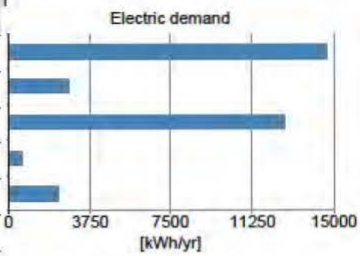
Relevant cooling load: **156,678.6** Btu/hr
Specific maximum cooling load: **2.6** Btu/hr ft²





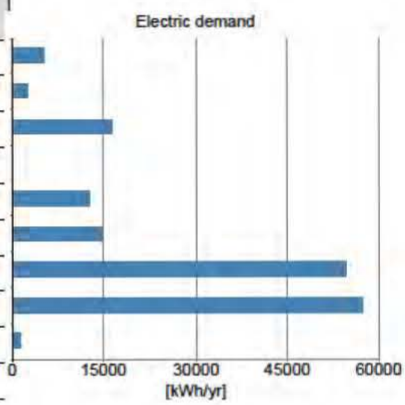
ELECTRICITY DEMAND - AUXILIARY ELECTRICITY

Type	Quantity	Indoor	Norm demand	Electric demand [kWh/yr]	Source energy [kBtu/yr]
Ventilation winter	1	no	1 W/cfm	14719.2	140613.4
Ventilation Defrost	1	no	14,790.3 W	2777.6	26534.9
Ventilation summer	1	no	1 W/cfm	12813.5	122407.8
DHW circulating pump	1	yes	77.8 W	649	6199.6
DHW storage load pump	1	yes	418.9 W	2311.7	22083.8
Σ				33271	317839.5



ELECTRICITY DEMAND RESIDENTIAL BUILDING

Type	Quantity	Indoor	Norm demand	Electric demand [kWh/yr]	Non-electric demand [kWh/yr]	Source energy [kBtu/yr]
Kitchen dishwasher	1	yes	1.2	5192.6	0	49605.4
Laundry - washer	1	yes	0.3	2381.6	0	22751.3
Laundry - dryer	1	yes	3.9	16487.5	0	157506.2
Energy consumed by evaporation	0	yes	3.1	0	1499.5	7350.9
Kitchen fridge/freeze combo	1	yes	0.7	12519.5	0	119599.5
Kitchen cooking	1	yes	0.2	14700	0	140429.9
User defined MELs	1	yes	54,532	54532	0	520947.1
User defined lighting	1	yes	57,607	57607	0	550322.8
User defined lighting	1	no	1,405	1405	0	13422
Σ	8			164825.2	1499.5	1581935.1



DHW AND DISTRIBUTION

DHW consumption per person per day:	**6.6**	gal/Person/day
Average cold water temperature supply:	**52.8**	°F
Useful heat DHW:	**249,984.9**	kBtu/yr
Specific useful heat DHW:	**4,191.6**	Btu/ft²yr
Total heat losses of the DHW system:	**32,418**	kBtu/yr
Specific losses of the DHW system:	**543.6**	Btu/ft²yr
Performance ratio DHW distribution system and storage:	**1.1**	
Utilization ratio DHW distribution system and storage:	**0.9**	
Total heat demand of DHW system:	**282,402.9**	kBtu/yr
Total specific heat demand of DHW system:	**4,735.1**	Btu/ft²yr
Total heat losses of the hydronic heating distribution:	**0**	kBtu/yr
Specific losses of the hydronic heating distribution:	**0**	Btu/ft²yr
Performance ratio of heat distribution:	**100**	%

BUILDING ENERGY PERFORMANCE MEASURES

Overview

Land Uses	The project is a mixed-use affordable housing transit-oriented development that is close to the Porter Square MBTA station. It also promotes walking and bicycling. Efficient use of limited building footprint includes approximately 525 square feet of amenity space, approximately 1040 square feet of neighborhood retail, and pedestrian scaled streetscapes.
Building Orientation/Massing	The proposed project is an eight (8) story tower with residential access to the building on Walden St, and retail space opening onto Mass. Ave.
Envelope Systems	High performance glazing and building envelope reduces the heating/cooling equipment sizes and low air infiltration rates improve indoor air quality and thermal comfort to the occupants.
Mech Systems	High efficiency mechanical systems include energy recovery ventilation, efficient air source heat pump technology, MERV 13 filtration, LED lighting, and low-flow plumbing fixtures.
Renewable Energy Systems	Preliminary WUFI energy models show that the project may meet the PHIUS site energy requirements without the inclusion of Solar PV. The project team will continue to track this item.
District Wide Energy Systems	N/A
Other	The project team has included 3 accessible parking spaces at the ground level and 2 temporary parking spaces to serve as a drop-off/pick-up area. The project has also focused on minimizing auto use, and has included 51 long term bike parking spaces (48 racks and 3 spaces for tandem or utility bikes).

INTEGRATIVE DESIGN PROCESS

The development team will present to the community on potential designs, design features, and the inclusion of affordable units as part of their early stage process. As part of the integrative design process, the developer, architect, mechanical engineer, and environmental consultant team have conducted a Green Charrette early on in the Schematic Design process and developed consensus on building systems and design that is consistent with PHIUS Passive House requirements.

SOLAR READY ROOF ASSESSMENT

To meet the very high level of performance required by the Passive House PHIUS+ CORE standard, results from preliminary energy models run by the project team indicated that this building likely does not require a PV array on the roof to meet the source energy goals. The project team is currently exploring placement of a mechanical room on the roof to enable a conversion to an all-electric DHW system in the future. This will limit available roof space for solar PV, but the building will be solar ready to allow for the potential addition of PV in the future. While this 49 unit building will be as energy efficient as possible, maximizing the potential to be a carbon neutral building in the future would likely involve purchasing renewable energy credits to offset the emissions from grid purchased power.

GREEN BUILDING INCENTIVE PROGRAM ASSISTANCE

Below is a description of programs applicable to this project that support improved energy performance or reduced greenhouse gas emissions, and which of those programs have been contacted and may be pursued.

The project plans to offset the costs of an energy efficient building envelope and electric heating and cooling system cost by utilizing all available rebate programs. The project is enrolled in the MassSave Passive House incentive program, and expects to use the Passive House Feasibility incentives from this program to offset the costs of energy modeling to meet Passive House standards. The project team plans to fully certify the building in order to be eligible for the full incentive package offered by MassSave. In addition, should the building systems qualify for the DOER Alternative Energy Certificate (AEC) incentive program, the project team will register for that incentive package as well.

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NET ZERO SCENARIO TRANSITION

Below is a description of the technical framework by which the project can be transitioned to net zero greenhouse gas emissions in the future, acknowledging that such a transition might not be economically feasible at first construction. This description explains the future condition and the process of transitioning from the proposed design to the future condition.

	Net Zero Condition	**Transition Process**
Building Envelope	The building envelope will be built to PHIUS Passive House standards, making it an ideal structure to achieve Net Zero. The envelope will be well insulated and have a low level of air infiltration which will be tested and verified at construction.	This system will be a zero (site) emissions system at installation.
HVAC Systems	The heating system will be all-electric, with a highly efficient central VRF system installed at construction. In addition, central rooftop energy recovery ventilation will be used to capture energy from the ventilation system.	This system will have a zero (site) emissions system at installation.
Domestic Hot Water	A central gas-fired boiler plant will be included at construction. The project team is investigating the potential of locating these systems in a penthouse level mechanical room to allow for future conversion to an all-electric DHW system.	At the end of the system lifetime, the project team expects the all-electric DHW system technology to have advanced sufficiently to allow for conversion of this system to all-electric. The project team is investigating locating the DHW system on the roof specifically to allow for future conversion.
Lighting	The project will use LED lighting throughout at construction. The building energy model for this project, completed using WUFI modeling software for use in Passive House projects, does factor in and measure Lighting Power Density as a calculation in overall building energy	The building and management team will include updated technology as it is available and will update systems at the end of service life of the lighting systems.

	consumption. Fixtures have been modeled and will be specified in project documents to meet or exceed the energy requirement of the WUFI model.	
Renewable Energy Systems	The building will be Solar Ready at construction.	In order to become fully carbon neutral, this project will likely have to purchase renewable energy credits given the building footprint and limited roof area.
Other Strategies	The project is actively considering and modeling the use of window shading to reduce building energy consumption during summer months, while also allowing solar thermal gains during winter months.	

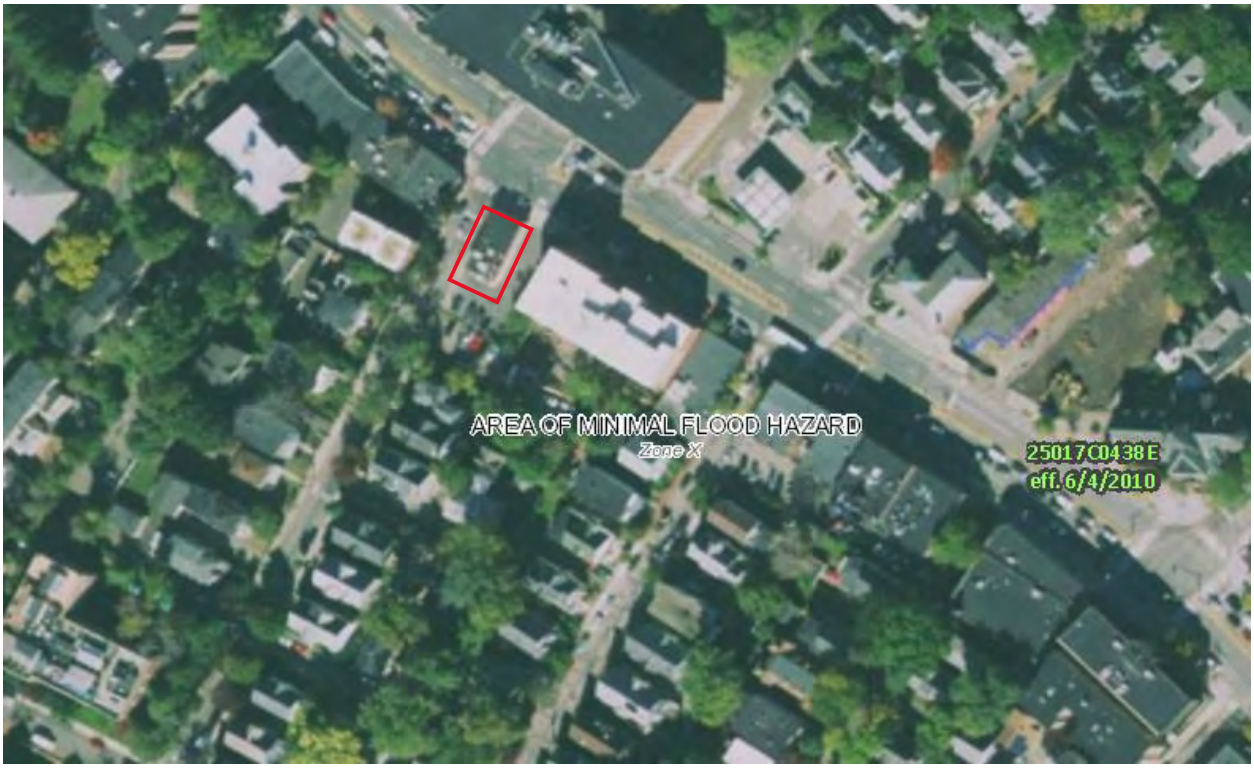
RESILIENCY

The project team has considered various resiliency strategies to reduce the project's and the residents' overall vulnerability. These resilience strategies are identified and summarized below in five sections.

EXISTING SITE ASSESSMENT

The project team has evaluated the flood risk based on current maps and future projections for the site and surrounding area. While the site is not located in a FEMA flood zone, and is not projected to be exposed to flood risk in forward looking models through the year 2070, the project team is actively considering resilience and risk mitigation strategies.

The project is at an average site elevation of ~35.95 ft-CCB, which translates to ~25.11 NGVD (ft-CCB is at 10.84 below NGVD). Based on the 2010 FEMA / FIRM Map, the site is located in Zone X Area of Minimal Flood Hazard, and is determined to be outside the 0.2% annual chance floodplain boundary (500-year flood scenario). Since the project is outside of the FEMA flood zones, FEMA has not determined a base flood elevation for this project site. The image below shows the project's location on the FEMA flood map.



Based on the City of Cambridge FloodViewer v2.1, the site is outside the boundary of both the 2070 – 10 and 100 Year flood elevations. The below diagram indicates the extents of 2070 – 100 Year Precipitation nearby further down Walden St, and across Massachusetts Avenue. Although the project is not projected to be impacted by flooding, the project team has considered how to mitigate impacts from extreme events, and has outlined a number of resilience strategies and actions below.

Address: 12 Walden St

Ground Elevation Min:	35.70 ft-CCB
Ground Elevation Max:	38.90 ft-CCB
2070- 100 Year- SLR/SS	N/A
2070- 100 Year - Precip	N/A
2070- 10 Year - SLR/SS	N/A
2070- 10 Year - Precip	N/A
2030- 100 Year - Precip	N/A
2030- 10 Year - Precip	N/A
Present Day - 100 Year	N/A
Present Day - 10 Year	N/A
FEMA 500 Year	N/A
FEMA 100 Year	N/A

Selected Map-Lot: 200-22
Selected Address: 12 Walden St

PROTECTION STRATEGIES

The project will use strategies to reduce the building's vulnerability to extreme weather. The basement area will be waterproofed, as the building is outside of future projected flood risk zones. Flood resistant materials will be used in the basement, with concrete being the main material used. Sealants will be applied as needed and any cracks and penetrations will be sealed. Drywall use will be minimized in the basement, and any drywall used in the basement will be moisture, mold and mildew resistant purple board.

The transformer room will be waterproofed as needed based on its location in the building. Equipment located in the basement that must be on the floor will be located on 6" or 12" concrete pads as appropriate. Electrical outlets will be located 3'-0" above basement floor level. To prevent water intrusion, backwater valves will be installed as appropriate. In order to remove any water that does enter the basement, a sump pump will be installed and connected to emergency power. The project team will also work with the owner to develop an O&M manual which will include steps to take during flooding events.

ADAPTATION STRATEGIES

The project team is exploring the following strategies to improve the facility's ability to adapt to changing climate conditions. These strategies include both building elements and mechanical systems.

Building adaptation strategies include, but are not limited to, the following: Passive House level building envelope with operable windows to help with "passive survivability" – keeping the building habitable during extended power outages in any season. Reduced urban heat island effect enabled by the use of light colored and vegetated roofs. Window sunshades installed on the southwest façade to reduce solar heat gain during the summer, and interior window treatments (blinds) to reduce heat gain while allowing in light as needed.

Building mechanical system adaptation strategies include, but are not limited to, the following: Decentralized VRF heat pump mechanical system for both heating and cooling locates mechanical equipment on roof and in units instead of an area that can be potentially damaged by flooding. Other mechanical equipment, including air handlers, energy recovery ventilators, and emergency generator, are located on the roof and away from flood risk. All residential living areas are elevated, all are located on the second floor or above. The project team is also actively considering the inclusion of a stormwater capture system, including infiltration tanks.

BACKUP STRATEGIES

The project team is exploring how to provide for critical needs if the building loses power or other services. The project team plans to include an emergency generator located on roof and appropriate emergency lighting for evacuation and “sheltering-in-place”. Storage space will be available to provide access to water storage containers and access to potable water in the event of a power outage.

COMMUNITY RESILIENCE STRATEGIES

The project team is exploring how to encourage behavior which enhances resilience through cooperation. To enable this, the building’s amenity room encourages community building among residents. The planned amenity room includes communications resiliency measures e.g. phone charging, emergency refrigeration, and access to potable water as mentioned above. The project team will also evaluate the creation of an emergency operations manual for residents.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 10
TREE PROTECTION PLAN

Plant Healthcare Consultants

American Society of Consulting Arborist ▪ International Society of Arboriculture
Massachusetts Arborist Association ▪ Massachusetts Tree Wardens and Foresters Association
TREE INVENTORIES ▪ APPRAISALS ▪ DIAGNOSIS ▪ TREE RISK ASSESSMENTS

Tree Protection Plan
2072 Massachusetts Avenue
Cambridge, MA 02140

Prepared for:

CC HRE 2072 MASS AVE LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

Prepared by:

Daniel E. Cathcart
Certified Consulting Arborist
Plant Healthcare Consultants
76 Stony Brook Road
Westford, MA 01886

November 4, 2020

Table of Contents

Summary 3
Introduction 3
Background & History 3
Assignment 3
Limits of Assignment 3
Purpose and Use of Report 4
Observations 4
Discussion 5
- Tree Projection Zone 5
- Soil Compaction 6
- Mechanical Injury 7
- Change in Grade 7
- Excavation & Trenching 8
- Irrigation 8
- Soil Treatment 8
- Plant Healthcare 8

Conclusion 9
Recommendations 9
Support of Excavation Plan 10
Glossary of Terms 11
Assumptions and Limited Conditions 13
Certification of Performance 14

Summary

I was retained by CC HRE 2072 MASS AVE LLC for perform an evaluation of a Tilia cordata (Littleleaf linden) on the property line between 2050 and 2072 Massachusetts Avenue, Cambridge, MA. The focus of the evaluation was to assess the health and condition of the tree and, if preservation is an option, develop a Tree Protection Plan.

It is my opinion that the tree can be preserved and the specifications for the Tree Protection Plan are included in this report.

Introduction

On October 20, 2020 Jason Korb, of CC HRE 2072 MASS AVE LLC, contacted my office inquiring to retain consulting arborists in regard to a redevelopment project in Cambridge, MA. Mr. Korb informed me that there was a tree on the property line between the property he was redeveloping at 2072 Mass Ave. and the abutter at 2050 Mass Ave. He expressed a desire to preserve the tree and requested specification for a Tree Protection Plan.

I agreed to assist on the project. A site visit was scheduled for October 23, 2020 at 10:00 am.

Background & History

CC HRE 2072 MASS AVE LLC has acquired 2072 Mass Avenue, Cambridge, MA an ~8,500 sq ft property on the corners of Mass Ave and Walden Street. CC HRE 2072 MASS AVE LLC plans to renovate the property. There is one mature tree on the property line between 2072 and 2050 Mass Ave, a 12" diameter at breast height (DBH) Littleleaf linden. CC HRE 2072 MASS AVE LLC's goal is to preserve this tree.

A Tree Protection plan will be implemented to maximize the likelihood of the Littleleaf linden surviving the construction.

Assignment

The scope of the assignment is to assist CC HRE 2072 MASS AVE LLC in creating a Tree Protection Plan for the Littleleaf linden. This plan will have recommendations and specifications to provide the tree with the best chance of surviving the construction project.

The plan is included in this report.

Limits of Assignment

The recommendations and conclusions provided in this report are based on visual observations only. No examinations of the tree's interiors were taken nor were and soil or plant tissue taken and submitted for laboratory testing unless otherwise stated.

Purpose and Use of Report

This report is intended to provide CC HRE 2072 MASS AVE LLC with as much information regarding the tree at 2072 Mass Ave. It will outline the tree protection plan, tree management plan and provide recommendations and specifications for care of the tree in all phases of the site development.

This report is the property of CC HRE 2072 MASS AVE LLC and can be used and shared as they see fit.

Observations

On October 23, 2020 at approximately 10:00 am I visited the site and inspected the Littleleaf linden. At this visit I observed the tree and its surrounding and took measurements and photographs. I also examined the construction plans for the site to determine impact in regard to the tree.

I identified the tree as a 12" DBH Tilia cordata, Littleleaf linden. It is located on the west property line of 2070 Mass Ave that abuts 2050 Mass Ave. It is growing in a strip of land approximately 10' x 55' running in roughly a north-south orientation.

Planting Strip

The Littleleaf linden appears to be in good health and has established itself well in this area.

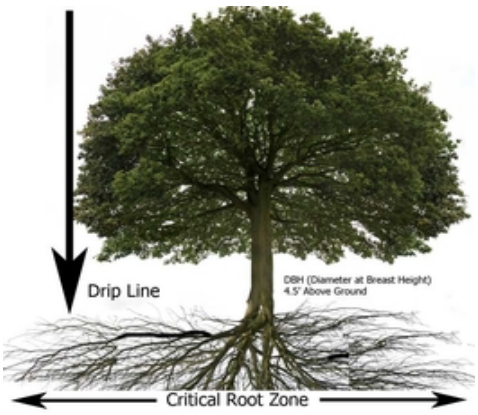
Due to the fact that the roots zone is confined by a retaining wall to the west and the paved parking area to the east, the majority, if not all, of the viable roots of the tree are located in the planting strip. As such, if this area is to be protected and proper steps taken, the root system should remain viable and sustain the tree through construction.

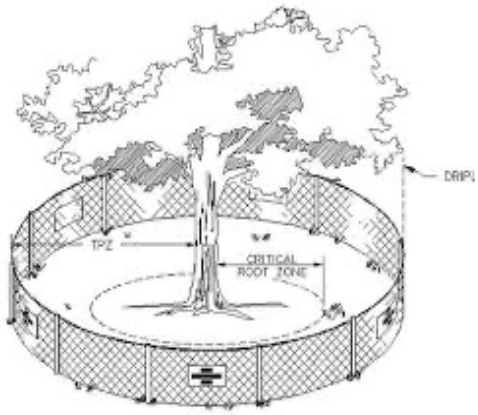
I also reviewed to attached Support of Excavation (SOE), (See page XXX). The proposed soldier piles and lagging, denoted by the red-dashed line on the plans, will allow for the following tree protection plan to be implemented.

Discussion

Tree Projection Zone

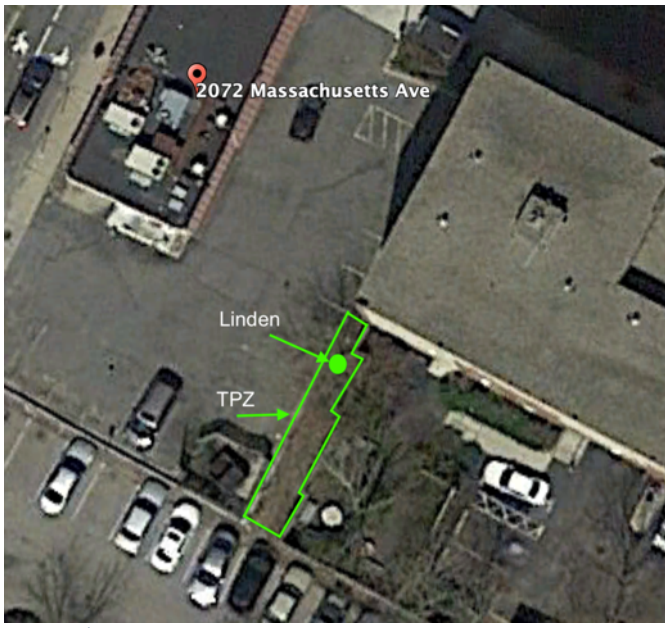
A Tree Preservation Plan has several components, all focusing on giving the tree the best chance for surviving the construction project. The majority of the components involve protection the Critical Root Zone (CRZ). The CRZ is the minimum area beneath the canopy of a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ should be defined, at a minimum, of the tree's dripline, the area represented by the outer canopy of the tree. This is crucial because the absorbing roots, the roots that take in water and nutrients, must be undisturbed or the tree will suffer stress and may decline and even die. The Tree Protection Plan includes the establishment of a Tree Protection Zone (TPZ), ideally, the TPZ must include the CRZ. The larger the TPZ the better as the root zone of a tree could extend as much as two or three times the width of the canopy. This is an area that is enclosed by a semi-permanent fence with appropriate signage. Within the CRZ, trenching, pavement, soil compaction, mechanical injury, storing of materials and spoils and any change in grade should be avoided.





Ideal Tree Protection Zone

In this case the CRZ has been encroached upon by the pavement and retaining wall and the tree has adjusted its root growth accordingly by concentrating its root into the planting strip. As a result of the trees natural compensation to its environment a modified TPZ should be made to include as much of the planting strip as possible.

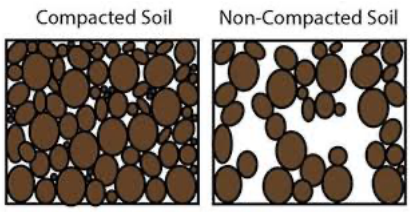


Proposed TPZ

Soil Compaction

All protected trees in the construction zone are subject to soil compaction from heavy vehicles, and any heavy debris placed in the Critical Root Zone (CRZ). Soil compaction occurs when the pore space

between soil particles is greatly reduced. This causes the reduction of oxygen available to the roots and can lead to decline in trees. Use of equipment, grading, digging, and heavily used walking paths can cause soil compaction in a construction area. Use protective fencing, mulching within the protective fencing, and limiting the amount of access routes will minimize soil compaction.



As the root system of trees is far more extensive than just the dripline, in this case in the entire planting strip, all equipment and materials should be kept out of the TPZ.

Mechanical Injury

There will be heavy equipment and vehicles used near the trees that are to be protected.
Wounds to the tree's branches and trunk, caused by mechanical damage, may reduce tree stability by decreasing the wood strength, the internal movement of water and nutrients, and the ability to compartmentalize against decay. Enclosing the Critical Root Zone with protective fencing will prevent damage from construction equipment.

Change in Grade

Lowering or rising of the grade within the root zone can damage or kill a tree. The normal exchange of moisture and gases within the root zone is disrupted with the change in grade. The original grade should be maintained as far out from the trunk as possible. As little as four inches of soil placed over the root system can kill some species of trees. The change in grade can have either immediate or long-term adverse effects on the tree. If grade change is required use of retaining walls or soil cuts can improve the tree's tolerance to the grade change.

Excavation & Trenching

This project will require excavation for foundations. Excavation & trenching within the CRZ can damage the root system of a tree. Practicality requires the need to encroach on the CRZ, but care should be taken to excavate as little of the area adjacent to the tree as possible.

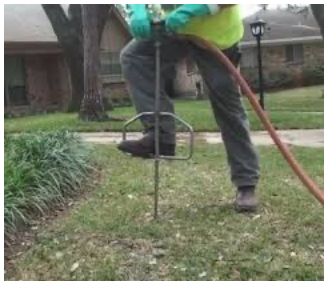
Irrigation

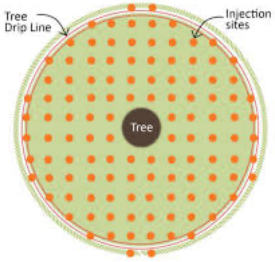
Irrigation should be provided within the CRZ as needed. A deep watering of the trees should take place before construction begins. During construction, the soil in the CRZ should be watered regularly and deeply so water penetrates the root area at least six to eight inches deep. A watering schedule will vary with climatic conditions, but a rule of thumb is 1" of water weekly during construction.

Soil Treatment

I am prescribing a non-nitrogen fertilizer that is high in phosphorus and potassium (0-20-20 fertilizer analysis) to promote root development. I recommend a fertilization in the spring. Applying the fertilizer in the early spring will prepare the trees for a flush of root development. Root development is most critical for the trees to prepare themselves for construction impact. The healthier and abundant the root system the more water and nutrients the tree can take in which is the best defense against stress.

The fertilizer shall be applied in a water solution, injected directly into the CRZ, in this case the entire TPZ, by means of an application needle under pressure. Injections should be made about every foot in a grid-like pattern.





Plant Healthcare

At this stage there does not appear to any major pest concerns on the trees. This will be monitored regularly (monthly) to see if conditions change. If there is a need to address insect, mite or disease pest a proper course of action will be prescribed at that time.

All plant healthcare treatments shall be performed by a certified arborist who is also a licensed pesticide applicator and supervised by an ISA Board Certified Master Arborist.

Conclusion

Based on my education, training and experience it is my opinion that taking this proactive approach to tree preservation will provide the Littleleaf linden at 2070 Mass Ave the best chance of surviving the construction. Setting up tree protection zones around the trees to retain, managing the flow and access of heavy equipment, performing required tree work prior to commencing construction and regular monitoring of the work site to ensure all practices are adhered to should make for a successful worksite.

Recommendations

Pre-Construction

Prior to construction the Tree Protection Zone should be established. A six-foot chain-link fence (or suitable alternative, i.e. snow fence), with signage designating a Tree Protection Zone, Keep Out, should be erected around all the protected tree and encompass the modified Critical Root Zone as explained above. Once installed this fence should not be moved nor the CRZ disturbed for the duration of the construction project.

The access way for heavy equipment should be established, as well as where equipment and materials will be stored. This should be as far away as possible from all protected trees and their root systems. No equipment or material may be stored on the root systems of the protected trees.

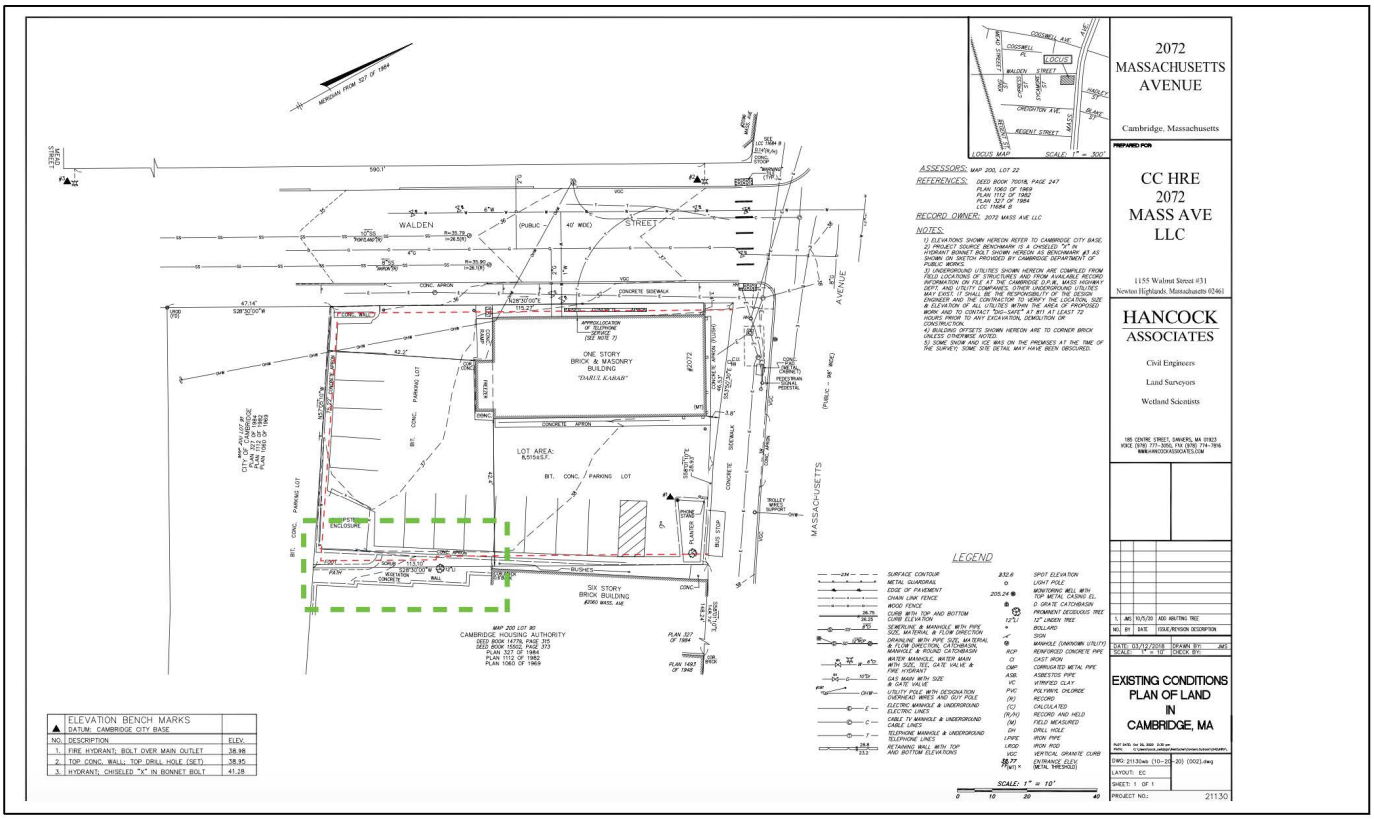
Construction

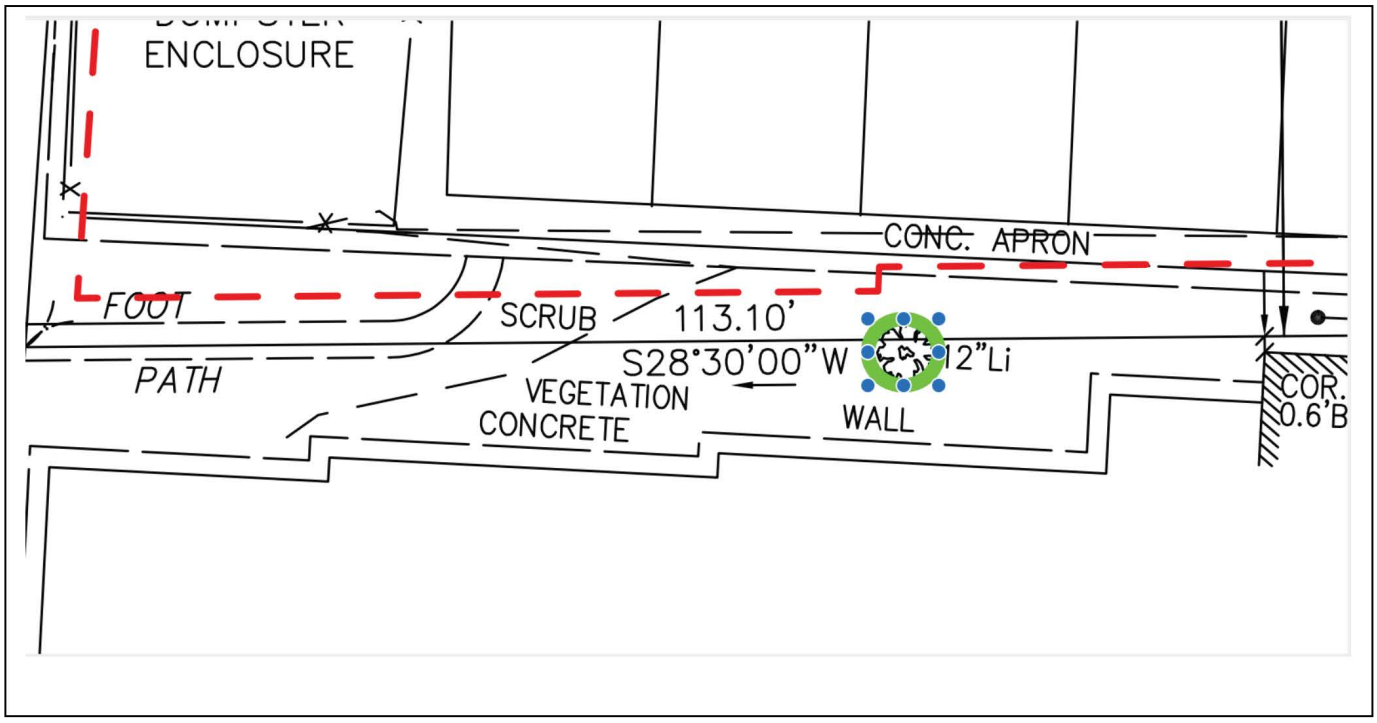
During the construction Phase of the project monitoring of the site is crucial. An ISA Board Certified Master Arborist should inspect the site monthly. The purpose of those visits is to ensure that the Tree Preservation Plan is being adhered to, adequate watering is taking place, trenching and excavations are following plan, inspect the trees for pest issues and make observations regarding any changes to the trees on the site.

Post-Construction

Monitoring after the construction is completed is very important to the long-term health of the trees. For a period of one growing season (starting the April following construction completion through that September) monthly monitoring will continue as during the construction period.

Support of Excavation Plan





Glossary of Terms

Absorbing Roots	Fine, fibrous roots that take up water and minerals; most of them are within the top 12 inches of soil
Branch Union	The structural union of a lateral branch to the tree stem.
Caliper	Is measured approximately 6-12" from the root collar. Caliper is an American Nursery Standard measurement. Synonym for trunk diameter used to measure the size of nursery stock; by convention, measured 6" above the ground.
Canopy	The part of the crown composed of leaves and small twigs.
Certified Arborist	A professional arborist possessing current certification issued by the Massachusetts Arborists Association (MAA) and/or the International Society of Arboriculture (ISA)
Clinometer	A device used to measure the height of an object
Co-dominant	equal in size and relative importance usually associated with either the trunk/stems or scaffold limbs/ branches in the crown.
Critical Root Zone (CRZ)	The minimum area beneath the canopy of a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ is represented by a concentric circle centering on the tree's trunk and extending outward towards the tree's drip-line. The minimum area of the CRZ shall be dependent on the required minimum radius of the CRZ; the required CRZ shall be determined by multiplying a tree's DBH (in inches) by eighteen (18) inches, with the resulting product constituting the minimum radius of the CRZ.
Compost	Organic matter that has been intentionally subjected to decay processes and is more or less decomposed.
Crown	The upper part of a tree, measured from the lowest branch, including all the branches and foliage
DBH	Stands for Diameter Breast Height. The diameter of a tree measured at 4.5 feet above the ground.
Drip-line	Perimeter of the area under a tree including the branches and leaves
Establishment	The process of a tree becoming acclimated to a new environment, usually correlating the new root development that can sustain normal biological functions of the tree

Monitoring	A holistic approach to plant healthcare that includes inspecting plants for cultural problems, proper soil moisture and nutrient content and insect and disease issues-treating as necessary
Parity	The time, usually in years, that it takes for a replacement tree to provide similar attributes and benefits of a removed tree
Pruning	Systematic removal of branches of a plant usually a woody perennial
Restoration/Maintenance Program	A plan of maintenance and monitoring of trees to maximize survival or recovery rate of damaged or newly planted trees
Root Collar	Area at the base of the tree where the roots and the stem merge
Soil Compaction	Compression of the soil resulting in a reduction of the total air or pore space
Specimen Tree	A tree of high perceived value attributed to location, size, aesthetics, form or function
Stress	Any change in environment conditions that produce a less than ideal plant response
Transplant Shock	The stress a tree undergoes as a result of planting in a new location
Tree Protection Plan	Report to identify and protect trees indicated to remain. Procedures shall include protective measures to be used for both above and below grade.
Tree Protection Zone	An area usually defined by the drip-line of a tree. To protect a tree, no construction should ever occur within this area.

Assumptions and Limited Conditions

1. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Unless required by law, otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
5. Unless required by law, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant-particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
6. This report expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by *Plant Healthcare Consultants* as to the sufficiency or accuracy of said information.
8. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring unless otherwise specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
9. Loss or alteration of any part of this report invalidates the entire report.

Certification of Performance

Plant Healthcare Consultants certify that:

1. We have personally inspected the tree and property referred to in this report and have stated our findings accurately.

2. We have no current or prospective interest in the trees or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.

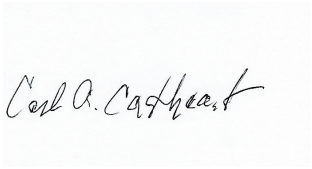
3. The analysis, opinions and conclusions stated herein are our own and are based on current scientific procedures and facts.

4. Our analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

5. No one provided significant professional assistance to us, except as indicated within the report.

6. Our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

We further certify that Plant Healthcare Consultants is a member in good standing of the Massachusetts Arborist Association, American Society of Consulting Arborists, the International Society of Arboriculture and Massachusetts Tree Wardens and Foresters Association. We have been involved in the field of Arboriculture for over 60 years



Carl A. Cathcart
A.S.C.A. Registered Consulting Arborist RCA #606
Massachusetts Certified Arborist #1114
International Society of Arboriculture #WE-0716A
ISA Tree Risk Assessment Qualified

Daniel E. Cathcart
American Society of Consulting Arborists
Massachusetts Certified Arborist #41801
ISA Board Certified Master Arborist #TX-1357B
ISA Tree Risk Assessment Qualified
Massachusetts Qualified Tree Warden #1097

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 11
PLANS

CC HRE 2072 MASS AVE TENANT LLC
OWNER

C/O CAPSTONE COMMUNITIES LLC
1087 BEACON ST, SUITE 302
NEWTON CENTRE, MA 02459

C/O HOPE REAL ESTATE ENTERPRISES LLC
907 MASSACHUSETTS AVE, SUITE 300
CAMBRIDGE, MA 02139

BRUNER/COTT ARCHITECTS
ARCHITECT

225 FRIEND ST, SUITE 701
BOSTON, MA 02114

NITSCH ENGINEERING INC.
CIVIL ENGINEER

2 CENTER PLAZA, #430
BOSTON, MA 02108

PETERSEN ENGINEERING INC.
MEP/FP ENGINEER

127 PARROTT AVE
PORTSMOUTH, NH 03801

L.A. FUESS PARTNERS
STRUCTURAL ENGINEER

211 CONGRESS ST, SUITE 810
BOSTON, MA 02110

NEW ECOLOGY INC
SUSTAINABILITY CONSULTANT

15 COURT SQ, SUITE 420
BOSTON, MA 02108

CODE RED CONSULTANTS LLC
CODE CONSULTANT

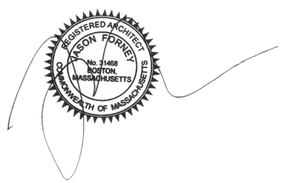
154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772

2072 MASS AVE

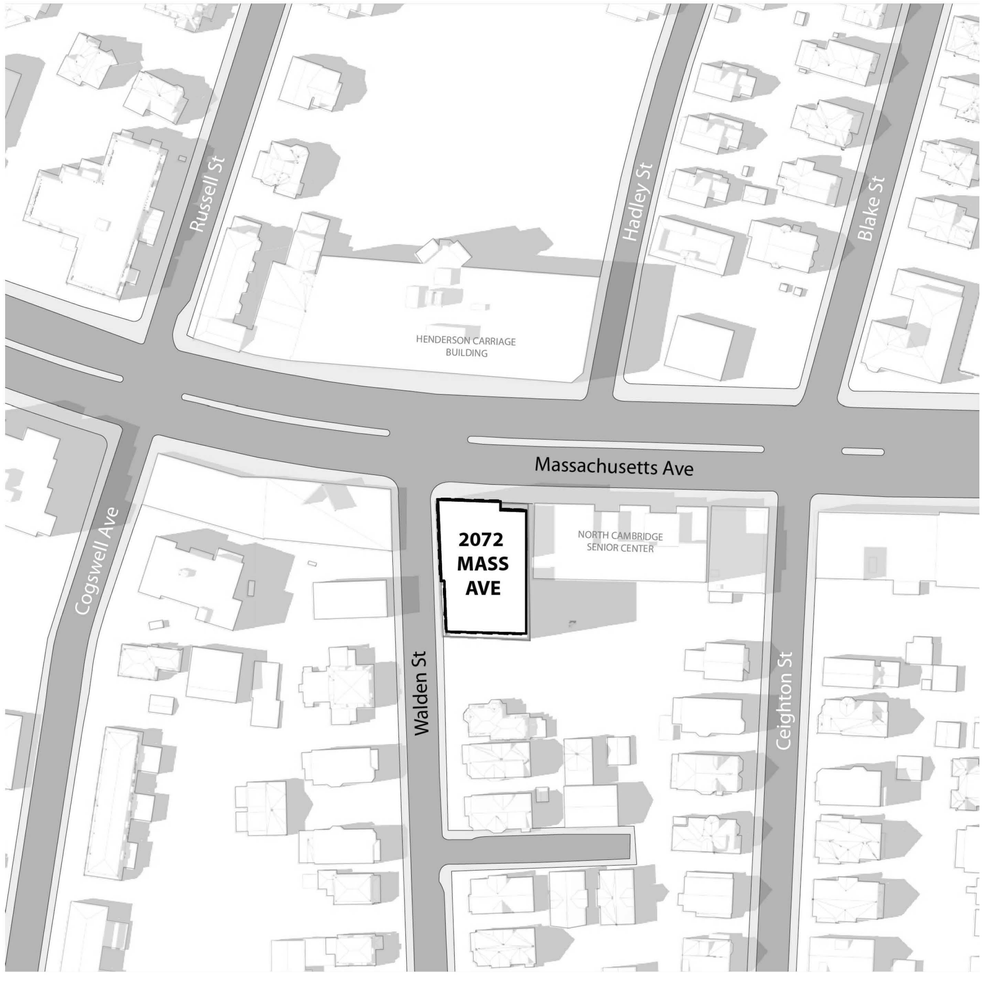
2072 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

COMPREHENSIVE PERMIT

NOVEMBER 10, 2020



NEIGHBORHOOD MAP



SITE PLAN

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

NEIGHBORHOOD MAP/ SITE PLAN

G-100

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.
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DRAWING LIST

GENERAL

G-100	NEIGHBORHOOD MAP/ SITE PLAN
G-101	DRAWING LIST, UNIT MATRIX, ZONING SUMMARY
EC	EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

CIVIL

C-100	CIVIL SITE UTILITY AND LAYOUT PLAN
C-101	PROPOSED EASEMENT PLAN

ARCHITECTURAL

A-100	BASEMENT FLOOR PLAN
A-101	FIRST FLOOR PLAN
A-102	TYPICAL FLOOR PLAN (FLRS 2-8)
A-109	ROOF PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-304	EXTERIOR ELEVATIONS
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES
A-400	STREET SECTIONS
A-401	BUILDING SECTION
A-402	BUILDING SECTION

2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA
BUILDING TABULATIONS
PREPARED BY BRUNER/COTT ARCHITECTS

SITE AND BUILDING

BUILDING GROSS FLOOR AREA (GFA) (PER ZONING)

BASEMENT	Excluded
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,545
EIGHTH FLOOR	7,545
TOTAL GFA	**57,395**

BUILDING GROSS SQUARE FOOTAGE (GSF)

BASEMENT	5,465
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,545
EIGHTH FLOOR	7,545
TOTAL GSF	**62,860**

TOTAL PARCEL SIZE (SF)	8,515
FAR	6.74
PARKING RATIO (EXCLUDES DROP-OFF/PICK-UP)	6%
LONG TERM BIKE PARKING RATIO	104%
OPEN SPACE	0%
CONSTRUCTION TYPE *	Type IA construction (2-story podium, basement and first floor), Type IIA construction (above podium, second to eigth floors)

* Alternative option of seeking a variance to permit the use of the new construction type classifications found in the 2021 IBC and classifying the tower as Type IV-B

PARKING

	HC	TOTAL *	HC UNIT : SPACE RATIO
COVERED PARKING	3	3	1:1

* Commercial parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

* Two (2) pick-up/drop-off spaces will also be provided

	LONG-TERM	TANDEM	SHORT-TERM	TOTAL
BIKE PARKING	48	3	0*	51

* Project team is seeking alternative public contribution option of satisfying short-term bike parking requirements per Article 6.104.2 (b)

UNIT MIX

	STUDIO	1 BR	2 BR	3 BR	TOTAL
SECOND FLOOR	0	2	3	2	7
THIRD FLOOR	0	2	3	2	7
FOURTH FLOOR	0	2	3	2	7
FIFTH FLOOR	0	2	3	2	7
SIXTH FLOOR	0	2	3	2	7
SEVENTH FLOOR	0	2	3	2	7
EIGHTH FLOOR	0	2	3	2	7
TOTAL	**0**	**14**	**21**	**14**	**49**

% PER UNIT TYPE	0%	29%	42%	29%
% 2 AND 3 BR COMBINED	71%			

	STUDIO	1 BR	2 BR	3 BR	TOTAL
TOTAL NUMBER OF BEDROOMS	0	14	42	42	**98**

UNIT NUMBER *	UNIT TYPE	UNIT AREA (SF)
UNIT X01	1 BR	569
UNIT X02	1 BR	681
UNIT X03	3 BR	1144
UNIT X04	2 BR	800
UNIT X05	2 BR	850
UNIT X06	3 BR	1031
UNIT X07	2 BR	823

* For typical floors (second through eight floors)

UNIT TYPE	AVERAGE AREA (SF)
STUDIO	N/A
1 BR	625
2 BR	824
3 BR	1088

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2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
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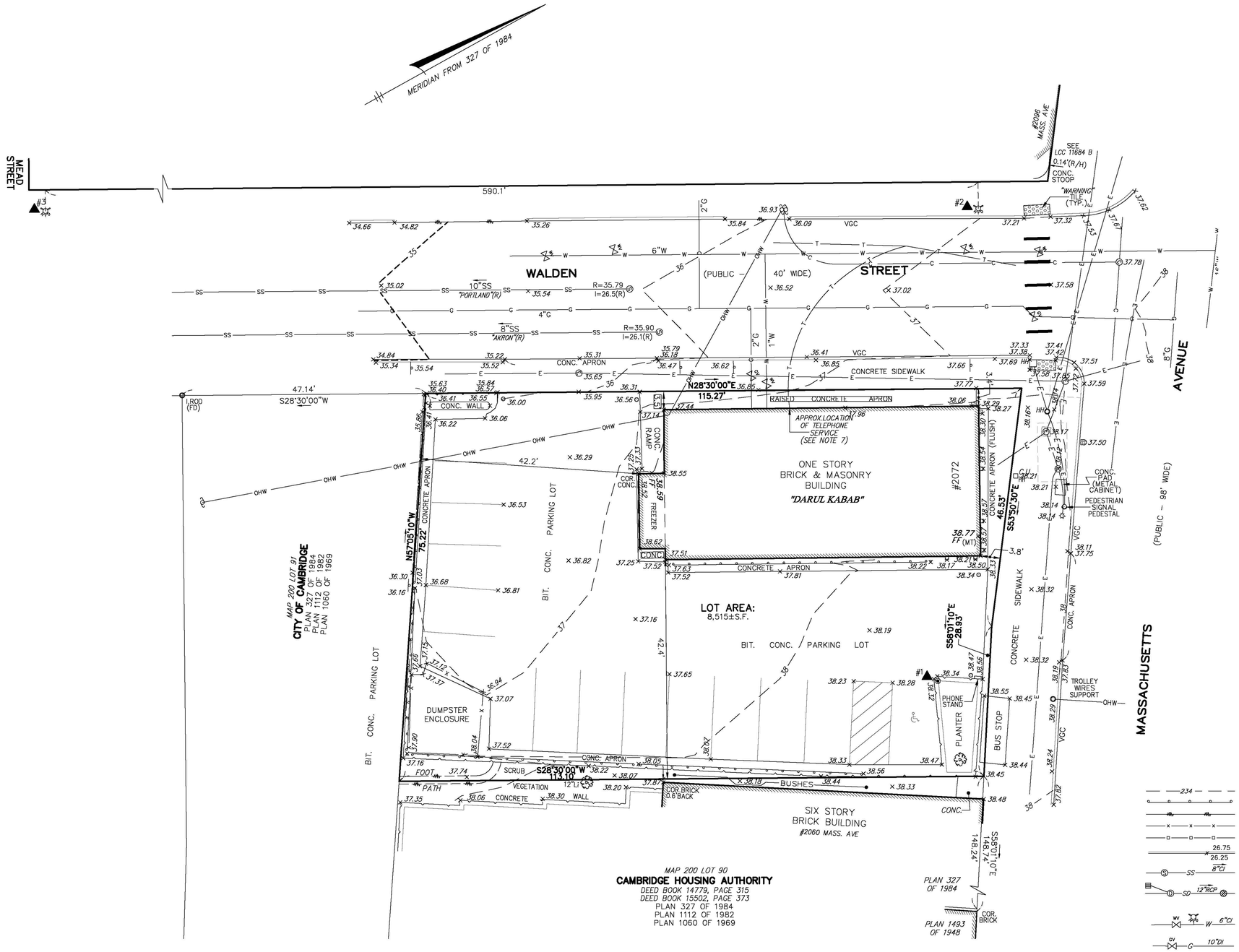
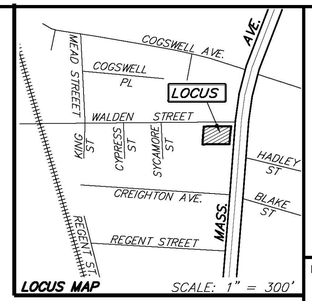
DRAWING LIST, UNIT MATRIX, ZONING SUMMARY

G-101



▲	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



LOCUS MAP SCALE: 1" = 300'

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.

LEGEND

234	SURFACE CONTOUR	232.6	SPOT ELEVATION
	METAL GUARDRAIL	☼	LIGHT POLE
	EDGE OF PAVEMENT	205.24 ⊗	MONITORING WELL WITH TOP METAL CASING EL.
x x x	CHAIN LINK FENCE		D GRATE CATCHBASIN
	WOOD FENCE		PROMINENT DECIDUOUS TREE
	CURB WITH TOP AND BOTTOM CURB ELEVATION	26.75 / 26.25	12"Li 12" LINDEN TREE
SS 8"CI	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	○	BOLLARD
SD 12"RCP	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN		SIGN
		Ⓜ	MANHOLE (UNKNOWN UTILITY)
		RCP	REINFORCED CONCRETE PIPE
W 6"CI	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	CI	CAST IRON
		CMP	CORRUGATED METAL PIPE
G 10"DI	GAS MAIN WITH SIZE & GATE VALVE	ASB.	ASBESTOS PIPE
		VC	VITRIFIED CLAY
#181 OHW	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	PVC	POLYVINYL CHLORIDE
		(R)	RECORD
E	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	(C)	CALCULATED
C	CABLE TV MANHOLE & UNDERGROUND CABLE LINES	(R/H)	RECORD AND HELD
		(M)	FIELD MEASURED
T	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	DH	DRILL HOLE
		I.PIPE	IRON PIPE
		I.ROD	IRON ROD
28.8 / 23.2	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	VGC	VERTICAL GRANITE CURB
		38.77 FF(MT) ×	ENTRANCE ELEV. (METAL THRESHOLD)

SCALE: 1" = 10'
0 10 20 40

2072 MASSACHUSETTS AVENUE

Cambridge, Massachusetts

PREPARED FOR:

CC HRE 2072 MASS AVE LLC

1155 Walnut Street #31
Newton Highlands, Massachusetts 02461

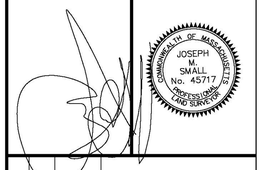
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	10/5/20	ADD ABUTTING TREE

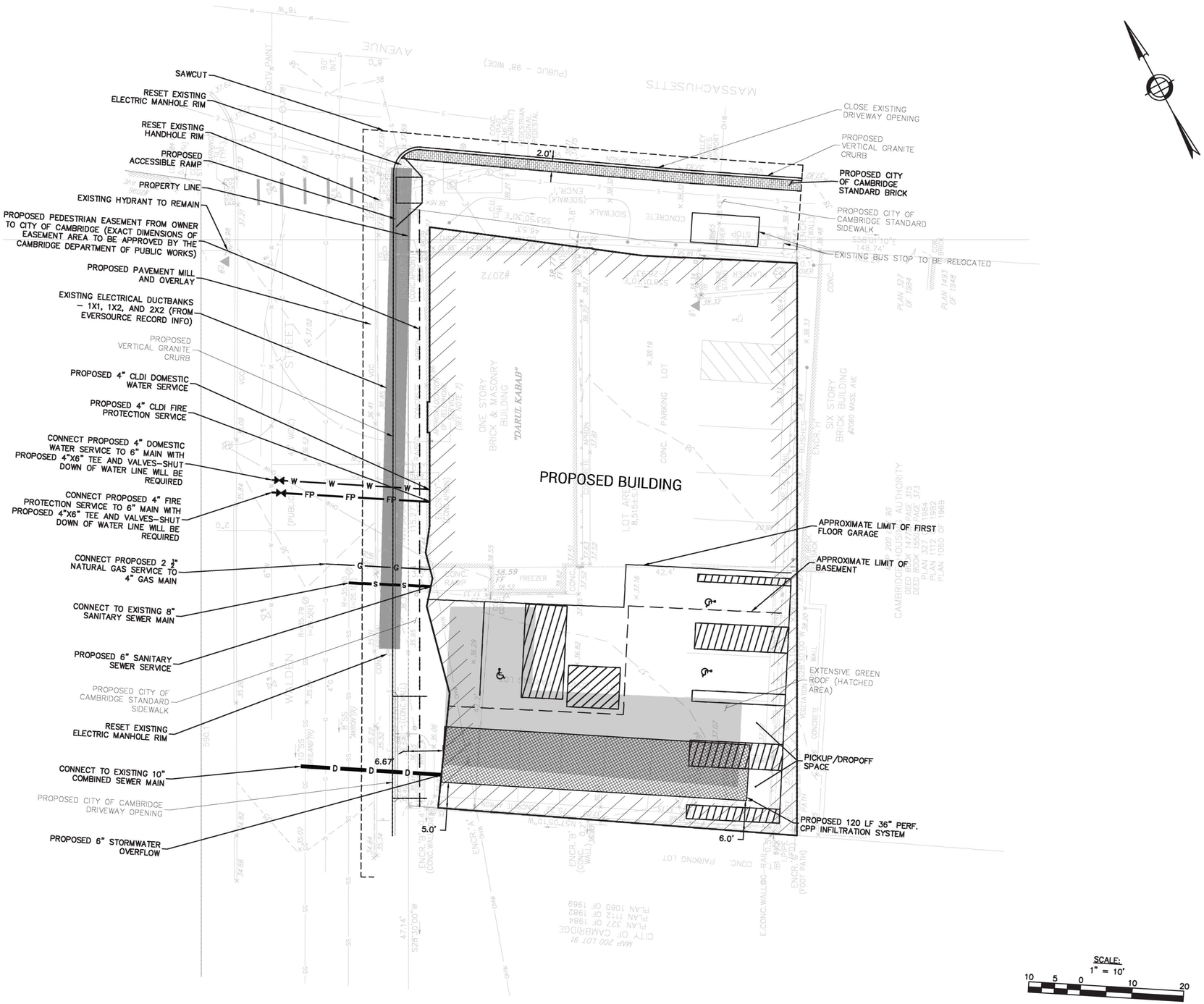
DATE: 03/12/2018 DRAWN BY: JMS
SCALE: 1" = 10' CHECK BY:

EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Oct 20, 2020 10:20 am
PATH: F:\Civil 3D Projects\21130 - Capstone Communities - Cambridge

DWG: 21130sv.dwg
LAYOUT: EC
SHEET: 1 OF 1

PROJECT NO.: 21130



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GIS
www.nitscheng.com
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472
Land Surveying
Transportation Engineering
Structural Engineering
Green Infrastructure
Planning

Rev | Date | Remarks

Date NOVEMBER 10, 2020
Scale 1"=10'
Project Number NITSCH #14047
Drawn By MLC

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

NITSCH PROJECT #14047

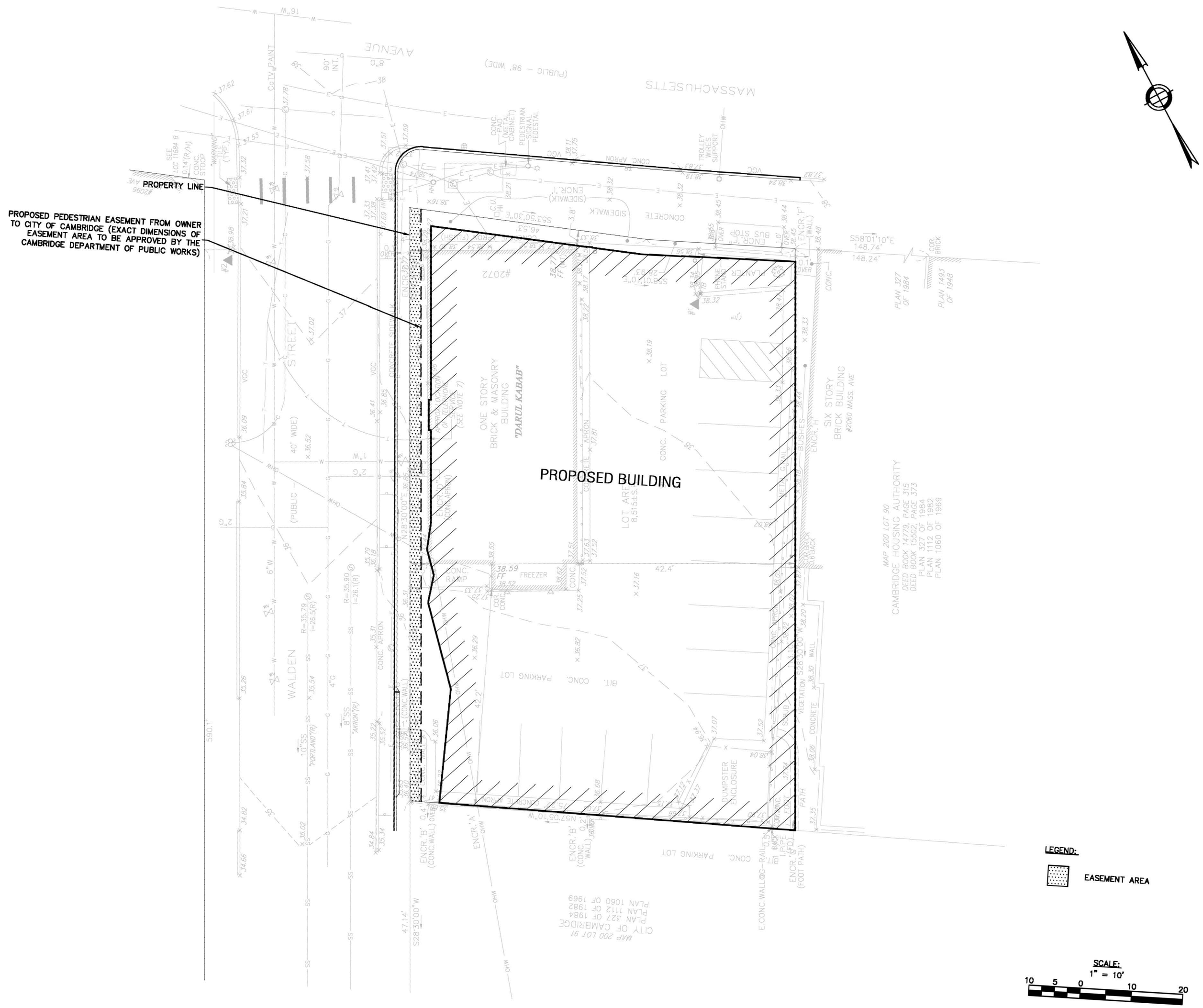
COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
CIVIL
No. 49595
REGISTERED PROFESSIONAL ENGINEER

November 9, 2020

FOR PERMITTING ONLY
FOR CONSTRUCTION

CIVIL SITE UTILITY AND LAYOUT PLAN

C-100



LEGEND:

EASEMENT AREA

SCALE:
1" = 10'
10 5 0 10 20

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NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
CIVIL
NO. 49566
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020
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PROPOSED EASEMENT PLAN

C-101

1 FLOOR PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

BIKE RM	2130 SF
CORR	524 SF
ELEC RM	434 SF
ELEV MACHINE RM	58 SF
FIRE PUMP RM	211 SF
FUEL STORAGE FM	156 SF
STAIR 01	232 SF
STAIR 02	185 SF
STORAGE	214 SF
TRANSFORMER RM	738 SF
WATER ENTRY RM	122 SF

0 4' 8' 16'

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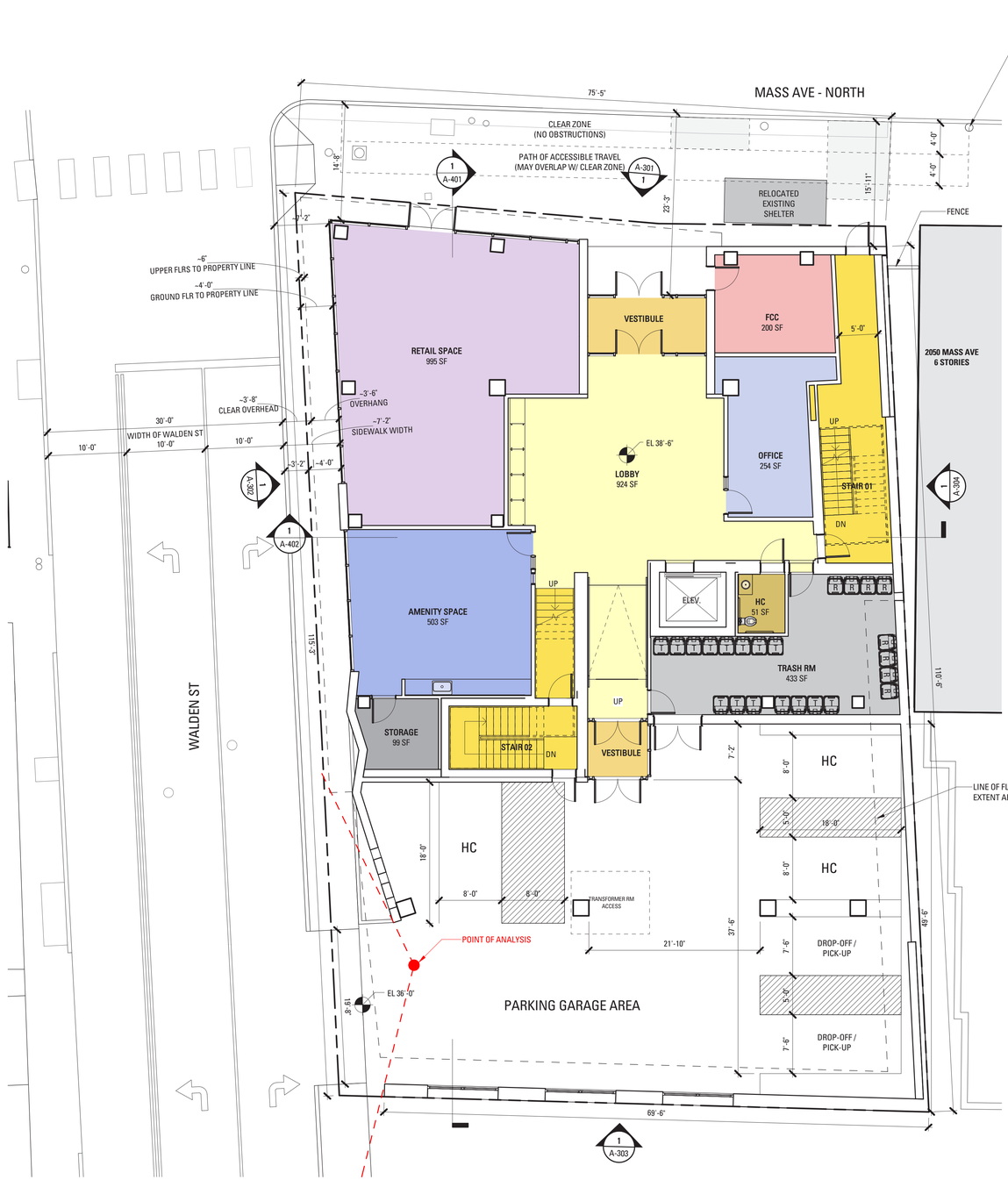
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

BASEMENT FLOOR PLAN

A-100



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

AMENITY SPACE	503 SF
LOBBY	200 SF
RETAIL SPACE	51 SF
FCC	924 SF
HC	254 SF
OFFICE	995 SF
STAIR 01	315 SF
STAIR 02	259 SF
STORAGE	99 SF
TRASH RM	433 SF
VESTIBULE	174 SF

0 4' 8' 16'

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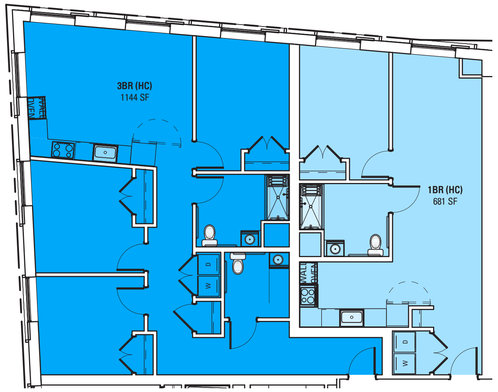
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

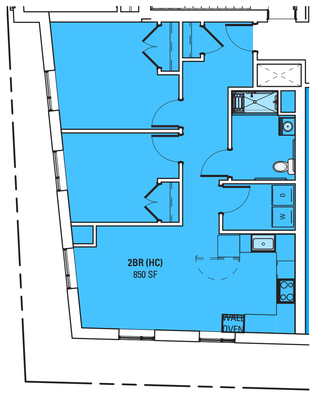
FIRST FLOOR PLAN

A-101



*NOTE: 3 BR GROUP 2 UNIT LOCATED ON FLR 3
1 BR GROUP 2 UNIT LOCATED ON FLR 8

2 GROUP 2 UNITS - 1 BR & 3 BR
SCALE: 1/8" = 1'-0"



*NOTE: 2 BR GROUP 2 UNIT LOCATED ON FLR 4

3 GROUP 2 UNITS - 2 BR
SCALE: 1/8" = 1'-0"

1 FLOOR PLAN - TYP FLOORS (FLRS 2-8)
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	2473 SF
3BR	2175 SF
CORR	389 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

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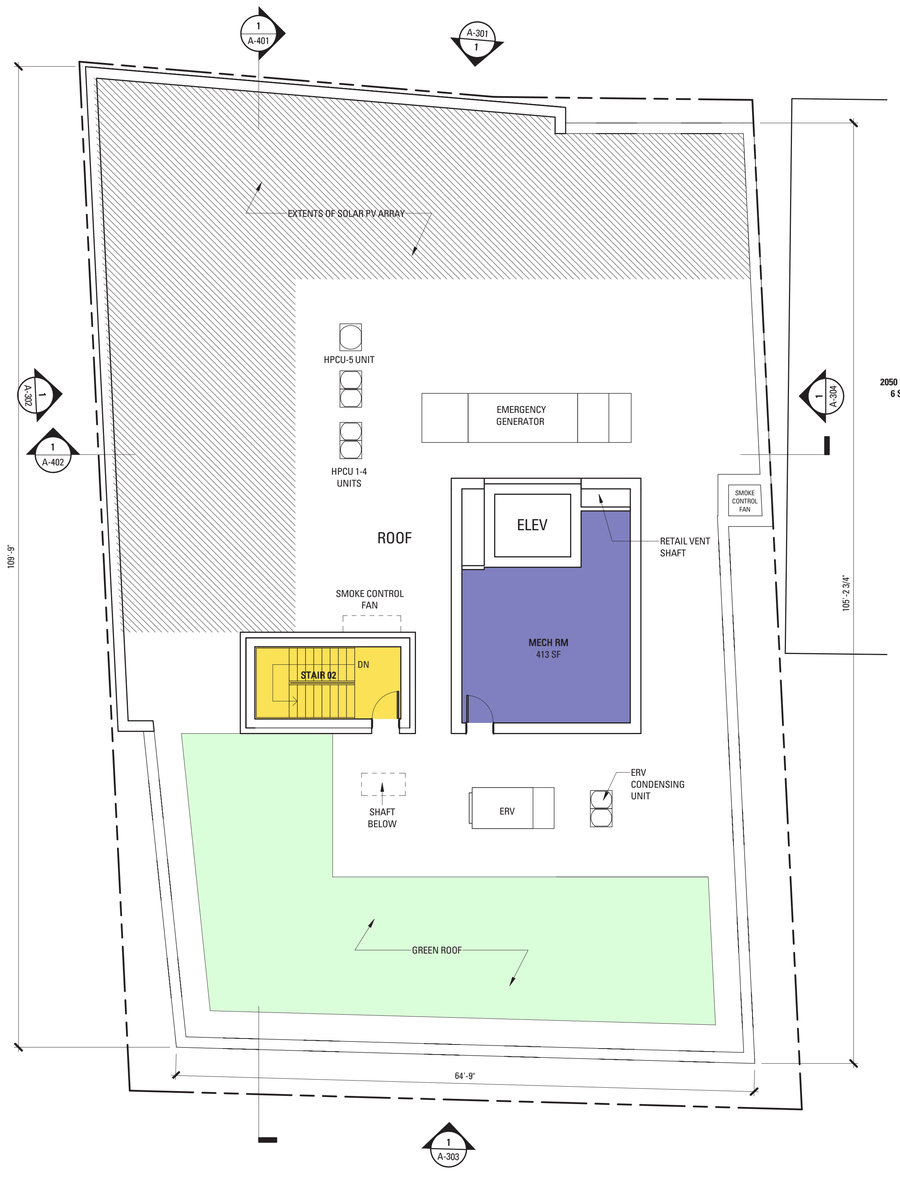
TYPICAL FLOOR PLAN (FLRS 2-8)

A-102



1 FLOOR PLAN - ROOF
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

MECH RM	413 SF
STAIR 02	132 SF

0 4' 8' 16'

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No. 31468
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

ROOF PLAN

A-109

1 MASSACHUSETTS AVENUE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

2 WALDEN STREET ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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EXTERIOR ELEVATIONS

A-300

1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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EXTERIOR ELEVATIONS

A-301

1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A-302

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A-303

1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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EXTERIOR ELEVATIONS

A-304

RENDERING - VIEW AT MASS AVE TOWARDS WALDEN ST LOOKING NORTH-WEST

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REGISTERED ARCHITECT
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-305

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RENDERING - VIEW OF MASS AVE & WALDEN ST INTERSECTION LOOKING SOUTH-EAST

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
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Drawn By	Author

2072 MASS AVE

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REGISTERED ARCHITECT
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-306

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RENDERING - VIEW ALONG MASS AVE LOOKING SOUTH-EAST

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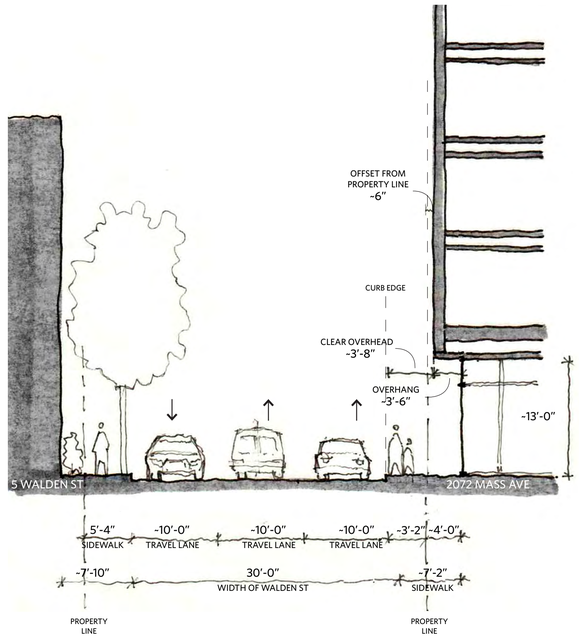
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

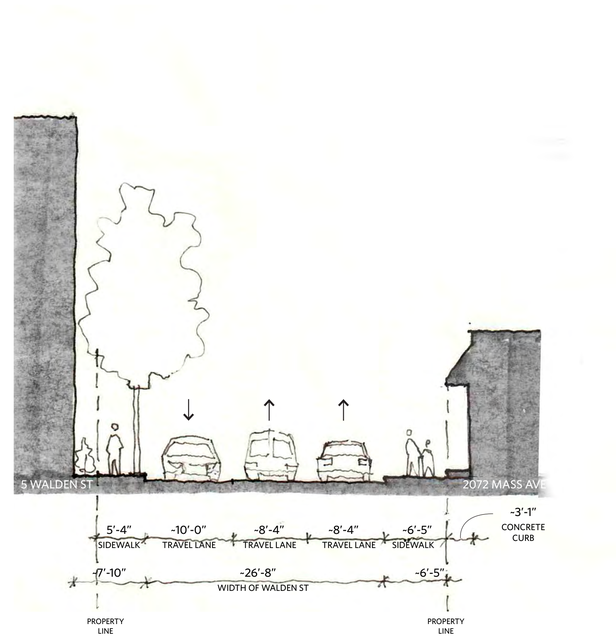
A-310

KEY PLAN



STREET SECTION - PROPOSED DEVELOPMENT WITH WIDENED WIDTH OF WALDEN ST
NTS

KEY PLAN



STREET SECTION - EXISTING CONDITIONS
NTS

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STREET SECTIONS

A-400

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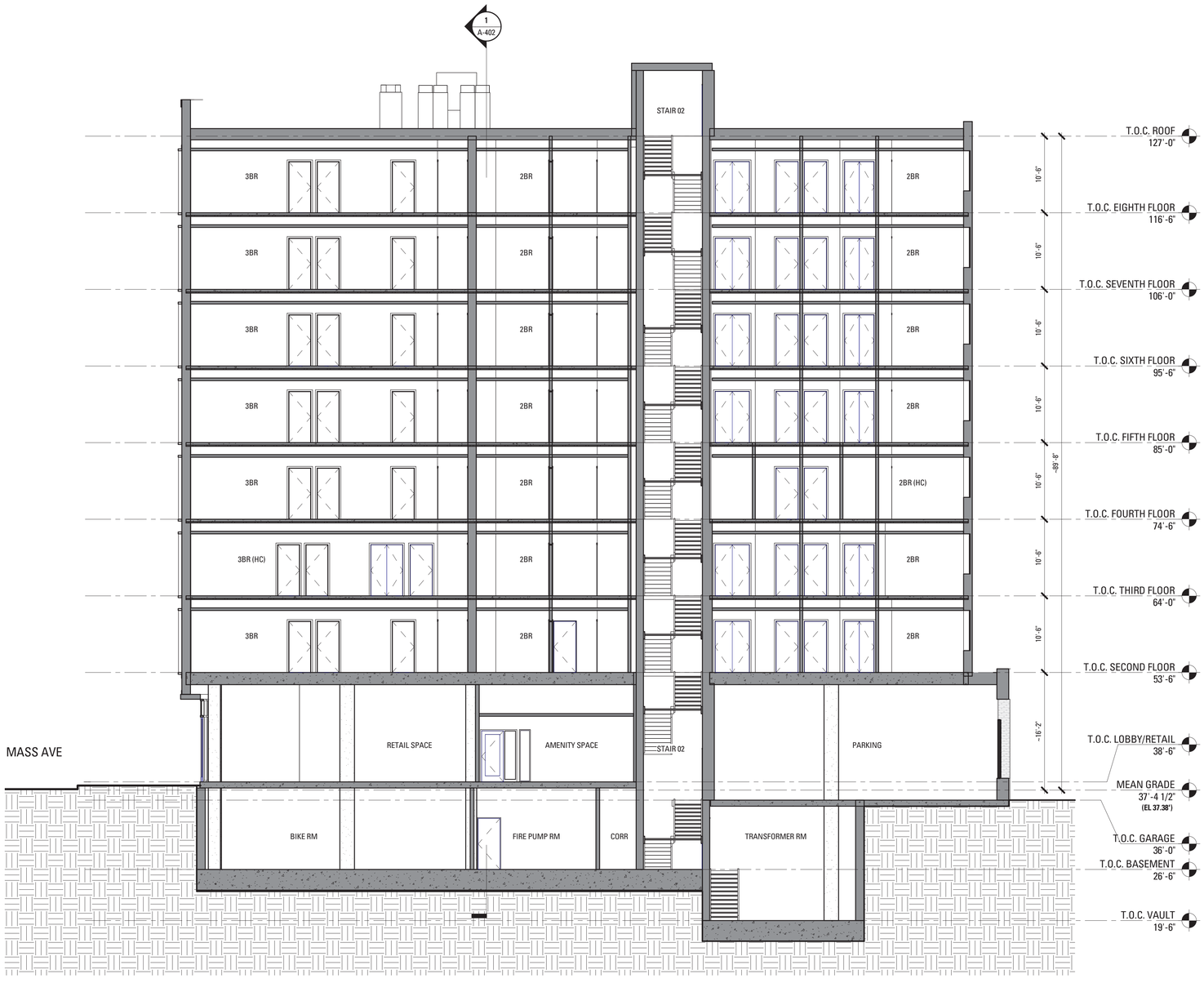

1 BUILDING SECTION - NORTH-SOUTH
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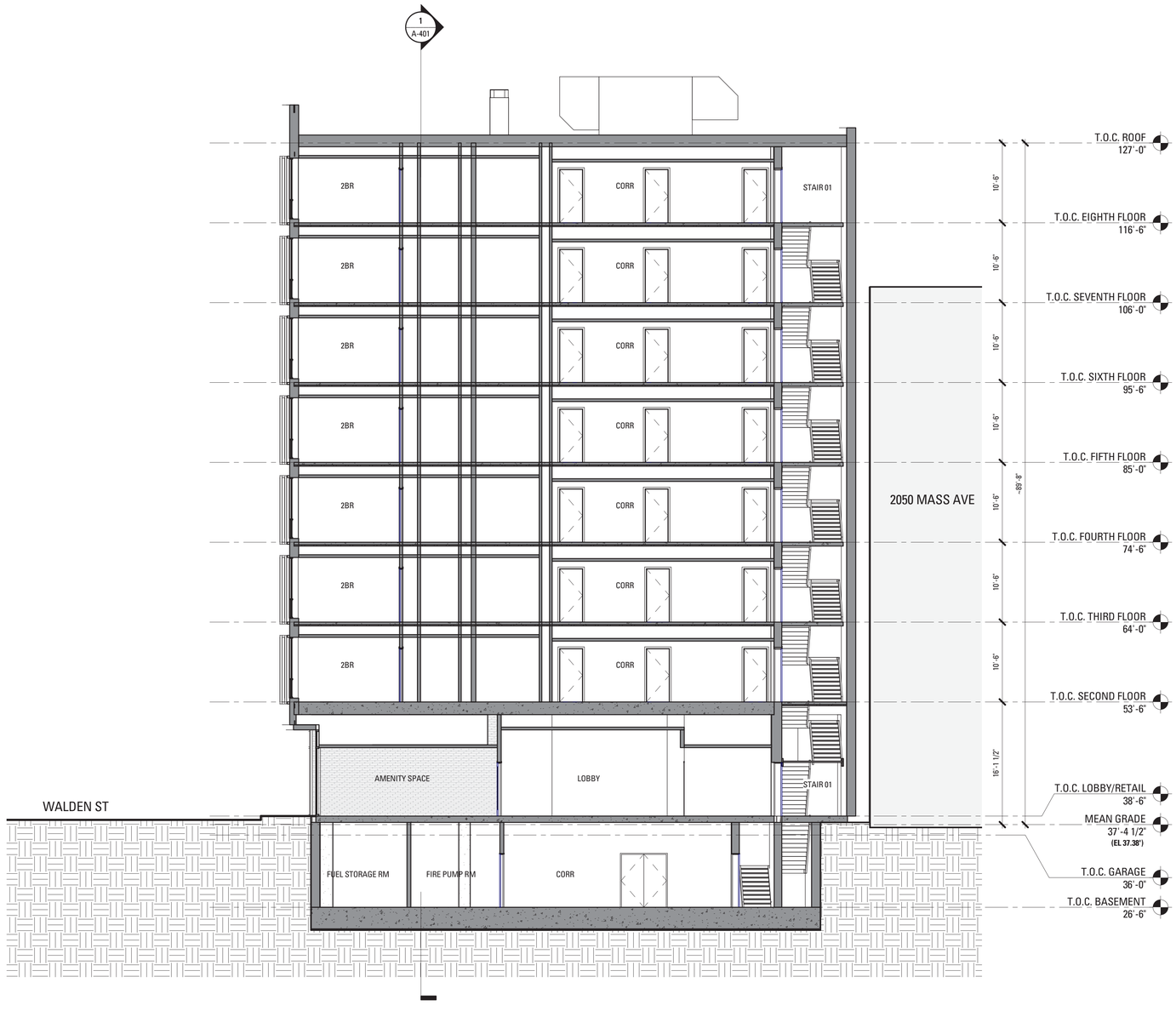
BUILDING SECTION

A-401



1 BUILDING SECTION - EAST-WEST
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JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

BUILDING SECTION

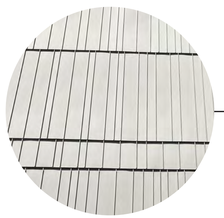
A-402

COMPREHENSIVE PERMIT APPLICATION

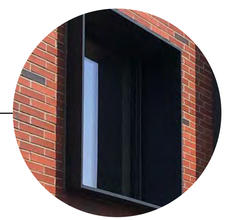
2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 12
PERSPECTIVES AND MATERIALS

RENDERING - VIEW OF MASS AVE LOOKING SOUTH



METAL PANEL WITH EXPOSED SEAMS



HIGH PERFORMANCE UPVC WINDOW WITH METAL FRAME

LONG MASONRY AT STREET LEVEL

VERTICAL INFILL WOOD TEXTURE COMPOSITE PANEL

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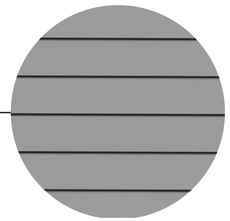
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-307

RENDERING - VIEW OF WALDEN ST LOOKING WEST

MASONRY SOLDIER COURSE AT HEADER



FIBER CEMENT CLAPBOARD SIDING, PTD

OPENINGS IN MASONRY FACADE

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PERSPECTIVES

A-308

RENDERING - VIEW OF WALDEN ST TOWARDS MASS AVE LOOKING NORTH

PERFORATED MTL SUN SHADES

GREEN ROOF

HALF ROUND FIBER CEMENT SHINGLES, PTD

FIBER CEMENT CLAPBOARD SIDING, PTD

FIBER CEMENT SHAKE SHINGLES, PTD

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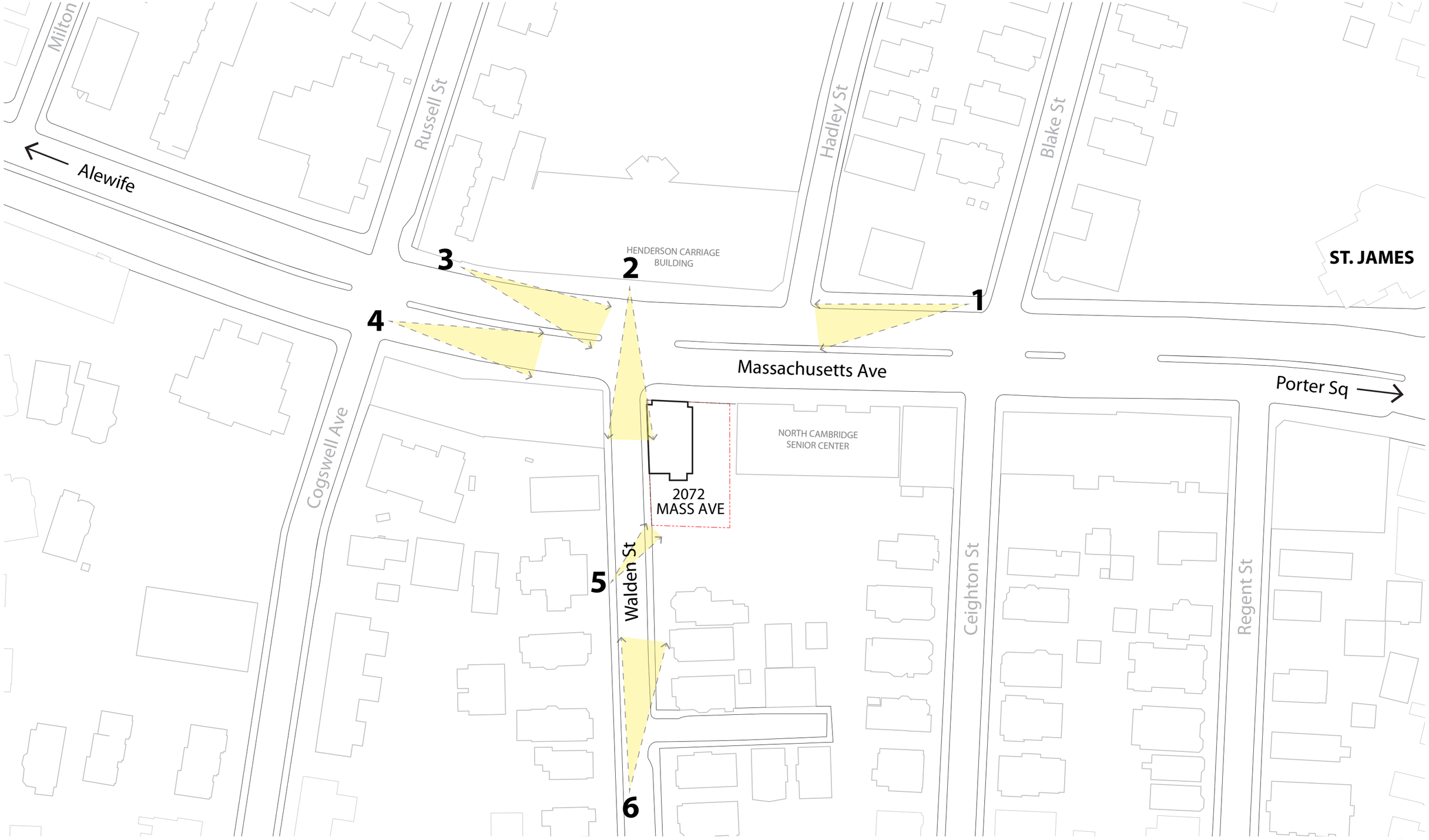
PERSPECTIVES

A-309

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 13
PHOTOGRAPHS



SITE PLAN

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

1

View on Massachusetts Avenue
Looking North-West

SITE PHOTOS

View towards Walden Street
Looking South-East

SITE PHOTOS

Corner of Massachusetts Avenue & Walden Street
Looking South

SITE PHOTOS

4

View on Massachusetts Avenue
Looking South-East

SITE PHOTOS

View of property rear & adjacent city parking lot
Looking East

SITE PHOTOS

View of Walden Street towards Massachusetts Avenue
Looking North

SITE PHOTOS

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 14
SHADOW STUDIES

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

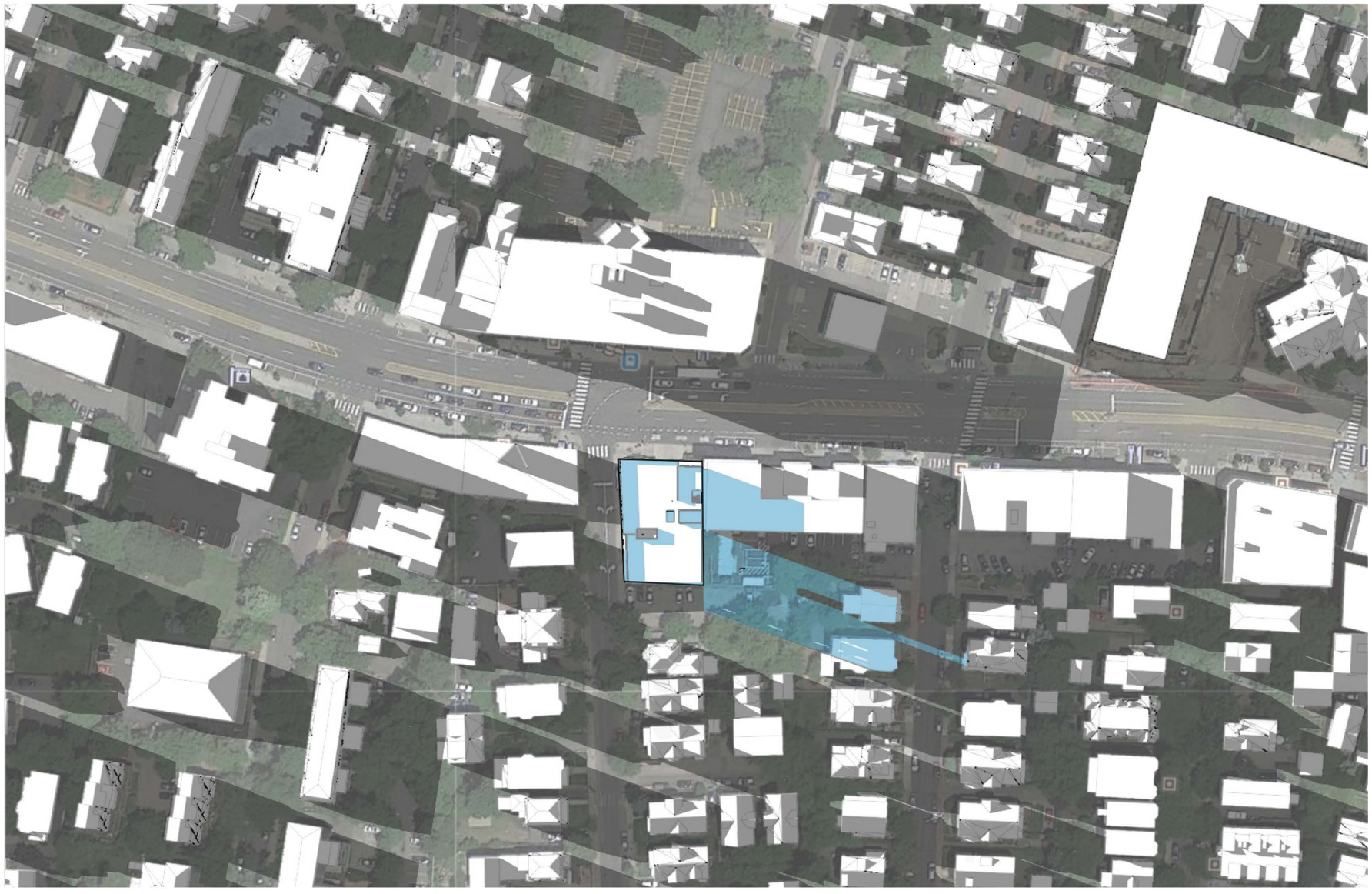
SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020



LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 6:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

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

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
NOVEMBER 10, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

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

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

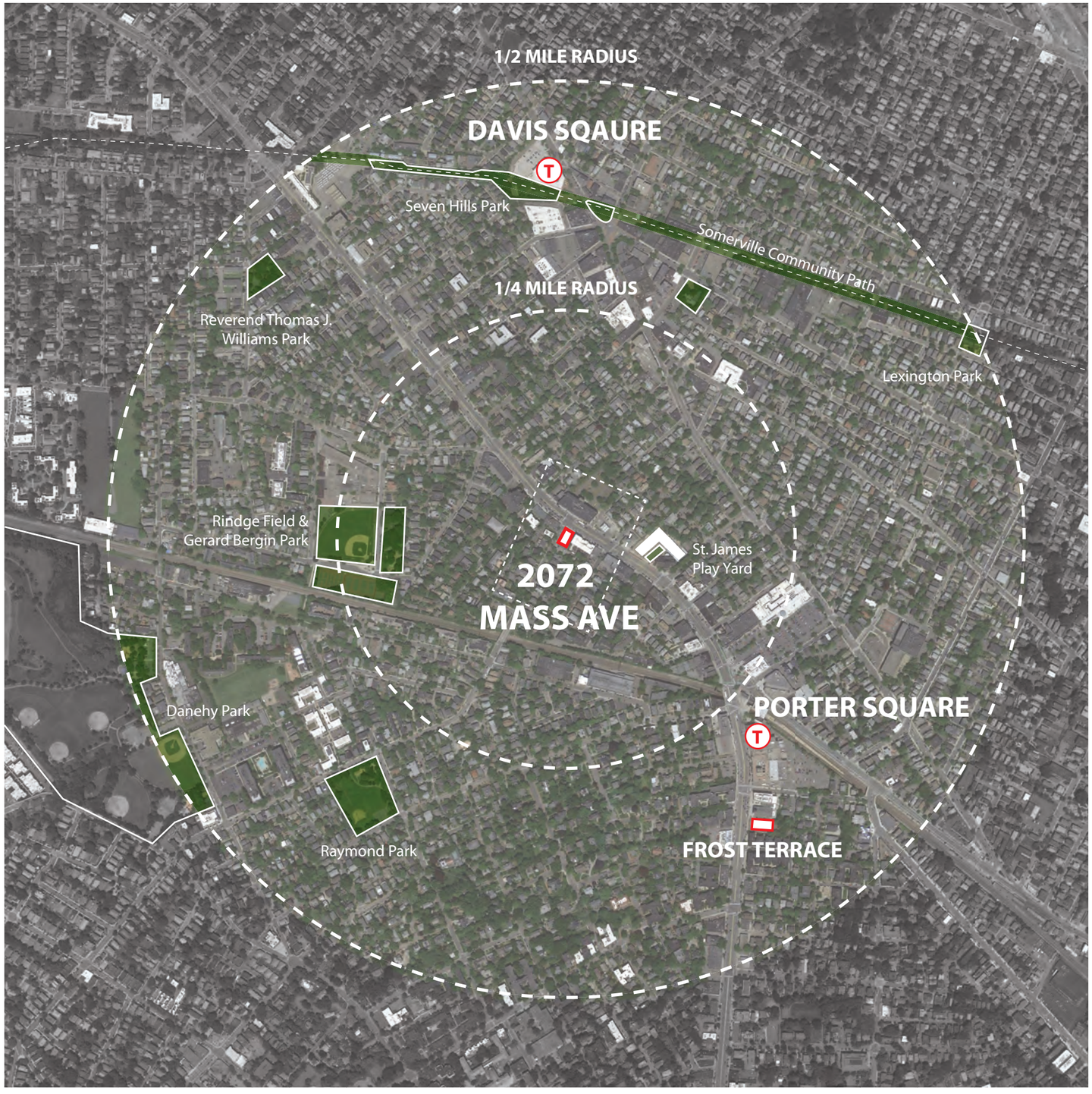
2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 15
LOCUS MAP AND ASSESSOR PLAT



LOCUS MAP

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

N

2072 MASSACHUSETTS AVENUE
NOVEMBER 10, 2020

Map-Lot
199-90
Map-Lot
199-89
Map-Lot
199-67
Map-Lot
199-85
Map-Lot
199-86
Map-Lot
199-112
Map-Lot
199-113
Houston Pk
Walden St
Map-Lot
181-88
Hadley St
Map-Lot
181-80
Massachusetts Ave
Map-Lot
200-90
Map-Lot
200-91
Map-Lot
200-74
Map-Lot
200-81
Map-Lot
200-80
Map-Lot
200-79
Map-Lot
200-88
Map-Lot
200-28
Creighton St
Map-Lot
200-68

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 16
EVIDENCE OF SITE CONTROL

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 48349
Document Type	: DEED
Recorded Date	: April 10, 2018
Recorded Time	: 01:57:08 PM
Recorded Book and Page	: 70850 / 295
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2196120
Recording Fee (including excise)	: $16,541.00

****
MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/10/2018 01:57 PM
Ctrl# 279156 10927 Doc# 00048349
Fee: $16,416.00 Cons: $3,600,000.00
****

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

After recording return to:
Day Pitney LLP
One International Place
Boston, MA 02110
Attn: Gemma Cashman, Esq.

QUITCLAIM DEED

2072 Mass Ave LLC, a Massachusetts limited liability company whose address is 33 Church Street, Cambridge, Massachusetts ("Grantor")

for consideration paid of Three Million Six Hundred Thousand and 00/100 Dollars ($3,600,000.00),

grants to CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company whose address is c/o Capstone Communities LLC, 1155 Walnut Street #31, Newton Highlands, Massachusetts ("Grantee"),

WITH QUITCLAIM COVENANTS

A certain parcel of land situated in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

A certain parcel of land with the buildings thereon situated in said Cambridge on the Southeasterly corner of Massachusetts Avenue and Walden Street, and more particularly bounded and described as follows:

NORTHWESTERLY:	By said Walden Street, one hundred and fifteen and 27/100 (115.27) feet more or less;
SOUTHWESTERLY:	By land of Ferguson, seventy-five and 22/100 (75.22) feet more or less;
SOUTHEASTERLY:	By land of Daniel O'Connell, one hundred and thirteen and 10/100 (113.10) feet more or less;
NORTHEASTERLY:	By said Massachusetts Avenue, seventy-five and 46/100 (75.46) feet more or less in two lines.

Containing eight thousand five hundred and fifteen (8,515) square feet of land more or less.

Grantor is not taxed as a business corporation, but rather as a partnership, and therefore is not subject to the provisions of M.G.L. c. 62C.

Property address: 2072 Massachusetts Avenue, Cambridge, MA

The within conveyance is made subject to rights of existing tenants, and easements, rights, reservations and restrictions of record, if any, insofar as the same are in force, applicable, and survive the sale described herein, however not intending to revive any of the same hereby.

For title see deed in Book 70018, Page 247.

[Signature Page to Follow.]

WITNESS my hands and seals this 9th day of April, 2018.

2072 MASS AVE LLC

By: _____
Name: William Senne
Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 9th day of April, 2018, before me, the undersigned notary public, William Senne as Authorized Signatory for 2072 Mass Ave LLC, personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signatory of 2072 Mass Ave LLC as the voluntary act of the limited liability company.

_____
Notary Public Gemma R. Cashman
My Commission Expires 12/10/2021

GEMMA R. CASHMAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 10, 2021

EXHIBIT C
NOTICE OF LEASE

Pursuant to Massachusetts General Laws, Chapter 183, Section 4, as amended, notice is hereby given of a ground lease (the "Lease") as follows:

EFFECTIVE DATE:	November 9, 2020
LANDLORD:	CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company
TENANT:	CC HRE 2072 Mass Ave Tenant LLC, a Massachusetts limited liability company
DATE OF EXECUTION OF LEASE:	November 9, 2020
DESCRIPTION OF PREMISES:	The parcel of land located in Cambridge, Massachusetts, more particularly described in Exhibit A attached hereto.
COMMENCEMENT DATE OF ORIGINAL TERM:	November 9, 2020
TERM:	99 years expiring on November 9, 2119

Signed, sealed and delivered as of November 9, 2020.

LANDLORD:

CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

By: _____

Name: Sean D. Hope
Title: Managing Member

TENANT:

CC HRE 2072 MASS AVE TENANT LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

By: _____

Name: Sean D. Hope
Title: Managing Member

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Sean D. Hope, managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.

(Official signature and seal of Notary)
My Commission Expires:

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

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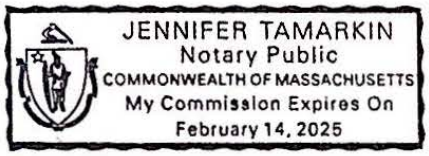

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COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

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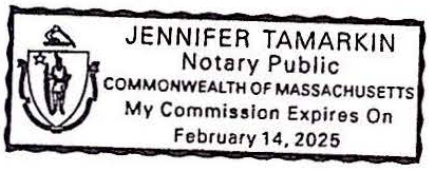

(Official signature and seal of Notary)
My Commission Expires:

EXHIBIT A TO NOTICE OF LEASE
Description of the Premises

2072 Massachusetts Avenue, Cambridge, Massachusetts

A certain parcel of land with the buildings thereon situated in said Cambridge on the Southeasterly corner of Massachusetts Avenue and Walden Street, and more particularly bounded and described as follows:

NORTHWESTERLY:	By said Walden Street, one hundred and fifteen and 27/100 (115.27) feet more or less;
SOUTHWESTERLY:	By land of Ferguson, seventy-five and 22/100 (75.22) feet more or less;
SOUTHEASTERLY:	By land of Daniel O'Connell, one hundred and thirteen and 10/100 (113.10) feet more or less;
NORTHEASTERLY:	By said Massachusetts Avenue, seventy-five and 46/100 (75.46) feet more or less in two lines.

Containing eight thousand five hundred and fifteen (8515) square feet of land more or less.

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

COMPREHENSIVE PERMIT APPLICATION PROCESS

ADDRESS OF PROPERTY: 2072 Mass Avenue

A copy of the proposed plan with description of the project be submitted to the following City Agencies. Please provide evidence of submission to these agencies. Upon completion, this sheet must be submitted to the Board Zoning Appeals case file.

Signature and Date	City Department/Address
11/17/2020	Community Development Department, *344 Broadway*
_____	Conservation Commission, *147 Hampshire Street*
_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

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_____	Conservation Commission, *147 Hampshire Street* Jennifer Letourneau
_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
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Capt Paul Marcelle	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
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_____	Fire Department, *491 Broadway*
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_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
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_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
11/19/20	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

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_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
Kad Wad	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

COMPREHENSIVE PERMIT APPLICATION PROCESS

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_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____ 11/16/20	Traffic and Parking Department, *344 Broadway*

Cambridge Affordable Housing Trust

December 1, 2020

Mr. Constantine Alexander
Chairman, Board of Zoning Appeal
c/o City of Cambridge Inspectional Services Division
831 Massachusetts Avenue
Cambridge, MA 02139

RE: 2072 Massachusetts Avenue - Comprehensive Permit Application

Dear Mr. Alexander and Members of the Board:

On behalf of the Cambridge Affordable Housing Trust, we are writing to share our strong support for Capstone Communities LLC and Hope Real Estate Enterprises LLC's application for a Comprehensive Permit for their proposed redevelopment of 2072 Massachusetts Ave.

Capstone/Hope's thoughtful design will result in a development which will transform an underutilized site into 49 units of vibrant family housing. The Trust has already financed the acquisition of this site and is looking forward to reviewing requests for additional funding at an upcoming Trust meeting as the project proceeds towards development.

The acquisition and redevelopment of this site represents a unique and important opportunity to create a substantial number of affordable family-sized apartments. As you know, the need for affordable housing is as great as ever, as market rents in Cambridge continue to far outpace what low and moderate-income families can afford. Unfortunately, we anticipate that the need for affordable housing will only intensify as an increasing number of residents experience job and housing insecurity due to the COVID-19 and the resulting economic fallout. Capstone/Hope's plan to create almost 50 new affordable rental units, including 21 two-bedroom and 14 three-bedroom apartments, will go a long way toward helping to address this need.

The site is ideally located for housing, in close proximity to the many amenities of Porter Square, including the MBTA and Commuter Rail Station, shopping center, and many restaurants and retail along Mass. Ave, and with Davis Square only a few blocks further away.

In addition to providing new affordable housing, the proposal to redevelop 2072 Massachusetts Avenue also includes a plan to widen Walden Street, as well as the sidewalk in front of the new building, improvements which will greatly benefit the broader community.

Affordable housing development opportunities such as this are rare, given the challenges of finding sites and assembling feasible development plans. We support the decision to pursue a comprehensive permit in order to obtain the relief needed for the proposed design and are hopeful that this project will be able to move forward quickly so that families can benefit from this badly needed housing.

We appreciate the Board's longstanding support of affordable housing and thank you for your consideration of this important project.

Sincerely,

Peter Daly

Florrie Darwin

Elaine DeRosa

Gwen Noyes

Susan Schlesinger

James Stockard

Elaine Thorne

Elaine Thorne

William Tibbs

Fw: dangerous project--action needed

DS Daglian, Sisia
To Pacheco, Maria

If there are problems with how this message is displayed, click here to view it in a web browser.

From: Ausra Kubilius <ausmkub@gmail.com>
Sent: Monday, December 7, 2020 3:22 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: dangerous project--action needed

Dear Sisia Daglian, Zoning Division of Institutional Services Department:

Please help avoid more deaths and accidents at the notoriously dangerous intersection of Mass Ave and Walden St in North Cambridge.

As you know, an affordable housing high-rise--to house many children--has been proposed for 2072 Mass Ave at this corner. **And no Traffic Impact Study has been done.** Without any evidence, the developers claim their widening of Walden St will solve the problem.

Please help ensure that the Zoning Board of Appeals, planning to meet on Dec. 10, honors Article 19 and requires a full Traffic Impact Review and Study.

Also, the proposed looming project abuts (only 4 feet away) the Russell affordable housing apartments for seniors/disabled and the North Cambridge Senior Center. The safety (and unhindered access to sunshine) of seniors must be taken into account. Again, please enforce all provisions of Article 19.

Many, many, many Cambridge neighbors and commuters are concerned about this issue.

Thank you, A.M. Kubilius (close neighbor at 21 Cogswell Ave)

PS: Our North Walden Neighbors group's petition for action from the BZA/city government has already been signed by over 220--and counting.

Reply Forward

Liza Paden

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

December 8, 2020

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-017326-2020 2072 Mass Avenue

The Planning Board reviewed this application for a comprehensive permit at its meeting on December 1, 2020. The Board heard a summary of the project by the applicant, received written and oral testimony from the public, and received written materials from the Community Development Department (CDD), Traffic, Parking & Transportation Department (TP&T), and Department of Public Works (DPW).

Planning Board members were supportive of the proposed project and recommended sending a favorable recommendation to the Board of Zoning Appeal (BZA) to grant the requested relief by a vote of 5-0.

Generally, Planning Board members were encouraged by the provision of affordable housing units, particularly family-sized units, in a development with convenient access to nearby transit. Board members commented that the proposed building is well-designed and will be an improvement over the current one-story commercial building and associated surface parking, which does not contribute positively to the intersection. Board members noted that the height of the proposed building is greater than the immediately surrounding buildings, but also noted that there are examples of buildings of this height elsewhere on northern Massachusetts Avenue. Board members also expressed the view that the additional density is not a concern in this location, and that the acute need for affordable housing justifies an exceptional approach in order to make developments feasible and serve the community to the greatest extent possible.

Pacheco, Maria

From: Alex Wang <awswim@gmail.com>
Sent: Tuesday, December 8, 2020 10:56 PM
To: Pacheco, Maria
Subject: Board of Zoning Appeal BZA-017326-2020

Hello board members,

I write in support of the 100% affordable housing being built at 2072 Massachusetts Ave. We are in the midst of a housing crisis and the more units we can build, the better. I'm in support of a waiver for height and parking requirements. This spot is on the busy Mass Ave. corridor and a close walking distance to both Porter and Davis T stops. Many bus stops are closer, along with restaurants and Star Market. As long as our city and state continue to support the services and businesses in the area, the walkability makes this one of the most desirable spots to live in Cambridge and the whole country. We have such a large waiting list for affordable housing, surely a significant majority of the units can be made up of new residents that want to take advantage of this walkability and don't need a car.

Alex Wang
45 Market St.

Pacheco, Maria

From: Rebekah E Bjork <bjork@mit.edu>
Sent: Tuesday, December 8, 2020 10:20 PM
To: Pacheco, Maria
Cc: jtamarkin@capstonecommunities.com; jkorb@capstonecommunities.com; sean@hopelegal.com
Subject: ZBA 017326-2020.

Members of the Board of Zoning Appeals

I am writing to express support for the affordable housing development proposed to be built at 2072 Massachusetts Avenue. Cambridge is in desperate need of more affordable housing and I am very impressed with the proposed building for 2072 Massachusetts Ave. North Cambridge is a logical part of the city in which to increase density in order to meet our growing demand for housing, especially for affordable housing. I am pleased to see this proposal moving forward in North Cambridge and specifically in this location between Porter and Davis Square. This particular location is particularly appealing for those opting to live car-free or car-minimum use lifestyle since its between 2 subway stops near multiple bus lines and also within walking distance of both the stores at Porter square and Pemberton farms and other stores along Mass ave. It is also within easy biking distance of the plazas at the Fresh Pond Rotary.

In addition to being 100% affordable housing I am pleased that the proposed building includes a range of apartment sizes from studios through 3 bedrooms so that individuals and families of varying sizes will all be represented in the new community. I was also pleased to see that 70% of the units will be reserved for those already living or working in Cambridge. I think a city is most vibrant and equitable when those who work in the city, in particular in retail, restaurant and other jobs that create a vibrant city, can afford to live in the city.

I am also excited by the environmentally friendly green roof, solar panels and other sustainability features of the design. Additionally the inclusion of bike parking, along with proximity to public transit, and electric vehicle charge will allow people to limit their contribution to climate change by opting to bike, walk and take the T for more trips and enable residents to opt for an electric car if they choose to own a car. Additionally taller buildings, which allow for more density in a given footprint, are a powerful way to lower the per person contribution to climate change through more efficient energy use.

Thank you
Rebekah Bjork
20 Concord Ave Unit C
Cambridge, MA 02138

December 8, 2020

City of Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Via email to: mpacheco@cambridgema.gov

RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for the 49-unit 100% affordable housing apartment building proposed at 2072 Massachusetts Avenue. At a time when housing prices are out of reach for most families and many of our neighbors are unemployed and living with the increased threat of eviction, it is essential that Cambridge approve the 2072 Mass Ave project and others like it.

We are long-time residents of Cambridge (one of us grew up on Lakeview Ave). We chose to make Cambridge our home and raise our kids here (currently Graham and Parks and VLUS) because of the rich socioeconomic and ethnic diversity of this city. Building projects like 2072 are key to preserving this diversity. We live directly across the street from the Daniel Burns apartments, a 200 unit complex for seniors and know that many of our neighbors in these units (some of whom grew up in the neighborhood) would not be able to live in Cambridge if it weren't for this kind of affordable housing.

Residents opposed to this project point to congested traffic through the intersection as one reason the project should not go forward. In non-Covid times, we traverse the Walden Street/Mass Avenue intersection 2-3 daily. We experience this intersection as both drivers and pedestrians and are delighted the Developer is going to improve safety here for the entire community. Rush hour congestion in this area occurs because it is one of the few ways for regional commuters to traverse the train tracks (Mass Ave and Sherman St have the exact same issue). We would sometimes wait 10 minutes or more to make the left onto Mass Ave from Walden. A bit of traffic is part of life in a vibrant city! As residents, we should be far more concerned about making good on our commitment to giving low income families an opportunity to live in the city and attend its excellent schools.

We hope you will support this beautiful, site-appropriate project that will enhance our streets and provide much needed housing to our residents.

Sincerely,

Miranda Pearce and Matt Goldstein
Owners/Residents of 52 Clarendon Ave
415-215-2396

Pacheco, Maria

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Tuesday, December 8, 2020 8:33 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit; O'Grady, Sean; Daglian, Sisia; Richard Clarey
Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)

Chairman Alexander and Members of the BZA:

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook* and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

Pacheco, Maria

From: Aaron Homer <aaron.homer@gmail.com>
Sent: Tuesday, December 8, 2020 5:43 PM
To: Pacheco, Maria
Subject: Supporting Proposal BZA-017326-2020

Hello,

As a Cambridge resident, I'm writing to express my support for the proposed new affordable housing development at 2072 Mass Ave. More housing close to public transportation is exactly what Cambridge needs.

Aaron Homer
90 Grozier Rd, Cambridge, MA 02138

Alice K. Wolf

48 Huron Avenue
Cambridge, MA 02138
Phone (617) 868 - 9653
E-mail Alicekwolf@gmail.com
www.alicewolf.org

December 8 2020

Mr. Constantine Alexander Chairman, Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

Re: 2072 Mass Ave Affordable Housing Development (ZBA 017326-2020)

Dear Mr. Alexander and Members of the Board of Zoning Appeal:

Please support the comprehensive permit application of Capstone Communities for a 100% affordable housing building at 2072 Massachusetts Avenue. I live about a half a mile from the corner of Walden and Mass. Ave — I get my medical care directly across Mass Ave from that corner.

I support this housing for several reasons:

*Housing affordable for low and moderate income people and families is in very short supply. Particularly, during this time of crisis, we see how close to homelessness many people are. 49 new homes is meaningful.

*This housing will be permanently affordable — in contrast to some earlier generations of affordable housing whose uses expired — an ultimately harmful way of producing affordable housing.

*For future tenants, the location affords a bus stop right in front, a subway line pretty close, and food and other shopping opportunities within walking distance — ideal for at least some carless persons or families.

*Capstone communities has had a history of success in creating100% affordable housing in Cambridge, most recently at Frost Terrace, on which the BZA also had to act.

I know that you, the members of the BZA, have to take into account many technical aspects of the proposal as well as the question of whether the controversy it has generated has any merits.

I want to speak to my experience as a community member and a former public official in Cambridge with regard to controversy around affordable housing. — In my experience, there is virtually always controversy around the creation of new affordable housing, especially of any size, but not only large buildings.

The aforementioned Frost Terrace and the CHA housing at Garfield street come to mind because they are each about the same 1/2 mile distant from my house as 2072. You are familiar with Frost Terrace. You may not be familiar with the controversy around the original Garfield/Mass Ave CHA construction.

In the mid to late 1980s, the Garfield/Mass Ave site was transferred to the City by the MBTA. The CHA proposed building affordable housing on the site. The need for such housing was great then, too. There was strong opposition from the neighborhood for at least a couple of years. — maybe more. I will not go through the arguments, but basically the neighbors fought for a park. As you know from the housing there now, the proposal was for low—rise buildings.

Within the first month after I became Mayor, in 1990, Vice-Mayor Kenneth Reeves and I went to have a meeting with neighbors. We told them that this site would be affordable housing. Period. That ended the controversy and the housing was built. So, since the early 1990s, many low income families have been successfully housed in a convenient location.

Thank you for your consideration of my concerns. I hope 2072 Mass ave. proposal is approved by the BZA.

Sincerely yours,

Alice Wolf

CITY OF CAMBRIDGE
TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board and Cambridge Board of Zoning Appeal (BZA)

From: Joseph E. Barr, Director

Date: November 20, 2025

Subject: 2072 Massachusetts Avenue Comprehensive Permit Application

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The Cambridge Traffic, Parking, and Transportation Department (TP+T) has been working with Sean Hope and Jason Korb on the proposed affordable housing project at 2072 Massachusetts Avenue submitted for CC HRE 2072 Mass Ave Tenant LLC, an affiliate of Capstone Communities LLC and Hope Real Estate Enterprise LLC).

The Project proposes to construct 49 affordable housing rental apartments and first floor retail space for community use at the corner of Massachusetts Avenue and Walden Street. The site is currently occupied by a 1,860 sf Darul Kabab restaurant and was known as the Kentucky Fried Chicken site for many years. The Project proposes three accessible on-site parking spaces, two on-site short-term drop-off/pick-up parking spaces, and 51 long-term bicycle parking spaces located on the lower floor of the building (48 regular and 3 tandem bike spaces) accessible from an elevator.

Mr. Hope and Mr. Korb has been working very cooperatively with TP+T on the Project. TP+T has reviewed the Comprehensive Permit Application and would like to provide the Cambridge Planning Board and Board of Zoning Appeal (BZA) the following comments on the Project:

- TP+T strongly supports this Project. We are particular very supportive of the plan to accommodate three ten-feet wide travel lanes on Walden Street, which we have worked closely on with this developer. This will make the Massachusetts Avenue/Walden Street intersection more functional and safer for traffic moving through the intersection. We believe the change will make the intersection operate more efficiently and more safely by reducing vehicle queuing, it will better fit large vehicles and trucks, and it will create a more comfortable condition for bicyclists.
- At the approach to Massachusetts Avenue, Walden Street is currently 26'8" wide curb to curb, which is substandard for a three-lane intersection approach with a northbound left-turn lane and right-turn lane, and one southbound receiving lane. Typically, TP+T supports narrowing streets for traffic calming measures, not widening streets. However, in this case we believe the modification will help make the intersection dimensions "just right". If intersection lanes are too narrow (which is the current condition), then the intersection will not function well, causing safety issues and traffic impacts (e.g., unnecessary queuing of vehicles because they cannot fit in narrow lanes or do not line-up efficiently at the red light). The condition

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344 Broadway, Suite 102, Cambridge, MA 02139
617-349-4700 | cambridgema.gov/traffic

causes delay when the light turns green in order for vehicles to proceed through the intersection. TP+T believes that the proposed plan will be beneficial, and it is the right time to make the adjustment as part of the 2072 Massachusetts Avenue site being redeveloped.

- Along with the adjustment to Walden Street, the Walden Street sidewalk adjacent to the Project will also be widened (from approximately 6.5 feet to 7.2 feet). This will be accomplished by setting back the first floor of the building from the property line to maintain an acceptable sidewalk width. Furthermore, in order to maintain the number and size of the affordable housing units, which is a key goal for the City, there will be a slight overhang of the building above the sidewalk, but the Applicant will provide a sidewalk easement. The site plan was carefully developed and reviewed by City Departments, including the Community Development Department, TP+T, and DPW. TP+T and the other departments believe that the plan is well balanced and is an approach that we support. The final details or adjustments will be reviewed by the City as part of the Building Permit process, including any underground utilities.
- TP+T believes that the Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project.
- TP+T believes that the proposed location for the curb cut on Walden Street is the preferred location for various reasons. It allows vehicles to enter or exit the site to either direction on Walden Street or Massachusetts Avenue by using the Massachusetts Ave./Walden Street traffic signal. A curb cut on Massachusetts Avenue would only allow a right turn in or out (providing fewer options) and it would create a conflict with a bus stop and any existing or future bicycle or bus facilities on Massachusetts Avenue. Massachusetts Avenue currently carries the highest volumes of people walking and bicycling in the city, and conflicts with turning vehicles and people on foot and bicycles present safety problems. Eliminating this conflict provides a significant safety benefit. Even though the site has an existing curb cut on both Walden Street and Massachusetts Avenue, eliminating the curb cut on Massachusetts Avenue and consolidating to one curb cut off Walden Street is TP+T's strongly preferred design. Furthermore, TP+T does not believe that three accessible parking spaces and two drop-off/pick-up spaces will cause a significant impact or safety concern. As part of the Building Permit process, TP+T will work with the Applicant and DPW to make sure that the curb cut and parking spaces are properly designed.
- The Comprehensive Permit included a Parking and Traffic Assessment by Vanasse & Associates Inc. which TP+T believes was acceptable for this Project, although we have not formally reviewed or approved that assessment. The Project is located near public transportation including the Porter Square MBTA Red Line Station (located a 5 to 10 minute walk from the site) and the MBTA Bus Routes #77 and #83, including a bus shelter in front of the site (which will need to be temporarily relocated during construction of the Project). There is also a Bluebikes Station located directly across the street and carshare spaces nearby. Given the availability of the various nearby transportation services, and the findings of the Parking and Traffic Assessment, TP+T believes that the Project will not have a substantial traffic or parking impact. Data from other affordable housing projects in Cambridge have shown low

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automobile ownership in affordable housing buildings compared to other uses, such as office, research and development projects or market rate housing projects.

- To mitigate the Project's traffic and parking impacts, the Project proposes a package of Transportation Demand Management (TDM) measures including the following items:
    - Designate an on-site employee as the site's Transportation Coordinator to oversee marketing and promoting of transportation options at the site.
    - Provide new residents transportation information packets with information on getting around Cambridge sustainably.
    - Install a real-time transit display screen in the lobby to make it simpler for residents, visitors and employees to access real-time transit and Bluebikes availability information in the area. The screens will also post other useful information such as carpool/vanpools to supermarkets, etc.
    - Subsidize 100% of the cost of an MBTA T pass for employees (building property management/maintenance staff) or $240 annual reimbursement for bike maintenance for employees who choose to commute by bike.
    - Organize orientation sessions with residents to teach biking rues, safe biking measures, basic maintenance and repairs and help identify bike routes to various locations.
    - Provide a bicycle repair station on-site.
    - Annually, upon initial move-in and lease renewal, residents will be offered the choice of: (1) annual Bluebikes membership (including one-time discount helmet through Bluebikes), (2) $90 credit for ride share services, (3) 1-month adult MBTA Monthly LinkPass, and/or (4) 3-month Student or Senior Monthly LinkPass. This will be provided per resident (not per household) on an annual basis.
- TP+T expects that when repaving the sidewalks as part of the Project construction, the Applicant and their construction contractors, in coordination and as approved by the City, will remove the curb extension at the northwest corner of the Massachusetts Ave./Walden Street intersection. That curb extension is not needed at the signalized intersection and its removal will provide the City with more flexibility for that intersection in the future for bus or bicycle facility designs. TP+T and DPW will work with the Applicant on this item.
- Finally, overall TP+T supports the Project and the Applicant's application for a Comprehensive Permit.

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NOAH MASLAN & JOCELYN KASPER
194 WALDEN STREET, CAMBRIDGE MA 02140

December 8, 2020

City of Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139
Via email to: mpacheco@cambridgema.gov

RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for the 49-unit 100% affordable housing apartment building proposed at 2072 Massachusetts Avenue. We live at 194 Walden Street with our children, just a few blocks down from the proposed building. This project will improve the corner of Walden Street and Mass Ave, address the housing shortage, and help fight climate change.

This affordable housing is critically needed considering that thousands of families routinely apply for any newly built affordable housing in our city. Additionally, by increasing residential units with access to strong bus service and the Porter Square T Station, a resident of 2072 Massachusetts Avenue will not need a car to commute around Cambridge and/or to adjacent cities—what better way to combat climate change than to reduce the number of single-occupant vehicles on the road?

Not only will this building provide 49 homes for families near public transit at reduced rents, but it will improve the safety of the intersection. It is no secret that the corner of Walden and Massachusetts Avenue is difficult to navigate due to the narrow width. The project proposes to provide several feet of their private land for public sidewalk in order to widen the two narrow lanes on Walden by over three feet and widening the sidewalk by approximately one foot. We experience this intersection as cyclists, drivers, and pedestrians almost every day and we are delighted the Developer is going to improve safety here for the entire community.

The Developer has worked diligently to address issues raised by some concerned neighbors and has a strong track record in Cambridge building great buildings that enhance our streets and provide much needed housing to our residents. Cambridge is a city striving to fight climate change and provide more housing on so many fronts. What better way than to approve well-designed building close to excellent transit that will enhance the built environment?

Please support this effort.

Sincerely,
Noah Maslan & Jocelyn Kasper, Owners/Residents of 194 Walden Street

Pacheco, Maria

From:	Seymour Kellerman <seymourkellerman@gmail.com>
Sent:	Monday, December 7, 2020 4:12 PM
To:	Pacheco, Maria; ranjits@cambridgema.go; O'Grady, Sean; Daglian, Sisia
Subject:	CASE NO. BZA-017326-2020 - 2072 Mass Ave Comprehensive Permit Application
Attachments:	2072 Mass Ave Safety Petition Signed.pdf

To: Cambridge Board of Zoning Appeal
From: North Walden Neighbors
Date: December 7, 2020
Re: Petition regarding Capstone Communities application for Comprehensive Permit

To date, 228 Cambridge residents have signed the attached petition. Many of the signers live in close proximity to the intersection of Mass Ave and Walden St. Signatures keep coming in.

Please see the petition for our recommendations with regard to the Comprehensive Permit application by Capstone Communities.

Respectfully,
Seymour Kellerman for North Walden Neighbors
21 Cogswell Ave Cambridge 02140
617.833.3963

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeals:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20

Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	1. 2050 Mass Ave #307, Cambridge 02140	11/30/20
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20
Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20
Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20
Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20
Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20

Dewey Dellay	9 King St, Cambridge 02140	12/3/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20
Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20
Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	Harvard Medical School	12/4/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20

Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsey Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Merav Gold	7 Shady Hill Square, Cambridge 02138	11/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20
Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20

Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20
Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20

Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20
Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20
Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20

Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20
Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20

Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave, Cambridge 02140	11/28/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20
Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20

Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20
Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20
Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20

Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20
Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20
Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Ann Warner	21 Grozier Rd, Cambridge 02138	12/7/20
Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20

James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20
Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Electronic and printed signatures are available on request.

Pacheco, Maria

From: David Smith <dsmith@affordablehousinginstitute.org>
Sent: Wednesday, December 9, 2020 8:47 AM
To: Pacheco, Maria
Subject: Case No BZA-017326-2020, 2070 Massachusetts Avenue

To the Zoning Board of Appeals:

I write to support the proposed affordable housing project at 2072 Massachusetts Avenue because Cambridge needs more affordable housing, larger projects are the only way to move the needle in a meaningful way, and properties like this belong on major commercial streets.

I have lived in Cambridge for 49 years, eight of them in the Porter Square area, and know the area and location quite well. It is highly suitable, with buildings of similar height in the immediate vicinity, including a six-story elderly property next door, and very convenient to buses. It will be affordable in perpetuity. Cambridge needs more affordable properties like this, and the ZBA should approve it.

David A. Smith
21 Francis Avenue
Cambridge, MA 02138

Pacheco, Maria

From: Anabelle Rondon <anabelle@livablestreets.info>
Sent: Wednesday, December 9, 2020 9:19 AM
To: Pacheco, Maria
Cc: Stacy Thompson
Subject: 2072 Mass Avenue, BZA-017326-2020

LivableStreets
Connecting People + Places
livablestreets.info
70 Pacific Street • Cambridge, MA 02139 • 617.621.1746

December 9, 2020

Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139
mpacheco@cambridgema.gov.

Re: 2072 Mass Avenue, BZA-017326-2020

Dear Secretary,

We appreciate the opportunity to comment on the affordable housing project proposed for 2072 Mass. Ave. LivableStreets fully endorses this project. LivableStreets is a 15-year old non-profit advocating for innovative and equitable transportation solutions that create safe, affordable, and convenient options for everyone in Metro Boston. Our Great Neighborhoods program, which recently shifted over to us from the Smart Growth Alliance, fosters and supports local grassroots groups, and provides a digital platform for a statewide network of activists who recognize the importance of amplifying home affordability and racial justice across Massachusetts. In addition to commenting on transportation projects, we regularly provide testimony on development projects in the greater Boston region with an emphasis on the land-use and transportation connections.

Like so many municipalities in our region, Cambridge is in desperate need of more affordable housing. The housing crisis prevents teachers, nurses, and so many other essential workers from living in the communities they serve. When it is possible to build near public transit, as this project does, we support zoning relief to increase the number of units possible. This proposed 100% affordable housing project proposed for the corner of Mass. Ave and Walden Street, a site along an active urban corridor and a 5-minute walk from Porter Square is exactly the type of location to increase density and reduce parking requirements. Unlike most market-rate developments, the developers for 2072 Mass. Ave. include 70% family-friendly (2BR and 3BR units.) The height of the building could be reduced if the units were all studio and 1BR, but this is precisely the opposite of what is needed and what is reflected in city policy. We commend the project for the limited parking included in the proposal-- again, the tradeoff permits additional units which means more affordable housing. Through the Affordable Housing Overlay, Cambridge residents have spoken and they demand more affordable housing.

In this letter, we would like to highlight several transportation-related issues. We have been made aware that opponents to the project point to three assumptions we would like to address.

1. **Safety.** The Mass. Ave/ Walden Street intersection is not unsafe, and adding more residents will in no way make it less so. In fact, the more people walking and bicycling, the safer the urban environment will be for everyone. The very tight dimensions for cars, such as the small turning radii at the corners and the narrow travel lanes on Walden Street, result in slower vehicular movements and therefore reduce

risk of injury. When infrastructure around drivers forces them to go slowly, they are to more quickly react to people walking and bicycling and avoid collisions. In addition, the changes to the signal timing at the intersection implemented several years ago provide exclusive turning movements (i.e., a specific turn arrow) thereby reducing the possibility of conflicts. We believe that those claiming that the intersection is "unsafe" are actually conflating that concern with "traffic congestion". Yes, there is congestion during peak time, but congestion does not lead to a degradation of safety, rather the opposite. Congestion results in slower-moving vehicles. The plan includes the widening of the Walden Street sidewalk which will contribute to a better environment for walking.

2. **Congestion.** The project will not lead to an increase in traffic congestion. The project is right on the Mass. Ave. transit corridor and a 5-minute walk to the Porter Square MBTA station. This, in combination with limited parking, will induce residents to take trips by public transit, bicycling, and walking and not by vehicle. In addition, the vast majority of traffic during peak hours is generated not by local residents but by regional commuters who have limited options for crossing the commuter rail tracks, Walden Street being one of them. Any increase in trips by residents of this development will be negligible. Conducting a regional traffic study will not provide any additional insight than we already have today. We are fully aware that the only way to reduce congestion is to reduce regional reliance on single-occupancy vehicle trips, not avoid constructing desperately needed affordable housing near public transit. Vehicle trip generation by residents of this development will be far lower than what occurs now with the property's current use as a fast-food restaurant. In a rare gesture for such a small project, the developer has agreed to provide an easement to the city allowing the traffic lanes on Walden Street to be widened to 10' each-- this will be advantageous to drivers by potentially reducing congestion somewhat because it will reduce conflicts that sometimes limit the throughput traffic turning right from Walden onto Mass. Ave., but best not to consider this a "safety" measure.

3. **Parking.** The project will not have a significant enough impact on local on-street residential parking to warrant concern. Projects like this need to take into consideration the longer-term trajectory. The trends are that vehicle ownership in Cambridge has been declining since the early 2000s, as evidenced by the declining number of parking permits requested by residents over time. There are several contributing factors: robust car-sharing programs lead to households shedding one of their two cars, an exponential shift in reliance on bicycling public transit, and a cultural shift to eschewing car ownership. Clearly, not everyone lives or wants to live, in a zero-car household, but the number of cars per household is expected to continue to decline over time. Charging more for residential parking permits (and providing relief to individuals based on income if needed) will do more to reduce the pressure on limited on-street residential parking than not building affordable housing. The developers have a Demand Management proposal which will further incentivize a reduction in car ownership.

We would also like to commend the developers for several aspects of the project. Instead of a consistent height throughout, the building will have 9-stories along Mass Ave down to 6-stories along Walden Street to better respect the neighborhood fabric. Their innovative design techniques to make such a proposal tenable financially should be commended and hopefully will be used by other developers. The project includes 1000 square feet of ground-floor retail space along with a very thoughtful leasing approach to ensure a small-business community-supported uses. The building is designed to Passive House standards and includes both green roofs accessible by residents and solar panels. Finally, Capstone Communities and Hope Realestate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to the community.

If we can provide any additional details regarding these comments, please do not hesitate to reach out to us. We enthusiastically support this project and all the work the developer has done to address concerns posed to them from neighbors. We look forward to celebrating with the 49 families who will soon have access to affordable housing and be able to enjoy the benefits of living in Cambridge. They will live alongside those who can afford market-rate housing and also those who are lucky enough to have purchased their property decades ago.

Sincerely,

Anabelle Rondon, Great Neighborhoods Network Director
Stacy Thompson, Executive Director

==========

Anabelle Rondon | Great Neighborhoods Network Director
LivableStreets Alliance
anabelle@livablestreets.info
www.livablestreets.info
Pronouns: she, her, hers
@StreetsBoston | Facebook.com/LivableStreets

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Pacheco, Maria

From: Melissa Ludtke <melissa.ludtke@gmail.com>
Sent: Wednesday, December 9, 2020 9:53 AM
To: Pacheco, Maria
Subject: Thursday BZA hearing on 2072 Massachusetts Avenue project; writing, as neighbor, to endorse the plans

Hello:

I write to you as a neighbor of the proposed 2072 MA Avenue project. I live on Buena Vista Park and therefore often walk to MA Ave via Walden Street, so I am very familiar with this location. I want to highlight a few responses to what I've heard from those expressing concerns, either in public meetings or on Next Door posts, about this project's plans.

1. I have no concern about the height of this building. If, in this space and with this height, the city is able to house more people in affordable units, then I believe that the "extra" height, which makes this project feasible for the affordable housing developers, ought to be allowed to happen. We live in a **CITY**, after all, and I much prefer buildings going up to address such pressing needs rather than experiencing urban sprawl with scattered "units," as other cities do. Given the height of the senior center next door (and other buildings across the street), I don't feel that this building, as planned, is out of "character" in this neighborhood. I also feel its design has a light feeling that will actually improve the look and feeling of this location in Cambridge; it will be a vast improvement on the paved fast food restaurants that have been in this space for decades.

2. I also do not feel that the project's lack of numerous designated parking spaces should be seen as a drawback either. Plenty of surveys are telling us that many in younger generations do NOT want to own a car; they much prefer living near public transportation and within walking distance of stores at which they can purchase their daily goods at reasonable prices. Porter Square enables this lifestyle, which is increasingly preferred by many. And with a parking sticker from the city, there are parking spaces available on nearby streets, such as mine (Buena Vista Park).

3. I commend Capstone Communities for including in their design the "green roof" area they show on the back side of the building and for preserving the trees on the property. These steps are an important indicator to me that these developers understand – and are responding to – our pressing climate crisis needs. (The green roof fits well with the development's lack of emphasis on cars as the primary means of transportation.) Study after study tells us that adaptation to climate change – and mediation of its consequences – needs to be built into any new structures being built in our city today. And in this project, I feel these concerns are well addressed.

In short, I strongly support this project going forward, and I encourage the BZA to act favorably in its review.

If you have any questions about my comments, please don't hesitate to be in touch,

Melissa

Melissa Ludtke
Author, Book in progress: Locker Room Talk: A Woman's Struggle to Get Inside
https://www.melissaludtke.com/
Co-Producer, *Touching Home in China: in search of missing girlhoods*
Website

phone: 617-354-1728 (home/work)
cell: 617-416-1989

CHA Cambridge Housing Authority
362 Green Street, Cambridge, MA 02139 | P: 617.864.3020 F: 617.868.5372 | www.cambridge-housing.org

December 9, 2020

Mr. Constantine Alexander
Board of Zoning Appeal
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application
2072 Massachusetts Avenue, Cambridge, MA

Dear Mr. Alexander and Members of the Board:

On behalf of the Cambridge Housing Authority, I am writing to express my strong support of CC HRE 2072 Mass Ave Tenant LLC's Comprehensive Permit application for the proposed redevelopment of 2072 Massachusetts Avenue. As you may know, the CHA owns the Leonard J. Russell Apartments at 2050 Massachusetts Avenue, which is immediately adjacent to 2072 Massachusetts Avenue. The addition of 49 high-quality, 100% affordable apartment homes at 2072 Mass Ave that will provide its residents with access to public transportation and various community services and amenities is more dire now than ever. The densely populated makeup of the neighborhood makes this an ideal location for this proposed building.

As a direct abutter of the proposed development and with over 20,000 unique applicants across the CHA's waitlists, we have made it our mission to provide safe and high-quality affordable housing to individuals and families in Cambridge. The proposed redevelopment of 2072 Mass Ave will offer many families and individuals the opportunity to have a safe, new, affordable home.

Unfortunately, with the pandemic raging, it has been impossible to get a clear read on this project from our residents at Russell Apartments. To date, we have heard from a very small group of residents indicating they are not happy with the thought of any construction occurring at this neighboring site. They rightly cite the noise and the dust that will be created by construction activities, but this would be true no matter what is built on the site. I also understand they have mentioned increased vehicle congestion and density as concerns, and these were our concerns as well, but Capstone Communities has addressed those concerns with changes to the project that help mitigate these issues. The improvements now proposed to Walden Street coupled with the elimination of the curb cut on Mass Ave and the limited onsite parking will improve traffic flow and reduce the congested feel on Walden Street. As to density, yes, this new community will add about 147 new residents, just a small addition to an

urban census tract that already contains about 2,922 people, including the 52 residents at Russell Apartments all in the third most expensive housing market in the country.

Finally, our track record with Capstone Communities on other projects in Cambridge has been exceptional. We have found them to be responsive not only to their neighbors during construction but also to CHA voucher participants that call a Capstone project "home". Capstone Communities has already used feedback from meetings with the Cambridge Housing Authority and other neighbors to make significant changes to their design, specifically with respect to the busy intersection of Walden and Massachusetts Avenue. While I know that living next door to an active construction site will present challenges for our residents, I am 100% confident that this developer will do whatever is necessary to mitigate those challenges and for that reason, the Cambridge Housing Authority urges you to give this application your strongest consideration and support, and we thank you for your consideration.

Sincerely,

Michael J. Johnston
Executive Director

CC: Jason Korb, CC HRE 2072 Mass Ave Tenant LLC

Pacheco, Maria

From: Laurie LaPorte <laurie.laporte@gmail.com>
Sent: Wednesday, December 9, 2020 10:43 AM
To: Pacheco, Maria
Subject: Support for housing construction at 2072 Mass Ave

To the Board of Zoning Appeal,

I am writing in support of the proposed multi-family affordable housing construction at 2072 Mass Ave (CASE NO. BZA-017326-2020) that the Board of Zoning Appeal is considering at their hearing tomorrow (December 10, 2020).

Housing prices and rents are ridiculous in the city of Cambridge, and I am writing in support of the city zoning housing for individuals and families without the means to buy/rent on the open market. This is the ethical thing to do.

Thank you,

Laurie LaPorte
86 Harvey Street

Pacheco, Maria

From: Ruthann Rudel <rarudel@gmail.com>
Sent: Wednesday, December 9, 2020 2:40 PM
To: Pacheco, Maria
Subject: Writing in support of the 2072 Mass Ave affordable housing development

Dear Cambridge Board of Zoning Appeals members:
I am writing in support of the 2072 Mass Ave affordable housing development proposal. The city needs more affordable housing and I am especially excited that the proposed development is using a sustainable design in many aspects including transportation. I support that this valuable site is not being used to store private vehicles, but instead will provide housing. As a future neighbor (I live on Rindge Ave), I would like to see more bike and transit infrastructure, increased safety and comfort for people walking and biking, and less deference to private motor vehicles as a primary mode of transportation.

The project is in an ideal location for sustainable mobility. The project includes 3 accessible spaces and 2 short-term spaces, which matches the availability of sustainable transit in that location. In addition, the developer agreed to all of the Transportation Demand Management recommendations from the city, meaning that they will be adding additional incentives to encourage mobility uses that don't include a car.

1. **Proximity to high-quality transit (subway, frequent bus, commuter rail).** The location is only a 5-minute walk to Porter Square, which is serviced not only by the Redline but also the commuter rail, greatly increasing the range of mobility for commutes and recreation. The location is also directly on Mass Ave which has frequent bus service. Davis Square, with even *more* bus lines, is only a 10 minute walk away. As a city trying to address our affordable housing issue, I can't imagine a more perfect location to build in terms of mobility.
2. **Many stores/restaurants/places of interest in walking distance.** The Walk Score is a measure from 0-100 of how easy it is to do daily errands without a car. 2072 Mass Ave has a near-perfect Walk Score of 97. Even one of the more cumbersome errands, getting many bags of groceries, is not difficult since Porter has a grocery store, something that cannot be said of other transit stops in Cambridge. Bergin Park and Rindge Field are only 10 minutes away by foot, and Danehy is only an additional 5 minutes away.
3. **Access to bike facilities.** Porter Square was recently updated with separated bike lanes. Portions of Mass Ave also have separated bike lanes and the rest have demarcated lanes, though unprotected. 2072 Mass Ave is a 7-minute ride from the Alewife Linear Park (community path).
4. **Minimal impacts on traffic.** Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project." In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.

Thank you for your attention,
Ruthann Rudel
205 Rindge Ave
Cambridge

Pacheco, Maria

From: Mark Boswell <markaboswell@gmail.com>
Sent: Wednesday, December 9, 2020 2:35 PM
To: Pacheco, Maria
Subject: I Support 2072 Mass Ave Project

Dear Board of Zoning Appeals,
I support the affordable housing project at 2072 Mass Ave as proposed. Affordable housing located near transit is exactly what Cambridge needs, and especially this neighbhorhood. As a resident living on Walden Street, I appreciate its thoughtful design. Based on the developer's parking study I do not believe there will be significant negative traffic impacts.

Please vote to approve this project.

Kind regards,
Mark Boswell
105 Walden Street, Cambridge

Pacheco, Maria

From: Young Kim <ycknorris@gmail.com>
Sent: Wednesday, December 9, 2020 11:10 AM
To: Singanayagam, Ranjit; Farooq, Iram
Cc: Daglian, Sisia; Glowa, Nancy; DePasquale, Louie; Barr, Joseph; Carlone, Dennis; Nolan, Patricia; City Clerk; Pacheco, Maria; Paden, Liza; Joseph, Swaathi
Subject: Please Reschedule 2072 Mass Ave Comprehensive Permit hearing on 12/10/2020

Dear Commissioner Singanayagam and Dear Assistant City Manager Farooq,

I am following up on my email dated Dec 3, 2020 with the subject line *What did the Planning Board vote to recommend favorably to BZA on 12/1?*

Capstone Communities LLC and Hope Real Estate Enterprises LLC's (CC HRE, applicant) material for the 2072 Mass Ave Comprehensive Permit hearing is confusing and clearly demonstrates their rush to get the application through the Board of Zoning Appeal's (BZA's) hearing as they have done for the Planning Board (PB) hearing. This should raise many questions and concerns. The material is in four sections as outlined below (all page numbers refer to 2072massavebza0173262020.pdf posted online). On the other hand, the project material for the PB hearing was all located in one place https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/bzadocuments/2072massavebza0173262020documents.pdf.

1. Front part of the application same as submitted to PB hearing:
    a. Comprehensive Permit Application stamped of Nov 12 2:47 PM by the City Clerk (pgs. 1-4)
    b. Comprehensive Permit Application 2072 Mass Ave Apartments Section 1 Cover Letter and Narrative (pgs. 5-20)
2. The supplemental material for this application starting with a cover letter on pgs. 23-73
3. 2072 Mass Ave Frequently Asked Questions and Comments from project's website (https://www.2072massaveapts.com/) on pgs. 74-146
4. Comprehensive Permit Application on pgs. 219-368

The cover letter in pg. 2 states "see sections 3-16 for a complete description of the proposed project and the following Items" a- j. but they are not included here. Furthermore item (a), Site Development Plans are nowhere to be found in the application packet except in the cover letter.

The major change to the original plan was changing 8 stories to 9 stories facing Mass Ave and 6 stories facing Walden neighborhood. Yet, there are 3 Dimensional Information Tables on pages 4, 53, and 244 with the Building Height(s) (Ft) listed as 8 Stories/ ~89'·8" on pages 4 and 244 and 9 Stories ~102'/6 Stories ~69'-6" on page 53. In fact, the description of the case still says the "proposal includes an eight (8) story building".

The applicant included FAQ and Comments from the project website yet did not include 2072 Mass Ave Planning Board Presentation (12.01.20). Why are the FAQ's more important than the PB presentation and are there any inconsistencies between PB presentation and the material submitted to BZA?

How are the board members supposed to piece together the full project material from these disjointed and conflicting material and figure out what changed from the original application or from the PB Presentation? This is the question I raised in my Dec. 3 email and I am writing again to ask you if this meets the BZA document submittal requirements.

The PB's decision memo (pg. 379) recommending "sending a favorable recommendation to the Board of Zoning Appeal (BZA) to grant the requested relief" also has two serious deficiencies. First, the memo stated that Board members "also noted that there are examples of buildings of this height (the height of the proposed building) elsewhere on northern Massachusetts Avenue." But if you look at my presentation (pgs. 200-201),

you will see there is only one such building, 2353 Mass Ave 0.4 mile north of the proposed site. Before BZA accepts PB's recommendation, I urge you to conduct a survey, either by the City or CC HRE, of the height of all buildings along Mass Ave north and south of 2072 Mass Ave to determine how many buildings are of comparable height. I am sure the survey will show 5 or 6-story building will be more appropriate at the site.

The second deficiency is that the memo does not address a serious reservation a PB member brought up about parking. If the memo is to state positive reasons for a favorable recommendation, then it should also note the negative ones which PB decided were not sufficient enough to outweigh the positive ones. In fact, the suggested comment to acknowledge in the decision memo that there continues to be residents and at least one board member who have expressed concerns over parking overflow in the neighborhood was rejected without a vote after one board member's comment opposing it . Chairwoman Connolly concluded the hearing noting that the many attendees for PB hearing will certainly bring up traffic and Parking to BZA and PB will let BZA determine whether or if they want to address that with the applicant. This, in my humble opinion, should have been conveyed to BZA.

I beg you to postpone the hearing of this case until

a) the project material is posted in a cohesive manner with changed in supplemental material clearly identified from the original material (for ex pages x,y,z are replaced by a, b, c or replace entire sections X,Y,Z by A, B, C)

b) Project Review Special Permit from the PB is approved or a compromise plan worked out with the community in lieu of Project Review SP.

Thank you for your attention and consideration to this matter,
Respectfully yours,
Young Kim
17 Norris Street

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Mariana Dunlington-Pope (Print) **Date:** 11/23/2020

Address: 2072 Mass Ave.

Case No. BZA-017326-2020

Hearing Date: 12/10/20

Thank you,
Bza Members

Pacheco, Maria

From: Sam Shoap <sam.shoap@masshousingcoalition.org>
Sent: Wednesday, December 9, 2020 2:35 PM
To: Planning Board Comment
Subject: 2072 Mass Ave project (ZBA 017326-2020)

To whom it may concern,

I write to you today on behalf of the Massachusetts Housing Coalition to declare our support for Capstone Communities LLC and Hope Real Estate Enterprises LLC development of a multi-family 100% affordable housing community at 2072 Mass Ave., with 49 residential rental units, as well as ground floor commercial and building amenity space.

The Massachusetts Housing Coalition (MHC) is a non-profit organization founded by Massachusetts residents, tenants, homeowners, and property owners. MHC is focused on protecting and increasing access to affordable and workforce housing options in Massachusetts by promoting economic and systemic equity, racial and social justice, and by advocating for sustainable and smart growth housing, along with transportation infrastructure that supports residents and vulnerable populations.

MHC is supportive of this project for many reasons, but the most pertinent reason is also the most simplistic - our region *desperately* needs more affordable housing. While the issues of housing shortages, affordability, and accessibility have been discussed for decades, with potential solution after potential solution proposed, a simple, straightforward solution is right in front of us; If we want more affordable housing, we need to build more affordable housing.

An article published this past summer in the Boston Globe[1] sought to highlight the massive shortage of affordable housing in the Boston area, saying "Amid a housing crunch and a rental market upended by COVID-19, lengthy queues for affordable housing continue in Boston, with one organization that owns 500 residential units in Allston and Brighton seeing its waitlist top an eye-popping 17,000."

It continued, "There are other wait lists. The Boston Housing Authority, which provides affordable housing to more than 58,000 residents in and around the city, said it had more than 49,000 applicants for its affordable housing programs as of July 6.

Albert Caldarelli, the executive director of the East Boston Community Development Corporation, said recently that between 4,000 and 5,000 people are now in the queue for the agency's affordable housing.

Leslie Reid, the chief executive of Madison Park Development Corporation, which has 790 residential units in Lower Roxbury, the vast majority of which are subsidized housing, said there are currently about 7,300 on its waitlist."

With such profound, widespread need, restricting or denying the development of more affordable housing - especially units designed for full families - would be incredibly disappointing and unnecessary.

Additionally, the effects of this development go far beyond waiting list numbers.

These units will bring more families and long-term renters to the area, increasing consistent economic activity regardless of whether school is in session.

It is also worth considering the potential societal benefits related to this development. Cambridge is predominantly white (67% of the population)[2], but, according to the National Low Income Housing Coalition[3], "Black, Native American, and Hispanic households are more likely than white households to be extremely low-income renters - with incomes at or below the poverty level or 30% of their area median income – for whom there is a dire shortage of affordable and available homes; nationally there are just 37 rental homes for every 100 extremely low-income renter households. Twenty percent of black households, 18% of American Indian or Alaska Native (AIAN) households, and 16% of Hispanic households are extremely low-income renters.". It is therefore worth pointing out the likelihood that this will increase the diversity of Cambridge. A paper put out by the Urban Institute[4] elaborates on "the substantial body of evidence that residential segregation undermines the well-being of individuals, communities, and American society as a whole. Although we know much less about the potential benefits of neighborhood diversity than about the costs of segregation, considerable

research finds that both whites and minorities gain from diverse communities." This is a real chance to make tangible progress in Cambridge's pursuit of social and racial justice.

We hope that you will consider the importance of this project to so many families in need, as well as the societal benefits it would entail, in voting to approve this proposal.

Thank you, Sam Shoap Outreach Director Massachusetts Housing Coalition

1. https://www.bostonglobe.com/2020/07/20/metro/affordable-rental-housing-allston-brighton-waiting-list-17000/?p1=Article_Inline_Text_Link
2. https://www.census.gov/quickfacts/cambridgecitymassachusetts
3. https://nlihc.org/resource/racial-disparities-among-extremely-low-income-renters
4. https://www.urban.org/sites/default/files/publication/30631/411955-Promoting-Neighborhood-Diversity-Benefits-Barriers-and-Strategies.PDF

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Sam Shoap
Outreach Director
Massachusetts Housing Coalition
Sam.Shoap@masshousingcoalition.org | 215-630-4318
website | facebook

Pacheco, Maria

From: Annie Michaelis <anniemichaelis@gmail.com>
Sent: Wednesday, December 9, 2020 11:35 AM
To: Pacheco, Maria
Cc: Jennifer Tamarkin
Subject: Zoning Board of Appeal--support for 2072 Mass Ave project

Greetings,

I am writing to express my heartfelt support for the proposed affordable housing development at 2072 Mass Ave. I believe our community is facing a housing affordability crisis, and allowing these much-needed homes to be built would help families in our community who need it most. Since this site is on the busy Mass Ave. corridor, replaces an unsightly parking lot, and is very close to transit (and many other services, including grocery stores and child care centers), it appears to be an ideal location to allow much-needed density.

I am a homeowner who lives around the corner from this site and I walk by it daily. I do not think any hypothetical concerns about access to on-street parking or increased traffic justify slowing down or downscaling the project. In terms of respecting the immediate neighbors' desires, the developers have already reduced the scale of their original plan to add an attractive rear roof-deck that will create a 'step down' to nearby homes. It would be a sad and shortsighted loss to see the project downscaled further or delayed.

I hope you support this project, and bring more desperately-needed homes to my neighborhood.

Sincerely,

Annie

Annie P. Michaelis

175 Richdale Ave., #105

Cambridge MA, 02140

Pacheco, Maria

From: Lawrence Bluestone <lbluestone@verizon.net>
Sent: Wednesday, December 9, 2020 12:58 PM
To: Pacheco, Maria
Subject: Letter of Support for 2072 Mass Ave. Affordable Housing Development

Re: 2072 Mass Ave (BZA-017326-2020) - Letter of Support

Dear BZA Members -

As a long-time Cambridge resident, I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Ave. near Porter Square. Today, more affordable housing is our city's #1 need. This project helps meet that urgent need. So, I urge the BZA to approve this most important project.

1. **100% affordable housing units.** Market-rate projects in Cambridge are required to include 20% affordable units, but this project has every single unit one of the 49 units as affordable. In addition, 30% are family-friendly 3-BR apartments and 40% are 2-BR units. If we want housing for families, we need to provide them with places to live. The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development.
2.
3. **Dense mixed-use development.** "The current site, a 1-story, single-tenant commercial building with a large accompanying parking lot, represents a past pattern of automobile-oriented planning principles. Recent planning and zoning efforts point to a different kind of land use and development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.
4. **Close to transit.** The project is directly on the Mass Ave transit corridor, and is just a 5 minute walk to the Porter Square T station and commuter rail station. 2072 Mass Ave does not include on-site parking beyond 3 accessible spaces and 2 short-term parking spaces, but the concerns about traffic and parking are unfounded. Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project," and the developer has agreed to all of the Transportation Demand Management recommendations from the City.
5. **Step-down urban design, ground-floor retail, and green design.** Instead of a uniform height, the building will have 9 stories along Mass Ave and then step down to 6 stories along Walden Street to better respect the existing scale of the adjoining neighborhood . It includes 1,000 square feet of ground-floor retail space. The building is also designed to Passive House standards and includes both solar panels and green roofs accessible to its residents.

5. **Developers' excellent reputation.** Capstone Communities and Hope Real Estate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to community.
6.

Again, I urge the BZA to approve this critical affordable housing development.

Respectfully submitted,

Lawrence Bluestone
18 Centre St. / Cambridge MA 02139

Pacheco, Maria

From: Randy Stern <stern.cport@gmail.com>
Sent: Wednesday, December 9, 2020 12:34 PM
To: Pacheco, Maria
Cc: Jake
Subject: We support the affordable housing project at Mass Ave and Walden St

Hi,

We are writing to the Cambridge Board of Zoning Appeal to express our full support for the 100% affordable housing project that is proposed for the corner of Mass Ave and Walden Street. Cambridge is in desperate need of more affordable housing. The project is not too large for the neighborhood - only a few stories taller than nearby buildings, and well located close to the Porter Square mass transit hub.

Please approve moving forward with this project expeditiously.

Randy and Rosanne Stern
12 Kenwood St.

Pacheco, Maria

From: Annie Tuan <atunafsh@gmail.com>
Sent: Wednesday, December 9, 2020 2:00 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave (BZA-017326-2020)

Dear Members of the Board of Zoning Appeal,

As a Cambridge resident and imminent Porter Square resident (moving at the end of the month), I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Avenue in Cambridge. I urge the BZA to approve this important project.

1. **Ideal location for sustainable mobility.** The project includes 3 accessible spaces and 2 short-term spaces, which matches the availability of sustainable transit in that location. In addition, the developer agreed to all of the Transportation Demand Management recommendations from the city, meaning that they will be adding additional incentives to encourage mobility uses that don't include a car.
    1. **Proximity to high-quality transit (subway, frequent bus, commuter rail).** The location is only a 5-minute walk to Porter Square, which is serviced not only by the Redline but also the commuter rail, greatly increasing the range of mobility for commutes and recreation. The location is also directly on Mass Ave which has frequent bus service. Davis Square, with even *more* bus lines, is only a 10 minute walk away. As a city trying to address our affordable housing issue, I can't imagine a more perfect location to build in terms of mobility.
    2. **Many stores/restaurants/places of interest in walking distance.** The Walk Score is a measure from 0-100 of how easy it is to do daily errands without a car. 2072 Mass Ave has a near-perfect Walk Score of 97. Even one of the more cumbersome errands, getting many bags of groceries, is not difficult since Porter has a grocery store, something that cannot be said of other transit stops in Cambridge. Bergin Park and Rindge Field are only 10 minutes away by foot, and Danehy is only an additional 5 minutes away.
    3. **Access to bike facilities.** Porter Square was recently updated with separated bike lanes. Portions of Mass Ave also have separated bike lanes and the rest have demarcated lanes, though unprotected. 2072 Mass Ave is a 7-minute ride from the Alewife Linear Park (community path).
    4. **Minimal impacts on traffic.** Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project." In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.
2. **100% affordable housing units.** Instead of only 9 out of 49 units as required by the 20% stipulation, all of the 49 units will be affordable. A higher portion are family-friendly 3-BR and 2-BR, as opposed to many 1-BR to maximize profit. The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development. Porter Square is a hotspot of retail locations and is a good candidate for more residential.
3. **Step-down urban design**, ground-floor retail, and green design. Instead of a consistent height, the building will have 9 stories along Mass Ave down to 6 stories along Walden Street to better respect the neighborhood fabric. It includes 1000 square feet of ground-floor retail space. The building is designed to Passive House standards and includes both solar panels and green roofs accessible by residents.
4. **Dense, mixed-use development**. "The current site, a 1-story, single-tenant commercial building with a large accompanying surface parking area, represents a past pattern of automobile-centric urban planning and development principles. Recent planning and zoning efforts point to a different kind of land use and

development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.

Annie Tuan
129 Franklin Street
(soon: 139 Oxford Street)

The Davis Companies

T 617.451.1300
F 617.451.3604

125 High Street
Boston, MA

December 7, 2020

Mr. Constantine Alexander
Board of Zoning Appeal
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application
2072 Massachusetts Avenue, Cambridge, MA

Dear Mr. Alexander and Members of the Board:

I am writing on behalf of The Davis Companies to express our strong support for CC HRE 2072 Mass Ave Tenant LLC's Comprehensive Permit application for the proposed redevelopment of 2072 Massachusetts Avenue in Cambridge. As the owner and operator of the Henderson Carriage Building, a 95,000sf office and retail building located at 2067 Massachusetts Avenue directly across the street from the 2072 Massachusetts Avenue proposed development, we were thrilled to hear about the developer's plans to transform the site into much-needed affordable housing.

Along with retail and office space, The Davis Companies also specializes in residential construction, development and management and is all too familiar with the housing crisis affecting the Boston metro area and how it particularly affects low- and moderate-income individuals and families. We commend the developers for proposing a 100% affordable housing development that will serve those earning between 30% and 60% of the Area Median Income, while also providing potential ground-floor retail which will help to activate and enhance Massachusetts Avenue.

The Porter Square and North Cambridge neighborhoods are very dense, diverse, and well-served by transit and public accommodations, making this location extremely suitable for a building of this size. The Davis Companies strongly supports the developer's plans for 2072 Massachusetts Avenue and we kindly request that you give this application your consideration and approval. Thank you for your attention to this matter.

Sincerely,

Stephen Davis
Managing Director

CC: Jason Korb, CC HRE 2072 Mass Ave Tenant LLC

Pacheco, Maria

From: Grace Nauman <grace.a.nauman@gmail.com>
Sent: Thursday, December 10, 2020 9:01 AM
To: Pacheco, Maria
Subject: BZA-017326-2020 Comment

Dear Board of Zoning Appeals,

I'm Grace Nauman and live at 44 Cherry St. in Somerville, near Porter Square and a short walk from where the proposed 2072 Mass Ave. Development is being planned. I just wanted to reach out to you and say that I fully support the 2072 development going forward as planned. I think the high density affordable housing near transit will be a huge boon for the neighborhood, and that developments like that will be critical for keeping the Camberville area sustainable, both economically and environmentally.

Thanks you so much for your time and attention,

Grace Nauman

Pacheco, Maria

From: McGovern, Marc
Sent: Wednesday, December 9, 2020 7:34 PM
To: Pacheco, Maria
Subject: BZA

Dear members of the Board of Zoning Appeals:

We, the undersigned members of the Cambridge City Council, would like to express our strong support for the Capstone Communities LLC and Hope Real Estate Enterprises LLC Comprehensive Permit Application (Case number: 017326) being proposed at 2072 Massachusetts Avenue.

Not a day goes by when we do not have conversations with those struggling to find affordable housing in Cambridge. Many are life-long Cambridge residents, who have children in our public schools, who work in our city and have their families here, yet they are faced with having to move from the only city they have ever known because of rising rents. As you know, this project will create 49, 100% affordable units, 71% of which will be two- and three-bedroom, family sized apartments. This project will change lives for hundreds, for decades to come.

So often when a development is proposed we focus on height, density, parking, and traffic. All important, however, we rarely stop and talk about the people who will have the opportunity to live in these buildings. And because these people are not yet living in these units, they have no voice in the call for there creation, requiring us to be their voices. People like Ellen, who is a 35-year-old, single mother, who has been on the Cambridge Housing Authority waiting list for 6 years. Ellen grew up in Cambridge. Her daughter attends Cambridge Rindge and Latin. She is being forced to leave her current apartment and doesn't know where she and her daughter are going to live. Or people like, James, who graduated from Cambridge Rindge and Latin, is a veteran who has been struggling with homelessness for a decade, but even with a voucher, can't find an apartment he can afford in the city he grew up in. These are real people who could benefit from this building.

As if the 49 affordable units were not enough, this building will be built with the highest environmental standards. Just this week, at City Council, we forwarded to the Ordinance Committee a citizens' petition filed by Mother's Out Front of Cambridge, to require green roofs to be built on new construction projects. This project will have a green roof, setting an example for future projects that balance both affordability and environmental protections. This building will be built with Passive House standards. Add the buildings proximity to the Porter Square T station, it being on numerous bus lines, and you have a building that will be one of the most environmentally friendly, transit-oriented buildings in our city.

We would also like to acknowledge Capstone and Hope Legal's work with the city and with the community. In total, they have met with city departments and officials 15 times and with community groups and community members an additional 20 times. But they didn't just meet. They listened and they acted. They redesigned their building to incorporate many of the desires of both the city and the community. From concentrating the building's height along Mass Ave and lowering the height facing the neighborhood, to relocating the main residential entrance to Walden Street to divert pedestrian traffic, drop offs and pick-ups, and package deliveries to Mass Ave., to widening Walden Street to provide three 10' wide driving lanes that will help relieve significant existing traffic constriction at the busy intersection with Mass Ave. These are just a few of the adjustments made by Capstone at the request of the city and community.

This is a building we should be celebrating. If we cannot rally behind a 100% affordable, family friendly, environmentally sound, transit-oriented development on a main thoroughfare, then what project we can get behind?

We thank you for your time and your service to our community. We respectfully ask that you approve this comprehensive permit to advance this project and help create life-changing housing to those who want nothing more than to live in our wonderful city and all it has to offer.

City Councillor Marc McGovern
Vice-Mayor, Alanna Mallon
City Councillor Denise Simmons
Mayor Sumbul Siddiqui

Pacheco, Maria

From: Erik Spek <erikjspek@yahoo.com>
Sent: Wednesday, December 9, 2020 7:24 PM
To: Pacheco, Maria
Cc: Sonja Kenny
Subject: RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for the apartment building proposed at 2072 Massachusetts Avenue. We are a family of four that own and live in an apartment on Raymond Street, just off Walden Street.

The proposed building on the corner of Walden and Mass Ave will increase the number of affordable housing units in Cambridge, which is very much needed. In addition, the project will improve the corner of Walden Street and Mass Ave.

We hope that you consider the Appeal for the apartment building proposed at 2072 Massachusetts Avenue favorably.

Sincerely,
Sonja Kenny and Erik Spek
150 Raymond Street
Cambridge, MA 02140

Pacheco, Maria

From: Shenandoah Paun <shennyp@gmail.com>
Sent: Wednesday, December 9, 2020 6:35 PM
To: Pacheco, Maria
Subject: BZA-017326-2020

To whom it may concern,

I am writing to voice my support for the proposed affordable housing project at 2072 Mass. Ave. I have looked over the plans, and I applaud the design and choice of location. I am thrilled to see a transit-oriented building that focuses on people instead of cars. Porter square is an ideal location for this to be a success. While this building is tall, I think it will fit right in on Mass Ave, and the green roof on the back side facing Walden will look really great. All in all I think it will look better than what is there at present. The widened intersection and sidewalk will improve the safety of the area. I appreciate that there will be a mix of different unit types that will provide comfortable homes for individuals, couples, and families. And of course, the fact that it is 100% affordable in perpetuity is wonderful. In short, this is EXACTLY the type of development that Cambridge needs, and I hope there will be more of it in the future.

I know that some neighbors are drumming up opposition to the project on social media based on unfounded (and easily disproved) claims and false information. Most who have voiced their opposition seem to be ignorant of key facts about the project, and are proposing alternatives or suggesting changes without looking into their actual viability. If there are legitimate safety concerns, I have yet to hear them. I trust that the City of Cambridge and Capstone will take care to make sure that this project is carried out in a way that is safe and responsible without letting naysayers block the effort or reduce the number of affordable units in order to fit with some people's idea of aesthetic ideals. I think the building looks great as planned, and I look forward to seeing it completed!

Thank you for your time.

Sincerely,

Shenandoah Paun
12A Lopez St

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 Fax: 617-349-6165
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

November 19, 2020

To: Maria Pacheco, Secretary
Board of Zoning Appeal

From: Charles Sullivan, Executive Director
Cambridge Historical Commission

Re: BZA-017326-2020, 2072 Massachusetts Avenue

The Cambridge Historical Commission is in receipt of a Comprehensive Permit application for the above referenced property, which is proposed for redevelopment as a new multi-family affordable housing building with 49 residential rental units.

The existing building on this site is a former fast-food restaurant constructed in 1971 that has no historic or architectural significance. Historical Commission staff will sign off on the demolition permit application at the appropriate time. No public hearing will be necessary.

I also find that this project will have "no adverse effect" on the adjacent Henderson Carriage Building, which is listed on the National Register of Historic Places, or on any other designated historic resource in the vicinity.

cc: Jason Korb and Sean Hope, CC HRE 2072 Mass Ave Tenant LLC, c/o Capstone Communities LLC

Pacheco, Maria

From: Wayne Welke <wayne.welke@gmail.com>
Sent: Wednesday, December 9, 2020 5:17 PM
To: Pacheco, Maria
Subject: Re: 2072 Mass Ave (BZA-017326-2020) – Letter of Support

Re: 2072 Mass Ave (BZA-017326-2020) - Letter of Support
Dear Members of the Board of Zoning Appeal,
As a Cambridge resident, I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Avenue near Porter Square in Cambridge; I hope that the BZA will agree and approve this important project.

1. **100% affordable housing units.** Market-rate projects in Cambridge are required to include 20% affordable units, but this project has every single unit one of the 49 units as affordable. In addition, 30% are family-friendly 3-BR apartments and 40% are 2-BR units. Other developers would have focused on 1-BR units to maximize profitability and minimize space. If we want housing for families, we need to provide them with space to live! The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development.
2. **Dense, mixed-use development.** "The current site, a 1-story, single-tenant commercial building with a large accompanying surface parking area, represents a past pattern of automobile-centric urban planning and development principles. Recent planning and zoning efforts point to a different kind of land use and development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.
3. **Close to transit.** The project is right on the Mass Ave transit corridor and a 5 minute walk to the Porter Square T station. The project does not include on-site parking beyond 3 accessible spaces and 2 short-term parking spaces, but the concerns about traffic and parking are unfounded. Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project," and the developer has agreed to all of the Transportation Demand Management recommendations from the city. In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.
4. **Step-down urban design, ground-floor retail, and green design.** Instead of a consistent height, the building will have 9 stories along Mass Ave down to 6 stories along Walden Street to better respect the neighborhood fabric. It includes 1000 square feet of ground-floor retail space. The building is designed to Passive House standards and includes both solar panels and green roofs accessible by residents.

5. **Developer reputation.** Capstone Communities and Hope Real Estate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to community. Sean Hope was born in Cambridge and is raising his family here, and Jason Korb's dad grew up in Cambridge. The Department of Housing and Community

Development audits the developers' finances for the project to ensure a fair overhead and fee is charged.

Wayne Welke
30 Dover St - #3
North Cambridge, MA

Pacheco, Maria

From: Larry Field <lfield1007@aol.com>
Sent: Wednesday, December 9, 2020 6:16 PM
To: Pacheco, Maria
Subject: Public comment on 2072 Mass Ave

Dear Board Members:

We support the application to build 49 affordable residential units and ground floor retail/amenity space at 2072 Mass Ave. We live in Porter Square. We frequently walk in the immediate vicinity of this proposed development and use Walden Street and Mass Ave when we drive. (ZBA 017326-2020)

Boards, of course, apply legal standards when they review an application. As residents, we are using a different standard: will this project make our area and our city better? We think yes.

Throughout the development of the East Cambridge and Alewife areas over the last 8 years, many have advocated for 100% affordable projects rather than market rate developments with inclusionary units. Throughout the Affordable Housing Overlay debate, many said it was more appropriate to have denser 100% affordable development along major corridors like Mass Ave and near subway stations. The 2072 Mass Ave proposal obviously would bring 49 affordable units within a few blocks of a subway/commuter rail station and is on one of the major corridors highlighted for more density in the Envision Cambridge report.

The proposed development would be a very positive transformation of the site. First, going from an auto-centric to transit-oriented use is what we want in Porter Square. Second, this is a corner lot that should help mark the northern edge of Porter Square. A significant structure (if well-designed) would match the Henderson Carriage building across the street and provide that strong edge. Third, this is an elegantly-designed building. It has a visual lightness in the cube that is on Mass Ave and interesting, changing facades along both frontages. The step-back on Walden Street works well. In short, we'd like what this proposal does for Porter Square even if it did not bring 49 affordable units.

The affordable units are particularly welcome because the unit mix will include more two and three bedroom units than other recent developments (with a couple of exceptions). This is important, as you know, because of the relative scarcity of family-sized units here and in the region.

Most of the arguments against this project are ones that this board sees with every project: traffic, parking, too big. But it is fair to ask about the height on Mass Ave and the limited parking.

We're not bothered by the extra floors in relation to 2050 Mass Ave or the Henderson Carriage building across the street. To our eyes, the additional massing works, particularly because of the strong design. Having those additional floors helps more households and makes it more likely that the project will receive state funding. The DHCD rental round is intensely competitive and Cambridge's high development costs are a burden on every application from our city. Spreading the cost amongst more units makes a difference.

There will be more cars using resident parking because of this project. The question is what effect that will have on the ability to park in the neighborhood. We've lived in a Cambridge neighborhood that has truly tight parking and had to circle for a space several times a week. That is not the area around 2072 Mass Ave. I know many never believe traffic/parking studies, but this parking study seems to match the reality, i.e., that the area can absorb additional cars on both sides of Massachusetts Avenue. And one of the ironies of parking debates is that if the developers had provided on-site parking, opponents would say that tenants would not lease the spaces and instead would park on the street. (Not that on-site parking is feasible on the site, as the cost would be prohibitive and it probably would require cutting the number of units.)

We urge you to approve the 2072 Mass Ave proposal.

Thank you,

Larry Field & Cheryl Suchors
Mt. Vernon Street

Pacheco, Maria

From: Debra Fox <dfox228@gmail.com>
Sent: Wednesday, December 9, 2020 5:05 PM
To: Pacheco, Maria
Subject: 2072 MASS Ave

I am a homeowner and long time resident at 35 Blake Street- several blocks across Mass ave from this proposed development . I am very concerned about the lack of affordable housing opportunities in Cambridge and urge you to approve this project.

Sincerely,

Debra Fox

Pacheco, Maria

From: Bill McAvinney <bmcavinney@earthlink.net>
Sent: Wednesday, December 9, 2020 4:51 PM
To: Pacheco, Maria
Cc: William Mcavinney
Subject: Please approve the Comprehensive Permit for 2072 Mass Ave (Case No. BZA-017326-2020

Dear BZA members,

It is much more important to me to have a roof over my head than to have a place to park a car. I suspect I'm not alone in that priority. That is the essence of the decision we as a city have to make about this project, and I hope you and our city as a whole will follow those priorities.

This project will provide affordable housing that we are in dire need of, with a minimal adverse impact on our environment. To my eye it will also be a significant improvement to the visual appeal of this corner. I ask you to approve these plans for 2072 Mass. Ave. without adding any additional parking requirements and without reducing the amount of housing.

Sincerely,
Bill McAvinney

Pacheco, Maria

From: Janie Katz-Christy <jkatzchristy@gmail.com>
Sent: Wednesday, December 9, 2020 4:18 PM
To: Pacheco, Maria
Subject: Support (with more operable windows, small balconies/decks, better bike parking) for 2072 Mass Ave

Dear Cambridge Board of Zoning Appeals members:

I am a neighbor who has lived on the other side of Mass Ave for almost 35+ years and travel past this corner daily -- by foot, bike, bus, kick scooter, and occasionally by car. I am writing with qualified support of the 2072 Mass Ave affordable housing development proposal. The city needs more affordable housing and am excited to see the proposed development using many aspects of sustainable design, including transportation.

I would like to the Zoning Board to ask for the following changes:

More and better bike storage (easier access, accessible without elevator, and greater numbers of bike parking spots): It seems ironic for a sustainable project to require an elevator to use a bike. Imagine a family of 5 going out for a quick ride to school. How many elevator trips would that require?! While bike parking at grade would be ideal for all, regular two-wheeled bicycles could be wheeled directly out of the basement, on a ramp-sided, straight-run staircase. And there must be room for larger and cargo bikes. Even residents with no children (I just got one at age 63) should be able to park/store a cargo bike, which will not fit in elevators. These bicycles cannot be stored in the basement without a gentle ramp, and are key to truly sustainable mobility living.

The amount of bike storage shown, while better than many projects, is inadequate for a bike-friendly project that aims to encourage car-free mobility. Keep in mind that a typical family of 5 should be able to store more than 1 bicycle and often, *at least,* five. This plan does not accommodate enough bike parking for the number of residents, and that will limit these residents' ability to travel in reasonable car-free ways.

Individual units' access to the outdoors for people and plants: For these units and the building as a whole to feel livable and nurturing, especially with such a relatively small shared roof deck and no ground floor greenspace, people need private exterior space to enjoy fresh air and small outdoor plants. If it is absolutely not possible to provide such exterior space, there should be tall (door-like or other creative approaches) openings so that the residents would be able to "bring the outside in" to at least some extent, though this is a much less adequate way to give some outdoor space to the units.

More operable windows: In order to minimize the use of even "green" air conditioning, these units should be able to make use of natural ventilation. While the windows shown in the elevations might be able to be partially opened, they seem to have a large area that is not operable, and the ventilation they provide does not seem adequate, livable, or sustainable.

Thank you for your attention,
Jane Katz
166A Elm St.
N. Cambridge

Pacheco, Maria

From: Michael Hoff <hoffmichaelao@gmail.com>
Sent: Wednesday, December 9, 2020 4:13 PM
To: Pacheco, Maria
Subject: BZA-017326-2020

Hello,

My name is Michael Hoff and I am writing in to voice my support for the 2072 Mass Ave project. As a lifelong resident of Porter Square, I think the project proposal is just what the area needs. No parking is the right trend for 2020, despite what anyone may say. If we are to be serious about addressing affordable housing and environmental impact in our city, adding 49 affordable units that also serve to encourage the use of public transportation and walkable neighborhoods is a tremendous step in both of these directions.

Also, if we want to support racial justice with actions and not just words, we need to step up with affordable housing so that many long time minority residents can stay in Cambridge. This project would help that effort.

Sincerely,
Michael Hoff
17 Hillside Ave

Pacheco, Maria

From: Patrick Joyce <patrick@joycemail.net>
Sent: Wednesday, December 9, 2020 4:01 PM
To: Pacheco, Maria
Subject: Public comment for Board of Zoning Appeal case #BZA-017326-2020

Hi, we live at 2130 Mass. Ave. in North Cambridge. This is our first time giving public comment at a zoning hearing, so thank you for the opportunity. We're asking you to support the affordable housing community development proposed at 2072 Mass. Ave, case #BZA-017326-2020.

My (Rajee's) parents had never owned a home of their own until they retired and moved to Cambridge, when they bought a home that was subsidized under the city's affordable housing program.

We would like Cambridge to continue to provide opportunities like that to families, and we would very much like it to happen in our neighborhood, as well as others around the city. We believe it's important for us to do what we can to address the housing crisis for low-income families, in as many ways as possible.

There may be residents who feel the proposed building should be reduced in size or built to include more parking. We believe Cambridge needs to do more, not less, for families in need. And that includes families who do *not* need cars, in a place as transit-rich and with as many opportunies as here in Cambridge. Parking spots add to the cost of homes, which only makes it more difficult for families with few financial resources if they don't need a car.

We also support the proposal because it helps Cambridge promote a future with less traffic and less pollution. And appreciate the easement it would grant the city to widen Walden St at Mass Ave, which is sorely needed.

Patrick and Rajee Joyce
2130 Massachusetts Ave., #7C
Cambridge, MA 02140

Pacheco, Maria

From: Itamar Turner-Trauring <itamar@itamarst.org>
Sent: Wednesday, December 9, 2020 3:49 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave project public comment (ZBA 017326-202)

Hi,

I'm writing in support of the project on 2072 Mass Ave.

I live in Porter Square, so this is in my general neighborhood, and I live two blocks from the developers' other project (Frost Court), which is going quite nicely.

In general, the city needs more affordable housing, and this project will provide it.

Lack of parking should not be a reason to stop it; it's on major bus routes, near the subway, and the city will hopefully be adding protected bike lanes on Mass Ave now that that Cycling Ordnance has been updated with a 7-year timeline (the report on Mass Ave is due back by May.)

I've seen opponents talk about this being a dangerous intersection, which makes no sense: that is the city's responsibility (though I got the impression the developers were trying to take steps to help).

While I'm sure some tweaks could be made to improve it, this is a great improvement over what's there now, just one restaurant for all that vertical space. And the senior center has no windows on the side facing 2072, so it's possible to build quite close to the senior center without blocking their light or windows.

Please allow this building to go through.

Regards,

--
Itamar Turner-Trauring

Pacheco, Maria

From:	ashleygpittman@comcast.net
Sent:	Wednesday, December 9, 2020 3:34 PM
To:	Pacheco, Maria
Cc:	'Monique Fischer'
Subject:	Comments for Board members, proposed building at 2072 Mass. Ave., BZA 017326-2020

Dear Ms. Pacheco,

Enclosed are comments for the Board members, regarding the proposed project noted above. Kindly forward to them. Thank you for your assistance in this matter.

Very truly yours,
Ashley G. Pittman
47 Cogswell Ave. #19
Cambridge, MA 02140

Dear Members of the Board of Zoning Appeals:

Please use your authority to rein in the 2072 Mass. Ave. affordable housing project (Case No. BZA 017326-2020) for two reasons: it's too large as currently proposed, and no proper traffic studies have been performed.

The City has an opportunity for a win/win/win situation here: it can increase its affordable housing supply AND improve an awful intersection AND hopefully discourage aggressive driving in a congested neighborhood.

The developers for this housing project appear to be well regarded; however, we believe the project needs some thoughtful re-sizing and other conditions ordered by or negotiated with this Board.

First, the building is far too large as currently proposed, size-wise and density-wise.

It is nice looking, but it is disproportionately large, both for the site in particular and for the neighborhood in general.

The front portion (Mass. Ave. side, 9 stories) will loom over the adjacent senior housing building at 2060 Mass. Ave. by 42 feet.

It will surpass the Henderson Carriage Building at 2067 Mass. Ave. by about 34 feet.

We believe that its Walden Street section (6 stories) will tower over the Walden Street area buildings (which are mostly one, two, and three stories high) by about 30-33 feet.

Please order the proponents to scale their building back to a size more in keeping with the immediate surroundings, perhaps 70' on the Mass. Ave. side and 45' on the Walden St. side.

Some of the 49 units may need to be eliminated due to the reduction in size.

Further, during the 12/1/20 Planning Board meeting, the proponents claimed that there are other tall buildings "nearby."

We believe that statement is misleading at best.

If proponents meant the Cornerstone Park Condos at 2130 Mass. Ave., that structure is admittedly tall at eight stories with 32 units; however, it does observe setbacks and more importantly, it boasts a huge lot (1.3 acres), much of which (a third?) is maintained as a yard & garden.

Contrast that with 2072's site: nine stories in front; six stories on the side; a total of 49 units plus retail; located on a site that's only two-tenths (0.2) of an acre. This is like comparing chalk and cheese.

If proponents meant the Northview condos way down at 2353 Mass. Ave., that structure is NOT "nearby"; claiming that it is strains credulity. Enough said.

Second, please arrange for proper traffic studies to be performed for the intersection of Walden St. and Mass. Ave. and two other problem intersections nearby: Cogswell Ave. & Mass. Ave., and Mead St. & Walden St.

It is wonderful that the proponents of 2072 agree to widening two of the turn lanes on Walden Street from 8.5' to 10', but will that single adjustment be sufficient to meaningfully improve traffic flow in the neighborhood?

Pre-Covid shutdown, the TP&P Department had been holding public meetings to discuss traffic difficulties and delays at that intersection and the other two listed above.

Pre-pandemic, afternoon traffic regularly backed up from the Walden/Mass. Ave. intersection beyond Raymond Park towards Sherman Street, and beside Raymond Park towards Linnean Street.

Many drivers became impatient and aggressive, most likely from frustration at the loss of momentum and time spent inching down the road. Sometimes they would try to shoot through an intersection, endangering pedestrians.

Quite often, just below the Walden St./ MBTA bridge (heading towards Mass. Ave.), some drivers would pull into the oncoming traffic lane in order to turn left onto Mead Street. Very dangerous! (Some folks are still doing this.)

Some drivers also engaged in "stunt driving" in order to turn left from Cogswell Ave. onto Mass. Ave. towards Arlington. Again, very dangerous for other drivers and pedestrians alike!

There were several ideas put forward by the attendees at the February 5th meeting: among them re-timing the Walden St. traffic light; installing a "right turn only" sign at Cogswell and Mass. Ave.; and restricting parking on a portion of Walden Street during late afternoon, a la restrictions on parts of Memorial Drive; however, to date none of these measures have been implemented. Hopefully some traffic studies were already underway at that point; if so, please use them as you evaluate this project; if not, then please insist that they be performed, but take into account that traffic at the moment is much lighter than normal due to the pandemic.

In short, having a clean slate at the corner of 2072 Mass. Ave. presents a rare opportunity to remedy the situations outlined above. Please capitalize now, while we have this chance! Thank you for your attention to these concerns.

Very truly yours,
Ashley G. Pittman and Monique C. Fischer
47 Cogswell Ave. #19
Cambridge, MA 02140

Pacheco, Maria

From: Jennifer Gilbert <jennifer.gilbert@gmail.com>
Sent: Wednesday, December 9, 2020 9:00 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave

Hello, I am writing to express my support for the project proposed at 2072 Massachusetts Avenue. I am a nearby North Cambridge resident on Fairfield Street, a five minute walk to the site.

It is recognized that Cambridge needs more affordable housing. I am not sure how we begin to fill the considerable gap of need without building more densely wherever possible. This site--along a major thoroughfare with multiple buildings of its scale-- would allow more low and moderate income households to enjoy the many neighborhood amenities I am fortunate to enjoy everyday including access to the T, shopping, etc.

I do not find the height out of character...a large seven story building is only a block away.

The attractive building going up at Frost Terrace is a strong indication of the ability of this development team. They have also shown a high ability to work with the neighborhood. They have proposed a sensitive plan within the constraints and challenges of this corner site and I very much hope it will be approved. Thank you, Jennifer

--

Jennifer Gilbert
48 Fairfield St Cambridge

Pacheco, Maria

From: Jae Storozum <jsstoroz@gmail.com>
Sent: Monday, November 30, 2020 11:37 AM
To: Pacheco, Maria
Cc: Clerk
Subject: Case BZA-017326-2020: Support Affordable Housing

Dear Board of Zoning Appeal members,

I support the affordable housing project at 2072 Mass Ave near Porter Square (Case number #BZA-017326-2020). I have lived in the Porter Square area for four years and have always wanted to see larger, denser housing near the T station in the square. The project will be close enough to the Porter T and along several major bus routes that any claims that the development will negatively affect parking and traffic in the neighborhood are baseless, rooted in irrational fear of change and willfully ignorant of the need for affordable housing in Cambridge.

I would like to remind the Board that many of the local buildings were actually originally built quite tall compared to their "neighborhood context", but were downsized during the Great Depression to avoid property taxes and then down-zoned as a product of racist redlining policies in the mid-20th century. If the Board cares at all about housing justice, they should approve this project as soon as possible.

Thank you,

Jae Storozum
16 Whittier St.

Pacheco, Maria

From: Brian Thompson <Brian.Thompson@umb.edu>
Sent: Wednesday, December 9, 2020 10:46 PM
To: Pacheco, Maria
Subject: Affordable housing, Walden @ MassAve

I fully support this project. We NEED affordable housing here in Cambridge!

Brian Thompson
170 Appleton Street (since 1969)

Brian THOMPSON, Professor of French *emeritus*
University of Massachusetts Boston
www.faculty.umb.edu/brian_thompson/home.htm
Comité exécutif, webmestre, AATF Eastern Massachusetts
Co-Founder, Member of the Board, **EVkids**, evkids.org
Webmaster, New England Speaks French
Radio show "French Toast", live **Wednesdays 6-7 am** (88.1 FM), live and archived on wmbr.org
Conseil d'administration, Amitiés Internationales André Malraux
EVkids: Tutoring for School.Mentoring for Life.

Nancy E. Glowa
City Solicitor

Arthur J. Goldberg
Deputy City Solicitor

Samuel A. Aylesworth
First Assistant City Solicitor

Assistant City Solicitors
Paul S. Kawai
Keplin K. U. Allwaters
Sean M. McKendry
Megan B. Bayer
Brian A. Schwartz
Katherine Sarmini Hoffman

Public Records Access Officer
Seah Levy

CITY OF CAMBRIDGE

Office of the City Solicitor
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

TO: **Board of Zoning Appeal**
CC: **Louis A. DePasquale, City Manager**
Ranjit Singanayagam, Commissioner of Inspectional Services

FROM: **Nancy E. Glowa, City Solicitor**

DATE: **December 10, 2020**

RE: **2072 Massachusetts Avenue, Case No. BZA-017326-2020 - Comprehensive Permit Application review**

Pursuant to the provisions of G.L. c. 40B, we have reviewed the application of CC HRE 2072 Mass Ave Tenant LLC's (the "Applicant") to the Board of Zoning Appeal ("BZA") for a Comprehensive Permit pursuant to G.L. c.40B (the "Application") for the construction of an affordable housing development at 2072 Massachusetts Avenue (the "Property"). The Application requests a waiver of Section 4.37(B)(2) of the Cambridge Zoning Ordinance (the "Zoning Ordinance"), which regulates light industrial, wholesale business and storage uses, and specifically regulates "[m]anufacturing, processing, assembly and packaging [of] ... [f]ood products, including bakery, confectionary and dairy products." The Applicant states that it "seeks [this] zoning relief to allow a Catering or Commercial Kitchen in the area shown on the plans as Retail." For the reasons set forth below, please be advised that the Board lacks authority to grant the requested waiver.

The Applicant is seeking to construct an affordable housing development that will consist of 49 affordable rental units, a resident amenity space within the first floor, and a retail space within the first floor along Massachusetts Avenue. The majority of the Property is located within the Business A-2 zoning district, with a portion of the Property located in the Residence B zoning district. The plans presented as part of the Application show the retail area of the development located within the Business A-2 zoning district.

Pursuant to Zoning Ordinance Section 4.37(B)(2), the "[m]anufacturing, processing, assembly and packaging [of] ... [f]ood products, including bakery,

confectionary and dairy products" is prohibited in the Business A-2 zoning district (as well as the Residence B zoning district). Accordingly, the Applicant is seeking a waiver of Section 4.37(B)(2) in order to allow a catering or commercial kitchen in the retail space in the development.

The Supreme Judicial Court (the "SJC") has held that there can be a commercial component of a development authorized pursuant to a comprehensive permit, and the comprehensive permit can waive dimensional requirements for the commercial component. Jepson v. Zoning Board of Appeals of Ipswich, 450 Mass. 81, 93-95 (2007). The SJC stated that "[e]xtending [dimensional] flexibility to allow an incidental commercial component under the umbrella of the comprehensive permit provides additional incentives, including economic, to developers to establish affordable housing, and serves to further the development of affordable housing." However, the SJC limited this holding to instances where the commercial use is an allowed use in the applicable zoning district. "Nothing in G.L. c.40B, §§20-23, expressly prohibits the inclusion of incidental commercial uses **(when such uses are permitted on the proposed property by zoning ordinance or bylaw)** to complement an affordable housing development." Id. at 95 (emphasis added).

Accordingly, while the Board can waive dimensional requirements for the proposed retail use, the Board cannot allow the use if it is not an allowed use in the zoning district. The retail portion of the development is proposed to be located within the Business A-2 zoning district, and the proposed retail use is a catering or commercial kitchen pursuant to Zoning Ordinance Section 4.37(B)(2). That use is not allowed in the Business A-2 zoning district. The Board cannot waive the requirement of Zoning Ordinance Section 4.37(B)(2) and cannot allow a catering or commercial kitchen as part of the development, unless the Applicant obtains a variance for that use. An application for a variance was not included as part of the requested relief and therefore, in order to obtain this relief, the Applicant would have to submit a new application seeking a variance.

Pacheco, Maria

From: Jalen Bernard <jalentbernard@gmail.com>
Sent: Thursday, December 10, 2020 10:23 AM
To: Pacheco, Maria
Subject: Case Number: BZA-017326-2020

Hello,

My name is Jalen Bernard, I am a resident of Cambridge and graduate of CRLS. I am writing in support of the 2072 Mass Ave project. The city is in desperate need of 49 affordable units. There is a major housing crisis in Cambridge. Affordable living opportunities need to expand. Finding ways to retain cambridge residents with all of the gentrification that is underway is crucial to keeping socioeconomic diversity in Cambridge.This project would help that effort. No parking would allow for Cambridge to continue its efforts in reducing the city's carbon footprint by forcing residents to find other modes of transportation, other than a car.

Nothing should get in the way of creating more affordable living opportunities for cambridge residents.

Regards,
Jalen
130 cambridgepark drive

Pacheco, Maria

From: Daglian, Sisia
Sent: Thursday, December 10, 2020 10:05 AM
To: Pacheco, Maria
Subject: FW: Procedure for tonight's hearing on 2072 Mass Ave Comprehensive Permit

Regards,

Sisia Daglian
Inspectional Services
617-349-6107

From: Young Kim <ycknorris@gmail.com>
Sent: Thursday, December 10, 2020 7:27 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Procedure for tonight's hearing on 2072 Mass Ave Comprehensive Permit

Dear Assistant Commissioner Daglian,

I submitted a letter to BZA requesting that the Planning Board's (PB's) favorable recommendation for the case be declared invalid because the plans CC HRE presented at the 12/1/2020 PB hearing was not what they had submitted for review. I also sent a letter to Commissioner Ranjit asking him to postpone the hearing of 2072 Mass Ave comprehensive permit case because of issues with application material and its supplemental material along with deficiencies in the PB decision memo. Mr. Michael Brandon also sent in a letter requesting the hearing to be cancelled because the comprehensive permit application lacked Project Eligibility Letter from a state funding agency in violation of 760 CMR 56.05(2)(g).

In view of all these communications, I would like to revisit what we talked over the phone. I see two ways how the hearing could proceed

1. The Board decides that the above letters have merits and continues the case with conditions

or

2. The Board decides to continue with the case
   a. The applicants present their case
   b. Board may ask the public for comments

I apologize for having to ask you again, when and how could we ask for continuance because of the above objections?

I am still mulling over how I would approach the Board with my comments. One option is still to use 3-4 slides from the PowerPoint file I sent you earlier. I will let you know before noon.

Thank you for your attention

Young

617-714-3386

PS - By the way, even after living in the States over 1/2 century, my Korean upbringing is still ingrained in me and I always use one's title in my salutation. Some people find this odd or even uncomfortable where greeting by first name is the norm. I do hope you understand and if you prefer, I am more than happy to continue to address you by your beautiful first name. Thought you might wanted to know

Pacheco, Maria

From: Liam Greenwell <liam.greenwell@gmail.com>
Sent: Thursday, December 10, 2020 10:06 AM
To: Pacheco, Maria
Subject: BZA project comment

Hello,

I am writing in support of case BZA-017326-2020, the Mass Ave developments. I am a lifelong Cambridge resident and I feel we need to develop more affordable housing, putting our money where our mouth is as a city. We need to put people first, not parking! This is a well designed project and I heartily support it.

Liam Greenwell
209 Lakeview Ave, Cambridge

--
Liam R. Greenwell
he / him / his
@liam_greenwell / 617-909-5057

Pacheco, Maria

From: Daglian, Sisia
Sent: Thursday, December 10, 2020 10:05 AM
To: Pacheco, Maria
Subject: FW: Comments on tonight's meeting...unable to access meeting on the internet

I think this is for 2072

Regards,
Sisia Daglian
Inspectional Services
617-349-6107

-----Original Message-----
From: Ronald Axelrod <Ronaldaxelrod@aol.com>
Sent: Wednesday, December 9, 2020 6:44 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Comments on tonight's meeting...unable to access meeting on the internet

Due to my limited computer capability I am not able to join the meeting tonight and have the following comments:

I support the proposal and the extreme need we have in Cambridge and Mass for affordable housing.

Concern for an 8 story building on a major wide avenue needs to consider the neighboring 6 story elderly housing, the 8 story building one block to the west and 5 story old Henderson Carriage building with high flr to ceiling heights.

Traffic circulation can be mitigated with curb bumpouts and other traffic planning

The site is within 2 blocks of a major multi modal subway, commuter rail, and bus terminal and more than appropriate for those that don't need or can afford cars.

I SUPPORT AND HOPE THE BZA WILL APPROVE THIS NEEDED HOUSING DEVELOPMENT.

Thank you,
Ron Axelrod, 26 Shepard St. a 53 year Resident of Cambridge.

Sent from my iPad
Typos happen

CAMBRIDGE CITY COUNCIL

Timothy J. Toomey, Jr.
City Councillor

December 10, 2020

Board of Zoning Appeal
831 Mass Avenue, Cambridge, MA

Re: 2072 Massachusetts Avenue (Comprehensive Permit)

Dear Board Members,

Please accept my strong support for Capstone Communities LLC and Hope Real Estate Enterprises LLC ("CC HRE") 2072 Mass Ave Tenant LLC 's application for its proposed redevelopment at 2072 Mass Ave (corner of Mass Ave. and Walden St.)

The forty nine (49) unit, 100% affordable residential community will be located in close proximity to one of Cambridge's major transit hubs, Porter Square, providing several family serving amenities including a grocery store, pharmacy and public schools all within a 5 minute walk from the Site. The proposed development will transform an underutilized urban site currently occupied by a one-story restaurant (Dural Kabob) building, asphalt paving, parking spaces and two curb cuts. The proposed redevelopment will activate the site into a thriving community; a majority of the apartments will be family sized units.

I have been a strong proponent of the production of high quality, affordable family housing units dispersed equitably throughout the city. Despite our best efforts, Cambridge has continued to experience a severe shortage of affordable housing units. It is my understanding that over 70% of the units will contain two and three bedrooms, which will be specifically designed to attract families. Additionally, I support the project's forward leaning approach to managing project costs by providing three accessible and two drop-off parking spaces thereby leveraging the adjacency to the multiple modes of public transit including the Red Line Transit Station, Commuter Rail Fitchburg/South Action Line, four MBTA bus lines (Bus Route #77, 96, 83 and 87) and several car and bike sharing locations all within walking distance.

I am very satisfied with the proponent's bold and innovative plan and I strongly support the Comprehensive Permit application and respectfully request the Board's approval.

Sincerely,

Timothy J. Toomey, Jr.
City Councillor

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139
(617) 349-4280 FAX (617) 349-4287 TTY/TDD: (617) 349-4242 EMAIL: timtoomey@aol.com

Pacheco, Maria

From:	Steven Miller <semiller48@gmail.com>
Sent:	Thursday, December 10, 2020 10:34 AM
To:	Pacheco, Maria
Cc:	Decker, Marjorie - Rep. (HOU)
Subject:	2072 Mass Ave (BZA-017326-2020) – Letter of Support

Re: 2072 Mass Ave (BZA-017326-2020) - Letter of Support
Dear Members of the Board of Zoning Appeal,
My family has lived on Henry Street in Cambridgeport for nearly half a century. We have watched as this once wonderfully multi-income, multi-ethnic, and multi-generational neighborhood got hollowed out into an up-scale destination, a process set in motion when the dubious repeal of rent control allowed market forces to dictate the nature of our community. So, it is for good reason that I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Avenue near Porter Square in Cambridge -- it is a small but important move in the right directioni. I hope that the BZA will agree and approve this important project.

1. **100% affordable housing units.** Market-rate projects in Cambridge are required to include 20% affordable units, but this project has every single unit one of the 49 units as affordable. In addition, 30% are family-friendly 3-BR apartments and 40% are 2-BR units. Other developers would have focused on 1-BR units to maximize profitability and minimize space. If we want housing for families, we need to provide them with space to live! The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development.
2. **Dense, mixed-use development.** "The current site, a 1-story, single-tenant commercial building with a large accompanying surface parking area, represents a past pattern of automobile-centric urban planning and development principles. Recent planning and zoning efforts point to a different kind of land use and development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.
3. **Close to transit.** The project is right on the Mass Ave transit corridor and a 5 minute walk to the Porter Square T station. The project does not include on-site parking beyond 3 accessible spaces and 2 short-term parking spaces, but the concerns about traffic and parking are unfounded. Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project," and the developer has agreed to all of the Transportation Demand Management recommendations from the city. In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.
4. **Step-down urban design, ground-floor retail, and green design.** Instead of a consistent height, the building will have 9 stories along Mass Ave down to 6 stories along Walden Street to better respect the neighborhood fabric. It includes 1000 square feet of ground-floor retail space. The building is designed to Passive House standards and includes both solar panels and green roofs accessible by residents.

5. **Developer reputation.** Capstone Communities and Hope Real Estate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to community. Sean Hope was born in Cambridge and is raising his family here, and Jason Korb's dad grew up in Cambridge. The Department of Housing and Community Development audits the developers' finances for the project to ensure a fair overhead and fee is charged.

Steven E. Miller
92 Henry St., Cambridge

Pacheco, Maria

From: Luis Mejias <lmejias@gmail.com>
Sent: Thursday, December 10, 2020 10:31 AM
To: Pacheco, Maria
Subject: 2072 Mass. Ave

Dear members of the Board of Zoning Appeal:

Please find my comments of support for the proposed project, as designed and with no further changes, below. Thank you.

My name is Luis Mejias and I live in Wellington Harrington. My mother, who requires the use of a wheelchair, lives at 5 Temple Street, a CHA resident. I am writing on behalf of myself and 49 families currently waiting for an affordable place to call home.

I applaud this project. This is exactly the type of project that should move through the approval process expeditiously. The project is 100% affordable, near significant mass transit, and includes little parking, so its impact on traffic will be minimal by discouraging car ownership.

I want to directly address the parking concerns since this seems to be a primary point of contention. I am a transportation and city planner, with many years of experience, and want to emphasize that having very little on-site parking is good. Further, I'm very familiar with 5 Temple, also near the Red Line, and often see few cars parked in the parking spaces on the ground floor. I wish those spaces were homes for people, not imaginary cars. If you make it hard to park cars, demand to own and use cars is reduced. The solution to parking is to price it correctly, not provide lots of free parking. Let's raise the price of residential permits, not make it easier and more convenient to have them and then complain about traffic and parking.

The same argument can be said for the proposed widening of Walden Street to accommodate three full travel lanes. If we're serious about tackling climate change, we should discourage car use for everyone, not try to relieve congestion by providing more space for cars. The fact that some are arguing for more parking and the City is pushing to widen roads is completely incongruous with the argument that people in this particular project should not have cars.

I implore the BZA and those reviewing this project later to reject <u>any</u> attempt to reduce the size or scope of this project. We need every single affordable home we can get. 49 homes are great. It would be even better with double that number. That being said, if the project is forced to be made smaller, that means fewer homes for those most vulnerable. Fewer homes mean the odds of the 20,000+ on wait lists winning the lottery (itself a travesty, as having a home should not require winning the lottery) are that much greater. Every home that is lost due to downsizing, is forever lost. We won't get it back.

Here we have a project that can house 49 families. Let's make sure 49 families get housed.

Thank you!

Pacheco, Maria

From: Zondervan, Quinton
Sent: Thursday, December 10, 2020 11:22 AM
To: Pacheco, Maria
Cc: Zondervan, Quinton
Subject: Letter of Support for 2072 Mass Ave (BZA-017326-2020)

Dear Members of the Board of Zoning Appeals,

I write to you in support of BZA Case No. 017326, to build 100% affordable housing using the passive house standard at 2072 Massachusetts Avenue. In addition to using this stringent environmental standard to minimize energy consumption and the resulting climate change emissions, the development's location near a major transit hub and extremely limited parking (3 disabled parking spaces and 2 pickup/dropoff spaces) are the model we should be following for housing construction in Cambridge.

The developers are negotiating in good faith with the neighbors to arrive at a development that maximizes the affordable housing that can be constructed on the site without excessively impacting the neighborhood. To ensure traffic safety, it would seem advisable to require a full traffic impact report.

It's notable that the developers could build fewer units as of right under the newly adopted Affordable Housing Overlay, but are instead pursuing a larger development under 40B. While this is riskier for them, it will hopefully result in a greater number of affordable units to help combat the affordable housing crisis in Cambridge.

These are exactly the kinds of projects we should be considering along major corridors like Massachusetts Avenue and in close proximity to mass transit. Thanks for your consideration.

Sincerely,

Quinton Y. Zondervan
Cambridge City Councilor
617-901-2006

Pacheco, Maria

From: steve bardige <sbardige@gmail.com>
Sent: Monday, November 30, 2020 1:28 PM
To: Pacheco, Maria
Subject: 2072 MasssAve. BZA-017326-2020

Cambridge Board of Zoning Appeals

Re: 2072 Massachusetts Ave, BZA-017326-2020

November 30, 2020

We support the application for a comprehensive permit to build new multi-family affordable housing located at 2072 Massachusetts Avenue Cambridge MA

My wife and I have lived in Cambridge, about half mile from the corner of Walden and Mass Ave. for 47 years, and we have walked and driven by that corner thousands of times.

The need for affordable housing, especially for families, in Cambridge is clear. Building affordable housing on Mass Ave, near bus and subway, makes sense. We applaud the developer for his innovative efforts to take some of his land on Walden and use it to widen Walden. While this in and of itself will not solve the long-standing traffic issues at the corner of Walden and Mass Ave, it will help. And moving the primary entrance from Walden to Mass Ave. was a big improvement.

We like the reduction to six stories in the back of the building to address some of the neighbors concerns. We also like the passive house attributes, and the green amenities on the roof.

Advocating increased density is not something We do lightly, but in this case, given the location on Mass Ave, the need for affordable housing, the proximity to public transportation, the efforts the developer has made to accommodate many of the neighborhood concerns. We support this application.

Kay Hurley and Stephen Bardige

55 Stearns Street

sbardige@gmail.com

617-230-0030

Pacheco, Maria

From: Karen Leiter <kasuzle@gmail.com>
Sent: Thursday, December 10, 2020 11:00 AM
To: Pacheco, Maria
Subject: 2072 Mass. Avenue,BZA-017326-2020

Re:2072 Mass. Avenue, BZA-017326-2020
mpacheco@cambridgema.gov

Dear Board of Zoning Appeals,

I am writing to register my full support for the 2072 Mass. Ave. affordable housing project at the corner of Walden Street. I have lived for six years in a rented apartment nearby, at 1775 Mass. Ave. in the Newport Road condominiums. We are desperately in need of affordable housing in Cambridge, especially housing that will accommodate families with children, like mine. Given that the project is on a major thoroughfare, surrounded by businesses, so near to Porter Square, it makes sense to increase the height of the building in order to provide additional apartments. As we are all aware, the cost of housing is very high in Cambridge and surrounding areas, and there is a lack of available rental units. I am pleased to see that the 2072 proposal includes so many two- and three-bedroom apartments.

When new construction is proposed, traffic and parking increases are often raised as objections. I think that the proposed development will be attractive to families like mine who do not own a car. I know of many local families who walk, bike and take public transit everywhere; for many of us a car is not necessary in the Cambridge-Boston area, especially in the Porter neighborhood. For example, the two buildings that make up the Newport Road condominiums have 83 units and are about the same distance from Porter Square as the proposed development at 2072 Mass Ave. Most of the units do not have access to underground parking, and, like myself, many of my neighbors do not own a car. I regularly use Zipcar for errands, and occasionally have access to a borrowed car, and I have never had a problem finding parking within a block or two of my building.

In closing, I want to point out that one of the chief joys of living in Cambridge is living alongside families with a range of incomes and a variety of life experiences. The availability of affordable housing is absolutely essential to maintaining a diverse and welcoming city and a dynamic urban environment.

Sincerely,

Karen Leiter
1775 Mass. Ave., #2
Cambridge

Dear Members of the Board of Zoning Appeal and City planners,

Re: CASE NO. BZA-017326-2020, Dec 10 6:00 P.M.

As President of the Porter Square Neighbors Association (PSNA), I have watched this project with interest. I have also worked to make sure everyone in the area could attend at least one of the many public meetings held by Capstone Communities. PSNA has had the developers come to visit twice, and the NCSC had a meeting on 2072 Mass Ave as well. I have attended them all and the Planning Board Meeting.

I have followed the discussions on Next Door and posted there to be sure everyone knew when the meetings were happening, and where to find the plans/reports and upcoming hearing dates online. I have forwarded all of this information to at least three neighborhood email lists and to the PSNA listserv consistently. I have followed the North Walden group's formation, discussions, and petition. I have read all the reports and have walked and driven through the intersection to gather my own information to think about the proposed building and new residents.

Until now, I have not expressed my own opinion, which is not held by all PSNA members or by some who engage in the discussions on our e-mail list. I intend to do that now.

At first, I found the height at this challenging intersection to be daunting. I acknowledge the concerns of the residents of the first block or two of Walden from that intersection are valid. Yet as I think about the City's housing needs and indeed the vision of a future Cambridge (acknowledged by Envision Cambridge and common sense), I am required to think bigger than that.

Even the prior zoning for Mass Ave allowed for taller buildings than exist there now. There are buildings near that site nearly as tall as the proposed housing development. And, as some of my colleagues have said, "If not there, then where will we build taller buildings?" Two T stations are within an easy walk, buses go by frequently. There are Blue Bikes nearby, and I think the developers should put a zip car on the site, to allow for use by multiple drivers, for short trips for groceries, and so on. I know they have a long list of options they plan to offer tenants to discourage car ownership.

The site is near many neighborhood stores, affordable restaurants, and the Porter Square Shopping Center, all of which offer strong incentives for tenants to stay in the neighborhood and keep their cars (if they have one) parked, or possibly give up a car.

There is, of course, the very real concern about more cars parking on local streets and in the City lot behind the building, which would take some of the spaces the current residents enjoy now. I feel that the number of cars that residents of any new project will introduce is often exaggerated in online discussions. I think most folks will not feel they need a car or want to use the car they may have given the alternatives available and the necessity of finding another space when they return. Still, some will need to use a car to go to jobs not easily accessed by public transit or walking. Or they may actually use their cars for their work. Still others will need to pick up kids from school and other activities or to take food to and check in on parents, like the rest of us. In the end, I believe that the parking issues will work themselves out.

It is very clear to me that the City wants to invest in affordable family housing. It will not invest in parking on the site nor will it allow the curb cut on Mass Ave, no matter how many people want to see that option on a plan.

The City will, no doubt, put a dedicated bike lane in front of the building (on Mass Ave) eventually (probably by the time the building opens), which will alleviate some of the bicycling safety issues raised. That, plus the ability of residents to enter, with bikes, from Mass Ave, will keep many bicyclists from needing to go onto Walden at all Also, the opportunity to widen Walden Street itself and the adjacent sidewalk at Mass Ave with a strip of the lot offers a benefit to all who pass through the intersection.

I have been particularly saddened to see the Russell Apartments representative captured by so much of the negativity from the North Walden group. It is quite possible that the residents of the proposed apartments could be very helpful to their elderly neighbors. They could help Russell residents with groceries, may well want to befriend them, provide company or community, should a resident desire such. How such a relationship could be built is worth some consideration, and construction of that part of this project could begin well before the building itself. The fearfulness may be expected; it does not need to be encouraged.

Finally, I think the changes to the proposal made in response to community input have made the project better. I also think the building is beautiful, as are the Lesley A&D building and the quite different, Frost Terrace affordable housing development further down Mass Ave. I like the roof garden, the solar panels and the green roof. Indeed, there is a lot about the proposed building to like.

The new residents of the proposed apartments may indeed be pinching themselves when they move in, and all of us should reach out to make them welcome them in to our community. I know I will be there invite them to PSNA meetings!

Thank you,

Ruth Ryals

115 Upland Rd

Cambridge, MA 02140

Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Charles D. Baker, Governor ◆ Karyn E. Polito, Lt. Governor ◆ Jennifer D. Maddox, Undersecretary

December 10, 2020

Mr. Jason Korb
Mr. Sean D. Hope
CC HRE 2072 Mass Ave Tenant LLC
C/O Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, Massachusetts 02459

RE: 2072 Massachusetts Avenue, Cambridge, MA- Site Approval Letter

Dear Messrs. Korb and Hope:

I am pleased to inform you that your application for project eligibility determination for the proposed 2072 Mass Ave Apartments project located in Cambridge, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 2072 Massachusetts Avenue in Cambridge, Massachusetts. This approval indicates that the proposed plan is for 49 units, all of which are affordable (100%) at no more than 60% of area median income. The proposed development will consist of 14 one-bedroom units, 21 two-bedroom units, and 14 three-bedroom and the rental structure as described in the application is generally consistent with the standards for affordable housing to be included in the community's Chapter 40B affordable housing stock. This approval does not constitute a guarantee that LIHTC funds will be allocated to the 2072 Mass Ave Apartments project. It does create a presumption of fundability under 760 CMR 56.04, and permits CC HRE 2072 Mass Ave Tenant LLC (the "Applicant") to apply to the Cambridge Zoning Board of Appeals for a comprehensive permit. The sponsor should note that a One Stop submission for funding for this project must conform to all Department of Housing and Community Development (DHCD) program limits and requirements in effect at the time of submission.

As part of the review process, DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Low Income Housing Tax Credit program.

2. DHCD has performed an on-site inspection of the proposed 2072 Mass Ave Apartments project and has determined that the proposed site is an appropriate location for the project. The development will place housing for within walking distance of Porter Square, providing options for shopping and the MBTA red line and commuter rail.

3. The proposed housing design is appropriate for the site. The corner lot will be redeveloped with a single residential building with ground floor retail space. The building height will step down from front to back. The developer will be pursuing passive house certification and will include a green roof and a rooftop solar array in the project.

4. The proposed project appears financially feasible in the context of the Cambridge housing market. It will offer housing to 100% households earning up to 60% of the area median income. It will also offer eight units affordable to households earning up to 30% of AMI.

5. The initial proforma for the project appears financially feasible and consistent with the requirements for cost examination and limitations on profits on the basis of estimated development and operating costs. Please note again that a One Stop submission for funding for this project must conform to all DHCD program limits and requirements in effect at the time of submission.

6. The Low-Income Housing Tax Credit Program Guidelines state that the allowable acquisition value of a site with a comprehensive permit must be equal to or less than the value under pre-existing zoning, plus reasonable carrying costs.

7. The ownership entity will be limited dividend limited liability company or limited partnership, controlled by an affiliate of the Applicant, CC HRE 2072 Mass Ave Tenant LLC and meets the general eligibility standards of the Low Income Housing Tax Credit program.

8. The Applicant is the designated developer of the site.

The Department understands that the developer and the city are working closely together on this project. We anticipate that all issues will be thoroughly reviewed by the appropriate city boards and resolved to the satisfaction of all parties and the project sponsor.

The proposed 2072 Mass Ave Apartments project will have to comply with all state and local codes not specifically exempted by a comprehensive permit. In applying for a comprehensive permit, the project sponsor should identify all aspects of the proposal that will not comply with local requirements.

If a comprehensive permit is granted, construction of this project may not commence without DHCD's issuance of Final Approval pursuant to 760 CMR 56.04 (7) and an award of LIHTC funds. This project eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD.

This letter shall expire two years from this date or on December 10, 2022, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the city of Cambridge to increase its supply of affordable housing.

Sincerely,

Catherine Racer
Director

cc: Mayor Sumbul Siddiqui, city of Cambridge

To Whom it May Concern,

I am writing to offer my support of the project proposed at 2072 Mass Ave. by the proponents. It is no secret that Cambridge and the region need more affordable housing but that is not why I support this project. I support this project because from an urban planning and housing strategy for Cambridge development along the Mass Ave corridor is not just needed, its smart design. Where else should a project like this be developed? Cambridge has long abdicated its duty to create a holistic plan for the City. However we have engaged in multiple studies from Envision to K2C2 and beyond. Every single study not only cites housing as a priority but suggests corridors like Mass Ave, Cambridge St, and Broadway as desirable "soft sites" for future housing development. The argument that this project is out of scale with the neighborhood is not something I would entertain much as who can honestly state that 1 to 3 story buildings are appropriate for transit nodes in an urban environment like this? I think it is also worth nothing that under the recently passed Affordable Housing Overlay (of which I am not a fan) this project would be entirely by right though at 7 stories. I applaud Sean Hope and Jason Korb as some of the most ethical developers in Cambridge and enthusiastically support this project. Please approve and let start taking these corridors seriously as we push Cambridge into 21st century urban design and planning.

Regards,

Patrick W. Barrett III, ESQ

41 Pleasant Street

Pacheco, Maria

From: Decker, Marjorie - Rep. (HOU) <Marjorie.Decker@mahouse.gov>
Sent: Thursday, December 10, 2020 12:59 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave Affordable Housing Development (BZA 017326-2020)

Mr. Constantine Alexander, Chairman
Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

December 10, 2020

Re: 2072 Mass Ave Affordable Housing Development (BZA 017326-2020)

Dear Mr. Alexander:

I am a strong supporter of the Capstone Communities LLC and Hope Real Estate Enterprises LLC ("CC HRE")Comprehensive Permit application for its proposed 100% affordable housing apartment homes at 2072 Mass Avenue. I could not be more thankful that the building site will become available to 49 families in need of affordable housing.

There are so many strengths to this project; the first being the developers, and in particular Sean Hope. Sean has deep ties to Cambridge; the son of a neighborhood activist mother, he knows this community, loves this community, and has a lifetime commitment and record of caring for the needs of many families who will benefit from these units. Both developers have a successful record of having already developed two 100% affordable housing sites.

The size of this site will allow 49 families to comfortably live and work in our community. A number of family sized units will be available - ranging from 14 one-bedrooms, 21 two-bedrooms, and 14 three-bedroom apartments – and affordable to individuals and families earning a range of incomes – 30% and 60% of the area median income. The site is extremely well-served by public transit, including the Porter Square MBTA Redline and Commuter Rail stations a short walk away. The convenience of public transportation with the bulk of the height of this building on Mass Ave is also consistent with urban smart growth principles.
The public improvements to Walden Street of widening the roadway and sidewalk will be a dramatic and permanent improvement to the Walden Street neighborhood, thereby providing a safer pedestrian and vehicle experience at the currently congested corner of Mass Ave and Walden Street.

Additionally, I commend the developers' willingness to incorporate feedback by shifting the taller heights toward Mass Ave and lowering the rear of the building, creating a step down into the residential neighborhood along Walden Street. This lowering of the rear portion of the building also activates the roof of the lowered portion for planting and a shared outdoor space which will be a wonderful amenity for the building occupants.

I write to you regarding the strengths of this project and who it will serve to ask that you please keep centered in your hearts and mind who is at stake in your deliberations. We are always making decisions on whose needs we can meet, who will be inconvenienced and assessing the strengths and harm of our choices at all

levels of governments but nowhere as clearly as you do serving on the BZA. The design concept and scale of the project are strong. I support this project with all 49 units. I believe the developers have worked hard to respond to the hopes and likes of the immediate surrounding neighbors. I also believe that the possible inconvenience some might fear is outweighed by the overall benefits. I have known the diverse needs of the kind of families that will benefit from these life-changing, live-saving, generationally transforming opportunities.

Many of you know my story, even if you don't know me personally. I stand here today as a State Representative who has, over eight years, proudly passed important legislation that will save lives and strengthen community resiliency. I served as City Councillor for 14 years and am proud of my service to our community in helping to systemically reimagine how we approach and support the issues of domestic violence and sexual assault. I am very proud of the multi-year work I led on how we deliver services to our early educators in Cambridge, expanding our capacity to provide mental support to children and families, and include providers that were excluded from state services. I love that I played an important role in rethinking how we deliver programming to our youth centers and spearheaded the creation of the youth subcommittee on the Kids Council, in which the first group of students included a young CRLS student whose family immigrated to the US and lived in public housing. She now proudly serves as our Mayor.

My point is not so much about me, but to remind you that for EVERY unit of affordable housing, a family's life will forever be changed, transforming generations and in some cases saving lives. Without stable housing in a well resourced community like Cambridge, many children and families will never be able to fully experience their total potential and unleash their gifts and talents that will benefit entire communities. Even the loss of two units is a decision to exclude two families from the opportunity to benefit and contribute to our community.

I can recall when my family and I were living in a two bedroom in Woodrow Wilson Court--my younger brother and I shared a bedroom. It was fine until it wasn't. Until we became self-actualized individuals who developmentally needed our space and were confined in a home that was already strapped by the pressure of poverty, a mom who routinely worked double shifts, and a father who was silently suffering from his years of war time combat. We were lucky to secure the golden ticket: a section 8 voucher. We visited two potential homes and were denied both; one did not meet code and the other was less than $50.00 above the voucher limit. For a brief moment, I was able to dream about what it would be like to live in a beautiful home with my own room. If you have been around long enough - then you can appreciate the CHA housing stock in the 1980's greatly suffered the indignity of decades of neglect from the Federal and State government no renovations or upkeep. The living conditions would never meet code today. I would be happy to sometimes share more about how the humiliation of poor living conditions, linoleum floors peeling, asbestos tiles duck taped, rusted dirty appliances that we could not have changed, have on the emotional and physical well-being of children and adults. For every family denied the opportunity to live in Cambridge, these are certainly the conditions they will continue to face outside of our city.

Finally, I will remind you that you have heard from me only a few times at the most since I left the City Council. Even as a city councilor there will be some of you who remember I did not often communicate to the board. I firmly believed then and now your job was to assess these projects independently of the opinions of elected officials. It would then be my job as a city councilor to assess your conclusion to be sure it met the needs of our community priorities and standards. I respect that protocol seems to have shifted and it is far more common for you to hear from local elected officials. I still have tried to honor what I believe is your role in these deliberations. This opportunity is too important and since I will not have a chance to comment, assess and vote on the municipal level, I could not miss the opportunity to weigh in and be a voice for the 49 families

watching and waiting to see their fate unfold in your hands. This project meets the high standards of design, quality, ample community input, smart growth and the overwhelming value to add more affordable housing over market rate when possible.
For all these reasons I urge you to give this Comprehensive Permit application your strongest consideration and I thank you for your attention to this matter.

Sincerely,

Representative Marjorie C. Decker

Pacheco, Maria

From: Sam Shoap <sam.shoap@masshousingcoalition.org>
Sent: Thursday, December 10, 2020 1:13 PM
To: Pacheco, Maria
Cc: Sean Hope; Sean D. Hope Esq.
Subject: 2072 Mass Ave project (ZBA 017326-2020)

Constantine Alexander
Zoning Board Chairman
831 Mass Ave
Cambridge, MA 02139

To whom it may concern,

I write to you today on behalf of the Massachusetts Housing Coalition to declare our support for Capstone Communities LLC and Hope Real Estate Enterprises LLC development of a multi-family 100% affordable housing community at 2072 Mass Ave. (ZBA 017326-2020), with 49 residential rental units, as well as ground floor commercial and building amenity space.

The Massachusetts Housing Coalition (MHC) is a non-profit organization founded by Massachusetts residents, tenants, homeowners, and property owners. MHC is focused on protecting and increasing access to affordable and workforce housing options in Massachusetts by promoting economic and systemic equity, racial and social justice, and by advocating for sustainable and smart growth housing, along with transportation infrastructure that supports residents and vulnerable populations.

MHC is supportive of this project for many reasons, but the most pertinent reason is also the most simplistic - our region *desperately* needs more affordable housing. While the issues of housing shortages, affordability, and accessibility have been discussed for decades, with potential solution after potential solution proposed, a simple, straightforward solution is right in front of us; If we want more affordable housing, we need to build more affordable housing.

An article published this past summer in the Boston Globe[1] sought to highlight the massive shortage of affordable housing in the Boston area, saying "Amid a housing crunch and a rental market upended by COVID-19, lengthy queues for affordable housing continue in Boston, with one organization that owns 500 residential units in Allston and Brighton seeing its waitlist top an eye-popping 17,000."

It continued, "There are other wait lists. The Boston Housing Authority, which provides affordable housing to more than 58,000 residents in and around the city, said it had more than 49,000 applicants for its affordable housing programs as of July 6.

Albert Caldarelli, the executive director of the East Boston Community Development Corporation, said recently that between 4,000 and 5,000 people are now in the queue for the agency's affordable housing.

Leslie Reid, the chief executive of Madison Park Development Corporation, which has 790 residential units in Lower Roxbury, the vast majority of which are subsidized housing, said there are currently about 7,300 on its waitlist."

With such profound, widespread need, restricting or denying the development of more affordable housing - especially units designed for full families - would be incredibly disappointing and unnecessary.

Additionally, the effects of this development go far beyond waiting list numbers.

These units will bring more families and long-term renters to the area, increasing consistent economic activity regardless of whether school is in session.

It is also worth considering the potential societal benefits related to this development. Cambridge is predominantly white (67% of the population)[2], but, according to the National Low Income Housing Coalition[3], "Black, Native American, and

Hispanic households are more likely than white households to be extremely low-income renters - with incomes at or below the poverty level or 30% of their area median income – for whom there is a dire shortage of affordable and available homes; nationally there are just 37 rental homes for every 100 extremely low-income renter households. Twenty percent of black households, 18% of American Indian or Alaska Native (AIAN) households, and 16% of Hispanic households are extremely low-income renters.". It is therefore worth pointing out the likelihood that this will increase the diversity of Cambridge. A paper put out by the Urban Institute[4] elaborates on "the substantial body of evidence that residential segregation undermines the well-being of individuals, communities, and American society as a whole. Although we know much less about the potential benefits of neighborhood diversity than about the costs of segregation, considerable research finds that both whites and minorities gain from diverse communities." This is a real chance to make tangible progress in Cambridge's pursuit of social and racial justice.

We hope that you will consider the importance of this project to so many families in need, as well as the societal benefits it would entail, in voting to approve this proposal.

Thank you, Sam Shoap Outreach Director Massachusetts Housing Coalition

1. https://www.bostonglobe.com/2020/07/20/metro/affordable-rental-housing-allston-brighton-waiting-list-17000/?p1=Article_Inline_Text_Link
2. https://www.census.gov/quickfacts/cambridgecitymassachusetts
3. https://nlihc.org/resource/racial-disparities-among-extremely-low-income-renters
4. https://www.urban.org/sites/default/files/publication/30631/411955-Promoting-Neighborhood-Diversity-Benefits-Barriers-and-Strategies.PDF

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Sam Shoap
Outreach Director
Massachusetts Housing Coalition
Sam.Shoap@masshousingcoalition.org | 215-630-4318
website | facebook

Pacheco, Maria

From: Singanayagam, Ranjit
Sent: Thursday, December 10, 2020 12:27 PM
To: Pacheco, Maria
Subject: FW: 2072 Massachusetts Avenue

From: Barr, Joseph <jbarr@cambridgema.gov>
Sent: Thursday, December 10, 2020 10:28 AM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 2072 Massachusetts Avenue

Ranjit,

Based on my discussions with Susan Frankle (who was also speaking on behalf of the North Walden Neighbors group), she asked me to let you know that there have been ongoing concerns expressed by residents in this local neighborhood about the traffic congestion and cut-through traffic in this vicinity, particularly on Mead Street and Cogswell Avenue. As I've noted in my previous communications, we do not believe that the construction of the proposed projects at 2072 Massachusetts Avenue will lead to any significant changes (positive or negative) to that situation. However, I wanted to make sure that you are aware that these concerns have been expressed to us, and that we have been working with local residents to address the cut-through traffic and safety issues, in case that information is of interest to the BZA.

Thanks, and let me know if you have any questions.

Joe B.

Joseph Barr, AICP
Director of Traffic, Parking, and Transportation
City of Cambridge
617-349-4743 (office)
www.cambridgema.gov/traffic

Pacheco, Maria

From: Abra Berkowitz <abraberkowitz@outlook.com>
Sent: Thursday, December 10, 2020 2:15 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave. Zoning Relief from 16 Walden #2R

Dear Ms. Pacheco and Board of Zoning Appeals Members,

I'm writing as a neighbor of 2072 Mass Ave in support of Capstone's project. I live at 16 Walden Street, one house over from what is now Darul Kabob. I can understand my neighbors' concerns, particularly those from residents of the Russell Apartments and worries re: congestion and traffic. However, the project will have far greater benefits to our rapidly gentrifying neighborhood than drawbacks. The team at Capstone has also worked hard to listen to neighborhood concerns and accommodate them in the version you're seeing tonight.

Pre-pandemic, I was lucky enough to meet different neighbors, whether while hanging out on their stoops, passing by, or playing with their kids. I met two longtime Cambridge residents who were voucher holders. Both needed to leave the North Walden area because their rental units were for sale and they couldn't find neighboring units which fit their vouchers' payment standards. I also met longtime residents who lamented that their children couldn't afford to return home and rent near them after college. The Capstone project will help keep people from our neighborhood in our neighborhood. The project will be an asset to neighborhood stability.

Most importantly, the Capstone project will include Section 8 voucher units and family-sized units. Our lowest income residents face the largest barriers to securing decent and affordable housing: credit checks, prejudice, security deposits and simply being unable to afford market rents, even when employed full-time. As do our city's families. And yet, federal funding for programs like Section 8 continues to decrease annually, putting our poorest residents--who often choose between homelessness and doubling (or tripling) up during a pandemic--in an increasingly unsafe and difficult situation. Waitlists for housing serving residents making at or below 50% the Area Median Income (AMI) often reach over a decade. Cambridge families--including those making 60% of the AMI, this project's other targeted income--also face huge barriers to remaining in our city without overcrowding. We need to jump at the opportunity to house these folks now, in housing which is safe and they can afford. The project provides a rare opportunity to add units for Cambridge residents with the most urgent housing needs.

Sure, I have my worries. Will my old condo collapse during pile driving? (Answer: very probably no, but if there are any issues Capstone says they will document them and resolve them). Will my girlfriend have to circle the block a few times to find a parking space? (Possibly, but no biggie). Will the proposed rooftop patio be loud at night? (I turn into the Grinch after 9pm, so the jury's out on that but it's a city and I have earplugs and a sound machine). The opportunity to build high quality affordable housing Cambridge residents can afford (in the best neighborhood in Cambridge) outweighs any of these concerns by a mile.

Thanks for reading my comments, and thanks to Capstone.

Best,
Abra Berkowitz
16 Walden Street #2R

Cambridge, MA 02140

Sent from Outlook

Pacheco, Maria

From: Elisabeth Werby <eawerby@gmail.com>
Sent: Thursday, December 10, 2020 2:03 PM
To: Pacheco, Maria
Subject: 2071 Mass Ave Project

To the Members of the Cambridge Board of Zoning Appeals,

I am writing to urge you to require the 2071 Mass Ave project to confirm with the AHO (and other City) guidelines.

As I'm sure you will remember, the AFO guidelines were the subject of heated debate, due consideration, and revision in an effort to balance the various interests involved, *including those of developers*. Available to all in the original form years ago, they now stand as law and are designed to ensure that AFO projects are economically viable.

Given this, as well as the fact that the 2071 project is receiving significant public support, it is unnecessary, inappropriate, and a dangerous precedent to waive the AFO height restrictions for this project, which is proposed to be some 30 feet higher than otherwise permitted. The fact that the project is presented under a special permit application allows but does not justify a departure from the AHO guidelines.

As a citizen who was involved in discussions about the AFO, I am deeply troubled by the possibility that this legislation will be effectively ignored. *If a developer can get around the AFO guidelines by filing for a Special Permit, what was the point of the AFO?*

I am also aware of the fact that there are now some 14,000 (!) vacant rental units in Cambridge, with prices decreasing rapidly. There is an opportunity to serve the needs of low-income resident while requiring the developer to redesign that project to conform to the AFO and to conduct a traffic study that takes account of the hazards at the particular location and expectations for life after COVID.

I appreciate your thoughtful consideration of this matter.

Elisabeth Werby
7 Wright St. #1

Dear members of the BZA,

As a lifelong resident of North Cambridge, I am writing to express my strong support for the proposed development at 2072 Mass Ave (CASE NO. BZA-017326-2020). I have commuted from North Cambridge to CRLS and to jobs around Cambridge and Boston on foot, by bicycle, and via the 77 bus and the Red Line, and I know from personal experience that transit-oriented living in North Cambridge affords great opportunities to benefit from and contribute to the city as a whole. I am particularly excited that this project proposes 49 affordable units. As a young person in Cambridge, I know that private market rents have made it nearly impossible for many of my classmates and peers to start their professional lives in the city where they grew up. Just as importantly, these units will provide valuable housing options for families using mobile vouchers, as illegal source-of-income discrimination and the competitive market for two-bedroom and three-bedroom units in Cambridge often makes it very difficult for families to use these vouchers before they expire. Neighbors who have expressed opposition to this project are right that North Cambridge is a great place to live, and this only deepens the city's obligation to provide additional affordable homes here when projects like 2072 Mass Ave are proposed. As such, I strongly encourage the BZA to grant a comprehensive permit in this case, and further encourage you to maintain the proposed density and unit mix.

Thank you for your time and consideration, and best wishes,

Will MacArthur
18 Shea Rd, Cambridge, MA 02140

Pacheco, Maria

From: Ira Nichols-Barrer <nicholsbarrer@yahoo.com>
Sent: Monday, November 30, 2020 4:20 PM
To: Pacheco, Maria
Subject: support for BZA-017326-2020 (2072 Mass Ave)

Greetings,

I am writing to express my strong and heartfelt support for the proposed affordable housing development at 2072 Mass Ave. I believe our community is facing a housing affordability crisis, and allowing these much-needed homes to be built would help families in our community who need it most. Moving forward would be a wonderful idea. Since this site is on the busy Mass Ave. corridor, replaces an unsightly parking lot, and is very close to transit (and a grocery store), it appears to be an ideal location to allow more much-needed density.

I am a homeowner who lives around the corner from this site and walk by it daily, and I do not think any hypothetical concerns about access to on-street parking justify slowing down or downscaling the project. The developers have already reduced the scale of their original plan to add an attractive rear roof-deck that will create a 'step down' to nearby homes, and it would be a sad and shortsighted loss to see the project downscaled even further.

I hope you see fit to grant approval, and bring more desperately-needed homes to my neighborhood.

Sincerely,
Ira

Ira Nichols-Barrer
175 Richdale Ave., #105
Cambridge MA, 02140

Pacheco, Maria

From: Barbara Strom <barbara.a.strom@gmail.com>
Sent: Thursday, December 10, 2020 3:18 PM
To: Pacheco, Maria
Subject: Case BZA-017326-2020 2072 Mass Ave

Hello -

I'm writing in support of the 2072 Mass Ave affordable housing development.

It may need some tweaks to be closer to the AHO guidelines, but I can understand starting out with an ambitious design in order to wind up with the most possible affordable housing.

Please keep this project moving forward. Cambridge desperately needs more affordable housing; that means increased density, which is most acceptable on major streets like Mass Ave.

Thanks,
Barb Strom
3 Olive Pl #2
Cambridge MA 02140

CITY OF CAMBRIDGE
TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Board of Zoning Appeal

From: Joseph E. Barr, Director

Date: December 10, 2020

Subject: 2072 Massachusetts Avenue Comprehensive Permit Application – Supplemental Information

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The Cambridge Traffic, Parking, and Transportation Department (TP+T) has reviewed the transportation-related materials that have been submitted to the Board of Zoning Appeal by CC HRE 2072 Mass Ave Tenant LLC, in relation to the Comprehensive Permit Application for the proposed 49-unit affordable housing development at 2072 Massachusetts Avenue. This memorandum provides information that is supplemental to the communication that we submitted to both the Planning Board and the Board of Zoning Appeal, dated November 20, 2020.

Based on our review of the materials (including the "Parking and Traffic Assessment" prepared by Vanasse & Associates, Inc. dated November 9, 2020), the information submitted to date is sufficient to provide us with an understanding of this project, including the transportation-related impacts. As a result, we support the applicant's request for a waiver of the Article 19 requirement to perform a Traffic Impact Study (TIS). Completing a TIS is unlikely to provide us with any meaningful additional insight into the project and the resulting impacts, particularly given the minimal trip generation estimates included in the Parking and Traffic Assessment. TP+T's support for this waiver is conditional on their agreement to implement the mitigation measures described in our November 20, 2020 memorandum, including both physical infrastructure and ongoing transportation demand management measures.

TRAFFIC, PARKING, + TRANSPORTATION | JOSEPH E. BARR, DIRECTOR
344 Broadway, Suite 102, Cambridge, MA 02139
617-349-4700 | cambridgema.gov/traffic

Pacheco, Maria

From: Carl Nagy-Koechlin <carlnagy-koechlin@justastart.org>
Sent: Thursday, December 10, 2020 4:02 PM
To: Pacheco, Maria
Subject: 2072 Mass. Ave. project

I am writing on behalf of Just-A-Start Corporation (JAS) to convey our support for Capstone Communities development proposal for 2072 Massachusetts Avenue. JAS was founded in 1968 to address the needs of and create opportunities for low- and moderate-income people in Cambridge. We have accomplished this through a variety of programs and initiatives, none of which has been more important than our work to develop affordable housing. As effective as we have been at doing so, the lack of affordable housing in Cambridge requires the efforts of many, including both nonprofit and private developers working in partnership with the City.

Capstone Communities, and its principals Jason Korb and Sean Hope, are among the developers that have been effective in this effort. They have developed well designed and well managed affordable developments in the city, and their proposal for 2072 Mass. Ave. will be another such project. It will contribute 49 much-needed affordable apartments to the city. Like the residents of JAS's developments and other affordable projects in Cambridge, the tenants of 2072 Mass. Ave. will have access to the services and economic opportunity that Cambridge has to offer, giving them - adults and children - access to bright futures.

We're fortunate in Cambridge to have reputable developers, including Capstone, who have and will work with the City to advance our shared affordable housing goals. This project will move us in that direction. I urge you to support Capstones application.

Thank you.

Carl Nagy-Koechlin

--
Carl Nagy-Koechlin
Executive Director
(He/Him/His)
Just-A-Start Corporation
1035 Cambridge Street, #12
Cambridge, MA 02141
Cell: 617-939-4578
Office: (617) 918-7503
carlnagy-koechlin@justastart.org

www.justastart.org

Follow us on Twitter: twitter: @JustAStartCorp
Connect with us on LinkedIn: linkedin.com/company/Just-A-Start
Like us on Facebook: facebook.com/JustAStartCorp

Pacheco, Maria

From: Mary Baine Campbell <campbell@brandeis.edu>
Sent: Thursday, December 10, 2020 6:02 PM
To: Pacheco, Maria
Cc: Sean D. Hope Esq.
Subject: ZBA 017326-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Pacheco--

I'm sorry for the very late submission of this letter, which will have to be short. (My building has been having a big problem with internet access for the last week, and my email obligations are now huge!)

I wanted to say that I have been part of two or three extended public discussions of close and more distant neighbors to the proposed building at 2072 Massachusetts Avenue, and I continue to be strongly in favor of, in fact quite excited about, the proposed building.

We hold ourselves to standards that are too low when we congratulate ourselves on being a leader in affordable housing here in Cambridge. The city has changed for the worse in almost every way since the banning of rent control became law in the mid-90s and prices and rents doubled, even tripled, in a few short years. Far too many families have had to leave the city they and their parents grew up in. Diversity has diminished, as has the city's liveliness and fellow feeling. And people are struggling, suffering, especially children and young people. I live and work part of the time in Paris, which has also seen rising rents and housing prices and a sort for-the-tourists gentrification, but it has not left people homeless or forced so many to leave their city.

This building is a model of environmental sensitivity. It will encourage use of public transportation and walking, given that only the handicapped will have cars (which is a large part of what gives Parisians significantly greater longevity, across classes). It is in line with the kinds of building that we must have to remain sustainable and to house our fellow citizens, and we know more or coming: the population grows, cities grow, this building is a humane response to those facts of life, and to the biggest fact of life of all, however we may strive to turn away from it: the increasing rate of carbon and methane-related warming and ills associated with it.

I'm happy about the building, and hope to see more like it, in Cambridge and surrounding towns, and soon. I live a few blocks away and do all my shopping and much of my social and even political life on Mass Ave between Linnaean Street and Cameron St.

Thanks for listening,
Mary Baine Campbell
36 Linnaean St, #9
Cambridge, MA 02138

--

Mary Baine Campbell
Professor of English, Comparative Literature,
Women's and Gender Studies (Emerita)
Brandeis University
Waltham, MA 02454-9110

Pacheco, Maria

From: Daglian, Sisia
Sent: Thursday, December 10, 2020 5:55 PM
To: eric
Cc: Pacheco, Maria
Subject: RE: 2072 Massachusetts Avenue

Eric

We will add your dissent to the file for the Board.

Sisia

From: eric <ericpfeufer@hotmail.com>
Sent: Thursday, December 10, 2020 3:35 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: 2072 Massachusetts Avenue

I would like to convey my distress that a project so far in excess of the physical parameters of its base zoning of a district and even greatly in excess of the recently adopted AHO be allowed to proceed as planned.

The information provided by the City describes an older proposal of 8 stories, the current proposal is for 9 stories on the corner of Mass Ave and Walden, stepping down to 6 stories on the 'south' property line.

I strongly object to such great height and density being allowed at all; there is no precedent for this building in North Cambridge.

There has been very little community process.

Sincerely,
Jean Hermann
9 Sycamore St
Cambridge, Ma

Pacheco, Maria

From: Aleida Inglis <akinglis@comcast.net>
Sent: Thursday, December 10, 2020 5:42 PM
To: Pacheco, Maria
Subject: CASE NO. BZA-017326-2020 - 2072 Mass. Ave. Proposed Development

Dear Honorable Cambridge Board of Zoning Appeals Members:

I would like to share some thoughts with you about the proposed development at 2072 Mass Ave, and request that some changes and conditions be added to the proposal prior to allowing it to pass.

The building that Capstone proposes, under the leadership of Jason Korb and Sean Hope, is beautiful and forward-looking in many impressive ways, but its size and the potential impact of some features propose significant concerns, particularly on the small lot on a dangerous intersection whose current traffic problems already pose dangers to those in surrounding streets,

Some background to these concerns, the need and pressure for affordable housing, and to those who are distressed by anyone who does not give unqualified support to the project as is: Whereas the 40B has a history of being considered an anti-snob measure to ensure the development of affordable housing in settings where it is opposed, I want to make it abundantly clear that that situation is not applicable here. To give a sense of context, t he nearby neighbors of the proposed development are a friendly and welcoming community that is diverse culturally, racial and economically, and concerned with social justice and providing high-quality and safe affordable housing.

Regarding the 2072 proposed project, the significant traffic problems start at the Mass Ave /Walden Street (MA/WS) corner, on the edge of the proposed buikding, and continue into other parts of the neighborhood. When traffic is at its normal density, the back-up traffic from the MA/WS congestion continues around the corner to Mead S t. and Cogswell Ave. This causes serious dangers to the Cogswell neighbors when, during rush hour, the Walden overflow traffic backs up from Mass Ave to halfway down Cogswell Ave. and makes it impossible for emergency vehicles like fire-engines and ambulances to get though in a crisis situation .

Those who live here know these dangers exist because they/we live with them and are trying to work with the city to resolve them. It is also clear that <u>any</u> further development near the MA/WS corner will worsen them and, the bigger the development, the more profound the impact will be on an already dangerous situation. There is no guarentee that widening the lanes on Walden, as Capstone has generously proposed to do, will help with this, because much of the backing-up and congestion comes from slow, congested traffic on Mass Ave. which is likely to remain a problem, even with the widened lanes.

Please let's put on the breaks, regroup and go back and address the important issues that have been left out of the planning so far.

By taking into consideration recommendations from the range of experts in the community, in conjunction with a more in depth study by the traffic experts and any other appropriate safety-related departments/ consultants, we can get a broader sense of the changes that need to be made.

By doing that, we can come up with a version of the development that is a win/win undertaking for the City of Cambridge, the development team, the neighborhood and the future 2072 residents, and a proud addition to Capstone's already outstanding set of accomplishments.

Thank you for your consideration.

Aleida Inglis
Cogswell Ave.

Pacheco, Maria

From: Josh Posner <jposner@risingtidellc.net>
Sent: Thursday, December 10, 2020 5:39 PM
To: Pacheco, Maria
Cc: Sean D. Hope Esq.; Jason Korb
Subject: Re: 2072 Mass Ave 100% Affordable Housing Proposal

To: Cambridge Zoning Board

I am a long time resident of North Cambridge and wish to register my strong support for the above referenced affordable housing development at the corner of Walden and Mass Ave. If this is not an appropriate location for a dense efficient housing development there is nowhere that is appropriate. We need the affordable housing in our community. These developers have shown they can make it happen. The architects in particular are strong and have done excellent work right in the immediate vicinity on Mass Ave. I prefer more of a mixed income approach both for reasons of social integration and as a way of leveraging public subsidy dollars but that is not what is on the table. I heartily support this effort and hope that we can overcome the perennial NIMBY concerns that come with every single development project. Lets avoid the hypocrisy of what is too often said at hearings like this, namely: "we support affordable housing just not this project in this location." I hope you just say yes!!
Josh Posner,
32 Arlington Street

Sent from my iPhone
Apologies for typos and bizarre auto-corrects
Joshua Posner
32 Arlington Street
Cambridge, Ma 02140
617-549-3232- phone

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeals:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Carol Anastasi	70 Mt. Vernon St, Cambridge 02140	12/8/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Laura C Arena	11 Sacramento St 3rd fl, Cambridge 02138	12/8/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Robert Beerman	16 Newman St, Cambridge 02140	12/7/20
Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
Suzanne Blier	6 Fuller Place, Cambridge 02138	12/9/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20

David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20
Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	2050 Mass Ave #307, Cambridge 02140	11/30/20
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20
Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Lorraine M. Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Patrick Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Susan M. Carter	41 Holden St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20
Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20

Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20
Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20
Kellie DeJon	46 Sargent St, Cambridge 02140	12/7/20
Dewey Dellay	9 King St, Cambridge 02140	12/3/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Lianna Doan	35 Walden St. #1C, Cambridge 02140	12/8/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20
Jean C. Evans	142 Garden St, Cambridge 02138	12/7/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20
Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20

Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	Harvard Medical School	12/4/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20
Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsey Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Peter Glick	6 Donnell St, Cambridge 02138	12/9/20
Merav Gold	7 Shady Hill Square, Cambridge 02138	11/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20

Lesli Gordon	63 Mt. Vernon St #2, Cambridge 02140	12/8/20
Lydia Gralia	19 Beech St, Cambridge 02140	12/10/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Nenad Grubor	35 Walden St, Cambridge 02140	12/8/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Thomas Hayes	39 Walden St, Cambridge 02140	12/9/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20
Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20
Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Ali Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Dac Hoang Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Miriam Isoun	57 Creighton St, Cambridge 02140	12/8/20
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20

Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20
Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20
Sarah Krieger	71 Avon Hill St Cambridge 02140	12/8/20

Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Christina Leshock	16 Newman St, Cambridge 02140	12/7/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20
Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
Ayala Livny	20 Norris St #2, Cambridge 02140	12/10/20
Christopher Mackin	48 JFK St #2, Cambridge 02138	12/9/20
John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20

Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Babette Meyer	8 Newport Rd #7, Cambridge 02140	12/9/20
Marilee Meyer	10 Dana St #404, Cambridge 02138	12/9/2
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Aimee Moreno	125 Garden St, Cambridge 02138	12/10/20
Tony Moreno	125 Garden St, Cambridge 02138	12/10/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
Evan Nelson	35 Walden Street #3A, Cambridge 02138	12/8/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20

Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Roberta Pasternack	10 Chester St, Cambridge 02140	12/7/20
Anita Patterson	14 Hilliard St, Cambridge 02138	12/9/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave, Cambridge 02140	11/28/20
Hugh Phillips	35 Walden St 2B, Cambridge 02140	12/8/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20

Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Doug Safran	35 Walden St. #1C, Cambridge 02140	12/8/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20
Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Gefen Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Nancy Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20

Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20
Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Barbara Sokol	35 Walden St #2C, Cambridge 02140	12/8/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Caroline Stowell	49 Cedar St #1, Cambridge 02140	12/10/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20
Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Ami Teruya	35 Walden St #34, Cambridge 02140	12/8/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20

Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20
Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Ann Warner	21 Grozier Rd, Cambridge 02138	12/7/20
Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Nicola Williams	8 Brewer St, Cambridge 02138	12/9/20
James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20
Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20

Jonathan Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Linda Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Timothy Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Electronic and printed signatures are available on request.

Pacheco, Maria

From: Lee Farris <Lee@LeeFarris.net>
Sent: Thursday, December 10, 2020 5:09 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave. affordable housing proposal
Attachments: CResA 2072 Mass. Ave. support letter.docx

12-10-20

Dear BZA,

I am writing for the Cambridge Residents Alliance in overall support of the affordable housing proposed at 2072 Mass. Ave., ZBA 017326-2020. (See attached PDF.) The Cambridge Residents Alliance is a city-wide volunteer organization with well over 1000 supporters.

It's impressive that the building will be 100% affordable with lower income thresholds. Things **we especially like** about the proposal:
- Provides homes for residents at 30-60% of AMI
- 71% are 2 and 3 family units
- Passive House
- Developer listened to neighbors and made changes to the design that:
- shortened the height of the building in the rear to 6 floors on Walden St.
- increased safety by widening Walden St. to help with traffic and closing a Mass. Ave. curb cut
- added a landscaped terrace on the sixth floor roof for residents
- Good community process and engagement, and helpful website

While the project is bigger than allowed by the Affordable Housing Overlay, the size is allowable under Ch. 40B, and the project was begun before the Affordable Housing Overlay was passed.

With this level of access to public transit, we can accept the lack of provision of on-site parking, and feel adding about 25 cars to the neighborhood is tolerable, given the addition of affordable housing.

We have some **concerns and requests** regarding the project.
- **Provide 2 elevators,** instead of only one. Would a market rate building have only one elevator? Elevator repairs can take up to three weeks. What would happen to people on the upper floors in that event? And given the height of the building, when the elevator is working, people will have to wait a long time for a single elevator. That will make residents unhappy. Perhaps one elevator could be a larger size and one could be smaller.

- **Protect the residents of the CHA Russell Apts.** next door from the noise and other impacts of construction. Consider paying for temporarily moving residents on that side of the building to other apartments during construction if they want to relocate.

- We ask that the developer **pay for the city to plant trees in the city owned lot,** since no trees fit on its property.

We request that you ask the developer to accept these suggestions.

Thank you for considering these requests.

Sincerely,

Lee Farris, President
Cambridge Residents Alliance
269 Norfolk St. 02139

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Sincerely,

Lee Farris, President
Cambridge Residents Alliance

269 Norfolk St. 02139

Pacheco, Maria

From:	SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent:	Monday, December 7, 2020 3:43 PM
To:	Pacheco, Maria
Cc:	Carlone, Dennis; Nolan, Patricia; north-walden-neighbors@googlegroups.com
Subject:	2072 Mass. Ave. – CASE NO. BZA-017326-2020
Attachments:	PB Hearing 2072 Mass Ave.png

To the Cambridge Board of Zoning Appeals:

My husband and I live in North Cambridge . We have owned our home for 25 years. We write to you today with grave concerns about the proposed development at the corner of Mass. Ave. and Walden Street – 2072 Mass. Ave. – CASE NO. BZA- 017326-2020. We live less than 100 yards from this intersection.

To date, the Traffic, Parking & Transportation Department has not yet recommended a Traffic Impact Study. **Joe Barr and Patrick Baxter are well aware** of the traffic and safety issues associated with this corner and the surrounding streets. In fact, members of our neighborhood have been communicating with them since 2016 about these issues and in February of 2020 they hosted a community meeting to begin to address our concerns and pledged they would come back with solutions.

So you could imagine how disconcerted we were to hear Joe at the Planning Board meeting last week give his full support of the proposed project without referencing the known traffic and safety issues in the Mass Ave / Walden neighborhood (which we had brought up during the public comment section of the meeting and which should have refreshed his memory). In his pledge to support the proposed project, he failed to recommend that a **Traffic Impact Study or Project Review** be conducted.

Then there was a statement by **Chairperson Catherine Preston Connolly** during the later part of the meeting, where she said that she believed that traffic could actually be improved by the project. **How could she possibly know this?** No study backs this up. One might conclude this was an irresponsible statement for a City Planning Board member.

Let me set out a few facts:

- The project calls for **a 102 foot, 9 story (6 stories step down** to Walden) building on the corner of Mass. Ave. and Walden St. If built it will be one the highest buildings in the Mass Ave / North Cambridge area. It will likely house 150 to 200 residents. This building is completely out of context with the surrounding buildings and neighborhood and is far higher than the Affordable Housing Overlay allowable maximum height. (I've attached a slide from Capstone, from the Planning Board meeting that shows the scale of the building).
- This project is nearly **3 times the threshold for Project Review** (~58,000 sq. ft., the threshold for Project Review is 20,000 sq. ft.)
- This project has **3 times the density** (as measured by FAR) of the other affordable housing projects within a 1/2 mile radius of Porter Square
- This project **directly abuts a vulnerable population** of seniors and people with disabilities as well as the North Cambridge Senior Center

- This project is being **placed on the very corner** where Joe Barr and colleagues are well aware there were serious safety and traffic concerns due to congestion and gridlock. These conditions will likely return after the pandemic.

How is it possible that this project sailed through the Planning Board discussion without a single Planning Board member even discussing the possibility of Project Review? This is truly shocking given the size and scope of the project, the location next to a vulnerable population, and the history of traffic and safety complaints for that specific intersection.

Many members of this neighborhood have concerns and are voicing them.

You should have concerns too.

There are some changes based on the project proposal that could change the intersection and its traffic flow and safety, including elimination of the curb cut on Mass Ave and a widening of Walden Street. Other conflating factors include drop offs / pick ups / deliveries for the 150 to 200 future residents of the proposed building. This increased activity will happen both at the residential entrance on Mass Ave as well as behind the building off of Walden creating new traffic patterns. The developers point to their parking study that was done, but none of these forementioned factors were considered and their study primarily focused on parking, not traffic and safety issues.

With all of these factors in play, how did the Planning Board not recommend Project Review?

Given the upcoming December 10th Cambridge Board of Zoning Appeals meeting, we urge you NOT to grant a waiver to Article 19, which is being requested by the developers.

Without proper and thoughtful and scientific Project Review, the City is rushing through a process, developing on a scope and scale not seen before at this intersection. Without the relevant information and ensuing recommendations from Project Review, we have only conjecture if the project will improve or exacerbate current and post-pandemic conditions.

Thank you for your consideration of our request for Project Review. We will attend and would like to provide public comment at Thursday's meeting.

Susan Frankle & John Uzzolino
3 Houston Park (19 Rear Walden Street)

View Edit Window Help

Tue 9:31 PM

You are viewing Swaathi Joseph's screen

View Options

Recording

ELEVATIONS North | View from Mass Ave

BrunerCott HRE

2072 MASS AVE

PAGE 42 DECEMBER 1, 2020

**Catherine Preston C...

Sean Hope

Jason Forney

Jason Korb

dio Settings

Raise Hand

BZA

COMPREHENSIVE PERMIT APPLICATION

PETITIONER:	CC HRE 2072 MASS AVE TENANT LLC
PETITIONER'S ADDRESS:	C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459
NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON:	CAPSTONE 2072 MASS AVE LLC C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459 ATTN: JASON KORB 617.513.6320 HRE 2072 MASS AVE LLC C/O HOPE REAL ESTATE ENTERPRISES LLC 907 MASSACHUSETTS AVENUE, SUITE 300 CAMBRIDGE, MA 02139 ATTN: SEAN D. HOPE 617.492.0220
LOCATION OF SITE:	2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
DESCRIPTION OF PROJECT:	CC HRE 2072 MASS AVE TENANT LLC – C/O CAPSTONE COMMUNITIES LLC COMPREHENSIVE PERMIT: TO CONSTRUCT A NEW MULTI-FAMILY 100% AFFORDABLE HOUSING COMMUNITY WITH 49 RESIDENTIAL RENTAL UNITS, GROUND FLOOR COMMERCIAL AND BUILDING AMENITY SPACE. THE PROPOSAL INCLUDES AN EIGHT STORY BUILDING WITH THREE (3) ACCESSIBLE PARKING SPACES AND TWO (2) DROP OFF SPACES.
SPECIFY LOCAL REGULATIONS OR REQUIREMENTS FROM WHICH RELIEF IS REQUESTED:	SEE **SECTION 5** REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS
THE PETITIONER IS:	A LIMITED DIVIDEND ORGANIZATION
IS THE PROPOSED PROJECT NEW CONSTRUCTION:	THE PROPOSED PROJECT IS NEW CONSTRUCTION
SITE CONTROL:	CC HRE 2072 MASS AVE TENANT LLC EXECUTED A 99-YEAR GROUND LEASE WITH CC HRE 2072 MASS AVE LLC (AN AFFILIATE OF CC HRE 2072 MASS AVE TENANT LLC) FOR THE LAND AND BUILDING AT 2072 MASSACHUSETTS AVENUE. CC HRE 2072 MASS AVE LLC CURRENTLY OWNS 2072 MASSACHUSETTS AVENUE.
SITE ELIGIBILITY:	THE PETITIONER IS SIMULTANEOUSLY APPLYING TO DHCD FOR SITE ELIGIBILITY APPROVAL UNDER THE FOLLOWING SUBSIDIES: AFFORDABLE HOUSING TRUST FUND, DHCD HOUSING STABILIZATION FUND (HSF), HUD HOME PROGRAM (RENTAL PRODUCTION), STATE LOW INCOME HOUSING TAX CREDIT PROGRAM AND THE FEDERAL LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC).

2020 NOV 12 PM 2:47
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

TOTAL NUMBER DWELLING UNITS PROPOSED:	49
TOTAL NUMBER OF AFFORDABLE RENTAL UNITS:	49
TOTAL NUMBER OF AFFORDABLE HOME OWNERSHIP UNITS:	0

RESIDENT ELIGILIBITY STANDARDS:	41 UNITS AT OR BELOW 60% AMI, 8 UNITS AT OR BELOW 30% AMI, PURSUANT TO THE LOW INCOME HOUSING TAX CREDIT PROGRAM

PLEASE SEE **SECTIONS 3 – 16** FOR A COMPLETE DESCRIPTION OF THE PROPOSED PROJECT, AND EACH OF THE FOLLOWING ITEMS:

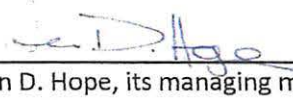
a) Site Development Plans - Site development plans showing locations and outlines of proposed building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
b) Report on Existing Site Conditions - a summary of conditions in the surrounding areas, showing the location and nature of the existing building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
c) Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have Site development plans signed by a registered architect;
d) Building Tabulations - a tabulation of the proposed building by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by the building by parking and other paved vehicular areas and by open areas; (2 copies)
e) Subdivision Plan - where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)
f) Utilities Plan - a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants.
g) Dimensional Form- provided with application; (2 copies)
h) Photographs – photographs of Site and existing building;
i) Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA;
j) Ownership Certificates – 2 Notarized copies, provided application.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

CC HRE 2072 MASS AVE TENANT LLC
By: Capstone 2072 Mass Ave LLC, its managing member

By: Jason Korb, its managing member

By: HRE 2072 Mass Ave LLC, its managing member



By: Sean D. Hope, its managing member

Date: November 10, 2020

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We CC HRE 2072 Mass Ave LLC
(OWNER)

Address: c/o Capstone Communities LLC, 1087 Beacon Street Suite 302, Newton MA 02459

State that I/We own the property located at 2072 Massachusetts Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of CC HRE 2072 Mass Ave LLC

*Pursuant to a deed of duly recorded in the date 04/10/2018, Middlesex South County Registry of Deeds at Book 70850, Page 295; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Jason Korb personally appeared before me, this 9th of November, 2020, and made oath that the above statement is true.

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

Notary

My commission expires _____ (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

DIMENSIONAL INFORMATION
Project Address: 2072 Massachusetts Avenue

		EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
			BA-2 / BUSINESS A-2	RESIDENCE B	RESIDENTIAL USE
Lot Area (SF)		8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
Lot Width (Ft)		~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
Total Gross Floor Area (GFA)(SF)		1,860 SF	15,755 SF (max.)(g)	608 SF (max.)(g)	57,395 SF
Residential Base		0	13,129 SF (max.)(g)	507 SF (max.)(g)	54,425 SF
Non-Residential Base		1,860 SF	0	0	2,970 SF (d)
Inclusionary Housing Bonus w/20% affordable		N/A	2,626 SF (max.)(g)	101 SF (max.)(g)	N/A
Ratio of Floor Area to Lot Area	Baseline:	N/A	1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	6.74
	MAOD:		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	6.74
Residential Base	Baseline:		1.75	0.5/0.35 for portions exceeding 5,000 SF	6.27
	MAOD:		1.75	1.75	6.27
Non-Residential Base	Baseline:		1.0	N/A	0.47
	MAOD:		N/A	N/A	0.47
Inclusionary Housing Bonus - %	Baseline/MAOD:		20% bonus = 2,626 SF (GFA)(g)	20% bonus = 101 SF (GFA)(g)	N/A
Total Dwelling Units	Baseline/MAOD:	N/A	16 (max.)	0	49
Base Units			600 SF / D.U. = 12	2,500 SF / D.U. = 0	49
Inclusionary Bonus units - 20%			2	0	N/A
Base Lot Area / Unit (SF)			625 SF / D.U. @ 12 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Total Lot Area / Unit (SF)			536 SF / D.U. @ 14 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Building Height(s) (Ft)		13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	8 Stories / ~89'-8"
	MAOD : Requirements:	N/A	50' max. (Massachusetts Avenue Overlay District) *- Active non-residential ground floor use* *- Minimum ground-floor use depth of 40'* *- Ground floor located at mean grade of abutting sidewalk* *- Minimum 75% Mass Ave frontage occupancy* *- Minimum 15' ground floor height* *- Maximum 5,000 sf per ground floor tenant* *- No bank frontage > 25'*		
Front Yard Setback - Massachusetts Avenue (Ft)(a) *[Baseline Zoning - Article 5.33, Table 5-3, footnote (m)]*		3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		Building is sited to align with building next door which is right on the sidewalk
Front Yard Setback - Walden Street (Ft)(a)		3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	0' on Walden
Side Yard Setback - Abut City of Cambridge parking lot (Ft)(a)		42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
Side Yard Setback - Abut Cambridge Housing Authority (Ft)(a)		42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
Open Space (% of Lot Area)		78.2%	No minimum		0
Private Open Space		78.2%	No minimum	40% Minimum Private Open Space to Lot Area = 405 SF (min.)(g)	0
Permeable Open Space		0.0%	No minimum		0
Other Open Space (Specify)		N/A	No minimum		0
Off-Street Parking Spaces	Baseline and MAOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible (b)(c)
Long-Term Bicycle Parking		0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 (c)
Short-Term Bicycle Parking		0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 (e)
Loading Bays		0	N/A	N/A	N/A
Allowable Uses		N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant (f) and other uses as described on the Waiver List

(a) Lot is located on a corner. Project team assumed two front and side yards with no rear yard.
(b) Accessible parking requirement rounded up under UFAS (required for Section 504) to three (3) spaces
(c) Commercial Parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots
(d) Garage and bicycle parking exempt from calculation
(e) Project team pursuing public contribution approach for short-term bicycle parking per Article 6.104.2 (b)
(f) Along with other future possible uses as described on the Waiver List
(g) ~1,013 SF of the total lot area is in Residence B, with the remainder in BA-2

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 1
COVER LETTER AND NARRATIVE

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

November 10, 2020

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments
2072 Massachusetts Avenue, Cambridge, MA

Dear Board of Zoning Appeal Members:

CC HRE 2072 Mass Ave Tenant LLC ("Applicant"), an affiliate of Capstone Communities LLC (www.capstonecommunities.com) ("Capstone") and Hope Real Estate Enterprises LLC ("Hope"), propose to construct an affordable housing community located at 2072 Massachusetts Avenue in Cambridge's Porter Square and North Cambridge (the "Site"). The resulting residential community will consist of 49 affordable rental apartment homes with a variety of unit sizes – 14 one-bedroom, 21 two-bedroom, and 14 three-bedroom apartments – that will be affordable to individuals and families earning a range of incomes – from 30% to 60% of the area median income (the "Project"). Capstone is a Newton-based developer of mixed income, affordable, and historic apartment communities, and Hope is a Cambridge-based real estate development company with significant zoning consultation and permitting expertise. Capstone and Hope are currently developing Frost Terrace, a 40-apartment 100% affordable housing community located a few blocks south at 1785-1791 Massachusetts Avenue which is anticipated to open in spring 2021. Previously, Hope and Capstone developed Port Landing, a 20-apartment, 100% affordable housing community in The Port/Kendall Square neighborhood in 2016.

Development Proposal

Existing Site Conditions

Located with frontage on Massachusetts Avenue to the northeast and Walden Street to the northwest, the Site is comprised of one lot with approximately 8,515 square feet. Currently, the Site is occupied by an 1,860 sf, one-story building leased to Darul Kabab restaurant. The building is widely known to have housed Kentucky Fried Chicken for many years.

The immediate context along Massachusetts Avenue includes a mix of commercial, residential, and institutional buildings directly fronting the Avenue. The current one-story building and surface parking lot on the Site were constructed in 1971, having replaced a ca. 1890 four-story Odd Fellows Building which occupied most of the parcel. Though the Massachusetts Avenue corridor maintained a small-scale residential character throughout much of the 19th century, by the early 20th century the blocks north of Porter Square were dominated by multi-story commercial, civic, and religious buildings directly fronting the

Avenue. Massachusetts Avenue remains a densely developed artery lined with multi-story commercial, residential, and institutional buildings.

I.O.O.F. Building formerly located at 2072 Massachusetts Avenue, depicted during the 1968 fire which led to its demolition (*Cambridge Chronicle*).

Proposal Summary

The Project will include forty-nine (49) 100% affordable rental housing apartments. The affordability will be in perpetuity. Approximately 71% (35 apartments) will be two and three bedrooms for families. Specifically, the proposal includes 14 one-bedroom apartments, 21 two-bedroom apartments, and 14 three-bedroom apartments. Units average in size from 625 sf (one-bedroom apartments) to 824 sf (two-bedroom apartments) to 1,087 sf (three-bedroom apartments). The high proportion of two- and three-bedroom apartments will provide safe and accommodating housing to families.

Additionally, the Project will include three handicapped accessible parking spaces and two short-term drop-off/pick-up spaces in a covered garage area at the rear of the Site, along with 51 long term bike parking spaces located on the lower level of the building (48 regular and 3 tandem). Electric vehicle charging stations will be provided for the three accessible spaces and power outlets will be provided in the bike room for electric bicycles and repairs. The Project will also include retail space on Massachusetts Avenue and a resident amenity space within the first floor. The retail space is slated for a community use. The Project's operating budget also includes a part-time resident services coordinator who will plan events for families and others in the building and will assist with creating community building and educational activities.

Current Condition

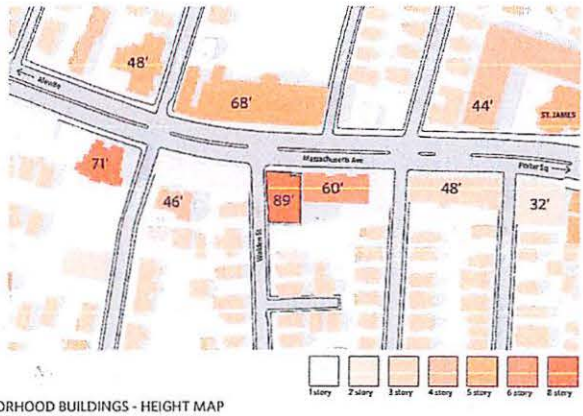
Proposed Condition

The new eight-story building will be constructed to Passive House US (PHIUS) standards and will target PHIUS Certification, and will include a green roof, rooftop solar along with a stormwater management system. The resilient, environmentally friendly materials used to construct the contemporary building façade will ensure long-term sustainability for the Project while adding dimension and rhythm to the Avenue. See **Section 9 Green Building Report** for more information.

Neighborhood

Situated to the northwest (less than 0.3 miles from the center) of Porter Square, the Project will complement an already vibrant mixed-use area of institutional, residential, office, restaurant and retail uses. Located in the North Cambridge neighborhood and adjacent to Neighborhood Nine, the Project's density and scale aligns with other buildings on Massachusetts Avenue. Directly to the Site's southeast and fronting on Massachusetts Avenue is the six-story affordable age restricted Russell House Apartments that is owned and operated by the Cambridge Housing Authority. Russell House Apartments is approximately 60' and contains 52 apartments. The five-story, 68' historic Henderson Carriage Building is located across Massachusetts Avenue from the Site. 2130 Massachusetts Avenue, an eight-story, 71' building is located one block to the northwest of the Site. Directly across Walden Street from the Site is a single-story retail building and the three and a half story 5 Walden Street condominiums. Spanning the entire rear of the Site is a municipal parking lot that provides an almost 50' wide buffer from the mostly three-story multifamily residential neighborhood to the west. The owners of the Henderson Carriage Building and Russell House Apartments support the Project.

The below Neighborhood Buildings – Height Map details the surrounding building heights.



NEIGHBORHOOD BUILDINGS - HEIGHT MAP

Area Amenities

This Site is well-served by public transit. The Porter Square MBTA Redline and Commuter Rail stations are less than 0.3 miles from the Site and the Davis Square MBTA Redline is located 0.5 miles from the Site. In addition, the #77 and #83 MBTA bus routes are at the Site, the nearest BLUEbikes station is located directly across the street, and the nearest Zipcar space is less than 200 feet away. These various rapid transit options provide access to jobs, services, and amenities throughout Cambridge, Boston, and the suburbs. Additionally, the Site is located within walking distance to the Porter Square Shopping Center, which provides several key family-friendly amenities including a grocery store, pharmacy, hardware store and various other community-serving businesses. In the context of Cambridge's extreme shortage of affordable family housing, the Project will provide forty-nine (49) households with access to a desirable, transit oriented, and thriving neighborhood. According to Walkscore.com, the Site's Walk Score is 97, which is considered a Walker's Paradise.

The Site is also within walking distance to a number of public elementary schools and daycare centers including the Rindge Avenue Upper School (0.2 miles or 6-minute walk), Wild Rose Montessori School (0.3 miles or 7-minute walk) and Benjamin Banneker Public Charter School (0.4 miles or an 8-minute walk). Below is a partial list of amenities within 0.5 miles of the Site. The play yard at St. James Church will be open to the Project's residents as well as the general public from 8am to dusk every day of the week with few exceptions. St. James Church, at 1991 Massachusetts Avenue, is one block from the Project.

Restaurants		Groceries		Shopping	
Wasabi at Porter	0.03 Miles	Star Market	0.2 Miles	China Fair	0.01 Miles
McCabe's on Mass	0.08 Miles	Pemberton Farm	0.2 Miles	Barefoot Books	0.04 Miles
Andy's Diner	0.1 Miles	Spindler Confections	0.2 Miles	Seth Berman Gardeners	0.05 Miles
Posto	0.2 Miles	Stop & Shop	0.3 Miles	Drinkwater's	0.05 Miles
Palm Sugar Thai Cuisine	0.2 Miles	Davis Square Farmers Market	0.3 Miles	Big Picture Framing	0.09 Miles
Dakzen	0.2 Miles			General Optical Co.	0.01 Miles
The Shawarma Place	0.2 Miles	Parks		Fun Antiques	0.2 Miles
Newtowne Grille	0.2 Miles	Bergin Playground	0.2 Miles	Stellabella toys	0.2 Miles
Domino's Pizza	0.2 Miles	Rindge Field	0.2 Miles	The Caning Shoppe	0.2 Miles
Sugar & Spice Thai	0.2 Miles	Kenney Park	0.3 Miles	Books by Design	0.2 Miles
Urban Hearth	0.3 Miles	Corcoran Playground	0.4 Miles	Nebia	0.2 Miles
Punjabi Grill	0.3 Miles	Statute Park	0.4 Miles	Buffalo Exchange	0.3 Miles
Rosebud American Cuisine	0.3 Miles	Sheridan Square	0.4 Miles	Watch Shop	0.3 Miles
Snappy Kitchen	0.3 Miles	Seven Hills Park	0.4 Miles	Ace Wheel Works	0.3 Miles
Anna's Taqueria	0.3 Miles	Saint Peters Field	0.5 Miles	Michaels	0.3 Miles
Christopher's	0.3 Miles			Family Dollar Store	0.3 Miles
Café Barada	0.3 Miles	Schools		Magpie	0.3 Miles
Redbones BBQ	0.3 Miles	Ringe Avenue Upper School	0.2 Miles	Sprint	0.3 Miles
Toad	0.3 Miles	Wild Rose Montessori School	0.3 Miles	Mind's Eye Yarns	0.3 Miles
Wok N Roll Restaurant	0.3 Miles	Benjamin Banneker Public Charter	0.4 Miles	Porter Square Books	0.3 Miles
Panera Bread	0.3 Miles	Cambridge Friends School	0.4 Miles	Bike Boom	0.4 Miles

Building Program and Site Design

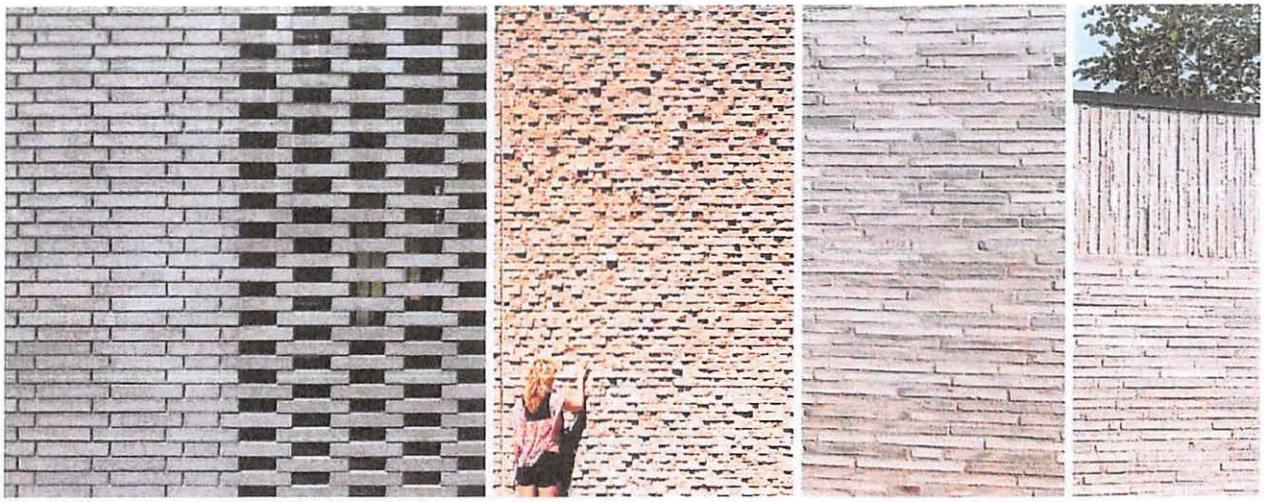
The Project's design balances a complex set of contextual priorities for the Site which have arisen from analysis, community meetings, and various meetings with the City of Cambridge Urban Planning, Community Development and Traffic and Parking teams. The design goals are:

Create a high-quality affordable housing apartment community for families in Cambridge
The design reflects its context, a strong corner on Cambridge's main street. The building massing is slender, allowing for light and air for all apartment homes. The site is linked to amenities and services in this walkable neighborhood and the unit interiors are simple, but elegant.

Create significant transparency: Activate the streetscape
A primary design goal is to maintain transparency at street level to facilitate visual connections and to activate the streetscape. The first floor along Mass Ave will be wrapped with transparent storefront glazing and will include both the retail and residential entryway. The residential entryway will be pushed back to create a more pedestrian-scaled experience for residents. The storefront turns the corner onto Walden St and continues along with transparency into the retail and resident amenity spaces. An entrance to limited parking and services area is hidden on the rear part of the site.

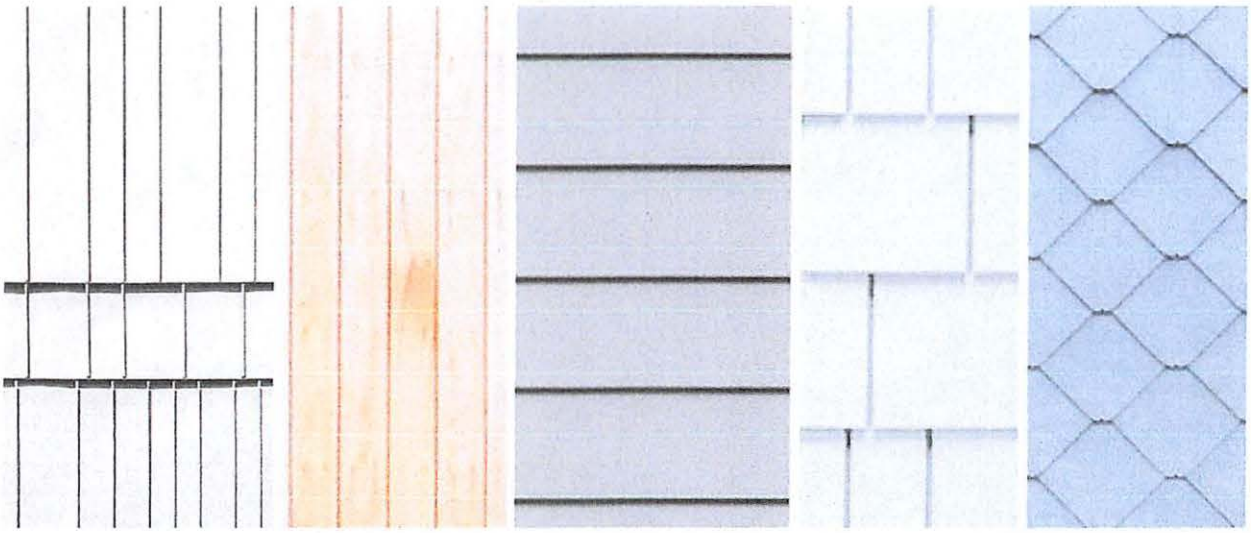
Shaping: Building Form
The building consists of two interconnected 8-story volumes. Along Massachusetts Avenue and West along Walden Street, a seven-story suspended aluminum clad cube sits above one story of recessed with storefront glazing. The suspended cube of the floors is clad in light colored anodized aluminum / zinc vertical panels with a staggered pattern, creating a light and airy volume that floats above the street, minimizing the Project's perceived mass, and also has a strong corner presence that is visible from the street intersection. A grid of openings accentuates the suspended cube, incorporating large windows which provide natural daylight into the interior units, as well as vertical infill composite panels that resemble wood, bringing warmth and texture. Each window and infill panel pair are framed with a metal projection that provides a rhythm to the façade.

Human Scale: Material Palette
The residential anchor consists of a materials palette that relates to the surrounding residential buildings. The brick plinth / base is located on the ground floor, most prominently at the residential entry which is recessed along Mass Ave, adjacent to the retail space and bus shelter. The crafted long brick at street levels enlivens the pedestrian experience and allows for interactions as the wall angles back and forth. This culminates in a gradient of increasingly frequent openings that also serve as visibility into the parking area, as well as creating ventilation. Above the parking entry, the brick is oriented vertically as a contemporary response to the traditional lintel approach, while highlighting the playfulness of the material.



Brick pattern material precedents

Above the brick plinth, painted clapboard comprises the main field of the body. Proportionately sized and spaced windows bordered by a trim are located along all orientations of the residential anchor. On the south elevations, each window has an infill panel below, clad in a lighter colored shingle panel to provide an accent from the main field, as well as to give the perception of the same proportions compared to windows on the north and west facades. In addition, solar shades are proposed on the South façade that not only livens the rhythm of the façade, but also serves a functional purpose of providing shade to reduce the building's overall energy consumption. The top of the residential anchor is defined by a cornice band of half-round shingles.



Suspended cube and residential anchor material precedents

Streetscape and Greenery

Except as indicated below, while there is no open space or landscaping on the Site, several street trees are located on the opposite side of Walden Street. Due to the existing electrical duct banks below the sidewalks adjacent to the Site on Massachusetts Avenue and Walden Street, it is not possible to plant street trees in these locations. Planters and fences supporting the growth of vertical green are located on the Project's

southwest facade, and at the openings to the parking and service areas. An intensive green roof is also visible along Walden Street above the parking entrance, with a variety of non-invasive plant species.

There is a 12" DBH Tilia cordata, Littleleaf linden located on the Site's south property line. This tree is mostly located on the 2050 Massachusetts Avenue property. Daniel E. Cathcart, an ISA Board Certified Master Arborist, developed a Tree Protection Plan (included herein) that will be followed by the development team prior to, during, and after construction. See **Section 10** for the **Tree Protection Plan.**

Accessibility

The Project is designed to comply with the requirements of 521 CMR, Massachusetts Architectural Access Board (MAAB), the Fair Housing Act, the Americans with Disabilities Act (ADA), as well as the Uniform Federal Accessibility Standards (UFAS). 3 apartments (1 of each bedroom type) in the Project will be Group 2 units for individuals with mobility difficulties (521 CMR 9.4), with the rest being Group 1 units (521 CMR 9.3). In addition, 1 apartment will be a Group 1 unit that also provides sleeping accommodations for persons who are deaf or hard of hearing (521 CMR 9.7).

Sustainability

The Project will incorporate sustainable and resilient design strategies that reflect a commitment to environmental stewardship that aligns with affordable housing with a strong focus on lowering utility costs, carbon and greenhouse gases reduction and creating healthy environments. The Project is targeting Passive House certification to the standards set by the Passive House Institute US (PHIUS) for their PHIUS+ Core rating system, as well as certifying through the EPA Indoor air PLUS program. The PHIUS+ CORE rating system includes stringent and verified building performance metrics as well as professional testing of the building envelope and air sealing at two stages during building construction. EPA Indoor air PLUS certification includes verification of indoor air quality (IAQ) quality control measures including but not limited to: moisture control, HVAC venting and sealing, and use of low VOC materials in construction. In addition, the design team is also planning to conduct a systems commissioning process in addition to the envelope. The above will result in a highly efficient building that lowers utility costs, protects occupant health through excellent indoor air quality, as well as contributes to the overall reduction in carbon and greenhouse gases emissions. Specifications for a simple, durable materials palette will emphasize the choice of healthier building materials and reinforce the Passive House approach, these measures also act as quality-of-life improvements for the residents, and will be integrated with the management of the property.

In terms of addressing resiliency concerns such as extreme weather events and future climate change, the project team evaluated the flood risk based on current maps and future projections for the site and surrounding area. In addition, various protection, adaptation, and backup strategies have been incorporated. Additional details can be found in **Section 9 Green Building Report.**

Affordable Housing

Due to its unit mix and income set asides, the Project's 49 apartment homes will attract a variety of households. 41 units will be set aside for households that earn at or below 60% of AMI, currently a household income ranging from $53,760 – $82,920, depending on household size. Eight (8) units will be Section 8 PBV units set aside for households that earn at or below 30% of AMI, currently there is no minimum household income, and a maximum income of $30,720 – $41,460, depending on household size. Including all utilities and for the 60% AMI apartments, monthly one-bedroom rents are estimated to be $1,440, monthly two-bedroom rents are estimated to be $1,728, and monthly three-bedroom rents are

estimated to be $1,995. When accounting for utilities, these rents are approximately 40% of the neighborhood's market rate rents, which are deeply unaffordable to households in this income range.

The proposed income mix provides housing that is affordable to families and individuals earning a range of incomes. The immediate market area shows strong demand for this unit mix as effective vacancy rates are 0%. The demand for affordable units is even more significant than that for market rate apartments. At Port Landing, which was opened in 2016, 1,386 applicants applied for its 20 apartments prior to the lottery. Data obtained from The Finch, an affordable apartment community owned by Homeowner's Rehab which completed its lease-up in 2020, showed that 2,261 individuals or families applied for 98 apartment homes. There are currently 20,703 unique applicants on the Cambridge Housing Authority waitlists.

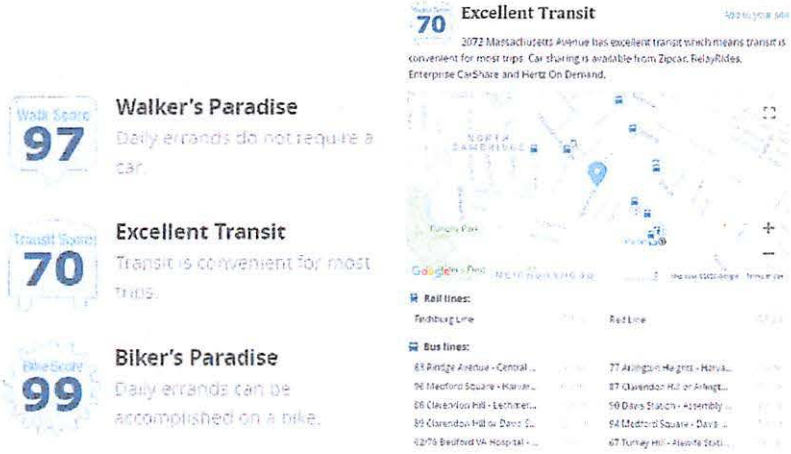
To the extent permitted by Department of Housing and Community Development, 70% of the apartments will give preference to current Cambridge residents, municipal and school department employees, and employees of local businesses.

Transportation and Parking

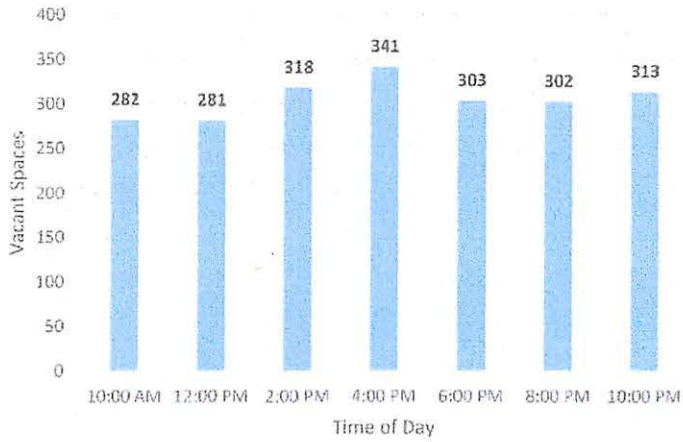
The site plan proposes three (3) covered, on-site accessible parking spaces that will be dedicated to residents and guests with disability plates or placards. In addition, there will be two (2) short-term COVERED drop-off and pick-up spaces to aid in reducing congestion along Walden Street.

As previously indicated, the Site is a short walk from numerous forms of transit options including the Porter Square Station less than 0.3 miles from the Project that includes the MBTA subway Red Line, Fitchburg/South Acton Commuter Rail Line, four Bus Lines (Bus Route #77, 96, 83 and 87) and several car sharing locations. The Parking and Traffic Assessment by Vanasse & Associates, Inc. (VAI) included in **Section 6** suggests approximately half of the building's households, or ~25 households, will have cars. Those residents with or without cars will benefit from Transportation Demand Management (TDM) that will include covering the cost of MBTA passes for property management staff, subsidizing MBTA passes for residents, BLUEbikes memberships, or ride sharing memberships, as further detailed in the VAI report. In addition, the installation of public transportation and ride share timing screens at a centralized location will provide residents with information for easy access to transit. Ownership and building management will provide information at move-in to all residents on all public transportation options within a short distance of the Site.

Below is a map from Walkscore.com highlighting the Site's adjacent transit options:



VAI determined the Project's projected parking demand and quantified the availability of on-street parking within a quarter (0.25) mile from the Site entirely within the City of Cambridge boundaries during peak parking demand hours. In summary, at the time of its study on Tuesday, October 20, 2020, VAI determined that the peak hour demand was at 12:00pm at which time a total of 281 on-street parking spaces were available within a quarter (0.25) mile of the Site. VAI concludes its report by stating: "In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project. The Project proponent is committed to implementing a Travel Demand Management plan which promotes alternatives modes of transportation and will minimize the Project's impact on available on-street parking and traffic in the area."



VAI Parking Study, October 20, 2020, Figure 4

It is expected that many of the Project's residents will utilize alternative modes of transportation other than automobiles. Based upon the U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, the mode split characteristics of the Project are estimated as follows: 32 percent automobile trips; 43 percent transit; 10 percent walk; six (6) percent bicycle, and nine (9) percent other trips. Pursuant to VAI's report, the Project is expected to generate approximately 98 vehicle trips on an average weekday (49 entering/49 exiting), with approximately six (6) vehicle trips (2 entering/4 exiting) expected during the weekday morning peak-hour. During the weekday evening peak hour, the Project is expected to generate approximately 9 new vehicle trips (5 entering/4 exiting).

The Project's proximity to several alternative transit options and community serving amenities (schools, pharmacy, grocery store) within walking distance will produce a thriving walkable residential community. The Project's design is consistent with smart growth principles and the Cambridge City Council's goal to reduce reliance on vehicle usage while promoting alternative forms of transportation.

<u>Walden Street Widening</u>

Through discussions with Cambridge Community Development, Traffic and Parking, Department of Public Works, and community outreach, the development team identified that the portion of Walden Street adjacent to the Site is unusually narrow for a three lane street. Currently Walden Street is ~26'-8", with a ~10'-0" travel lane outbound from Massachusetts Avenue and two ~8'-4" travel lanes inbound. This constriction slows traffic moving through the intersection, makes turns difficult, and does not align with best practices and guidelines.

The proposed design includes the widening of Walden Street from ~26'-8" to 30'-0". This is achieved by locating the exterior walls of the ground floor ~4'-0" inside the property line and then granting an easement to the City for a sidewalk in that area, resulting in three (3) 10'-0" travel lanes and making a more spacious street condition. The proposed design also improves the sidewalk by widening it from its current ~6'-5" width to be ~7'-2" wide, both measurements are inclusive of the curb. The proposed upper floors of the new building overhang the sidewalk by ~3'-6" with an overhead clearance of ~13'-0".

Regarding the constructability of widening Walden Street, the development team approximately located electrical duct banks in the Walden Street sidewalk. Based on visual inspections of the manholes and a utility Ground Penetrating Radar (GPR) report by GPRS, it seems unlikely that the location of these duct banks will conflict with the proposed construction associated with the widening of Walden Street. Conversations with Eversource on the exact elevation of the duct banks are ongoing. The GPR report is included in **Section 8**.

Evidence of Need for Affordable Housing:

The City of Cambridge historically was the home of immigrants and low and middle-income earners that were vital to Cambridge's glassworks and furniture factories from the 1920's through the 1970's. However, since rent control ended in 1994, Cambridge has experienced an exponential increase in land value, resulting in a disproportionate impact on the availability of affordable housing options for low and middle-income individuals and families. HUD defines "cost burdened" households as those who pay more than 30% of their income for housing.[1] According to the U.S. Census Bureau, 43% of renters in Cambridge are paying 30% or more of their household income on rent and are therefore considered cost burdened.[2]

Lower and middle income families in Cambridge find it exceptionally difficult to secure family friendly housing throughout the City. In the last six (6) months, accordingly to MLS, the median sale price for a single family home in Cambridge was $1,733,500 and the average condominium sale price was $812,500. Based on an informal October 2020 survey of larger apartment communities in the immediate market area, two-bedroom apartment rents are $3,600 and three-bedroom apartment rents are $4,500.[3] In order to afford these rents and not be cost burdened, a household would need to earn at least $152,000 – $190,000 annually. Over 60% of Cambridge households make less than $150,000, making these units unaffordable to a majority of current Cambridge residents.[4]

The City's housing stock is also older and many units contain lead based paint hazards, which further constrain families from locating safe, quality housing for their children. In fact, 71.4% of Cambridge's housing inventory was constructed prior to 1980.[5] Upon completion, all of 2072 Massachusett's Avenue's apartments will be new.

Once completed, the Project will provide urgently needed affordable housing in an area where a significant number of families and individuals are unable to afford quality housing. Additionally, the high number of three-bedroom apartments (29%) will specifically be occupied by families.

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[1] U.S. Department of Housing and Urban Development, "Housing Choice Voucher Program" https://www.hud.gov/hudprograms/hcvp (accessed October 9, 2020)

[2] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04

[3] The Wyeth – 120 Rindge Avenue, Cambridge

[4] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID S2503

[5] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04

Financing

If 2072 Massachusetts Avenue's Site Comprehensive Permit application is approved, the development team anticipates applying for an array of local, state and federal subsidies as well as private investments. The development team will apply to the Massachusetts Department of Housing and Community Development (DHCD) for an allocation of state and federal low-income housing tax credits as well as additional subsidies.

In 2018 the Cambridge Affordable Housing Trust provided a $3.8 million loan to finance the Site acquisition and certain predevelopment expenses. If the Project receives its permitting, the development team anticipates applying for additional City funding and for eight (8) Cambridge Housing Authority Section 8 Project Based Vouchers.

Site Control, Permitting and Community Process

Site Control

Capstone and Hope have created separate entities that own/will own the Site/Project and that will develop the Project. CC HRE 2072 Mass Ave LLC, an affiliate of Capstone and Hope, purchased the 2072 Mass Ave land and building using loan proceeds from the Cambridge Affordable Housing Trust in April 2018.

On November 9, 2020, CC HRE 2072 Mass Ave LLC entered into a 99-year ground lease with CC HRE 2072 Mass Ave Tenant LLC for the 2072 Massachusetts Avenue land. See the attached organizational chart that outlines the entity structure once the Project receives all its financing. This ground lease structure is typical of affordable housing developments in Cambridge due to the complicated financing structure required by local and state financing agencies.

Permitting

CC HRE 2072 Mass Ave Tenant LLC is a Limited Dividend Organization under M.G.L. c.40B, §§ 20 through 23. Pursuant to 760 CMR 56, CC HRE 2072 Mass Ave Tenant LLC is applying to the Department of Housing and Community Development, as the Subsidizing Agency, for Project Eligibility under the following subsidy programs: Affordable Housing Trust Fund, DHCD Housing Stabilization Fund (HSF), HUD HOME Program (Rental Production), State Low Income Housing Tax Credit Program, and the Federal Low Income Housing Tax Credit Program (LIHTC). An affordable housing restriction will be recorded against the land and buildings with a term in perpetuity and the Project will comply with the Affirmative Fair Housing Marketing and Resident Selection Plan as required by 760 CMR 56.

According to the Zoning Map, the majority of the Site has a base zoning of Business A-2 and a small portion (13'+/-) at the rear of the parcel is in the Residence B base zoning district. Both districts allow for residential uses as of right although the Business A-2 district also allows for a range of commercial/retail and multi-family residential uses whereas the Residence B district is a one- and two-family district only. The Site also is in the Massachusetts Avenue Overlay District and North Massachusetts Overlay Sub- district (the "Massachusetts Avenue Overlay").

The development team is proposing to obtain all of 2072 Massachusetts Avenue's local approvals through an MGL Chapter 40B Comprehensive Permit from the Cambridge Board of Zoning Appeal (BZA). Since the City of Cambridge has met its obligations under MGL Chapter 40B, the development team is requesting that the BZA accept this Comprehensive Permit application. Pursuant to 760 CMR 56.05(7), please refer to

Section 5 for a detailed list of requested Waivers from Local Requirements and Regulations. **Section 4** is the Dimensional Form.

Community Process

The development team has worked extensively with the City of Cambridge, including the Community Development Department (Zoning, Housing, Sustainability, Urban Design, Pedestrian and Bicycle), Fire Department, Traffic and Parking, Department of Public Works, and Historical Commission.

In addition, the development team has engaged the community through individual abutter Zoom meetings and a large Zoom community meeting on September 29, 2020 that was attended by 82 people. The Project was also presented to the Porter Square Neighbors Association (PSNA) on October 15, 2020 and is schedule to reappear at the PSNA on November 19, 2020. Understanding that many residents of the adjacent Russell House Apartments do not have access to computers and/or the internet, and in conjunction with the building's management, the development team displayed large renderings of the Project and comment cards in the building's lobby so that Russell House residents would have an opportunity to provide input.

Community outreach and various City department input resulted in the following changes to the proposal: (1) setting back further the first floor facing Walden Street, (2) relocating the main pedestrian entrance from Walden Street to Massachusetts Avenue, (3) widening Walden Street and the sidewalk adjacent to the Project, (4) programming the retail space to accommodate varied and community uses, and (4) developing partnerships with community stakeholders to access additional amenities for the Project's residents. An additional community meeting via Zoom is scheduled for November 16, 2020 to share design updates and elaborate on changes that were made to incorporate community feedback. The development team has maintained a website, www.2072massaveapts.com, that provides updated and detailed information on the proposal. The website includes copies of plans, FAQs (forthcoming), news and events, information on the development team, and contact information for the community to provide feedback and ask questions.

Development Team

The following development team has been formed to include industry experts ensuring a seamless and successful completion:

- **Developers:**
    - *Capstone Communities LLC* (www.capstonecommunities.com), is a Newton, Massachusetts based real estate development firm experienced in structuring complex financing involving multiple federal and state subsidies. Jason Korb is the principal of Capstone Communities LLC where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of $60,000,000 of development transactions in Cambridge, Somerville, Arlington, Newton and Brockton Massachusetts. These include converting Brockton's first brick shoe factory into 25 mixed-income apartments, co-developing 20 100% affordable family apartments on a vacant lot in Cambridge's Port neighborhood. Additionally, Capstone and Hope are currently developing Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021.

      Prior to forming Capstone, Jason was the Vice President of Acquisitions at Beacon Communities LLC, a developer, owner, and manager of over 9,000 apartment homes in the Northeast. At Beacon, Jason was responsible for sourcing new acquisitions and overseeing

mixed income, affordable and market rate development and financing opportunities. In his seven years at Beacon, Jason was responsible for developing over 600 apartment homes totaling over $100M. Prior to joining Beacon in 2004, Jason was a Housing Project Manager at the Fenway Community Development Corporation in Boston. Jason is a former Director of Caritas Communities and a former Vice-Chair of Preservation Massachusetts. Jason received an MS from the Massachusetts Institute of Technology's Center for Real Estate and a BA from the University of Michigan, Ann Arbor. Jason's MIT thesis, The Low Income Housing Tax Credit: HERA, ARRA, and Beyond has been cited by Harvard University's Joint Center for Housing Studies and the US Senate Budget Committee.

- *Hope Real Estate Enterprises LLC*, is led by Cambridge based attorney and Real Estate Developer Sean D. Hope who specializes in Zoning and municipal permitting/consulting. Sean was co-developer with Jason Korb of Port Landing - a 100% affordable housing development located in The Port/Kendall Square that opened at the end of 2016 providing 20 units of family friendly housing to the Port neighborhood where Sean's family first moved to from the island of Barbados. Additionally, Hope has partnered with Capstone again to develop Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021. Sean has also represented developers and property owner on numerous construction projects in Cambridge including new construction, historic preservation and adaptive reuse projects. Prior to entering into private practice in 2008 Sean was an associate member of the Cambridge Board of Zoning Appeal voting on several keys applications including Print Shop Condominiums, an affordable home ownership project developed by CASCAP in 2007. Sean also serves as in-house counsel for Pentecostal Tabernacle in Cambridge and is former member of the Cambridge Historic Society.

- **Preconstruction Cost Estimator**: *Callahan Construction Managers* (www.callahan-inc.com): Established in 1954, Callahan Construction Managers is a full-service construction company experienced with a variety of building types and construction methods in Massachusetts and the Northeast. Callahan specializes in a wide range of preconstruction and construction management services, and including projects in multi-family residential, senior housing, hospitality, retail, corporate office, life sciences, educational, and other markets. Most recently, Callahan began the historic renovation, addition, and new construction project at Squirrelwood Apartments, an affordable housing community owned by Just-A-Start Corporation in Cambridge, MA. The Squirrelwood Apartments contain 88 units and the new construction building will be built to Passive House Standards.

- **Architect**: *Bruner/Cott Architects (Bruner/Cott)* (www.brunercott.com): Bruner/Cott is a mid-sized, full service architecture and planning firm, located in Boston, Massachusetts. Founded 45 years ago, Bruner/Cott is dedicated to enhancing the quality of life, economic vigor, and sense of community through thoughtful, sustainable design. As pioneers in transformative reuse, Bruner/Cott strives to recognize the character and value of an existing structure and understand that sustainable design extends beyond the boundaries of a single building. Whether new construction, transformative reuse, historic preservation, or a large-scale planning project, Bruner/Cott makes buildings that communicate with their surroundings, transforming place by creating architecture of enduring value.

  Bruner/Cott is committed to its mission of achieving design excellence through collaboration, creativity, and critical thinking, crafting thoughtful design solutions that fulfill their clients'

aspirations, and enhancing the human experience while respecting the natural environment. The firm's work has been consistently recognized for design, winning awards for renovation, adaptive reuse, and new construction. In the Cambridge/Boston area, Bruner/Cott is working on Frost Terrace (currently under construction), and completed the Lunder Arts Center at Lesley University in Porter Square and The Viridian at 1282 Boylston Street.

- **Legal (General and Zoning)**: *Nixon Peabody LLP* (www.nixonpeabody.com): Nixon Peabody is a full-service law firm with more than 600 lawyers nationwide and internationally. Our clients range from developers (for-profit and nonprofit), financing institutions and governmental entities to *Fortune* 100 companies. Nationally recognized in real estate, the firm handles highly complex development and financing transactions involving every class of assets, and has been at the forefront of financing, developing and preserving affordable housing for more than 45 years. In fact, with approximately 25 attorneys and paralegals possessing significant experience working with federal, state and local governmental agencies, NP has one of the largest affordable housing legal teams in the country.

  The NP team also handles land use, zoning and permitting for a range of development projects, and is regularly brought into transactions to review site plans and perform zoning analyses. Through this work, the team has developed a comprehensive understanding of the local zoning and permitting processes and the multiple administrative steps that developers face during the course of development, which can include navigating the zoning approval process, obtaining Comprehensive Permit approvals, or establishing zoning overlay district areas and zoning map amendments.

Conclusion

The Project will bring high-quality housing to the Porter Square/North Cambridge neighborhood that will be affordable to a diverse array of low- and moderate-income households. With immediate proximity to rapid transit and essential community services, the Project can provide critically needed housing in an attractive, sustainable development. Designed to provide contemporary amenities with a focus on transit-oriented development and sustainability, the Project will be high-quality family housing in the heart of one of Cambridge's most vibrant neighborhoods.

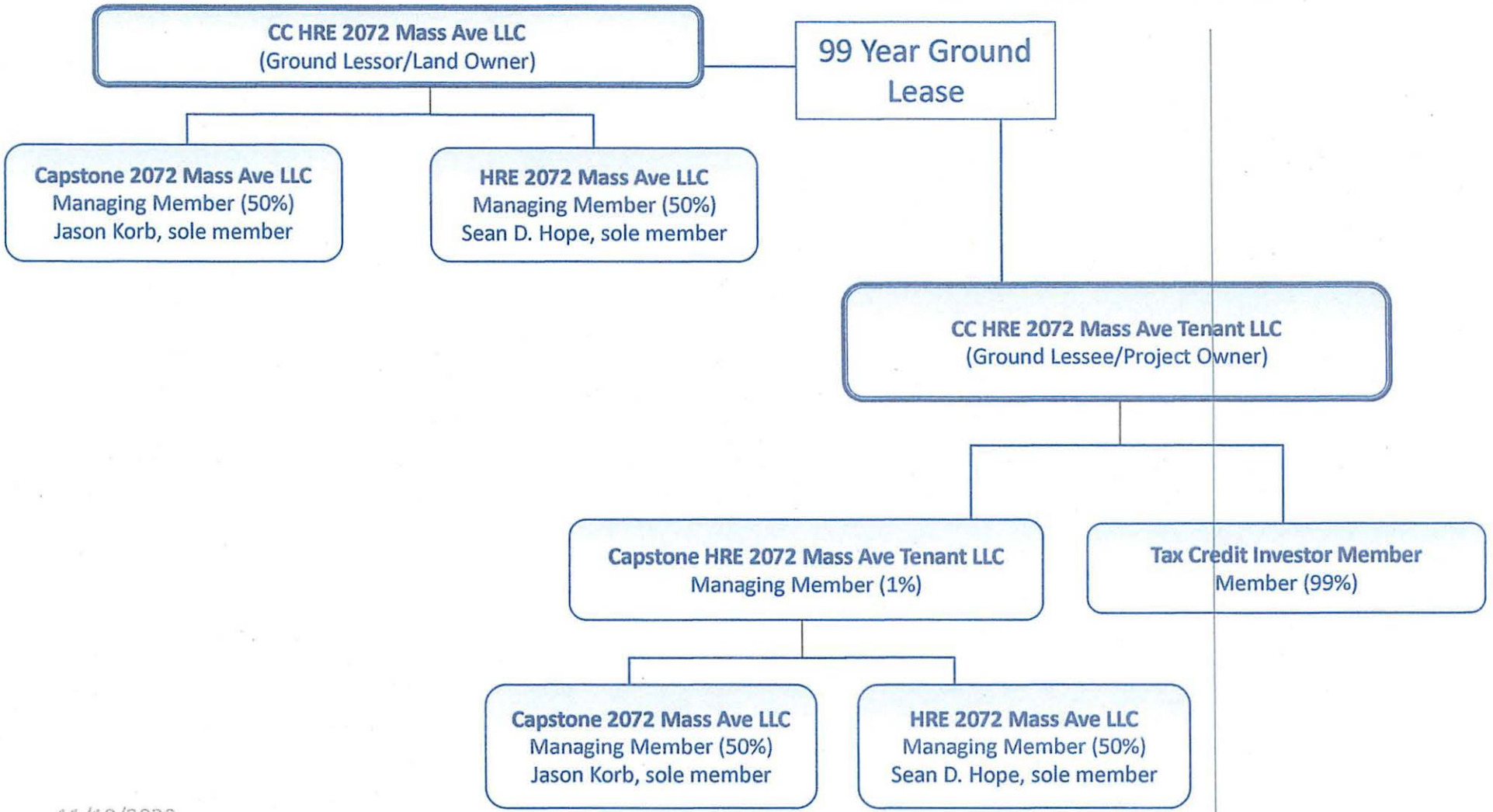
We look forward to presenting this exciting Project to the Board at your earliest convenience.

Sincerely,

Jason Korb
Managing member of managing member

Sean D. Hope
Managing member of managing member

2072 Mass Ave Apartments Organizational Chart



11/10/2020

Comprehensive Permit Application
2072 Massachusetts Avenue
Cambridge, MA 02140

Submitted by:

CC HRE 2072 Mass Ave Tenant LLC

Submitted to:

City of Cambridge Board of Zoning Appeal

November 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS

2072 MASSACHUSETTS AVENUE, CAMBRIDGE 02140

Submitted to:	CITY OF CAMBRIDGE BOARD OF ZONING APPEAL
By:	CC HRE 2072 Mass Ave Tenant LLC
Date:	NOVEMBER 10, 2020

TABLE OF CONTENTS

1) Cover Letter and Narrative
2) Comprehensive Permit Application Form
3) BZA Application Form – Ownership Information
4) Dimensional Form
5) Requested Waivers from Local Requirements and Regulations
6) Parking and Traffic Information
7) Civil Engineer's Narrative
8) Walden Street Utility Report
9) Green Building Report
10) Tree Protection Plan
11) Plans
12) Materials and Perspectives
13) Photographs
14) Shadow Studies
15) Locus Map and Assessor Plat
16) Evidence of Site Control

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 1
COVER LETTER AND NARRATIVE

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

November 10, 2020

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments
2072 Massachusetts Avenue, Cambridge, MA

Dear Board of Zoning Appeal Members:

CC HRE 2072 Mass Ave Tenant LLC ("Applicant"), an affiliate of Capstone Communities LLC (www.capstonecommunities.com) ("Capstone") and Hope Real Estate Enterprises LLC ("Hope"), propose to construct an affordable housing community located at 2072 Massachusetts Avenue in Cambridge's Porter Square and North Cambridge (the "Site"). The resulting residential community will consist of 49 affordable rental apartment homes with a variety of unit sizes – 14 one-bedroom, 21 two-bedroom, and 14 three-bedroom apartments – that will be affordable to individuals and families earning a range of incomes – from 30% to 60% of the area median income (the "Project"). Capstone is a Newton-based developer of mixed income, affordable, and historic apartment communities, and Hope is a Cambridge-based real estate development company with significant zoning consultation and permitting expertise. Capstone and Hope are currently developing Frost Terrace, a 40-apartment 100% affordable housing community located a few blocks south at 1785-1791 Massachusetts Avenue which is anticipated to open in spring 2021. Previously, Hope and Capstone developed Port Landing, a 20-apartment, 100% affordable housing community in The Port/Kendall Square neighborhood in 2016.

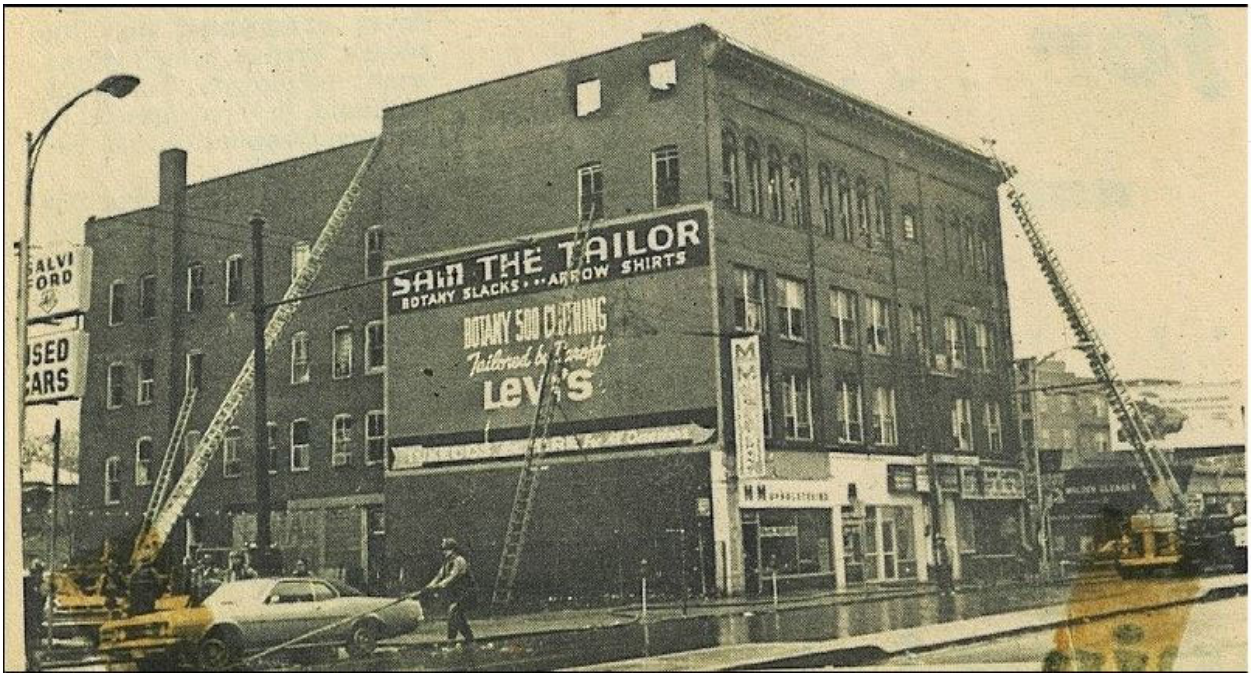
Development Proposal

Existing Site Conditions

Located with frontage on Massachusetts Avenue to the northeast and Walden Street to the northwest, the Site is comprised of one lot with approximately 8,515 square feet. Currently, the Site is occupied by an 1,860 sf, one-story building leased to Darul Kabab restaurant. The building is widely known to have housed Kentucky Fried Chicken for many years.

The immediate context along Massachusetts Avenue includes a mix of commercial, residential, and institutional buildings directly fronting the Avenue. The current one-story building and surface parking lot on the Site were constructed in 1971, having replaced a ca. 1890 four-story Odd Fellows Building which occupied most of the parcel. Though the Massachusetts Avenue corridor maintained a small-scale residential character throughout much of the 19th century, by the early 20th century the blocks north of Porter Square were dominated by multi-story commercial, civic, and religious buildings directly fronting the

Avenue. Massachusetts Avenue remains a densely developed artery lined with multi-story commercial, residential, and institutional buildings.



I.O.O.F. Building formerly located at 2072 Massachusetts Avenue, depicted during the 1968 fire which led to its demolition (*Cambridge Chronicle*).

Proposal Summary

The Project will include forty-nine (49) 100% affordable rental housing apartments. The affordability will be in perpetuity. Approximately 71% (35 apartments) will be two and three bedrooms for families. Specifically, the proposal includes 14 one-bedroom apartments, 21 two-bedroom apartments, and 14 three-bedroom apartments. Units average in size from 625 sf (one-bedroom apartments) to 824 sf (two-bedroom apartments) to 1,087 sf (three-bedroom apartments). The high proportion of two- and three-bedroom apartments will provide safe and accommodating housing to families.

Additionally, the Project will include three handicapped accessible parking spaces and two short-term drop-off/pick-up spaces in a covered garage area at the rear of the Site, along with 51 long term bike parking spaces located on the lower level of the building (48 regular and 3 tandem). Electric vehicle charging stations will be provided for the three accessible spaces and power outlets will be provided in the bike room for electric bicycles and repairs. The Project will also include retail space on Massachusetts Avenue and a resident amenity space within the first floor. The retail space is slated for a community use. The Project's operating budget also includes a part-time resident services coordinator who will plan events for families and others in the building and will assist with creating community building and educational activities.

Current Condition *Proposed Condition*

The new eight-story building will be constructed to Passive House US (PHIUS) standards and will target PHIUS Certification, and will include a green roof, rooftop solar along with a stormwater management system. The resilient, environmentally friendly materials used to construct the contemporary building façade will ensure long-term sustainability for the Project while adding dimension and rhythm to the Avenue. See **Section 9 Green Building Report** for more information.

Neighborhood

Situated to the northwest (less than 0.3 miles from the center) of Porter Square, the Project will complement an already vibrant mixed-use area of institutional, residential, office, restaurant and retail uses. Located in the North Cambridge neighborhood and adjacent to Neighborhood Nine, the Project's density and scale aligns with other buildings on Massachusetts Avenue. Directly to the Site's southeast and fronting on Massachusetts Avenue is the six-story affordable age restricted Russell House Apartments that is owned and operated by the Cambridge Housing Authority. Russell House Apartments is approximately 60' and contains 52 apartments. The five-story, 68' historic Henderson Carriage Building is located across Massachusetts Avenue from the Site. 2130 Massachusetts Avenue, an eight-story, 71' building is located one block to the northwest of the Site. Directly across Walden Street from the Site is a single-story retail building and the three and a half story 5 Walden Street condominiums. Spanning the entire rear of the Site is a municipal parking lot that provides an almost 50' wide buffer from the mostly three-story multifamily residential neighborhood to the west. The owners of the Henderson Carriage Building and Russell House Apartments support the Project.

The below Neighborhood Buildings – Height Map details the surrounding building heights.

NEIGHBORHOOD BUILDINGS - HEIGHT MAP

Area Amenities

This Site is well-served by public transit. The Porter Square MBTA Redline and Commuter Rail stations are less than 0.3 miles from the Site and the Davis Square MBTA Redline is located 0.5 miles from the Site. In addition, the #77 and #83 MBTA bus routes are at the Site, the nearest BLUEbikes station is located directly across the street, and the nearest Zipcar space is less than 200 feet away. These various rapid transit options provide access to jobs, services, and amenities throughout Cambridge, Boston, and the suburbs. Additionally, the Site is located within walking distance to the Porter Square Shopping Center, which provides several key family-friendly amenities including a grocery store, pharmacy, hardware store and various other community-serving businesses. In the context of Cambridge's extreme shortage of affordable family housing, the Project will provide forty-nine (49) households with access to a desirable, transit oriented, and thriving neighborhood. According to Walkscore.com, the Site's Walk Score is 97, which is considered a Walker's Paradise.

The Site is also within walking distance to a number of public elementary schools and daycare centers including the Rindge Avenue Upper School (0.2 miles or 6-minute walk), Wild Rose Montessori School (0.3 miles or 7-minute walk) and Benjamin Banneker Public Charter School (0.4 miles or an 8-minute walk). Below is a partial list of amenities within 0.5 miles of the Site. The play yard at St. James Church will be open to the Project's residents as well as the general public from 8am to dusk every day of the week with few exceptions. St. James Church, at 1991 Massachusetts Avenue, is one block from the Project.

Restaurants		Groceries		Shopping	
Wasabi at Porter	0.03 Miles	Star Market	0.2 Miles	China Fair	0.01 Miles
McCabe's on Mass	0.08 Miles	Pemberton Farm	0.2 Miles	Barefoot Books	0.04 Miles
Andy's Diner	0.1 Miles	Spindler Confections	0.2 Miles	Seth Berman Gardeners	0.05 Miles
Posto	0.2 Miles	Stop & Shop	0.3 Miles	Drinkwater's	0.05 Miles
Palm Sugar Thai Cuisine	0.2 Miles	Davis Square Farmers Market	0.3 Miles	Big Picture Framing	0.09 Miles
Dakzen	0.2 Miles			General Optical Co.	0.01 Miles
The Shawarma Place	0.2 Miles	Parks		Fun Antiques	0.2 Miles
Newtowne Grille	0.2 Miles	Bergin Playground	0.2 Miles	Stellabella toys	0.2 Miles
Domino's Pizza	0.2 Miles	Rindge Field	0.2 Miles	The Caning Shoppe	0.2 Miles
Sugar & Spice Thai	0.2 Miles	Kenney Park	0.3 Miles	Books by Design	0.2 Miles
Urban Hearth	0.3 Miles	Corcoran Playground	0.4 Miles	Nebia	0.2 Miles
Punjabi Grill	0.3 Miles	Statute Park	0.4 Miles	Buffalo Exchange	0.3 Miles
Rosebud American Cuisine	0.3 Miles	Sheridan Square	0.4 Miles	Watch Shop	0.3 Miles
Snappy Kitchen	0.3 Miles	Seven Hills Park	0.4 Miles	Ace Wheel Works	0.3 Miles
Anna's Taqueria	0.3 Miles	Saint Peters Field	0.5 Miles	Michaels	0.3 Miles
Christopher's	0.3 Miles			Family Dollar Store	0.3 Miles
Café Barada	0.3 Miles	Schools		Magpie	0.3 Miles
Redbones BBQ	0.3 Miles	Ringe Avenue Upper School	0.2 Miles	Sprint	0.3 Miles
Toad	0.3 Miles	Wild Rose Montessori School	0.3 Miles	Mind's Eye Yarns	0.3 Miles
Wok N Roll Restaurant	0.3 Miles	Benjamin Banneker Public Charter	0.4 Miles	Porter Square Books	0.3 Miles
Panera Bread	0.3 Miles	Cambridge Friends School	0.4 Miles	Bike Boom	0.4 Miles

Building Program and Site Design

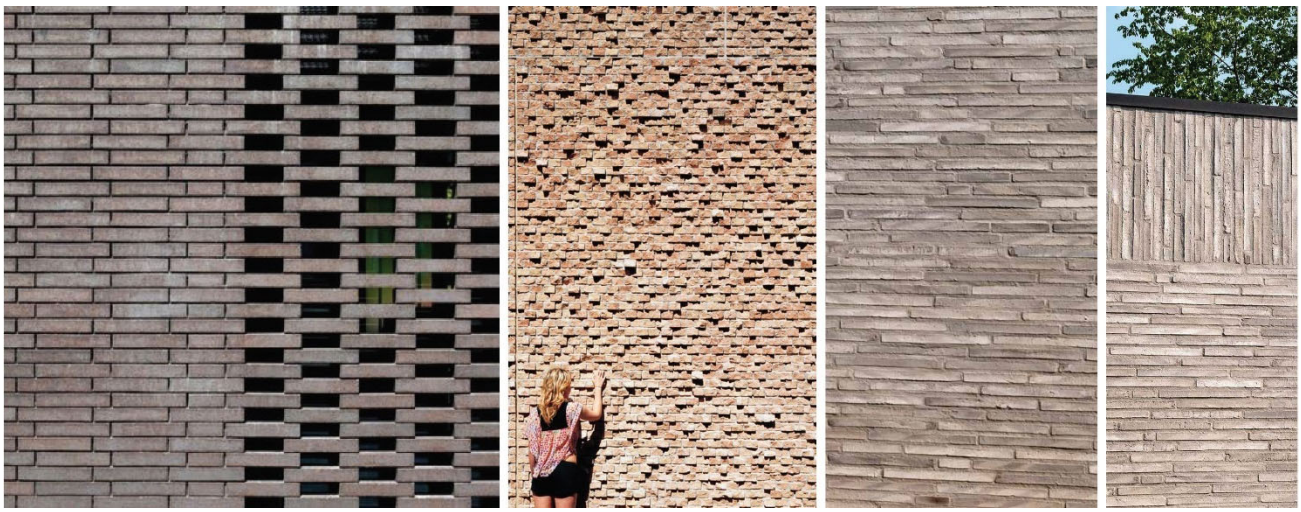
The Project's design balances a complex set of contextual priorities for the Site which have arisen from analysis, community meetings, and various meetings with the City of Cambridge Urban Planning, Community Development and Traffic and Parking teams. The design goals are:

Create a high-quality affordable housing apartment community for families in Cambridge
The design reflects its context, a strong corner on Cambridge's main street. The building massing is slender, allowing for light and air for all apartment homes. The site is linked to amenities and services in this walkable neighborhood and the unit interiors are simple, but elegant.

Create significant transparency: Activate the streetscape
A primary design goal is to maintain transparency at street level to facilitate visual connections and to activate the streetscape. The first floor along Mass Ave will be wrapped with transparent storefront glazing and will include both the retail and residential entryway. The residential entryway will be pushed back to create a more pedestrian-scaled experience for residents. The storefront turns the corner onto Walden St and continues along with transparency into the retail and resident amenity spaces. An entrance to limited parking and services area is hidden on the rear part of the site.

Shaping: Building Form
The building consists of two interconnected 8-story volumes. Along Massachusetts Avenue and West along Walden Street, a seven-story suspended aluminum clad cube sits above one story of recessed with storefront glazing. The suspended cube of the floors is clad in light colored anodized aluminum / zinc vertical panels with a staggered pattern, creating a light and airy volume that floats above the street, minimizing the Project's perceived mass, and also has a strong corner presence that is visible from the street intersection. A grid of openings accentuates the suspended cube, incorporating large windows which provide natural daylight into the interior units, as well as vertical infill composite panels that resemble wood, bringing warmth and texture. Each window and infill panel pair are framed with a metal projection that provides a rhythm to the façade.

Human Scale: Material Palette
The residential anchor consists of a materials palette that relates to the surrounding residential buildings. The brick plinth / base is located on the ground floor, most prominently at the residential entry which is recessed along Mass Ave, adjacent to the retail space and bus shelter. The crafted long brick at street levels enlivens the pedestrian experience and allows for interactions as the wall angles back and forth. This culminates in a gradient of increasingly frequent openings that also serve as visibility into the parking area, as well as creating ventilation. Above the parking entry, the brick is oriented vertically as a contemporary response to the traditional lintel approach, while highlighting the playfulness of the material.



Brick pattern material precedents

Above the brick plinth, painted clapboard comprises the main field of the body. Proportionately sized and spaced windows bordered by a trim are located along all orientations of the residential anchor. On the south elevations, each window has an infill panel below, clad in a lighter colored shingle panel to provide an accent from the main field, as well as to give the perception of the same proportions compared to windows on the north and west facades. In addition, solar shades are proposed on the South façade that not only livens the rhythm of the façade, but also serves a functional purpose of providing shade to reduce the building's overall energy consumption. The top of the residential anchor is defined by a cornice band of half-round shingles.

Suspended cube and residential anchor material precedents

<u>Streetscape and Greenery</u>

Except as indicated below, while there is no open space or landscaping on the Site, several street trees are located on the opposite side of Walden Street. Due to the existing electrical duct banks below the sidewalks adjacent to the Site on Massachusetts Avenue and Walden Street, it is not possible to plant street trees in these locations. Planters and fences supporting the growth of vertical green are located on the Project's

southwest facade, and at the openings to the parking and service areas. An intensive green roof is also visible along Walden Street above the parking entrance, with a variety of non-invasive plant species.

There is a 12" DBH Tilia cordata, Littleleaf linden located on the Site's south property line. This tree is mostly located on the 2050 Massachusetts Avenue property. Daniel E. Cathcart, an ISA Board Certified Master Arborist, developed a Tree Protection Plan (included herein) that will be followed by the development team prior to, during, and after construction. See **Section 10** for the **Tree Protection Plan**.

Accessibility

The Project is designed to comply with the requirements of 521 CMR, Massachusetts Architectural Access Board (MAAB), the Fair Housing Act, the Americans with Disabilities Act (ADA), as well as the Uniform Federal Accessibility Standards (UFAS). 3 apartments (1 of each bedroom type) in the Project will be Group 2 units for individuals with mobility difficulties (521 CMR 9.4), with the rest being Group 1 units (521 CMR 9.3). In addition, 1 apartment will be a Group 1 unit that also provides sleeping accommodations for persons who are deaf or hard of hearing (521 CMR 9.7).

Sustainability

The Project will incorporate sustainable and resilient design strategies that reflect a commitment to environmental stewardship that aligns with affordable housing with a strong focus on lowering utility costs, carbon and greenhouse gases reduction and creating healthy environments. The Project is targeting Passive House certification to the standards set by the Passive House Institute US (PHIUS) for their PHIUS+ Core rating system, as well as certifying through the EPA Indoor air PLUS program. The PHIUS+ CORE rating system includes stringent and verified building performance metrics as well as professional testing of the building envelope and air sealing at two stages during building construction. EPA Indoor air PLUS certification includes verification of indoor air quality (IAQ) quality control measures including but not limited to: moisture control, HVAC venting and sealing, and use of low VOC materials in construction. In addition, the design team is also planning to conduct a systems commissioning process in addition to the envelope. The above will result in a highly efficient building that lowers utility costs, protects occupant health through excellent indoor air quality, as well as contributes to the overall reduction in carbon and greenhouse gases emissions. Specifications for a simple, durable materials palette will emphasize the choice of healthier building materials and reinforce the Passive House approach, these measures also act as quality-of-life improvements for the residents, and will be integrated with the management of the property.

In terms of addressing resiliency concerns such as extreme weather events and future climate change, the project team evaluated the flood risk based on current maps and future projections for the site and surrounding area. In addition, various protection, adaptation, and backup strategies have been incorporated. Additional details can be found in **Section 9 Green Building Report.**

Affordable Housing

Due to its unit mix and income set asides, the Project's 49 apartment homes will attract a variety of households. 41 units will be set aside for households that earn at or below 60% of AMI, currently a household income ranging from $53,760 – $82,920, depending on household size. Eight (8) units will be Section 8 PBV units set aside for households that earn at or below 30% of AMI, currently there is no minimum household income, and a maximum income of $30,720 – $41,460, depending on household size. Including all utilities and for the 60% AMI apartments, monthly one-bedroom rents are estimated to be $1,440, monthly two-bedroom rents are estimated to be $1,728, and monthly three-bedroom rents are

estimated to be $1,995. When accounting for utilities, these rents are approximately 40% of the neighborhood's market rate rents, which are deeply unaffordable to households in this income range.

The proposed income mix provides housing that is affordable to families and individuals earning a range of incomes. The immediate market area shows strong demand for this unit mix as effective vacancy rates are 0%. The demand for affordable units is even more significant than that for market rate apartments. At Port Landing, which was opened in 2016, 1,386 applicants applied for its 20 apartments prior to the lottery. Data obtained from The Finch, an affordable apartment community owned by Homeowner's Rehab which completed its lease-up in 2020, showed that 2,261 individuals or families applied for 98 apartment homes. There are currently 20,703 unique applicants on the Cambridge Housing Authority waitlists.

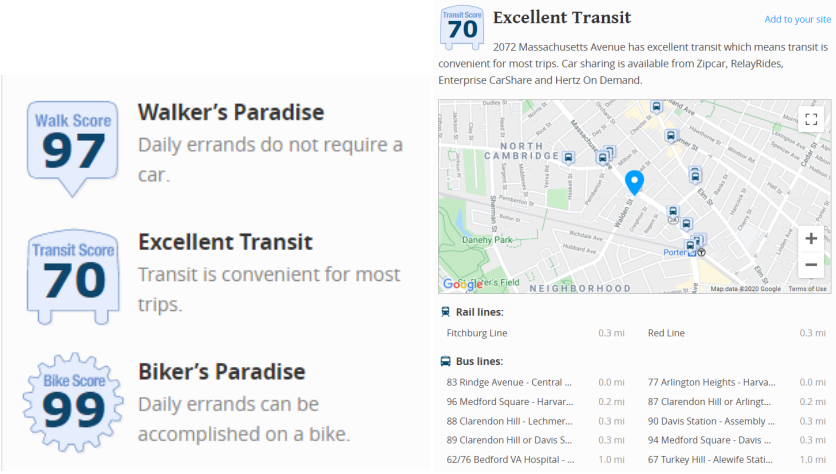
To the extent permitted by Department of Housing and Community Development, 70% of the apartments will give preference to current Cambridge residents, municipal and school department employees, and employees of local businesses.

Transportation and Parking

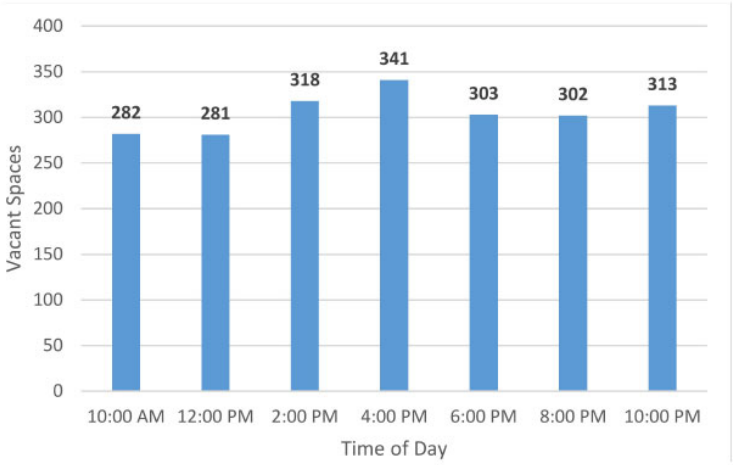
The site plan proposes three (3) covered, on-site accessible parking spaces that will be dedicated to residents and guests with disability plates or placards. In addition, there will be two (2) short-term COVERED drop-off and pick-up spaces to aid in reducing congestion along Walden Street.

As previously indicated, the Site is a short walk from numerous forms of transit options including the Porter Square Station less than 0.3 miles from the Project that includes the MBTA subway Red Line, Fitchburg/South Acton Commuter Rail Line, four Bus Lines (Bus Route #77, 96, 83 and 87) and several car sharing locations. The Parking and Traffic Assessment by Vanasse & Associates, Inc. (VAI) included in **Section 6** suggests approximately half of the building's households, or ~25 households, will have cars. Those residents with or without cars will benefit from Transportation Demand Management (TDM) that will include covering the cost of MBTA passes for property management staff, subsidizing MBTA passes for residents, BLUEbikes memberships, or ride sharing memberships, as further detailed in the VAI report. In addition, the installation of public transportation and ride share timing screens at a centralized location will provide residents with information for easy access to transit. Ownership and building management will provide information at move-in to all residents on all public transportation options within a short distance of the Site.

Below is a map from Walkscore.com highlighting the Site's adjacent transit options:



VAI determined the Project's projected parking demand and quantified the availability of on-street parking within a quarter (0.25) mile from the Site entirely within the City of Cambridge boundaries during peak parking demand hours. In summary, at the time of its study on Tuesday, October 20, 2020, VAI determined that the peak hour demand was at 12:00pm at which time a total of 281 on-street parking spaces were available within a quarter (0.25) mile of the Site. VAI concludes its report by stating: "In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project. The Project proponent is committed to implementing a Travel Demand Management plan which promotes alternatives modes of transportation and will minimize the Project's impact on available on-street parking and traffic in the area."



VAI Parking Study, October 20, 2020, Figure 4

It is expected that many of the Project's residents will utilize alternative modes of transportation other than automobiles. Based upon the U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, the mode split characteristics of the Project are estimated as follows: 32 percent automobile trips; 43 percent transit; 10 percent walk; six (6) percent bicycle, and nine (9) percent other trips. Pursuant to VAI's report, the Project is expected to generate approximately 98 vehicle trips on an average weekday (49 entering/49 exiting), with approximately six (6) vehicle trips (2 entering/4 exiting) expected during the weekday morning peak-hour. During the weekday evening peak hour, the Project is expected to generate approximately 9 new vehicle trips (5 entering/4 exiting).

The Project's proximity to several alternative transit options and community serving amenities (schools, pharmacy, grocery store) within walking distance will produce a thriving walkable residential community. The Project's design is consistent with smart growth principles and the Cambridge City Council's goal to reduce reliance on vehicle usage while promoting alternative forms of transportation.

<u>Walden Street Widening</u>

Through discussions with Cambridge Community Development, Traffic and Parking, Department of Public Works, and community outreach, the development team identified that the portion of Walden Street adjacent to the Site is unusually narrow for a three lane street. Currently Walden Street is ~26'-8", with a ~10'-0" travel lane outbound from Massachusetts Avenue and two ~8'-4" travel lanes inbound. This constriction slows traffic moving through the intersection, makes turns difficult, and does not align with best practices and guidelines.

The proposed design includes the widening of Walden Street from ~26'-8" to 30'-0". This is achieved by locating the exterior walls of the ground floor ~4'-0" inside the property line and then granting an easement to the City for a sidewalk in that area, resulting in three (3) 10'-0" travel lanes and making a more spacious street condition. The proposed design also improves the sidewalk by widening it from its current ~6'-5" width to be ~7'-2" wide, both measurements are inclusive of the curb. The proposed upper floors of the new building overhang the sidewalk by ~3'-6" with an overhead clearance of ~13'-0".

Regarding the constructability of widening Walden Street, the development team approximately located electrical duct banks in the Walden Street sidewalk. Based on visual inspections of the manholes and a utility Ground Penetrating Radar (GPR) report by GPRS, it seems unlikely that the location of these duct banks will conflict with the proposed construction associated with the widening of Walden Street. Conversations with Eversource on the exact elevation of the duct banks are ongoing. The GPR report is included in **Section 8**.

Evidence of Need for Affordable Housing:

The City of Cambridge historically was the home of immigrants and low and middle-income earners that were vital to Cambridge's glassworks and furniture factories from the 1920's through the 1970's. However, since rent control ended in 1994, Cambridge has experienced an exponential increase in land value, resulting in a disproportionate impact on the availability of affordable housing options for low and middle-income individuals and families. HUD defines "cost burdened" households as those who pay more than 30% of their income for housing.[1] According to the U.S. Census Bureau, 43% of renters in Cambridge are paying 30% or more of their household income on rent and are therefore considered cost burdened.[2]

Lower and middle income families in Cambridge find it exceptionally difficult to secure family friendly housing throughout the City. In the last six (6) months, accordingly to MLS, the median sale price for a single family home in Cambridge was $1,733,500 and the average condominium sale price was $812,500. Based on an informal October 2020 survey of larger apartment communities in the immediate market area, two-bedroom apartment rents are $3,600 and three-bedroom apartment rents are $4,500.[3] In order to afford these rents and not be cost burdened, a household would need to earn at least $152,000 – $190,000 annually. Over 60% of Cambridge households make less than $150,000, making these units unaffordable to a majority of current Cambridge residents.[4]

The City's housing stock is also older and many units contain lead based paint hazards, which further constrain families from locating safe, quality housing for their children. In fact, 71.4% of Cambridge's housing inventory was constructed prior to 1980.[5] Upon completion, all of 2072 Massachusett's Avenue's apartments will be new.

Once completed, the Project will provide urgently needed affordable housing in an area where a significant number of families and individuals are unable to afford quality housing. Additionally, the high number of three-bedroom apartments (29%) will specifically be occupied by families.

[1] U.S. Department of Housing and Urban Development, "Housing Choice Voucher Program" https://www.hud.gov/hudprograms/hcvp (accessed October 9, 2020)
[2] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04
[3] The Wyeth – 120 Rindge Avenue, Cambridge
[4] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID S2503
[5] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04

Financing

If 2072 Massachusetts Avenue's Site Comprehensive Permit application is approved, the development team anticipates applying for an array of local, state and federal subsidies as well as private investments. The development team will apply to the Massachusetts Department of Housing and Community Development (DHCD) for an allocation of state and federal low-income housing tax credits as well as additional subsidies.

In 2018 the Cambridge Affordable Housing Trust provided a $3.8 million loan to finance the Site acquisition and certain predevelopment expenses. If the Project receives its permitting, the development team anticipates applying for additional City funding and for eight (8) Cambridge Housing Authority Section 8 Project Based Vouchers.

Site Control, Permitting and Community Process

Site Control

Capstone and Hope have created separate entities that own/will own the Site/Project and that will develop the Project. CC HRE 2072 Mass Ave LLC, an affiliate of Capstone and Hope, purchased the 2072 Mass Ave land and building using loan proceeds from the Cambridge Affordable Housing Trust in April 2018.

On November 9, 2020, CC HRE 2072 Mass Ave LLC entered into a 99-year ground lease with CC HRE 2072 Mass Ave Tenant LLC for the 2072 Massachusetts Avenue land. See the attached organizational chart that outlines the entity structure once the Project receives all its financing. This ground lease structure is typical of affordable housing developments in Cambridge due to the complicated financing structure required by local and state financing agencies.

Permitting

CC HRE 2072 Mass Ave Tenant LLC is a Limited Dividend Organization under M.G.L. c.40B, §§ 20 through 23. Pursuant to 760 CMR 56, CC HRE 2072 Mass Ave Tenant LLC is applying to the Department of Housing and Community Development, as the Subsidizing Agency, for Project Eligibility under the following subsidy programs: Affordable Housing Trust Fund, DHCD Housing Stabilization Fund (HSF), HUD HOME Program (Rental Production), State Low Income Housing Tax Credit Program, and the Federal Low Income Housing Tax Credit Program (LIHTC). An affordable housing restriction will be recorded against the land and buildings with a term in perpetuity and the Project will comply with the Affirmative Fair Housing Marketing and Resident Selection Plan as required by 760 CMR 56.

According to the Zoning Map, the majority of the Site has a base zoning of Business A-2 and a small portion (13'+/-) at the rear of the parcel is in the Residence B base zoning district. Both districts allow for residential uses as of right although the Business A-2 district also allows for a range of commercial/retail and multi-family residential uses whereas the Residence B district is a one- and two-family district only. The Site also is in the Massachusetts Avenue Overlay District and North Massachusetts Overlay Sub- district (the "Massachusetts Avenue Overlay").

The development team is proposing to obtain all of 2072 Massachusetts Avenue's local approvals through an MGL Chapter 40B Comprehensive Permit from the Cambridge Board of Zoning Appeal (BZA). Since the City of Cambridge has met its obligations under MGL Chapter 40B, the development team is requesting that the BZA accept this Comprehensive Permit application. Pursuant to 760 CMR 56.05(7), please refer to

Section 5 for a detailed list of requested Waivers from Local Requirements and Regulations. **Section 4** is the Dimensional Form.

Community Process

The development team has worked extensively with the City of Cambridge, including the Community Development Department (Zoning, Housing, Sustainability, Urban Design, Pedestrian and Bicycle), Fire Department, Traffic and Parking, Department of Public Works, and Historical Commission.

In addition, the development team has engaged the community through individual abutter Zoom meetings and a large Zoom community meeting on September 29, 2020 that was attended by 82 people. The Project was also presented to the Porter Square Neighbors Association (PSNA) on October 15, 2020 and is schedule to reappear at the PSNA on November 19, 2020. Understanding that many residents of the adjacent Russell House Apartments do not have access to computers and/or the internet, and in conjunction with the building's management, the development team displayed large renderings of the Project and comment cards in the building's lobby so that Russell House residents would have an opportunity to provide input.

Community outreach and various City department input resulted in the following changes to the proposal: (1) setting back further the first floor facing Walden Street, (2) relocating the main pedestrian entrance from Walden Street to Massachusetts Avenue, (3) widening Walden Street and the sidewalk adjacent to the Project, (4) programming the retail space to accommodate varied and community uses, and (4) developing partnerships with community stakeholders to access additional amenities for the Project's residents. An additional community meeting via Zoom is scheduled for November 16, 2020 to share design updates and elaborate on changes that were made to incorporate community feedback. The development team has maintained a website, www.2072massaveapts.com, that provides updated and detailed information on the proposal. The website includes copies of plans, FAQs (forthcoming), news and events, information on the development team, and contact information for the community to provide feedback and ask questions.

<u>Development Team</u>

The following development team has been formed to include industry experts ensuring a seamless and successful completion:

- **Developers**:
    - *Capstone Communities LLC* (www.capstonecommunities.com), is a Newton, Massachusetts based real estate development firm experienced in structuring complex financing involving multiple federal and state subsidies. Jason Korb is the principal of Capstone Communities LLC where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of $60,000,000 of development transactions in Cambridge, Somerville, Arlington, Newton and Brockton Massachusetts. These include converting Brockton's first brick shoe factory into 25 mixed-income apartments, co-developing 20 100% affordable family apartments on a vacant lot in Cambridge's Port neighborhood. Additionally, Capstone and Hope are currently developing Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021.

      Prior to forming Capstone, Jason was the Vice President of Acquisitions at Beacon Communities LLC, a developer, owner, and manager of over 9,000 apartment homes in the Northeast. At Beacon, Jason was responsible for sourcing new acquisitions and overseeing

mixed income, affordable and market rate development and financing opportunities. In his seven years at Beacon, Jason was responsible for developing over 600 apartment homes totaling over $100M. Prior to joining Beacon in 2004, Jason was a Housing Project Manager at the Fenway Community Development Corporation in Boston. Jason is a former Director of Caritas Communities and a former Vice-Chair of Preservation Massachusetts. Jason received an MS from the Massachusetts Institute of Technology's Center for Real Estate and a BA from the University of Michigan, Ann Arbor. Jason's MIT thesis, The Low Income Housing Tax Credit: HERA, ARRA, and Beyond has been cited by Harvard University's Joint Center for Housing Studies and the US Senate Budget Committee.

- *Hope Real Estate Enterprises LLC*, is led by Cambridge based attorney and Real Estate Developer Sean D. Hope who specializes in Zoning and municipal permitting/consulting. Sean was co-developer with Jason Korb of Port Landing - a 100% affordable housing development located in The Port/Kendall Square that opened at the end of 2016 providing 20 units of family friendly housing to the Port neighborhood where Sean's family first moved to from the island of Barbados. Additionally, Hope has partnered with Capstone again to develop Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021. Sean has also represented developers and property owner on numerous construction projects in Cambridge including new construction, historic preservation and adaptive reuse projects. Prior to entering into private practice in 2008 Sean was an associate member of the Cambridge Board of Zoning Appeal voting on several keys applications including Print Shop Condominiums, an affordable home ownership project developed by CASCAP in 2007. Sean also serves as in-house counsel for Pentecostal Tabernacle in Cambridge and is former member of the Cambridge Historic Society.

- **Preconstruction Cost Estimator**: *Callahan Construction Managers* (www.callahan-inc.com): Established in 1954, Callahan Construction Managers is a full-service construction company experienced with a variety of building types and construction methods in Massachusetts and the Northeast. Callahan specializes in a wide range of preconstruction and construction management services, and including projects in multi-family residential, senior housing, hospitality, retail, corporate office, life sciences, educational, and other markets. Most recently, Callahan began the historic renovation, addition, and new construction project at Squirrelwood Apartments, an affordable housing community owned by Just-A-Start Corporation in Cambridge, MA. The Squirrelwood Apartments contain 88 units and the new construction building will be built to Passive House Standards.

- **Architect**: *Bruner/Cott Architects (Bruner/Cott)* (www.brunercott.com): Bruner/Cott is a mid-sized, full service architecture and planning firm, located in Boston, Massachusetts. Founded 45 years ago, Bruner/Cott is dedicated to enhancing the quality of life, economic vigor, and sense of community through thoughtful, sustainable design. As pioneers in transformative reuse, Bruner/Cott strives to recognize the character and value of an existing structure and understand that sustainable design extends beyond the boundaries of a single building. Whether new construction, transformative reuse, historic preservation, or a large-scale planning project, Bruner/Cott makes buildings that communicate with their surroundings, transforming place by creating architecture of enduring value.

  Bruner/Cott is committed to its mission of achieving design excellence through collaboration, creativity, and critical thinking, crafting thoughtful design solutions that fulfill their clients'

aspirations, and enhancing the human experience while respecting the natural environment. The firm's work has been consistently recognized for design, winning awards for renovation, adaptive reuse, and new construction. In the Cambridge/Boston area, Bruner/Cott is working on Frost Terrace (currently under construction), and completed the Lunder Arts Center at Lesley University in Porter Square and The Viridian at 1282 Boylston Street.

- **Legal (General and Zoning)**: *Nixon Peabody LLP* (www.nixonpeabody.com): Nixon Peabody is a full-service law firm with more than 600 lawyers nationwide and internationally. Our clients range from developers (for-profit and nonprofit), financing institutions and governmental entities to *Fortune* 100 companies. Nationally recognized in real estate, the firm handles highly complex development and financing transactions involving every class of assets, and has been at the forefront of financing, developing and preserving affordable housing for more than 45 years. In fact, with approximately 25 attorneys and paralegals possessing significant experience working with federal, state and local governmental agencies, NP has one of the largest affordable housing legal teams in the country.

  The NP team also handles land use, zoning and permitting for a range of development projects, and is regularly brought into transactions to review site plans and perform zoning analyses. Through this work, the team has developed a comprehensive understanding of the local zoning and permitting processes and the multiple administrative steps that developers face during the course of development, which can include navigating the zoning approval process, obtaining Comprehensive Permit approvals, or establishing zoning overlay district areas and zoning map amendments.

Conclusion

The Project will bring high-quality housing to the Porter Square/North Cambridge neighborhood that will be affordable to a diverse array of low- and moderate-income households. With immediate proximity to rapid transit and essential community services, the Project can provide critically needed housing in an attractive, sustainable development. Designed to provide contemporary amenities with a focus on transit-oriented development and sustainability, the Project will be high-quality family housing in the heart of one of Cambridge's most vibrant neighborhoods.

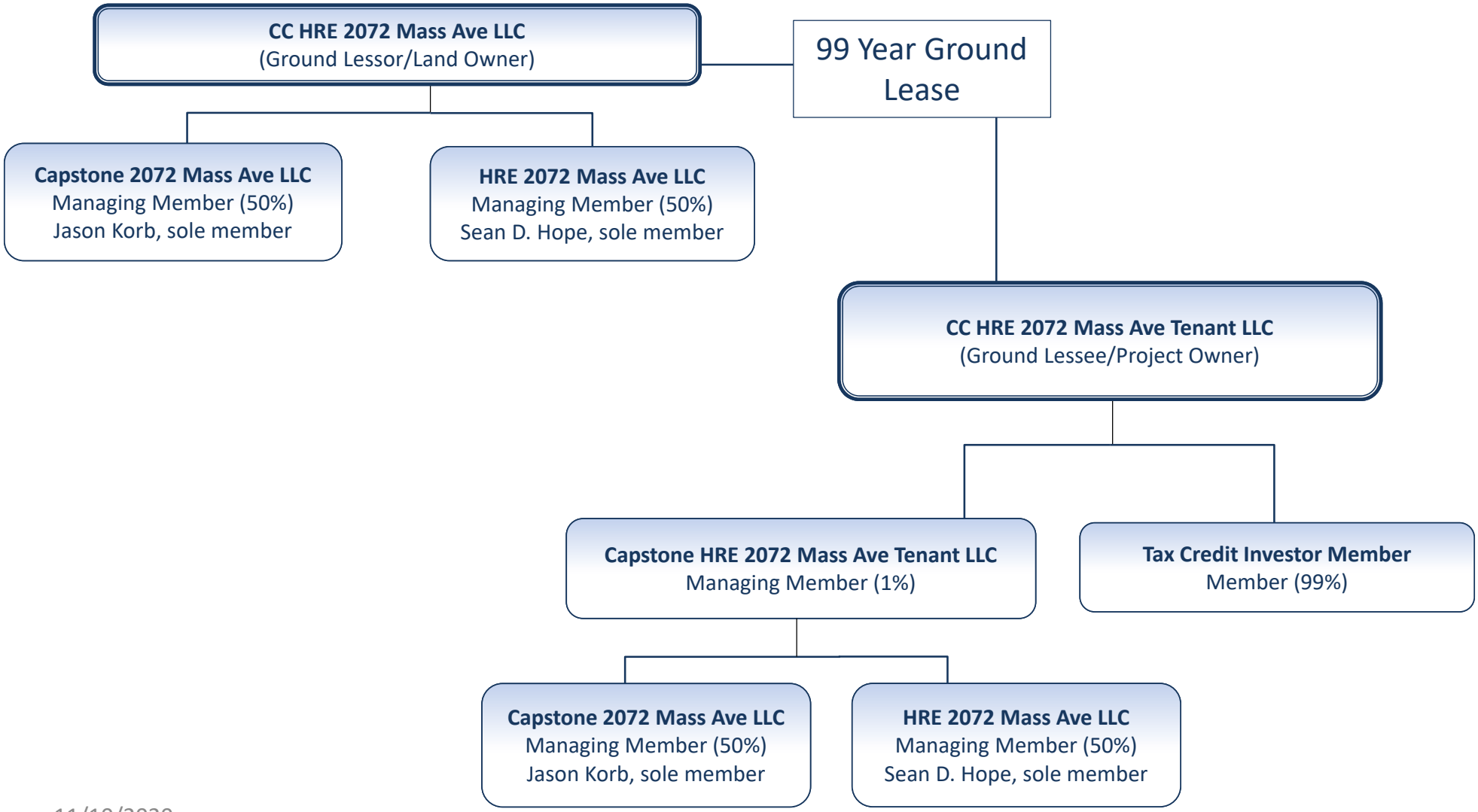
We look forward to presenting this exciting Project to the Board at your earliest convenience.

Sincerely,

Jason Korb
Managing member of managing member

Sean D. Hope
Managing member of managing member

2072 Mass Ave Apartments Organizational Chart



11/10/2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS

2072 MASSACHUSETTS AVENUE, CAMBRIDGE 02140

SECTION 2
COMPREHENSIVE PERMIT APPLICATION FORM

COMPREHENSIVE PERMIT APPLICATION

PETITIONER:	CC HRE 2072 MASS AVE TENANT LLC
PETITIONER'S ADDRESS:	C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459
NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON:	CAPSTONE 2072 MASS AVE LLC C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459 ATTN: JASON KORB 617.513.6320 HRE 2072 MASS AVE LLC C/O HOPE REAL ESTATE ENTERPRISES LLC 907 MASSACHUSETTS AVENUE, SUITE 300 CAMBRIDGE, MA 02139 ATTN: SEAN D. HOPE 617.492.0220
LOCATION OF SITE:	2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
DESCRIPTION OF PROJECT:	SEE **SECTION 1** (COVER LETTER AND NARRATIVE)
SPECIFY LOCAL REGULATIONS OR REQUIREMENTS FROM WHICH RELIEF IS REQUESTED:	SEE **SECTION 5** REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS
THE PETITIONER IS:	A LIMITED DIVIDEND ORGANIZATION
IS THE PROPOSED PROJECT NEW CONSTRUCTION:	THE PROPOSED PROJECT IS NEW CONSTRUCTION
SITE CONTROL:	CC HRE 2072 MASS AVE TENANT LLC EXECUTED A 99-YEAR GROUND LEASE WITH CC HRE 2072 MASS AVE LLC (AN AFFILIATE OF CC HRE 2072 MASS AVE TENANT LLC) FOR THE LAND AND BUILDING AT 2072 MASSACHUSETTS AVENUE. CC HRE 2072 MASS AVE LLC CURRENTLY OWNS 2072 MASSACHUSETTS AVENUE.
SITE ELIGIBILITY:	THE PETITIONER IS SIMULTANEOUSLY APPLYING TO DHCD FOR SITE ELIGIBILITY APPROVAL UNDER THE FOLLOWING SUBSIDIES: AFFORDABLE HOUSING TRUST FUND, DHCD HOUSING STABILIZATION FUND (HSF), HUD HOME PROGRAM (RENTAL PRODUCTION), STATE LOW INCOME HOUSING TAX CREDIT PROGRAM AND THE FEDERAL LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC).

TOTAL NUMBER DWELLING UNITS PROPOSED:	49
TOTAL NUMBER OF AFFORDABLE RENTAL UNITS:	49
TOTAL NUMBER OF AFFORDABLE HOME OWNERSHIP UNITS:	0

RESIDENT ELIGILIBITY STANDARDS:	41 UNITS AT OR BELOW 60% AMI, 8 UNITS AT OR BELOW 30% AMI, PURSUANT TO THE LOW INCOME HOUSING TAX CREDIT PROGRAM

PLEASE SEE **SECTIONS 3 – 16** FOR A COMPLETE DESCRIPTION OF THE PROPOSED PROJECT, AND EACH OF THE FOLLOWING ITEMS:

a) Site Development Plans - Site development plans showing locations and outlines of proposed building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
b) Report on Existing Site Conditions - a summary of conditions in the surrounding areas, showing the location and nature of the existing building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
c) Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have Site development plans signed by a registered architect;
d) Building Tabulations - a tabulation of the proposed building by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by the building by parking and other paved vehicular areas and by open areas; (2 copies)
e) Subdivision Plan - where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)
f) Utilities Plan - a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants.
g) Dimensional Form- provided with application; (2 copies)
h) Photographs – photographs of Site and existing building;
i) Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA;
j) Ownership Certificates – 2 Notarized copies, provided application.

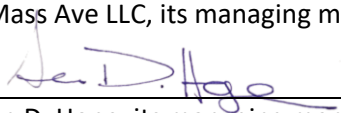
I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

CC HRE 2072 MASS AVE TENANT LLC

By: Capstone 2072 Mass Ave LLC, its managing member

By: Jason Korb, its managing member

By: HRE 2072 Mass Ave LLC, its managing member



By: Sean D. Hope, its managing member

Date: November 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 3
BZA APPLICATION FORM – OWNERSHIP INFORMATION

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We CC HRE 2072 Mass Ave LLC
(OWNER)

Address: c/o Capstone Communities LLC, 1087 Beacon Street Suite 302, Newton MA 02459

State that I/We own the property located at 2072 Massachusetts Avenue, which is the subject of this zoning application.

The record title of this property is in the name of CC HRE 2072 Mass Ave LLC

*Pursuant to a deed of duly recorded in the date 04/10/2018, Middlesex South County Registry of Deeds at Book 70850, Page 295; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name SEAN HOPE personally appeared before me, this 10th of 11, 2020, and made oath that the above statement is true.

CMalagon Notary

My commission expires JAN. 23, 2026 (Notary Seal)

CHRISTIAN JOSUE MALAGON
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 23, 2026

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We CC HRE 2072 Mass Ave LLC
(OWNER)

Address: c/o Capstone Communities LLC, 1087 Beacon Street Suite 302, Newton MA 02459

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*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Jason Korb personally appeared before me, this 9th of November, 2020, and made oath that the above statement is true.

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

Notary

My commission expires _____ (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 4
DIMENSIONAL FORM

DIMENSIONAL INFORMATION

Project Address: 2072 Massachusetts Avenue

		EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
			BA-2 / BUSINESS A-2	RESIDENCE B	RESIDENTIAL USE
Lot Area (SF)		8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
Lot Width (Ft)		~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
Total Gross Floor Area (GFA)(SF)		1,860 SF	15,755 SF (max.)**(g)**	608 SF (max.)**(g)**	57,395 SF
Residential Base		0	13,129 SF (max.)**(g)**	507 SF (max.)**(g)**	54,425 SF
Non-Residential Base		1,860 SF	0	0	2,970 SF **(d)**
Inclusionary Housing Bonus w/20% affordable		N/A	2,626 SF (max.)**(g)**	101 SF (max.)**(g)**	N/A
Ratio of Floor Area to Lot Area	Baseline:		1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	6.74
	MAOD:		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	6.74
Residential Base	Baseline:		1.75	0.5/0.35 for portions exceeding 5,000 SF	6.27
	MAOD:	N/A	1.75	1.75	6.27
Non-Residential Base	Baseline:		1.0	N/A	0.47
	MAOD:		N/A	N/A	0.47
Inclusionary Housing Bonus - %	Baseline/MAOD:		20% bonus = 2,626 SF (GFA)**(g)**	20% bonus = 101 SF (GFA)**(g)**	N/A
Total Dwelling Units	Baseline/MAOD:		16 (max.)	0	49
Base Units			600 SF / D.U. = 12	2,500 SF / D.U. = 0	49
Inclusionary Bonus units - 20%		N/A	2	0	N/A
Base Lot Area / Unit (SF)			625 SF / D.U. @ 12 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Total Lot Area / Unit (SF)			536 SF / D.U. @ 14 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Building Height(s) (Ft)		13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	
	MAOD : Requirements:	N/A	50' max. (Massachusetts Avenue Overlay District) *- Active non-residential ground floor use* *- Minimum ground-floor use depth of 40'* *- Ground floor located at mean grade of abutting sidewalk* *- Minimum 75% Mass Ave frontage occupancy* *- Minimum 15' ground floor height* *- Maximum 5,000 sf per ground floor tenant* *- No bank frontage > 25'*		8 Stories / ~89'-8"
Front Yard Setback - Massachusetts Avenue (Ft)**(a)** [*Baseline Zoning - Article 5.33, Table 5-3, footnote (m)]*		3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		Building is sited to align with building next door which is right on the sidewalk
Front Yard Setback - Walden Street (Ft)**(a)**		3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	0' on Walden
Side Yard Setback - Abut City of Cambridge parking lot (Ft)**(a)**		42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
Side Yard Setback - Abut Cambridge Housing Authority (Ft)**(a)**		42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
Open Space (% of Lot Area)		78.2%	No minimum		0
Private Open Space		78.2%	No minimum	40% Minimum Private Open Space to Lot Area =	0
Permeable Open Space		0.0%	No minimum	405 SF (min.)**(g)**	0
Other Open Space (Specify)		N/A	No minimum		0
Off-Street Parking Spaces	Baseline and MAOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible **(b)(c)**
Long-Term Bicycle Parking		0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 **(c)**
Short-Term Bicycle Parking		0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 **(e)**
Loading Bays		0	N/A	N/A	N/A
Allowable Uses		N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant **(f)** and other uses as described on the Waiver List

(a) Lot is located on a corner. Project team assumed two front and side yards with no rear yard.

(b) Accessible parking requirement rounded up under UFAS (required for Section 504) to three (3) spaces

(c) Commercial Parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

(d) Garage and bicycle parking exempt from calculation

(e) Project team pursuing public contribution approach for short-term bicycle parking per Article 6.104.2 (b)

(f) Along with other future possible uses as described on the Waiver List

(g) ~1,013 SF of the total lot area is in Residence B, with the remainder in BA-2

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 5
REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS

LIST OF REQUESTED EXEMPTIONS/ EXCEPTIONS/WAIVERS FROM THE APPLICABLE CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS for CC HRE 2072 MASS AVE TENANT LLC (Updated as of November 10, 2020)

CAMBRIDGE ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 4.21 Special Classification Rules (Accessory Uses)	Allowed accessory uses include, inter alia, off-street parking, customary home occupations and certain service establishments and eating establishments for residents of multi-family dwellings.	To the extent that the proposed building amenity uses are not enumerated in Section 4.21, the Applicant seeks zoning relief to allow the proposed amenity uses for the building occupants.
3.	§ 4.37(B) (2) Light Industry, Wholesale Business and Storage	Table of Uses in article 4.30 prohibits Catering Commercial kitchen as known as wholesale food products, including bakery, confectionery and dairy products	The Applicant seeks zoning relief to allow a Catering or Commercial Kitchen in the area shown on the plans as Retail.
4.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
5.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes. In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. The proposed private open space has a width and length of less than 15', as shown on the Plans. All private open space is located at ground level. At least 50% of the provided private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required private open space requirement. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Ratio of Floor Area to Lot Area = 1.0 for Non-residential Uses and 1.75 for Residential Uses. Residence B Maximum Ratio of Floor Area to Lot Area i s .50. For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.22 and the proposed Ratio of Floor Area to Lot Area is approximately 6.74.
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Lot Area for Each Dwelling Unit = 600 sf. Per dwelling unit. Residence B Minimum Lot Area for Each Dwelling Unit = 2,500 per dwelling unit. For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The proposed 49 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Front Yard = 5’ Residence B Minimum Front Yard = 15’	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing front yard setback is approximately 0’; the smallest proposed front yard setback will be approximately 0’.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Side Yard = 10’ on both side yards. Residence B Minimum Side Yard = 7'6" (sum of 20).	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 42.4’; the smallest proposed side yard setback will be approximately 0’.
10.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Height = 45’ Residence B Maximum Height =35’	Due to the need for a building height of approximately 89’ and considering the adjustments that may occur during development of the plans and drawings from design development to full construction drawings, the Applicant seeks a waiver of the height requirement not less than 89’ and not greater than 95’.
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Business A-2 District, there is a one parking space per dwelling requirement. In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, the Applicant seeks a waiver to allow the proposed Multifamily Dwelling with three (3) proposed accessible off-street parking spaces and two (2) drop off spaces as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Dimensions for off street parking spaces. Aisle Width of 22' required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed dimension of parking spaces shall be less than minimum required aisle width will be less than the required 22'.
13.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to constraints of the driveway location and building, the clear view from the proposed driveway to Massachusetts Avenue when looking south may be compromised. The Applicant requests a waiver from the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
14.	Article 19 – Project Review	Establishes traffic and urban design standards for development projects exceeding 20,000 gross square feet that are likely to have a significant impact on abutting properties and the surrounding urban environment. Requirements include a Special Permit from the Planning Board including Traffic Impact Review (including a Traffic Impact Study), Urban Design Review, Tree Study, Sewer Service Infrastructure Review, Water Service Infrastructure Review, Noise Mitigation Review, Citywide Advisory Development Consultation and specific building and site plan elements.	To waive all of the applicable Article 19requirements for a Planning Board Special Permit and other requirements and to allow the proposed Multifamily Development that exceeds 20,000 gross square feet. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
15.	§20.100 Massachusetts Avenue Overlay District	Contains specific requirements for projects located within the Massachusetts Avenue Overlay District, including use regulations, dimensional requirements, and design standards. Projects are also required to comply with the Large Project Review process.	To waive all of the applicable requirements of Section 20.100 without the need for a Planning Board Special Permit and to allow the proposed Multifamily Dwelling without a Special Permit from the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers and Notes
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 – Street Excavations	No excavation in a public way or disturbance of any sidewalk without a license from the Superintendent of Streets or approval from the City Council.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council. To allow the Board of Zoning Appeals to allow any necessary excavation or disturbance of any public way or sidewalk needed for the construction and operation of the Multifamily Development, as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 6
PARKING AND TRAFFIC INFORMATION

- Parking and Traffic Assessment by Vanasse & Associates, Inc.
- Plans
  - Bike Room Layout Plan
  - Bus Stop Layout Plan
  - Parking Sight Lines

MEMORANDUM

TO: Mr. Jason Korb
Sean Hope, Esq.
CC HRE 2072 Mass Ave LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

FROM: F. Giles Ham, P.E. *and*
Derek Roach, E.I.T
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810
(978) 474-8800

DATE: November 9, 2020

RE: 8716

SUBJECT: Parking and Traffic Assessment - Proposed Residential Development
2072 Massachusetts Avenue, Cambridge, Massachusetts

Vanasse & Associates, Inc. (VAI) has completed a Parking and Traffic Assessment of a proposed 49-unit 100% affordable residential development with 1,040 square feet (sf) or ground floor retail to be located at 2072 Massachusetts Avenue in Cambridge, Massachusetts (Project). This is a revised study of the October 13, 2020 memorandum. The entire study was redone due to some Somerville streets being included in the October study area. Two short-term drop-off/pick-up spaces and three handicap spaces are proposed on-site. Contained within this memorandum is a parking supply and demand analysis within a quarter mile radius of site, estimated trip generation by mode split and a recommended a Travel Demand Management plan (TDM) for the proposed project.

PARKING SUPPLY AND DEMAND ANALYSIS

A comprehensive field inventory of the existing parking supply within approximately a quarter-mile radius of the Project was conducted in September 2020. While residents want to park as close as possible to their residence, the study area radius established by the city is a relatively short walk (5 minutes). Figure 1 depicts the study area. The field inventory consisted of on-street parking by quantity and type (handicapped, permit only and regulations). The study area was subdivided into twenty-seven (27) parking zones in order to identify parking trends occurring within the study area. Figure 2 identifies the parking regulations and number of parking spaces (928) in the area. Figure 3 depicts the residential permit parking spaces, handicap spaces, and spaces with no regulations which total 806 of the 928 spaces.

In order to determine the availability of parking spaces, a parking demand survey was conducted during a typical weekday (Tuesday October 20, 2020). The parking observations were conducted every 2 hours from 10:00 AM to 10:00 PM. Table 1 and Figure 4 summarize the parking demand observations for the available resident parking.

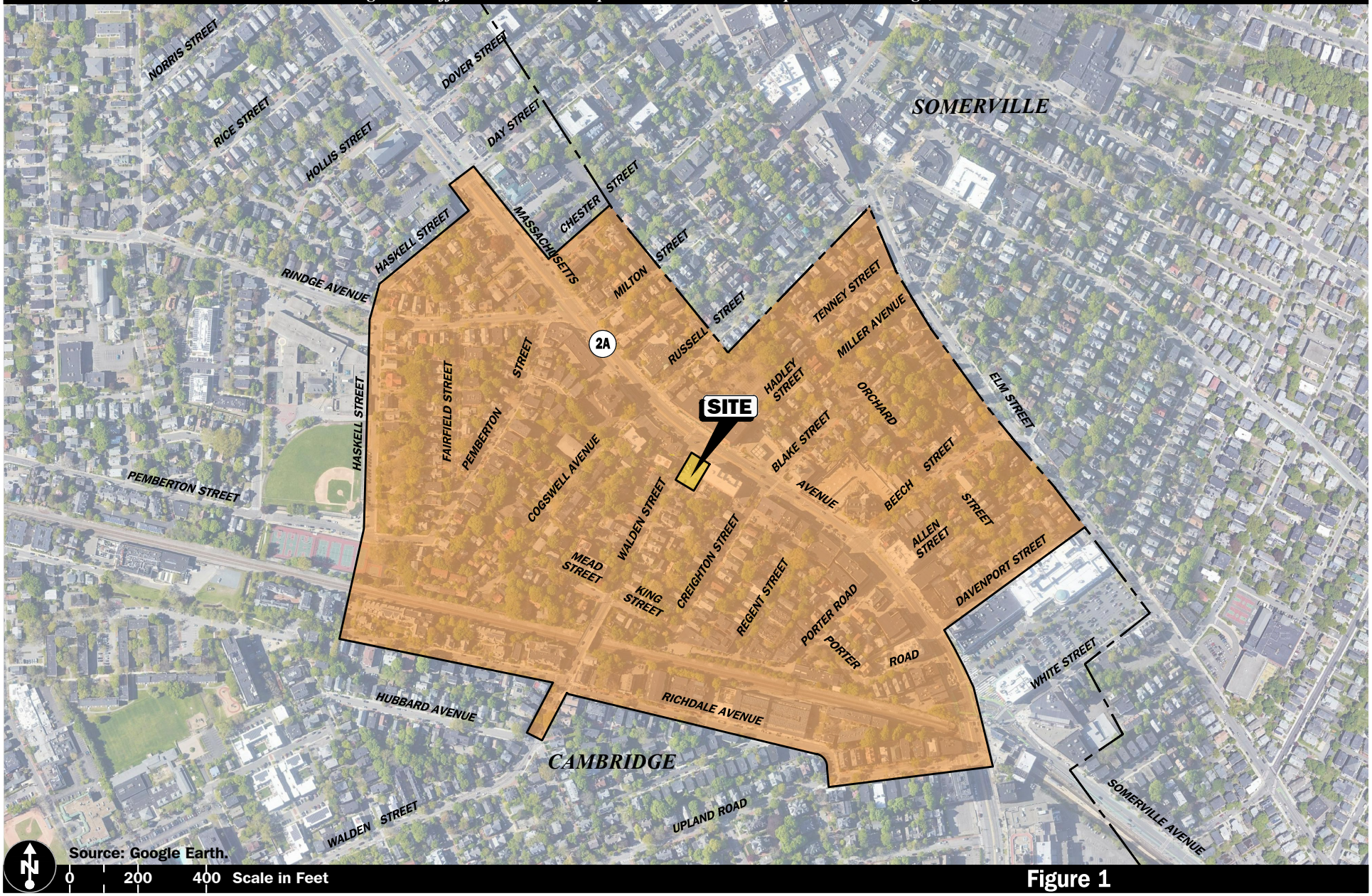

Figure 1

Parking Supply Area

Vanasse & Associates inc

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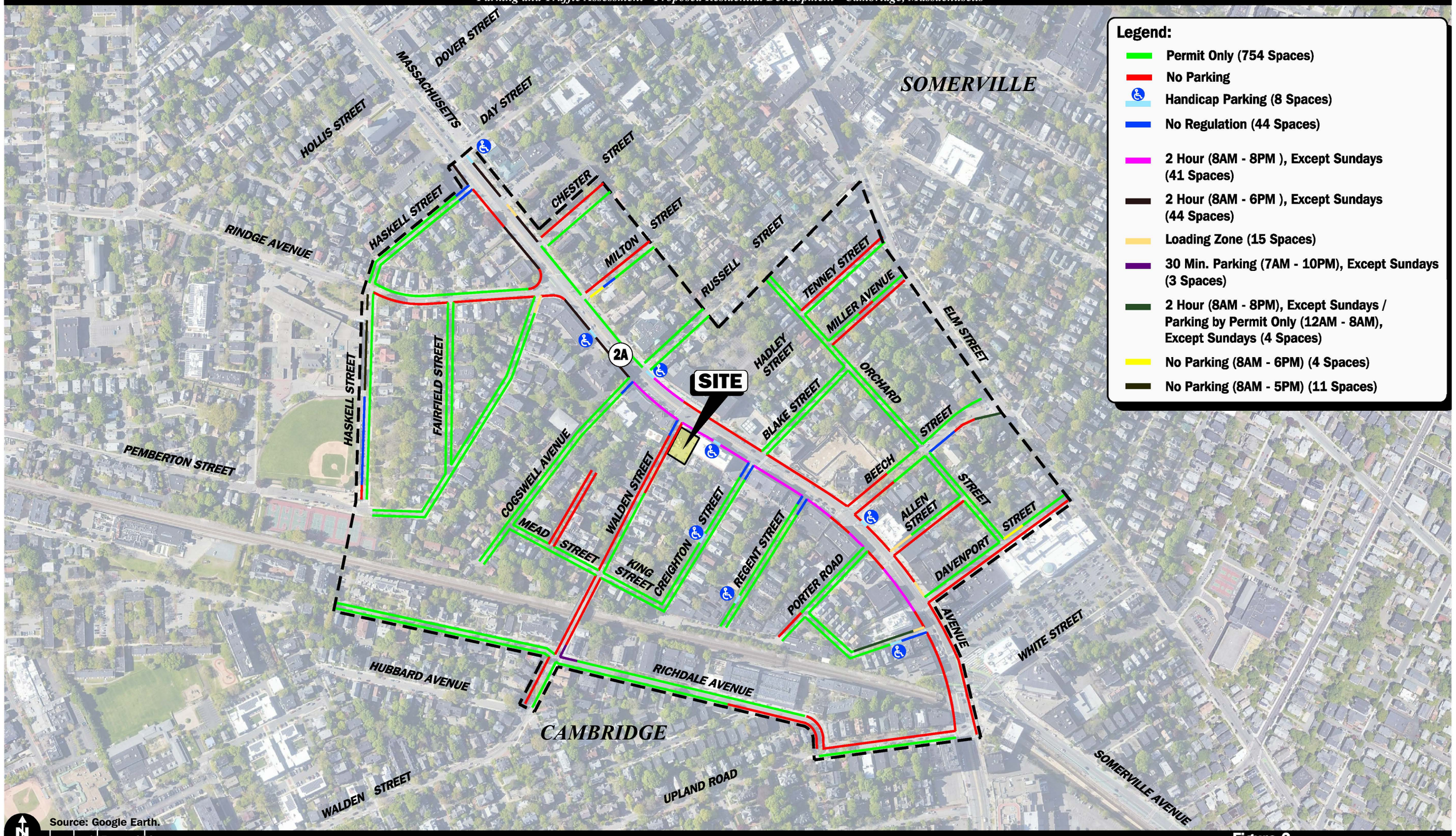

Source: Google Earth.

N

0 175 350 Scale in Feet

Figure 2

Existing Parking Regulations

Vanasse & Associates inc

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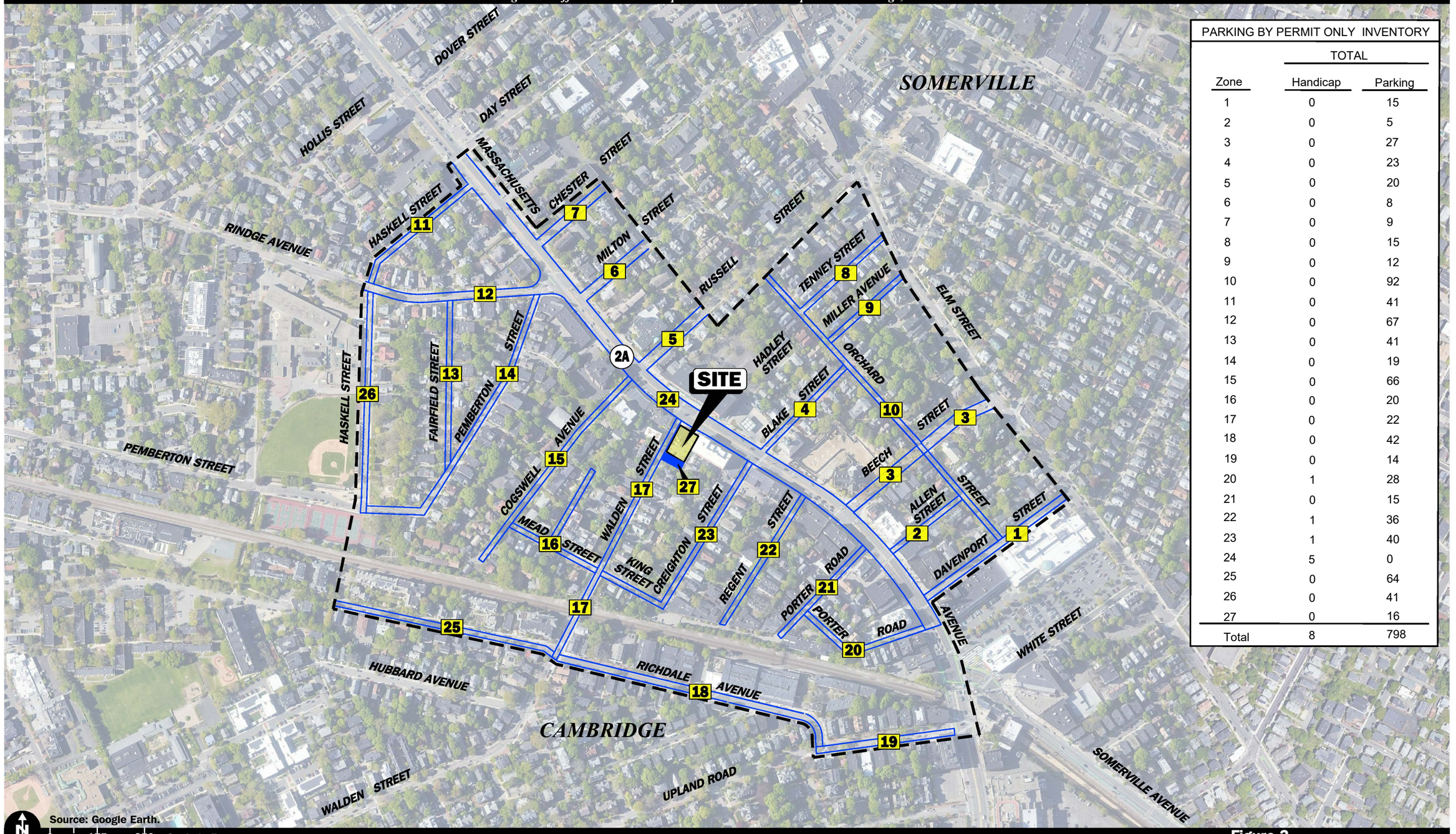

PARKING BY PERMIT ONLY INVENTORY

Zone	TOTAL Handicap	TOTAL Parking
1	0	15
2	0	5
3	0	27
4	0	23
5	0	20
6	0	8
7	0	9
8	0	15
9	0	12
10	0	92
11	0	41
12	0	67
13	0	41
14	0	19
15	0	66
16	0	20
17	0	22
18	0	42
19	0	14
20	1	28
21	0	15
22	1	36
23	1	40
24	5	0
25	0	64
26	0	41
27	0	16
Total	8	798

Source: Google Earth.

N

0 175 350 Scale in Feet

Figure 3

Existing Permit Only Parking / No Regulation Spaces

Vanasse & Associates inc

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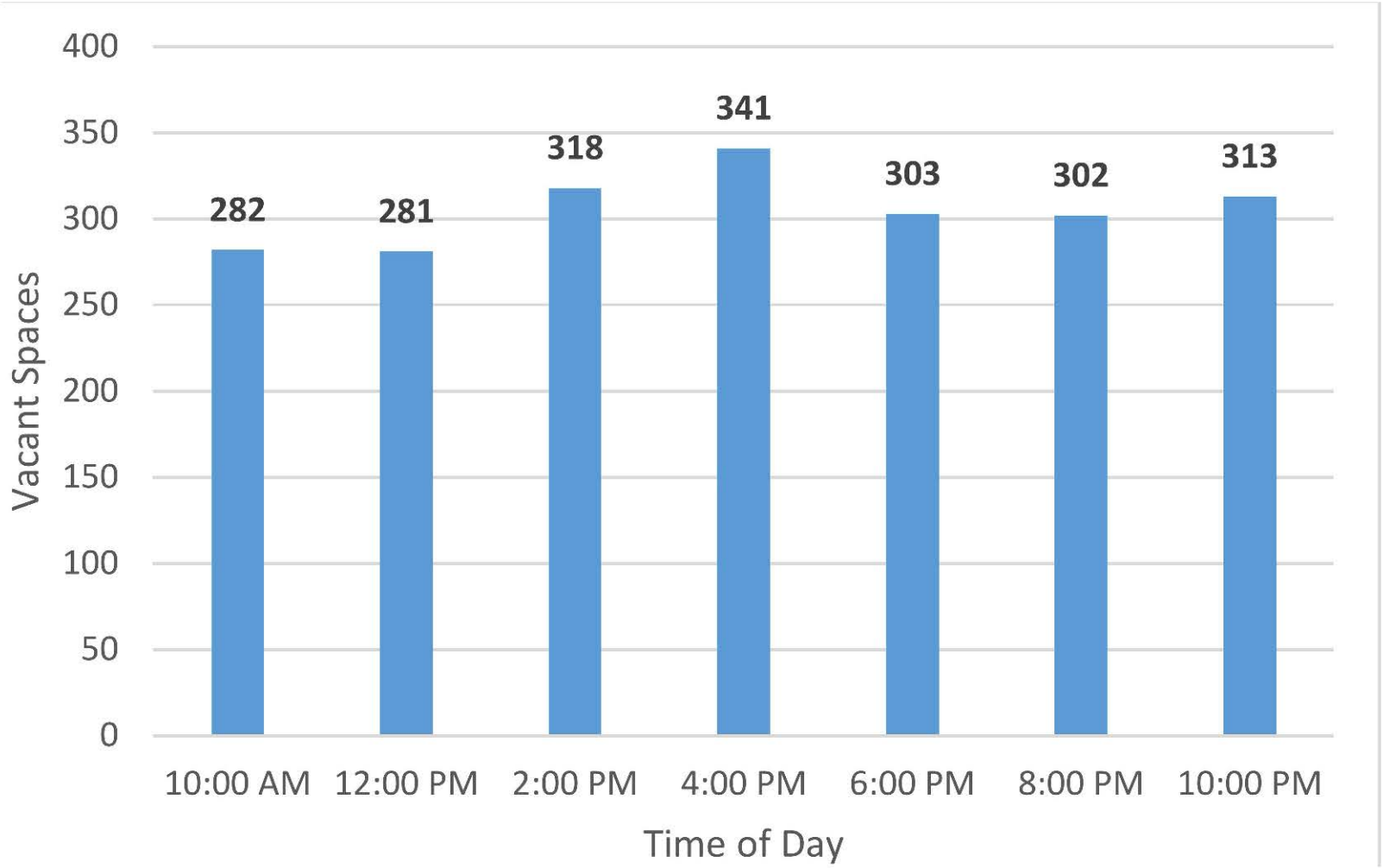

Figure 4

Parking Chart

Vanasse & Associates inc

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Table 1
PARKING OBSERVATIONS
October 20, 2020

Zone	Parking Supply	Vacant Spaces						
		10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM	8:00 PM	10:00 PM
1	20	5	3	8	7	11	10	16
2	6	0	1	1	1	2	1	2
3	30	3	4	6	6	4	6	3
4	23	13	10	11	7	7	7	6
5	22	4	4	4	5	1	6	4
6	8	2	3	3	3	2	2	2
7	9	1	1	2	2	4	0	0
8	15	6	5	6	6	3	3	3
9	12	6	7	7	8	4	6	7
10	92	21	19	18	20	12	14	15
11	41	13	10	9	17	7	9	11
12	70	18	28	30	25	27	30	26
13	41	13	11	13	15	12	9	6
14	19	4	6	9	8	10	10	11
15	66	16	17	14	23	13	13	14
16[a]	20	7	5	6	4	11	10	8
17[a]	23	7	6	5	4	5	7	6
18[a]	44	21	20	24	23	19	14	12
19	14	1	0	0	0	0	0	0
20	35	6	4	6	13	9	9	8
21	15	1	1	1	3	3	1	1
22[a]	37	11	9	14	10	9	8	9
23[a]	41	2	4	2	5	8	6	7
24	93	47	43	55	60	61	63	82
25	64	25	27	27	26	26	28	23
26	52	20	24	28	29	24	24	21
27[a]	16	9	9	9	11	9	6	10
TOTAL	**928**	**282**	**281**	**318**	**341**	**303**	**302**	**313**

[a]Highlighted rows include zones within two block of the site.

As shown in Table 1 and Figure 4 the peak demand occurs at 12:00 PM when 281 spaces were vacant. The Project has proposed only 2 short-term drop-off/pick-up spaces and 3 handicap spaces on-site and all other parking will be on-street. By not providing parking, the Project impact will be minimized as auto ownership will be discouraged. An auto ownership of 0.50 vehicles per unit equates to 25 vehicles. Zoning requires one space per unit. U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, indicates that 32 percent of trips are automobile trips. This suggests that the affordable residential unit ownership may be lower than the 50 percent. The 50 percent auto ownership is conservative. Residents of the site will want to park as close to the site as possible. Focusing on Zones 15, 16, 17, 22, 23, and 27 which are all 2 blocks from the site, there is a minimum of 50 spaces available during the peak parking demand at 12:00 PM. At 10:00 PM there are 54 spaces available in close proximity to the site. Based upon the parking analysis, there is more than adequate on-street parking to accommodate the Project.

PROPOSED SITE TRIP GENERATION

Traffic volumes expected to be generated by the Project were determined by using the ITE *Trip Generation*[1] manual and utilized Land Use Code (LUC 221), Multifamily Housing (Mid-Rise) and LUC 820, Shopping Center. It should be noted that the project is proposing affordable housing units which have lower vehicle trip rates than market rate units therefore the actual trip increases due to the development will be less than what is estimated by LUC 221. In addition, it is expected that a significant portion of the residents of the Project will utilize alternative modes of transportation other than automobiles. Based upon the U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, the mode split characteristics of the Project are estimated as follows: 32 percent automobile trips; 43 percent transit; 10 percent walk; 6 percent bicycle, and 9 percent other trips.

The Project trip generation by mode is summarized in Table 2.

As can be seen in Table 2, the Project is expected to generate approximately 98 vehicle trips on an average weekday (49 entering/49 exiting), with approximately 6 vehicle trips (2 entering/4 exiting) expected during the weekday morning peak-hour. During the weekday evening peak hour, the Project is expected to generate approximately 9 new vehicle trips (5 entering/4 exiting).

[1] *Trip Generation*, 10th Edition; Institute of Transportation Engineers; Washington, DC; 2017.

Table 2
PROJECT TRIP GENERATION SUMMARY

Time Period/Direction	ITE LUC 221 (A)[a]	ITE LUC 820 (B)[b]	ITE Total Vehcile Trips (C=A+B)	Vehicle Occupancy Rate (D)[c]	Person Trips						Total Vehicle Trips (K=F/D)
					Total Trips (E=C*D)	Auto Trips[d] (F=E*0.32)	Transit Trips[e] (G=E*0.43)	Walk Trips[f] (H=E*0.10)	Bicycle Trips[g] (I=E*0.06)	Other Trips[h] (J=E*0.09)	
Weekday Daily:	266	40	306	1.07	328	104	142	32	20	30	98
Weekday Morning Peak Hour:											
Entering	4	1	5	1.07	5	2	2	1	0	0	2
Exiting	13	0	13	1.07	14	4	7	1	1	1	4
Total	17	1	18	1.07	19	6	9	2	1	1	6
Weekday Evening Peak Hour:											
Entering	13	2	15	1.07	16	5	7	2	1	1	5
Exiting	9	2	11	1.07	12	4	5	1	1	1	4
Total	22	4	26	1.07	28	9	12	3	2	2	9

[a]Based on ITE LUC 221 Multifamily (Mid-Rise), 49 units.
[b]Based on ITE LUC 820 Shopping Center, 1,040 sf.
[c]Source: United States Census and American Community Survey 2018 5-year estimates; Census Tract 3547.
[d]Automobile trips are 32 percent of total person trips, Census Tract 3547.
[e]Transit trips are 43 percent of total person trips, Census Tract 3547.
[f]Walking trips are 10 percent of total person trips, Census Tract 3547.
[g]Bicycle trips are 6 percent of total person trips, Census Tract 3547.
[h]Other trips are 6 percent of total person trips, Census Tract 3547. Includes work from home.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

Reducing the amount of traffic generated by the Project is an important component of the development plan. The goal of the TDM plan is to reduce the use of Single Occupant Vehicles by encouraging car/vanpooling, bicycle commuting, the use of public transportation and pedestrian travel. The following measures will be implemented as a part of the proposed project management team in an effort to reduce the number of vehicle trips generated:

- Designate an on-site employee as the site's Transportation Coordinator to oversee marketing and promoting of transportation options at the site.

- Provide new residents transportation information packets with information on getting around Cambridge sustainably.

- Install a real-time transit display screen in the lobby to make it simpler for residents, visitors, and employees to access real-time transit and Bluebikes availability information in the area. The screens will also post other useful information on single occupancy modes of travel, such as carpool/vanpool to supermarkets, etc.

- Subsidize 100 percent of the cost of a MBTA T pass for employees (building property managers/maintenance staff) or $240 annual reimbursement for bike maintenance for employees who choose to commute by bike.

- Organize orientation sessions with residents to teach biking rules, safe biking measures, basic maintenance and repairs and help identify bike routes to various locations.

- Bicycle racks and a bicycle "Fix-it" station will be provided on-site.

- Annually, upon initial move-in and lease renewal, residents will be offered the choice of: (1) annual Bluebikes membership (including one-time discounted helmet through bluebikes), (2) $90 credit for ride share service; (3) 1-month adult MBTA Monthly LinkPass, and/or (4) 3-month Student or Senior Monthly LinkPass. This will be provided PER RESIDENT (not per household) on an annual basis.

The above strategies will encourage non-auto travel by the residents.

SUMMARY

In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project. The Project proponent is committed to implementing a Travel Demand Management plan which promotes alternatives modes of transportation and will minimize the Project's impact on available on-street parking and traffic in the area.

APPENDIX

TRIP GENERATION CALCULATIONS

TRIP GENERATION CALCULATIONS

Institute of Transportation Engineers (ITE)
Trip Generation, 10 th Edition
Land Use Code (LUC) 221 - Multifamily Housing (Mid-Rise)

Average Vehicle Trips Ends vs: Dwelling Units
Independent Variable (X): 49

AVERAGE WEEKDAY DAILY

T = 5.45 * (X) - 1.75
T = 5.45 * 49 - (1.75)
T = 265.30
T = 266 vehicle trips
with 50% (133 vpd) entering and 50% (133 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

Ln T = 0.98 * Ln(X) - 0.98
Ln T = 0.98 * Ln 49 - (0.98)
Ln T = 2.83
T = 17.01
T = 17 vehicle trips
with 26% (4 vph) entering and 74% (13 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

Ln T = 0.96 * Ln(X) - 0.63
Ln T = 0.96 * Ln 49 - (0.63)
Ln T = 3.11
T = 22.33
T = 22 vehicle trips
with 61% (13 vph) entering and 39% (9 vph) exiting.

Institute of Transportation Engineers (ITE)
Trip Generation, 10 th Edition
Land Use Code (LUC) 820 - Shopping Center

Average Vehicle Trips Ends vs: 1,000 Square Feet Gross Leasable Area
Independent Variable (X): 1.040

AVERAGE WEEKDAY DAILY

T = 37.75 * X
T = 37.75 * 1.040
T = 39.26
T = 40 vehicle trips
with 50% (20 vpd) entering and 50% (20 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.94 * (X)
T = 0.94 * 1.040
T = 0.98
T = 1 vehicle trips
with 62% (1 vph) entering and 38% (0 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

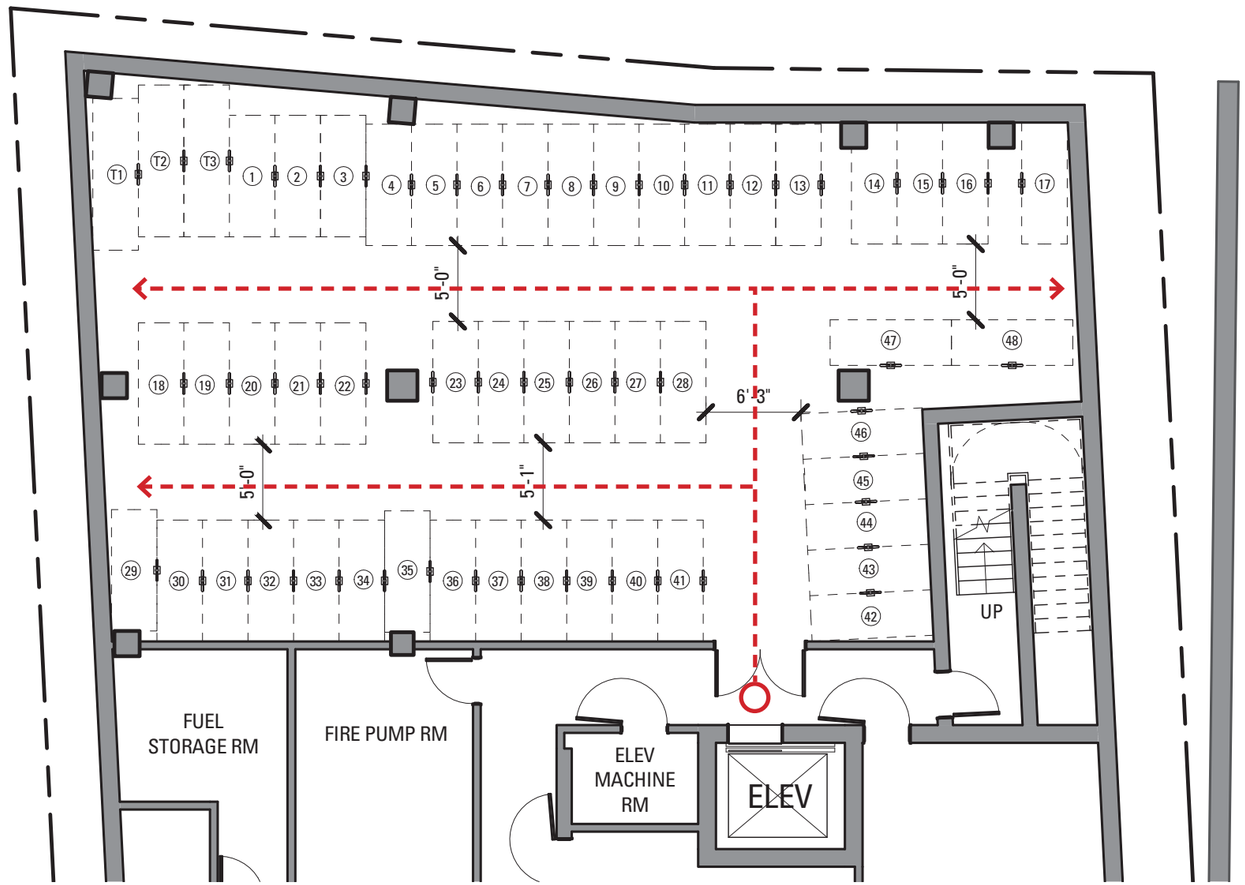
T = 3.81 * X
T = 3.81 * 1.040
T = 3.96
T = 4 vehicle trips
with 48% (2 vph) entering and 52% (2 vph) exiting.

COMMUTING CHARACTERISTICS BY SEX

United States™ Census Bureau

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

	Census Tract 3547, Middlesex County, Massachusetts		
	Total		Male
Label	Estimate	Margin of Error	Estimate
Workers 16 years and over	1,752	±232	865
MEANS OF TRANSPORTATION TO WORK			
Car, truck, or van	31.6%	±6.9	32.8%
Drove alone	27.9%	±6.6	28.9%
Carpooled	3.8%	±2.2	3.9%
In 2-person carpool	3.3%	±2	3.0%
In 3-person carpool	0.0%	±2	0.0%
In 4-or-more person carpool	0.5%	±0.7	0.9%
Workers per car, truck, or van	1.07	±0.05	1.07
Public transportation (excluding taxicab)	42.9%	±6.8	41.3%
Walked	9.5%	±3.9	5.3%
Bicycle	5.8%	±3.7	6.4%
Taxicab, motorcycle, or other means	1.7%	±1.3	3.4%
Worked at home	8.6%	±3.9	10.9%
PLACE OF WORK			
Worked in state of residence	99.0%	±1.2	98.8%
Worked in county of residence	64.4%	±6.2	63.2%
Worked outside county of residence	34.5%	±6	35.6%
Worked outside state of residence	1.0%	±1.2	1.2%
Living in a place	100.0%	±2	100.0%
Worked in place of residence	42.2%	±7.3	41.3%
Worked outside place of residence	57.8%	±7.3	58.7%
Not living in a place	0.0%	±2	0.0%
Living in 12 selected states	100.0%	±2	100.0%
Worked in minor civil division of residence	42.2%	±7.3	41.3%
Worked outside minor civil division of residence	57.8%	±7.3	58.7%
Not living in 12 selected states	0.0%	±2	0.0%
Workers 16 years and over who did not work at home	1,602	±237	771
TIME LEAVING HOME TO GO TO WORK			
12:00 a.m. to 4:59 a.m.	2.8%	±2.8	2.5%
5:00 a.m. to 5:29 a.m.	0.0%	±2.2	0.0%
5:30 a.m. to 5:59 a.m.	0.0%	±2.2	0.0%
6:00 a.m. to 6:29 a.m.	1.1%	±1.2	1.2%
6:30 a.m. to 6:59 a.m.	6.2%	±3.4	6.0%
7:00 a.m. to 7:29 a.m.	16.6%	±4.4	19.8%
7:30 a.m. to 7:59 a.m.	14.9%	±5.7	8.8%
8:00 a.m. to 8:29 a.m.	21.4%	±5.1	24.3%



2050 MASS AVE
6 STORIES

BIKE PARKING

REQUIRED BY ZONING :	PROVIDED BY DEVELOPMENT :
LONG-TERM: 48	STANDARD: 48
TANDEM: 3	TANDEM: 3
SHORT TERM: 5	SHORT TERM: 0 (e)
TOTAL: 56	**TOTAL: 51**

(c) COMMERIAL PARKING IS WAIVED UNDER 6.36 BASED ON ACTUAL QUANTITY REQUIRED BEING BELOW 4 REQUIRED SPOTS

(e) PROJECT TEAM SEEKING ALTERNATIVE PUBLIC CONTRIBUTION OPTION OF SATISFYING SHORT-TERM BIKE PARKING REQUIREMENTS PER ARTICLE 6.104.2 (b)

BIKE PARKING ACCESS

0′ 10′ 20′

SCALE 1″= 10′-0″

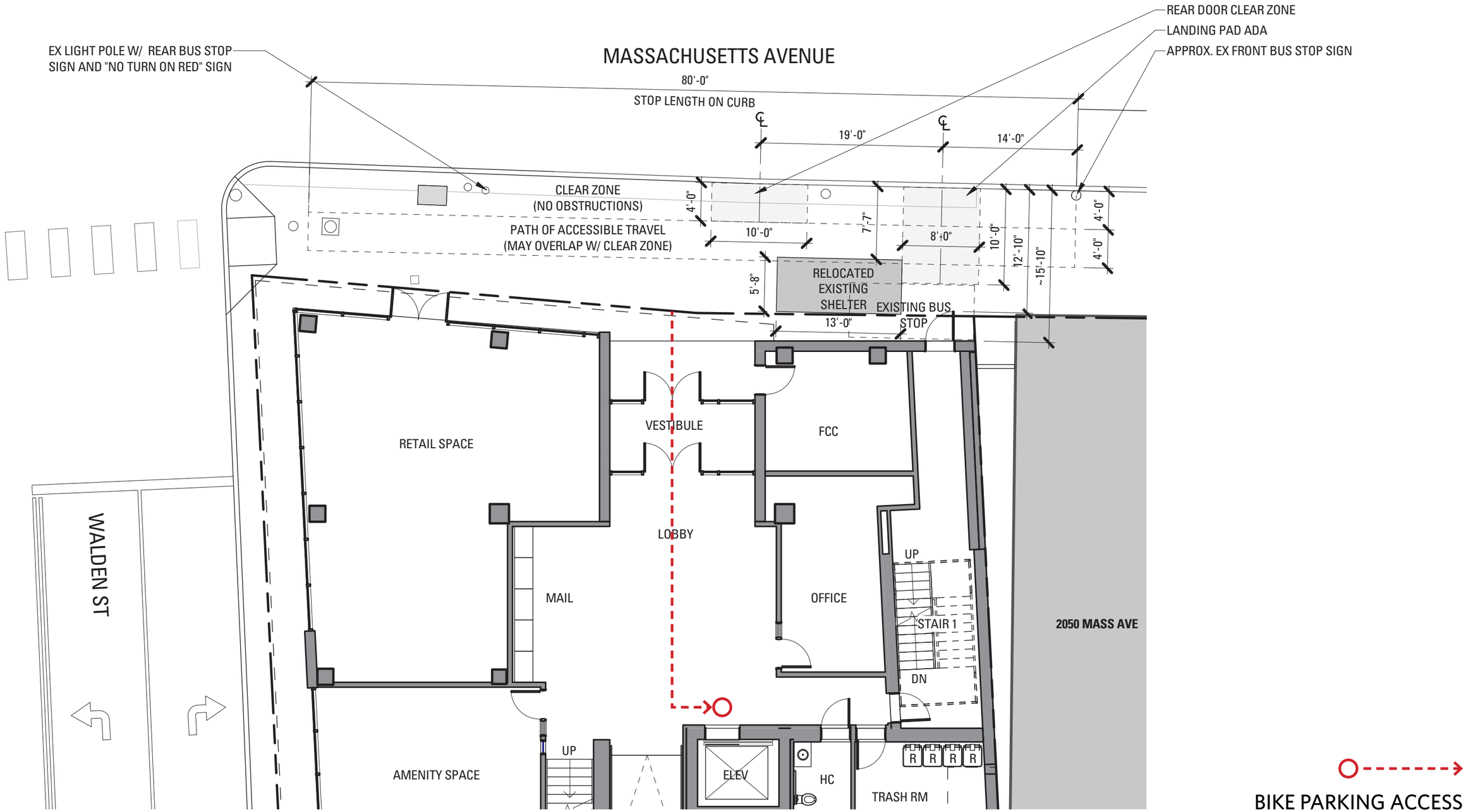
N

BIKE ROOM LAYOUT PLAN

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
NOVEMBER 10, 2020



BIKE PARKING ACCESS

0′ 10′ 20′

SCALE 1"= 10'-0"

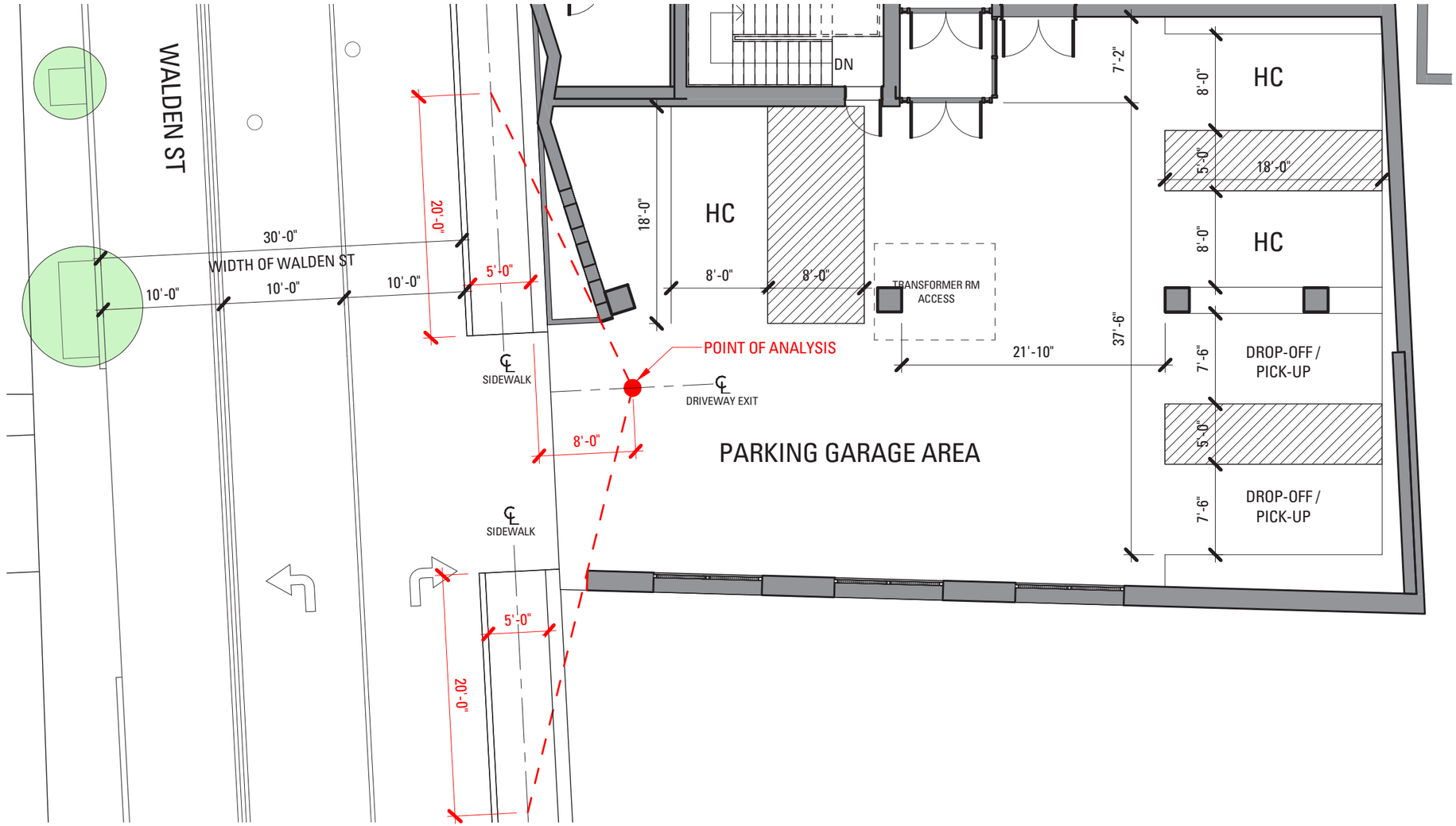
BUS STOP LAYOUT PLAN

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020



PARKING SIGHT LINES

Bruner/Cott
ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

0′ 10′ 20′

SCALE 1″= 10′-0″

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 7
CIVIL ENGINEER'S NARRATIVE

Nitsch Engineering

2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

2072 Massachusetts Avenue – Nitsch Project #14047
Infrastructure Narrative

Sanitary Sewer

The existing site is currently comprised of a restaurant with associated access, parking, and utilities.

A breakdown of the site's existing sanitary sewer flow rates are as follows:

Existing Sanitary Sewer Flows (per 310 CMR 15.203)

Use	Unit Sewer Flow Rate (gpd)	Size	Existing Sewer Flow Rate (gpd)
Restaurant	35 (per seat)	37 seats	1,295
Total			**1,295**

The project proposes to redevelop the site into an eight-story building containing affordable housing units with ground floor retail. The sanitary sewage from the proposed building will be collected in new onsite sewer infrastructure and discharge into the existing 8-inch sewer main in Walden Street.

A breakdown of the site's proposed sanitary sewer design flow rates are as follows:

Proposed Sanitary Sewer Flows (per 310 CMR 15.203)

Use	Unit Sewer Flow Rate (gpd)	Size	Proposed Sewer Flow Rate (gpd)
Residential Occupancy	110 (per bedroom)	98 bedrooms	10,780
Retail	50 (per 1000 sf)	4,380 square feet	219
Total			**10,999**

Stormwater/Drainage

The proposed drainage system is designed in compliance with MassDEP's Stormwater Management Standards, as well as the City of Cambridge's design requirements. These requirements include the use of NOAA Atlas 14 precipitation frequency estimates and the 2030 City of Cambridge storms in stormwater modeling, as well as phosphorus removal.

The majority of the stormwater runoff from the site will be collected and directed to an onsite stormwater detention/infiltration system located underneath the proposed parking garage. The system has been designed to meet the City's attenuation and treatment requirements. The stormwater detention/infiltration system will overflow to the City's combined sewer main in Walden Street.

Peak Runoff Rates

The Project proposes to collect the entire roof area (a majority of the site), including 1,170 square feet of green roof and direct it to an infiltration system. The proposed stormwater system is able to achieve the reduction of the peak flow rate for the proposed 25-year storm event to the existing 2-year storm event using 2030 Cambridge storm events. The project will also reduce the peak flow rates of all analyzed storm events to meet the MassDEP Stormwater Standards.

Peak Rates of Runoff (cfs) for the Total Site

Storm Event	Existing (Total, DP1)	Proposed
2-Year	**0.62***	0.31
10-Year	1.05	0.49
25-Year	1.36	**0.61***
100-Year	1.91	1.88

***Indicates comparison for 25-to-2 Requirement for City of Cambridge**

Water Quality

The proposed infiltration system will provide 80% TSS removal rate as required by the MassDEP Stormwater Standards, as well as 65% Total Phosphorus removal as required by the City of Cambridge.

PHOSPHORUS REMOVAL CALCULATIONS

Land Conversion

	Existing			Proposed		
	Area ac	Export Rate lbs/acre/yr	Phosphorus Load lbs P/yr	Area ac	Export Rate lbs/acre/yr	Phosphorus Load lbs P/yr
Impervious - Pavement	0.15	1.78	0.27	0.02	2.32	0.04
Impervious - Roof*	0.04	1.1	0.05	0.11	1.1	0.12
Pervious - Planted Roof	0.00	0.12	0.00	0.07	0.12	0.01
Pervious **	0.00	0.21	0.00	0.00	0.27	0.00
Total	0.20		0.32	0.20		0.17
Total Phosphorus Removal through Land Conversion						0.14
Phosphorus reduction required (65% of Existing Phosphorus Load)						**0.20**
Remaining reduction required after land-use change						**0.06**

*Export rate using average value from compiled research data

Structural Stormwater Strategies

	Surface Type	Treated Area (ac)	P Load Rate (lbs/ac/yr)	Starting P Load (lbs/yr)	P Removal (%)	P Removed (lbs/yr)
Infiltration	Roof	0.111	1.1	0.122		0.105
	Pavement	0.000	1.78	0.000	86%	0.00
	Landscape	0.000	0.27	0.000		0.000
				0.12		**0.11**

Total Phosphorus Removed	**0.25**

Groundwater Recharge

The annual recharge from the post-development site will approximate the annual recharge from pre-development conditions using the guidelines provided in the MassDEP Stormwater Management Handbook. The guidelines are based on soil type and the Project Site is an HSG C type soil.

Impervious Area in HSG C = 8,510 square feet
Rv (Recharge Volume) = 8,510 x 0.25 in. / (12 inches/ft)
= 177 cubic feet

Proposed Recharge Volumes

Infiltration BMP	Recharge Volume (cf)
Subsurface Infiltration System	**666**

A minimum two feet of separation has been maintained between the bottom of the infiltration system and seasonal high groundwater.

Conclusions

The project has been designed to meet, and in some cases, exceed, the MassDEP Stormwater Standards as well as the City of Cambridge's stormwater requirements.

Domestic Water and Fire Protection Service

The Project's water demand estimate for domestic services is based on the Project's estimated sewage generation, described above. A conservative factor of 1.1 (10%) is applied to the estimated average daily wastewater flows calculated with 310 CMR 15.203 values to account for consumption, system losses and other usages to estimate an average daily water demand. The Project's estimated domestic water demand is 12,099 gallons per day. The project proposes to install new domestic and fire protection services that connect to the City water main in Walden Street in accordance with the Cambridge Water Department regulations and requirements. All water service connections will be fully coordinated with the City Water Department.

A hydrant flow test was recently completed to determine pressure in the existing water main. Based on the results, it is anticipated that a water pressure booster pump will be required for the domestic water system, and a fire pump will be required to provide the required pressure for the building's sprinkler system. The fire protection system design will be coordinated with the City Fire Chief.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 8
WALDEN STREET UTILITIES REPORT

Summary of Underground Utility Locating

Prepared For: Capstone Communities

Prepared By:
Sean Parker
Sean.Parker@gprsinc.com
Project Manager -Boston
617-372-6695

Capstone Communities
Attn: Jenny Tamarkin
Site: 2072 Massachusetts Ave
Cambridge, MA

We appreciate the opportunity to provide this report for our work completed on November 2, 2020.

PURPOSE

The purpose of the project was to search for underground utilities within the project boundaries provided by the client. The scope of work consisted of 1 sidewalk and 2 electrical manholes/vaults. The client was concerned with the depth of the primary electrical lines running up and down the sidewalk adjacent to the building.

EQUIPMENT

- **Underground Scanning GPR Antenna**. The antenna with frequencies ranging from 250 MHz-450 MHz is mounted in a stroller frame which rolls over the surface. The surface needs to be reasonably smooth and unobstructed in order to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the feasibility of GPR. The data is displayed on a screen and marked in the field in real time. The total depth achieved can be as much as 8' or more with this antenna but can vary widely depending on the types of materials being scanned through. Some soil types such as clay may limit maximum depths to 3' or less. As depth increases, targets must be larger in order to be detected and non-metallic targets can be especially difficult to locate. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: Link
- **Electromagnetic Pipe Locator**. The EM locator can passively detect the electromagnetic fields from live AC power or from radio signals travelling along some conductive utilities. It can also be used in conjunction with a transmitter to connect directly to accessible, metallic pipes or tracer wires. A current is sent through the pipe or tracer wire at a specific frequency and the resulting EM field can then be detected by the receiver. A utility's ability to be located depends on a variety of factors including access to the utility, conductivity, grounding, interference from other fields, and many others. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: Link
- **GPS**. This handheld GPS unit offers accuracy down to 4 inches; however, the accuracy will depend on the satellite environment and obstructions and should not be considered to be survey-grade. Features can be collected as points, lines, or areas and then exported into Google Earth or overlaid on a CAD drawing. For more information, please visit: Link

PROCESS

The process typically begins with using the EM pipe locator to locate pipes or utilities throughout the scan area. First, the transmitter is used to connect to and trace any visible risers, tracer wires, or accessible, conductive utilities provided that there is an exposed, metallic surface. The areas are then swept with the receiver to detect live power or radio frequency signals. Locations and depths are painted or flagged on the surface. Depths cannot always be provided depending on the location method and can be prone to error.

Initial GPR scans were then collected in order to evaluate the data and calibrate the equipment. Based on these findings, a scanning strategy is formed, typically consisting of scanning the entire area in a grid with 5x5' scan spacing in order to locate any potential utilities that were not found with the pipe locator. The GPR data is viewed in real time and anomalies in the data are located and marked on the surface along with their depths using spray paint, pin flags, etc.

LIMITATIONS

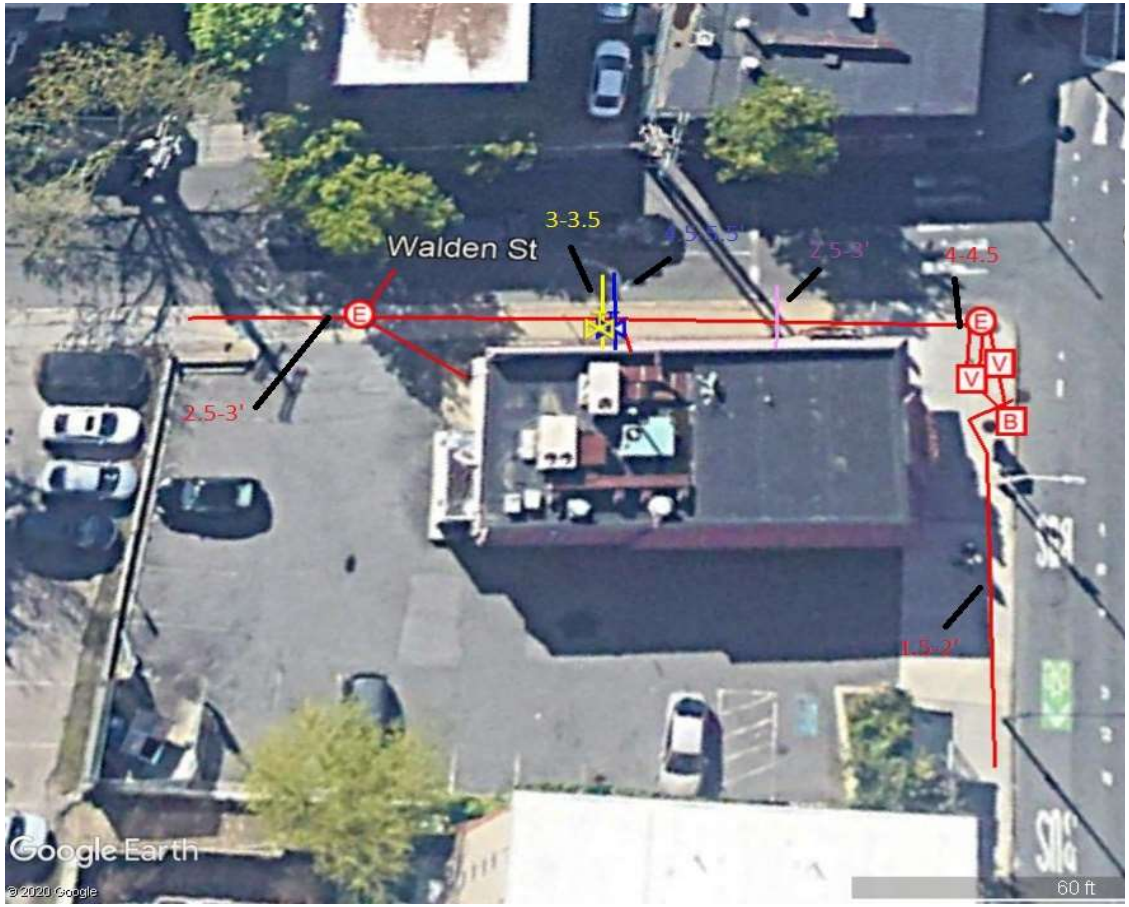
Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above-ground features, and utilization of services such as One Call/811. Depths are dependent on the dielectric of the materials being scanned so depth accuracy can vary throughout a site. Relevant scan examples were saved and will be provided in this report.

FINDINGS

The subsurface conditions at the time of the scanning allowed for maximum GPR depth penetration of 4-5 feet in most areas. Multiple utilities were able to be located such as gas, water, unknown, signal controls and possible secondary lines feeding street lamps using either the GPR or EM pipe locator. Some utilities were not able to be located such as the sanitary line. GPR data did not allow for depth information and exploring manholes located on Walden St did not show any laterals, estimated depth entering the sanitary main would be 7-9 feet.

The primary electrical line was estimated at 3.5-4.5 feet for most of the investigation, one manhole it was measured at 2.5-3 feet from the surface, and after passing through the service utilities it measured 5 feet at the manhole on the corner or Walden and Mass Ave. GPR depths in the middle sections estimated at lines at 3.5-4.5 feet.

The following pages will provide further explanation of the findings.



Terms and Conditions

GPRS does not provide land survey or civil engineering data collection or documentation. This is provided as a reference map of the field markings and is not survey-grade.

LEGEND

	ELECTRIC		SANITARY
	WATER		STORM
	COMM		UNKNOWN
	GAS		

2072 Massachusetts Ave
Cambridge, MA

Prepared by:

GPRS

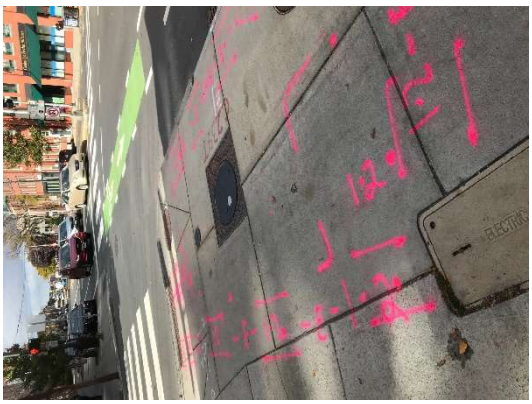
Secondary electrical line to the building exits at 1.5-2 feet and enters the building under the concrete ramp area.

Primary electrical line exits this manhole at 2.5-3 feet from the surface and travels up the sidewalk at a depth of 3.5-4.5 feet.

Water service 4.5-5.5 feet from the surface, valve located on the sidewalk, gas line 3-3.5 deep, valve located on the sidewalk. Electrical line 4-4.5 in this section.

Manhole located on the corner of Walden and Mass Ave, enters the vault at 5-5.5 feet with multiple lines running to adjacent handholes and vaults 2-3 feet from the surface and 1-2 feet.

Possible signal control or site lighting located 1-2 feet from the surface, extending in both directions down Mass Ave.



Electrical handhole located on the bottom right, potential signal or site lighting controls – electrical was being feed from a black transformer located on the sidewalk.

CLOSING

GPRS, Inc. has been in business since 2001, specializing in underground storage tank location, concrete scanning, utility locating, and shallow void detection for projects throughout the United States. I encourage you to visit our website (www.gprsinc.com) and contact any of the numerous references listed.

GPRS appreciates the opportunity to offer our services, and we look forward to continuing to work with you on future projects. Please feel free to contact us for additional information or with any questions you may have regarding this report.

Thank you,

Sean Parker
Project Manager —Boston

Direct: 617-372-6695

Sean Parker

www.gprsinc.com

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 9
GREEN BUILDING REPORT

NEW ECOLOGY
Community-Based Sustainable Development

2072 Mass Ave. Passive House Net Zero Narrative

2072 Massachusetts Avenue Passive House

2072 Mass Ave., Cambridge MA, 02140
September 10, 2020

Submitted To:

Community Development Department, City of Cambridge
344 Broadway, Cambridge MA, 02138

15 COURT SQUARE, SUITE 420 | BOSTON, MA 02108 | P (617) 557-1700 F (617) 557-1770

NEW ECOLOGY
Community-Based Sustainable Development

PROJECT PROFILE

DEVELOPMENT CHARACTERISTICS

Lot Area (sq.ft.):	~8,515 SF
Existing Land Use(s) and Gross Floor Area (sq.ft.), by Use:	BA-2 / Business A02, ~1,860 GSF
Proposed Land Use(s) and Gross Floor Area (sq.ft.), by Use:	Residential Use, ~65,710 GSF (w/Basement), ~57,400 GSF (no basement)
Proposed Building Height(s) (ft. and stories):	~89'-0", 8 Stories
Proposed Dwelling Units:	49 affordable
Proposed Open Space (sq.ft.):	0
Proposed Parking Spaces:	3 handicapped
Proposed Bicycle Parking Spaces (Long-Term and Short-Term):	51 long-term (48 Long-Term & 3 Tandem), 5 short-term

GREEN BUILDING RATING SYSTEM

The Rating System Selected for this project is as follows:

Passive House Institute US (PHIUS)			
Rating System & Version:	PHIUS+ Core	**Seeking Certification?**	YES

PROPOSED PROJECT DESIGN CHARACTERISTICS

BUILDING ENVELOPE

Roof	Roof Trusses w/ ~R-32 c.i. (~6" XPS Insulation)
Foundation	Concrete Foundation w/ ~R-30 c.i. (6" Low GWP Closed-cell Spray Foam Insulation @ R-5/in)
Exterior Walls	6" metal stud wall w/ ~R-18 c.i. (3" Polyisocyanurate or XPS), exterior rainscreen system

Windows	PHIUS approved window assemblies, thermally broken storefront system
Window to Wall Ratio	~30%
Other Components	Project team is considering sun shades on the south facade

ENVELOPE PERFORMANCE

	Proposed		Baseline	
	Area (sf)	U-value	Area (sf)	U-Value
Window	~7,250 SF	U-0.17 (SHGC – 0.32)	~7,250 SF	U-0.38 (fixed), U-0.45 (operable), 0.38 (SHGC - South, East, West), 0.51 (SHGC - North)
Wall	~32,865 SF	~U-0.05	~32,865 SF	U-0.064
Roof	~7,500 SF	~U-0.031 c.i.	~7,500 SF	U-0.032

ENVELOPE COMMISSIONING PROCESS

The project team has planned to test and verify the envelope air barrier and air infiltration rates using bi-directional blower door testing both at construction midpoint and again after construction completion. Two (2) inspections will be performed after framing and air-sealing are complete but before insulation is installed, in order to identify any potential areas of thermal bridging and/or air infiltration. These inspections will be documented with site photos. Once installed, the air barrier will be tested with a bi-directional whole building blower door test conducted to PHIUS+ CORE standards. At the end of construction, the whole building blower door test will be repeated to confirm air-tightness, and 13 units will be blower door tested for air infiltration rates per RESNET sampling protocols. In addition, a two hour inspection using a thermal imaging camera will be conducted to show compliance with thermal bridging and air sealing protocols.

BUILDING MECHANICAL SYSTEMS

SYSTEM DESCRIPTIONS

System	System Description
Space Heating:	Central VRF (11.2 EER, 23.4 IEER, 3.30 COP at 47F, 24.7 SCHE)
Space Cooling:	Central VRF (11.2 EER, 23.4 IEER, 3.30 COP at 47F, 24.7 SCHE)
Heat Rejection:	See above systems
Pumps & Auxiliary:	See above systems
Ventilation:	Central rooftop energy recovery ventilator with 75% heat recovery efficiency wheel and DX coil for heating/dehumidification
Domestic Hot Water:	Central gas-fired boiler plant potentially located at a penthouse level mechanical room to allow for future conversion to an all-electric DHW system
Interior Lighting:	LED
Exterior Lighting:	LED
Other Equipment:	TBD

SYSTEMS COMMISSIONING PROCESS

The project will retain a licensed commissioning agent (CxA) who will develop a detailed commissioning plan based on the building specifications and systems. The CxA will develop a functional performance test sheet for each system to be commissioned, and will commission the following systems: Mechanical systems and equipment including Energy Recovery Ventilation (ERV) systems, common space exhaust fans, the central VRF heating and cooling system and all apartment fan coils, and all direct digital controls. For lighting systems, all common space lighting control systems including occupancy sensors will be commissioned and sampled at the appropriate rate. For plumbing systems, the domestic hot water heating system including hot water heaters, storage tanks, circulating pumps, thermostatic mixing valves, and controls will be sampled at the appropriate rate.

ANTICIPATED ENERGY LOADS AND GREENHOUSE GAS EMISSIONS

Assumptions

The project will pursue Passive House certification and utilize WUFI energy modeling to demonstrate energy loads and energy use. The anticipated baseline building (ASHRAE 90.1-2013) energy use is indicated in the table below. Building heating and cooling loads, hot water heating load, lighting in units and common spaces, appliance and plug loads as well as miscellaneous system loads were included in this preliminary energy model.

	Proposed	Baseline
Site EUI (kBtu/yr./sq.ft.)	20	43.9
Source EUI (kBtu/yr./sq.ft.)	48	124.8

Annual Projected Greenhouse Gas (GHG) Emissions:

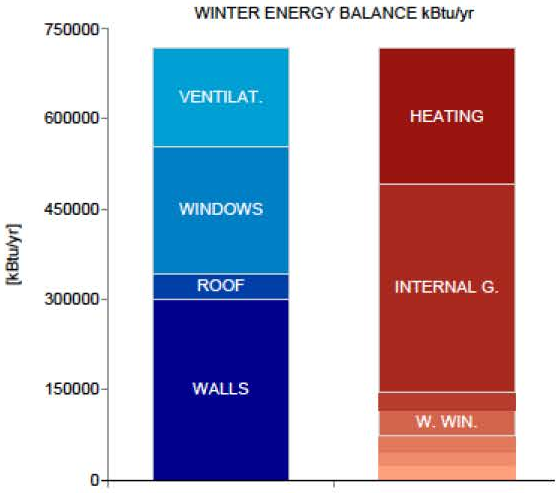
The annual expected Co2 emissions for the building based on the preliminary WUFI energy model are as follows:

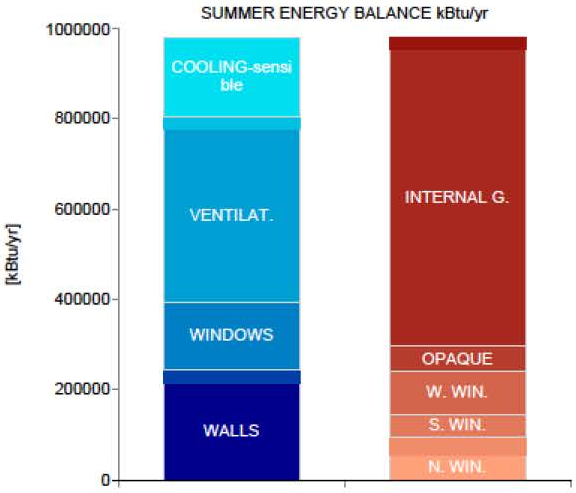
Utility	Co2 emissions in metric tons/yr.
Electricity	69.45
Natural Gas	14.98

Annual Projected Energy Consumption:
The annual expected energy consumption for the project is presented in the tables on the following pages. These tables were generated as part of the preliminary WUFI modeling exercise for the project.

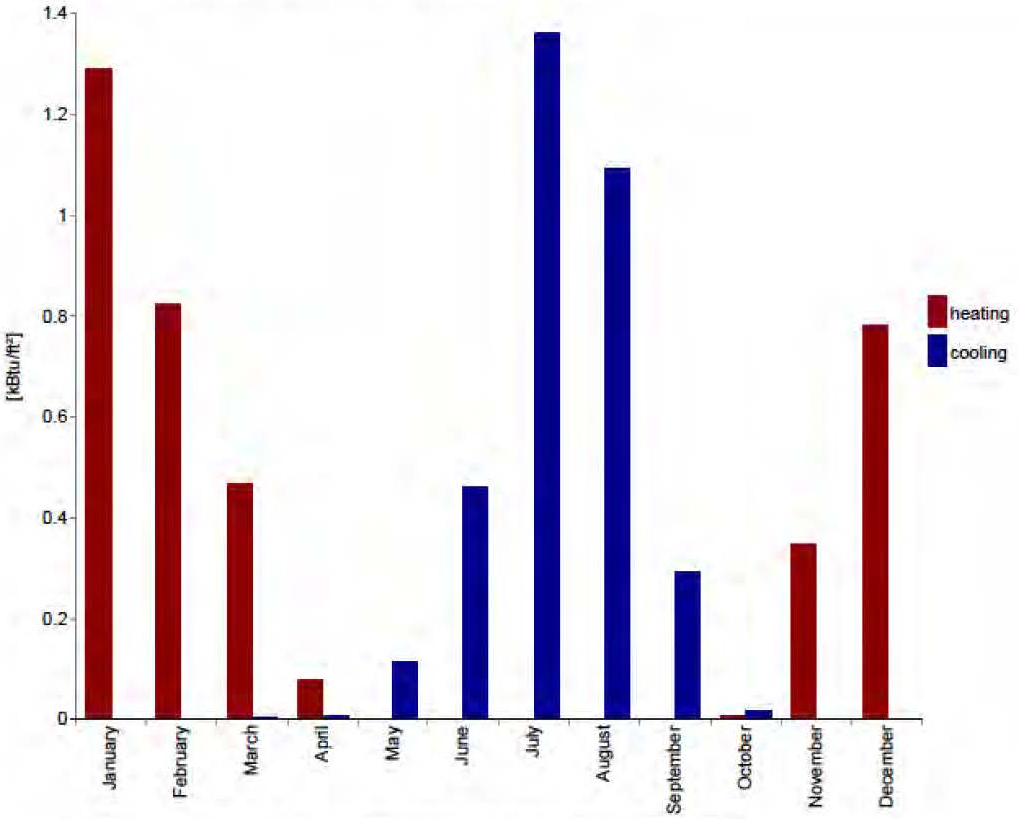
ANNUAL HEAT DEMAND		
Transmission losses :	**551,675**	kBtu/yr
Ventilation losses:	**164,937**	kBtu/yr
Total heat losses:	**716,611**	kBtu/yr
Solar heat gains:	**168,519**	kBtu/yr
Internal heat gains:	**399,611**	kBtu/yr
Total heat gains:	**568,130**	kBtu/yr
Utilization factor:	**86.2**	%
Useful heat gains:	**489,669**	kBtu/yr
Annual heat demand:	**226,943**	kBtu/yr
Specific annual heat demand:	**3,805.2**	Btu/ft²yr

ANNUAL COOLING DEMAND		
Solar heat gains:	**297,293**	kBtu/yr
Internal heat gains:	**656,805**	kBtu/yr
Total heat gains:	**954,098**	kBtu/yr
Transmission losses :	**836,470**	kBtu/yr
Ventilation losses:	**828,133**	kBtu/yr
Total heat losses:	**1,664,603**	kBtu/yr
Utilization factor:	**46.8**	%
Useful heat losses:	**779,693**	kBtu/yr
Cooling demand - sensible:	**174,405**	kBtu/yr
Cooling demand - latent:	**25,356**	kBtu/yr
Annual cooling demand:	**199,760**	kBtu/yr
Specific annual cooling demand:	**3.3**	kBtu/ft²yr





SPECIFIC HEAT/COOLING DEMAND MONTHLY



Month	Heating [kBtu/ft²]	Cooling [kBtu/ft²]
January	1.3	0
February	0.8	0
March	0.5	0
April	0.1	0
May	0	0.1
June	0	0.5
July	0	1.4
August	0	1.1
September	0	0.3
October	0	0
November	0.4	0
December	0.8	0

NEW ECOLOGY
Community-Based Sustainable Development

HEATING LOAD

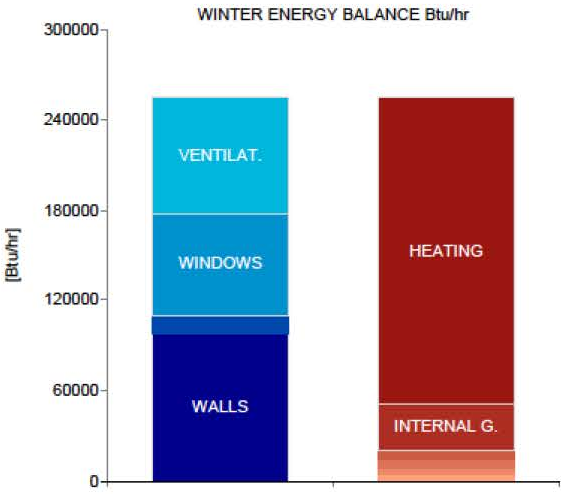
	First climate	Second climate
Transmission heat losses:	**178,137.7** Btu/hr	**126,703.6** Btu/hr
Ventilation heat losses:	**76,794.1** Btu/hr	**54,621.2** Btu/hr
Total heat loss:	**254,931.8** Btu/hr	**181,324.7** Btu/hr
Solar heat gain:	**20,522.7** Btu/hr	**11,605.6** Btu/hr
Internal heat gain:	**30,252.3** Btu/hr	**30,252.3** Btu/hr
Total heat gains heating:	**50,775** Btu/hr	**41,857.9** Btu/hr
Heating load:	**204,156.8** Btu/hr	**139,466.8** Btu/hr

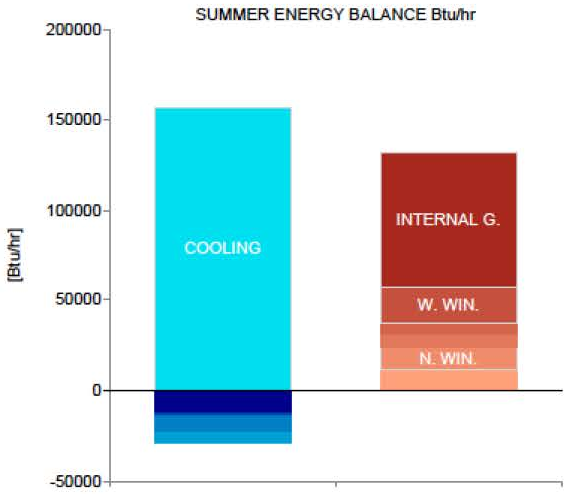
Relevant heating load: **204,156.8** Btu/hr
Specific heating load: **3.4** Btu/hr ft²

COOLING LOAD

Solar heat gain:	**56,811.3** Btu/hr
Internal heat gain:	**74,985.1** Btu/hr
Total heat gains cooling:	**131,796.4** Btu/hr
Transmission heat losses:	**-18,131** Btu/hr
Ventilation heat losses:	**-6,751.1** Btu/hr
Total heat loss:	**-24,882.1** Btu/hr
Cooling load - sensible:	**156,678.6** Btu/hr
Cooling load - latent:	**0** Btu/hr

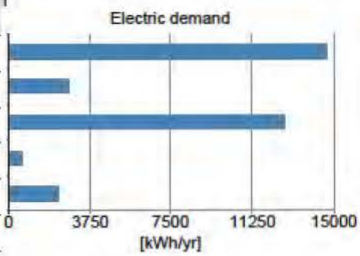
Relevant cooling load: **156,678.6** Btu/hr
Specific maximum cooling load: **2.6** Btu/hr ft²





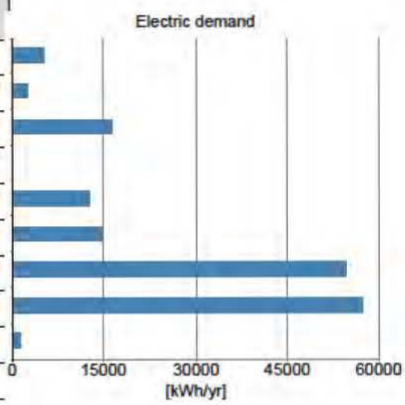
ELECTRICITY DEMAND - AUXILIARY ELECTRICITY

Type	Quantity	Indoor	Norm demand	Electric demand [kWh/yr]	Source energy [kBtu/yr]
Ventilation winter	1	no	1 W/cfm	14719.2	140613.4
Ventilation Defrost	1	no	14,790.3 W	2777.6	26534.9
Ventilation summer	1	no	1 W/cfm	12813.5	122407.8
DHW circulating pump	1	yes	77.8 W	649	6199.6
DHW storage load pump	1	yes	418.9 W	2311.7	22083.8
Σ				33271	317839.5



ELECTRICITY DEMAND RESIDENTIAL BUILDING

Type	Quantity	Indoor	Norm demand	Electric demand [kWh/yr]	Non-electric demand [kWh/yr]	Source energy [kBtu/yr]
Kitchen dishwasher	1	yes	1.2	5192.6	0	49605.4
Laundry - washer	1	yes	0.3	2381.6	0	22751.3
Laundry - dryer	1	yes	3.9	16487.5	0	157506.2
Energy consumed by evaporation	0	yes	3.1	0	1499.5	7350.9
Kitchen fridge/freeze combo	1	yes	0.7	12519.5	0	119599.5
Kitchen cooking	1	yes	0.2	14700	0	140429.9
User defined MELs	1	yes	54,532	54532	0	520947.1
User defined lighting	1	yes	57,607	57607	0	550322.8
User defined lighting	1	no	1,405	1405	0	13422
Σ	8			164825.2	1499.5	1581935.1



DHW AND DISTRIBUTION

DHW consumption per person per day:	**6.6**	gal/Person/day
Average cold water temperature supply:	**52.8**	°F
Useful heat DHW:	**249,984.9**	kBtu/yr
Specific useful heat DHW:	**4,191.6**	Btu/ft²yr
Total heat losses of the DHW system:	**32,418**	kBtu/yr
Specific losses of the DHW system:	**543.6**	Btu/ft²yr
Performance ratio DHW distribution system and storage:	**1.1**	
Utilization ratio DHW distribution system and storage:	**0.9**	
Total heat demand of DHW system:	**282,402.9**	kBtu/yr
Total specific heat demand of DHW system:	**4,735.1**	Btu/ft²yr
Total heat losses of the hydronic heating distribution:	**0**	kBtu/yr
Specific losses of the hydronic heating distribution:	**0**	Btu/ft²yr
Performance ratio of heat distribution:	**100**	%

BUILDING ENERGY PERFORMANCE MEASURES

Overview

Land Uses	The project is a mixed-use affordable housing transit-oriented development that is close to the Porter Square MBTA station. It also promotes walking and bicycling. Efficient use of limited building footprint includes approximately 525 square feet of amenity space, approximately 1040 square feet of neighborhood retail, and pedestrian scaled streetscapes.
Building Orientation/Massing	The proposed project is an eight (8) story tower with residential access to the building on Walden St, and retail space opening onto Mass. Ave.
Envelope Systems	High performance glazing and building envelope reduces the heating/cooling equipment sizes and low air infiltration rates improve indoor air quality and thermal comfort to the occupants.
Mech Systems	High efficiency mechanical systems include energy recovery ventilation, efficient air source heat pump technology, MERV 13 filtration, LED lighting, and low-flow plumbing fixtures.
Renewable Energy Systems	Preliminary WUFI energy models show that the project may meet the PHIUS site energy requirements without the inclusion of Solar PV. The project team will continue to track this item.
District Wide Energy Systems	N/A
Other	The project team has included 3 accessible parking spaces at the ground level and 2 temporary parking spaces to serve as a drop-off/pick-up area. The project has also focused on minimizing auto use, and has included 51 long term bike parking spaces (48 racks and 3 spaces for tandem or utility bikes).

INTEGRATIVE DESIGN PROCESS

The development team will present to the community on potential designs, design features, and the inclusion of affordable units as part of their early stage process. As part of the integrative design process, the developer, architect, mechanical engineer, and environmental consultant team have conducted a Green Charrette early on in the Schematic Design process and developed consensus on building systems and design that is consistent with PHIUS Passive House requirements.

SOLAR READY ROOF ASSESSMENT

To meet the very high level of performance required by the Passive House PHIUS+ CORE standard, results from preliminary energy models run by the project team indicated that this building likely does not require a PV array on the roof to meet the source energy goals. The project team is currently exploring placement of a mechanical room on the roof to enable a conversion to an all-electric DHW system in the future. This will limit available roof space for solar PV, but the building will be solar ready to allow for the potential addition of PV in the future. While this 49 unit building will be as energy efficient as possible, maximizing the potential to be a carbon neutral building in the future would likely involve purchasing renewable energy credits to offset the emissions from grid purchased power.

GREEN BUILDING INCENTIVE PROGRAM ASSISTANCE

Below is a description of programs applicable to this project that support improved energy performance or reduced greenhouse gas emissions, and which of those programs have been contacted and may be pursued.

The project plans to offset the costs of an energy efficient building envelope and electric heating and cooling system cost by utilizing all available rebate programs. The project is enrolled in the MassSave Passive House incentive program, and expects to use the Passive House Feasibility incentives from this program to offset the costs of energy modeling to meet Passive House standards. The project team plans to fully certify the building in order to be eligible for the full incentive package offered by MassSave. In addition, should the building systems qualify for the DOER Alternative Energy Certificate (AEC) incentive program, the project team will register for that incentive package as well.

NEW ECOLOGY
Community-Based Sustainable Development

NET ZERO SCENARIO TRANSITION

Below is a description of the technical framework by which the project can be transitioned to net zero greenhouse gas emissions in the future, acknowledging that such a transition might not be economically feasible at first construction. This description explains the future condition and the process of transitioning from the proposed design to the future condition.

	Net Zero Condition	**Transition Process**
Building Envelope	The building envelope will be built to PHIUS Passive House standards, making it an ideal structure to achieve Net Zero. The envelope will be well insulated and have a low level of air infiltration which will be tested and verified at construction.	This system will be a zero (site) emissions system at installation.
HVAC Systems	The heating system will be all-electric, with a highly efficient central VRF system installed at construction. In addition, central rooftop energy recovery ventilation will be used to capture energy from the ventilation system.	This system will have a zero (site) emissions system at installation.
Domestic Hot Water	A central gas-fired boiler plant will be included at construction. The project team is investigating the potential of locating these systems in a penthouse level mechanical room to allow for future conversion to an all-electric DHW system.	At the end of the system lifetime, the project team expects the all-electric DHW system technology to have advanced sufficiently to allow for conversion of this system to all-electric. The project team is investigating locating the DHW system on the roof specifically to allow for future conversion.
Lighting	The project will use LED lighting throughout at construction. The building energy model for this project, completed using WUFI modeling software for use in Passive House projects, does factor in and measure Lighting Power Density as a calculation in overall building energy	The building and management team will include updated technology as it is available and will update systems at the end of service life of the lighting systems.

	consumption. Fixtures have been modeled and will be specified in project documents to meet or exceed the energy requirement of the WUFI model.	
Renewable Energy Systems	The building will be Solar Ready at construction.	In order to become fully carbon neutral, this project will likely have to purchase renewable energy credits given the building footprint and limited roof area.
Other Strategies	The project is actively considering and modeling the use of window shading to reduce building energy consumption during summer months, while also allowing solar thermal gains during winter months.	

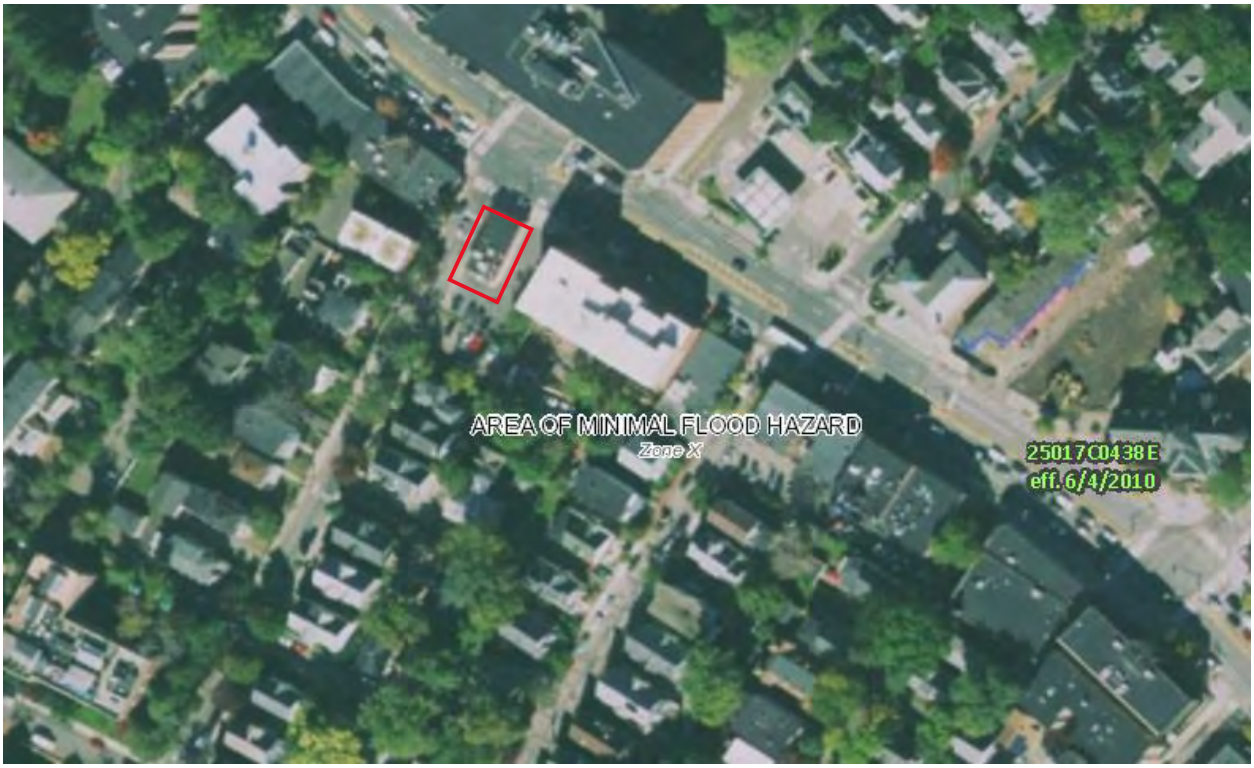
RESILIENCY

The project team has considered various resiliency strategies to reduce the project's and the residents' overall vulnerability. These resilience strategies are identified and summarized below in five sections.

EXISTING SITE ASSESSMENT

The project team has evaluated the flood risk based on current maps and future projections for the site and surrounding area. While the site is not located in a FEMA flood zone, and is not projected to be exposed to flood risk in forward looking models through the year 2070, the project team is actively considering resilience and risk mitigation strategies.

The project is at an average site elevation of ~35.95 ft-CCB, which translates to ~25.11 NGVD (ft-CCB is at 10.84 below NGVD). Based on the 2010 FEMA / FIRM Map, the site is located in Zone X Area of Minimal Flood Hazard, and is determined to be outside the 0.2% annual chance floodplain boundary (500-year flood scenario). Since the project is outside of the FEMA flood zones, FEMA has not determined a base flood elevation for this project site. The image below shows the project's location on the FEMA flood map.



Based on the City of Cambridge FloodViewer v2.1, the site is outside the boundary of both the 2070 – 10 and 100 Year flood elevations. The below diagram indicates the extents of 2070 – 100 Year Precipitation nearby further down Walden St, and across Massachusetts Avenue. Although the project is not projected to be impacted by flooding, the project team has considered how to mitigate impacts from extreme events, and has outlined a number of resilience strategies and actions below.

Address: 12 Walden St

Ground Elevation Min:	35.70 ft-CCB
Ground Elevation Max:	38.90 ft-CCB
2070- 100 Year- SLR/SS	N/A
2070- 100 Year - Precip	N/A
2070- 10 Year - SLR/SS	N/A
2070- 10 Year - Precip	N/A
2030- 100 Year - Precip	N/A
2030- 10 Year - Precip	N/A
Present Day - 100 Year	N/A
Present Day - 10 Year	N/A
FEMA 500 Year	N/A
FEMA 100 Year	N/A

Selected Map-Lot: 200-22
Selected Address: 12 Walden St

PROTECTION STRATEGIES

The project will use strategies to reduce the building's vulnerability to extreme weather. The basement area will be waterproofed, as the building is outside of future projected flood risk zones. Flood resistant materials will be used in the basement, with concrete being the main material used. Sealants will be applied as needed and any cracks and penetrations will be sealed. Drywall use will be minimized in the basement, and any drywall used in the basement will be moisture, mold and mildew resistant purple board.

The transformer room will be waterproofed as needed based on its location in the building. Equipment located in the basement that must be on the floor will be located on 6" or 12" concrete pads as appropriate. Electrical outlets will be located 3'-0" above basement floor level. To prevent water intrusion, backwater valves will be installed as appropriate. In order to remove any water that does enter the basement, a sump pump will be installed and connected to emergency power. The project team will also work with the owner to develop an O&M manual which will include steps to take during flooding events.

ADAPTATION STRATEGIES

The project team is exploring the following strategies to improve the facility's ability to adapt to changing climate conditions. These strategies include both building elements and mechanical systems.

Building adaptation strategies include, but are not limited to, the following: Passive House level building envelope with operable windows to help with "passive survivability" – keeping the building habitable during extended power outages in any season. Reduced urban heat island effect enabled by the use of light colored and vegetated roofs. Window sunshades installed on the southwest façade to reduce solar heat gain during the summer, and interior window treatments (blinds) to reduce heat gain while allowing in light as needed.

Building mechanical system adaptation strategies include, but are not limited to, the following: Decentralized VRF heat pump mechanical system for both heating and cooling locates mechanical equipment on roof and in units instead of an area that can be potentially damaged by flooding. Other mechanical equipment, including air handlers, energy recovery ventilators, and emergency generator, are located on the roof and away from flood risk. All residential living areas are elevated, all are located on the second floor or above. The project team is also actively considering the inclusion of a stormwater capture system, including infiltration tanks.

BACKUP STRATEGIES

The project team is exploring how to provide for critical needs if the building loses power or other services. The project team plans to include an emergency generator located on roof and appropriate emergency lighting for evacuation and “sheltering-in-place”. Storage space will be available to provide access to water storage containers and access to potable water in the event of a power outage.

COMMUNITY RESILIENCE STRATEGIES

The project team is exploring how to encourage behavior which enhances resilience through cooperation. To enable this, the building’s amenity room encourages community building among residents. The planned amenity room includes communications resiliency measures e.g. phone charging, emergency refrigeration, and access to potable water as mentioned above. The project team will also evaluate the creation of an emergency operations manual for residents.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 10
TREE PROTECTION PLAN

Plant Healthcare Consultants

American Society of Consulting Arborist ▪ International Society of Arboriculture
Massachusetts Arborist Association ▪ Massachusetts Tree Wardens and Foresters Association
TREE INVENTORIES ▪ APPRAISALS ▪ DIAGNOSIS ▪ TREE RISK ASSESSMENTS

Tree Protection Plan
2072 Massachusetts Avenue
Cambridge, MA 02140

Prepared for:

CC HRE 2072 MASS AVE LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

Prepared by:

Daniel E. Cathcart
Certified Consulting Arborist
Plant Healthcare Consultants
76 Stony Brook Road
Westford, MA 01886

November 4, 2020

Table of Contents

Summary 3
Introduction 3
Background & History 3
Assignment 3
Limits of Assignment 3
Purpose and Use of Report 4
Observations 4
Discussion 5
- Tree Projection Zone 5
- Soil Compaction 6
- Mechanical Injury 7
- Change in Grade 7
- Excavation & Trenching 8
- Irrigation 8
- Soil Treatment 8
- Plant Healthcare 8

Conclusion 9
Recommendations 9
Support of Excavation Plan 10
Glossary of Terms 11
Assumptions and Limited Conditions 13
Certification of Performance 14

Summary

I was retained by CC HRE 2072 MASS AVE LLC for perform an evaluation of a Tilia cordata (Littleleaf linden) on the property line between 2050 and 2072 Massachusetts Avenue, Cambridge, MA. The focus of the evaluation was to assess the health and condition of the tree and, if preservation is an option, develop a Tree Protection Plan.

It is my opinion that the tree can be preserved and the specifications for the Tree Protection Plan are included in this report.

Introduction

On October 20, 2020 Jason Korb, of CC HRE 2072 MASS AVE LLC, contacted my office inquiring to retain consulting arborists in regard to a redevelopment project in Cambridge, MA. Mr. Korb informed me that there was a tree on the property line between the property he was redeveloping at 2072 Mass Ave. and the abutter at 2050 Mass Ave. He expressed a desire to preserve the tree and requested specification for a Tree Protection Plan.

I agreed to assist on the project. A site visit was scheduled for October 23, 2020 at 10:00 am.

Background & History

CC HRE 2072 MASS AVE LLC has acquired 2072 Mass Avenue, Cambridge, MA an ~8,500 sq ft property on the corners of Mass Ave and Walden Street. CC HRE 2072 MASS AVE LLC plans to renovate the property. There is one mature tree on the property line between 2072 and 2050 Mass Ave, a 12" diameter at breast height (DBH) Littleleaf linden. CC HRE 2072 MASS AVE LLC's goal is to preserve this tree.

A Tree Protection plan will be implemented to maximize the likelihood of the Littleleaf linden surviving the construction.

Assignment

The scope of the assignment is to assist CC HRE 2072 MASS AVE LLC in creating a Tree Protection Plan for the Littleleaf linden. This plan will have recommendations and specifications to provide the tree with the best chance of surviving the construction project.

The plan is included in this report.

Limits of Assignment

The recommendations and conclusions provided in this report are based on visual observations only. No examinations of the tree's interiors were taken nor were and soil or plant tissue taken and submitted for laboratory testing unless otherwise stated.

Purpose and Use of Report

This report is intended to provide CC HRE 2072 MASS AVE LLC with as much information regarding the tree at 2072 Mass Ave. It will outline the tree protection plan, tree management plan and provide recommendations and specifications for care of the tree in all phases of the site development.

This report is the property of CC HRE 2072 MASS AVE LLC and can be used and shared as they see fit.

Observations

On October 23, 2020 at approximately 10:00 am I visited the site and inspected the Littleleaf linden. At this visit I observed the tree and its surrounding and took measurements and photographs. I also examined the construction plans for the site to determine impact in regard to the tree.

I identified the tree as a 12" DBH Tilia cordata, Littleleaf linden. It is located on the west property line of 2070 Mass Ave that abuts 2050 Mass Ave. It is growing in a strip of land approximately 10' x 55' running in roughly a north-south orientation.

Planting Strip

The Littleleaf linden appears to be in good health and has established itself well in this area.

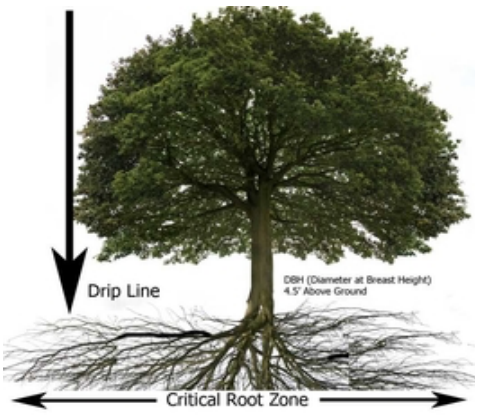
Due to the fact that the roots zone is confined by a retaining wall to the west and the paved parking area to the east, the majority, if not all, of the viable roots of the tree are located in the planting strip. As such, if this area is to be protected and proper steps taken, the root system should remain viable and sustain the tree through construction.

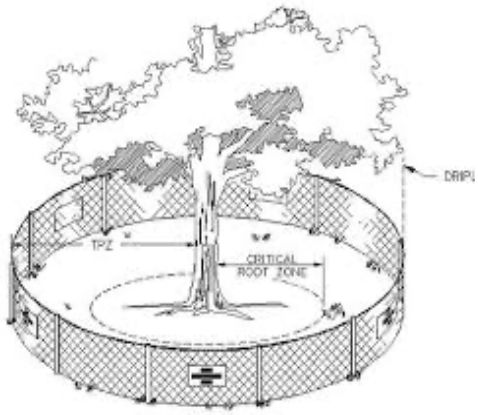
I also reviewed to attached Support of Excavation (SOE), (See page XXX). The proposed soldier piles and lagging, denoted by the red-dashed line on the plans, will allow for the following tree protection plan to be implemented.

Discussion

Tree Projection Zone

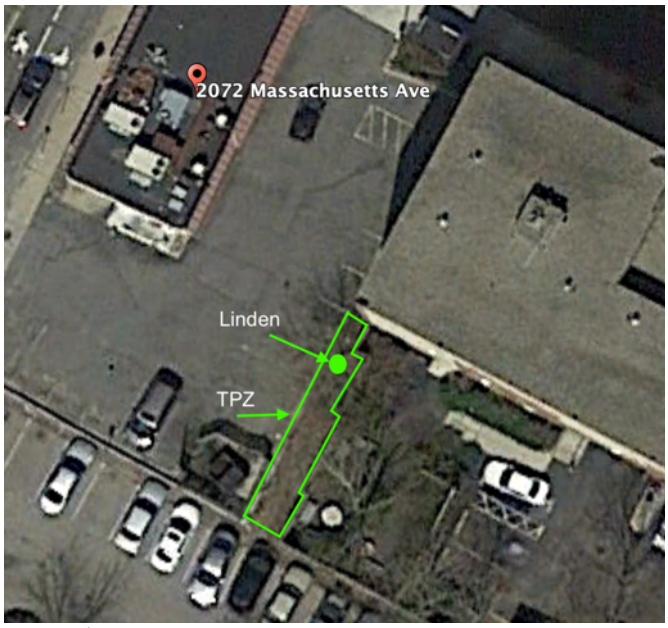
A Tree Preservation Plan has several components, all focusing on giving the tree the best chance for surviving the construction project. The majority of the components involve protection the Critical Root Zone (CRZ). The CRZ is the minimum area beneath the canopy of a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ should be defined, at a minimum, of the tree's dripline, the area represented by the outer canopy of the tree. This is crucial because the absorbing roots, the roots that take in water and nutrients, must be undisturbed or the tree will suffer stress and may decline and even die. The Tree Protection Plan includes the establishment of a Tree Protection Zone (TPZ), ideally, the TPZ must include the CRZ. The larger the TPZ the better as the root zone of a tree could extend as much as two or three times the width of the canopy. This is an area that is enclosed by a semi-permanent fence with appropriate signage. Within the CRZ, trenching, pavement, soil compaction, mechanical injury, storing of materials and spoils and any change in grade should be avoided.





Ideal Tree Protection Zone

In this case the CRZ has been encroached upon by the pavement and retaining wall and the tree has adjusted its root growth accordingly by concentrating its root into the planting strip. As a result of the trees natural compensation to its environment a modified TPZ should be made to include as much of the planting strip as possible.

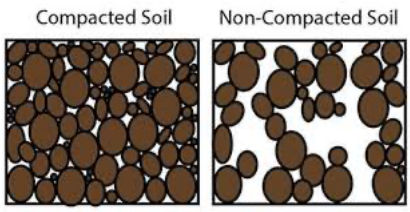


Proposed TPZ

Soil Compaction

All protected trees in the construction zone are subject to soil compaction from heavy vehicles, and any heavy debris placed in the Critical Root Zone (CRZ). Soil compaction occurs when the pore space

between soil particles is greatly reduced. This causes the reduction of oxygen available to the roots and can lead to decline in trees. Use of equipment, grading, digging, and heavily used walking paths can cause soil compaction in a construction area. Use protective fencing, mulching within the protective fencing, and limiting the amount of access routes will minimize soil compaction.



As the root system of trees is far more extensive than just the dripline, in this case in the entire planting strip, all equipment and materials should be kept out of the TPZ.

Mechanical Injury

There will be heavy equipment and vehicles used near the trees that are to be protected.
Wounds to the tree's branches and trunk, caused by mechanical damage, may reduce tree stability by decreasing the wood strength, the internal movement of water and nutrients, and the ability to compartmentalize against decay. Enclosing the Critical Root Zone with protective fencing will prevent damage from construction equipment.

Change in Grade

Lowering or rising of the grade within the root zone can damage or kill a tree. The normal exchange of moisture and gases within the root zone is disrupted with the change in grade. The original grade should be maintained as far out from the trunk as possible. As little as four inches of soil placed over the root system can kill some species of trees. The change in grade can have either immediate or long-term adverse effects on the tree. If grade change is required use of retaining walls or soil cuts can improve the tree's tolerance to the grade change.

Excavation & Trenching

This project will require excavation for foundations. Excavation & trenching within the CRZ can damage the root system of a tree. Practicality requires the need to encroach on the CRZ, but care should be taken to excavate as little of the area adjacent to the tree as possible.

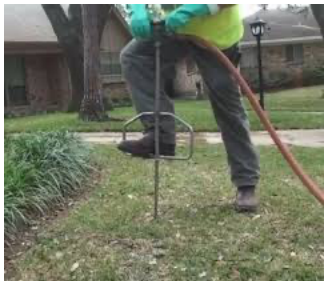
Irrigation

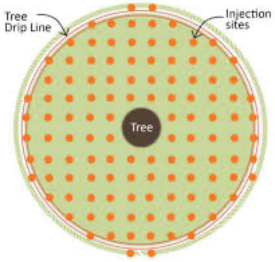
Irrigation should be provided within the CRZ as needed. A deep watering of the trees should take place before construction begins. During construction, the soil in the CRZ should be watered regularly and deeply so water penetrates the root area at least six to eight inches deep. A watering schedule will vary with climatic conditions, but a rule of thumb is 1" of water weekly during construction.

Soil Treatment

I am prescribing a non-nitrogen fertilizer that is high in phosphorus and potassium (0-20-20 fertilizer analysis) to promote root development. I recommend a fertilization in the spring. Applying the fertilizer in the early spring will prepare the trees for a flush of root development. Root development is most critical for the trees to prepare themselves for construction impact. The healthier and abundant the root system the more water and nutrients the tree can take in which is the best defense against stress.

The fertilizer shall be applied in a water solution, injected directly into the CRZ, in this case the entire TPZ, by means of an application needle under pressure. Injections should be made about every foot in a grid-like pattern.





Plant Healthcare

At this stage there does not appear to any major pest concerns on the trees. This will be monitored regularly (monthly) to see if conditions change. If there is a need to address insect, mite or disease pest a proper course of action will be prescribed at that time.

All plant healthcare treatments shall be performed by a certified arborist who is also a licensed pesticide applicator and supervised by an ISA Board Certified Master Arborist.

Conclusion

Based on my education, training and experience it is my opinion that taking this proactive approach to tree preservation will provide the Littleleaf linden at 2070 Mass Ave the best chance of surviving the construction. Setting up tree protection zones around the trees to retain, managing the flow and access of heavy equipment, performing required tree work prior to commencing construction and regular monitoring of the work site to ensure all practices are adhered to should make for a successful worksite.

Recommendations

Pre-Construction

Prior to construction the Tree Protection Zone should be established. A six-foot chain-link fence (or suitable alternative, i.e. snow fence), with signage designating a Tree Protection Zone, Keep Out, should be erected around all the protected tree and encompass the modified Critical Root Zone as explained above. Once installed this fence should not be moved nor the CRZ disturbed for the duration of the construction project.

The access way for heavy equipment should be established, as well as where equipment and materials will be stored. This should be as far away as possible from all protected trees and their root systems. No equipment or material may be stored on the root systems of the protected trees.

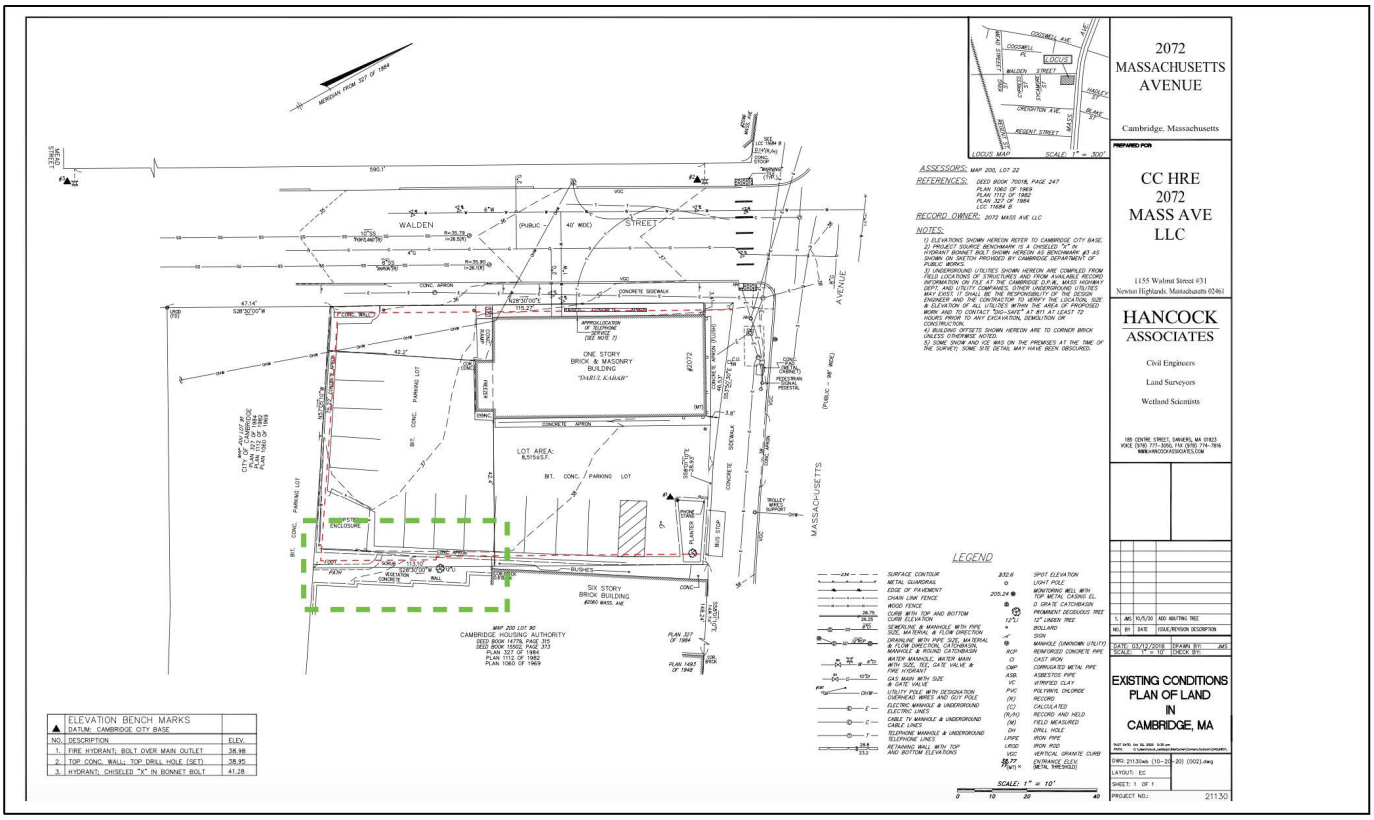
Construction

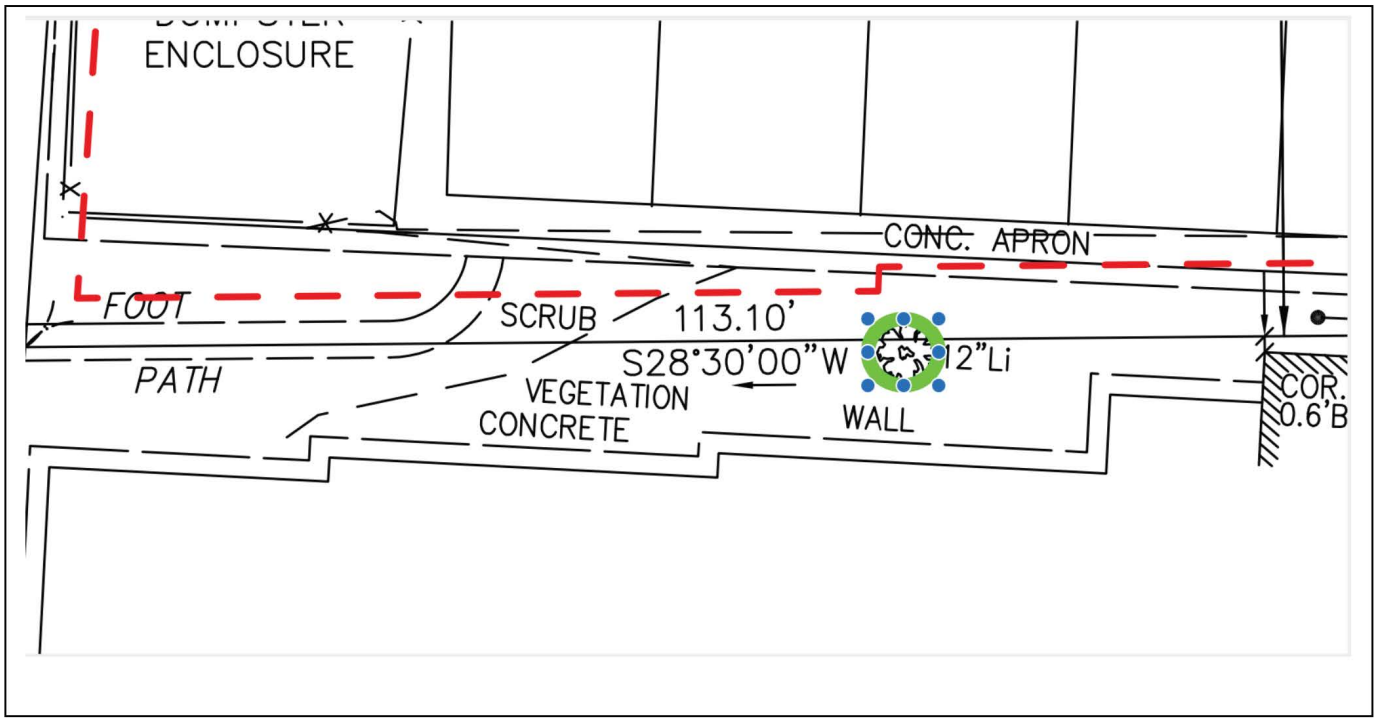
During the construction Phase of the project monitoring of the site is crucial. An ISA Board Certified Master Arborist should inspect the site monthly. The purpose of those visits is to ensure that the Tree Preservation Plan is being adhered to, adequate watering is taking place, trenching and excavations are following plan, inspect the trees for pest issues and make observations regarding any changes to the trees on the site.

Post-Construction

Monitoring after the construction is completed is very important to the long-term health of the trees. For a period of one growing season (starting the April following construction completion through that September) monthly monitoring will continue as during the construction period.

Support of Excavation Plan





Glossary of Terms

Absorbing Roots	Fine, fibrous roots that take up water and minerals; most of them are within the top 12 inches of soil
Branch Union	The structural union of a lateral branch to the tree stem.
Caliper	Is measured approximately 6-12" from the root collar. Caliper is an American Nursery Standard measurement. Synonym for trunk diameter used to measure the size of nursery stock; by convention, measured 6" above the ground.
Canopy	The part of the crown composed of leaves and small twigs.
Certified Arborist	A professional arborist possessing current certification issued by the Massachusetts Arborists Association (MAA) and/or the International Society of Arboriculture (ISA)
Clinometer	A device used to measure the height of an object
Co-dominant	equal in size and relative importance usually associated with either the trunk/stems or scaffold limbs/ branches in the crown.
Critical Root Zone (CRZ)	The minimum area beneath the canopy of a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ is represented by a concentric circle centering on the tree's trunk and extending outward towards the tree's drip-line. The minimum area of the CRZ shall be dependent on the required minimum radius of the CRZ; the required CRZ shall be determined by multiplying a tree's DBH (in inches) by eighteen (18) inches, with the resulting product constituting the minimum radius of the CRZ.
Compost	Organic matter that has been intentionally subjected to decay processes and is more or less decomposed.
Crown	The upper part of a tree, measured from the lowest branch, including all the branches and foliage
DBH	Stands for Diameter Breast Height. The diameter of a tree measured at 4.5 feet above the ground.
Drip-line	Perimeter of the area under a tree including the branches and leaves
Establishment	The process of a tree becoming acclimated to a new environment, usually correlating the new root development that can sustain normal biological functions of the tree

Monitoring	A holistic approach to plant healthcare that includes inspecting plants for cultural problems, proper soil moisture and nutrient content and insect and disease issues-treating as necessary
Parity	The time, usually in years, that it takes for a replacement tree to provide similar attributes and benefits of a removed tree
Pruning	Systematic removal of branches of a plant usually a woody perennial
Restoration/Maintenance Program	A plan of maintenance and monitoring of trees to maximize survival or recovery rate of damaged or newly planted trees
Root Collar	Area at the base of the tree where the roots and the stem merge
Soil Compaction	Compression of the soil resulting in a reduction of the total air or pore space
Specimen Tree	A tree of high perceived value attributed to location, size, aesthetics, form or function
Stress	Any change in environment conditions that produce a less than ideal plant response
Transplant Shock	The stress a tree undergoes as a result of planting in a new location
Tree Protection Plan	Report to identify and protect trees indicated to remain. Procedures shall include protective measures to be used for both above and below grade.
Tree Protection Zone	An area usually defined by the drip-line of a tree. To protect a tree, no construction should ever occur within this area.

Assumptions and Limited Conditions

1. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Unless required by law, otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
5. Unless required by law, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant-particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
6. This report expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by *Plant Healthcare Consultants* as to the sufficiency or accuracy of said information.
8. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring unless otherwise specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
9. Loss or alteration of any part of this report invalidates the entire report.

Certification of Performance

Plant Healthcare Consultants certify that:

1. We have personally inspected the tree and property referred to in this report and have stated our findings accurately.

2. We have no current or prospective interest in the trees or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.

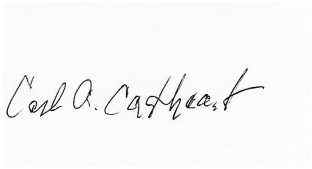
3. The analysis, opinions and conclusions stated herein are our own and are based on current scientific procedures and facts.

4. Our analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

5. No one provided significant professional assistance to us, except as indicated within the report.

6. Our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

We further certify that Plant Healthcare Consultants is a member in good standing of the Massachusetts Arborist Association, American Society of Consulting Arborists, the International Society of Arboriculture and Massachusetts Tree Wardens and Foresters Association. We have been involved in the field of Arboriculture for over 60 years



Carl A. Cathcart
A.S.C.A. Registered Consulting Arborist RCA #606
Massachusetts Certified Arborist #1114
International Society of Arboriculture #WE-0716A
ISA Tree Risk Assessment Qualified

Daniel E. Cathcart
American Society of Consulting Arborists
Massachusetts Certified Arborist #41801
ISA Board Certified Master Arborist #TX-1357B
ISA Tree Risk Assessment Qualified
Massachusetts Qualified Tree Warden #1097

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 11
PLANS

CC HRE 2072 MASS AVE TENANT LLC
OWNER

C/O CAPSTONE COMMUNITIES LLC
1087 BEACON ST, SUITE 302
NEWTON CENTRE, MA 02459

C/O HOPE REAL ESTATE ENTERPRISES LLC
907 MASSACHUSETTS AVE, SUITE 300
CAMBRIDGE, MA 02139

BRUNER/COTT ARCHITECTS
ARCHITECT

225 FRIEND ST, SUITE 701
BOSTON, MA 02114

NITSCH ENGINEERING INC.
CIVIL ENGINEER

2 CENTER PLAZA, #430
BOSTON, MA 02108

PETERSEN ENGINEERING INC.
MEP/FP ENGINEER

127 PARROTT AVE
PORTSMOUTH, NH 03801

L.A. FUESS PARTNERS
STRUCTURAL ENGINEER

211 CONGRESS ST, SUITE 810
BOSTON, MA 02110

NEW ECOLOGY INC
SUSTAINABILITY CONSULTANT

15 COURT SQ, SUITE 420
BOSTON, MA 02108

CODE RED CONSULTANTS LLC
CODE CONSULTANT

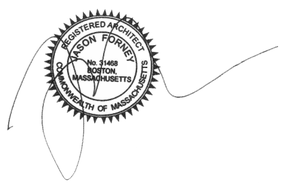
154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772

2072 MASS AVE

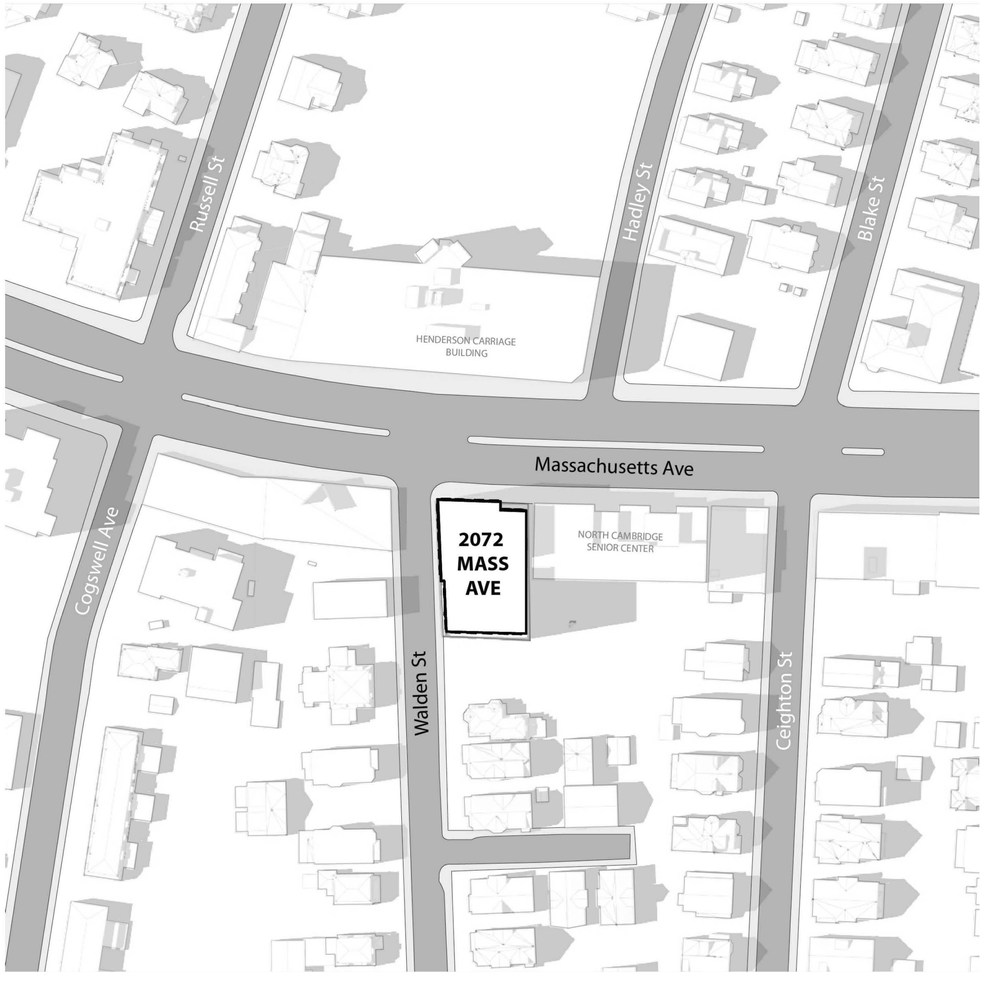
2072 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

COMPREHENSIVE PERMIT

NOVEMBER 10, 2020



NEIGHBORHOOD MAP



SITE PLAN

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

NEIGHBORHOOD MAP/ SITE PLAN

G-100

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DRAWING LIST

GENERAL

G-100	NEIGHBORHOOD MAP/ SITE PLAN
G-101	DRAWING LIST, UNIT MATRIX, ZONING SUMMARY
EC	EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

CIVIL

C-100	CIVIL SITE UTILITY AND LAYOUT PLAN
C-101	PROPOSED EASEMENT PLAN

ARCHITECTURAL

A-100	BASEMENT FLOOR PLAN
A-101	FIRST FLOOR PLAN
A-102	TYPICAL FLOOR PLAN (FLRS 2-8)
A-109	ROOF PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-304	EXTERIOR ELEVATIONS
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES
A-400	STREET SECTIONS
A-401	BUILDING SECTION
A-402	BUILDING SECTION

2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA
BUILDING TABULATIONS
PREPARED BY BRUNER/COTT ARCHITECTS

SITE AND BUILDING

BUILDING GROSS FLOOR AREA (GFA) (PER ZONING)

BASEMENT	Excluded
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,545
EIGHTH FLOOR	7,545
TOTAL GFA	**57,395**

BUILDING GROSS SQUARE FOOTAGE (GSF)

BASEMENT	5,465
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,545
EIGHTH FLOOR	7,545
TOTAL GSF	**62,860**

TOTAL PARCEL SIZE (SF)	8,515
FAR	6.74
PARKING RATIO (EXCLUDES DROP-OFF/PICK-UP)	6%
LONG TERM BIKE PARKING RATIO	104%
OPEN SPACE	0%
CONSTRUCTION TYPE *	Type IA construction (2-story podium, basement and first floor), Type IIA construction (above podium, second to eigth floors)

* Alternative option of seeking a variance to permit the use of the new construction type classifications found in the 2021 IBC and classifying the tower as Type IV-B

PARKING

	HC	TOTAL *	HC UNIT : SPACE RATIO
COVERED PARKING	3	3	1:1

* Commercial parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

* Two (2) pick-up/drop-off spaces will also be provided

	LONG-TERM	TANDEM	SHORT-TERM	TOTAL
BIKE PARKING	48	3	0*	51

* Project team is seeking alternative public contribution option of satisfying short-term bike parking requirements per Article 6.104.2 (b)

UNIT MIX

	STUDIO	1 BR	2 BR	3 BR	TOTAL
SECOND FLOOR	0	2	3	2	7
THIRD FLOOR	0	2	3	2	7
FOURTH FLOOR	0	2	3	2	7
FIFTH FLOOR	0	2	3	2	7
SIXTH FLOOR	0	2	3	2	7
SEVENTH FLOOR	0	2	3	2	7
EIGHTH FLOOR	0	2	3	2	7
TOTAL	**0**	**14**	**21**	**14**	**49**

% PER UNIT TYPE	0%	29%	42%	29%
% 2 AND 3 BR COMBINED	71%			

	STUDIO	1 BR	2 BR	3 BR	TOTAL
TOTAL NUMBER OF BEDROOMS	0	14	42	42	**98**

UNIT NUMBER *	UNIT TYPE	UNIT AREA (SF)
UNIT X01	1 BR	569
UNIT X02	1 BR	681
UNIT X03	3 BR	1144
UNIT X04	2 BR	800
UNIT X05	2 BR	850
UNIT X06	3 BR	1031
UNIT X07	2 BR	823

* For typical floors (second through eight floors)

UNIT TYPE	AVERAGE AREA (SF)
STUDIO	N/A
1 BR	625
2 BR	824
3 BR	1088

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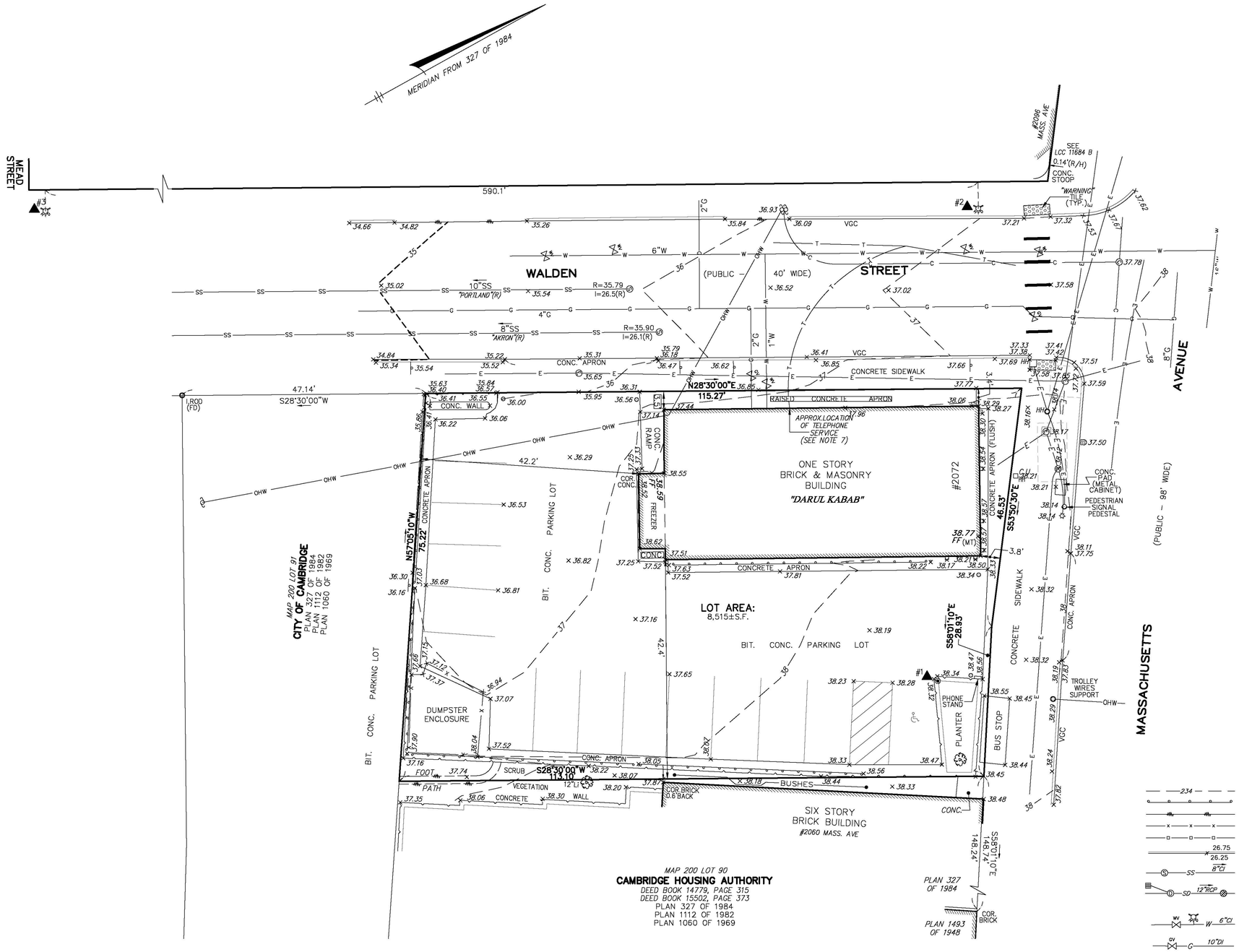
2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

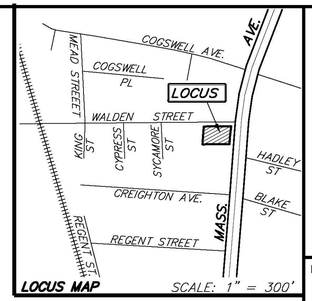
COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

DRAWING LIST, UNIT MATRIX, ZONING SUMMARY

G-101



▲	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



LOCUS MAP SCALE: 1" = 300'

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.

LEGEND

234	SURFACE CONTOUR	232.6	SPOT ELEVATION
	METAL GUARDRAIL	☼	LIGHT POLE
	EDGE OF PAVEMENT	205.24 ⊗	MONITORING WELL WITH TOP METAL CASING EL.
x x x	CHAIN LINK FENCE		D GRATE CATCHBASIN
	WOOD FENCE		PROMINENT DECIDUOUS TREE
	CURB WITH TOP AND BOTTOM CURB ELEVATION	26.75 / 26.25	12"Li 12" LINDEN TREE
SS 8"CI	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	○	BOLLARD
SD 12"RCP	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN		SIGN
		Ⓜ	MANHOLE (UNKNOWN UTILITY)
		RCP	REINFORCED CONCRETE PIPE
W 6"CI	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	CI	CAST IRON
		CMP	CORRUGATED METAL PIPE
G 10"DI	GAS MAIN WITH SIZE & GATE VALVE	ASB.	ASBESTOS PIPE
		VC	VITRIFIED CLAY
#181 OHW	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	PVC	POLYVINYL CHLORIDE
		(R)	RECORD
E	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	(C)	CALCULATED
C	CABLE TV MANHOLE & UNDERGROUND CABLE LINES	(R/H)	RECORD AND HELD
		(M)	FIELD MEASURED
T	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	DH	DRILL HOLE
		I.PIPE	IRON PIPE
		I.ROD	IRON ROD
28.8 / 23.2	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	VGC	VERTICAL GRANITE CURB
		38.77 FF(MT) ×	ENTRANCE ELEV. (METAL THRESHOLD)

SCALE: 1" = 10'
0 10 20 40

2072 MASSACHUSETTS AVENUE

Cambridge, Massachusetts

PREPARED FOR:

CC HRE 2072 MASS AVE LLC

1155 Walnut Street #31
Newton Highlands, Massachusetts 02461

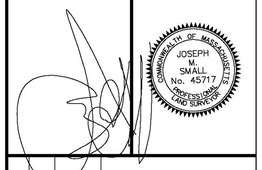
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	10/5/20	ADD ABUTTING TREE

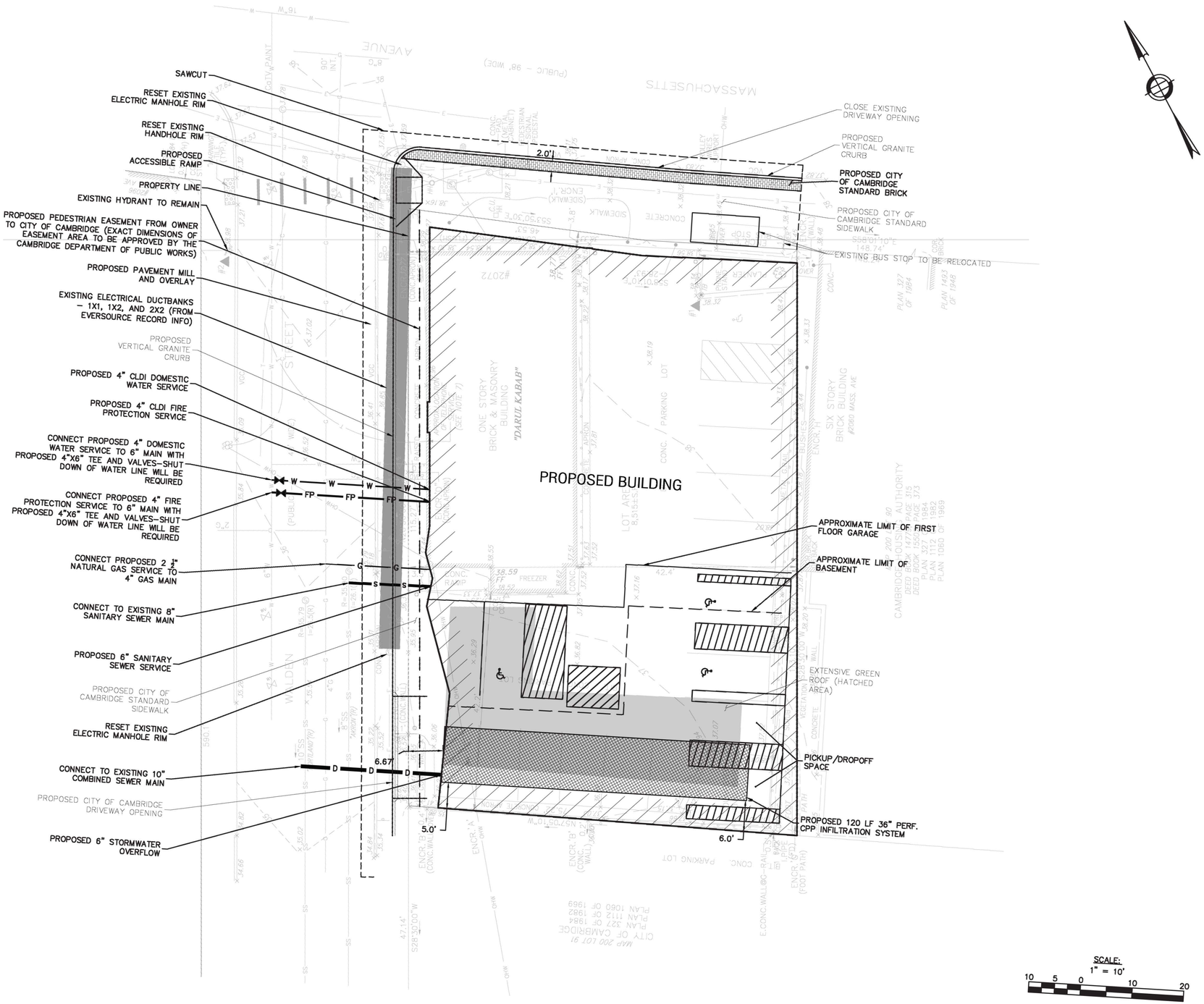
DATE: 03/12/2018 DRAWN BY: JMS
SCALE: 1" = 10' CHECK BY:

EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Oct 20, 2020 10:20 am
PATH: F:\Civil 3D Projects\21130 - Capstone Communities - Cambridge

DWG: 21130sv.dwg
LAYOUT: EC
SHEET: 1 OF 1

PROJECT NO.: 21130



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ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

2 Center Plaza, Suite 430
Nitsch Engineering
GIS
www.nitscheng.com
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472
Land Surveying
Transportation Engineering
Structural Engineering
Green Infrastructure
Planning

Rev | Date | Remarks

Date NOVEMBER 10, 2020
Scale 1"=10'
Project Number NITSCH #14047
Drawn By MLC

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
CIVIL
No. 49595
REGISTERED PROFESSIONAL ENGINEER

November 9, 2020

FOR PERMITTING ONLY
FOR CONSTRUCTION

CIVIL SITE UTILITY AND LAYOUT PLAN

C-100

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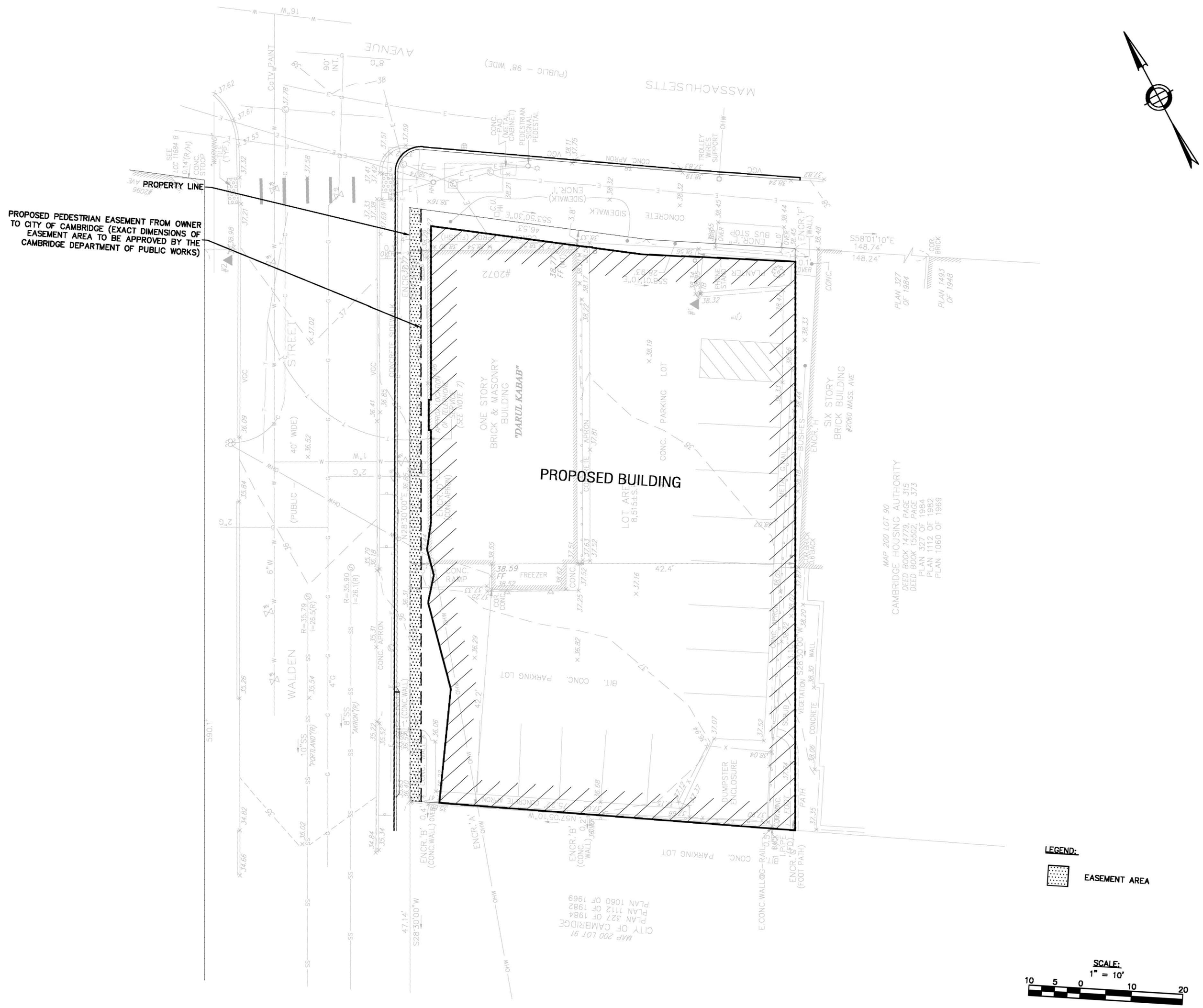

LEGEND:

EASEMENT AREA

SCALE:
1" = 10'
10 5 0 10 20

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NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
CIVIL
NO. 49566
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020
FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

PROPOSED EASEMENT PLAN

C-101

1 FLOOR PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

BIKE RM	2130 SF
CORR	524 SF
ELEC RM	434 SF
ELEV MACHINE RM	58 SF
FIRE PUMP RM	211 SF
FUEL STORAGE FM	156 SF
STAIR 01	232 SF
STAIR 02	185 SF
STORAGE	214 SF
TRANSFORMER RM	738 SF
WATER ENTRY RM	122 SF

0 4' 8' 16'

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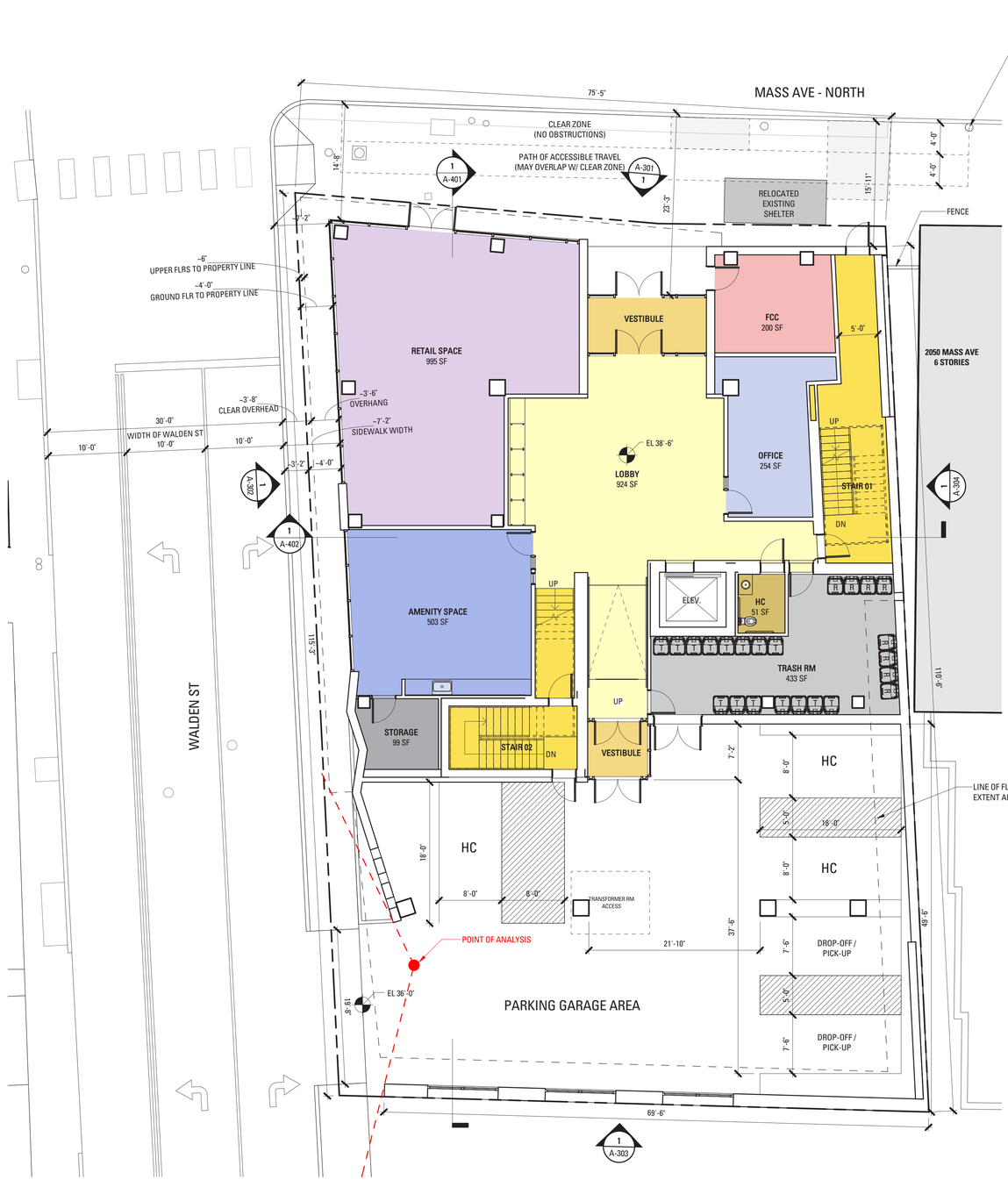
REGISTERED ARCHITECT
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

BASEMENT FLOOR PLAN

A-100



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

AMENITY SPACE	503 SF
LOBBY	200 SF
RETAIL SPACE	51 SF
FCC	924 SF
HC	254 SF
OFFICE	995 SF
STAIR 01	315 SF
STAIR 02	259 SF
STORAGE	99 SF
TRASH RM	433 SF
VESTIBULE	174 SF

0 4' 8' 16'

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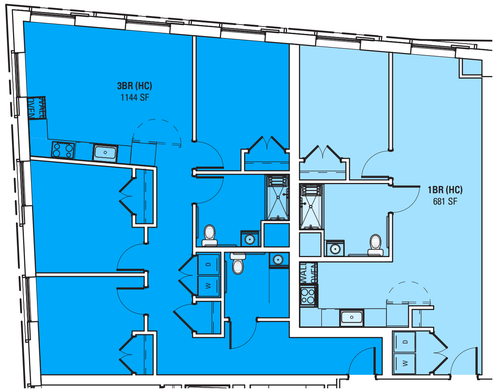
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

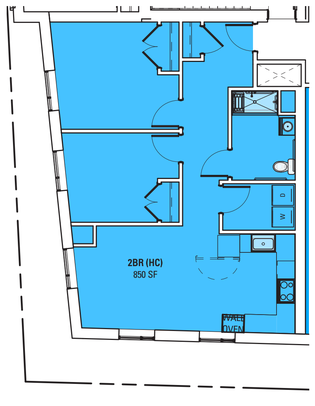
FIRST FLOOR PLAN

A-101



*NOTE: 3 BR GROUP 2 UNIT LOCATED ON FLR 3
1 BR GROUP 2 UNIT LOCATED ON FLR 8

2 GROUP 2 UNITS - 1 BR & 3 BR
SCALE: 1/8" = 1'-0"



*NOTE: 2 BR GROUP 2 UNIT LOCATED ON FLR 4

3 GROUP 2 UNITS - 2 BR
SCALE: 1/8" = 1'-0"

1 FLOOR PLAN - TYP FLOORS (FLRS 2-8)
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	2473 SF
3BR	2175 SF
CORR	389 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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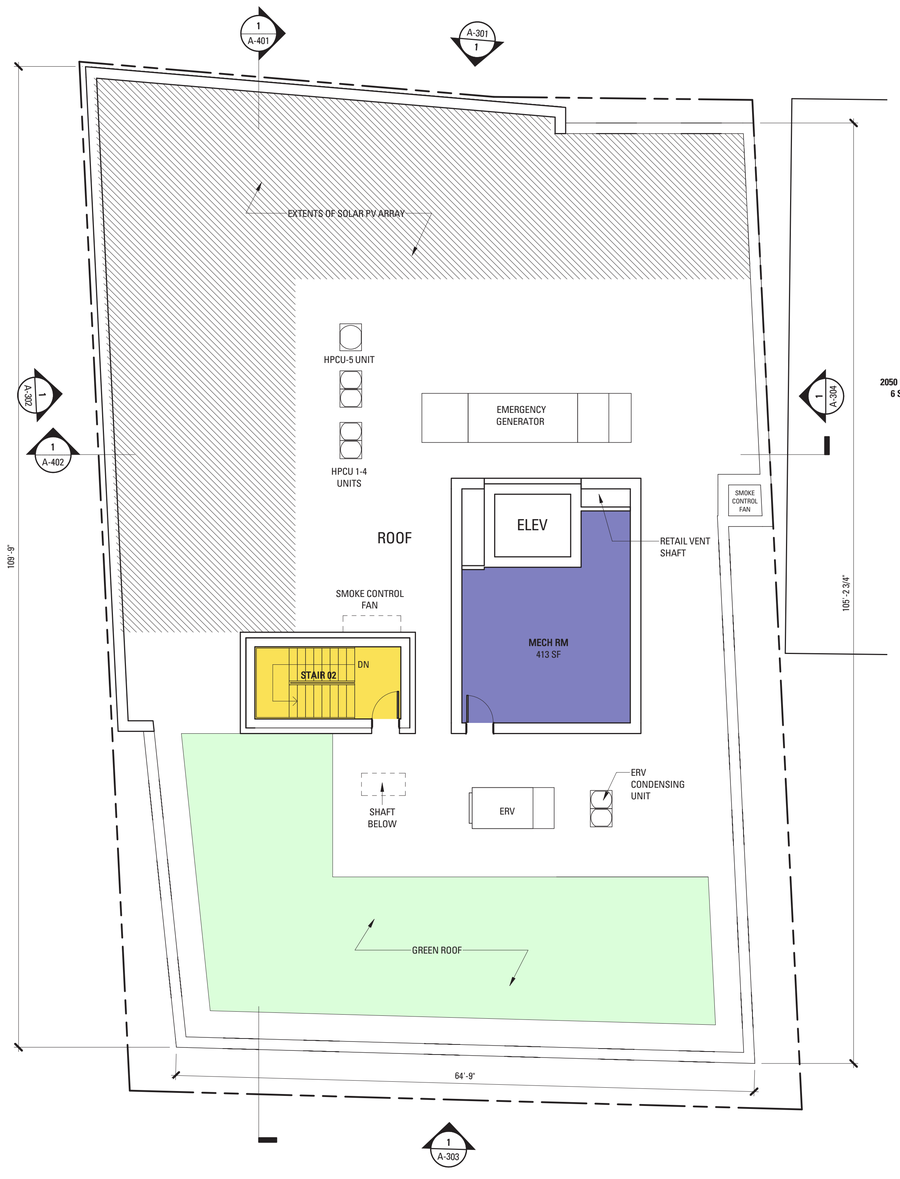
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

TYPICAL FLOOR PLAN (FLRS 2-8)

A-102



1 FLOOR PLAN - ROOF
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

MECH RM	413 SF
STAIR 02	132 SF

0 4' 8' 16'

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No. 31468
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

ROOF PLAN

A-109

1 MASSACHUSETTS AVENUE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

2 WALDEN STREET ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31458 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-300

1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

IF THIS SHEET IS NOT: 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:15 PM

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Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31469 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-301

1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-302

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31458 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-303

1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:34 PM

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Rev	Date	Remarks

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Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-304

RENDERING - VIEW AT MASS AVE TOWARDS WALDEN ST LOOKING NORTH-WEST

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:34 PM

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Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-305

Bruner/Cott
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RENDERING - VIEW OF MASS AVE & WALDEN ST INTERSECTION LOOKING SOUTH-EAST

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-306

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:35 PM

RENDERING - VIEW ALONG MASS AVE LOOKING SOUTH-EAST

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:37 PM

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Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

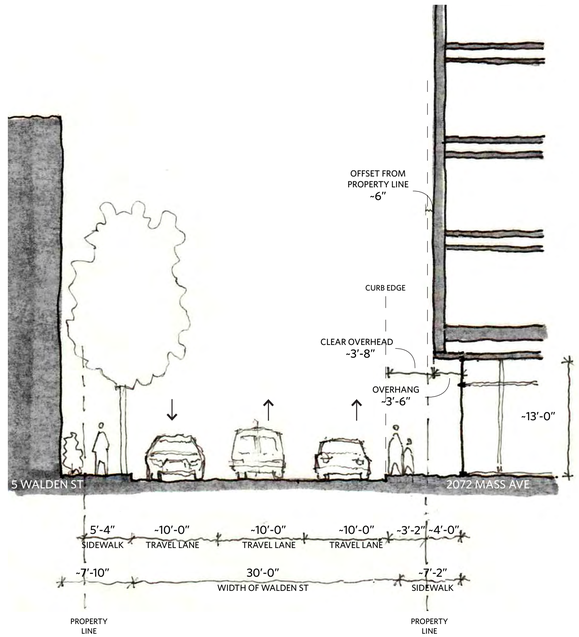
COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

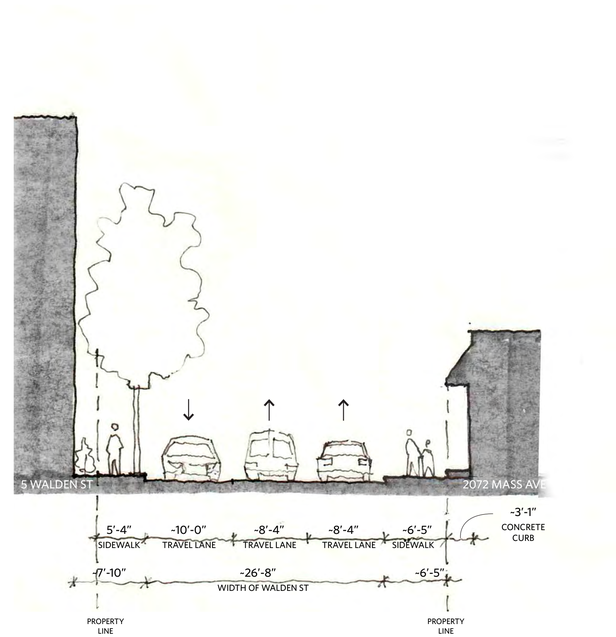
A-310

KEY PLAN



STREET SECTION - PROPOSED DEVELOPMENT WITH WIDENED WIDTH OF WALDEN ST
NTS

KEY PLAN



STREET SECTION - EXISTING CONDITIONS
NTS

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Rev	Date	Remarks

Date NOVEMBER 10, 2020
Scale
Project Number 20.001
Drawn By EP

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

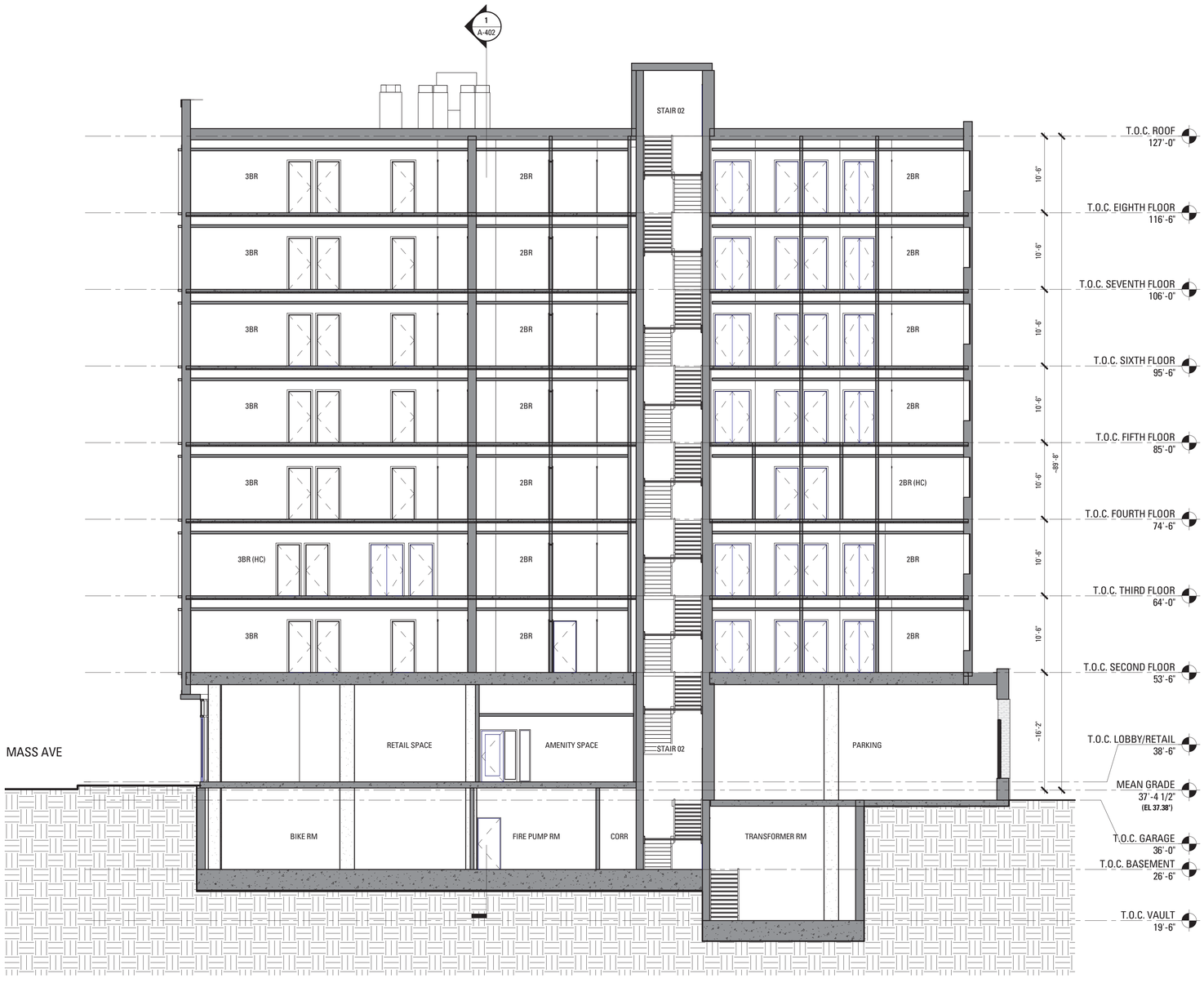
REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

STREET SECTIONS

A-400

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:38 PM



1 BUILDING SECTION - NORTH-SOUTH
SCALE: 1/8" = 1'-0"

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:40 PM

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Rev	Date	Remarks

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Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	EP

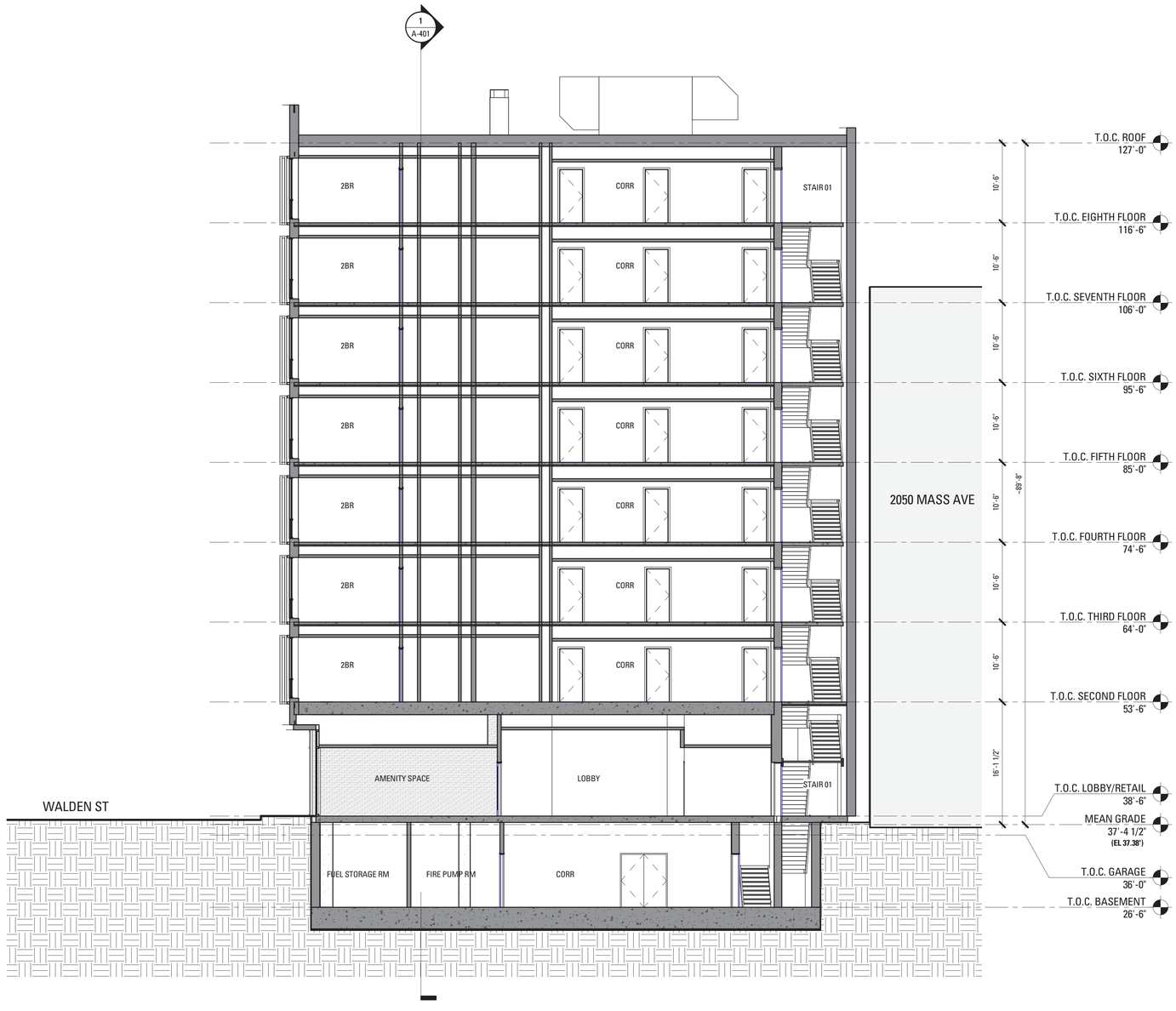
2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

BUILDING SECTION

A-401



1 BUILDING SECTION - EAST-WEST
SCALE: 1/8" = 1'-0"

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

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Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	EP

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

BUILDING SECTION

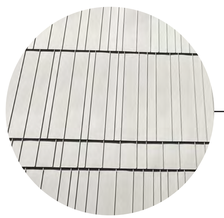
A-402

COMPREHENSIVE PERMIT APPLICATION

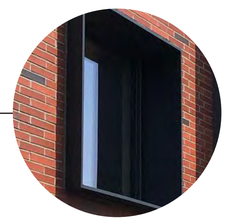
2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 12
PERSPECTIVES AND MATERIALS

RENDERING - VIEW OF MASS AVE LOOKING SOUTH



METAL PANEL WITH EXPOSED SEAMS



HIGH PERFORMANCE UPVC WINDOW WITH METAL FRAME

LONG MASONRY AT STREET LEVEL

VERTICAL INFILL WOOD TEXTURE COMPOSITE PANEL

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Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

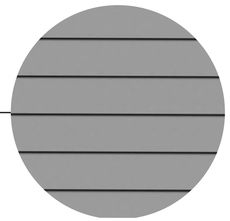
REGISTERED ARCHITECT
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-307

RENDERING - VIEW OF WALDEN ST LOOKING WEST

MASONRY SOLDIER COURSE AT HEADER



FIBER CEMENT CLAPBOARD SIDING, PTD

OPENINGS IN MASONRY FACADE

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

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Rev	Date	Remarks

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Scale	
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Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-308

RENDERING - VIEW OF WALDEN ST TOWARDS MASS AVE LOOKING NORTH

PERFORATED MTL SUN SHADES

GREEN ROOF

HALF ROUND FIBER CEMENT SHINGLES, PTD

FIBER CEMENT CLAPBOARD SIDING, PTD

FIBER CEMENT SHAKE SHINGLES, PTD

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:37 PM

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ARCHITECTS
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Boston, MA 02114
617.492.8400
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Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

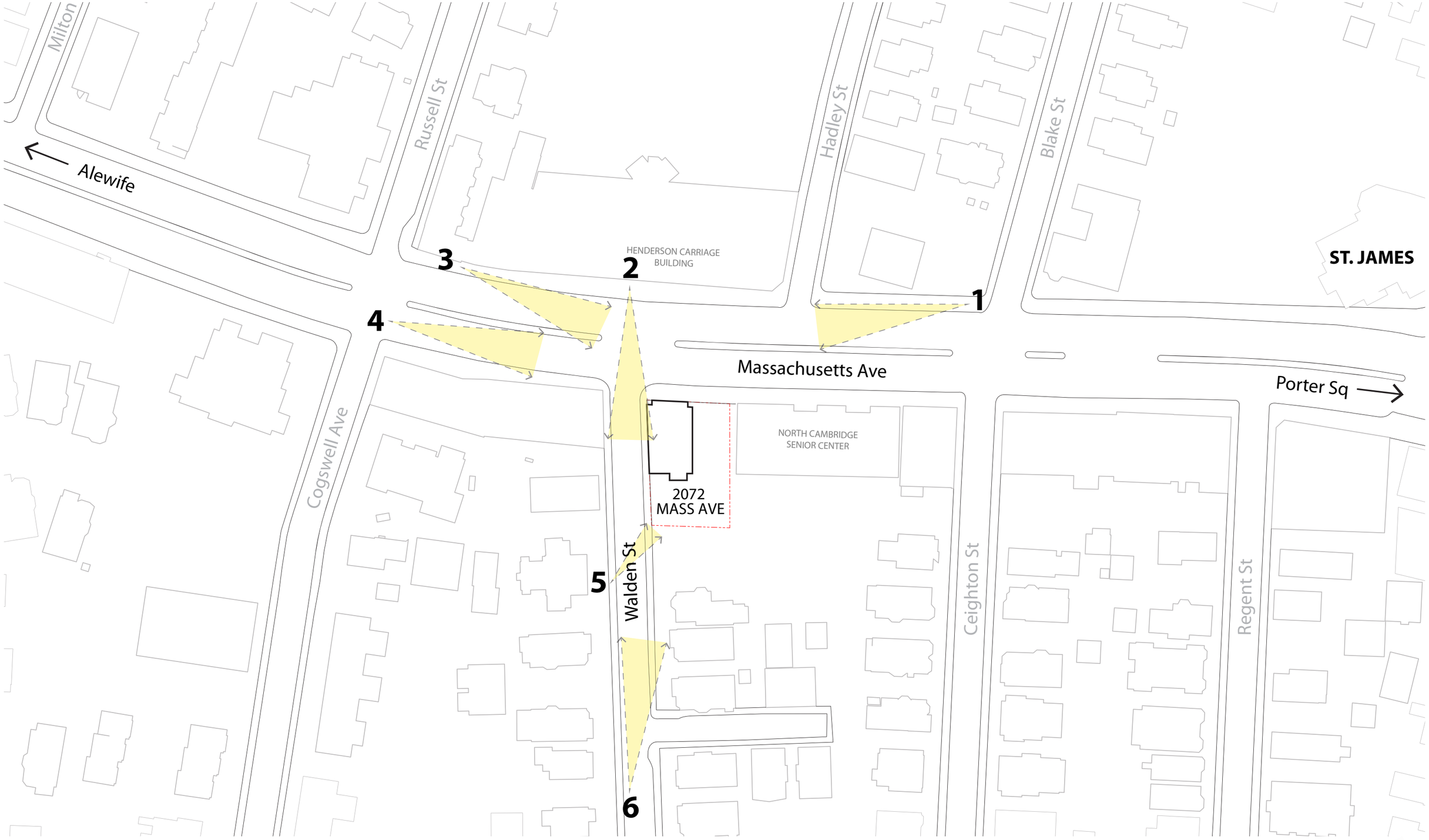
PERSPECTIVES

A-309

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 13
PHOTOGRAPHS



SITE PLAN

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

1

View on Massachusetts Avenue
Looking North-West

SITE PHOTOS

View towards Walden Street
Looking South-East

SITE PHOTOS

Corner of Massachusetts Avenue & Walden Street
Looking South

SITE PHOTOS

4

View on Massachusetts Avenue
Looking South-East

SITE PHOTOS

View of property rear & adjacent city parking lot
Looking East

SITE PHOTOS

View of Walden Street towards Massachusetts Avenue
Looking North

SITE PHOTOS

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 14
SHADOW STUDIES

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

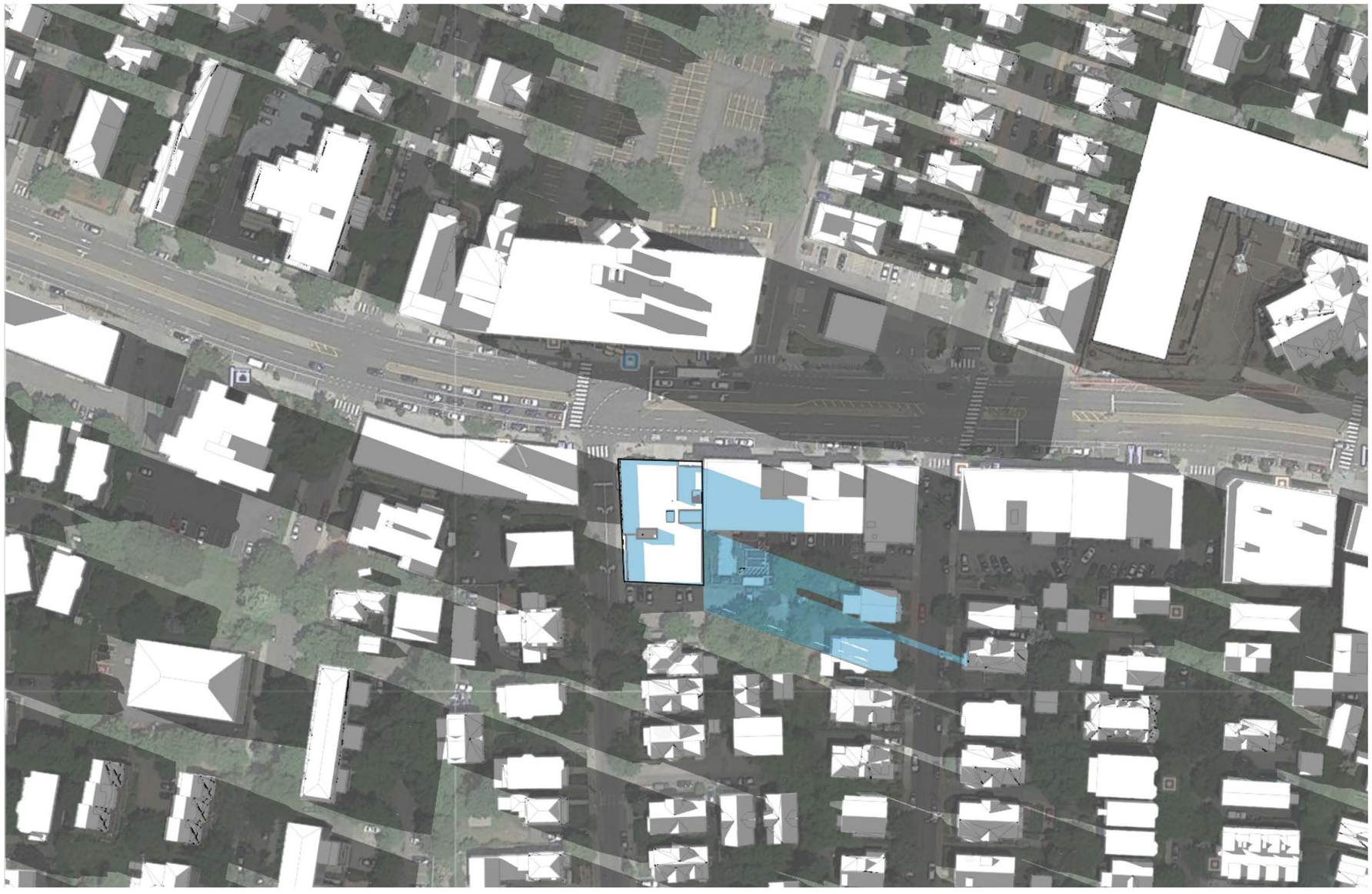
SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020



LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 6:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

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

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
NOVEMBER 10, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

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

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

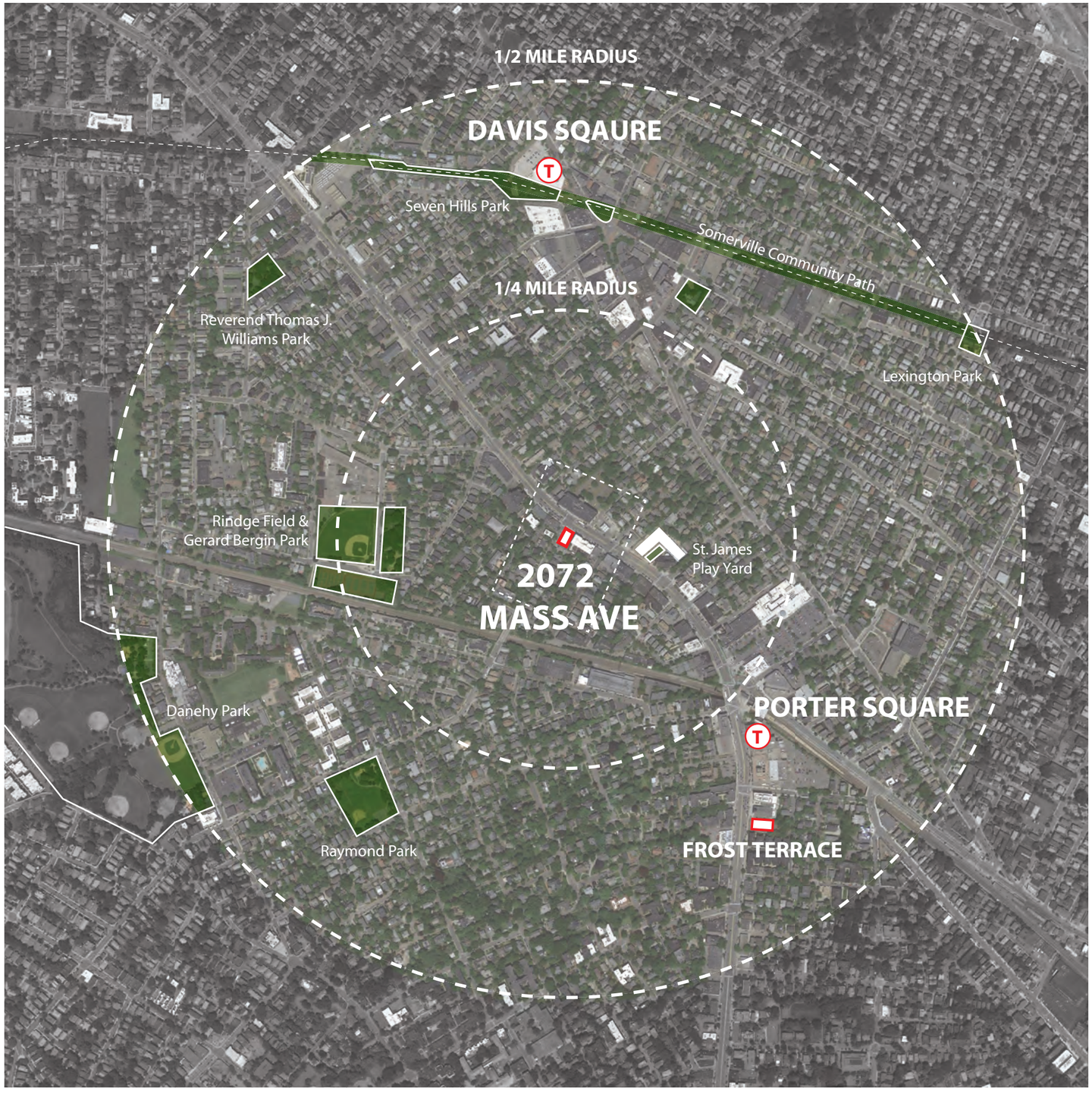
2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 15
LOCUS MAP AND ASSESSOR PLAT



LOCUS MAP

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

N

2072 MASSACHUSETTS AVENUE
NOVEMBER 10, 2020

Map-Lot
199-90
Map-Lot
199-89
Map-Lot
199-67
Map-Lot
199-85
Map-Lot
199-86
Map-Lot
199-112
Map-Lot
199-113
Houston Pk
Walden St
Map-Lot
181-88
Hadley St
Map-Lot
181-80
Massachusetts Ave
Map-Lot
200-90
Map-Lot
200-91
Map-Lot
200-74
Map-Lot
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200-80
Map-Lot
200-79
Map-Lot
200-88
Map-Lot
200-28
Creighton St
Map-Lot
200-68

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 16
EVIDENCE OF SITE CONTROL

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 48349
Document Type	: DEED
Recorded Date	: April 10, 2018
Recorded Time	: 01:57:08 PM
Recorded Book and Page	: 70850 / 295
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2196120
Recording Fee (including excise)	: $16,541.00

****
MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/10/2018 01:57 PM
Ctrl# 279156 10927 Doc# 00048349
Fee: $16,416.00 Cons: $3,600,000.00
****

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

After recording return to:
Day Pitney LLP
One International Place
Boston, MA 02110
Attn: Gemma Cashman, Esq.

QUITCLAIM DEED

2072 Mass Ave LLC, a Massachusetts limited liability company whose address is 33 Church Street, Cambridge, Massachusetts ("Grantor")

for consideration paid of Three Million Six Hundred Thousand and 00/100 Dollars ($3,600,000.00),

grants to CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company whose address is c/o Capstone Communities LLC, 1155 Walnut Street #31, Newton Highlands, Massachusetts ("Grantee"),

WITH QUITCLAIM COVENANTS

A certain parcel of land situated in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

A certain parcel of land with the buildings thereon situated in said Cambridge on the Southeasterly corner of Massachusetts Avenue and Walden Street, and more particularly bounded and described as follows:

NORTHWESTERLY:	By said Walden Street, one hundred and fifteen and 27/100 (115.27) feet more or less;
SOUTHWESTERLY:	By land of Ferguson, seventy-five and 22/100 (75.22) feet more or less;
SOUTHEASTERLY:	By land of Daniel O'Connell, one hundred and thirteen and 10/100 (113.10) feet more or less;
NORTHEASTERLY:	By said Massachusetts Avenue, seventy-five and 46/100 (75.46) feet more or less in two lines.

Containing eight thousand five hundred and fifteen (8,515) square feet of land more or less.

Grantor is not taxed as a business corporation, but rather as a partnership, and therefore is not subject to the provisions of M.G.L. c. 62C.

Property address: 2072 Massachusetts Avenue, Cambridge, MA

The within conveyance is made subject to rights of existing tenants, and easements, rights, reservations and restrictions of record, if any, insofar as the same are in force, applicable, and survive the sale described herein, however not intending to revive any of the same hereby.

For title see deed in Book 70018, Page 247.

[Signature Page to Follow.]

WITNESS my hands and seals this 9th day of April, 2018.

2072 MASS AVE LLC

By: _____
Name: William Senne
Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 9th day of April, 2018, before me, the undersigned notary public, William Senne as Authorized Signatory for 2072 Mass Ave LLC, personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signatory of 2072 Mass Ave LLC as the voluntary act of the limited liability company.

_____
Notary Public Gemma R. Cashman
My Commission Expires 12/10/2021

GEMMA R. CASHMAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 10, 2021

EXHIBIT C
NOTICE OF LEASE

Pursuant to Massachusetts General Laws, Chapter 183, Section 4, as amended, notice is hereby given of a ground lease (the "Lease") as follows:

EFFECTIVE DATE:	November 9, 2020
LANDLORD:	CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company
TENANT:	CC HRE 2072 Mass Ave Tenant LLC, a Massachusetts limited liability company
DATE OF EXECUTION OF LEASE:	November 9, 2020
DESCRIPTION OF PREMISES:	The parcel of land located in Cambridge, Massachusetts, more particularly described in Exhibit A attached hereto.
COMMENCEMENT DATE OF ORIGINAL TERM:	November 9, 2020
TERM:	99 years expiring on November 9, 2119

Signed, sealed and delivered as of November 9, 2020.

LANDLORD:

CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

By: _____

Name: Sean D. Hope
Title: Managing Member

TENANT:

CC HRE 2072 MASS AVE TENANT LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

By: _____

Name: Sean D. Hope
Title: Managing Member

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Sean D. Hope, managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.

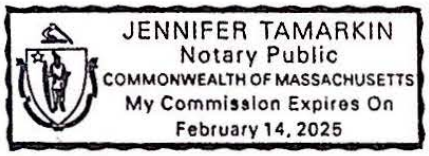
(Official signature and seal of Notary)
My Commission Expires:

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, as the voluntary act of CC HRE 2072 Mass Ave Tenant LLC.

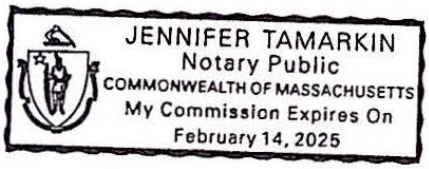


(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Sean D. Hope, managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, as the voluntary act of CC HRE 2072 Mass Ave Tenant LLC.



(Official signature and seal of Notary)
My Commission Expires:

EXHIBIT A TO NOTICE OF LEASE
Description of the Premises

2072 Massachusetts Avenue, Cambridge, Massachusetts

A certain parcel of land with the buildings thereon situated in said Cambridge on the Southeasterly corner of Massachusetts Avenue and Walden Street, and more particularly bounded and described as follows:

NORTHWESTERLY:	By said Walden Street, one hundred and fifteen and 27/100 (115.27) feet more or less;
SOUTHWESTERLY:	By land of Ferguson, seventy-five and 22/100 (75.22) feet more or less;
SOUTHEASTERLY:	By land of Daniel O'Connell, one hundred and thirteen and 10/100 (113.10) feet more or less;
NORTHEASTERLY:	By said Massachusetts Avenue, seventy-five and 46/100 (75.46) feet more or less in two lines.

Containing eight thousand five hundred and fifteen (8515) square feet of land more or less.

Pacheco, Maria

From: Gabriela Cipriano <gabi.cipriano@yahoo.com>
Sent: Monday, November 30, 2020 8:38 PM
To: Pacheco, Maria; Clerk
Subject: BZA-017326-2020

Hello Board of Zoning Appeals,

My name is Gabi Cipriano and I live at 79 Allston St in Cambridge. I am asking you to support the development of affordable housing units at 2072 Massachusetts Ave, case number BZA-017326-2020.

I support this development in Cambridge because it will make Cambridge a more equitable city to live in and is one small step in the right direction to relieving our current housing shortage. The development can benefit others in a mix of ways; it can ease the burden of rent on current residents who are currently paying the market rate or allow new people to move to Cambridge who could not otherwise have afforded it. I think it would be a shame to deny people these benefits over the concern of parking - a reason which is likely overstated given that the apartment is within blocks of transit so it is unlikely that every new resident comes with their own car.

Regardless of how many cars are added to the nearby streets from this development, our first priority should be to allow more people to live, work, and thrive in our community since it can offer many benefits to an individual and, reciprocally, new residents would benefit our community in many ways including, but of course not limited to, increased foot traffic, participation in civic institutions, and spending at our local small businesses.

Thank you,

Gabi

Pacheco, Maria

From: Marilee Meyer <mbm0044@aol.com>
Sent: Thursday, December 10, 2020 4:49 PM
To: Pacheco, Maria
Subject: VOTE NO ON 2072 MASS AVE AS IT STANDS

Dear BZA Members,

I'm concerned about tonight's 2072 Mass Ave housing project and am interested in the shifting zoning sands,-- how the Mass Ave overlay and the Affordable Housing Overlay will affect the many variances and permits it needs.

I WOULD ALSO LIKE TO STATE THAT JUST BECAUSE PEOPLE HAVE QUESTIONS ABOUT THIS PROJECT- doesn't mean THEY ARE AGAINST 100% AFFORDABLE HOUSING. That binary argument included extensive name-calling
and didn't allow for thoughtful dialogue or tweaks of disparate elements.

I am familiar with the developers work and think their Frost Terrace is very successful only after public push-back against its wearhouse proportions and POTENTIAL demo of 2 historic houses. They lost a few units in favor of a better balance and context.

Mass Ave is basically a good location for development. But according to the AHO, it is only supposed to be 8 stories instead
of the newly proposed 9 stories (102 ft). Tonight's public agenda still has it listed at 8 stories which is misleading.

Given the lack of real setback, its density and location on a dangerous corner which is to include pick-up and drop-off-- this project needs more study. The number of variances and permits alone says it needs help.

The comparison blocks away is disingenuous. Number of elevators may be an issue.
THOUGH much needed, this building doesn't feel safe as it stands.
AND WITH THE FLEXIBILITY OF variances, why bother having regulations with a project like this.

thank you,

Marilee Meyer
10 Dana St #404
Cambridge, 02138
mbm0044@aol.com

Pacheco, Maria

From: Dan Smith <dansmith56@comcast.net>
Sent: Monday, December 14, 2020 10:05 PM
To: Pacheco, Maria; Daglian, Sisia; O'Grady, Sean; Singanayagam, Ranjit
Subject: FW: 2072 Mass Ave proposed development parking concerns BZA-017326-2020

RE: BZA-017326-2020 2072 MASS AVENUE

Hello,

Please find the email below regarding my parking and density concerns with the proposed 2072 Mass. Ave. development. I addressed this letter originally the Joseph Barr on 12/9/2020.

Thank you for considering this input.

Sincerely,

Daniel A. Smith
45 Regent Street

From: Dan Smith <dansmith56@comcast.net>
Sent: Wednesday, December 9, 2020 4:49 PM
To: 'jbarr@cambridgema.gov'
Cc: 'pbaxter@cambridgema.gov' <pbaxter@cambridgema.gov>; 'dcarlone@cambridgema.gov'; 'pnolan@cambridgema.gov'; 'mp_kennedy@hotmail.com'; 'mcarvello@cambridgema.gov'; 'lisap@cambridgema.gov'; 'bmckenna@cambridgema.gov'; 'ncasimir@cambridgema.gov'; 'susanfrankle@comcast.net'
Subject: 2072 Mass Ave proposed development parking concerns

Dear Mr. Barr;

At the December 1st Cambridge Planning Board meeting regarding 2072 Massachusetts Avenue you included in your comments (I paraphrase);

> *It's hard to say what the impact of the pandemic is on parking. A large percent of the available parking is vacant.*

I found it disconcerting that your professional opinion is; "hard to say". You seem to be saying you don't know, and yet went on to endorse the proposed development, a new 49 unit building with virtually no new parking provided. This in a context where parking is already a known concern. Endorsing this project in the absence of complete information gives short shrift to the concerns of neighbors with parking concerns.

The developers traffic study claimed to find ample available parking, but no parking or traffic study done during this time of Covid-19 can arcuately reflect the conditions that are typical for this area. It just can't – these are not normal times. I've lived on Regent Street for over 30 years. I can tell you categorically that the parking demand now is less than under normal non-Covid-19 conditions. At the height of the pandemic our street was a veritable ghost town – it's only now beginning to revert to more normal and more crowded conditions. The parking problem in our neighborhood is greatest during the evening when residents return from work and on weekends when local businesses (e.g.; yoga studio, gyms,

restaurants), are open. Many of these businesses are barely operating now. The streets are comparatively empty - despite what Traffic and Parking may guess the situation is.

While I support the aspirations of the 2072 project, I have great concerns about the density and parking impact. Density is not a problem in its own right – it is a problem when the infrastructure cannot support it. An additional 25 or so cars, by the developer's own estimate, will compete for already scarce parking spaces (along with St. James Place and Frost Terrace new to Porter Square and the 26-unit apartment building at 70-80 Porter Road currently undergoing renovation).

For a development project to be successful it must address all issues, not only some issues. The parking demand will inevitably have a negative impact on the surrounding neighborhood and residents unless addressed in the design of the building. The 2072 Mass. Ave. proposal ignores the concern of scarce parking in this neighborhood. If this project is permitted to go ahead as proposed, what happens a couple years from now when the project is complete and residents return home from work in the evenings and find no place to park? Does the city have a Plan B to optimize or develop and integrate the city owned lot adjacent to the proposed building site?

In my opinion, the current project design raises problems of density and parking in particular. It should not be approved without a credible parking study followed by a reasonable response to the anticipated increased demand on parking as it impacts the local neighborhood.

Sincerely,

Daniel A. Smith
45 Regent Street

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2020 DEC 14 PM 2:44
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-017326-2020. -Comprehensive permit

Address: 2072 Mass Avenue.

□ *Owner,* □ *Petitioner, or* □ *Representative:* Sean Hope,
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The □ *Owner,* □ *Petitioner, or* □ *Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.*

Date: 12/14/20

Sean Hope
Signature

Pacheco, Maria

From: Baden, Howard P.,M.D. <HBADEN@mgh.harvard.edu>
Sent: Monday, December 21, 2020 2:24 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.

Howard Baden

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Mass General Brigham Compliance HelpLine at http://www.massgeneralbrigham.org/complianceline . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

Pacheco, Maria

From: Charles Wyzanski <wyzanski@gmail.com>
Sent: Monday, December 21, 2020 1:14 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the ZBA and All Others Concerned:

I attended the ZBA Zoom hearing on December 10, 2020. I would have liked to put in my two cents worth but that, and much more, had already been deposited!

I was gratified when those ZBA members present ultimately decided to postpone any decision. While Marjorie Decker and others had tried to suggest that those who were questioning the building proposal were somehow opposed to affordable housing, that certainly was not the case. Rather, as repeatedly stated, the proposed nine-story building would be jarringly out of scale with what exists in the neighborhood and would only be used to set a precedent for more of the same.

Marjorie Decker is obviously correct in saying that "every (affordable housing) unit matters." But that does not begin to explain why affordable housing need not be in harmony with the neighborhood. After all, even public housing in Cambridge manages to achieve that much.

Yes, however reluctantly, Sean Hope will have to go back to the developer and maybe his investors, as well, to determine if a sufficient profit can still be made if the building were limited to six stories. If not, perhaps another developer could be found and, failing that, the City Council should no longer delegate the problem to developers and the ZBA but devote the time and public resources necessary to make it happen.

Very truly yours,
Charles M. Wyzanski

75 Francis Avenue
Cambridge, MA 02138-1911
617-999-2103 (cell)
617-876-1983 (home)
617-547-7890 (fax)

Pacheco, Maria

From: Helle Alpert <helle.alpert@gmail.com>
Sent: Monday, December 21, 2020 10:39 AM
To: Pacheco, Maria
Subject: Zoning

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear. We need to preserve the character of Cambridge.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.

Pacheco, Maria

From: Eva Alpert <bevalasvegas@gmail.com>
Sent: Monday, December 21, 2020 11:02 AM
To: Pacheco, Maria
Subject: 9 stories no way

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 4 story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 2-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.
Eva Alpert, 28 Regent Cambridge, MA 02130

Sent from my iPhone

Pacheco, Maria

From: Smith, Joanna Handlin <jfhsmith@fas.harvard.edu>
Sent: Monday, December 21, 2020 10:53 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave

To the Board of Zoning Appeal:

I oppose the current proposed development at 2072 Mass Ave.

The size of the building and lack of setbacks will add more congestion to an intersection that is already dangerous. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Having experienced how much traffic through that and the Porter Square intersections has deteriorated over the past thirty years, I think a traffic impact study should be conducted.

I hope to attend the January 7 hearing to voice my concerns.

Joanna Handlin Smith
1010 Memorial Drive, 16A
Cambridge, MA 02138-4858
617-491-6217

Pacheco, Maria

From: Singanayagam, Ranjit
Sent: Monday, December 21, 2020 10:51 AM
To: Pacheco, Maria
Subject: FW: Petition from 290 Cambridge residents
Attachments: 2072 Mass Ave Safety Petition Signed_290.pdf

From: Seymour Kellerman <seymourkellerman@gmail.com>
Sent: Monday, December 21, 2020 10:39 AM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Petition from 290 Cambridge residents

Commissioner Singanayagam,

Please read the attached petition, signed by 290 Cambridge residents (and counting).

As a homeowner and taxpayer who lives a block away from the proposed 2072 Mass Ave building, I ask you to:

- Visit the corner of Mass Ave and Walden St and visualize 49 units and 200 people crammed into an oversized building on this tiny site, at a dangerous intersection.
- Speak to the senior residents of the abutting affordable housing at 2050 Mass Ave and hear their concerns.
- At the Jan. 7 BZA meeting, **advocate for further study of the safety and size of the proposed project.**

I know you advocate affordable housing, as do I. We should also care about **current** affordable housing residents such as those at 2050 Mass Ave.

Sincerely,
Seymour Kellerman, for North Walden Neighbors
21 Cogswell Ave

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeals:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Hillary Abbey	42 Cogswell Ave #3, Cambridge 02140	12/20/20
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Carol Anastasi	70 Mt. Vernon St, Cambridge 02140	12/8/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Laura C Arena	11 Sacramento St 3rd fl, Cambridge 02138	12/8/20
John Armstrong	36 Orchard Street, Cambridge 02140	12/18/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Howard Baden, MD	1010 Memorial Dr 4G, Cambridge 02138	12/19/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Janet Barker	59 Regent St, Cambridge 02140	12/21/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Robert Beerman	16 Newman St, Cambridge 02140	12/7/20
Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Marina Blaisdell	16 Cogswell Ave, Cambridge 02140	12/20/20

Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
Suzanne Blier	6 Fuller Place, Cambridge 02138	12/9/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20
Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	2050 Mass Ave #307, Cambridge 02140	11/30/20
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20
Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Lorraine M. Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Patrick Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Susan M. Carter	41 Holden St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20

Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20
Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20
Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20
Richard Curran	175 Richdale Ave, Cambridge 02140	12/19/20
Kellie DeJon	46 Sargent St, Cambridge 02140	12/7/20
Dewey Dellay	9 King St, Cambridge 02140	12/3/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Lianna Doan	35 Walden St. #1C, Cambridge 02140	12/8/20
Una Doherty	16 Walden St #3, Cambridge 02140	12/18/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20

Jean C. Evans	142 Garden St, Cambridge 02138	12/7/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20
Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20
Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	Harvard Medical School	12/4/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20
Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsy Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20

Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Peter Glick	6 Donnell St, Cambridge 02138	12/9/20
Ellen Glisker	56 Porter Rd, Cambridge 02140	12/18/20
Merav Gold	7 Shady Hill Square, Cambridge 02138	11/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20
Lesli Gordon	63 Mt. Vernon St #2, Cambridge 02140	12/8/20
Lydia Gralia	19 Beech St, Cambridge 02140	12/10/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Nenad Grubor	35 Walden St, Cambridge 02140	12/8/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Thomas Hayes	39 Walden St, Cambridge 02140	12/9/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20

Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20
Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Judy Hikes	52 Creighton St, Cambridge 02140	12/14/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Ali Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Dac Hoang Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Miriam Isoun	57 Creighton St, Cambridge 02140	12/8/20
Diana Jelescu	8 Cypress St, Cambridge 02140	12/10/20
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20
Margit Hammerstrom	42 Cogswell Ave #6, Cambridge 02140	12/20/20
Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20

Marybeth Joyce	5 Arlington St B1, Cambridge 02140	12/13/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20
Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20
Sarah Krieger	71 Avon Hill St Cambridge 02140	12/8/20
Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Ali Laurens	9 Washington Ave #4, Cambridge 02140	12/14/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Christina Leshock	16 Newman St, Cambridge 02140	12/7/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20

Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
Ayala Livny	20 Norris St #2, Cambridge 02140	12/10/20
Ruth Loetterle	29 Cogswell Ave, Cambridge 02140	12/18/20
Christopher Mackin	48 JFK St #2, Cambridge 02138	12/9/20
John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St #400, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20
Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
Lisa McManus	17 Creighton St, Cambridge 02140	12/14/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Babette Meyer	8 Newport Rd #7, Cambridge 02140	12/9/20
Marilee Meyer	10 Dana St #404, Cambridge 02138	12/9/2

Debra Mills	39 Cogswell Ave, Cambridge 02140	12/20/20
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Aimee Moreno	125 Garden St, Cambridge 02138	12/10/20
Tony Moreno	125 Garden St, Cambridge 02138	12/10/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Audra Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Kara Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
Evan Nelson	35 Walden Street #3A, Cambridge 02138	12/8/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20
Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20

Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Roberta Pasternack	10 Chester St, Cambridge 02140	12/7/20
Anita Patterson	14 Hilliard St, Cambridge 02138	12/9/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave, Cambridge 02140	11/28/20
Hugh Phillips	35 Walden St #22, Cambridge 02140	12/8/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20
Rebecca Rohr	72 Walden St #3, Cambridge 02140	12/19/20
Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20

Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Doug Safran	35 Walden St. #1C, Cambridge 02140	12/8/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20
Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Gefen Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Nancy Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Johana Handlin Smith	1010 Memorial Dr 16A, Cambridge 02138	12/18/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20
Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20

Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Barbara Sokol	35 Walden St #2C, Cambridge 02140	12/8/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Caroline Stowell	49 Cedar St #1, Cambridge 02140	12/10/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20
Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Ami Teruya	35 Walden St #34, Cambridge 02140	12/8/20
Eva Thibodeaux	126 Richdale Ave, Cambridge 02140	12/18/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20
Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20

Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Anne Warner	21 Grozier Rd, Cambridge 02138	12/7/20
Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Nicola Williams	8 Brewer St, Cambridge 02138	12/9/20
James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Robert Woodward	48 Russell St #1, Cambridge 02140	12/13/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20
Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20

Jonathan Yu Chi Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Linda Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Timothy Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Electronic and printed signatures are available on request.

Pacheco, Maria

From: Audra Murphy <audra.murphy93@gmail.com>
Sent: Monday, December 21, 2020 9:57 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.
Audra Murphy

Pacheco, Maria

From: Hanna <hannaegerman@gmail.com>
Sent: Monday, November 30, 2020 10:44 PM
To: Pacheco, Maria
Subject: Writing in support of BZA-017326-2020

Hello,

I'm writing to voice my support for case #BZA-017326-2020 to support affordable housing. I live a couple blocks down from the proposed site, and would be delighted to have this building in my neighborhood. With housing so expensive in this area, it's important to me that everyone has somewhere they can afford to live, and this building will provide units toward that goal. I'm also glad to see that there are units for families with children and that this site will help families with kids remain in their community. Further, the designs look beautiful, and the designers took care to ensure that it is harmonious with the streetscape and human-scale. It certainly seems like it will be nicer to walk by than the empty parking lot currently on half of the site. I was also very excited to read about the environmental considerations--like the passive house standards, green roof, and solar panels--and how efficient this building will be. I'm always proud to live in a such a forward thinking city where we have buildings like this. In summary, I support BZA-017326-2020.

Thank you for your time,
Hanna

Hanna German
4 Beech St #3
Cambridge, MA

Pacheco, Maria

From: Hillary Abbey <hillary.r.abbey@gmail.com>
Sent: Monday, December 21, 2020 9:54 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.
Hillary Abbey
42 Cogswell Ave, Cambridge, MA 02140

Pacheco, Maria

From: Cathy Korsgren <cathykorsgren@gmail.com>
Sent: Monday, December 21, 2020 9:30 AM
To: Pacheco, Maria
Subject: Case no. BZA-017326-2020. 2072 Mass.Ave.

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Thank You,

Cathy Korsgren
10 Hollis St.
Cambridge, MA 02140

Pacheco, Maria

From: Andy Zucker <andyzucker@gmail.com>
Sent: Friday, December 18, 2020 2:19 PM
To: City Council
Cc: Clerk; City Manager; Pacheco, Maria
Subject: Proposed new building at Porter Square

Dear City Council members:

Yesterday the Cambridge Chronicle published an op-ed by Councillors Siddiqui, Mallon, McGovern and Simmons, "Proposed affordable housing project in Porter Square should be applauded." These councillors object to the BZA's decision not to waive restrictions on height and parking for the proposed 90-foot building.

It seems clear that reasonable people can and do disagree about waiving these restrictions. I happen to agree with the BZA decision. That does not make me a demon.

The op-ed uses misleading arguments to make its case, noting that "since its inception, zoning has been used as a tool of exclusion, and of privilege." I'm sure that is true.

It is also true that zoning is used for many other reasons, including health, safety, welfare, beautification, and such practical matters as planning transportation, parks, and other features of urban living. The way the op-ed is written suggests (a) zoning is bad (because it promotes exclusion) and (b) anyone who thinks the same way as the BZA has no regard for low-income families (because making the building conform to code would be "unconscionable").

I wish I were surprised at these deceptive and damaging lines of argument, but I am not, because I've seen this before from some of the same councillors. Rather than build bridges among constituents during a time of unprecedented political polarization, these councillors demonize those who hold a different point of view. That is a shame. Cambridge deserves better. Unfortunately, we probably won't have it better until our political leaders start respecting reasonable people with other points of view.

Andy Zucker
35 Winslow Street
Cambridge, MA 02138

Pacheco, Maria

From: Tom Brewitt <tom.brewitt@yahoo.com>
Sent: Monday, December 21, 2020 8:08 AM
To: Pacheco, Maria
Subject: 2070 Mass Ave building proposal

Hello,

I oppose the proposed new affordable housing building at 2070 Mass Ave.

I am all for affordable housing, but feel this is a very bad location for such a building.

I live on Mead St. and experience the regular traffic backups at that corner coming down from the Walden St bridge and foresee even bigger traffic problems should such a building be put there.

I'm also fearful for the elderly directly adjacent to the lot.

Please consider moving the project to a safer location.

Thank you,

Tom Brewitt

Pacheco, Maria

From: Young Kim <ycknorris@gmail.com>
Sent: Friday, December 18, 2020 6:34 AM
To: Siddiqui, Sumbul; Mallon, Alanna; McGovern, Marc; Simmons, Denise
Cc: City Clerk; Carlone, Dennis; Sobrinho-Wheeler, Jivan; Nolan, Patricia; Zondervan, Quinton; Toomey, Tim; DePasquale, Louie; Singanayagam, Ranjit; Farooq, Iram; Pacheco, Maria; Paden, Liza; Jason Korb; Sean Hope
Subject: Your OP-ED: Proposed affordable housing project in Porter Square should be applauded
Attachments: Alternate 2072 Mass Ave Plan.pdf

Dear Mayor Siddiqui, Vice-Mayor Mallona and Councilors McGovern and Simmons,

Thank you for your impassioned Op-Ed dated 12/17/2020 in Cambridge Chronicle on behalf of those in need of affordable housing. I can't agree with more on the critical need for affordable housing but at what cost? At any cost? Please permit me to plead with you for a balanced development at the very dangerous intersection of 2072 Mass Ave and Walden Street on behalf of other vulnerable residents in that neighborhood with few specific statements from your Op-Ed. Please consider more holistic approach in the attached below and let's all work together to make that corner a vibrant anchor of the residential and retail community.
Thank you for your consideration.

"The Planning Board approved the project unanimously, where it then went to the BZA for zoning relief. For the project to be viable, the builders applied for zoning relief for additional height up to 90 feet and a waiver of onsite parking." - The initial design that was submitted in the original application (with 8 Stories/ ~ 89'-8" plan, pg 2 of BZA agenda file at https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/bzadocuments/2072massavebza0173262020.pdf (agenda file)) was modified with supplemental material that changed the height to " **9 Stories ~102'**/6 Stories ~69'-6" (j)" (pg. 53 of agenda file)

"Collectively, we've worked with so many families to find emergency housing who have been living with relatives or friends or constantly being on the edge of being evicted or kicked out. Many others have lived in crowded homeless and family shelters, and congregate housing. These are precisely the residents at most risk for COVID-19, since they do not have access to safe, affordable housing where they can isolate" -. Only "8 UNITS AT OR BELOW 30% AMI". (pg. 2 agenda file); these are the ones who truly need emergency housing. To serve these populations, why not make all 49 units at or below 30% AMI?

""removing 14 units is a sacrifice..." who is making said sacrifice? It certainly cannot be members of the BZA," - How about the elderly and disabled residents at Russell Apartment next door whose quality of life would be severely impacted? They matter too. How many units are you willing to sacrifice for the sake of these vulnerable residents who must endure the hardship during the construction (most of these residents do not have air conditioning and must keep their windows closed during the hot summer months to keep the noise and dust out) and after the new residents move in (traffic, noise, loss of privacy)? Where are the mitigation plans?

These are REAL people, people we've gotten to know, love, and care for as friends and valued members of our community. These residents are not abstract, and their future should not be callously discussed and dismissed. - But the elderly and disabled residents at Russell Apartment next door are "REAL people" too. I beg you to talk to them in COVID-19 safe way (most of them do not have the technology for virtual meeting) and get to "know, love, and care for as friends and valued members of our community."

We need to define the "character of our neighborhoods" as the residents who live in the buildings, and not the buildings themselves. - Yes, but also the residents who live in the nearby residential buildings including the residents of Russell Apartment. They must all be considered as a community.

Respectfully,
Young Kim
17 Norris Street

Proposed Alternate Option
2072 Mass Ave

Young Kim

17 Norris Street

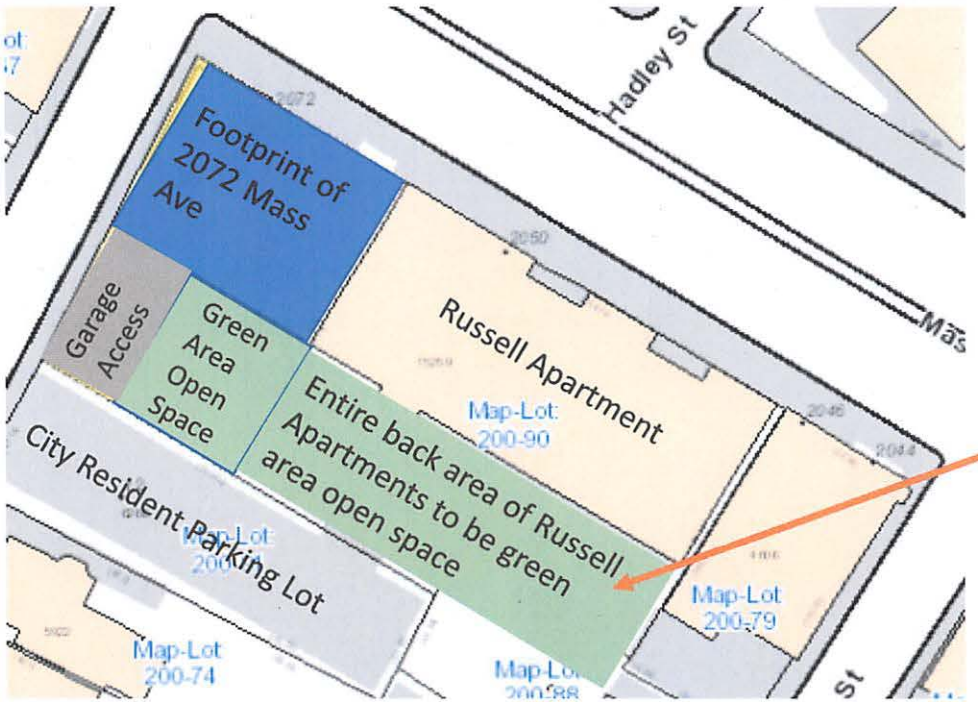
Alternate Option – Holistic Approach

- Stakeholders
  - CC HRE 2072 Mass Ave Tenant (J. Korb, S. Hope)
  - Cambridge Housing Authority (M. Johnston)
  - Housing Division of Community Development Department (C. Carter)
  - Traffic, Parking & Transportation Department (J. Barr)
  - Cambridge Affordable Housing Trust (L. DePasquale, C. Cotter)
- It is not just 2072 Mass Ave development
- Consider it as a Mass Ave/Walden Street Neighborhood Revitalization Project
  - 2050 Mass Ave Russell Apartments
  - 2072 Mass Ave Proposed 100% Affordable Housing
  - 12 Walden St City Resident Parking Lot (owned by CDD)
- Each stakeholder to give up something for the good of remaking this corner a vibrant & safe community
- All to consider ways to compensate for any financial loss

2072 Mass Ave / Russell Apt Considerations

- Hold brainstorming session with all stakeholders as a pre-design Community Outreach
- CC HRE to build on 2072 Mass Ave as an extension of Russell Apartments
  - Same depth and height as Russell Apt
- Relocate Senior Center to Mass Ave/Walden corner
  - Replaces proposed 2072 Mass Ave retail space
  - Reduces foot traffic in front of Russell Apartment
  - Same financial arrangements as with CHA
  - CHA can use the vacated space for ground level accessible housing units
- Common open area green space
  - Rear of 2072 Mass Ave, apprx 40% of the lot, 3400 sq. ft.; split between garage access & green space
  - Existing Russell Apartments open area & parking lot
- Common parking lot for both developments that is safer for all residents and the neighborhood
  - Underground; multi-level automated parking system (ex: https://cityliftparking.com/ courtesy of Jason)
  - Double door (on opposite sides) elevator(s) access instead of ramp
  - Access to the elevator(s) to be worked out
  - Entry/Egress turnaround in the basement garage

Alternate Site Plan



Parking and open space can remain unchanged if residents feel more comfortable with old configuration

Mitigation Plans

- Find alternate property for CC HRE to develop to make up for the lost financial opportunities of 2072 Mass Ave.
  - Existing CHA development that can be redeveloped similar to Port Landing
    - Essentially a land swap to benefit everyone
  - City owned property
  - New Acquisition
- Congestion Mitigation
  - Do Not Block box on eastbound Walden Street at entrance to 2072 Mass Ave
  - Redesign Resident Parking Lot entrance to be able to share Do Not Block box
  - Right or Left turn out of 2072 Mass Ave and parking lot depending on time of day
  - Designate couple of parking space in the Resident Parking Lot for delivery
  - Passenger car pick-up/drop-off to use underground garage

Pacheco, Maria

From: Jero Nesson <jero.nesson@gmail.com>
Sent: Monday, December 21, 2020 8:41 AM
To: Pacheco, Maria
Subject: Proposed 2072 Mass. Ave. Project

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Thank you.

Pacheco, Maria

From: Roberta Pasternack <rodi9254@gmail.com>
Sent: Monday, December 21, 2020 8:59 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASENo. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Thank you.
Roberta Pasternack
10 Chester Street
Cambridge,02140

--
Roberta Pasternack
617-851-2895

Pacheco, Maria

From: Merry White <corkela2@gmail.com>
Sent: Monday, December 21, 2020 7:49 PM
To: Pacheco, Maria
Subject: To the Zoning Board, on 2072 Mass. Ave.

To the Board of Zoning Appeal

Thank you for your continuing consideration on this matter.

I was dismayed to read the recently published Op Ed by Mayor Sumbul Siddiqui and others regarding a proposed affordable housing development in North Cambridge.

I live a block and a half from the proposed site, and have been actively involved in neighborhood discussions on this topic both in person (aka over zoom) and in social media. The discussions regarding the proposed building at 2072 Massachusetts Avenue have been strikingly heated, escalating in this Op-Ed piece and strident voices on various social media and in neighborhood discussion groups. The lines are drawn and the noisy rhetoric of some City officials appears to have lost any connection to the actual people who would be involved, indeed, whose lives will be seriously influenced. Ideology and selected (and often irrelevant) examples of "victims" are used in place of practical, humane and respectful reasoning.

Some of us have wrongly been characterized as "the enemy."

I want there to be respect: it is a value we espouse, all of us. Instead, there's hypocrisy ("affordable housing" begins to stand for much more than a nuanced view of its complexities: it looks like a sacred object on a civic altar, instead of something that is indeed very much needed but must also serve the needs both of its residents and its neighborhoods.) In the case of 2072 Massachusetts Avenue, you have at the very least three constituencies to respect: the tenants of the building of course; the vulnerable elderly and disabled residents only a few feet away who already feel left out of the discussion; and the wider neighborhood which wants to welcome the new neighbors but has also experienced no genuine communication and conversation about the proposed out-of-scale building, on a relatively small site, at a dangerous, congested intersection. It should be noted that the density of this development (as measured by FAR) is three times the average of the other affordable housing units that are located within ½ mile of Porter Square. In addition, the building as proposed will tower at 102 feet over the abutting Russell Apartments (at 57.6 feet), and loom over Henderson Carriage Building (at 68 feet) – not to mention casting its shadow over the neighboring 12-13 foot building across Walden.

We too are talking to many people: city officials, journalists, experts on zoning law and above all, the growing number of neighbors wanting to be heard, and signing on to be counted. These people are not "elitists" or NIMBYs. We find the easy slurs doled out by the defenders of the project insulting and they end discussion rather than engaging in possibly productive talk, talk which could lead to a useful and liveable solution – and a more liveable and safer streetscape.

I've lived in Cambridge since 1953. I love Cambridge for a whole slew of reasons and I have walked, biked and roller-skated (well, not recently) almost every block of our City from elementary school on. And I will fight to make it better: I don't oppose affordable housing – I want to improve it.

What do I want in this case? A building that is set back, offering a better "built environment" – a building that is at the most six stories on Mass. Ave and three to the rear, a building that doesn't heavily shadow Russell Apartments and impose itself on the privacy and comfort of the neighboring community of seniors. Above all, I want it to be part of the neighborhood, created in cooperation and consultation. Tell me what I can do to help.

We can do this, Cambridge!

Merry White
6 Cypress St
Cambridge 02140

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Mark: Gaffey **Date:** 12/21/2020
(Print)

Address: 2072 Mass Ave

Case No. BZA-017326-2020

Hearing Date: 1/7/21

Thank you,
Bza Members

Pacheco, Maria

From: Jean Leventhal <jean.leventhal@gmail.com>
Sent: Monday, December 21, 2020 5:26 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:

As a resident of Cambridge, I strongly oppose the current proposed development at 2072 Mass Avenue for affordable housing.

I am very concerned about the size of the project, the lack of appropriate setbacks, and its location at a dangerous, congested intersection. I am also concerned about the well-being and safety of the seniors and people with disabilities who reside at Russell Apartments and are direct abutters to the proposed building.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building facing Massachusetts Avenue that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear, where it intersects with a neighborhood of mostly two- and three-story buildings.

I plan to attend the January 7 hearing to voice my concerns. Cambridge should be building affordable housing, but it must not lose its character in the attempt to be sensitive to the needs of its citizens.

Thank you.

Jean H. Leventhal
25 Vassal Lane, Unit 2
Cambridge, MA 02138

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

December 3, 2020

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments
2072 Massachusetts Avenue, Cambridge, MA

Dear Board of Zoning Appeal Members:

Pursuant to 760 CMR 56.04, we are submitting revised materials for the 2072 Mass Ave Comprehensive Permit Application. While the design has changed, the unit mix has not. The project continues to include 71% two (2) and three (3) bedroom apartment homes for families as indicated in the following table.

1BR	**2BR**	**3BR**	**Total**
14	21	14	49
29%	42%	29%	71% Family

The project's design changes are enumerated below and incorporate significant feedback from the site's direct abutters, the neighborhood and the City of Cambridge's urban design, traffic, and community development staff.

1. Increased height of the "floating cube" along Mass Ave. from eight (8) stories to nine (9) stories to concentrate the building's height fronting along Mass Ave.;

2. Lowered height of rear residential volume from eight (8) stories to six (6) stories to step down the building facing the residential neighborhood; and,

3. Added active landscaped terrace on the 6th floor roof for resident use (~1,850 SF).

As indicated above, the most significant change is in the building's massing. After discussions and further review with the City of Cambridge's urban design staff and abutters on Walden Street, the design was modified to increase the height along Mass Ave. by one (1) story (from 8 to 9 stories) and to decrease the height of the rear residential anchor by two (2) stories (from 8 to 6 stories). This results in the building stepping down to the neighborhood and rising up at the major urban street.

A landscaped terrace is now included at the residential anchor's sixth floor roof, which will support a flexible outdoor space that may safely accommodate raised gardens, native plantings, and unique programming opportunities for residents. These changes are shown throughout the architectural drawings, but best seen in the rendering sheets A-305 to A-310, elevation sheets A-300 to A-304 and plan sheets A-107 to A-110.

The widening of Walden Street, which was included in the original BZA application, requires the proposal to provide an easement to the City of Cambridge over a portion of the 2072 Mass Ave land to be utilized as a public sidewalk. The metes and bounds of the easement cannot be finalized until the building is constructed. Therefore, if this application is approved, we respectfully request the following condition be added to any BZA Decision:

> Prior to the issuance of the Project's final certificate of occupancy, the Applicant shall record a pedestrian easement along Walden Street from the Applicant and Owner in favor of the City of Cambridge, the location of which is generally as indicated on C-101 Proposed Easement Plan dated November 10, 2020 by Nitsch Engineering. The easement shall be approved by the Department of Public Works staff, which approval shall not be unreasonably withheld, conditioned or delayed, and shall not require additional approvals by this Board.

The following plans and materials dated December 3, 2020 (unless otherwise noted) reflecting these changes are included herein. These plans and materials replace (or supplement where applicable) the plans and materials submitted on November 10, 2020.

1. **Plans**
   Cover Page, G-100, G-101, EC (10/5/20), C-100 (11/9/20), C-101 (11/9/20), A-100, A-101, A-102, A-107, A-108, A-109, A-110, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-400, A-401, A-402

2. **Dimensional Information dated November 24, 2020**

3. **List of Requested Exemptions/Waivers from the Applicable City of Cambridge Ordinances and Regulations**

4. **Shadow Studies**

5. **Recorded Notice of Ground Lease dated November 9, 2020 (recorded November 16, 2020)**

The community process has been robust and responsive to neighborhood feedback and concerns. The development team has met with the following direct abutters multiple times: the Cambridge Housing Authority (2050 Mass Ave/Russell Apartments), The Davis Companies (2067 Mass Ave/Henderson Carriage), and the 5 Walden Street Condominium. There have also been two large virtual community meetings, two virtual meetings with the Porter Square Neighbors Association, an upcoming meeting with the North Cambridge Stabilization Committee, a virtual meeting with neighbors on Creighton Street, and multiple email and phone communications with neighborhood residents. The project also has an active website (www.2072massaveapts.com) that includes all current materials, FAQ's and a comment forum for residents to comment on the project. A copy of the website FAQ's and comment forum are included herein for your reference. Finally, the development team has engaged with the residents of 2050 Mass Ave (Russell Apartments) by working with CHA management to place presentation boards (the original proposal and then later the revised proposal) in the lobby. Recognizing that many Russell residents are elderly, COVID-19 is a major concern, and do not have internet access, the development team placed in the lobby comment cards and copies of a memo with color renderings attached so that residents could view the proposal in the safety of their apartment home.

We believe the changes outlined in these supplemental materials are extremely positive and respond to feedback from various stakeholders. We look forward to presenting these plans to you at our December 10th hearing. Please contact Sean Hope at (617) 953-8369 if you have any comments.

Sincerely,

Jason Korb
managing member of managing member

Sean D. Hope
managing member of managing member

Enclosures

Cc: Louis A. DePasquale, City Manager, City of Cambridge
City of Cambridge Community Development Department

2072 MASS AVE

2072 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

COMPREHENSIVE PERMIT REVISIONS

DECEMBER 3, 2020

CC HRE 2072 MASS AVE TENANT LLC
OWNER

C/O CAPSTONE COMMUNITIES LLC
1087 BEACON ST, SUITE 302
NEWTON CENTRE, MA 02459

C/O HOPE REAL ESTATE ENTERPRISES LLC
907 MASSACHUSETTS AVE, SUITE 300
CAMBRIDGE, MA 02139

BRUNER/COTT ARCHITECTS
ARCHITECT

225 FRIEND ST, SUITE 701
BOSTON, MA 02114

NITSCH ENGINEERING INC.
CIVIL ENGINEER

2 CENTER PLAZA, #430
BOSTON, MA 02108

PETERSEN ENGINEERING INC.
MEP/FP ENGINEER

127 PARROTT AVE
PORTSMOUTH, NH 03801

L.A. FUESS PARTNERS
STRUCTURAL ENGINEER

211 CONGRESS ST, SUITE 810
BOSTON, MA 02110

LEMON BROOKE LLC
LANDSCAPE ARCHITECT

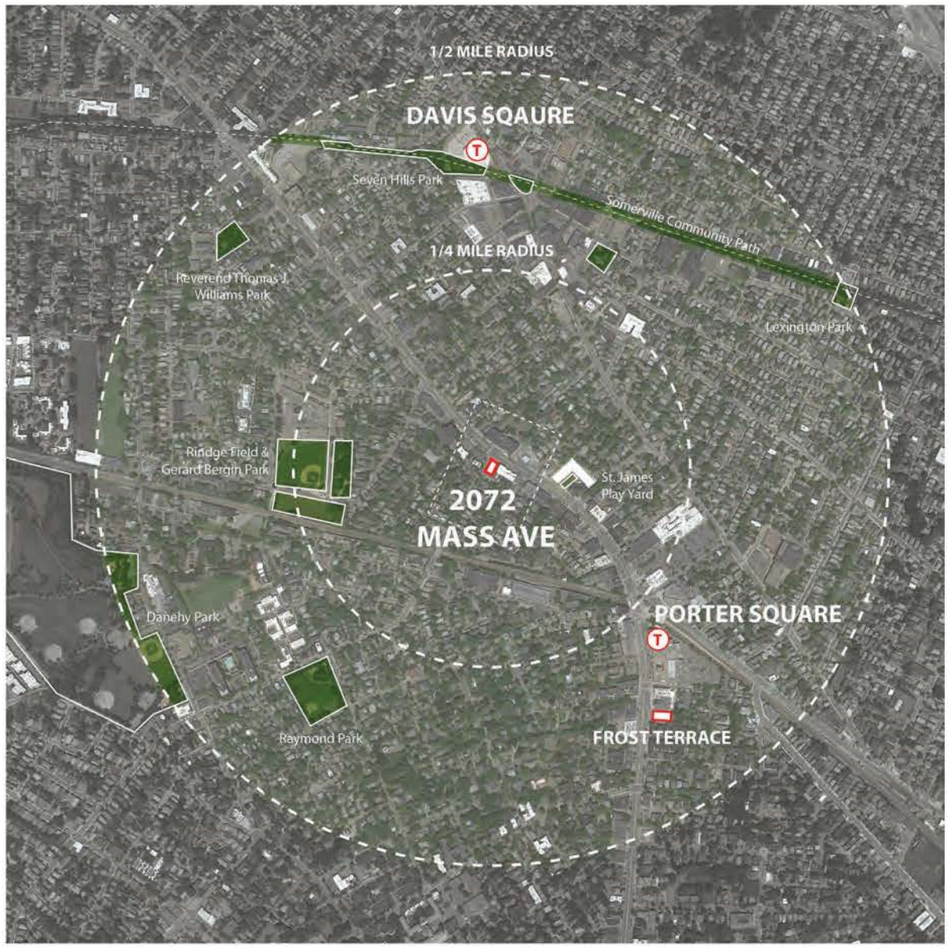
56 D WINTHROP ST
CONCORD, MA 01742

NEW ECOLOGY INC
SUSTAINABILITY CONSULTANT

15 COURT SQ, SUITE 420
BOSTON, MA 02108

CODE RED CONSULTANTS LLC
CODE CONSULTANT

154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772



NEIGHBORHOOD MAP

SITE PLAN

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	DECEMBER 3, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

NEIGHBORHOOD MAP/ SITE PLAN

G-100

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DRAWING LIST

GENERAL

G-100	NEIGHBORHOOD MAP/ SITE PLAN
G-101	DRAWING LIST, UNIT MATRIX, ZONING SUMMARY
EC	EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

CIVIL

C-100	CIVIL SITE UTILITY AND LAYOUT PLAN
C-101	PROPOSED EASEMENT PLAN

ARCHITECTURAL

A-100	BASEMENT FLOOR PLAN
A-101	FIRST FLOOR PLAN
A-102	TYPICAL FLOOR PLAN (FLRS 2-6)
A-107	FLOOR PLAN - FLR 7 & TERRACE
A-108	FLOOR PLAN - FLR 8
A-109	FLOOR PLAN - FLR 9
A-110	ROOF PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-304	EXTERIOR ELEVATIONS
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES
A-400	STREET SECTIONS
A-401	BUILDING SECTION
A-402	BUILDING SECTION

2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA
BUILDING TABULATIONS
PREPARED BY BRUNER/COTT ARCHITECTS

SITE AND BUILDING

BUILDING GROSS FLOOR AREA (GFA) (PER ZONING)

BASEMENT	Excluded
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,386
EIGHTH FLOOR	5,530
NINTH FLOOR	5,530
TOTAL GFA	**60,751**

BUILDING GROSS SQUARE FOOTAGE (GSF)

BASEMENT	5,465
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,386
EIGHTH FLOOR	5,530
NINTH FLOOR	5,530
TOTAL GSF	**66,216**

TOTAL PARCEL SIZE (SF)	8,515
FAR	7.13
PARKING RATIO (EXCLUDES DROP-OFF/PICK-UP)	6%
LONG TERM BIKE PARKING RATIO	104%
OPEN SPACE	22%
CONSTRUCTION TYPE *	Type IA construction (2-story podium, basement and first floor), Type IIA construction (above podium, second to ninth floors)

* Alternative option of seeking a variance to permit the use of the new construction type classifications found in the 2021 IBC and classifying the tower as Type IV-B

PARKING

	HC	TOTAL *	HC UNIT : SPACE RATIO
COVERED PARKING	3	3	1:1

* Commercial parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

* Two (2) pick-up/drop-off spaces will also be provided

	LONG-TERM	TANDEM	SHORT-TERM	TOTAL
BIKE PARKING	48	3	0*	51

* Project team is seeking alternative public contribution option of satisfying short-term bike parking requirements per Article 6.104.2 (b)

UNIT MIX

	STUDIO	1 BR	2 BR	3 BR	TOTAL
SECOND FLOOR	0	2	3	2	7
THIRD FLOOR	0	2	3	2	7
FOURTH FLOOR	0	2	3	2	7
FIFTH FLOOR	0	2	3	2	7
SIXTH FLOOR	0	2	3	2	7
SEVENTH FLOOR	0	2	2	1	5
EIGHTH FLOOR	0	2	2	1	5
NINTH FLOOR	0	0	2	2	4
TOTAL	**0**	**14**	**21**	**14**	**49**

% PER UNIT TYPE	0%	29%	42%	29%
% 2 AND 3 BR COMBINED	71%			

	STUDIO	1 BR	2 BR	3 BR	TOTAL
TOTAL NUMBER OF BEDROOMS	0	14	42	42	98

UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)	UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)
UNIT X01 *	1 BR	569	UNIT 701/801	1 BR	569
UNIT X02 *	1 BR	681	UNIT 702/802	1 BR	681
UNIT X03 *	3 BR	1144	UNIT 703/803	3 BR	1144
UNIT X04 *	2 BR	800	UNIT 704/804	2 BR	800
UNIT X05 *	2 BR	850	UNIT 705/805	2 BR	823
UNIT X06 *	3 BR	1031	UNIT 901	3 BR	1130
UNIT X07 *	2 BR	823	UNIT 902	3 BR	1249
* For second through sixth floors			UNIT 903	2 BR	823

UNIT TYPE	AVERAGE AREA (SF)
STUDIO	N/A
1 BR	625
2 BR	821
3 BR	1110

201120 - 2072 Mass Ave_Building Tabulation Form

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Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	DECEMBER 3, 2020
Scale	
Project Number	20.001
Drawn By	Author

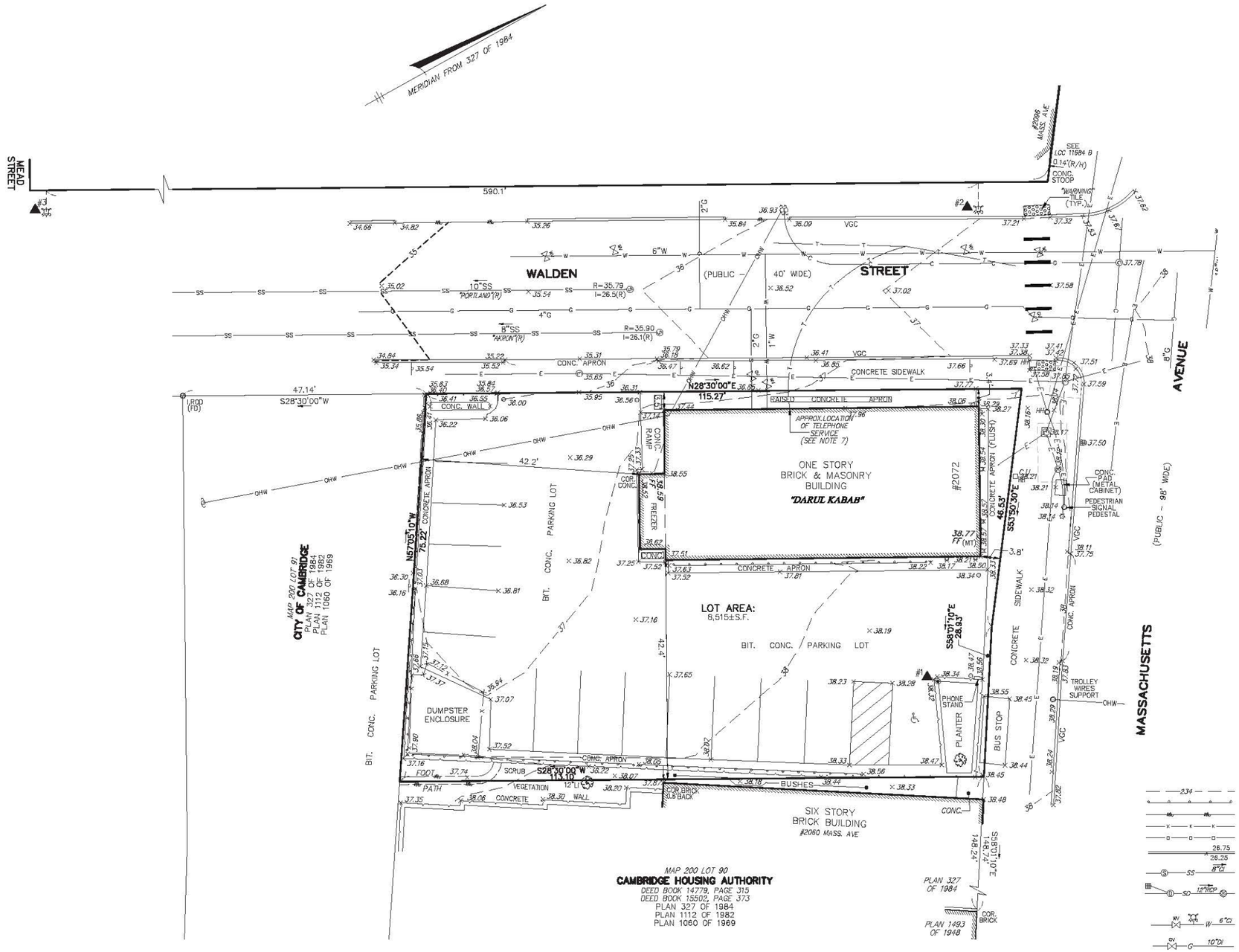
2072 MASS AVE

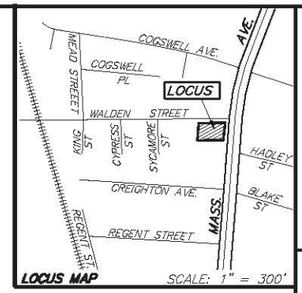
2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

DRAWING LIST, UNIT MATRIX, ZONING SUMMARY

G-101





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.

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

LEGEND

234	SURFACE CONTOUR
GR	METAL GUARDRAIL
EOP	EDGE OF PAVEMENT
X X X	CHAIN LINK FENCE
WF	WOOD FENCE
26.75 / 26.25	CURB WITH TOP AND BOTTOM CURB ELEVATION
SS 8"CI	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
SD 12"RCP	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
W 6"CI	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
G 10"DI	GAS MAIN WITH SIZE & GATE VALVE
OHW	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
E	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
C	CABLE TV MANHOLE & UNDERGROUND CABLE LINES
T	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
28.8 / 23.2	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS
232.6	SPOT ELEVATION
☼	LIGHT POLE
205.24 MW	MONITORING WELL WITH TOP METAL CASING EL.
⊞	D GRATE CATCHBASIN
	PROMINENT DECIDUOUS TREE
12"LI	12" LINDEN TREE
○	BOLLARD
	SIGN
M	MANHOLE (UNKNOWN UTILITY)
RCP	REINFORCED CONCRETE PIPE
CI	CAST IRON
CMP	CORRUGATED METAL PIPE
ASB.	ASBESTOS PIPE
VC	VITRIFIED CLAY
PVC	POLYVINYL CHLORIDE
(R)	RECORD
(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 FF (MT) ×	ENTRANCE ELEV. (METAL THRESHOLD)

SCALE: 1" = 10'
0 10 20 40

2072
MASSACHUSETTS
AVENUE

Cambridge, Massachusetts

PREPARED FOR:

CC HRE
2072
MASS AVE
LLC

1155 Walnut Street #31
Newton Highlands, Massachusetts 02461

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS
JOSEPH M. SMALL
No. 45717
REGISTERED PROFESSIONAL LAND SURVEYOR

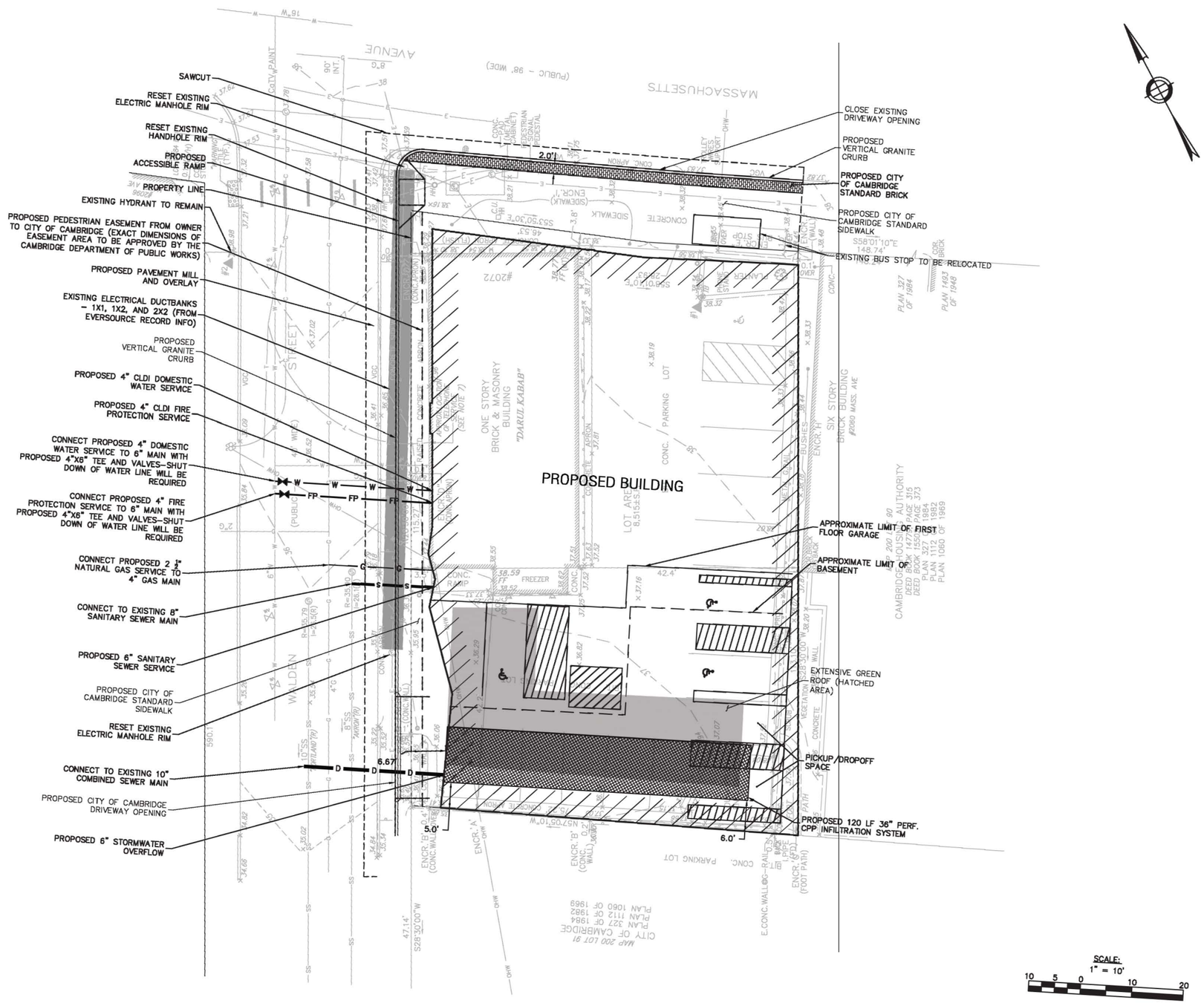
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	10/5/20	ADD ABUTTING TREE

DATE: 03/12/2018 DRAWN BY: JMS
SCALE: 1" = 10' CHECK BY:

EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Oct 20, 2020 10:20 am
PATH: P:\CAD 20 Projects\21130 - Dipisano Communities - Cambrid

DWG: 21130sv.dwg
LAYOUT: EC
SHEET: 1 OF 1
PROJECT NO.: **21130**



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617.492.8400
www.brunercott.com

2 Center Plaza, Suite 430
Nitsch Engineering
www.nitscheng.com
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472
Land Surveying
Transportation Engineering
Structural Engineering
Green Infrastructure
Planning

Rev Date Remarks

Date	NOVEMBER 10, 2020
Scale	1"=10'
Project Number	NITSCH #14047
Drawn By	MLC

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

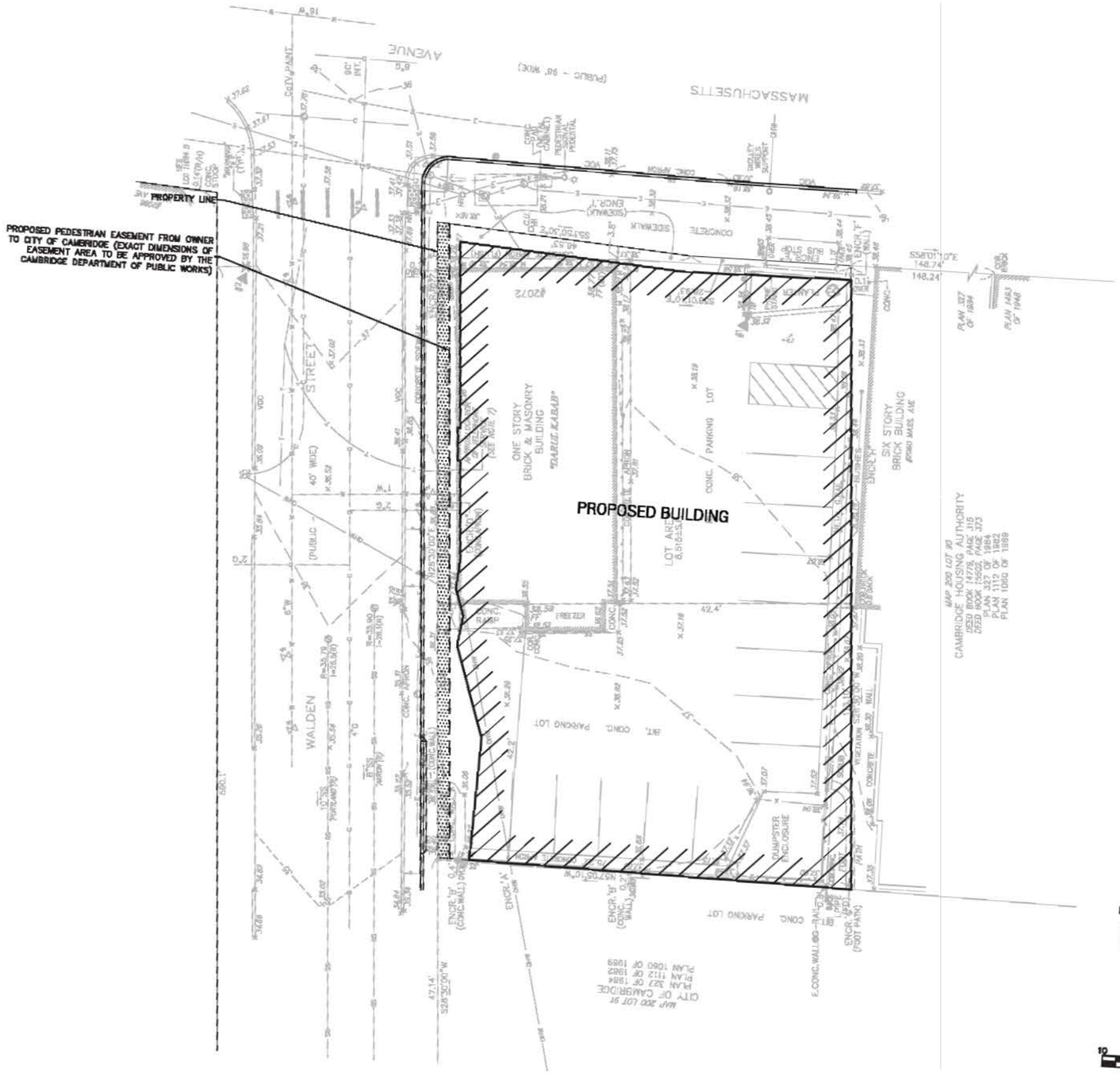
COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
CIVIL
No. 49556
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020

CIVIL SITE UTILITY AND LAYOUT PLAN

C-100



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225 Friend St., Suite 701
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Nitsch Engineering
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

Date NOVEMBER 10, 2020
Scale 1"=10'
Project Number NITSCH #14047
Drawn By MLC

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

NITSCH PROJECT #14047
MICHELLE L. CALLAHAN
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020

PROPOSED EASEMENT PLAN

C-101

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1 FLOOR PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

BIKE RM	2130 SF
CORR	524 SF
ELEC RM	434 SF
ELEV MACHINE RM	58 SF
FIRE PUMP RM	211 SF
FUEL STORAGE FM	156 SF
STAIR 01	232 SF
STAIR 02	185 SF
STORAGE	214 SF
TRANSFORMER RM	738 SF
WATER ENTRY RM	122 SF

0 4' 8' 16'

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Project Number	20.001
Drawn By	Author

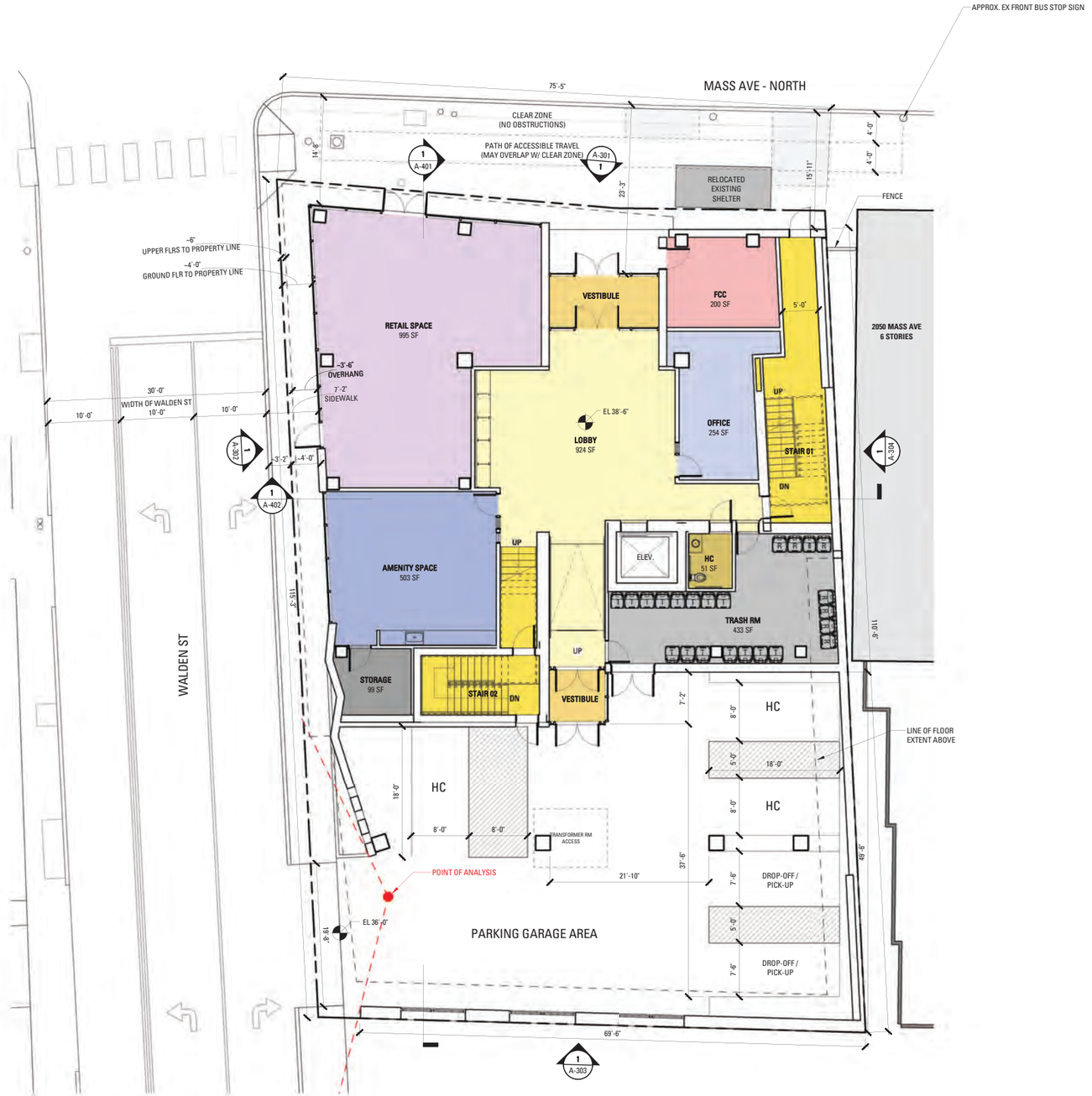
2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

BASEMENT FLOOR PLAN

A-100



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

AMENITY SPACE	503 SF
LOBBY	200 SF
RETAIL SPACE	51 SF
FCC	924 SF
HC	254 SF
OFFICE	995 SF
STAIR 01	315 SF
STAIR 02	259 SF
STORAGE	99 SF
TRASH RM	433 SF
VESTIBULE	174 SF

0 4' 8' 16'

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Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JASON TORNEY
No. 31469
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

FIRST FLOOR PLAN

A-101

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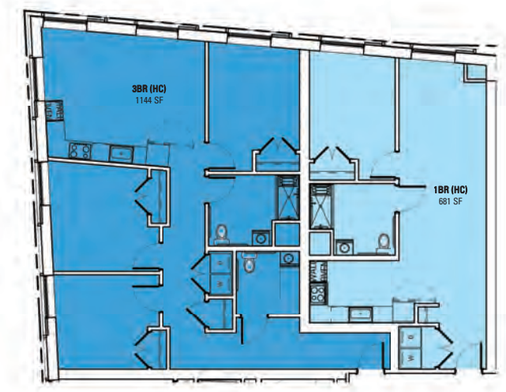
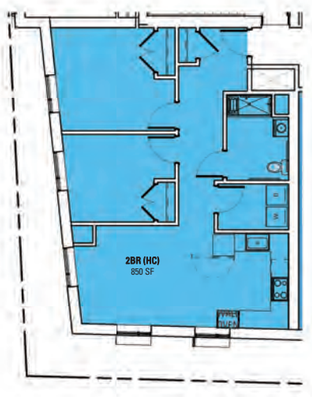


*NOTE: 3 BR GROUP 2 UNIT LOCATED ON FLR 3
1 BR GROUP 2 UNIT LOCATED ON FLR 8

2 GROUP 2 UNITS - 1 BR & 3 BR

SCALE: 1/8" = 1'-0"



*NOTE: 2 BR GROUP 2 UNIT LOCATED ON FLR 4

3 GROUP 2 UNITS - 2 BR

SCALE: 1/8" = 1'-0"

1 FLOOR PLAN - TYP FLOORS (FLRS 2-6)

SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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REGISTERED ARCHITECT JASON TORNEY No. 31469 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

TYPICAL FLOOR PLAN (FLRS 2-6)

A-102

1 FLOOR PLAN - FLR 7
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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FLOOR PLAN - FLR 7 & TERRACE

A-107

1 FLOOR PLAN - FLR 8
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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FLOOR PLAN - FLR 8

A-108

1 FLOOR PLAN - FLR 9
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

2BR	1623 SF
3BR	2379 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF
STORAGE	48 SF

0 4' 8' 16'

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FLOOR PLAN - FLR 9

A-109

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

MECH RM	363 SF
STAIR 02	132 SF

0 4' 8' 16'

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ROOF PLAN

A-110

1 MASSACHUSETTS AVENUE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

2 WALDEN STREET ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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REGISTERED ARCHITECT JASON FORREST No. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-300

1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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REGISTERED ARCHITECT JASON FORNEY No. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-301

1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A-302

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A-303

1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A-304

RENDERING - VIEW AT MASS AVE TOWARDS WALDEN ST LOOKING NORTH-WEST

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PERSPECTIVES

A-305

RENDERING - VIEW OF MASS AVE & WALDEN ST INTERSECTION LOOKING SOUTH-EAST

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REGISTERED ARCHITECT
GREGORY FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-306

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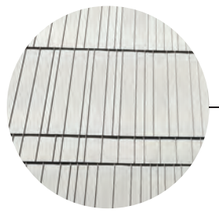
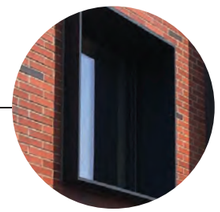
RENDERING - VIEW OF MASS AVE LOOKING SOUTH



METAL PANEL WITH EXPOSED SEAMS

LONG MASONRY AT STREET LEVEL



HIGH PERFORMANCE UPVC WINDOW WITH METAL FRAME

VERTICAL INFILL WOOD TEXTURE COMPOSITE PANEL

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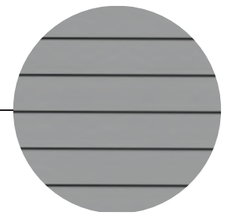
PERSPECTIVES

A-307

RENDERING - VIEW OF WALDEN ST LOOKING WEST

MASONRY SOLDIER COURSE AT HEADER



FIBER CEMENT CLAPBOARD SIDING, PTD

OPENINGS IN MASONRY FACADE

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PERSPECTIVES

A-308

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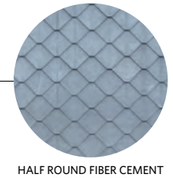
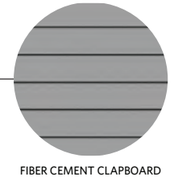
RENDERING - VIEW OF WALDEN ST TOWARDS MASS AVE LOOKING NORTH

PERFORATED MTL SUN SHADES

GREEN ROOF



HALF ROUND FIBER CEMENT SHINGLES, PTD



FIBER CEMENT CLAPBOARD SIDING, PTD

FIBER CEMENT SHAKE SHINGLES, PTD

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PERSPECTIVES

A-309

RENDERING - VIEW ALONG MASS AVE LOOKING SOUTH-EAST

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PERSPECTIVES

A-310

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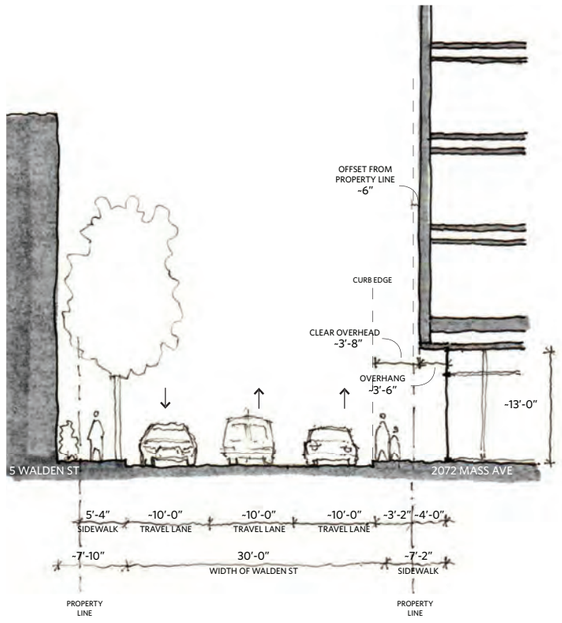
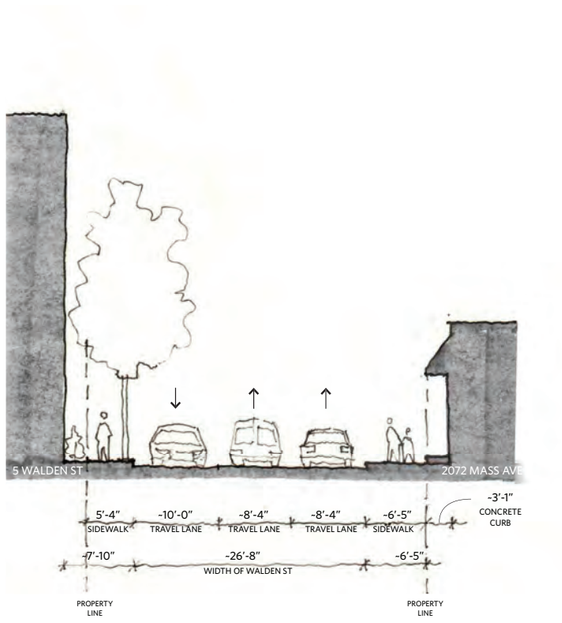
KEY PLAN



STREET SECTION - PROPOSED DEVELOPMENT WITH WIDENED WIDTH OF WALDEN ST
NTS

KEY PLAN



STREET SECTION - EXISTING CONDITIONS
NTS

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STREET SECTIONS

A-400

1 BUILDING SECTION - NORTH-SOUTH
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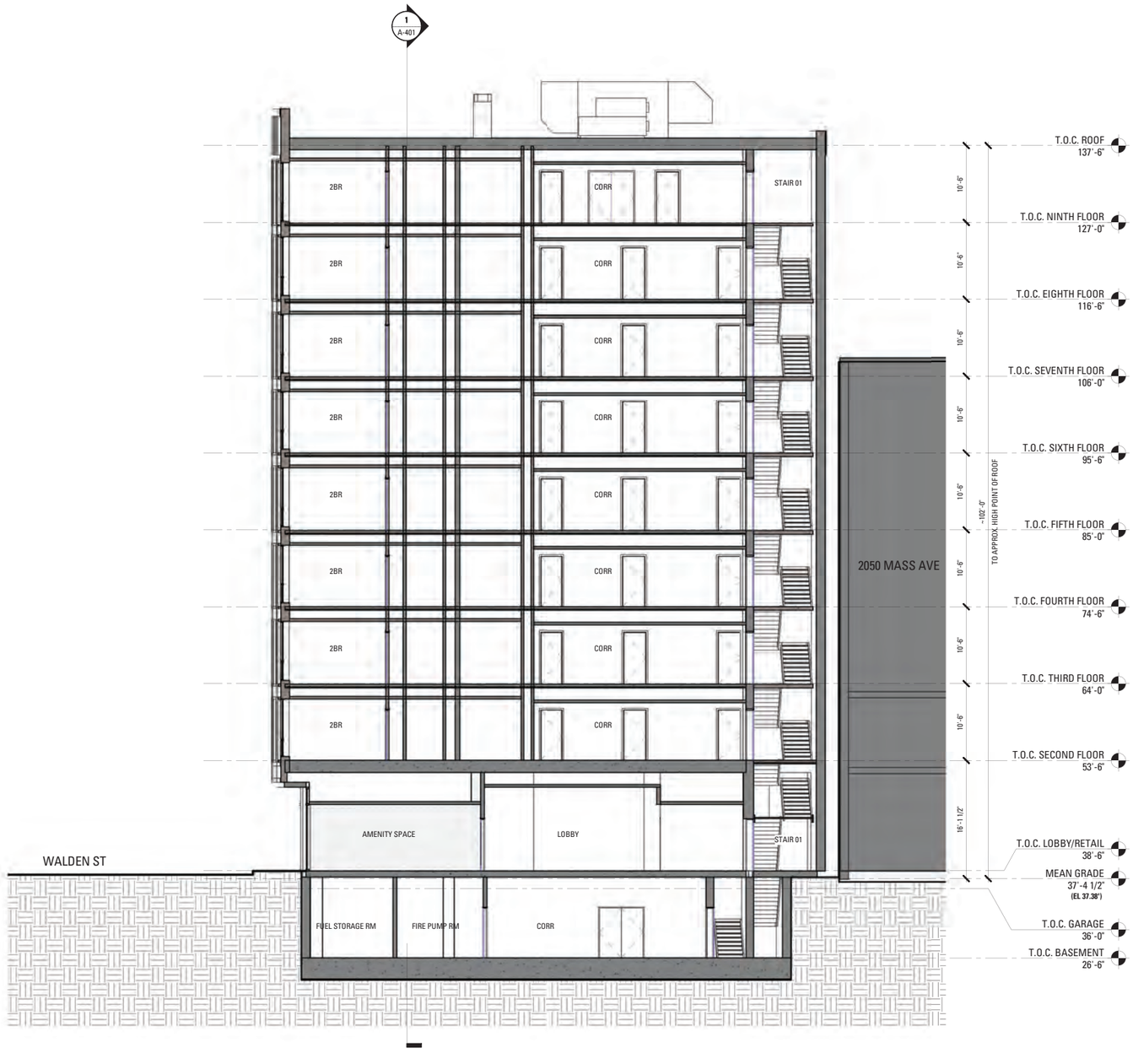
BUILDING SECTION

A-401



1 BUILDING SECTION - EAST-WEST
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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BUILDING SECTION

A-402

DIMENSIONAL INFORMATION

Project Address: 2072 Massachusetts Avenue

		EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
			BA-2 / BUSINESS A-2	RESIDENCE B	
Lot Area (SF)		8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
Lot Width (Ft)		~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
Total Gross Floor Area (GFA)(SF)		1,860 SF	15,755 SF (max.)**(g)**	608 SF (max.)**(g)**	60,751 SF **(h)**
Residential Base		0	13,129 SF (max.)**(g)**	507 SF (max.)**(g)**	56,171 SF
Non-Residential Base		1,860 SF	0	0	4,580 SF **(d)**
Inclusionary Housing Bonus w/20% affordable		N/A	2,626 SF (max.)**(g)**	101 SF (max.)**(g)**	N/A
Ratio of Floor Area to Lot Area	Baseline:	N/A	1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	7.13
	MAOD:		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	7.13
Residential Base	Baseline:		1.75	0.5/0.35 for portions exceeding 5,000 SF	6.60
	MAOD:		1.75	1.75	6.60
Non-Residential Base	Baseline:		1.0	N/A	0.54
	MAOD:		N/A	N/A	0.54
Inclusionary Housing Bonus - %	Baseline/MAOD:		20% bonus = 2,626 SF (GFA)**(g)**	20% bonus = 101 SF (GFA)**(g)**	N/A
Total Dwelling Units	Baseline/MAOD:	N/A	16 (max.)	0	49
Base Units			600 SF / D.U. = 12	2,500 SF / D.U. = 0	49
Inclusionary Bonus units - 20%			2	0	N/A
Base Lot Area / Unit (SF)			625 SF / D.U. @ 12 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Total Lot Area / Unit (SF)			536 SF / D.U. @ 14 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Building Height(s) (Ft)		13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	9 Stories ~102'/6 Stories ~69'-6" **(j)**
	MAOD : Requirements:	N/A	50' max. (Massachusetts Avenue Overlay District) *- Active non-residential ground floor use* *- Minimum ground-floor use depth of 40'* *- Ground floor located at mean grade of abutting sidewalk* *- Minimum 75% Mass Ave frontage occupancy* *- Minimum 15' ground floor height* *- Maximum 5,000 sf per ground floor tenant* *- No bank frontage > 25'*		
Front Yard Setback - Massachusetts Avenue (Ft)**(a)** [*Baseline Zoning - Article 5.33, Table 5-3, footnote (m)]*		3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		0'
Front Yard Setback - Walden Street (Ft)**(a)**		3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	~0'-6" along Walden St **(l)**
Side Yard Setback - Abut City of Cambridge parking lot (Ft)**(a)**		42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
Side Yard Setback - Abut Cambridge Housing Authority (Ft)**(a)**		42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
Open Space (% of Lot Area)		0.0%	No minimum	40% Minimum Private Open Space to Lot Area = 405 SF (min.)**(g)**	0
Private Open Space		0.0%	No minimum		0
Permeable Open Space		0.0%	No minimum		0 **(m)**
Other Open Space (Specify)		N/A	No minimum		0
Off-Street Parking Spaces	Baseline and MAOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible **(b)(c)**
Long-Term Bicycle Parking		0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 **(c)**
Short-Term Bicycle Parking		0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 **(e)**
Loading Bays		0	N/A	N/A	N/A
Allowable Uses		N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant **(f)** and other uses as described on the Waiver List

(a) Lot is located on a corner. Project team assumed two front and side yards with no rear yard.

(b) Accessible parking requirement rounded up under UFAS (required for Section 504) to three (3) spaces.

(c) Commercial Parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots.

(d) Garage and bicycle parking exempt from calculation.

(e) Project team pursuing public contribution approach for short-term bicycle parking per Article 6.104.2 (b).

(f) Along with other future possible uses as described on the Waiver List.

(g) ~1,013 SF of the total lot area is in Residence B, with the remainder in BA-2.

(h) Total GFA has increased due to the addition of roof terrace area (1,856 sf) and the net sf addition of the ninth floor on Mass Ave. (1,500 sf).

(j) 9 stories reference front volume along Mass Ave and front end of Walden St, 6 stories reference rear volume towards rear of lot along Walden St facing neighborhood.

(k) Building is sited to align with building next door which is right on the sidewalk.

(l) Along Walden Street for the length of the proposed building at the ground floor, Owners are granting City of Cambridge an easement.

(m) Roof terrace at 6th floor roof will contain combination of occupiable area and permeable open space.

LIST OF REQUESTED EXEMPTIONS/ EXCEPTIONS/WAIVERS FROM THE APPLICABLE CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS for CC HRE 2072 MASS AVE TENANT LLC (Updated as of December 3, 2020)

CAMBRIDGE ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 4.21 Special Classification Rules (Accessory Uses)	Allowed accessory uses include, inter alia, off-street parking, customary home occupations and certain service establishments and eating establishments for residents of multi-family dwellings.	To the extent that the proposed building amenity uses are not enumerated in Section 4.21, the Applicant seeks zoning relief to allow the proposed amenity uses for the building occupants.
3.	§ 4.37(B) (2) Light Industry, Wholesale Business and Storage	Table of Uses in article 4.30 prohibits Catering Commercial kitchen as known as wholesale food products, including bakery, confectionery and dairy products	The Applicant seeks zoning relief to allow a Catering or Commercial Kitchen in the area shown on the plans as Retail.
4.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
5.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes. In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. The proposed private open space has a width and length of less than 15', as shown on the Plans. All private open space is located at ground level. At least 50% of the provided private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required private open space requirement. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Ratio of Floor Area to Lot Area = 1.0 for Non-residential Uses and 1.75 for Residential Uses. Residence B Maximum Ratio of Floor Area to Lot Area i s .50. For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.22 and the proposed Ratio of Floor Area to Lot Area is approximately 7.13.
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Lot Area for Each Dwelling Unit = 600 sf. Per dwelling unit. Residence B Minimum Lot Area for Each Dwelling Unit = 2,500 per dwelling unit. For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The proposed 49 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Front Yard = 5’ Residence B Minimum Front Yard = 15’	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing front yard setback is approximately 0’; the smallest proposed front yard setback will be approximately 0’.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Side Yard = 10’ on both side yards. Residence B Minimum Side Yard = 7'6" (sum of 20).	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 42.4’; the smallest proposed side yard setback will be approximately 0’.
10.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Height = 45’ Residence B Maximum Height =35’	Due to the need for a building height of approximately 102’/9 stories on Mass Ave and 69.6’/6 stories on Walden and considering the adjustments that may occur during development of the plans and drawings from design development to full construction drawings, the Applicant seeks a waiver of the height requirement not less than 68’ and not greater than 102’.
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Business A-2 District, there is a one parking space per dwelling requirement. In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, the Applicant seeks a waiver to allow the proposed Multifamily Dwelling with three (3) proposed accessible off-street parking spaces and two (2) drop off spaces as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Dimensions for off street parking spaces. Aisle Width of 22' required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed dimension of parking spaces shall be less than minimum required aisle width will be less than the required 22'.
13.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to constraints of the driveway location and building, the clear view from the proposed driveway to Massachusetts Avenue when looking south may be compromised. The Applicant requests a waiver from the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
14.	Article 19 – Project Review	Establishes traffic and urban design standards for development projects exceeding 20,000 gross square feet that are likely to have a significant impact on abutting properties and the surrounding urban environment. Requirements include a Special Permit from the Planning Board including Traffic Impact Review (including a Traffic Impact Study), Urban Design Review, Tree Study, Sewer Service Infrastructure Review, Water Service Infrastructure Review, Noise Mitigation Review, Citywide Advisory Development Consultation and specific building and site plan elements.	To waive all of the applicable Article 19requirements for a Planning Board Special Permit and other requirements and to allow the proposed Multifamily Development that exceeds 20,000 gross square feet. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
15.	§20.100 Massachusetts Avenue Overlay District	Contains specific requirements for projects located within the Massachusetts Avenue Overlay District, including use regulations, dimensional requirements, and design standards. Projects are also required to comply with the Large Project Review process.	To waive all of the applicable requirements of Section 20.100 without the need for a Planning Board Special Permit and to allow the proposed Multifamily Dwelling without a Special Permit from the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers and Notes
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 - Curb Cut	The City Council shall approve the Curb Cut modification to support the proposed multifamily development as shown on the plans.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council for the modification to the curb cut on Walden Street as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 9:00am

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 12:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 6:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 9:00am

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 12:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 214319
Document Type	: LEASE
Recorded Date	: November 16, 2020
Recorded Time	: 01:39:06 PM
Recorded Book and Page	: 76174 / 595
Number of Pages(including cover sheet)	: 6
Receipt Number	: 2555550
Recording Fee	: $105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

EXHIBIT C
NOTICE OF LEASE

Pursuant to Massachusetts General Laws, Chapter 183, Section 4, as amended, notice is hereby given of a ground lease (the "Lease") as follows:

Deed Reference: Book 70850, Page 295

EFFECTIVE DATE:	November 9, 2020
LANDLORD:	CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company
TENANT:	CC HRE 2072 Mass Ave Tenant LLC, a Massachusetts limited liability company
DATE OF EXECUTION OF LEASE:	November 9, 2020
DESCRIPTION OF PREMISES:	The parcel of land located in Cambridge, Massachusetts, more particularly described in Exhibit A attached hereto.
COMMENCEMENT DATE OF ORIGINAL TERM:	November 9, 2020
TERM:	99 years expiring on November 9, 2119

Signed, sealed and delivered as of November 9, 2020.

LANDLORD:

CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

By: _____

Name: Sean D. Hope
Title: Managing Member

TENANT:

CC HRE 2072 MASS AVE TENANT LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

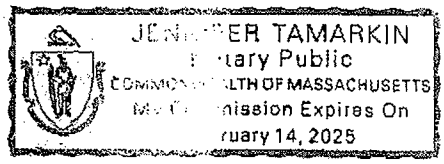
By: _____

Name: Sean D. Hope
Title: Managing Member

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.

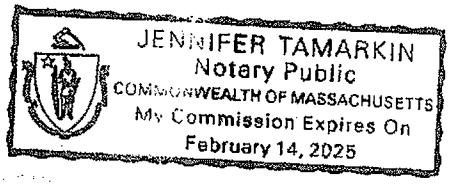


(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Sean D. Hope, managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.

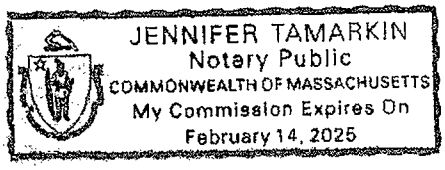


(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, as the voluntary act of CC HRE 2072 Mass Ave Tenant LLC.

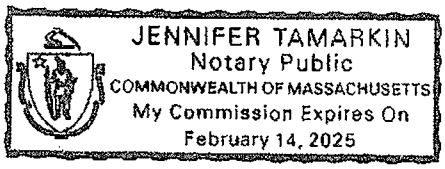


(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Sean D. Hope, managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, as the voluntary act of CC HRE 2072 Mass Ave Tenant LLC.



(Official signature and seal of Notary)
My Commission Expires:

EXHIBIT A TO NOTICE OF LEASE
Description of the Premises

2072 Massachusetts Avenue, Cambridge, Massachusetts

A certain parcel of land with the buildings thereon situated in said Cambridge on the Southeasterly corner of Massachusetts Avenue and Walden Street, and more particularly bounded and described as follows:

NORTHWESTERLY:	By said Walden Street, one hundred and fifteen and 27/100 (115.27) feet more or less;
SOUTHWESTERLY:	By land of Ferguson, seventy-five and 22/100 (75.22) feet more or less;
SOUTHEASTERLY:	By land of Daniel O'Connell, one hundred and thirteen and 10/100 (113.10) feet more or less;
NORTHEASTERLY:	By said Massachusetts Avenue, seventy-five and 46/100 (75.46) feet more or less in two lines.

Containing eight thousand five hundred and fifteen (8515) square feet of land more or less.

2072 Mass Ave

Frequently Asked Questions

(Updated 11/23/2020)

Table of Contents

Developers
General Information
Affordable Housing
Sustainability
Exterior Design
Interior Design
Ownership and Management
Parking and Transportation
Permitting and Next Steps

Capstone Communities and Hope Real Estate Enterprises

Sean D. Hope, a third generation Cantabrigian, is the founder and principal of Hope Real Estate Enterprises LLC in Central

Square, Cambridge. Sean has leveraged his experience as a Land Use attorney and former member of the Cambridge Zoning Board in partnership with Capstone Communities LLC to develop Port Landing, a 20 apartment 100% affordable housing development at 131 Harvard Street in The Port and Frost Terrace, a 100% affordable development at 1791 Massachusetts Avenue in Porter Square (currently under construction).

Sean is deeply committed to improving the quality of life for Cambridge residents through his work with the Margaret Fuller Neighborhood house, Cambridge Children and Family Services (CFCS), and the Cambridge Historical Society.

Jason Korb is the principal of **Capstone Communities LLC** where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of $60,000,000 in development transactions in Cambridge, Somerville, Arlington, Newton and Brockton Massachusetts. Prior to forming Capstone, Jason was the Vice President of Acquisitions at Beacon Communities LLC, a developer, owner, and manager of over 10,000 apartment homes.

Jason is a Director of the Citizens Housing and Planning Association and was formerly a Director of Caritas Communities and the Vice-Chair of Preservation Massachusetts.

Capstone and Hope purchased the 2072 Mass Ave site in 2018 for $3.6 million utilizing loan proceeds from the Cambridge Affordable Housing Trust.

General Information

What is the proposed mix of apartments?

The development proposal includes 49 apartments, including 14 one-bedrooms, 21 two-bedrooms, and 14 three-bedrooms. The apartments will be on floors 2-9. With over 71% two- and three-bedroom apartments, 2072 Mass Ave will provide desperately needed affordable housing to families.

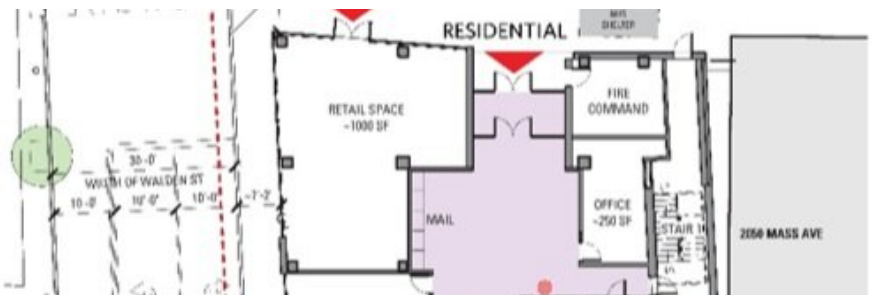
Floors 2-6

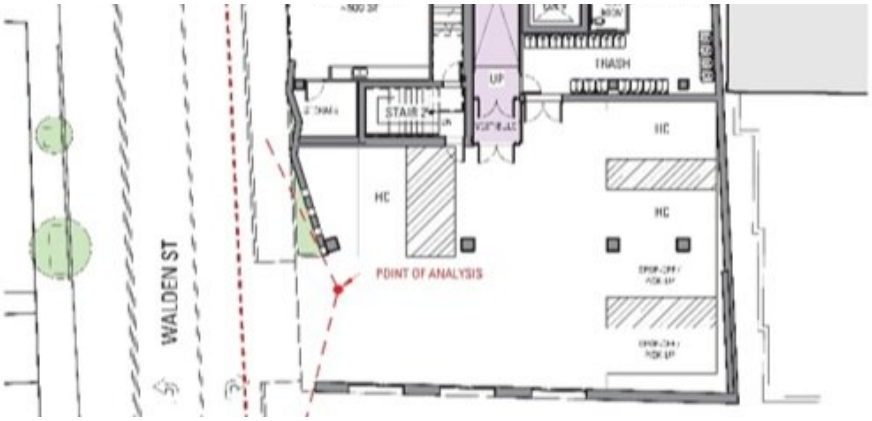
Floors 7-8

Floor 9

What will be located on the first floor and basement?

The building's first floor will include retail and residential entrances fronting Massachusetts Avenue. The residential entrance will include a large lobby, a management office, and resident amenity space. The corner of Mass Ave and Walden Street will include approximately 1,000sf of retail space that will be programmed for a community-oriented retailer at modest rents. A vehicular entrance off Walden Street will provide access to three (3) handicap accessible parking spaces and two (2) short-term drop off/pick up parking spaces.





Ground Floor Plan

The building's basement includes bicycle storage and mechanical rooms.

Basement Plan

What is the building's height and number of stories? Will someone be able to see the rooftop mechanical equipment?

The height to the top of the building's parapet facing Mass Ave is approximately 102' and the rear six (6) story portion is approximately 69.5'. The rooftop mechanical equipment will not be visible from the public way.

Since the building is oriented to families, where will kids be able to play?

The building includes a large indoor amenity space on the first floor that will be programmed for children. In addition, the sixth-floor roof will support a flexible outdoor space that may safely accommodate an open children's play area. There are also public playgrounds and parks in the area, including the play yard at St. James Church one block from the site, which will be available to the public during specific hours.

There is significant vacant retail space on Mass Ave, is retail the only way the ground floor can be activated?

The site is in the Massachusetts Avenue Overlay District (MAOD) which requires ground floor retail/active uses to help activate the streetscape and support the other small businesses along the Porter Square and north Mass Ave corridor. The size and layout of the proposed retail space at 2072 Mass Ave is intended to be consistent with the standards for ground floor retail spaces and will allow for flexibility to accommodate a range of allowed uses. Additionally, the project's Comprehensive Permit Waiver List

requests flexibility so that the retail space, if unsuccessful, may also be used for building amenity and or function space.

What are the plans for Darul Kabab, the current restaurant?

The development team has been working with Darul Kabab through COVID-19 and it is anticipated that it will be allowed to remain as a tenant until its lease expiration at the end of 2021.

BACK TO FAQ TABLE OF CONTENTS

Affordable Housing

What is the demand for affordable housing in Cambridge?

There has been overwhelming demand for affordable housing in Cambridge for many decades and COVID-19 has resulted in an even sharper increase in the need for affordable housing. As of September 28, 2020, the Cambridge Housing Authority has 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 CHA's mobile voucher waitlist only (12,081 applicants on waitlist) there are 5,657 applicants for one-bedrooms, 4,086 applicants for two-bedrooms, and 2,352 applicants for 3

bedrooms or larger. Of applicants that qualify for a local preference (applicants that live and/or work in Cambridge), there are 2,464 applicants for one-bedrooms, 1,325 applicants for two-bedrooms, and 732 applicants for 3-bedrooms or larger.

Homeowner's Rehab recently leased up The Finch and had 2,261 applicants for 98 affordable apartments. Capstone and Hope's Port Landing had 1,386 applicants for 20 affordable apartment units. The property management team at Frost Terrace, Capstone and Hope's newest development leasing up in Porter Square, estimates that the project will have 4,000 – 5,000 applicants for 40 apartments.

What is considered affordable housing in the context of 2072 Mass Ave?

Affordable housing typically includes apartments that limit household income to at or below 30%, 50% and 60% of the area median income (AMI). For 2020, the adjusted gross income limits in Cambridge for a family of four range from $38,370 to $76,740. For 2020, three-bedroom monthly rents (including all utilities) would range from $997 to $1,995, and two-bedroom monthly rents would range from $864 to $1,728. HUD annually updates these rents and incomes.

If someone has very little income but significant assets, could they qualify to live at 2072 Mass Ave?

No. For purposes of qualifying residents to live in the building, income is imputed from assets in addition to being

calculated in more standard ways, such as from W2s, 1099s, etc.

How long will the apartments be restricted as affordable housing?

The apartments at 2072 Mass Ave will be affordable in perpetuity.

How would I apply for an apartment home at 2072 Mass Ave?

If the project is approved, approximately six months prior to the project being completed, the property management team will distribute applications for a public lottery for the apartment homes at 2072 Mass Ave. There will be a 60-day application period during which time applications for the lottery are accepted. If you are looking for an affordable apartment home now, the development team's Frost Terrace Apartments, also in Porter Square, is currently accepting applications. Visit www.FrostTerApts.com for more information.

Do Cambridge residents or household members who work in Cambridge have priority for any of the apartments?

Subject to state and City approval, 70% of the affordable homes would be set-aside for current Cambridge residents and those who work in Cambridge. The City of Cambridge requires the maximum amount of local preference which is capped at 70% by state and federal funders.

Why are all of the apartments rental and not ownership?

A significant portion of the development's funding sources include the Low-Income Housing Tax Credit, a federal subsidy that requires the development to be rental housing.

BACK TO FAQ TABLE OF CONTENTS

Sustainability

What does it mean that the development will be Passive House (PHIUS+) certified?

Pursuant to phius.org:[1] Passive building comprises a set of design principles used to attain a quantifiable and rigorous level of energy efficiency within a specific quantifiable comfort level. "Optimize your gains and losses" based on climate summarizes the approach. To that end, a passive building is designed and built in accordance with these five building-science principles:

- Employs continuous insulation throughout its entire envelope without any thermal bridging.
- The building envelope is extremely airtight, preventing infiltration of outside air and loss of conditioned air.
- Employs high-performance windows (double or triple-paned windows depending on climate and building type) and doors - solar gain is managed to exploit the sun's

energy for heating purposes in the heating season and to minimize overheating during the cooling season.

- Uses some form of balanced heat- and moisture-recovery ventilation.
- Uses a minimal space conditioning system.

Passive building principles can be applied to all building typologies – from single-family homes to multifamily apartment buildings, offices, and skyscrapers.

Passive design strategy carefully models and balances a comprehensive set of factors including heat emissions from appliances and occupants to keep the building at comfortable and consistent indoor temperatures throughout the heating and cooling seasons. As a result, passive buildings offer tremendous long-term benefits in addition to energy efficiency:

- Superinsulation and airtight construction provide unmatched comfort even in extreme weather conditions.
- Continuous mechanical ventilation of fresh filtered air provides superb indoor air quality.
- A comprehensive systems approach to modeling, design, and construction produces extremely resilient buildings.
- Passive building principles offer the best path to Net Zero and Net Positive buildings by minimizing the load that renewables are required to provide.

Visit phius.org for more information on Passive House.

In addition to PHIUS+, what other sustainability measures will the building incorporate?

The proposal includes significant and broad sustainability measures. The building will include a rooftop solar array, a green roof on the ninth-floor roof, EV charging stations, EnergyStar appliances, LED lighting throughout, building materials with fewer toxins and chemicals than traditional materials, solar shades at the rear façade, large fenestration for natural light, and raised gardens and native trees and shrubs on the sixth floor's roof that will be accessible to residents.

[1] https://www.phius.org/what-is-passive-building/passive-house-principles

BACK TO FAQ TABLE OF CONTENTS

Exterior Design

How was the proposed height and density determined?

The development team based the proposed density and Floor to Area Ratio (FAR) on adjacent and nearby properties and its proximity to Mass Ave and Porter Square. The nearby properties include the adjacent six (6) story, 60' Russell

Apartments; the five story, 68' Henderson Carriage House directly across Mass Ave; and the eight (8) story, 71' building located at 2130 Mass Ave. It also noted the nine (9) story, 85' Northview Condominiums building located at 2353 Massachusetts Avenue. The development's architects designed the building in the context of the property fronting onto Mass Ave (the busiest street in Cambridge) and is 0.3 miles from Porter Square, which offers numerous amenities within a short walking distance to the building's future residents.

Where does the building cast its shadow?

The proposed building primarily casts its shadows to the north and northeast across Massachusetts Avenue throughout the year, having minimal impact on the residential neighborhood located behind the proposed site along Walden Street. Please refer to the supplementary shadow studies package for more details.

How was the building's design developed?

The development's design balances a complex set of contextual priorities, which have arisen from analysis, community meetings, and various meetings with the City of Cambridge Urban Planning, Community Development and Traffic and Parking teams. The design goals are:

Create a high-quality affordable housing apartment community for families in Cambridge

The design reflects its context, a strong corner on Cambridge's main street. The building massing is slender,

allowing for light and air for all apartment homes. The site is linked to amenities and services in this walkable neighborhood and the unit interiors are simple, but elegant.

Create significant transparency: Activate the streetscape

A primary design goal is to maintain transparency at street level to facilitate visual connections and to activate the streetscape. The first floor along Mass Ave will be wrapped with transparent storefront glazing and will include both the retail and residential entryway. The residential entryway will be pushed back to create a more pedestrian-scaled experience for residents. The storefront turns the corner onto Walden St and continues along with transparency into the retail and resident amenity spaces. An entrance limited to parking and a services area is hidden on the rear part of the site.

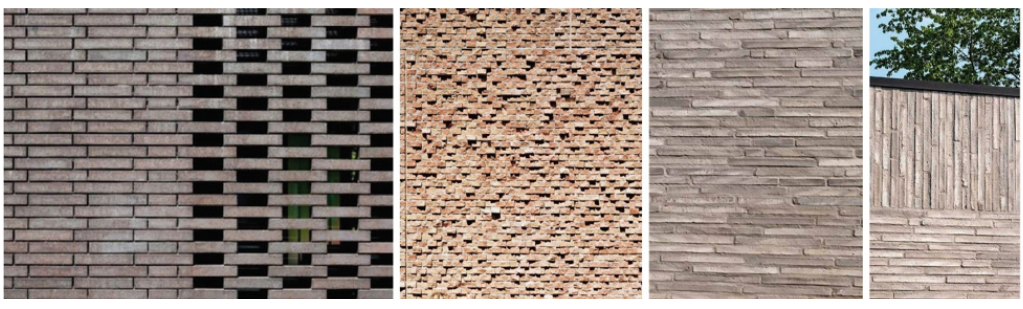
Shaping: Building Form

The building consists of two interconnected volumes – a nine (9) story volume on Massachusetts Avenue and a six (6) story volume at the rear. Along Massachusetts Avenue and West along Walden Street, the nine-story suspended aluminum clad volume is clad in light colored anodized aluminum / zinc vertical panels with a staggered pattern, creating a light and airy volume that floats above one story of recessed storefront glazing. The mass of the building has a strong corner presence that is visible from the street intersection and a grid of openings accentuates the volume, incorporating large windows which provide natural daylight into the interior units, as well as vertical infill composite panels that

resemble wood, bringing warmth and texture. The building steps down to a six (6) story residential anchor towards the rear of the site in response to the transition between the denser urban corridor along Massachusetts Avenue to the residential neighborhood lining Walden St. On the roof of the sixth floor, a landscaped roof terrace will provide amenity space for the enjoyment of residents, while also providing opportunities for green plantings that liven the building's appearance from the surrounding context.

Human Scale: Material Palette

The residential anchor consists of a materials palette that relates to the surrounding residential buildings. The brick plinth / base is located on the ground floor, most prominently at the residential entry which is recessed along Mass Ave, adjacent to the retail space and bus shelter. The crafted long brick at street levels enlivens the pedestrian experience and allows for interactions as the wall angles back and forth. This culminates in a gradient of increasingly frequent openings that also serve as visibility into the parking area, as well as creating ventilation. Above the parking entry, the brick is oriented vertically as a contemporary response to the traditional lintel approach, while highlighting the playfulness of the material.



Brick pattern material precedents

Above the brick plinth, painted clapboard comprises the main field of the body. Proportionately sized and spaced windows bordered by a trim are located along all orientations of the residential anchor. On the south elevations, each window has an infill panel below, clad in a lighter colored shingle panel to provide an accent from the main field, as well as to give the perception of the same proportions compared to windows on the north and west facades. In addition, solar shades are proposed on the South façade that not only livens the rhythm of the façade, but also serves a functional purpose of providing shade to reduce the building's overall energy consumption. The top of the residential anchor is defined by a cornice band of half-round shingles.

Suspended cube and residential anchor material precedents

There is a mature existing tree on the property line between 2050 and 2072 Mass Ave. Will the development team attempt to save this tree?

The 12" diameter at breast height (DBH) Littleleaf linden

has been reviewed by the development team's master arborist, Daniel Cathcart, who believes the tree can be retained. Mr. Cathcart drafted a tree protection plan that will be incorporated into the development's construction plans.

Electrical transformers in new developments in Porter Square have been placed in conspicuous locations and have reduced visible green space and are unattractive. What steps are the development team taking to conceal the building's transformer?

Pursuant to discussions with Eversource, the electrical transformer has been allocated sufficient space in an enclosed vault under the parking area so that it will not be visible nor will it impede any of the building's amenities.

The development team was aware of this issue at Frost Terrace and located that project's transformer below the front yard and fully out of view.

Since the rooftop amenity space will be accessible to the residents, how will you ensure safety for all?

Safety from the distinct dangers presented by a recreational space on a rooftop is paramount for residents, operational staff, and pedestrians on the street. All current best-practices will be employed to create pleasing, yet effective barriers, for users of all ages and abilities, that meet or exceed building codes.

BACK TO FAQ TABLE OF CONTENTS

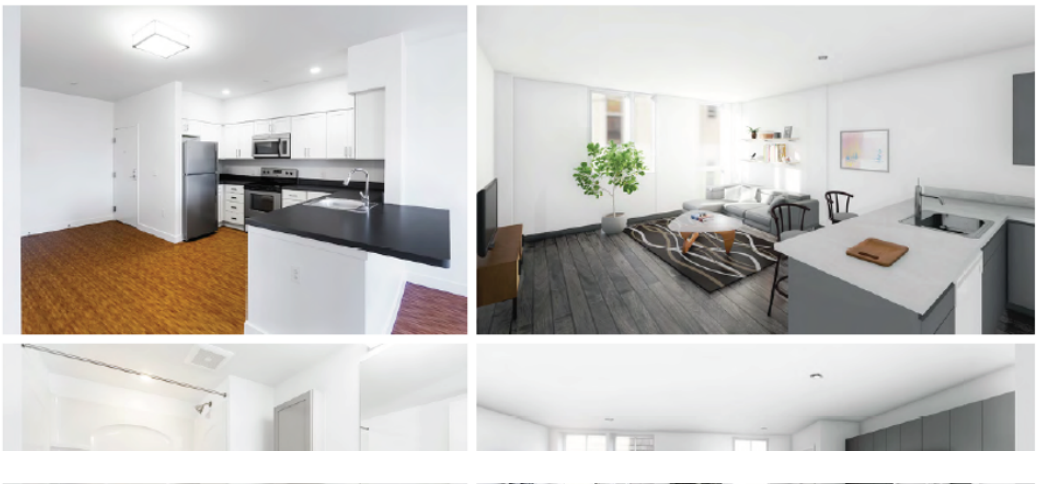
Interior Design

Will the apartments be duplexes, flats, etc.?

All of the apartments will be flats.

How will the interior of the apartments and common areas be finished?

The apartments and common areas will be modern with contemporary fixtures. Below are photographs from the development team's Port Landing development at 131 Harvard Street that was completed in 2016 and renderings from the development team's Frost Terrace development at 1791 Mass Ave that will be completed in spring 2021. The finishes at 2072 Mass Ave will be similar in quality and appearance but will also express the proposal's unique character.



Port Landing

Frost Terrace (renderings)

Will the apartments be accessible to individuals with mobility and sensory difficulties?

All of the apartments will be designed in accordance with the Massachusetts Architectural Access Board 521 CMR 5.00 Group 1 standards that require accessible routes throughout an apartment and include features that can be modified without structural change to meet the specific functional needs of an occupant with a disability. In addition, three (3) apartments will be fully accessible Group 2B units for individuals with mobility disabilities and one (1) apartment will be designed for individuals with sensory disabilities.

Will an elevator be provided?

One elevator will be provided.

What amenities will be in the building?

There will be an onsite management office that will be staffed part-time. In addition, there will be a resident community room where management will organize programming for families, seniors and children. The rear, sixth floor roof will support a flexible outdoor space that may safely accommodate an open children's play area, raised gardens, native trees and shrubs, and unique programming opportunities for residents. There will be enclosed bicycle parking in the basement.

Ownership and Management

How are residents selected? Do current Cambridge residents have any priority?

Current Cambridge residents and certain others will have priority to apply to 70% of the apartments.

Resident screening will follow all federal and state fair housing laws in addition to the requirements specified by the Cambridge Community Development Department and the Massachusetts Department of Housing and Community Development.

Prior to construction completion, there will be a random public lottery that will determine the order in which future residents will be screened. The development team's Frost Terrace apartment community is currently accepting applications for its lottery, visit **www.FrostTerApts.com** for more information.

Who will manage the community once it opens and for how long will you own the building?

Capstone and Hope will be hiring a professional property management company that specializes in multi-family affordable housing. Capstone and Hope opened the 100% affordable **Port Landing** apartment community in The Port (Cambridge) in 2016. Port Landing is currently managed by Trinity Management Company, a highly respected

management company that currently manages over 6,000 market rate and affordable apartments and over 538,500 square feet of commercial space. Trinity Management is also managing the lease-up and management for Frost Terrace. Under the various affordable housing subsidy programs, Capstone and Hope are required to own 2072 Mass Ave for a period of no less than 10-15 years after the development is completed. This long-term ownership requirement ensures that Capstone and Hope have a vested interest in constructing a high quality and sustainable apartment community.

BACK TO FAQ TABLE OF CONTENTS

Parking and Transportation

The proposal includes only 3 onsite parking spaces and 2 short-term drop off spaces, will residents have cars and where will they park?

The development's parking consultant, VAI, estimates that the building's residents will have approximately 25 vehicles. VAI surveyed the surrounding streets within ¼ mile of the site and determined that there are a total of 928 parking spaces. At the peak demand time of 12pm, there were 281

available parking spaces. **Click here to review the parking study.**

What will the developer do to reduce residents' dependence on cars?

Management will employ traffic demand measures (TDM) that include 1) designating an on-site employee as the site's Transportation Coordinator to oversee marketing and promoting of transportation options at the site, 2) providing new residents transportation information packets with information on getting around Cambridge sustainably, 3) installing real-time transit display screen in the lobby to make it simpler for residents, visitors, and employees to access real-time transit and BLUEbikes availability information in the area. The screens will also post other useful information on single occupancy modes of travel, such as carpool/vanpool to supermarkets, etc., 4) subsidizing 100 percent of the cost of a MBTA T pass for employees (building property managers/maintenance staff) or $240 annual reimbursement for bike maintenance for employees who choose to commute by bike, 5) organizing orientation sessions with residents to teach biking rules, safe biking measures, basic maintenance and repairs and help identify bike routes to various locations, 6) Bicycle racks and a bicycle "Fix-it" station will be provided on-site, 7) annually, upon initial move-in and lease renewal, residents will be offered the choice of: 1. annual BLUEbikes membership (including one-time discounted helmet through bluebikes), 2. $90 credit for ride share service, 3. 1-month adult MBTA Monthly LinkPass, and/or 4. 3-month Student or Senior

Monthly LinkPass. This will be provided PER RESIDENT (not per household) on an annual basis.

The above strategies will encourage non-auto travel by the residents.

Will bicycle parking be provided?

Covered and accessible bike parking will be provided in the building's basement. 48 long-term and three (3) tandem bicycle parking spaces will be provided in a separate bicycle room, which is fully compliant with the City's zoning code.

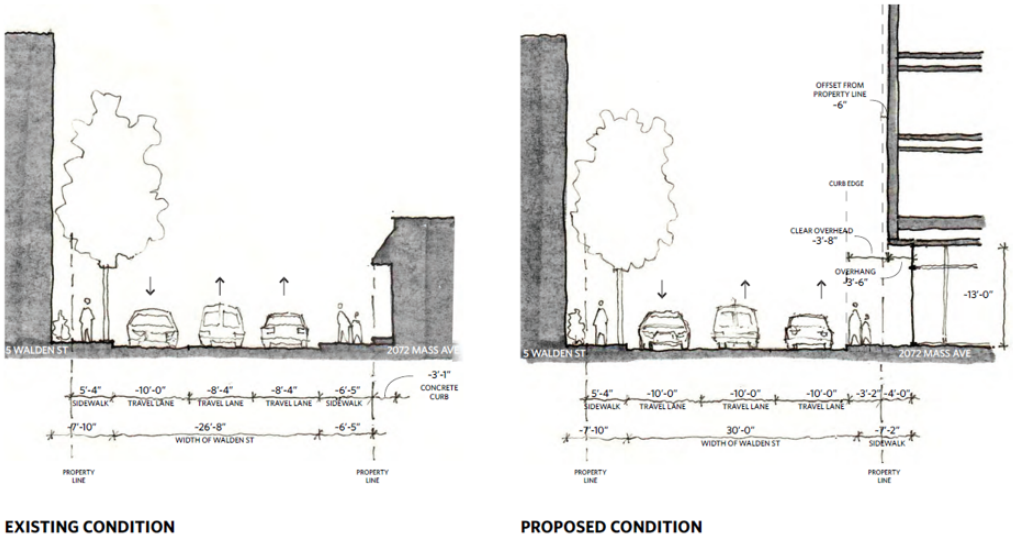
The intersection at Mass Ave and Walden Street is congested and difficult to navigate. What will the proposal do to improve the intersection?

The portion of Walden Street adjacent to the 2072 Mass Ave is unusually narrow for a three-lane street. Currently Walden Street is ~26'-8", with a ~10'-0" travel lane outbound from Massachusetts Avenue and two ~8'-4" travel lanes inbound. This constriction slows traffic moving through the intersection, makes turns difficult, and does not align with best practices and guidelines.

The proposed design includes the widening of Walden Street from ~26'-8" to 30'-0". This is achieved by locating the exterior walls of the ground floor ~4'-0" inside the property line and then granting an easement to the City for a sidewalk in that area, resulting in three (3) 10'-0" travel lanes and making a more spacious street condition. The proposed design also improves the sidewalk by widening it from its current ~6'-5" width to be ~7'-2" wide, both measurements

are inclusive of the curb. The proposed upper floors of the new building overhang the sidewalk by ~3'-6" with an overhead clearance of ~13'-0".

The opportunity to widen Walden Street and significantly relieve its congestion is only possible because the development team is providing a portion of the 2072 Mass Ave land (via an easement) to the public way.



EXISTING CONDITION **PROPOSED CONDITION**

The building will add additional vehicles to the currently constrained adjacent roadways, will this further exacerbate traffic?

The site is currently occupied by a fast-casual restaurant with curb cuts on Mass Ave and Walden Street. The restaurant generates more vehicle trips than the proposal, so the net impact to the roadways is reduced vehicle trips.

How will the short-term drop-off parking spaces be monitored so that residents do not stay for longer than the designated period?

The drop-off spaces will properly function only if they are constantly monitored. The development team is exploring the installation of devices that will alert management and a local towing company if a vehicle stays longer than permitted. The garage has been designed so that a tow truck can access the parking area and tow a vehicle.

Why are no street trees included in the proposal?

The development team had hoped to add as many street trees as feasible; unfortunately, several electrical duct banks under the Mass Ave and Walden Street sidewalks prevent the planting of any street trees at these locations.

BACK TO FAQ TABLE OF CONTENTS

Permitting and Next Steps

What mechanism is being proposed to permit 2072 Mass Ave?

2072 Mass Ave is being proposed to be permitted through a Comprehensive Permit under MGL Chapter 40B. A Comprehensive Permit application permits an applicant to request all local permits through the Board of Zoning Appeal, including a request for any waivers from the underlying zoning.

The Affordable Housing Overlay (AHO) was recently enacted, why is 2072 Mass Ave not permitting the project under the AHO?

The AHO is one of a number of tools to permit an affordable housing development in the City of Cambridge. The AHO would require setbacks and a lower height than currently proposed at 2072 Mass Ave. The development team believes that setbacks are not appropriate along Mass Ave (most of the adjacent buildings have no setbacks) and believes the proposed nine (9) stories along Mass Ave is appropriate and warranted at this location.

What steps have the development team taken to solicit feedback from the elderly residents at the adjacent Russell Apartments located at 2050 Mass Ave?

The development team has twice met with the Cambridge Housing Authority (CHA), the owner and property manager of the Leonard J. Russell Apartments, to present the proposal and recent modifications and solicit feedback. The development team, in conjunction with CHA property management, have displayed renderings and other project information in the Russell lobby along with comment cards for residents to provide feedback. A Russell resident is also a formal liaison and is providing feedback to the development team on behalf of the Russell residents.

How has the development team solicited comments and feedback from the community?

By the time the proposal is presented to the Planning Board on December 1, the development team will have presented and solicited feedback at two (2) large virtual community meetings, two (2) Porter Square Neighbors Association virtual meetings, and many private virtual and phone meetings with direct abutters. In addition, the development team has responded to comments posted on this website and emails it has received from abutters.

What changes to the proposal have resulted from the community process?

The current plans reflect significant feedback from abutters, the neighborhood, and the City. These changes include but are not limited to:

- Allocating of a portion of the 2072 land to the public way in the form of an easement so that each Walden Street vehicular travel lane can be widened to 10’ and so that the sidewalk adjacent to 2072 Mass Ave along Walden Street can also be widened;
- Relocating the residential entrance from Walden Street to Mass Ave so that package delivery, ride shares, and pedestrian traffic will be oriented to busier Mass Ave;
- Setting back the first floor of the building along Walden Street;
- Angling the wall adjacent to the driveway along Walden Street back toward the building to provide additional pedestrian safety;

- Adding street level landscaping planters at the garage entrance;
- Reducing the height of the rear residential anchor from eight (8) stories to six (6) stories so that the building steps down to the residential community (the front floating cube increases to 9 stories along Mass Ave); and,
- Adding a flexible outdoor space on the sixth-floor roof that may safely accommodate an open children's play area, raised gardens, native trees and shrubs, and unique programming opportunities for residents.

When are public hearings scheduled for this proposal?

The Planning Board is scheduled to hear the proposal on December 1, 2020 and the Board of Zoning Appeal is slated to hear the proposal on December 10, 2020. Visit **https://www.2072massaveapts.com/updates** for details on these hearings.

If 2072 Mass Ave is approved by the Board of Zoning Appeal, when is the earliest construction could start?

If the proposal is approved by the Board of Zoning Appeal, the earliest the project could start would be in spring/summer 2022. The development would need to apply for and receive additional City and state financing resources before commencing construction. This process takes a minimum of 6-9 months but could take significantly longer.

BACK TO FAQ TABLE OF CONTENTS

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Comments

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Preview POST COMMENT...

Ann Ferraro 15 hours ago · 0 Likes

This is a terrible idea ! This corner is congested to begin with but a giant building blocking your vision without any parking ? You got to be kidding . First it's taller than any other building , how did you get zoning from a one story building to 9?????? Also, you say it's affordable units , but so did the project at upland and the project at porter rd . They are now hotels . It's not noticeable right now , because of covid, but normally it's impossible to navigate that neighborhood during rush hour traffic - it takes me 15 minutes to get out of my driveway some days . You are doubling down on the inconvenience of the residents , and it's just horrible .

Ted Hoff 3 days ago · 0 Likes

My family and I have lived in the Porter Square neighborhood for o er 33 years. My wife and I love this neighborhood and Cambridge overall. Our two sons, now adults, grew up herand love this area as well and would like to live here. We ;know first hand in our family how the housing shortage in Cambridge is preventing all kinds of people from living in this area. We are all so fortunate to have the T stop in Porter Square. Many people can live and work without having to own a car or drive all that frequently. The Porter Square Shopping Center is also a wonderful resource and permits us all to buy almost anything we need without driving far or even driving at all. All of this provides context for why I so enthusiastically support the proposed housing project at 2072 Mass Ave. For years in fact I have thought that this corner would make a great site for an affordable housing project, primarily because of its proximity to Porter Square. I am not a developer so I just kept my thoughts to my wife and myself. But I am delighted that such an impressive project is now being proposed. The project will bring additional vibrancy to our whole area, including for all the terrific local businesses and restaurants we enjoy. I will enable many people to be able to live here, and it seems designed in a way to minimize the environmental impact of the new housing. Thank you.

Jason Korb 3 days ago · 0 Likes

Thank you Ted for your support of the project and for articulating so well all of the positive aspects you see in our proposal. We greatly appreciate your feedback and thoughtful comments.

Hi! This seems like a great project and I look forward to welcoming high-density transit-focused affordable housing to the neighborhood. One question: I am not seeing in-building or in-unit laundry facilities in any of the design materials,

which are often a huge boon to residents. Are you planning to provide that, or is there a nearby laundromat facility?

Jason Korb 3 days ago · 0 Likes

Hi Grace - thank you for supporting the project! Great question - each apartment will have its own washer and dryer hook-up and will be provided with a full size washer and dryer.

Nancy Phillips A week ago · 0 Likes

I wholly support this project, despite its height, because of the critical importance of adding as many affordable units as possible to Cambridge's overwhelmingly UNafffordable housing stock. I do need to mention, though, that the design of the 3-bedroom units is sub-par: far too much circulation space -- which is essentially wasted space -- and much too cramped common space: a combined kitchen-dining-living area. Surely the architects can make these units more liveable!

Jason Korb A week ago · 0 Likes

Nancy,
Thank you for your comments and your support.
Regarding the unit layouts, we 1,000% agree with you. We plan to relook at each unit layout and reconfigure where necessary. The units as currently laid out are initial layouts, but as you astutely point out, the 3 beds especially need more work to incorporate the changes you suggest. Since unit layouts are not directly considered in the zoning process, we have focused on

other aspects of the project, but internally have already discussed how we can improve all of the layouts, recognizing the 3 beds need the most work.

We'll make sure to provide updated unit plans as they evolve.

Best,
Jason

James Zall 2 weeks ago · 0 Likes

I've just reread all of the comments posted here so far. Of the 21 people who shared their views of the proposed housing, 15 declared themselves in favor of the project (71%). The most frequently given reasons were the design of the building (10 people), the housing shortage (6) and environmental benefits (5). For the 6 opposed (29%), the most frequent issues were size/density (7 people), traffic (5) and parking (4). (These numbers reflect the fact that most people, not surprisingly, gave more than one reason for their opinion).

I also notice that a slight majority of the opponents declared themselves in favor of affordable housing, some specifically in connection with this proposal and others in a more general way. This indicates that 90% of the people concerned enough to post their thoughts here seem to recognize the harmful effects that the ongoing, worsening housing shortage is having on our city and its residents, on our economy and our environment.

As we're approaching the inauguration of a new, less-divisive administration in Washington, I would like to take the opinion sample here as a local sign of hope. Unlike most new housing developments in Cambridge, this one aims to provide housing for people in the lowest 30% of the overall income distribution. Unlike some of the alternative suggestions that have surfaced in public meetings about this proposal -- like closing Walden St. to traffic at the overpass, thus reducing traffic for the North Walden area but increasing it in surrounding neighborhoods while making it harder for residents to get around the city, or calling for housing to be

housing plan seems to have substantial community support. Can we yet manage to focus on what unites us and not on what divides us?

Young Kim 2 weeks ago · 0 Likes

Hi James,
Thank you for such an excellent, deep dive analysis of the public comments. However, one key factor is missing from your analysis which unfortunately you could not have come up as a community commenter - the residential makeup of proponents and opponents into immediate abutters; residents of North Cambridge (say within 1/2 mile of 2072 Mass Ave); Cantabrigians outside North Cambridge and non-residents.
I agree with you 100% on focusing on what unites us and I think I am not too far off the mark when I say that should be reasonable development that respects the rights of the immediate abutters and that preserves the character of Cambridge we will be proud to leave as our legacy to our children and future generations to come.

Jenny Tamarkin 2 weeks ago · 0 Likes

James: thank you for your feedback and for taking the time to read through all of the comments - we are happy to hear that 71% of the commenters support our proposed development! It makes it much easier to digest when you break it down the way you did, thank you, and we definitely understand that those who oppose our proposed development do not necessarily oppose affordable housing in general. We look forward to hearing additional comments and feedback from the neighborhood as this project advances and hopefully at the end of the day we can find a way to stand in unison as advocates for safe, quality, affordable housing. - Jenny

---

Daniel Smith 4 weeks ago · 0 Likes

Jenny,
Thank you for your response.
I can tell you categorically that the parking difficulties now are less severe than under normal non-Covid conditions,

notwithstanding what Traffic and Parking may guess the situation is. (It seems Cambridge Traffic and Parking examiners work 9:00 to 5:00 and give diminished attention to parking concerns outside those hours.) The parking problem in our neighborhood is not during the day, but during the evening and weekends when residents return from work and local businesses (e.g.; yoga studio, gyms), are open. Many of these businesses are barely operating now. Many residents have headed for the hills during the pandemic, leaving the streets comparatively empty. Furthermore, the 26 unit apartment building 70-80 Porter Road is currently undergoing renovation (as affordable housing). This building has no dedicated parking. Because it is now vacant during construction there are currently no residents from there vying for parking spaces. All of these things will come to an end. People will return along with their automobiles and the parking situation will revert to a scarce situation not reflected by the recent parking study.

Jenny Tamarkin 2 weeks ago · 0 Likes

Hi Daniel,
I apologize for the delay in my response. We hear your concern and we appreciate your feedback, we definitely understand that our new development will impact street parking in both the covid and post-covid worlds. However, we maintain our position that this is an appropriate location to build dense housing within close proximity to transit and other services. Our proposal aligns with the City of Cambridge's goal to provide environmentally friendly housing that will allow residents to be less dependent on their cars. We believe that the addition of 25 cars parking in the neighborhood is a reasonable tradeoff to allow 49 families access to high quality housing in a city that has seen an extreme increase in the cost of living over time.

Thank you,
Jenny

Young Kim A month ago · 0 Likes

I have asked Jason to save a large, mature tree on the northwest corner of Russell Apt that overhangs onto 2072 Mass Ave lot if at all possible as even one mature tree is a valuable urban asset. He responded by locating that tree on their property survey and has engaged an expert to generate a preservation plan. I want to thank Jason for listening to my concern and taking these steps to preserve that tree.
I look forward to continue to work together to bring about a reasonable 100% affordable housing development that will integrate into the residential neighborhood harmoniously.

Jason Korb 4 weeks ago · 0 Likes

Thank you Young for your comments and for pointing out the tree to us. As you mentioned, we hired a master arborist to develop a tree preservation plan for this tree.

Daniel Smith A month ago · 0 Likes

While I support the aspirations of this project, I have concerns about the density and parking impact.
No parking or traffic study done during this time of Covid can arcuately reflect the typical conditions that are normal for this area. It just can't – these are not normal times. Current conditions do not reflect the usual reality on the streets in this neighborhood.
Though you may shun anecdotal information, I can tell you, observationally, that under normal circumstances parking is frustrating and challenging, especially in the evening when residents return home after work. Parking is not bad today,

usual the difficult parking situation will return too.
An additional 25 or so cars, by the developers' own estimate, will compete for the same scarce parking spaces (along with St. James Place and Frost Terrace – all new to Porter Square).
For a development project to be successful it must address all issues, not some issues. The parking demand will

inevitably have a negative impact on the surrounding neighborhood and residents unless addressed in the design of the building.
No validity can be ascribed to a traffic and parking study conducted under the current pandemic conditions. In my opinion, the current project design raises problems of density and parking in particular.
Daniel Smith - Regent Street

Jenny Tamarkin A month ago · 0 Likes

Daniel,

Thank you for your comment. We are aware that the current COVID-19 health pandemic is impacting the data and had spoken to the Cambridge Traffic and Parking department to express these concerns before commencing the study. They felt, and we agree, that imperfect data is better than no data at all. COVID could be impacting parking availability in a different direction than you suggest - for example, many people are working from home so their cars are parked on the street, rather than driving to work every day, so there would be less parking available during the day time and into the evening because people are not community in or out of the neighborhood for work. This is why we felt it was important to engage a professional firm who specializes in this type of data and research. If there were an end in sight to the current health pandemic, we may have been able to wait a few months before commencing the parking study, but unfortunately that is not the case. COVID-19 cases are on the rise again and the demand for affordable housing continues to grow.

I would like to point out that the estimated addition of 25 cars was from the parking and traffic report created

data. However, we do understand that there are a few new developments in the neighborhood that will increase parking demand and that the Walden Street and Mass Ave intersection can be a huge headache and safety hazard even during COVID times, so we are exploring a few different measures that should help to

combat the congestion on Walden Street and the surrounding neighborhood which we hope to reveal to the community in the next few weeks.

We understand that our development is going to have an impact on the neighborhood, but we hope that the benefits of providing affordable housing, ethnic and socio-economic diversity and families will outweigh the impact on available street parking.

Thanks,
Jenny

Young Kim A month ago · 0 Likes

I would like to offer a comparison of the proposed 2072 Mass Ave 100% Affordable Housing development (Development) with four existing/under construction 100% affordable housing developments (AHD) within ½ mile of Porter Square:
1. Frost Terrace at 1791 Mass Ave/1 & 2 Frost Terrace under construction
a. CC HRE 1791 Mass Ave LLC C/O Capstone Communities LLC
b. 40 units with 3 accessible parking
c. Multi -stories with 5-story being the tallest.
d. The Floor Area Ratio (FAR; gross floor area/lot size) = 2.3.
2. Russell Apt next to 2072 Mass Ave, affordable housing for the elderly
a. Cambridge Housing Authority (CHA)
b. 51 units with 10 parking spaces one of which is accessible; garden in the rear
c. 6-story building
d. FAR = 2.9.
3. 78 Porter Road
a. Cambridge Affordable Housing Corp, a subsidiary of CHA and currently undergoing renovations.

vouchers after construction is complete. No parking but is set back from property boundaries.
c. 4-story building
d. FAR = 3.3.
4. 1713-15 Mass Ave
a. CHA

b. 16 units; 8 parking spaces one of which is accessible parking; a large backyard;
c. 3-story building
d. FAR = 0.5.

The total number of units in these AHDs is 133 with average FAR of 2.1. In comparison, the Development will be an 8-story building with 49 units; 3 accessible parking and 2 drop off spaces; no setback and no ground level greenspace; and the densest with FAR of 6.7. The proposed number of units is 36.8% increase from the existing number of units and FAR is 315% of the average FAR. Looking at another way, the Development's lot size of 8515 sq. ft. is only 4.7% larger than 78 Porter Road. But the proposal calls for an 8-story building, twice as tall, and twice the FAR occupying the entire lot.

Many people have commented that the Development is a vast improvement over the existing drab commercial buildings in that neighborhood. But the Development is all residential except for the ground level retail so it should be compared to the residential units in the neighborhood and it should provide the quality of life amenities of a residential development. At the very least, it should be set back from the property boundaries and should have ground level greenspace.

Finally, the impact of the Project should be assessed in context of the St. James Church development which is nearing completion (Planning Board's Special Permit PB-241) that will add another 46 dwelling units just 0.1 mile from 2072 Mass Ave. Together these two projects will add 95 dwelling units creating tremendous new demand on City's resources and potentially worsen the traffic and parking problems in the Porter Square area.

I know Capstone Communities/Hope Real Estate Enterprises, proponents of AHDs and residential property owners in this

constitutes a reasonable development but I hope we can all work together to come up with a compromise plan for 2072 Mass Ave that will fit more harmoniously in the neighborhood as a warm, safe and welcoming home to the residents especially the children.

Cyrus Dochow

A month ago · 0 Likes

I live across Walden Street in the three-story apartment building. I appreciate the ambitions of the project but do not support the project in its current form. The scale of the building as it meets Walden street and the traffic congestion as a result of the location of the vehicular entry are major concerns.

The building has strong connections to Mass Ave: scale, access to mass transit, and ground floor program. The sustainability goals—Passive House and the reduction of parking—are ambitious and set the standard for future development (affordable or otherwise). The contribution to affordable housing and the Mass Ave streetscape are significant. These are all good things.

The consequence of the strong connection to Mass Ave is that the building poorly relates to Walden, I have two main concerns:

Scale. The change from 8 stories to the existing 2-3 story buildings along Walden is too abrupt. The setback of the "residential anchor" extending down Walden and the change in materials insufficiently transitions to the vastly smaller scale of the neighboring buildings. A reduction in height along the Walden anchor—perhaps offset by taller massing on Mass Ave—would be an improvement.

Traffic. As many of my neighbors have noted, the Walden-Mass Ave intersection is dangerous and over capacity. The location of the vehicular entrance on Walden will stress this situation beyond repair. Per the intent of the design, the dedicated pickup and drop off spaces will experience high turnover—getting in and out will be next to impossible at many hours of the day. A right turn will always compete with cars waiting at (or speeding to) the light, a left turn will be at

risk of colliding with the aggressive turns from Mass Ave (provided one can pass through the two lanes of traffic first). The consequences for pedestrians and bicycles are similarly dangerous. The development team isn't responsible for correcting the existing traffic problems but should make every effort to lighten the impact.

I urge the design team to re-evaluate the ground floor plan circulation and consider using the existing curb cut along Mass Ave—it is offered modest protection by the traffic signal and would still provide adequate ground floor retail space (evidenced by the existing restaurant). The orientation of traffic toward Mass Ave would be consistent with the scale of the building.

Jason Korb A month ago · 0 Likes

Thank you Cyrus for your thoughtful feedback. We greatly respect your opinions and the time you put into your comments as well as our previous meeting. We will convey your comments regarding the scale and the relationship to Walden to our architects to see if they have any further ideas. We do note that the City parking lot provides a large buffer between our property and our side of Walden Street (we also acknowledge you are across the street, not on our side). In addition, most of the shadow cast by our building does not cast onto the residential neighborhood but rather onto Mass Ave and to the south. That being said, we understand your concerns and will continue to consider them.

With regard to traffic, we are working on a number of mitigation measures that we hope to publicly reveal in the next 1-2 weeks that we believe will address many of your concerns. Pursuant to your feedback and our previous discussions, we are also working to reorient the pedestrian entrance onto Mass Ave instead of Walden Street.

We would be glad to have another Zoom meeting with you and your neighbors at 5 Walden to continue discussing these issues and to present you with revised plans. Thank you again for engaging with us in

Matt Goldstein A month ago · 0 Likes

I live in the neighborhood, pass through this intersection 2-3 times a day (my kids are at Graham and Parks). We're excited about this neat looking project to bring more good looking ,affordable housing to Cambridge! Also really interested in the proposed wood construction. Please let us know how we can help keep this project moving forward!

Jason Korb A month ago · 0 Likes

Thank you Matt for your support, we will continue to keep you in the loop as the public process proceeds.

Seymour Kellerman A month ago · 0 Likes

Thanks for your comment, Michael. I also live nearby, on Cogswell, and have experienced the same congestion and backup that you have. At times it was hard to drive my car out of the driveway. I wanted to add a note about the meeting held this February regarding this problem.

Responding to complaints from our neighbors, two members of the Cambridge Community Development Department convened a meeting to discuss these concerns. The CDD people were surprised at the size of the turnout - at least 40 people by my count. They proposed a solution: allow only a right turn at the corner of Cogswell and Mass Ave. That is a good idea for Mead St. and Cogswell Ave, but it would not improve matters on the cornet of Walden and Mass Ave. Construction of an eight-story building at that corner would not help either.

Michael Kennedy

2 months ago · 0 Likes

Hi,
I'm more than a little dubious. Let me share a few reasons. First, the positive comments seem overly enthusiastic. I've only read a few so far and they sound the same--hyperbolically positive (as if paid for or written by one person with people's names attached) in order to support the project.

Second, I live a stone's throw from this--and I notice not one of these overly enthusiastic commenters lives in this neighborhood though somewhat nearby--, and while I am not against affordable housing this really isn't affordable housing; it is something else, unfortunately: a rental property to make money for someone/group's investment portfolio or private bank account. Why rent to people who are low-middle income when it does not help them get ahead? If this project were truly interested in helping the neighborhood, the era (green buildings and alternative transportation), and low-middle income Cantabridgians, it would help low-middle income residents realize home ownership, not rentals...'into perpetuity' as this slick piece of advertising states. Apparently, someone or group of investors stand to make and continue to make a pretty penny off the backs of renters who are 'being offered a deal.' And what's to keep it from becoming a big hotel of Air-B-&Ber's? The drop off and pick up spaces (carport) is more like a hotel drop off than an apartment building.

If this were to go forward, maybe about half the size at best? Where's the green space? This building would take up the entire footprint of the lot; it would expand beyond the footprint of the commercial space that it would replace. Does Cambridge Zoning Board allow for this? Seems that it takes advantage of the spirit of any subsidy to encourage low income affordable housing.

Next, because I live nearby and have been watching this once great little residential neighborhood (we are not Brooklyn) erode through overdevelopment and traffic overflow, I know that this extremely congested corner (and dangerous) cannot stand this size project: 49 apartments will bring owners with cars regardless of the projects design to be 'commuter

encouraging. And, more pedestrians means more potential accidents at the corners of Walden-Mass-Cogswell-Mead, which has become a big drag race, daily, in the mornings and afternoons when the traffic backs up over the bridge on Walden street and cars go careening through Mead to Cogswell to Mass Ave in order to try to beat the light at

Walden and Mass Ave to avoid traffic and get across Mass Ave from Cogswell to Russell and into Davis.

And , I did see one woman's comment on here, Susan, and agree with her comments whole-heartedly.

(I will check back to see that my comment remains: the rules state that all germane comments will be post and remain live. I consider this comment in the community 'community feedback' section absolutely germane as I live in this community and in the shadow of this project and would like to hear, primarily, from others who live here and what they believe and feel about this development.)

Thank you for reading, everyone.

Sean Hope A month ago · 0 Likes

Hi Michael,

Thank you for your comments. While this forum is designed for questions, answers and feedback about our proposed redevelopment many of your statements/questions appear to be misleading (intentional or not) and could be easily be answered/disputed by reading the material provided for on the https://www.2072massaveapts.com/about website. That said, I will respond to some of what I believe are actual questions and not the editorial comments although I would gladly discuss offline the reasons why my partner and I have dedicated years of our lives, taken substantial risk and feel so rewarded by this important work.

Now to your questions. First, as you can see, we require that all of the commentors to the website provide real names and anyone could easily fact check who wrote

the comment. It is unfair and contrary to a fruitful neighborhood discussion to disparage the motives and opinions of other commentors that express feelings different than your own. This type of rhetoric has dominated our national discourse and resulting in alternative facts and often unnecessary finger pointing.

We are choosing to be transparent and honest about the work we do and hope that in return our motives wouldn't be unfairly called into question.

Secondly, your comment "Why rent to people who are low-middle income when it does not help them get ahead" to me highlights how deep the equity and income gap has become in Cambridge that the day to day struggles of the working poor and middle-income families in our city are just missed. Historically, for many working families in Cambridge, multi-family rental housing was often the primary housing option for low and middle-income families and immigrants like my grandparents who emigrated from the Caribbean to Cambridge in the 1950's. From living in rental housing as a tenant in Cambridge my grandparents were able to save enough money and with the assistance of the G.I. Bill purchase a multi-family dwelling. As an owner they were able to provide housing for other immigrant families for over 30 years while living in one of the units and raising a family. My mother and her two brothers were the first in our family to even graduate high school. Due to the schools, close community in the Port and faith-based institutions in Cambridge all three went on to earn graduate degrees and changed the trajectory of our family. This is just one example of how "rental" housing has helped my family get ahead and prosper but there are countless others I could share with you. It should also be no surprise that the number of children in the Cambridge school system has dropped dramatically since the end of rent control in 1997 as well as the number non-white Cambridge residents. Further, if by "get ahead" you mean that our renters will likely never experience the exponential appreciation of real estate values that you and many other property owners in Cambridge now benefit from having purchased homes in 90's, then you are likely correct. Our residence won't likely have the 1st world privilege

of resting on a Million dollar asset and the economic mobility to move where the jobs are most prevalent but living in this great location will allow our residents immediate access to many of the vital services for families at the Porter Shopping Center (grocery store,

hardware, pharmacy), well-funded schools and religious institutions all within walking distance.

Additionally, the website clearly states that our proposed building is required by statute to remain affordable in perpetuity which means no big hotel or air-b&ber's. The City of Cambridge and State will have invested significant funds into this redevelopment so if ever the affordable covenants were breached there would be numerous mechanisms to correct any improper use. Jason and I will provide personal guarantees to the construction and permanent lenders some of which last 15 years.

Lastly, we are fully aware of the existing hazardous conditions on Walden Street and have committed to working with the neighborhood and Cambridge Traffic & Parking to improve Walden street for pedestrians, cyclist, automobiles and our future residents. We have hired a traffic consultant and a host of engineers to determine what improvements are possible. We recently mentioned at the Porter Square Neighborhood Association (PSNA) meeting a few possibilities we are researching that will potentially involve rethinking the ground floor plan, increasing the width of Walden Street and other traffic calming measures.

I respectfully ask for your continued patience as we incorporate neighborhood feedback into the design and present alternatives that will improve the building for our residents and the Walden Street and Mass Ave intersection.

"If you want to touch the past, touch a rock. If you want to touch the present, touch a flower. If you want to touch the future, touch a life." – Author Unknown

Susan Frankie 2 months ago · 0 Likes

What is the maximum capacity of the building?

Jason Korb A month ago · 0 Likes

Hi Susan - your question is answered pursuant to 105 CMR 410.400: Minimum standards of fitness for human habitation (State Sanitary Code, chapter II) which applies to housing of all types, affordable and market rate, and states: (A) "[E]very dwelling unit shall contain at least 150 square feet of floor space for its first occupant, and at least 100 square fee of floor space for each additional occupant...." and (B) "In a dwelling unit, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space; every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant."

Therefore, for the 2072 Mass Ave proposal the MAXIMUM number of potential occupants would be 217. All of the occupants would also need to be related to each other or be a caregiver for one of the other occupants. We have never seen a building occupied to the maximum number of occupants. A better determination of the projected occupancy is from HUD, which estimates that in affordable housing there are an average of 1.5 individuals in a 1 bed, 3 individuals in a 2 bed, and 4.5 individuals in a 3 bed. This would result in an expected occupancy of 147 individuals. This is also more consistent with what we observe in other similar developments.

Young Kim 2 months ago · 0 Likes

Thank you for posting the Parking and Traffic Assessment report by Vanasse & Associates (V&A).

but it has several flaws and it didn't go far enough. I am not a parking or traffic expert by any means but offering my comments as a retired system engineer and a long-time resident of North Cambridge ½ mile north of 2072 Mass Ave.

The most glaring flaw is that the effects of COVID-19 on parking and traffic were not factored in. I live on Norris Street and the normal, pre-COVID-19, morning rush hour traffic heading into Porter Square and beyond regularly backed up to Norris Street making it very difficult to exit the street to get onto Mass Ave in either direction. The reverse was true in the evening on the northbound side heading towards Alewife Brook Parkway compounded by two traffic lights separated only by a block at Cameron Ave and Cedar Street intersections. And there were hardly any parking spaces available on Norris Street after 6 PM. But since COVID-19 shut-down began, there have been plenty of parking spaces available and I hardly have to wait to make the turn onto Mass Ave, just enough time to come to full stop and observe the oncoming traffic.

The second flaw is that the study was not done from the point of view of residents in the neighborhood nor did it consider the effect of the business establishments in the area. It is impressive that V&A surveyed parking availability within a quarter-mile, 1320 feet, radius. That is almost 4 football-field lengths, including the end zones! Can you imagine yourself circling around to find a parking space and then trudging home in a pouring rain or blinding snowstorm that far? Mr. Korb stated that the proposed project was planned with family in mind. Can you imagine dragging your child even half that distance with groceries? When you purchased your house, I am sure your expectation was to be able to park on your block if you didn't have a driveway.

The meter and unrestricted parking spaces around the project will be taken up by the customers of the existing businesses as well as the proposed 1040 square feet on-site ground floor retail during the business hours. The stay-at-home parents or caregivers of children/elderly, let alone the customers of the proposed retail space, will have a hard time finding parking spaces during these hours.

Another example of this flaw is that the study was conducted for just one weekday, namely Tues, ignoring the bustling social activities around that neighborhood on weekends starting from Fri evening.

The traffic study didn't go far enough in only considering the estimated trip generated by the project. The study should have considered the road configuration at that intersection and the impact of the project on the traffic flow. Walden Street at the intersection is a 3-lane road; one westbound lane and two eastbound lanes with one for right turn only and the other left turn only. The solid lane marking separating the turning lanes starts well west of the property; and the two turn arrows start just about even with the curb cut into the current Darul Kabab. It is not hard to imagine the gridlock a delivery truck could cause when it attempts to turn into the property after turning into Walden Street during the rush hour from Mass Ave. It will immediately get stuck trying to cut across two lanes of eastbound traffic waiting to turn left or right onto Mass Ave.

The study should also have counted the current traffic volume at the intersection and counted the number and duration of cars waiting to make turns either onto Mass Ave from Walden Street or vice versa during the peak commuting hours. This could have been done easily by using strategically placed traffic counters. These counts should then have been extrapolated into normal, pre-COVID estimates to be used in assessing the impact of the new vehicle traffic. Furthermore, the study should have addressed the issue of bicycle traffic and pedestrian foot traffic at this very busy intersection for people trying to get to Porter Square T station or to their destinations. Finally, the study should have assessed the social issue I mentioned above. When we return to "normal" after COVID-19, I envision a vibrant neighborhood with area restaurants and other businesses running at full capacity creating a heavy congestion at this intersection during peak social gathering times.

Jason Korb 2 months ago · 0 Likes

Young - thank you for your comments, our response is as follows:

Paragraph 1 - your comments are anecdotal and perceptual and do not provide data pre-Covid, if you have actual data to present regarding pre-COVID traffic and parking counts please provide those. Our proposal will add 25 cars to on-street parking. The parking study indicates at the peak time (8pm) there are 316 on-street parking spaces available within 1/4 mile of the site. After the 25 cars associated with the proposal park on the street there will still be 291 available remaining on-street parking spaces.

Paragraph 2 - walking 1/4 mile to your home is not unreasonable in the City. This is approximately a 5 minute walk, people do this across all cities all the time, including Cambridge. The proposal includes 2 short-term drop off spaces to allow residents to drop off groceries or other packages prior to parking their car. In addition, the study provides data on a street by street level, so you can extrapolate any distances you would like. We also disagree regarding your expectation that you should be able to park on the street where your home is located. It is a public street paid for by the entire City's taxpayers and to the best of our knowledge no guarantee has ever been provided to anyone regarding parking expectations. Homeowners without parking consciously chose to purchase that home without parking without any guarantees whatsoever regarding availability of on-street parking in front of their home. On-street parking spaces are for the benefit of all Cambridge residents with a parking permit, not just those who reside adjacent to those spaces.

Paragraph 3 - the peak parking demand is at 8pm when most of the retail stores are closed, residential is a perfect shared use with commercial metered parking spaces. The Urban Land Institute and others have done multiple data-driven studies indicating this fact.

Paragraph 4 - weekdays are by far busier than weekends when people travel, businesses are closed, etc. so it is not best practices to survey weekend activity.

Paragraph 5 - we are working on potential solutions to make Walden Street safer overall and address

follow.

Paragraph 6 - the parking study indicates that the building will generate a TOTAL of 98 vehicle trips on an average weekday, 6 of which will occur during morning peak hour and 9 of which will occur during evening peak hour. Considering the current high volume of traffic on Walden Street and Mass Ave, this is an immaterial impact. In addition, the existing restaurant on the site generates multiple vehicle trips per day as is.

Lastly, part of creating a "vibrant neighborhood" is providing housing opportunities for residents of all incomes, including lower income residents, which this proposal accomplishes.

Taylor Pratt 2 months ago · 0 Likes

I live about a quarter mile from this address, and increased density of affordable housing is sorely needed in our neighborhood. I'm very excited and heartened by the scope of this proposal and amount of housing it intends to add. Taking into consideration some of the other surrounding (and much less visually appealing) buildings, I simply don't understand the comments here that want to cap this building at 3 stories. I very much hope the project goes forward as-is and does not decrease the number of units.

Jason Korb 2 months ago · 0 Likes

Thank you Taylor for your support of the project.

Sarah Klein 2 months ago · 0 Likes

I live around the corner on Russell St. and I'm very excited to see this proposal. I'm very happy to see this focus on affordable housing, particularly for families and during this very difficult time for many, financially. Visually, it will be an improvement relative to some of the surrounding buildings.

Jason Korb 2 months ago · 0 Likes

Thank you Sarah for your support of the project and for your thoughtful comments.

Susan Frankle 2 months ago · 0 Likes

Can you please give as much information as possible on the finances of this venture? Who will profit from it now and over time, how much is taxpayer money, and how is the rest of it getting funded? Why are these rental units vs. home ownership. If this information is already on the website could you point me to it? I think posting it here in the comments section for all who are commenting would be helpful. As much transparency as you can give would be appreciated and I'll post anything I find out with the City as well.
Thank you.

Jason Korb 2 months ago · 0 Likes

Susan,
Current and projected funding for the project includes the following:
- The Cambridge Affordable Housing Trust (CAHT) provided a $3.8M loan in 2018 for the site's acquisition and early predevelopment costs (additional CAHT funding will be requested after zoning);
- Net income from the restaurant;
- Funding from the Commonwealth of Massachusetts Department of Housing and Community Development ("DHCD") will be requested in the form of 9% low income housing tax credits, state low income housing tax credits and subordinate debt;

- Construction and permanent financing most likely from a local or regional bank;
- Project based Section 8 financing either from the Cambridge Housing Authority or DHCD for 8 apartments;
- We are also proposing to defer a material portion of our eligible developer fee and contributing that as a funding source;
- Sean and Jason will provide personal guarantees to the construction and permanent lender and low income housing tax credit investor. Some of these guarantees continue for 15 years.

The development team receives a developer fee in accordance with the guidelines set forth by DHCD. You can find the developer fee calculation in DHCD's 2020-2021 Qualified Allocation Plan on pages 61-62. https://www.mass.gov/doc/2020-2021-qap-low-income-housing-tax-credit-qualified-allocation-plan-qap/download
Non-profit and for-profit developers receive the same fee. At the completion of construction an independent audit and cost certification is completed by licensed CPA's and submitted to DHCD and the City for their review. Annual independent audits are also completed.

These projects typically generate little ongoing cash flow once the building is in operation. The development team receives a modest annual asset management fee to asset manage the property's operations, but only receives this fee to the extent there is available cash flow to pay it after all expenses and debt service is paid. If there is material ongoing cash flow that cash flow is split 50/50 between the development team and the City/State.

In addition to the development team managing the entire development process (acquisition, design, permitting, financing, construction, lease-up) over the course of many years, the development team is responsible ongoing operations and are personally liable for ensuring the development is properly maintained and occupied by qualified households for 15 years. Any failure to do so results in the "recapture" or

clawback of the tax credits, which results in the tax credit investor calling Jason and Sean's guarantees.

From start to finish these projects take +/-5-6 years minimum. Until the financing closing, the development team receives almost no compensation. The financing closing typically does not occur for at least 3-4 years from when the development team first starts working on a project.

Please advise if you have further questions.

Young 2 months ago · 0 Likes

Great question re finances. To my offline follow up question after the Community Meeting Mr. Korb informed me they plan to file a comprehensive permit zoning application to the BZA. Now that the 100% AHO Amendment has passed the final vote at the Monday's City Council meeting, it would be great if the answer to Susan's question include an explanation of funding difference between comprehensive permit project vs 100% AHO Amendment project.
Thank you

Jason Korb 2 months ago · 0 Likes

The financing and the zoning are separate issues. As we discussed on the community presentation, the AHO would cap the height at 6 stories. We believe that from an urban design perspective this site can support 8 stories due to its location on Mass Ave, near services, transit, etc. I would like to remind everyone that a 6 story building has 14 fewer apartments for low and very low income households and would result in 35 apartments instead of 49 apartments. Considering the incredibly high demand for affordable housing right now in Cambridge, reducing the proposal to 6 stories would frankly be a lost opportunity to house these individuals and families who so desperately need quality housing, now more than

ever.

Young Kim 2 months ago · 0

Likes

Thank you for pointing out that financing and the zoning are separate issues. I realize I should have asked what is the difference between zoning (permitting) difference between comprehensive permit project vs 100% AHO Amendment project. Will the decisions of Planning Board or the Zoning Board by binding or advisory only?
Thank you

Jason Korb

2 months ago · 0 Likes

Hi Young. The Planning Board will review the plans in an advisory capacity with a focus on the design and provide a recommendation to the Zoning Board. The Zoning Board hearing will follow the Planning Board hearing and the Zoning Board be responsible for providing the project's comprehensive permit approval, which is in its sole discretion. Both the Planning Board and Zoning Board hearings will be public with public comment. Thanks.

Susan Frankle 2 months ago · 0 Likes

Seymour thank you for posting this well articulated and well

neighbors (more and more each day that I speak with) who live in the immediate neighborhood. Your suggestion of 3 floors, 20 units is much more in line with what is size appropriate for the neighborhood. Adding some green space which is sorely needed in our area would be a good idea too.

Your question if this is family appropriate is also a great question. There is nowhere for children to play and it's a very dangerous intersection for adults, much less children.

Thank you for speaking up in the interest of our small residential neighborhood.

Sean Hope 2 months ago · 0 Likes

HI Susan,

Thank you for comments and I look forward to our offline conversation later this week. I did want to direct you to the response that I sent to your neighbor Seymour Kellerman in the comment section. Many of your issues were similar and I believe my responses covers your concerns as well.

Seymour Kellerman 2 months ago · 0 Likes

On Sept. 29, Capstone Communities presented their proposal for an affordable housing project at the corner of Massachusetts Ave and Walden Street. This was the first time i heard about this project.

In the small space adjacent to the Cambridge Senior Center, Capstone plans to construct a 49-unit, 8-floor building. No parking.

The building will impact our neighborhood negatively, crowding further an already densely-populated area. The parking needs of the 150 residents of the proposed building will crowd nearby streets such as ours.

The corner at Walden and Mass Ave is a traffic flow problem.

February of this year, responding to numerous complaints about traffic congestion on Walden St., Mead St., and Cogswell Ave, the Cambridge Community Development Department hosted a well-attended neighborhood meeting. The CDD officials acknowledged the pedestrian safety and traffic flow problems, and they proposed a solution.

An 8-story apartment building on a small space at this busy corner is not a solution. Both during construction and after project completion, traffic flow will be significantly impeded. We cannot imagine that safety will be improved. Is this an appropriate location for family living?

i support affordable housing. However, we oppose the construction of a building this size in such a small and busy area. At the very least, cut the size to 20 units and 3 floors. Or build 4-6 affordable townhouses. Or move the Victory Gardens from Pemberton Street here and build the housing there.

Sean Hope 2 months ago · 0 Likes

Seymour, thank you for comments and for taking the time to express your views. We have heard similar feedback about the existing congestion issues near the corner of Massachusetts Avenue and Walden Street. Please know that we are taking this condition seriously and will continue to work with Cambridge Traffic and Parking and our consultant to try and implement measures to improve this condition both for our future residents and the neighborhood as a whole. In my experience often public infrastructure improvements occur when there are new projects being proposed and this is no different just because this is 100% affordable. We respectfully request your patience as work with our traffic engineer and other consultants to explore and propose solutions that may improve the pedestrian, cyclist and vehicle circulation on Walden Street.

That said, I think we all can agree that no one development can fix a decades old urban congestion traffic issue and hopefully we can similarly agree that it's unfair to place the burden for "solutions" for Walden

we have an obligation to be thoughtful about all the issues surrounding the development and evaluate the inevitable trade-offs keeping front of mind the health and safety of the abutting neighborhood and our future residents.

As a life-long Cambridge resident, I have sadly watched the disappearance of children from our communities especially middle/lower income children and families of color. Housing affordability and equity has become a crisis throughout the commonwealth and environmentally responsible projects such as this that are located close to transit, with the adjacent family services (Porter Square Shopping mall) are a uniquely rare opportunity. Your question about the appropriateness of family living on this site seemingly fails to appreciate the large numbers of families that are in desperate need of high-quality family sized affordable housing. Additionally, the benefits to our residents, especially school age children, will be much more than simply housing. The access to Cambridge's schools, churches, community centers and neighborhoods can alter the trajectory of an entire family and have generational impact. I have personally experienced this and would gladly share stories with you offline. This building has the potential to be occupied by a multitude of families in my lifetime and I believe that working through challenges of where children will play and how best to navigate a challenging existing traffic corner is worth the hard work that it will take to make this development great. As for the appropriate height(s), reasonable minds can disagree although for context the abutting building on Massachusetts Avenue and across the street are both 6 stories with an 8 story building further down Massachusetts Avenue. We do understand that what we are proposing is a substantial change from the existing condition and look forward to continuing the dialogue as we work to improve this project in the weeks to come.

Jeanine Pearson 2 months ago · 0 Likes

I live on Cogswell Ave (1 block away) and I'm very excited to see this proposal. I fully support the design as-is. It's an aesthetic improvement over the existing building on the lot and visually I think it will make our neighborhood more appealing. I'm not concerned about the height as there are many other buildings of a similar size nearby. Cambridge desperately needs more affordable housing (as evidenced by the demand laid out in the presentation). I'm much happier to see new affordable housing than luxury housing in our area.

I also like the focus on sustainability in the design with the Passive House certification. Similarly, I think the location is great because of its access to public transit which helps to reduce the total number of cars on the road. W.r.t parking, I'm interested to see the study, as I live one block away and I never have trouble finding parking even on street sweeping days.

Jason Korb 2 months ago · 0 Likes

Thank you Jeanine for your support of the project! We'll circulate the parking study as soon as we receive it.

Noah Sawyer 2 months ago · 0 Likes

I like the project design, and appreciate how it relates to the neighboring building towards Porter Sq. It creates a nice continuity along the block.

I'm interested in the retail dimensions and what kind of tenants might make sense for the space. Please focus on street visibility, good signage, and room for front of the house/back of the house operations. This opens up the space for more kinds of small businesses.

Jason Korb 2 months ago · 0 Likes

Thanks Noah for your feedback. We are still working on the retail component, recognizing that retail is

moment in time too. The details you point out about retail are much appreciated. We are not retail developers so suggestions such as these are very welcome. We will look into all of these ideas.

Jefferson Smith 2 months ago · 0 Likes

As a Cambridge resident, and the Executive Director of the non-profit Massachusetts Housing Coalition (MHC), I'd like to offer my full support, as well as the full support of our coalition for this project. I believe that Capstone and Hope Real Estate have set the standard for housing not just in Cambridge, but in Massachusetts, and that every resident in our city can and should stand behind this project.

Our coalition is the voice of the grassroots pro-housing movement in the Commonwealth. Instead of building barriers by using zoning regulations to stop homes from being built, MHC believes that we should encourage building homes for every income level, for every family, and in every neighborhood in Massachusetts.

It's been said many times that we are in a housing crisis. Our organization is responding directly to this crisis by advocating for brand new homes just like the ones being proposed at here. Our mission is to reduce the harmful influence of restrictive zoning regulations that have slowed production and increased housing inequality and insecurity. MHC recognizes that we must do better for our residents and for the people that need housing regulations to work for them, not against them.

As far as parking for this project, the next generation of tenants and homeowners have little use for single occupancy vehicles and therefore little need for parking spaces. Our environment is also desperately in search of relief from single occupancy vehicles - we should be helping in any way that we can to make residents LESS dependent on cars. When you allow more parking, more pavement, or any other way to squeeze in more cars, you only succeed in increasing traffic. More parking spaces equal more cars. As a result of these well-known and well-documented facts, we should be doing

just what 2072 Mass Ave is proposing — reduce parking spaces. Parking requirements are a costly and outmoded infrastructure requirement. We can make affordable housing more affordable by lowering costs for great projects like this and helping our environment, too.

Honestly, a very sincere thank you to Sean Hope, Jason Korb, and the Capstone Communities team for their vision and persistence in making this project a reality and prioritizing affordable housing for our community. There is no doubt that our organization and many others like it will be holding this as a model for future 100% affordable development and encouraging more like it throughout the state. Thank you again and congratulations on a very important project for our community!

Jason Korb 2 months ago · 0 Likes

Thank you Jefferson for your thoughtful comments.

Lee Farris 2 months ago · 0 Likes

I like that 71% of the units in the building 2 and 3 bedroom apts., which are much needed so families can stay in Cambridge, and that 8 apts. will be for very low income people, which is rare.

Jason Korb 2 months ago · 0 Likes

Thank you Lee, creating family and deeply affordable housing is of utmost importance to our development team and the City Council.

Larry Field 2 months ago · 0 Likes

This project checks critical boxes for me: 1) 100% permanently affordable, 2) in a suitable location for density,

rail and steps from bus, 3) Passive House, so cutting edge on climate, and 4) elegant design.
Even though the preliminary plan is suggesting the kind of use the City usually wants on the street level, I think the development team and the City should look at alternatives. We all know that retail was hard even before COVID and its future is more uncertain now. Vacancies don't help the owner or neighborhood.
I live on the other side of Porter Square (Mt Vernon), 2 blocks from the Frost Terrace project. Jason and Sean listened to community input and improved the design/lessened impact on abutters, while keeping the original vision. The traffic and parking study done for that project was very useful in assessing the neighborhood impact and I look forward to seeing the findings for 2072 Mass Ave.

Jason Korb 2 months ago · 0 Likes

Thank you Larry for your feedback and support.

Young Kim 2 months ago · 0 Likes

Although this is a very well thought out design for much needed affordable housing, it is far too out of scale with no setbacks from the property boundaries and no ground level greenspace at all. The rooftop greenspace is a great concept but unless the tenants have access to it, it will be of little benefit to them. The proposed 8 story height (reaching almost 100 ft to the roof of the mechanical room) is even taller than what would be allowed by the 100% Affordable Housing Overlay Amendment if it is ordained.
The property is at a very busy intersection of Walden Street and Mass Ave. The design is based on residents' using bicycles and public transit for transportation with no car ownership as only 3 accessible parking spaces and 2 drop-off spaces are planned. The reality is that you can't mandate car-ownership and will create a tremendous parking issue in the neighborhood. Furthermore, cyclists will face very dangerous entry/exit competing with cars especially during rush hours.

Jason Korb 2 months ago · 0 Likes

Thank you for your feedback Young and all your thoughtful questions offline. With regard to your assertion that the project is out of scale with the neighborhood and setbacks, I would encourage you to compare it with the setbacks on both sides of Mass Ave near the site. I believe every other building has no setbacks along the Avenue, so this proposal is in line with those. The side of the building facing Walden Street is setback and the building above overhangs that setback.

Your comment regarding the 100' height is misleading. While the mechanical equipment may reach that high, almost none of it is visible from Walden or Mass Ave in any direction. The renderings posted on our website have the mechanical equipment built into them - you just can't see them because they are not visible from the ground level. This is very different than a 100' building where you can see all the way up 100'. This is an 89' building.

Regarding your other points, please see my responses to Susan and others. Our conversations with the Traffic department and our transportation engineer will continue to focus on bicyclist safety as well as vehicular and pedestrian safety. We appreciate that bicyclist safety is of paramount concern.

As I mentioned at the community presentation, I believe we can all agree that there are tradeoffs to everything in life. We plan to further address the traffic issues and will ensure that the intersection meets all safety standards for bicycle, pedestrian and vehicular traffic. Assuming those safety issues will be addressed to the satisfaction of the City's Traffic and Parking

Department (they must, otherwise the development cannot be approved), the debate then becomes one of: (1) slightly fewer on-street parking spaces for the neighborhood's existing residents, and (2) height. We believe the height is appropriate in this location and do not believe it is out of scale with being on the Mass Ave

corridor. Until we have our parking study we cannot assess the on-street parking situation. Some neighbors have said it is not an issue, others have indicated it is an issue. Only the actual independent data can inform our decision making process.

As you know, you can reach out to us anytime. We genuinely want to work with you and your neighbors to make this proposal as beneficial as possible to the neighborhood and to our building's future residents.

Young Kim 2 months ago · 0 Likes

Your architects should be commended for their innovative, elegant and forward-looking design of the building such as hiding the rooftop mechanicals in a room setback so that "almost none of it is visible from Walden or Mass Ave in any direction" and "The side of the building facing Walden Street is setback and the building above overhangs that setback." These are really excellent design features and I would like to request that you go one step further by staggering the top 2 floors (perhaps breaking up the building into 7-story southern half and 8-story northern half) and even set back the top two floors so that the added height of the building would blend in more harmoniously with the surrounding buildings as the Cambridge Housing Authority's Leonard J. Russell Apartments next door shown in the RENDERING Mass Ave | View Towards Walden St. Intersection in your presentation package.

Young Kim 2 months ago · 0 Likes

I fully agree with you that other buildings do not have setbacks along Mass Ave. However, most of the buildings have setbacks on the rear; with parking and/or green space, however modest they may be. Also, I believe we need to compare your plans against other residential buildings, not

commercial buildings, in evaluating your plans. What I love about, and what I am trying to preserve, is the suburban-like residential neighborhoods in this vibrant urban city with so much amenities and so close to a major metropolitan city that Boston is. Almost everywhere you look in Cambridge, residential houses are set back from their property lines with nice greenspace of trees, plants, and lawn. Just walk north along Mass Ave and take a look at 2130 and 2192 Mass Ave. 2130 Mass Ave is an 8-story building like your proposed building but it is set back from Mass Ave and Cogswell Ave and has a large backyard as well. 2192 Mass Ave is a 4-story building and is well set back on all sides with greenspace all around. It would be great if your architects could superimpose your proposed building on the 3D satellite view of Existing Site (page 17 of the presentation package) to contrast the difference. One might argue that the need of affordable housing is more urgent than niceties such as the building set back away from the property line.

I grew up in Manhattan in a 16-story high (if my memory serves me right) corner building with no private space except for the service area around it. One of the development goals as stated in your 2072 Mass Ave Community Presentation is to " (c)reate a High-quality Affordable Housing apartment community with a large percentage of homes for families". This will mean there will be many children and I hate to see them growing up in a building with no outdoor private space. They should be able to come home from school to a nurturing, inviting family neighborhood and not just to a jungle of commercial buildings along Mass Ave.

planters but you have told me offline that the roof will not be accessible to the residents. So, these greeneries will be of no benefit to the children. The presentation also included an excellent Neighborhood Map - Quarter and Half Mile highlighting the greenspace near the site.

However, according to googlemaps, the three nearest recreational area are Rev. Thomas J. Williams Park (0.6 miles walk along Mass Ave), Gerard Bergin Park/Pemberton tennis courts/basketball courts (0.4 miles walk via Mass Ave & Pemberton St) and Raymond Park (0.4 miles walk via Walden St); all along very busy streets and none within a quarter mile of walking distance. Children need and deserve recreational areas closer to home. Providing them with an indoor play area/gym along with atrium/plant walls (as in the Harvard Holyoke Student Center) would do them a world of good.

Jason Korb 2 months ago · 0 Likes

Hi Young - the play yard at St. James Church will be open to our residents as well as the public from 8am to dusk every day of the week with few exceptions. As you probably know, it is one block from 2072 Mass Ave. at 1991 Mass Ave.

Susan Frankle 2 months ago · 0 Likes

Hi, I'm wondering if you can encourage people who are commenting on this website to mention if they live in the immediate neighborhood that will be impacted by this project (Mead, Cogswell, Walden near Mass Ave). Not a half mile away, not in other parts of Cambridge, but in the direct path of this project and who have experienced the day to day challenges of our neighborhood. Our small residential neighborhood has suffered through congestion and

dangerous traffic conditions for bikers, pedestrians, and cars to the point where we had an overfilled community meeting with the city because of concerns. These conditions will likely return once we are on the other side of the pandemic. The size and scope of this project (49 apartments, roughly 150 people, and likely 25-30 cars) where the building fills almost the entire footprint, is out of zoning, and offers no parking only furthers the crowded conditions and dangerous traffic / road situation. Why wouldn't you consider proposing affordable housing that meets current Cambridge zoning requirements?

Jason Korb 2 months ago · 0 Likes

Thank you Susan for your feedback, we certainly respect your opinion and sympathize with the challenges residents endure as the City grows and evolves. We appreciate your suggestion requesting commenters to indicate if they live in the immediate area and have made that change to the website.

I think James did a good job of explaining some of the reasons why the proposal is not meeting current zoning.

We are continuing to work on the parking and traffic issues and have meetings scheduled with the City's transportation department and our traffic engineer. We are taking those concerns very seriously.

With regard to the proposed density, we respectfully disagree with your assertion that this site is not appropriate for height and density. The demand for affordable housing in Cambridge is overwhelming. As indicated in our presentation, there are over 7,000 unique households on the waitlist who either work or live in Cambridge or are a veteran that need affordable housing. We and others (including most of the urban planning community) believe that in order to meet that demand, sites such as 2072 Mass Ave, being located on Cambridge's busiest street (Mass Ave is four lanes in front of the site as you know), its adjacency to public transit (Red Line and bus), and its proximity to services such as healthcare, education, retail (including a larger

our proposal.

All of that being said, we respect your opposition to the project and are committed to working with you and your neighbors - regardless of whether you support or oppose the project - to design the project in a way that

minimizes adverse impacts to the neighborhood and maximizes benefits to the community.

James Zall 2 months ago · 0 Likes

Also, given Cambridge's high land costs, limiting the number of units to what zoning allows makes the housing no longer affordable to many if not most in Cambridge.

James Zall 2 months ago · 0 Likes

The reason that affordable housing proposals usually do not meet current Cambridge zoning requirements is that those zoning requirements have been designed to prevent affordable housing in particular, and to limit housing in general. About 65% of Cambridge housing does not meet current zoning requirements. That includes many buildings that seem perfectly fine to most Cambridge residents. My home is included in that 65%; odds are that yours or your neighbors' homes are too.

---

claire silvers 2 months ago · 0 Likes

This seems to be a very well thought through project and there is no doubt that this kind of housing is sorely needed. (Anyone who doubts that should spend 5 minutes looking at available rentals within a mile's radius.) We live a block away on Mead St, and have been pondering the fate of this parcel for years. First choice would have been what used to be called a vest-pocket park, esp. so the senior housing residents would have an outdoor place within reach that

didn't require getting in a van. That is no doubt unrealistic. Then we are concerned about the fate of the restaurant's staff. But if the space is to be devoted to housing, this project is far & away better than the "luxury" overpriced block blot that we had assumed would materialize. The 1st floor treatment set-back makes it more appealing and our 1st impression of the design is that it is distinctive without being jarring, and the apts are well-laid out. Interesting materials. You will get many complaints about adding to parking. That doesn't worry us. The drop-off spots are essential--but the only thing we wonder about is the difficulty of making left turn off south-bound Walden into those spots. As you know, that intersection can become crazed at times, & even during calmer periods complex dynamics can develop when someone tries to left-turn into the restaurant parking lot. Don't know what the solution would be.

Jason Korb 2 months ago · 0 Likes

Thank you Claire for your thoughtful feedback and support as a neighbor of the project. We agree regarding the left turn into our building, as well as a left turn out of our building could also snarl traffic on Walden. We are working with the City's transportation department and our traffic engineer to see if we can prevent and/or limit these movements. We will definitely keep you in the loop as to our progress.

Deb Gallagher 2 months ago · 0 Likes

I live on Cogswell and support the project, as we do need a lot more affordable housing in Cambridge. I'm a little worried about parking, as Cogswell may be the closest street parking that the residents will be able to find. But the need for the housing, I think, is the predominant factor.

Jason Korb 2 months ago · 0 Likes

Thank you Deb for your support of the project. We will be receiving our parking study this week and will post it

here when we receive it. If the parking study shows a significant lack of on-street parking near the site we will look at other possible options for off-street parking.

Michael Salib 2 months ago · 0 Likes

This project looks absolutely amazing! We desperately need more housing, and the building looks beautiful. I think it will fit in very well with that area. I live about a half mile away in North Cambridge and it is so wonderful to see projects like this coming online; I only wish we could get more and that the city would allow an extra floor or two. I hope that permitting and construction go smoothly so we can welcome our new neighbors!

Jason Korb 2 months ago · 0 Likes

Thanks Michael, we look forward to working with you and your neighbors!

James Zall 2 months ago · 0 Likes

I'm glad to see such a well-designed building and well-planned project coming to our neighborhood. With many stores and amenities within walking and biking distance and so close to subway and buses, this is an ideal location for the kind of affordable housing that is in short supply and so badly needed in Cambridge right now.

Thanks for your detailed presentation earlier this week. I hope you'll continue to keep the neighborhood informed as the project progresses.

Jason Korb 2 months ago · 0 Likes

Thanks James! We'll continue to keep the community in

the loop throughout the entire process!

Christopher Schmidt 2 months ago · 0

Likes

This project is super exciting! I really enjoy how this project connects to the context on Mass Ave: while it's slightly taller than some of the surrounding buildings, it flows well in the overall street, and doesn't "overpower" any of the nearby buildings.

The first floor amenity and retail space should provide a good frontage on Mass Ave, and I appreciate the thought that's gone into pulling back from the sidewalk on the corners of the lot to create more walking space -- I know that intersection can be narrow right now.

The location's strong access to transit -- both Davis and Porter, as well as the bus access -- make it a really good candidate for lowered parking; it's so important we move away from the induced demand of creating parking, for climate and other reasons.

I'm also really excited to see that the team is considering mass timber construction! I'd love to know more details about what we can do to support that, since I believe this is also an important climate mitigation element and will require additional state or city rules before it can be done, so I hope you'll share more on that as well.

I'm sure that there are some elements of this project that will raise concerns in the community, but I am super excited by the possibilities here and really look forward to it moving forward.

Jason Korb 2 months ago · 0 Likes

Thank you Chris for your feedback and support for the project!

Eric Herot 2 months ago · 0 Likes

This project is very exciting and I would love to see it move forward. Zero parking projects are the future of Cambridge and I hope to see more projects like this go forward in the future. I strongly support this project as-is.

Jason Korb 2 months ago · 0 Likes

Thanks Eric!

Tom Chase 2 months ago · 0 Likes

Thank you Capstone, HRE, and Bruner/Cott for bringing this extremely well thought-out, beautiful, and deserving proposed project to the neighborhood. As a resident of the Porter Square area for six years, the last three of those on nearby Pemberton Street, I'm thrilled to see this level of design brought to the dual challenges of affordability and sustainability. We live in a fairly large city right next to an even bigger city. Providing extremely energy efficient housing close to transit, jobs, schools, and services is a big step towards making Cambridge an even more welcoming place, and towards addressing the local and global crises brought on by climate change. Well done. - Tom Chase

Jason Korb 2 months ago · 0 Likes

Thanks Tom, we are looking forward to working with you and the entire NEI team on implementing the Passive House design goals and many other sustainable and energy efficient measures!

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December 5, 2020

Dear Members of the Board of Zoning Appeal,

I am writing to support the proposal of Capstone Communities LLC for a 100% affordable housing development at 2072 Massachusetts Avenue. I have lived in North Cambridge since 1987, and I have watched in amazement the huge increase in the cost of housing, both rental and homeownership in our neighborhood. The addition of 49 units of permanently affordable, family-sized apartments will constitute an important step forward in the City's effort to enable low- and moderate- income families to continue to live in Cambridge.

The site is conveniently located close to public transportation. There is regular bus service along Massachusetts Avenue. The Porter Square T station and the adjacent commuter rail stop are no more than a quarter mile from the site. Residents will be able to easily walk to grocery stores, pharmacies, etc., and will be able to access Porter Square's broad variety of retail and commercial entities without reliance on cars.

As such, the site is a "main corridor" site. Main corridor sites are sites at locations close enough to public transit to significantly decrease car use. Main corridor sites like 2072 Mass can accommodate buildings with additional height, and, in my opinion, should be allowed to do so, especially when the height will enable construction of much-needed housing for low- and moderate- income residents.

Because of its location on Massachusetts Avenue it will provide the kind of walkable and convenient urban site that enables the families who live there to provide their children with the best of urban living in an environment that does not overwhelm the occupants. This is not a proposal for a 300 ft high-rise building; nor is it a proposal for a location right beside an expressway with no way to cross the street. The City has done a lot of work on the pattern of traffic signals at that corner to develop a safe, albeit busy, intersection. The plans for the building show an attractive building that will fit well into the overall built environment on that part of Massachusetts Avenue.

For the above reasons, and most importantly, for the addition of much-needed affordable housing for low- and moderate-income families, I urge the Board of Zoning Appeals to act favorably on this proposal. Thank you for your consideration.

Sincerely,

Margaret Drury
I Dudley Court
(North) Cambridge

Pacheco, Maria

From: Sam Seidel <seidel.sam@gmail.com>
Sent: Friday, December 4, 2020 10:23 AM
To: Pacheco, Maria
Subject: Letter in support of 2072 Massachusetts Avenue

Dear Board of Zoning Appeal:

I am writing in support of the proposed project at 2072 Massachusetts Avenue, brought forward by Capstone Communities and Hope Real Estate Enterprises in conjunction with Bruner/Cott Architects. I live in the Agassiz Neighborhood, so I view this project as impacting my broader neighborhood.

There are many aspects that recommend this project's approval by the BZA. Let me take a few paragraphs to outline a some of the ones that I see:

From a planner's perspective, Massachusetts Avenue near Porter Square still needs work.

Massachusetts Avenue from Walden Street to Roseland Street needs continued planning attention. The arrival of the Red Line in Porter Square in the 1980s created the possibility for transit-oriented development, increased density, an improved street wall and heightened retail, but actual changes to the avenue have lagged decades behind. Only now, following one of the hottest real estate markets in memory, are we seeing the creation of new housing units — at Beech Street and at Roseland and now the possibility of additional units at Walden. From an urban design perspective, this is a good thing. With regard to the proposed building at Walden, a taller building at that corner (Walden and Mass Ave) fills in a design gap along the avenue and creates a needed visual marker for the beginning of Porter Square. The proposed project at 2072 Mass Ave serves that function well and it does so with design sense, thankfully forgoing red brick in favor of a new material that introduces a new visual cue to Porter.

—

The team behind the proposed project at 2072 Mass Avenue is the right team.

I mentioned the new housing going up at Roseland — that project is in construction, with attractive design and good contextual layout. It is being developed by this exact same team, working along with the city to create more affordable units on Mass Ave. The HRE/Capstone track record is exemplary and their ability to work with the neighborhood and deliver on their commitments is well established. You couldn't ask for a better, more committed group of people shepherding this process.

—

The need for affordable housing hasn't diminished in the past decade — it has only increased. With Covid, that need continues to expand.

I won't go through Chapter and Verse of the affordable housing story — the BZA is too familiar with the regional pressures on the housing market and the specific pressures that Cambridge is facing. I will only note that opportunities to create new affordable units in the city is rare and to be able to create them near a transit node is rarer. This site provides both — the opportunity for a significant number of new affordable units in close proximity to a T stop. Additionally, the development team's commitment and ability to deliver is second to none.

In each of their previous projects, they have fostered a good working relationship with all the parties involved to make a better project in the end. This project will be no different, I'm certain.

—

Finally, I'll close with a list of particulars — the Capstone-HRE-Bruner/Cott list of "Community Process Design Improvements."

This list shows the team's engagement with the local community, their willingness to on-board feedback and comment, and shows their significant [and in my view, very relevant] design improvements to improve their project — such as setting back the building's ground floor along Mass Ave and stepping the building down as it recedes back into the neighborhood. This active dialog will continue as the project moves forward. Of that I'm certain. Here is their list:

- 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

I hope the Board of Zoning Appeal will look favorably on this project and help the creation of much-needed new housing in the city of Cambridge.

Sincerely,

Sam Seidel
43 Harris St.
Cambridge

Pacheco, Maria

From: Seymour Kellerman <seymourkellerman@gmail.com>
Sent: Friday, December 4, 2020 11:51 AM
To: Pacheco, Maria
Subject: Capstone 2072 Mass Ave Comprehensive Permit application

Members of the Board of Zoning Appeal:

On Sept. 29, 2020, Capstone Communities LLC presented a proposal for a mixed-use housing project at the corner of Massachusetts Ave and Walden Street. This was the first time I heard of this project. Were there any negotiations with CDD before public disclosure?

I ask you, members, to visit the Russell Apartments and Senior Center, a few feet away from the proposed tower site, and speak to the affordable housing residents (one is 101 years of age). They will tell you in detail how the project will diminish the quality of their lives. Do you support decent affordable housing for the elderly and disabled?

I ask you to visit this corner and visualize 49 dwelling units crammed into the 8 residential floors with no adjacent open space and with significant traffic hazards on two sides of the building during much of the day. Is that a model for community zoning?

I ask you to reject the rash decision of the Planning Board on Dec. 1 to approve the Capstone comprehensive permit application.

I ask you to take part in amending the current plan by requesting a decrease in its size and density and by adding open space for the building's residents in order to improve health, safety and quality of life for the residents, while reducing the project's impact on the neighborhood. Isn't that kind of oversight the responsibility of BZA?

I ask you to demand a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (taking into account pre-pandemic conditions).

Respectfully,
Seymour Kellerman
21 Cogswell Ave
617.833.3963

Pacheco, Maria

From: Norma Wassel <normawassel@yahoo.com>
Sent: Tuesday, December 1, 2020 8:27 PM
To: Pacheco, Maria
Subject: BZA-017326-2020

To Members of the Board of Zoning Appeals:

I am writing to urge the board to grant the request for zoning variances in order for the proposed residential building on **2072 Mass. Ave.** to move forward. **(BZA-017326-2020)**
I live @ 175 Richdale Ave. between Walden and Raymond Streets and support this project. I do not own a car and routinely bike through the corner of Walden St. and Mass. Ave. as well as take the bus directly in front of 2071 Mass. Ave. I do not feel that this location would be unsafe for children if families were to live on that corner as some people had said.
I also am a social worker who consults with a number of social service agencies in Cambridge. Lack of affordable housing for families, including many of those who are at risk, is a crisis in our city and I feel that the city should do everything possible to provide more units. Although homeless families are more hidden than the individuals that many of us see in many neighborhoods in Cambridge, the need is there.
I have had a chance to review the project design and I feel very positive about the specifics - the ground floor design that would improve the sidewalk visibility and the focus on being environmentally responsible which will be a prototype for other cities considering similar projects.
I urge you to support this housing project. The variances requested are not significant enough to prevent this critical housing from being built.

Please feel free to contact me if you have any questions.

- Norma Wassel 175 Richdale Ave. unit 214 617-306-4916

Pacheco, Maria

From: Ann Fleck-Henderson <afleckh@gmail.com>
Sent: Tuesday, December 1, 2020 9:32 PM
To: Pacheco, Maria
Subject: for the Board of Zoning Appeals

I am a resident of 113 Richdale Avenue. This note is to express my support for the building proposed by Capstone Communities for the lot at the corner of Walden and Massachusetts Avenue where the Indian restaurant is, on the site of the former KFC. I understand the issues raised by some of my neighbors about congestion at that corner, parking, and the height of the proposed building. I trust that the transportation and parking people will do due research on the first two issues. While the height of the building is somewhat out of scale with the surrounding buildings, I believe that the building may need that height to accommodate enough units to make the whole project feasible. The value to the area of economic diversity outweighs, for me, the aesthetic issue of the proposed building's height.

Ann Fleck-Henderson

Pacheco, Maria

From: Marian Swain <marianswain@gmail.com>
Sent: Tuesday, December 1, 2020 9:16 PM
To: Pacheco, Maria
Cc: Clerk
Subject: Comment on BZA-017326-2020

To the BZA:

I am a Cambridge resident writing in support of the affordable housing development at 2072 Mass Ave (BZA-017326-2020). Cambridge needs more affordable housing built near public transit, which this development offers, and it is also designed to the passive house energy standard, which will contribute to the city's climate goals as well as reduce energy bills for the residents. I urge you to support this development, which will contribute to a more just and sustainable city.

Thank you,

Marian Swain
988 Memorial Dr. #181
Cambridge, MA 02138

BZA Case # 017326-2020

To The Members of the Cambridge Zoning Board of Appeal,

My name is Margaret Rueter. I live at the Leonard J Russell Senior and Disabled building at 2050 Mass Ave. I have communicated with many of my neighbors. I speak for a group of residents that are afraid to give voice for they are tenants of the city of Cambridge.

Our building is just 3 feet from the planned new affordable housing project to be located next door at 2072 Mass Ave. Indeed the new building as planned is not just tight next to us, adding 150-200 more people at a very unsafe corner just feet from us, but also does include adding a proposed additional anchor building as a part of the design. The anchor building, as proposed, is to run along Walden Street and is to be a six-story windowed facade to run across the entirety of our open space and just three feet away from us . The building will tower over and cast shadows along our sunny residential landscaped terrace where gardening has been encouraged. The new neighboring windows and rooftop play space will change the environment from a restful, restorative and quiet area to one of an experience of shared sound and space, with a much more active population. This has seismic implications to this Russell Apartments population which includes some of the city's oldest, most needy and vulnerable citizens. We are people who were vacated for two years due to construction and who have only JUST moved back (spring 2019, during the pandemic) into a completely renovated building which also houses the North Cambridge Senior Center.

The city of Cambridge is experiencing an urgent housing crisis. Cambridge as always, is at the forefront - working to solve this crisis. Further, it is my belief that all of us as citizens give a little something to help the community meet the goal of additional affordable housing. However, the building as

proposed is asking those of us next door to sacrifice our health, safety, and quiet environment.

This is too big a demand on us, if this city really cares to protect their very own most vulnerable tenants. I ask you to imagine it is your grandparent with Alzeimers, your sister with PTSD, your brother with debilitating clinical depression, or maybe your adult child disabled by breathing issues living here at Russell - for this is who we are. Now imagine, the loss of our outdoor enjoyment, neighbors just feet away, seeing into our windows, and then the worst – constant noise, completely appropriate to a family housing environment, and all of this of course after several years of intolerable construction noise. Perhaps many of us will need to move again. Essentially, we are being asked to sacrifice our own mental and physical health by this design. Is this really what we want to do, and is it really what the City wants to do?

Beyond the very real implications to a vulnerable population there are separate but severe safety concerns at the building site's corner. The intersection of Walden and Mass Ave is fraught with issues. Others will speak to them, but there is one area going to be made far worse because of the proposed Massachusetts Avenue entrance. Seniors at both Russell and the North Cambridge Senior Center park behind our building. There is an entrance through an arch between sections of the building. It is already unsafe and dangerous to approach Russell for those of us who use this lot. As one comes through the Mass Ave light or makes the right turn at Walden to approach Russell there is danger. One must IMMEDIATELY have quick reaction times to watch traffic speeding behind us just after the light. We must signal right, hug the right lane while watching for pedestrians, bikes, runners, delivery vehicles, and the bus and The Ride used by our population. All of this happens within feet of the intersection. The addition of an entrance at Mass Ave will bring additional Ubers, delivery vehicles, and drop off and pick ups pulling up at the new front residential entrance just after this corner. Again, I ask you to consider your parents and grandparents trying to navigate this short shared distance to

our building. A death will occur. It is only a matter of when and how many. How many are we willing to accept?

We are all very grateful tenants. We are grateful to both the city of Cambridge and to the Cambridge Housing Authority for their compassionate and steady care.

What I ask, for all of us here at Russell, is that you complete a proper and thorough review of this project before any approval. I also ask that you consider the context of location and ask for a design review. The developer has delivered a beautiful architectural design. However, at this location and given the intersection so near to our senior and disabled community, and the North Cambridge Senior Center, I would further ask for a "reimagining" of design. The building could be shorter, cast less shadow on our only place of outdoor recreation. It could have a population of tenants more commensurate with the lower density we need for safety. It could be set back from the property line – especially from our own walls.

Please don't sacrifice us in the name of Affordable Housing Let's work together in the best, generous and humane spirit of Cambridge.

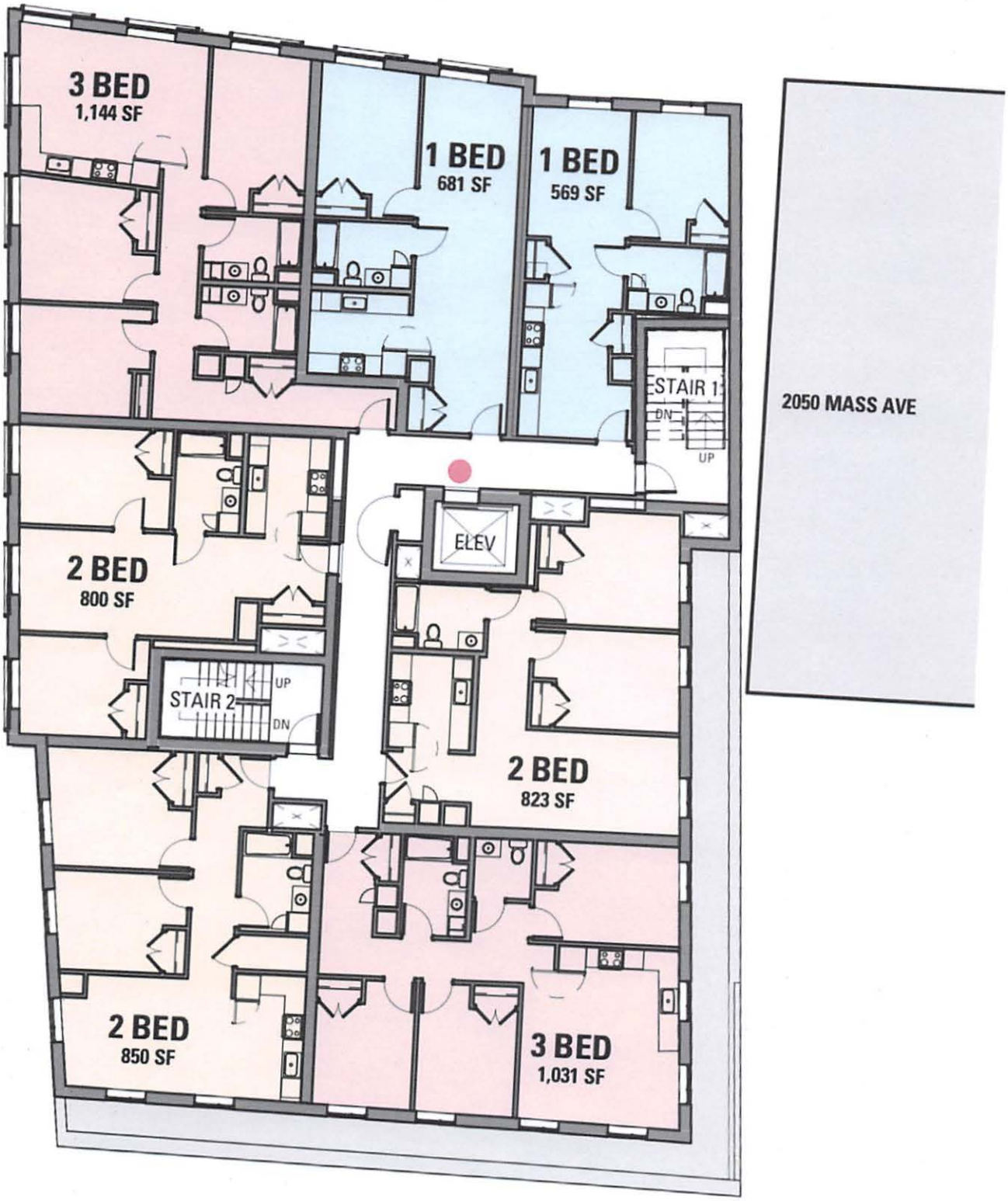
Sincerely,

Margaret B Rueter
2050 Mass Ave
Cambridge, MA 02140

Darul Kabab
2072 Mass
Ave

Russell Apartments.
2060 Mass Ave

MASS AVE



WALDEN ST

ELEVATIONS North | View from Mass Ave

DON'T TEXT
AND DRIVE

ow

CE | June 21, 6:00pm

TUDIES

MT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSAC

N

Pacheco, Maria

From: Kelsey Harris <kelsey.m.k.harris@gmail.com>
Sent: Monday, December 7, 2020 9:48 AM
To: Pacheco, Maria
Subject: CASE NO. BZA-017326-2020

Hello,

I am writing in support of BZA-017326-2020.

I think it's a lovely-looking building that will provide much-needed subsidized housing mere steps from the red line, right on a major bus corridor. I know the area well; I live down the block, abutting the still-under-development Frost Terrace.

Although construction is always a little disruptive (perhaps more so right now, as so many of us are almost always at home), that is a much easier cost to bear than the huge rents we ask working families to bear every single day.

I would like to add that I think the parking planned for the building is entirely adequate, if not even excessive. The 42-unit apartment building I live in has 0 dedicated spots, and it works just fine. Additionally, our planet is warming by the day because of human emissions, causing destruction across the country and globe. Anything we can do to reduce emissions, including reducing parking and including solar, is a step in the right direction.

Please approve the permit,
Kelsey Harris
8 Newport Road

Pacheco, Maria

From: Singanayagam, Ranjit
Sent: Monday, December 7, 2020 11:54 AM
To: Pacheco, Maria
Subject: FW: What did the Planning Board vote to recommend favorably to BZA on 12/1?
Attachments: Height Map 2072 Mass Ave.xlsx

From: Young Kim <ycknorris@gmail.com>
Sent: Thursday, December 3, 2020 12:01 PM
To: Farooq, Iram <ifarooq@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; Mallon, Alanna <amallon@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; McGovern, Marc <mmcGovern@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>; Simmons, Denise <dsimmons@cambridgema.gov>; Sobrinho-Wheeler, Jivan <jsobrinhowheeler@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Toomey, Tim <ttoomey@CambridgeMA.GOV>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Barr, Joseph <jbarr@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Paden, Liza <lpaden@cambridgema.gov>; Joseph, Swaathi <sjoseph@cambridgema.gov>
Subject: What did the Planning Board vote to recommend favorably to BZA on 12/1?

Dear Assistant City Manager Farooq and Commissioner Singanayagam,

I would like to call your attention to the Dec. 1 Planning Board (PB) hearing of the Board of Zoning Appeal (BZA) Comprehensive Case 2072 Mass Ave Project (2072 case). I would also like to beg your pardon for a rather lengthy email and ask your patience in reading it in its entirety. Then you will understand the subject line.

I should have known but I was surprised to find out that the PB hearings are now scheduled weekly which seems to be very aggressive given that the members are volunteers with full time jobs and families. I don't know how they could possibly read through all the material associated with complex agenda items such as the two cases on Dec. 1.

The 2072 CP case will have a profound impact not only on the Porter Square neighborhood but throughout the City as it sets very dangerous precedence going well beyond even the limits of the recently ordained 100% Affordable Housing Amendment. It was heard as a BZA Case and I would like to point out two major flaws in this hearing. To the PB's credit, I must thank them for allowing public comments albeit at a reduced time limit of 2 minutes. The public comment lasted about an hour but the debate and decision took less than half that.

In the past, it was my understanding that the public comments and developer's material have to be in by close of business the Thursday before the hearing. However, because the City offices were closed for Thanksgiving holiday, the comments were due by close of business on Wed (which PB couldn't have seen anyways since the offices were closed) with additional comments accepted on Monday through noon on the day of the hearing. Getting this submittal schedule was very difficult and I am sure the Board members didn't have adequate time to review all the comments we submitted. I want to thank the staff for their tireless work in assembling all the comments we sent in and getting them to the PB members.

In particular, I submitted a slide presentation package on behalf of the North Walden Neighbors to voice the concerns for/by the senior and disabled residents of Russell Apt and to make a case why the 2072 Mass Ave project does not fit in that neighborhood. We were very disappointed that we could not even make a request to pool our time to present the case more cohesively because we could not raise our hands.

But the most alarming flaw was that the Comprehensive Permit - 2072 Massachusetts Avenue - Materials in the Planning Board's Meeting table (https://www.cambridgema.gov/CDD/zoninganddevelopment/planningboard/planningboardmeetings) was a link to Comprehensive Permit Application received by the City Clerk on Nov 12 which stated: DIMENSIONAL INFORMATION Project Address; 2072 Massachusetts Avenue Building Height(s) (Ft) - REQUESTED CONDITIONS 8 Stories/ appx 89'-8". There was no updated material available and the new design of 9 stories/102 ft. facing Mass Ave and 6 stories facing Walden neighborhood was presented to the PB and the staff only at the hearing. This would mean that all the CDD, TP+T, DPW Staff Memos were based on the old design. The hearing should have been called off since the developer team did not submit the most up to date material in time. Once again, we could not raise point of order as we could not raise our hands.

One of the PB members said that the height of the building is not much taller than other buildings near the proposed site including the Henderson Carriage House. Perhaps he was referring to the 8 story original design. The only other building taller than 100 ft. that I am aware of near 2072 Mass Ave is 2373 Mass Ave which is 0.5 mile north of 2072 Mass Ave. Please see the attached height map as an excel spreadsheet with graphical representation of heights of various buildings we have used for comparison

In view of the failure of CC HRE to submit the revised application to the City Clerk to be distributed to the PB and BZA, there is a serious question as well as legal implications as to what the Planning Board had voted unanimously (with one absentee) to recommend favorably to the BZA. Therefore, I beg you to reschedule the Dec. 10 BZA hearing of this case and direct the applicant, CC HRE, to submit revised documents in accordance with established data submittal guidelines, not presenting them at the hearing. Furthermore, PB should rehear this case after all the City had the time to review the revised documents and resubmit their updated memos and the public and PB members had adequate time to review the material.

Going one step further, a project that exceeds the threshold of Article 19 Project Review Special Permit by the PB by more than factor of 2.5 (57391 sq. ft, living space waiver requested for 20,000 sq. ft. threshold) should NOT be granted a waiver even for a "friendly 40B". If this waiver is granted for this project, I shudder to think where this will lead to.

Thank you very much for your attention to this matter and looking forward to your response

Respectfully yours,

Young Kim

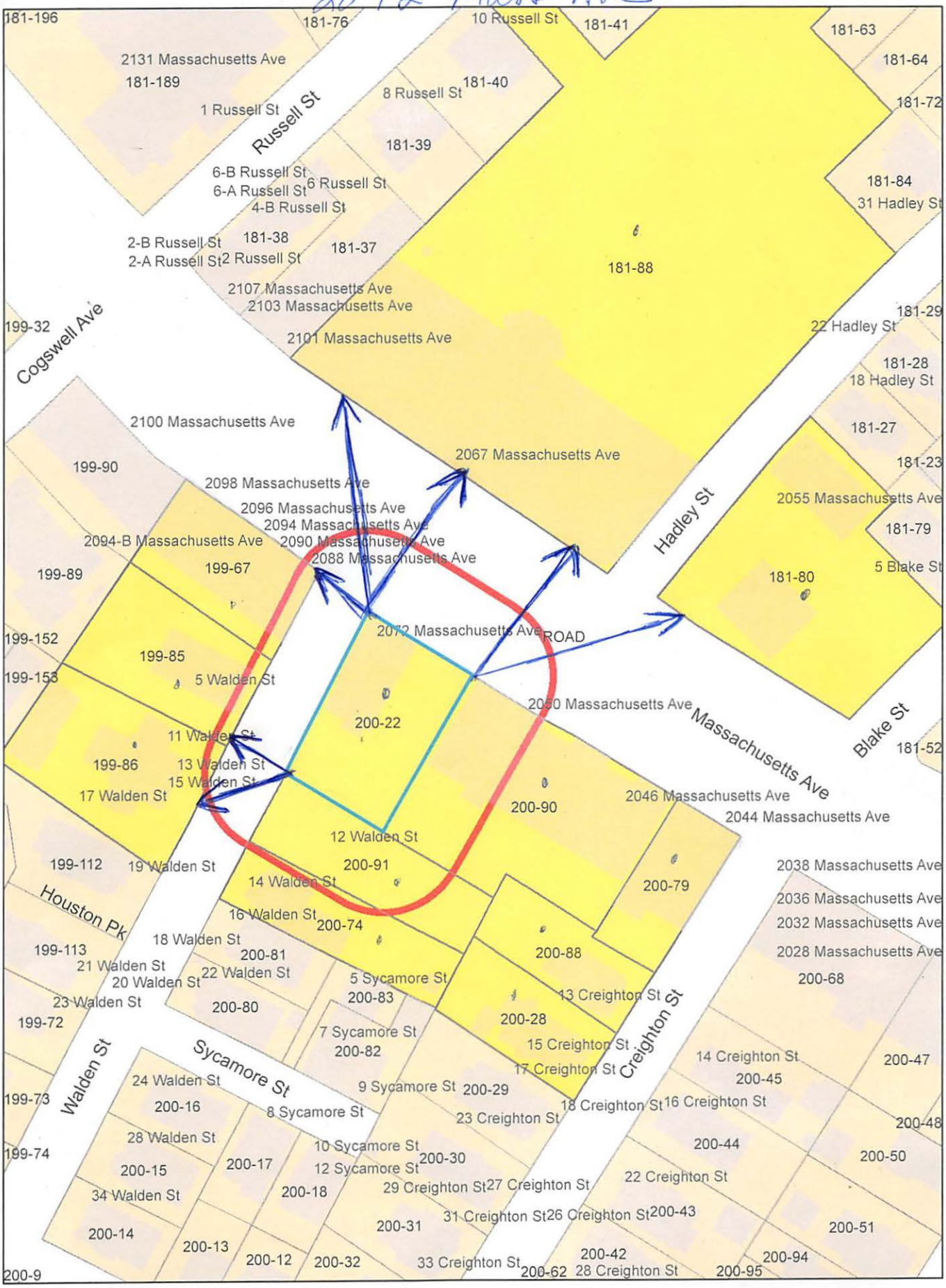
17 Norris Street

	78 Porter Rd	Frost Terrace (1791 Mass Ave under construction)	Russell Apts (2060 Mass Ave)	1713-15 Mass Ave	Total Existing/under construction
Land (sq. ft.)	8,130	22000	15,258	14,499	59,887
No of Stories (highest)	4	5	6	3	
Living Area (sq. ft.)	26,970	49,772	43,864	7,485	128,091
Floor Area Ratio	3.32	2.26	2.87	0.52	2.14
No of Units	26	40	51	16	133
No of Parking Space	0	3 HP	10 total with 1 HP	8 total with 1 HP	
Distance (miles) to Porter Square	0.1	0.2	0.2	0.4	

Note - FAR for 2072 Mass Ave is from Email respose from Mr. Korb dated 9/20/2020

2072 Mass Ave (Proposed)	Total incl 2072 Mass Ave	Increase above existing
8,515	68,402	
9/6		
57391	185,482	44.8%
6.74	2.71	315.1%
49	182	36.8%
3 HP; 2 drop off		
0.3		

2072 Mass Ave



2072 Mass Ave

Petitioner

181-80
CHRISTOS POUTAHIDIS MANAGEMENT, LLC.
C/O HESS REALTY LLC, PROPERTY TAX DEPT.
539 SOUTH MAIN ST
FINDLAY, OH 45840

200-22
CC HRE 2072 MASS AVE LLC
C/O CAPSTONE COMMUNITIES LLC
PO BOX 610083
NEWTON HIGHLANDS, MA 02461

HRE 2072 MASS AVE LLC
C/O HOPE REAL ESTATE ENTERPRISES LLC
ATTN: SEAN D. HOPE
907 MASS AVE, SUITE 300
CAMBRIDGE, MA 02139

200-90
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

181-88
HENDERSON CARRIAGE LIMITED PARTNERSHIP
C/O H.J. DAVIS DEVELOPMENT TRUST
125 HIGH STREET 21ST FL
BOSTON, MA 02110

CAPSTONE 2072 MASS AVE LLC
C/O CAPSTONE COMMUNITIES LLC
1087 BEACON STREET, SUITE 302
NEWTON, MA 02459
ATTN: JACOB KORB

200-91
CAMBRIDGE CITY OF COMMUNITY DEV
57 INMNAN ST
CAMBRIDGE, MA 02139

200-91
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

200-91
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

199-85
STROUD, MARY F.
5 WALDEN ST., UNIT# 6
CAMBRIDGE, MA 02139

199-85
LI, XINGFANG
5 WALDEN ST., #3
CAMBRIDGE, MA 02140

199-85
LIN, PEI-YU
5 WALDEN ST., UNIT #5
CAMBRIDGE, MA 02140

199-67
COLANNINO, JOSEPH A., FRANCIS X.,
ROBERT ANTHONY J., MARIAN L. & MARIA C.
C/O RIVERSIDE MANAGEMENT
P.O.BOX 440317
W.SOMERVILLE, MA 02144

199-85
LEE, TIEN-YI
4 IVY STREET
CAMBRIDGE, MA 02138

199-85
CAMBRIDGE AFFORDABLE HOUSING
675 MASS AVE
362 GREEN STREET
CAMBRIDGE, MA 02139-3306

199-86
FOLEY, MARIA HOTTELET
17 WALDEN ST
CAMBRIDGE, MA 02140

199-86
RUBIO, ELAISA E. & ELAISA S. RUBIO
15 WALDEN ST
CAMBRIDGE, MA 02140

199-86
HYDE, SAMUEL MARCELLA HYDE
11 WALDEN ST UNIT #13
CAMBRIDGE, MA 02140

199-86
EGAN, MARYBETH L.
C/O MARYBETH L. EGAN
11 WALDEN ST
CAMBRIDGE, MA 02140

199-85
DOCHOW, CYRUS AIDAN
JENNIFER YESSUE CHUONG
5 WALDEN ST UNIT 8
CAMBRIDGE, MA 02140

199-85
JAS HOMEOWNERSHIP LLC,
ATN: JUST A START CORPORATION
1035 CAMBRIDGE STREET#12
CAMBRIDGE , MA 02141

199-85
KWAKU, INGER MARIE & KEVIN FORREST
43 STEVENS RD
HANOVER, NH 03750

200-79
FITZSIMONS, CHRISTOPHER
TR. THE 2046 MASS AVE. REALTY TRUST
17 REYNOLDS STREET
NORTH EASTON , MA 02356

200-28
MCMANUS, HUGH L. & LISA M. MCMANUS
17 CREIGHTON STREET
CAMBRIDGE, MA 02140

200-74
KEBEDE, MEKONNEN & ALMAZ ABEBE
14 WALDEN ST
CAMBRIDGE, MA 02140

200-88
MCINTOSH, LINDA G.
TRUSTEE OF THE LINDA MCINTOSH 2017 TRUST
80 PARK ST UNT #72
BROOKLINE, MA 02446

Pacheco, Maria

From:	SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent:	Monday, December 7, 2020 12:39 PM
To:	Pacheco, Maria
Cc:	Carlone, Dennis; Nolan, Patricia; north-walden-neighbors@googlegroups.com; Mitzi Fennel; Singanayagam, Ranjit; Barr, Joseph; Baxter, Patrick; Farooq, Iram; City Manager
Subject:	CASE NO. BZA-017326-2020 - 2072 Mass. Ave. Proposed Development
Attachments:	2072 Mass Ave Objectives v3.pdf

To the Cambridge Board of Zoning Appeals:

We, the undersigned, all Cambridge residents who live in close proximity to the intersection of Mass. Ave. and Walden Street, are writing to you in regard to the Proposed Development of 2072 Mass. Ave. CASE NO. BZA-017326-2020. The signatories to this letter represent a broad coalition of the North Walden Neighbors leadership team, neighbors from Creighton Street, and the Russell Apartments. We are long-term neighborhood residents, homeowners, and affordable housing residents.

We welcome affordable housing in our community.

We are supportive of the 2072 Mass. Ave. site being developed for affordable housing and applaud the mission of developers who build affordable housing units in Cambridge. There is an urgent need in Cambridge for affordable housing and we are committed to helping the City further this mission.

But the project is fundamentally flawed.

SIZE: We have significant concerns about the height, density, and footprint of the proposed building, particularly in light of the small lot size (8,514 square feet), the lack of setback, the community context, and the dangerous, congested intersection that is the corner on which this site is located. The building is dramatically out of scale given the lot size and context of the neighboring structures.

TRAFFIC: We have experienced, especially pre-pandemic, safety issues that exist for pedestrians, bicyclists, and vehicles at this corner and in the surrounding streets. The City is well aware of these issues, having hosted a community meeting in February 2020 to listen to neighborhood concerns during which the City voiced a commitment to solve these issues. Additionally, there is a plan by Capstone to widen Walden leading into the corner. However, there is no scientific evidence that traffic and safety will be improved due to the extra width. There has been no objective, comprehensive study of the actual traffic measures to accommodate this project.

VULNERABLE ABUTTERS: Finally, and importantly, the proposed building directly abuts Russell Apartments, an affordable housing community of vulnerable residents including seniors and people with disabilities; and also houses the North Cambridge Senior Center. Having this vulnerable population next door creates additional challenges that must be considered to protect the health and well-being of these residents. The City has not incorporated appropriate measures to safeguard one of the area's most precious, valued, and respected City institutions.

We believe these important issues have not been adequately addressed to date, and the community consultation around this project has been incomplete and rushed (many nearby residents are only

now finding out about the proposed development). As a result, community members have strong concerns and opposition to certain aspects of the project plans which the Board of Zoning Appeals (BZA) will consider in its December 10 meeting.

We request that the BZA require a Project Review, as required by Zoning Ordinance Article 19, to allow sufficient analysis, consultation and co-design of the project plans to benefit both new residents and the existing neighborhood.

Every great urban project requires careful planning and coordination.

The attached Objectives Document outlines our specific requests. These objectives, once acted upon, will help mitigate the safety issues related to the location and size of the proposed development.

We urge the BZA to require adequate review of this project. We look forward to working cooperatively with the City of Cambridge and Capstone Communities to ensure that the development is a true win-win for the new residents who will live there, as well as the larger community.

Respectfully yours,

Christin Cleary, 51 Creighton Street
Bryan Cook, 23 Creighton Street
Lisa Dreier, 38 Cogswell Avenue
Mitzi Fennel, 37 Creighton Street
Pauline Fennel, 35 Creighton Street
JaneAnn Fisher, 16 Creighton Street
Susan Frankle, 3 Houston Park (19 Rear Walden)
Cheryl Gault, 47 Creighton Street
Doug Gault, 47 Creighton Street
Kristen Graves, 28 Creighton Street
Anna Jeffers, 37 Creighton Street
Douglas Jeffers, 37 Creighton Street
Peter Katz, 41 Creighton Street
Ailish Keating, 41 Creighton Street
Seymour Kellerman, 21 Cogswell Avenue
Michael Kennedy, 8-B Cogswell Avenue
Elizabeth Kenney, 33 Creighton Street
Elizabeth Kon, 23 Creighton Street
A. M. Kubilius, 21 Cogswell Avenue
Hugh McManus, 17 Creighton Street
Lisa McManus, 17 Creighton Street
Lucie Prinz, 31 Creighton Street
Margaret B. Rueter, Russell Apartments, 2050 Mass Avenue, #210
Lou Soltys, 26 Creighton Street
Lein Tung, 28 Creighton Street
John Uzzolino, 3 Houston Park (19 Rear Walden)
Gatewood West, 63 Creighton Street
Merry White, 6 Cypress Street

Objectives: 2072 Mass Ave Proposed Development

Representing Consensus of North Walden Neighbors Leadership and Representatives from Creighton Street and Russell Apartments

1. TRAFFIC / PARKING

Require full compliance with Article 19 of Zoning Ordinance, specifically:

- Project Review Special Permit (19.20): **Traffic Impact Review and Urban Design Review**

- Citywide Urban Design Objectives (19.30)
  responsive to the existing or anticipated pattern of development
  pedestrian and bicycle-friendly, with a positive relationship to its surroundings
  mitigate adverse environmental impacts of a development upon its neighbors
  enhance the urban aspects of Cambridge as it has developed historically.
  Enhancement and expansion of open space amenities in the city

- Development Consultation Procedures (19.40) to provide
  "the opportunity for City staff and the general public (1) to review and comment on development proposals prior to the formulation of final plans and before the issuance of a building permit and (2) to determine compliance with the zoning requirements" and conduct Large Project Review

Provide at least 0.5 offsite and/or onsite parking spaces per unit

- Mitigate the significant impact on streets in the immediate area
- Provide specifics as to location to be determined by the above requested Traffic Impact Review

2. SIZE OF BUILDING

Reduce building size

- Reduce Mass Ave-facing height to 6 stories in accordance with the Affordable Housing Overlay provisions for building height and with input from the Project Review conducted under Article 19
- Reduce the Walden side of the building to 3 stories to reduce impacts on Russell Apartments and 5 Walden as well as other adjoining neighbors

Reduce building footprint to allow **setbacks** and provide **green space**

- Setbacks per zoning ordinance: 10' on Walden St and to City parking lot
- Developer provides detailed professional landscape plan before construction
- Green space to protect Russell Apartment residents and North Cambridge Senior Center visitors

Change composition of units to serve neediest families

- Increase the percentage of units for the lowest income families from 16% to 25%

3. CONSTRUCTION MITIGATION

Develop a construction mitigation plan with abutters to include:

- On-site rep with cell phone who can respond immediately to resident concerns
- Community liaison and regular communication
- Community review of construction staging and construction schedule
- Provide parking for project workers
- Noise abatement
- Provide air conditioners and air filters for Russell Apartment residents and payment for extra electricity, to shield residents from construction dust and fumes
- No work on weekends
- Compensation plan for any and all damage to surrounding structures
- Compensation for residents who will be moved
- Sound-proofing windows and other sound-proofing mitigation measures as needed for abutting properties
- Third-party safety supervisor
- Conformity to demolition and construction regulations
- No smoking on site
- Plan for rats and rodent control
- Clean site at end of work day

4. COMMUNITY AMENITIES

Provide additional safety measures and neighborhood enhancements to include:

- Traffic calming on Walden St., Mead St., and Cogswell Ave.
- Street improvements for Walden, Cogswell, Sycamore, Cypress, and King: repaving, sidewalk maintenance, trees
- Green median and trees on Mass Ave from Regent to Rindge
- Crosswalk and traffic box at the end of Cogswell and Mass Ave
- Added services for elderly in Russell Apartments and Senior Center
- Improvements to permit parking lot on Walden Street, such as repaving with arable top, gardening plots at borders, stacked wall of solar panels, bike rack, and electric power charging stations

December 6, 2020
Cambridge Planning Board
344 Broadway, Third Floor
Cambridge, MA 02139

Re: 2072 Massachusetts Avenue Comprehensive Permit

Dear Members of the Planning Board,

This letter is written on behalf of Creighton Street residents regarding the proposed development at 2072 Massachusetts Avenue. Creighton Street is located one block southeast of the development site.

First, to be clear, we are unanimous in our strong support of affordable housing on the proposed site. We are heartened that it is 100% affordable, appreciate many aspects of the design, and believe in the good will of the developers. Our concerns are strictly a question of scale and the resulting impact to residents of the area. We appreciate that some zoning restrictions may on occasion need to be relaxed in the interest of providing housing access, and also appreciate the need for due diligence in making intelligent choices and exceptions. These building decisions are not reversible.

This communication is focused on parking issues. Other issues, addressed in concert with the North Walden Neighbors group, also have the support of many Creighton residents.

Our objective with this letter is to see provision made for resident vehicle parking. We understand that zoning specifies a 1.0 space per unit requirement for new construction, but we accept the developers' estimates of the number of resident vehicles, which would limit the need to .5 space per unit. We believe that a parking solution can be found without jeopardizing the project.

Below is our reasoning regarding the parking issues.

We understand that Article 19 of the Zoning Ordinance was not strictly followed, and we believe that the parking study commissioned by Capstone was insufficient in the following areas:

- It was limited to a census count of available spaces on a single day during the pandemic, which does not reflect an average situation, or post-pandemic realities.
- It did not take into account unique geographical considerations of the adjacent dead-end streets: Creighton Street, Regent Street, and Porter Road (see details below).
- The study's count differs from that taken by a resident on the same date and time (October 20 at 6:00 p.m.); the study showed 8 spaces while the resident counted only 4.
- The resident conducted a count showing 5 out of 10 mornings with no spaces available (reflecting the lack of overnight capacity).

Other relevant issues:
Creighton Street (along with Regent Street and Porter Road) challenges:

- It is a single block long, only one lane, and is bounded by the commuter rail tracks; if parking can't be found, one can't just continue to the next street, but rather has to either back out or turn around to exit Creighton.

- It is used for commercial parking by those visiting stores and restaurants on Mass Ave.
- It has traffic issues with those looking for parking or reversing direction on Mass Ave, then traveling the length of the street and turning around in driveways or at the end of the street.

Creighton Street is a logical first place for residents of the new construction to seek parking:

- It is the next street closest to the building and the easiest to access coming from Walden or Massachusetts Ave.
- Residents will likely prefer not to cross the busy Walden/Massachusetts Avenue intersection.
- Creighton Street will fill up every day, with spillover filling up Regent Street and Porter Road.
- Regardless of whether the developers count is correct, all available spaces would be filled by the, possibly underestimated, 25 building residents with cars.

Capacity:

- Historically, Creighton Street has had very few to no spaces in the evenings. Currently, two 3-family homes have been vacant while undergoing renovations, so there has been less of a challenge.
- Prior to these homes being vacant, residents had difficulty parking upon return from work or going out in the evening, on street cleaning days, and when accumulated snow reduced the number of spaces.

Being able to park is a quality of life issue:

- Creighton Street has a high number of senior residents and families with young children; parking blocks away from home is not reasonable.
- If no parking is available on Creighton and the next 2 streets, residents will have to drive at least ½ mile in a circle to get back to the neighborhood, due to the layout of dead-end streets.
- Many residents commute to job locations that are not accessible by public transportation and senior residents with mobility issues rely on cars.

The developers have researched onsite parking stackers and have determined that they can accommodate 11 cars onsite at 2072 Mass Ave; they are also willing to lease off-site parking spaces.

We believe that we can work together to make this project an outstanding success, that much needed housing can be provided without impacting the quality of life for those on Creighton Street and in the neighborhood.

Sincerely,

Ailish Keating	Doug Gault	John Grady	Lucie Prinz
Anna Jeffers	Douglas Jeffers	Kamran Rastegar	Mitzi Fennel
Bryan Cook	Elizabeth Kenney	Kristen Graves	Pauline Fennel
Cheryl Gault	Elizabeth Kon	Lein Tung	Peter Katz

Christin Cleary	Gatewood West	Lisa McManus	Tesair Lauve
Christine Bustany	Hugh McManus	Lou Soltys	

Pacheco, Maria

From: Ausra Kubilius <ausmkub@gmail.com>
Sent: Monday, December 7, 2020 12:30 PM
To: Pacheco, Maria
Subject: dangerous project--action needed

Dear Maria Pacheco, Board of Zoning Appeals:

Please help avoid more deaths and accidents at the notoriously dangerous intersection of Mass Ave and Walden St in North Cambridge.

As you know, an affordable housing high-rise--to house many children--has been proposed for 2072 Mass Ave at this corner. **And no Traffic Impact Study has been done.** Without any evidence, the developers claim their widening of Walden St will solve the problem.

Please help ensure that the Zoning Board of Appeals, meeting on Dec. 10, honors Article 19 and requires a full Traffic Impact Review and Study.

Also, the proposed looming project abuts (only 4 feet away) the Russell affordable housing apartments for seniors/disabled and the North Cambridge Senior Center. The safety (and access to sunshine) of us seniors must be taken into account. Again, please enforce all provisions of Article 19.

Many, many, many Cambridge neighbors and commuters are concerned about this issue.

Thank you, A.M. Kubilius (close neighbor at 21 Cogswell Ave)

PS: Our North Cambridge Neighbor group's petition for action from the BZA/city government has already been signed by over 200--and counting.

Pacheco, Maria

From: Cyrus Dochow <cyrus.dochow@gmail.com>
Sent: Monday, December 7, 2020 4:31 PM
To: Pacheco, Maria; Daglian, Sisia
Subject: 2072 Mass Ave Comp Permit—CASE NO. BZA-017326-2020 Comments
Attachments: BZA-017326-2020-5WaldenComments.pdf

Dear Members of the Zoning Board,

Attached is a letter expressing concerns regarding the proposed project at 2072 Mass Ave (BZA-017326-2020). This letter is prepared on behalf of a majority of the Condo Association at 5 Walden Street (a direct abutter).

Thank you for your consideration.

Cyrus Dochow
Trustee, 5 Walden Condo Association

5 Walden Condominium Association
Cyrus Dochow, Trustee
5 Walden Street, Apt. 8
Cambridge, MA 02140

December 7, 2020

Zoning Board of Appeal
Inspectional Services-Zoning
831 Massachusetts Ave.
Cambridge, MA 02139

Re: 2072 Massachusetts Avenue Comprehensive Permit—CASE NO. BZA-017326-2020

Dear Members of the Zoning Board,

I write to you on behalf of the 5 Walden Street Condominium Association to raise concerns about the height of the proposed development at 2072 Massachusetts Avenue as it meets the residential buildings of Walden Street. We are direct abutters to the development site, located immediately across Walden Street. Although we support the many positive impacts of the project, we strongly urge the Zoning Board to require that the development team reduce the height of the building along the Walden portion from the proposed six-stories by at least one-story as a condition of approval.

The proposed six-story portion along Walden abruptly meets the surrounding low-lying residential buildings and narrow public way, negatively impacting the transition from Mass Ave to Walden, both at ground level and from a distance. We refer to the following:

- The existing adjacent buildings along Walden (5 and 14 Walden) are three and two stories (approximately 32 and 25 feet tall respectively). The six-story (~70 ft) portion is greater than double the height of the neighboring residential buildings (figs. 1 & 2)
- The width of the Walden public way is 40 feet, less than half the width of Mass Ave (98 feet). The narrow width will further contribute to the perception of excess height along Walden (figs. 1 & 2).
- From a distance (corner of Mead and Walden), the six-story portion exceeds the top of the tree canopy, contributing to the perception of excessive bulk and reinforcing the insufficient transition from Mass Ave to Walden.

To date there has been little attention given to the urban design of the six-story portion of the building. The CDD memo dated November 25, 2020 places due emphasis on the positive urban design impact of the development on Mass Ave, but offers few details on how the building addresses the adjoining Walden context. Similarly focused, the discussion of the Planning Board at last week's public hearing failed to scrutinize the proposal's dimensional relationships to Walden and the scale of the surrounding two and three-story buildings.

The negative impacts of the six-story portion of the proposal can be remedied with modest changes to the height. A reduction of one floor (~11 ft) would result in two fewer units; a reduction of two floors (~22 ft) would result in four fewer units. Reducing the six-story portion by one or two floors would not require a wholesale redesign of the project, nor would it require the dramatic reductions to the overall unit count associated with a building designed in accordance with the Affordable Housing Overlay. This more substantial step-down from Mass Ave would have a positive and permanent impact for all who visit and use Walden on a daily basis (including the future residents of the proposed development).

We support the many positive aspects of the project: the major contribution to affordable housing stock, widening of Walden to accommodate three lanes of traffic, the two foot easement along Walden, sustainability goals, and the major contributions to the Mass Ave streetscape. We are grateful for the professionalism with which the development team has engaged our group and look forward to continue working with them toward a project that addresses the scale of the Walden neighborhood.

We urge the Zoning Board to employ their expertise to evaluate the project as it meets Walden and to exercise their authority to compel the development team to reduce the height of the six-story portion to address the low-lying residential scale of the immediate surroundings. This pragmatic revision would improve the urban design of the project and restore faith in the public review process.

Sincerely,

Cyrus Dochow
Registered Architect
Trustee, owner Unit 8

Cosigned by owners of 5 Walden:

Inger Kwaku, Trustee, Unit 2
Marie Stroud, Unit 6
Pei-yu Lin, Unit 5
Tien-Yi Lee, Unit 4
Dennis Li, Unit 3

Attachment: figs. 1 & 2, cross-sections through Walden Street and Mass Ave

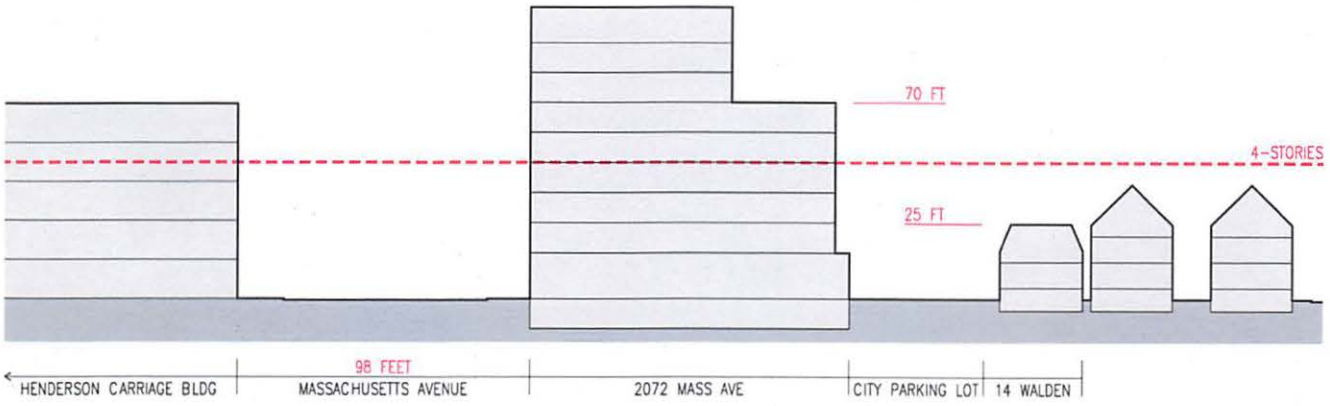


FIG. 2
MASSACHUSETTS AVENUE SECTION

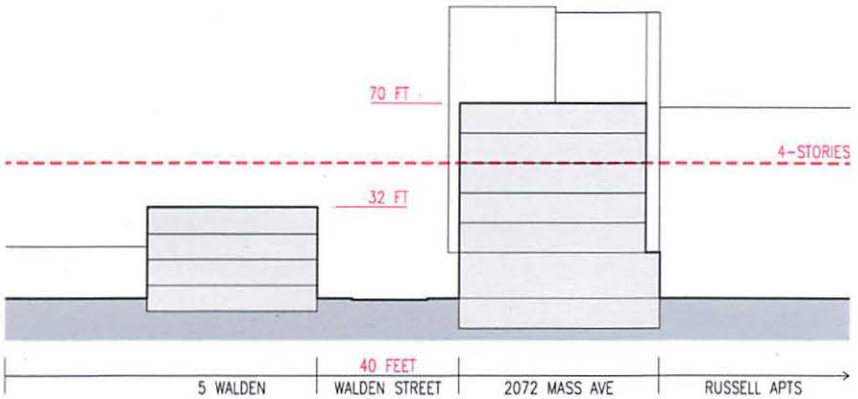


FIG. 1
WALDEN STREET SECTION

0 10 50 FT

2072 MASSACHUSETTS AVENUE
CASE NO. BZA-017326-2020

PREPARED BY CYRUS DOCHOW ARCHITECT
5 WALDEN STREET, APT. 8 CAMBRIDGE MA 02140

Pacheco, Maria

From: mariestroud@verizon.net
Sent: Monday, December 7, 2020 4:41 PM
To: Pacheco, Maria
Subject: BZA Case No. 017326-2020 - 2072 Mass Avenue Permit

December 7, 2020

Zoning Board of Appeal
Inspectional Services - Zoning
831 Massachusetts Avenue
Cambridge, MA 02139

To the Members of the Zoning Board:

I am writing to reiterate my support for the letter written by architect and trustee Cyrus Dochow on behalf of the 5 Walden Street Condominium Association in regards to the 2072 Massachusetts Avenue project. Although his suggested proposal of altering the Walden Street height would diminish the intended number of affordable units from 49 to 47 or 45 units in a time of dire need, I compel you to give it full your attention.

While this proposal does not satisfy the needs of all, it is intended, on balance, as a compromise in the interests of the common good. Importantly too, it would foster a more positive relationship between the CDD, the developers and the members of our neighborhood, and in turn, all citizens of Cambridge.

I encourage the Zoning Board to give this proposal serious scrutiny and hope you will see it for what it it is - a practical and elegant solution to a complex problem in urban planning and design.

Sincerely,

Marie Stroud
5 Walden Street, Unit 6
Cambridge, MA 02140

Pacheco, Maria

From: Merry White <corkela2@gmail.com>
Sent: Monday, December 7, 2020 4:53 PM
To: Pacheco, Maria; Carlone, Dennis; Nolan, Patricia; north-walden-neighbors@googlegroups.com; Mitzi Fennel; Singanayagam, Ranjit; Barr, Joseph; Baxter, Patrick; Farooq, Iram; City Manager
Subject: To the City of Cambridge and its Agencies

Dear all,

I'm a very long term resident - we moved here when I was 12 in 1953. I have lived in many of Cambridge's neighborhoods but for the last 30-plus years have lived at 6 Cypress Street, a cul-de-sac off Walden Street between Mass. Ave and the railroad bridge. My son and daughter grew up here, and felt the neighborliness and safety of the block.

I love it here. I love my neighbors, I love the community, I love walking in our diverse streets and taking in minute changes as the seasons go by - even in Covid-19 time, it is a place of peace and comfort.

That comfort is about to be seriously damaged, and for the rest of my life here. The project to build a 9-story building on the corner of Mass. Ave and Walden is a dramatic slap in the face to the neighborhood. We all want affordable housing - and are very hurt when promoters of the project choose to call us NIMBYs or elitists or even, a few times, racists. We want it, and we want it here but we want it in context.

My concerns are many and you will have heard them from other neighbors too. I am worried about the density and height of the building, concerned that the building is planned to go right to the edge of the plot without set-backs. I just took a walk around the neighborhood as I do every day, and at sunset came to the top of the railroad bridge and saw the sun hit the Henderson Carriage Building on Mass. Ave, illuminating brightly the red brick against the darkening sky. Wow. And I realized, if that building goes up, it will block that view.

A view is not the most important thing in the world but it stands for an imposition, a dangerous one too in this case as the traffic on Walden, now a speeding thoroughfare from West Cambridge to Mass Ave - except at rush hour when it stalls back to Huron - is dangerous and has been investigated and found to be so by the City. The corner at Mass Ave will, I hear, be given some "relief" in the form of a few feet more to make the lanes larger - but only for the length of the proposed building - not going farther back which of course is impossible.

I am also seriously concerned for the residents of Russell Apartments, adjoining the proposed building with only three-four feet between them. The residents recently returned after about two years of absence while their building was remodeled and now, many will be forced to leave again or suffer noise and dust and worse. And when it is done, lose the little sunlight they have in their small patio and garden in the rear, the only place of outdoor recreation for many in the building.

I understand that the project is requesting up to 18 waivers of building code and other "exemptions" to regulations usually required. One is a Project Review which I would strongly recommend, before the whole project advancess. In a recent Planning Board meeting, I and my attending neighbors felt unheard as we requested this and other measures to make the building and the neighborhood fit - and safe. There is much more to say, but above all, please consider closer coordination with those who will experience a great impact from the building's construction, its neighbors.

I look forward to hearing from, and to working with, you. Thank you for your consideration.

Sincerely,

Merry White
6 Cypress St
Cambridge MA 02140

Pacheco, Maria

From: Rosemary Mosco <rmosco@gmail.com>
Sent: Monday, December 7, 2020 4:54 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave

Dear Ms. Pacheco,

I'm a Cambridge resident (I live at 120 Rindge Ave) and I'm writing to voice my support for the nearby 49-unit affordable housing project at 2072 Mass Ave. I have lived in Cambridge and Somerville for many years, and though I have off-street parking options now, I have never found myself unable to find parking. Instead, I find myself dismayed that my neighborhood is so economically unfriendly. Projects like this will make my community much stronger.

Thanks so much,
-Rosemary Mosco

Pacheco, Maria

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, December 7, 2020 4:58 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit
Subject: Comments on the 2072 Mass. Ave. Project: CASE NO. BZA-017326-2020

December 7, 2020

Re: 2072 Mass. Ave. - CASE NO. BZA-017326-2020

Dear BZA Members:

If you haven't already, please be sure to listen to the comments of Dennis Carlone, which come near the end of the public comment portion of the video of the Planning Board review of this BZA Case. (Approx. -50 mins.)
[See: https://cambridgema.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=2768&Format=Agenda]

These comments were very good, I thought, and summarize well a body of good argument for a far more reasonable approach to permitting an appropriately scaled affordable housing project at 2072 Mass. Ave.

The zoning and planning documents for this part of Cambridge call for a building of significantly more modest height and scale. The desire to support affordable housing is real, and shared by neighbors, but should not "trump" all other important considerations at this location, which also, incidentally, will seriously affect the people who currently live in the affordable housing right next door at the Russell Apartments.

A building of 4 or 5 storeys in the rear, and an ample 6 or 7 storeys in the front along Mass. Ave. would be a significant and handsome building which would be future-looking in scale, fit better in this context and location, and be welcomed happily by neighbors and the neighborhood and community.

The applicant will still receive many advantages, e.g., Russell Apts. actually have 9 parking spaces for a similar number of units. (What will happen to their small, pleasant, rear patio?)

We can do significant affordable housing here we can feel good about without having to play, "Beggar they neighbor."

Thanks for being reasonable and just, to all.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA. 02140

Pacheco, Maria

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, December 7, 2020 4:58 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit; Siddiqui, Sumbul; Mallon, Alanna; Carlone, Dennis; McGovern, Marc; Nolan, Patricia; Simmons, Denise; Sobrinho-Wheeler, Jivan; Zondervan, Quinton; Toomey, Tim; Barr, Joseph; City Clerk; DePasquale, Louie
Subject: 2072 Mass. Ave. – CASE NO. BZA-017326-2020
Attachments: email to Commissioner Rajit et al.pdf; 2072 Mass Ave AHD Submit.pdf

Dear Chairman Alexander and Members of Board of Zoning Appeal:

I am a long time resident of North Cambridge and I am writing in opposition to Case No. BZA-017326-2020 2072 Mass Ave. Comprehensive Permit application by CC HRE 2072 MASS AVE TENANT LLC (CC HRE). I submit to you the attached presentation package to present our case on behalf of North Walden Neighbors, a neighborhood group with more than 220 people, many in close proximity to the proposed site, who have signed on with concerns (petition was submitted to you via separate email).

I am also attaching the email I sent to Assistant City Manager Farooq and Commissioner Singanayagam asking them to reschedule the Dec. 10 BZA hearing of this case and direct the applicant, CC HRE, to submit revised documents to the Planning Board (PB) in accordance with established data submittal guidelines. I requested that PB should rehear this case after all the City had the time to review the revised documents and resubmit their updated memos and the public and PB members had adequate time to review the matter. Finally, I urged that a project that exceeds the threshold of Article 19 Project Review Special Permit by the PB by more than factor of 2.5 (57391 sq. ft, living space waiver requested for the 20,000 sq. ft. threshold) should NOT be granted a waiver even for a "friendly 40B". If this waiver is granted for this project, I shudder to think where this will lead to. I discussed this email with Commissioner Singanayagam today, 12/7/2020, and he assured me that he will make sure the Board will receive a copy of it.

I would like to request that you do not accept the PB's favorable recommendation because the CC HRE plans that were presented at the 12/1/2020 PB hearing was not what they had submitted for the hearing; rather, it was a modified version for which they had not provided any supplemental data before the hearing. So, the plan on record for that hearing was the original 8 story building whereas the case before you is the amended version of 9 story facing Mass Ave with 6 story facing Walden neighborhood. What guarantee does anyone have, including yourselves, that there aren't any new changes since the PB hearing? If you let the PB recommendation stand, you will be setting a dangerous precedence of allowing developers to present conflicting, undocumented changes to their application material to PB and BZA hearings and other agencies per requirements of 40b Comprehensive Permit regulations. Clearly, the developer is rushing this process and creating confusion for everyone involved and may lead to lasting unforeseen/unintended consequences to the community.

I would also like to ask you to consider a fundamental question of the motive behind this application. If it is purely to provide critically needed affordable housing, which I do not deny, then why wouldn't CC HRE work with the community and City to design a building that will meet that demand at the same time satisfy the needs of the community around 2072 Mass Ave? Why is 49 the magic number of units? Certainly, this project alone will not solve the need, so why is CC HRE so adamant about the number of units? Too, the city of Cambridge has already met a 10% threshold for affordable housing, so the 40b Comprehensive Permitting policy is not to be automatically granted without careful consideration. When CC HRE agreed to lower the western section of the building to 6 stories at the request from some of the neighboring property owners, they compensated that by raising the eastern section to 9 stories in order to keep the number of the units the same.

There must be a reason to keep the number of units to 49. Is that driven by their financial viability and if so is that worth sacrificing the needs of the community that includes the senior and disabled residents of Cambridge Housing Authority's Russell Apartments? Why must the residents of this neighborhood have to bear the brunt of this proposed 100% affordable housing development for the sake of developer's financial viability when Frost Terrace, the same CC HRE is building only ½ mile south of this site, is so much less dense with plenty of open space, and only 5 stories high that blends far better into the surrounding neighborhood rather than sticking out like a sore thumb? And when there are already 133 affordable housing units with 128,091 square feet of living space with average Floor Area Ratio (FAR) of 2.14 within ½ mile of Porter Square along or just off of Mass Ave. The proposed 2072 project will add 49 more units, a 36.8% increase, at a FAR of 6.74, more than triple the FAR of existing AHUs.

I implore you to continue this case until CC HRE works out a compromise plan with the community that will satisfy our valid concerns, and send this application back to the PB for a full Project Review in accordance with Article 19 in conjunction with any and all related parking and traffic issues as described in the Zoning Ordinance.

Thank you for your kind attention,

Respectfully
Young Kim
17 Norris Street

Gmail

Young Kim <ycknorris@gmail.com>

What did the Planning Board vote to recommend favorably to BZA on 12/1?

Young Kim <ycknorris@gmail.com> Thu, Dec 3, 2020 at 12:01 PM
To: "Farooq, Iram" <ifarooq@cambridgema.gov>, "Singanayagam, Ranjit" <ranjits@cambridgema.gov>
Cc: "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "Mallon, Alanna" <amallon@cambridgema.gov>, "Carlone, Dennis" <dcarlone@cambridgema.gov>, "McGovern, Marc" <mmcgovern@cambridgema.gov>, "Nolan, Patricia" <pnolan@cambridgema.gov>, "Simmons, Denise" <dsimmons@cambridgema.gov>, "Sobrinho-Wheeler, Jivan" <jsobrinhowheeler@cambridgema.gov>, "Zondervan, Quinton" <qzondervan@cambridgema.gov>, "ttoomey@cambridgema.gov" <ttoomey@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Glowa, Nancy" <nglowa@cambridgema.gov>, Joseph <jbarr@cambridgema.gov>, "cityclerk@cambridgema.gov" <cityclerk@cambridgema.gov>, "Paden, Liza" <lpaden@cambridgema.gov>, Swaathi <sjoseph@cambridgema.gov>

Dear Assistant City Manager Farooq and Commissioner Singanayagam,

I would like to call your attention to the Dec. 1 Planning Board (PB) hearing of the Board of Zoning Appeal (BZA) Comprehensive Case 2072 Mass Ave Project (2072 case). I would also like to beg your pardon for a rather lengthy email and ask your patience in reading it in its entirety. Then you will understand the subject line.

I should have known but I was surprised to find out that the PB hearings are now scheduled weekly which seems to be very aggressive given that the members are volunteers with full time jobs and families. I don't know how they could possibly read through all the material associated with complex agenda items such as the two cases on Dec. 1.

The 2072 CP case will have a profound impact not only on the Porter Square neighborhood but throughout the City as it sets very dangerous precedence going well beyond even the limits of the recently ordained 100% Affordable Housing Amendment. It was heard as a BZA Case and I would like to point out two major flaws in this hearing. To the PB's credit, I must thank them for allowing public comments albeit at a reduced time limit of 2 minutes. The public comment lasted about an hour but the debate and decision took less than half that.

In the past, it was my understanding that the public comments and developer's material have to be in by close of business the Thursday before the hearing. However, because the City offices were closed for Thanksgiving holiday, the comments were due by close of business on Wed (which PB couldn't have seen anyways since the offices were closed) with additional comments accepted on Monday through noon on the day of the hearing. Getting this submittal schedule was very difficult and I am sure the Board members didn't have adequate time to review all the comments we submitted. I want to thank the staff for their tireless work in assembling all the comments we sent in and getting them to the PB members.

In particular, I submitted a slide presentation package on behalf of the North Walden Neighbors to voice the concerns for/by the senior and disabled residents of Russell Apt and to make a case why the 2072 Mass Ave project does not fit in that neighborhood. We were very disappointed that we could not even make a request to pool our time to present the case more cohesively because we could not raise our hands.

But the most alarming flaw was that the Comprehensive Permit - 2072 Massachusetts Avenue - Materials in the Planning Board's Meeting table (https://www.cambridgema.gov/CDD/zoninganddevelopment/planningboard/planningboardmeetings) was a link to Comprehensive Permit Application received by the City Clerk on Nov 12 which stated: DIMENSIONAL INFORMATION Project Address; 2072 Massachusetts Avenue Building Height(s) (Ft) - REQUESTED CONDITIONS 8 Stories/ appx 89'·8". There was no updated material available and the new design of 9 stories/102 ft. facing Mass Ave and 6 stories facing Walden neighborhood was presented to the PB and the staff only at the hearing. This would mean that all the CDD, TP+T, DPW Staff Memos were based on the old design. The hearing should have been called off since the developer team did not submit the most up to date material in time. Once again, we could not raise point of order as we could not raise our hands.

One of the PB members said that the height of the building is not much taller than other buildings near the proposed site including the Henderson Carriage House. Perhaps he was referring to the 8 story original design. The only other building taller than 100 ft. that I am aware of near 2072 Mass Ave is 2373 Mass Ave which is 0.5 mile north of 2072 Mass Ave. Please see the attached height map as an excel spreadsheet with graphical representation of heights of various buildings we have used for comparison

In view of the failure of CC HRE to submit the revised application to the City Clerk to be distributed to the PB and BZA, there is a serious question as well as legal implications as to what the Planning Board had voted unanimously (with one absentee) to recommend favorably to the BZA. Therefore, I beg you to reschedule the Dec. 10 BZA hearing of this case and direct the applicant, CC HRE, to submit revised documents in accordance with established data submittal guidelines, not presenting them at the hearing. Furthermore, PB should rehear this case after all the City had the time to review the revised documents and resubmit their updated memos and the public and PB members had adequate time to review the material.

Going one step further, a project that exceeds the threshold of Article 19 Project Review Special Permit by the PB by more than factor of 2.5 (57391 sq. ft. living space waiver requested for 20,000 sq. ft. threshold) should NOT be granted a waiver even for a "friendly 40B". If this waiver is granted for this project, I shudder to think where this will lead to.

Thank you very much for your attention to this matter and looking forward to your response

Respectfully yours,

Young Kim

17 Norris Street

Height Map 2072 Mass Ave.xlsx
24K

Comments to the City of Cambridge
Board of Zoning Appeal
2072 Mass Ave Affordable Housing Project

North Walden Neighbors

December 7, 2020

Table of Contents

Data Sources	3
Purpose	4
Current Conditions	8
Comparison of Proposed 2072 Mass Ave Affordable Housing Development with nearby AHD	13
Comparison of Proposed 2072 Mass Ave AHD with Nearby Residential Property	20
COVID-19 Traffic	21
Conclusion	23
Appendix	24

Data Sources

- Satellite Views from Google Maps
- GIS Maps from the Assessor's Property Database of City of Cambridge
- Property information from the Assessor's Property Database of City of Cambridge
- Additional property information and rendering from CC HRE's Community Presentation packages (https://www.2072massaveapts.com/plans-reports) and email exchanges with Mr. Jason Korb of Capstone Communities
- Property Condition Report for Cambridge Housing Authority Leonard J. Russell Apartments, Cambridge, MA dated January 18, 2017
- Input and comments from the neighbors of 2072 Mass Ave, including seniors from Russell Apartments

Prepared by : Young Kim

Submitted on behalf of North Walden Neighbors, a neighborhood group with more than 220 people in close proximity to the proposed site, who have signed on with concerns

North Walden Neighbors Contact : Northwaldenneighbors@gmail.com

Proposed 2072 Mass Ave Development

By many metrics including height, density, and footprint, this building is not suited to be on a small lot next to dangerous, congested intersection

- 102 Feet high – jarring drop to one story building next block
- ~150-200 occupants
- No set back from dangerous intersection
- No Green Area Open Space
- Infringes on quality of life for seniors and disabled residents at Russell Apartments

ELEVATIONS North | View from Mass Ave

HRE

Purpose

- Illustrate that proposed project is too high and dense in this neighborhood and that the parking study performed by Vanasse & Associates on behalf of Capstone Communities HRE is insufficient in that it did not measure the proposed development's traffic and safety-related impact on the surrounding neighborhood in non-COVID-19 conditions

- Request Board of Zoning Appeal to require:
  - **Full Project Review** by the Planning Board (including Traffic Impact Review and Urban Design Review)
    - Requested Comprehensive permit is for "friendly 40b" project
    - Proposed plan of 57,391 sq. ft. of living space far exceeds Project Review threshold of 20,000
    - Requires more stringent review for its impact for now and for future.
  - Applicant to provide necessary documents required for the Project Review in accordance with Article 19
  - Context Study by the Applicant
  - Reduction in the size / height of the proposed development to **6 stories facing Mass Ave and 3 stories facing Walden Street** to be more in line with other 100% affordable housing developments (AHDs) in Porter Square neighborhood
  - 10 foot setback along Walden Street

Require CC HRE to Guarantee in Writing

guarantee during construction and/or in perpetuity or

- Construction mitigation plan for noise, traffic and parking associated with the construction; comfort and safety of the residents in Russell Apt during construction
- Privacy/Noise mitigation plans for privacy and noise issues posed by the windows looking into the open space and western windows of Russell Apartment
- Master Arborist/Landscape plan for the active landscaped terrace on the 6th floor roof with deep enough soil to support mature trees
- Easement guarantee that it shall not be less than what was proposed and approved by the BZA

Proposed 2072 Mass Ave Development (as Presented by Capstone at Planning Board Hearing)

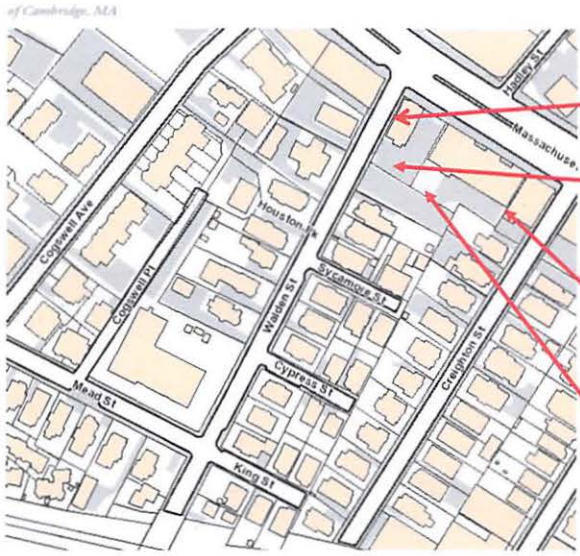
Building towers over Russell Apartments and 1-story building across Walden

- 44 feet higher than Russell Apartments
- 89-90 feet higher than 1-story retail building on Mass Ave between Walden St and Cogswell Ave

2072 Mass Ave Neighborhood GIS Map Legend

Context: the surrounding neighborhood is comprised of residential buildings with setbacks and open space

GIS Map of the Walden Street neighborhood shows residential properties well set back from the property lines with abundant open spaces



2072 Mass Ave

Paved Surface

Building Footprint

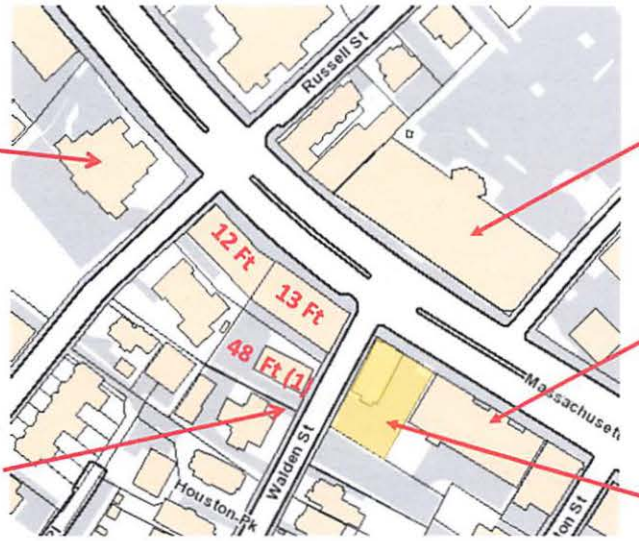
Open Space – hardscaped; landscaped greenspaces;

Height Map Near 2072 Mass Ave

Office/Condo
2130 Mass Ave
8 story; **96 feet**
(Note 1)

Apartment
4 Cogswell Ave
4 story; **40 feet**

Note 1 – Wall Height not available in Property Database; assuming **12 ft**.

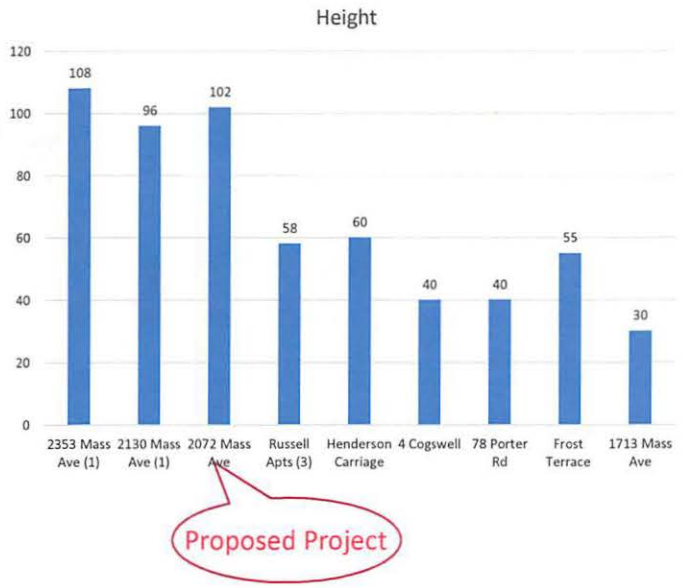


Henderson Carriage
2067 Mass Ave
5 story; **60 feet**

Russell Apartments
2050 Mass Ave
6 story; **58 feet**

Proposed 100% AHD
2072 Mass Ave
9 story Mass Ave facing;
102 ft without roof
mechanical room

Height of Relevant Buildings Near 2072 Mass Ave



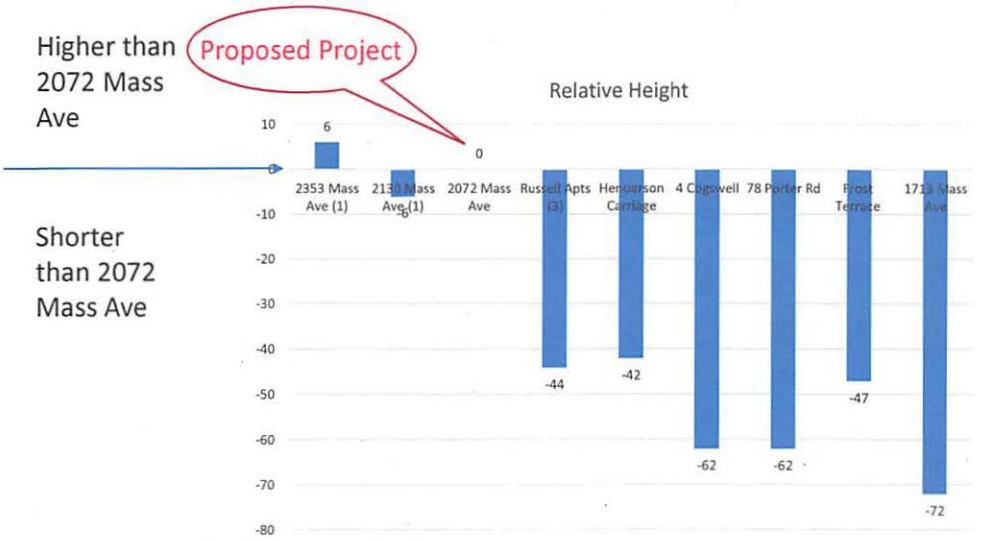
Address	Distance from 2072 Mass Ave (2)
2353 Mass Ave (1)	-2640
2130 Mass Ave (1)	-482
2072 Mass Ave	0
Russell Apts (3)	85
Henderson Carriage	100
4 Cogswell	400
78 Porter Rd	1056
Frost Terrace	2112
1713 Mass Ave	3168

Note 1 – Wall Height not available in Property Database; assuming 12 ft.

Note 2 - As measured using Google maps (negative is north of 2072 Mass Ave)

Note 3 - Property Condition Report for Cambridge Housing Authority

Relative Height of Relevant Buildings Near 2072 Mass Ave



Proposed 2072 Mass Ave & Russell Apartments Satellite View

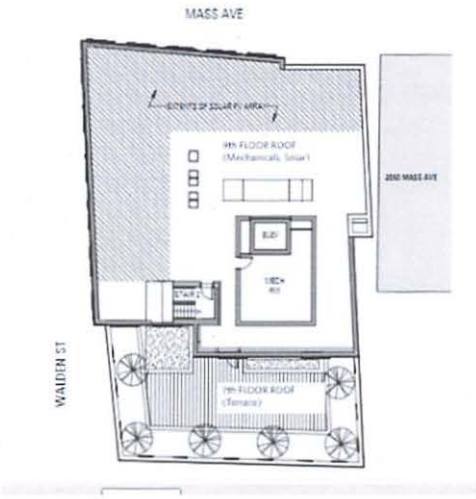
Darul Kabab
2072 Mass Ave

Russell Apartments.
2050 Mass Ave

Cambridge Permit
Parking Lot
12 Walden Street

Proposed 2072 Mass Ave Footprint

The proposed building occupies the entire site with no setbacks and only 4' distance from the adjoining Russell Apartments



Proposed Roof Plan showing Building Footprint

Existing Site GIS Map

Darul Kabab
2072 Mass Ave

Russell Apartments.
2050 Mass Ave

Cambridge
Resident Parking
12 Walden St.

Comparison to Nearby Affordable Housing Developments

The proposed building has significantly greater height and density than the other affordable housing in the Porter Square area

	2072 Mass Ave	Frost Terrace	Russell Apartments (Note 2)	78 Porter RD (Note 2)	1713-15 Mass Ave (Note 2)
Stories	9 (Mass Ave)/6 (Walden neighborhood)	5 at highest	6	4	3
Height (feet; Note 1)	102 - Tallest towering 44 ft over Russell Apt. (Note 3)	55 (Note 3)	58 (Note 4)	40	30
Units	49	40	51	26	16
Parking	3 accessible 2 Drop off	3 accessible	10 including 1 accessible	None	8 including 1 accessible
Lot (Square Feet)	8,515	22,000	15,258	8,130	14,499
Living Area(Sq. Ft.)	57,391	49,772	43,864	26,970	7,485
FAR	6.74 - highest; more than 3X avg of other 4	2.26	2.87	3.32	0.52

Note 1 – Based on Wall Height in Property Database and information from Mr. Korb
Note 2 – Owned by Cambridge Housing Authority or its subsidiary
Note 3 – To rooftop; 2072 Mass Ave will also have mechanical room on the roof which will be visible from nearby public way
Note 4 - Property Condition Report for Cambridge Housing Authority

Concerns from Russell Apartments' Seniors and Disabled Residents

Many residents express they feel vulnerable to voice their concerns

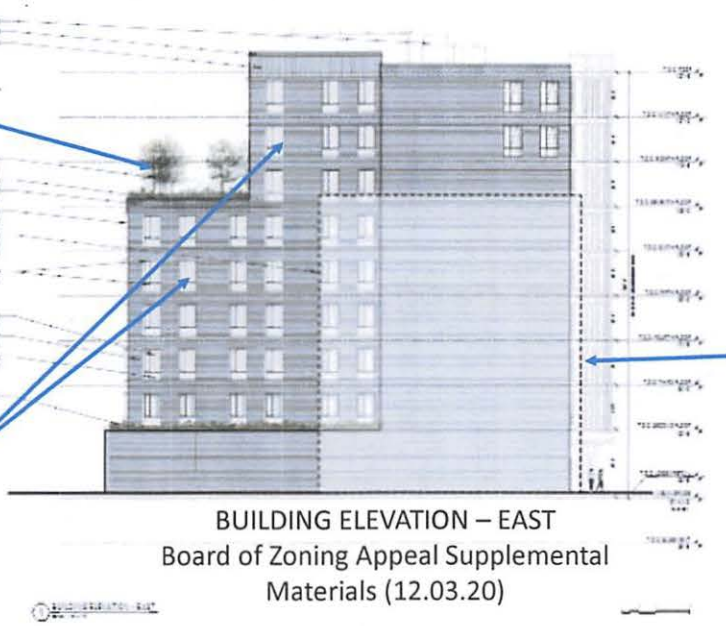
- Residents have just moved back to their building after 2-year rehab. Construction will mean some people may have to move again. **Density of proposed 2072 Mass Ave building next door will impose additional hardship** to elderly residents including one who is 101 years old.
- Drilling so close for the deep foundation required for a 9-story building will cause **vibration to be felt by the residents** and may even damage their interior.
- Russell Apartments is not air conditioned. **Residents are concerned they will not be able to open windows during construction due to noise and dust**.
- **Daily noise** from the densely-populated building next door is a pervasive concern for residents, who currently enjoy peace and quiet.
- Russell Apartments and the Senior Center has an entry to their parking on Mass Ave and turning into it is often treacherous, with fast moving traffic, a bike lane and cyclists, a sidewalk and pedestrians, a bus stop, and drop off / pick up for 2050 Mass Ave. An additional 150+ residents at 2072 site exacerbates these issues.
    - Congestion (pedestrians, cyclists) and traffic (drop off, pick up, deliveries) near the entrances and driveway will increase greatly due to the close proximity to 2072 Mass Ave residential entrance.
    - There is concern for safety for those who use mobility scooters and for senior pedestrians with reduced situational awareness.

Noise and Privacy Concerns from Russell Apartments' Seniors and Disabled Residents

Opposing windows and Roof Terrace looking directly into open space of Russell Apartment

Noise and Privacy : Rooftop gatherings and opposing windows

These windows look directly into Russell Apt open space and even into some of Russell tenants' windows



DASHED LINE INDICATES EXTENTS OF ADJACENT 2050 MASS AVE BUILDING

BUILDING ELEVATION – EAST
Board of Zoning Appeal Supplemental Materials (12.03.20)

Russell Apartment Resident Outdoor Amenity

Russell Apartments' outdoor space would be impacted by the proposed design

Gardening Containers

Mature Littleleaf linden although to be protected during construction as outlined in CC HRE's Tree Protection Plan; tree will receive far less sunlight due to building footprint

Concern for being dwarfed by new building;

Now threatened

- Fenced in patio area will have shadow causing loss of sunlight due to shadow cast by proposed 2072 Mass
  - Enjoyment of fresh air in the sun will be diminished
  - Residents' ability to grow vegetables and flowers will be diminished
- Loss of privacy with people looking down from the southern windows and the 7th floor roof terrace of proposed 2072 Mass Ave

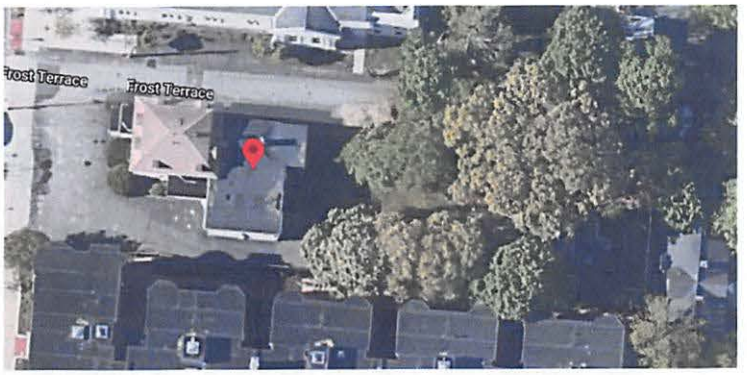
78 Porter Road Affordable Housing

A nearby affordable housing complex with the same lot size as 2072 Mass Ave, but half the density

- 2nd building in from Mass Ave on Porter Road
- Currently undergoing renovation
- **Same size lot as 2072 Mass Ave but half the density**
- No green space but set back from property line

Frost Terrace Affordable Housing

Other nearby affordable housing complexes offer designs more appropriate to the neighborhood context



- Same development team
- Less dense with 2.5 times the lot size (22000 sq. ft.) as 2072 Mass Ave, only about half the living space (49,772 sq. ft) and 1/3 the FAR (2.26)
- Considerable green area open space with trees

2130 Mass Ave

This building, often used as a comparable, is significantly mitigated by building setback, large parking area, and greenspace; on a 40,000+ square foot lot

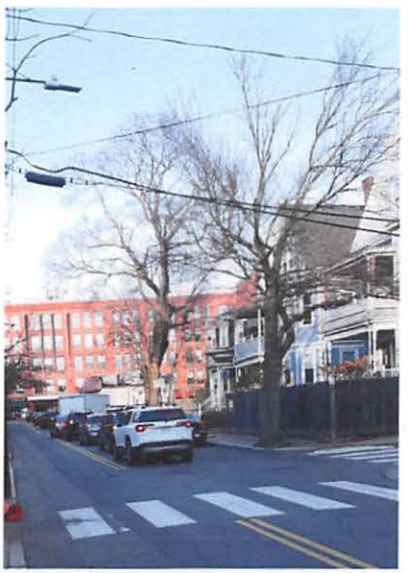
8-story building at 2130 Mass Ave
Extensive garden and play areas
beyond the tenant parking area

- At Corner of Mass Ave & Cogswell Ave
- 8 Stories
- 33 Office-Condo/Condo units
- Off-street parking with underground garage
- Lot Size 11,999 Sq. feet
- Living Sq. Feet 40,958
- FAR = 3.4

East Bound Traffic on Walden Street (Even during Pandemic)

The Walden Street / Mass Ave intersection had chronic, significant traffic congestion pre-Covid-19

View from the corner of Mass Ave and Walden St.



View from Sycamore Street

- Traffic Assessment conducted by Vanasse & Associates is flawed in not considering the normal pre-COVID conditions at Mass Ave and Walden St intersection
- Traffic will return to pre-COVID levels, where daily traffic backups went past Raymond Park (1/2 mile away)
- Neighborhood residents met with City of Cambridge Traffic department (more than 50 people in attendance) in Feb 2020 to discuss safety concerns due to the untenable traffic issues at this intersection
- Public records search revealed no available pre-COVID-19 traffic studies done by the City of Cambridge

Photos taken at 3 PM, Friday Nov 20, 2020

2072 Mass Ave Proposed Development Not Suited For the Location

The current proposed building is not appropriately scaled for the North Walden neighborhood and will pose safety issues due to the dangerous traffic conditions at the Mass Ave / Walden intersection

- Vehicles turning onto Walden Street from Mass Ave will have difficulty crossing eastbound traffic on Walden Street to enter 2072 Mass Ave development causing gridlock
- Drop off / pick up parking entrance and exit location on Walden Street will likely exacerbate traffic issues
- Pick up / drop off / deliveries will also happen on Mass Ave, causing dangerous traffic concerns
- Senior Center driveway entrance, Russell parking driveway, bus stop, pick up / drop off and 2072 Mass Ave residential entrance all within a few feet of one another

Conclusion

- The proposed project is too high and too dense for this neighborhood and the traffic analysis performed by Vanasse & Associates on behalf of Capstone Communities HRE needs to be augmented with a full traffic impact study.

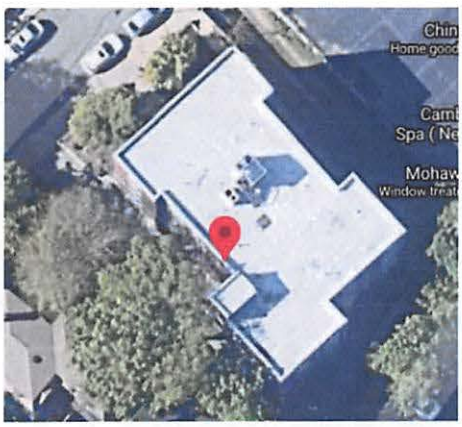
- We are requesting the Board of Zoning Appeals require the following:
  - No waiver granted for Article 19. Planning Board to Conduct **Project Review per Article 19**– including Traffic Impact Review and Urban Design Review)
  - Context Study by the Development Team
  - Reduction in the scale and height of the proposed development to **6 stories facing Mass Ave and 3 stories facing Walden Street** to be more in line with other 100% affordable housing developments (AHD) in Porter Square neighborhood

Appendix: Additional Comparisons

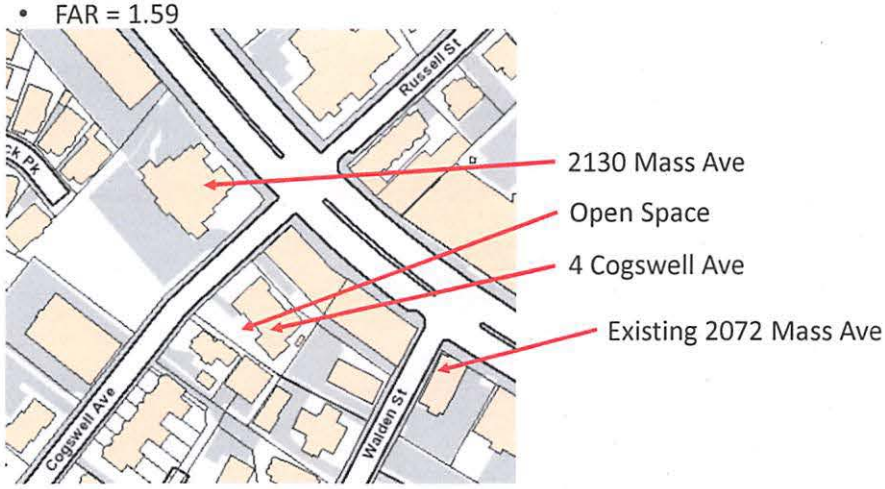
1713-1715 Mass Ave

- At Corner of Mass Ave & Garfield Street
- Less dense with 1.7 the lot size but 13% living space
- Abundance of open space

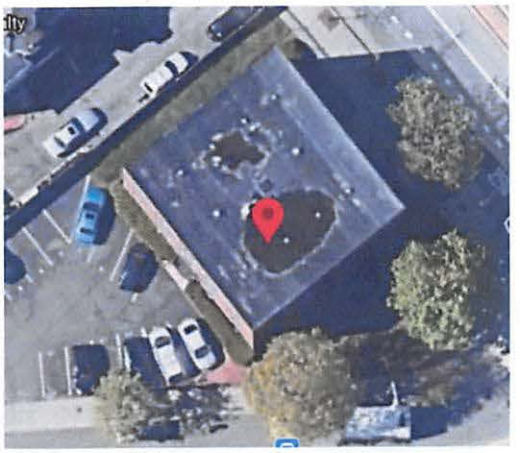
4 Cogswell Ave



- South side of Cogswell Ave; 2nd building in from Mass Ave; across from 2130 Mass Ave
- 4 Stories; 28 units
- No off-street parking
- Lot Size 9,279 Sq. feet
- Living Sq. Feet 14,800
- FAR = 1.59



2192 Mass Ave



- At Corner of Mass Ave & Rindge Ave
- 4 Stories
- 16 Condo units
- Lot Size 11,999 Sq. feet
- Living Sq. Feet 10,827
- FAR = 1.1

Pacheco, Maria

From: Rachel Grashow <rachel.grashow@gmail.com>
Sent: Monday, December 7, 2020 5:24 PM
To: Pacheco, Maria
Cc: Derek Etkin
Subject: Creating affordable housing on Mass Ave- in support

To the Board of Zoning Appeal,

As a homeowner and parent in Cambridge, I would like to add my voice to those who support the affordable housing project at 2072 Mass Ave (CASE NO. BZA-017326-2020).

These are exactly the housing options we need to have if we are to hold onto one of the aspects that make Cambridge great- the chance for all types of families to enjoy the high quality education, transit and community benefits I get to enjoy.

These are at least 49 more potential people to befriend, to have as parents in our classrooms, and for my children to have playdates with. Guaranteeing options like these is what keeps me in Cambridge.

Please make sure this voice is heard on the 10th.

Best,
Rachel Grashow
107 Rindge Avenue
Cambridge, MA 02140

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

COMPREHENSIVE PERMIT APPLICATION PROCESS

ADDRESS OF PROPERTY: 2072 Mass Avenue

A copy of the proposed plan with description of the project be submitted to the following City Agencies. Please provide evidence of submission to these agencies. Upon completion, this sheet must be submitted to the Board Zoning Appeals case file.

Signature and Date	City Department/Address
11/17/2020	Community Development Department, *344 Broadway*
_____	Conservation Commission, *147 Hampshire Street*
_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

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_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

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_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

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11/19/20	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

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_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____ 11/16/20	Traffic and Parking Department, *344 Broadway*

Cambridge Affordable Housing Trust

December 1, 2020

Mr. Constantine Alexander
Chairman, Board of Zoning Appeal
c/o City of Cambridge Inspectional Services Division
831 Massachusetts Avenue
Cambridge, MA 02139

RE: 2072 Massachusetts Avenue - Comprehensive Permit Application

Dear Mr. Alexander and Members of the Board:

On behalf of the Cambridge Affordable Housing Trust, we are writing to share our strong support for Capstone Communities LLC and Hope Real Estate Enterprises LLC's application for a Comprehensive Permit for their proposed redevelopment of 2072 Massachusetts Ave.

Capstone/Hope's thoughtful design will result in a development which will transform an underutilized site into 49 units of vibrant family housing. The Trust has already financed the acquisition of this site and is looking forward to reviewing requests for additional funding at an upcoming Trust meeting as the project proceeds towards development.

The acquisition and redevelopment of this site represents a unique and important opportunity to create a substantial number of affordable family-sized apartments. As you know, the need for affordable housing is as great as ever, as market rents in Cambridge continue to far outpace what low and moderate-income families can afford. Unfortunately, we anticipate that the need for affordable housing will only intensify as an increasing number of residents experience job and housing insecurity due to the COVID-19 and the resulting economic fallout. Capstone/Hope's plan to create almost 50 new affordable rental units, including 21 two-bedroom and 14 three-bedroom apartments, will go a long way toward helping to address this need.

The site is ideally located for housing, in close proximity to the many amenities of Porter Square, including the MBTA and Commuter Rail Station, shopping center, and many restaurants and retail along Mass. Ave, and with Davis Square only a few blocks further away.

In addition to providing new affordable housing, the proposal to redevelop 2072 Massachusetts Avenue also includes a plan to widen Walden Street, as well as the sidewalk in front of the new building, improvements which will greatly benefit the broader community.

Affordable housing development opportunities such as this are rare, given the challenges of finding sites and assembling feasible development plans. We support the decision to pursue a comprehensive permit in order to obtain the relief needed for the proposed design and are hopeful that this project will be able to move forward quickly so that families can benefit from this badly needed housing.

We appreciate the Board's longstanding support of affordable housing and thank you for your consideration of this important project.

Sincerely,

Peter Daly

Florrie Darwin

Elaine DeRosa

Gwen Noyes

Susan Schlesinger

James Stockard

Elaine Thorne

Elaine Thorne

William Tibbs

Fw: dangerous project--action needed

DS Daglian, Sisia
To Pacheco, Maria

If there are problems with how this message is displayed, click here to view it in a web browser.

From: Ausra Kubilius <ausmkub@gmail.com>
Sent: Monday, December 7, 2020 3:22 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: dangerous project--action needed

Dear Sisia Daglian, Zoning Division of Institutional Services Department:

Please help avoid more deaths and accidents at the notoriously dangerous intersection of Mass Ave and Walden St in North Cambridge.

As you know, an affordable housing high-rise--to house many children--has been proposed for 2072 Mass Ave at this corner. **And no Traffic Impact Study has been done.** Without any evidence, the developers claim their widening of Walden St will solve the problem.

Please help ensure that the Zoning Board of Appeals, planning to meet on Dec. 10, honors Article 19 and requires a full Traffic Impact Review and Study.

Also, the proposed looming project abuts (only 4 feet away) the Russell affordable housing apartments for seniors/disabled and the North Cambridge Senior Center. The safety (and unhindered access to sunshine) of seniors must be taken into account. Again, please enforce all provisions of Article 19.

Many, many, many Cambridge neighbors and commuters are concerned about this issue.

Thank you, A.M. Kubilius (close neighbor at 21 Cogswell Ave)

PS: Our North Walden Neighbors group's petition for action from the BZA/city government has already been signed by over 220--and counting.

Reply Forward

Liza Paden

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

December 8, 2020

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-017326-2020 2072 Mass Avenue

The Planning Board reviewed this application for a comprehensive permit at its meeting on December 1, 2020. The Board heard a summary of the project by the applicant, received written and oral testimony from the public, and received written materials from the Community Development Department (CDD), Traffic, Parking & Transportation Department (TP&T), and Department of Public Works (DPW).

Planning Board members were supportive of the proposed project and recommended sending a favorable recommendation to the Board of Zoning Appeal (BZA) to grant the requested relief by a vote of 5-0.

Generally, Planning Board members were encouraged by the provision of affordable housing units, particularly family-sized units, in a development with convenient access to nearby transit. Board members commented that the proposed building is well-designed and will be an improvement over the current one-story commercial building and associated surface parking, which does not contribute positively to the intersection. Board members noted that the height of the proposed building is greater than the immediately surrounding buildings, but also noted that there are examples of buildings of this height elsewhere on northern Massachusetts Avenue. Board members also expressed the view that the additional density is not a concern in this location, and that the acute need for affordable housing justifies an exceptional approach in order to make developments feasible and serve the community to the greatest extent possible.

Pacheco, Maria

From: Alex Wang <awswim@gmail.com>
Sent: Tuesday, December 8, 2020 10:56 PM
To: Pacheco, Maria
Subject: Board of Zoning Appeal BZA-017326-2020

Hello board members,

I write in support of the 100% affordable housing being built at 2072 Massachusetts Ave. We are in the midst of a housing crisis and the more units we can build, the better. I'm in support of a waiver for height and parking requirements. This spot is on the busy Mass Ave. corridor and a close walking distance to both Porter and Davis T stops. Many bus stops are closer, along with restaurants and Star Market. As long as our city and state continue to support the services and businesses in the area, the walkability makes this one of the most desirable spots to live in Cambridge and the whole country. We have such a large waiting list for affordable housing, surely a significant majority of the units can be made up of new residents that want to take advantage of this walkability and don't need a car.

Alex Wang
45 Market St.

Pacheco, Maria

From: Rebekah E Bjork <bjork@mit.edu>
Sent: Tuesday, December 8, 2020 10:20 PM
To: Pacheco, Maria
Cc: jtamarkin@capstonecommunities.com; jkorb@capstonecommunities.com; sean@hopelegal.com
Subject: ZBA 017326-2020.

Members of the Board of Zoning Appeals

I am writing to express support for the affordable housing development proposed to be built at 2072 Massachusetts Avenue. Cambridge is in desperate need of more affordable housing and I am very impressed with the proposed building for 2072 Massachusetts Ave. North Cambridge is a logical part of the city in which to increase density in order to meet our growing demand for housing, especially for affordable housing. I am pleased to see this proposal moving forward in North Cambridge and specifically in this location between Porter and Davis Square. This particular location is particularly appealing for those opting to live car-free or car-minimum use lifestyle since its between 2 subway stops near multiple bus lines and also within walking distance of both the stores at Porter square and Pemberton farms and other stores along Mass ave. It is also within easy biking distance of the plazas at the Fresh Pond Rotary.

In addition to being 100% affordable housing I am pleased that the proposed building includes a range of apartment sizes from studios through 3 bedrooms so that individuals and families of varying sizes will all be represented in the new community. I was also pleased to see that 70% of the units will be reserved for those already living or working in Cambridge. I think a city is most vibrant and equitable when those who work in the city, in particular in retail, restaurant and other jobs that create a vibrant city, can afford to live in the city.

I am also excited by the environmentally friendly green roof, solar panels and other sustainability features of the design. Additionally the inclusion of bike parking, along with proximity to public transit, and electric vehicle charge will allow people to limit their contribution to climate change by opting to bike, walk and take the T for more trips and enable residents to opt for an electric car if they choose to own a car. Additionally taller buildings, which allow for more density in a given footprint, are a powerful way to lower the per person contribution to climate change through more efficient energy use.

Thank you
Rebekah Bjork
20 Concord Ave Unit C
Cambridge, MA 02138

December 8, 2020

City of Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Via email to: mpacheco@cambridgema.gov

RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for the 49-unit 100% affordable housing apartment building proposed at 2072 Massachusetts Avenue. At a time when housing prices are out of reach for most families and many of our neighbors are unemployed and living with the increased threat of eviction, it is essential that Cambridge approve the 2072 Mass Ave project and others like it.

We are long-time residents of Cambridge (one of us grew up on Lakeview Ave). We chose to make Cambridge our home and raise our kids here (currently Graham and Parks and VLUS) because of the rich socioeconomic and ethnic diversity of this city. Building projects like 2072 are key to preserving this diversity. We live directly across the street from the Daniel Burns apartments, a 200 unit complex for seniors and know that many of our neighbors in these units (some of whom grew up in the neighborhood) would not be able to live in Cambridge if it weren't for this kind of affordable housing.

Residents opposed to this project point to congested traffic through the intersection as one reason the project should not go forward. In non-Covid times, we traverse the Walden Street/Mass Avenue intersection 2-3 daily. We experience this intersection as both drivers and pedestrians and are delighted the Developer is going to improve safety here for the entire community. Rush hour congestion in this area occurs because it is one of the few ways for regional commuters to traverse the train tracks (Mass Ave and Sherman St have the exact same issue). We would sometimes wait 10 minutes or more to make the left onto Mass Ave from Walden. A bit of traffic is part of life in a vibrant city! As residents, we should be far more concerned about making good on our commitment to giving low income families an opportunity to live in the city and attend its excellent schools.

We hope you will support this beautiful, site-appropriate project that will enhance our streets and provide much needed housing to our residents.

Sincerely,

Miranda Pearce and Matt Goldstein
Owners/Residents of 52 Clarendon Ave
415-215-2396

Pacheco, Maria

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Tuesday, December 8, 2020 8:33 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit; O'Grady, Sean; Daglian, Sisia; Richard Clarey
Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)

Chairman Alexander and Members of the BZA:

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook* and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

Pacheco, Maria

From: Aaron Homer <aaron.homer@gmail.com>
Sent: Tuesday, December 8, 2020 5:43 PM
To: Pacheco, Maria
Subject: Supporting Proposal BZA-017326-2020

Hello,

As a Cambridge resident, I'm writing to express my support for the proposed new affordable housing development at 2072 Mass Ave. More housing close to public transportation is exactly what Cambridge needs.

Aaron Homer
90 Grozier Rd, Cambridge, MA 02138

Alice K. Wolf

48 Huron Avenue
Cambridge, MA 02138
Phone (617) 868 - 9653
E-mail Alicekwolf@gmail.com
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December 8 2020

Mr. Constantine Alexander Chairman, Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

Re: 2072 Mass Ave Affordable Housing Development (ZBA 017326-2020)

Dear Mr. Alexander and Members of the Board of Zoning Appeal:

Please support the comprehensive permit application of Capstone Communities for a 100% affordable housing building at 2072 Massachusetts Avenue. I live about a half a mile from the corner of Walden and Mass. Ave — I get my medical care directly across Mass Ave from that corner.

I support this housing for several reasons:

*Housing affordable for low and moderate income people and families is in very short supply. Particularly, during this time of crisis, we see how close to homelessness many people are. 49 new homes is meaningful.

*This housing will be permanently affordable — in contrast to some earlier generations of affordable housing whose uses expired — an ultimately harmful way of producing affordable housing.

*For future tenants, the location affords a bus stop right in front, a subway line pretty close, and food and other shopping opportunities within walking distance — ideal for at least some carless persons or families.

*Capstone communities has had a history of success in creating100% affordable housing in Cambridge, most recently at Frost Terrace, on which the BZA also had to act.

I know that you, the members of the BZA, have to take into account many technical aspects of the proposal as well as the question of whether the controversy it has generated has any merits.

I want to speak to my experience as a community member and a former public official in Cambridge with regard to controversy around affordable housing. — In my experience, there is virtually always controversy around the creation of new affordable housing, especially of any size, but not only large buildings.

The aforementioned Frost Terrace and the CHA housing at Garfield street come to mind because they are each about the same 1/2 mile distant from my house as 2072. You are familiar with Frost Terrace. You may not be familiar with the controversy around the original Garfield/Mass Ave CHA construction.

In the mid to late 1980s, the Garfield/Mass Ave site was transferred to the City by the MBTA. The CHA proposed building affordable housing on the site. The need for such housing was great then, too. There was strong opposition from the neighborhood for at least a couple of years. — maybe more. I will not go through the arguments, but basically the neighbors fought for a park. As you know from the housing there now, the proposal was for low—rise buildings.

Within the first month after I became Mayor, in 1990, Vice-Mayor Kenneth Reeves and I went to have a meeting with neighbors. We told them that this site would be affordable housing. Period. That ended the controversy and the housing was built. So, since the early 1990s, many low income families have been successfully housed in a convenient location.

Thank you for your consideration of my concerns. I hope 2072 Mass ave. proposal is approved by the BZA.

Sincerely yours,

Alice Wolf

CITY OF CAMBRIDGE
TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board and Cambridge Board of Zoning Appeal (BZA)

From: Joseph E. Barr, Director

Date: November 20, 2025

Subject: 2072 Massachusetts Avenue Comprehensive Permit Application

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The Cambridge Traffic, Parking, and Transportation Department (TP+T) has been working with Sean Hope and Jason Korb on the proposed affordable housing project at 2072 Massachusetts Avenue submitted for CC HRE 2072 Mass Ave Tenant LLC, an affiliate of Capstone Communities LLC and Hope Real Estate Enterprise LLC).

The Project proposes to construct 49 affordable housing rental apartments and first floor retail space for community use at the corner of Massachusetts Avenue and Walden Street. The site is currently occupied by a 1,860 sf Darul Kabab restaurant and was known as the Kentucky Fried Chicken site for many years. The Project proposes three accessible on-site parking spaces, two on-site short-term drop-off/pick-up parking spaces, and 51 long-term bicycle parking spaces located on the lower floor of the building (48 regular and 3 tandem bike spaces) accessible from an elevator.

Mr. Hope and Mr. Korb has been working very cooperatively with TP+T on the Project. TP+T has reviewed the Comprehensive Permit Application and would like to provide the Cambridge Planning Board and Board of Zoning Appeal (BZA) the following comments on the Project:

- TP+T strongly supports this Project. We are particular very supportive of the plan to accommodate three ten-feet wide travel lanes on Walden Street, which we have worked closely on with this developer. This will make the Massachusetts Avenue/Walden Street intersection more functional and safer for traffic moving through the intersection. We believe the change will make the intersection operate more efficiently and more safely by reducing vehicle queuing, it will better fit large vehicles and trucks, and it will create a more comfortable condition for bicyclists.
- At the approach to Massachusetts Avenue, Walden Street is currently 26'8" wide curb to curb, which is substandard for a three-lane intersection approach with a northbound left-turn lane and right-turn lane, and one southbound receiving lane. Typically, TP+T supports narrowing streets for traffic calming measures, not widening streets. However, in this case we believe the modification will help make the intersection dimensions "just right". If intersection lanes are too narrow (which is the current condition), then the intersection will not function well, causing safety issues and traffic impacts (e.g., unnecessary queuing of vehicles because they cannot fit in narrow lanes or do not line-up efficiently at the red light). The condition

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causes delay when the light turns green in order for vehicles to proceed through the intersection. TP+T believes that the proposed plan will be beneficial, and it is the right time to make the adjustment as part of the 2072 Massachusetts Avenue site being redeveloped.

- Along with the adjustment to Walden Street, the Walden Street sidewalk adjacent to the Project will also be widened (from approximately 6.5 feet to 7.2 feet). This will be accomplished by setting back the first floor of the building from the property line to maintain an acceptable sidewalk width. Furthermore, in order to maintain the number and size of the affordable housing units, which is a key goal for the City, there will be a slight overhang of the building above the sidewalk, but the Applicant will provide a sidewalk easement. The site plan was carefully developed and reviewed by City Departments, including the Community Development Department, TP+T, and DPW. TP+T and the other departments believe that the plan is well balanced and is an approach that we support. The final details or adjustments will be reviewed by the City as part of the Building Permit process, including any underground utilities.
- TP+T believes that the Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project.
- TP+T believes that the proposed location for the curb cut on Walden Street is the preferred location for various reasons. It allows vehicles to enter or exit the site to either direction on Walden Street or Massachusetts Avenue by using the Massachusetts Ave./Walden Street traffic signal. A curb cut on Massachusetts Avenue would only allow a right turn in or out (providing fewer options) and it would create a conflict with a bus stop and any existing or future bicycle or bus facilities on Massachusetts Avenue. Massachusetts Avenue currently carries the highest volumes of people walking and bicycling in the city, and conflicts with turning vehicles and people on foot and bicycles present safety problems. Eliminating this conflict provides a significant safety benefit. Even though the site has an existing curb cut on both Walden Street and Massachusetts Avenue, eliminating the curb cut on Massachusetts Avenue and consolidating to one curb cut off Walden Street is TP+T's strongly preferred design. Furthermore, TP+T does not believe that three accessible parking spaces and two drop-off/pick-up spaces will cause a significant impact or safety concern. As part of the Building Permit process, TP+T will work with the Applicant and DPW to make sure that the curb cut and parking spaces are properly designed.
- The Comprehensive Permit included a Parking and Traffic Assessment by Vanasse & Associates Inc. which TP+T believes was acceptable for this Project, although we have not formally reviewed or approved that assessment. The Project is located near public transportation including the Porter Square MBTA Red Line Station (located a 5 to 10 minute walk from the site) and the MBTA Bus Routes #77 and #83, including a bus shelter in front of the site (which will need to be temporarily relocated during construction of the Project). There is also a Bluebikes Station located directly across the street and carshare spaces nearby. Given the availability of the various nearby transportation services, and the findings of the Parking and Traffic Assessment, TP+T believes that the Project will not have a substantial traffic or parking impact. Data from other affordable housing projects in Cambridge have shown low

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automobile ownership in affordable housing buildings compared to other uses, such as office, research and development projects or market rate housing projects.

- To mitigate the Project's traffic and parking impacts, the Project proposes a package of Transportation Demand Management (TDM) measures including the following items:
    - Designate an on-site employee as the site's Transportation Coordinator to oversee marketing and promoting of transportation options at the site.
    - Provide new residents transportation information packets with information on getting around Cambridge sustainably.
    - Install a real-time transit display screen in the lobby to make it simpler for residents, visitors and employees to access real-time transit and Bluebikes availability information in the area. The screens will also post other useful information such as carpool/vanpools to supermarkets, etc.
    - Subsidize 100% of the cost of an MBTA T pass for employees (building property management/maintenance staff) or $240 annual reimbursement for bike maintenance for employees who choose to commute by bike.
    - Organize orientation sessions with residents to teach biking rues, safe biking measures, basic maintenance and repairs and help identify bike routes to various locations.
    - Provide a bicycle repair station on-site.
    - Annually, upon initial move-in and lease renewal, residents will be offered the choice of: (1) annual Bluebikes membership (including one-time discount helmet through Bluebikes), (2) $90 credit for ride share services, (3) 1-month adult MBTA Monthly LinkPass, and/or (4) 3-month Student or Senior Monthly LinkPass. This will be provided per resident (not per household) on an annual basis.
- TP+T expects that when repaving the sidewalks as part of the Project construction, the Applicant and their construction contractors, in coordination and as approved by the City, will remove the curb extension at the northwest corner of the Massachusetts Ave./Walden Street intersection. That curb extension is not needed at the signalized intersection and its removal will provide the City with more flexibility for that intersection in the future for bus or bicycle facility designs. TP+T and DPW will work with the Applicant on this item.
- Finally, overall TP+T supports the Project and the Applicant's application for a Comprehensive Permit.

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NOAH MASLAN & JOCELYN KASPER
194 WALDEN STREET, CAMBRIDGE MA 02140

December 8, 2020

City of Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139
Via email to: mpacheco@cambridgema.gov

RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for the 49-unit 100% affordable housing apartment building proposed at 2072 Massachusetts Avenue. We live at 194 Walden Street with our children, just a few blocks down from the proposed building. This project will improve the corner of Walden Street and Mass Ave, address the housing shortage, and help fight climate change.

This affordable housing is critically needed considering that thousands of families routinely apply for any newly built affordable housing in our city. Additionally, by increasing residential units with access to strong bus service and the Porter Square T Station, a resident of 2072 Massachusetts Avenue will not need a car to commute around Cambridge and/or to adjacent cities—what better way to combat climate change than to reduce the number of single-occupant vehicles on the road?

Not only will this building provide 49 homes for families near public transit at reduced rents, but it will improve the safety of the intersection. It is no secret that the corner of Walden and Massachusetts Avenue is difficult to navigate due to the narrow width. The project proposes to provide several feet of their private land for public sidewalk in order to widen the two narrow lanes on Walden by over three feet and widening the sidewalk by approximately one foot. We experience this intersection as cyclists, drivers, and pedestrians almost every day and we are delighted the Developer is going to improve safety here for the entire community.

The Developer has worked diligently to address issues raised by some concerned neighbors and has a strong track record in Cambridge building great buildings that enhance our streets and provide much needed housing to our residents. Cambridge is a city striving to fight climate change and provide more housing on so many fronts. What better way than to approve well-designed building close to excellent transit that will enhance the built environment?

Please support this effort.

Sincerely,
Noah Maslan & Jocelyn Kasper, Owners/Residents of 194 Walden Street

Pacheco, Maria

From:	Seymour Kellerman <seymourkellerman@gmail.com>
Sent:	Monday, December 7, 2020 4:12 PM
To:	Pacheco, Maria; ranjits@cambridgema.go; O'Grady, Sean; Daglian, Sisia
Subject:	CASE NO. BZA-017326-2020 - 2072 Mass Ave Comprehensive Permit Application
Attachments:	2072 Mass Ave Safety Petition Signed.pdf

To: Cambridge Board of Zoning Appeal
From: North Walden Neighbors
Date: December 7, 2020
Re: Petition regarding Capstone Communities application for Comprehensive Permit

To date, 228 Cambridge residents have signed the attached petition. Many of the signers live in close proximity to the intersection of Mass Ave and Walden St. Signatures keep coming in.

Please see the petition for our recommendations with regard to the Comprehensive Permit application by Capstone Communities.

Respectfully,
Seymour Kellerman for North Walden Neighbors
21 Cogswell Ave Cambridge 02140
617.833.3963

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeals:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20

Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	1. 2050 Mass Ave #307, Cambridge 02140	11/30/20
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20
Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20
Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20
Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20
Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20

Dewey Dellay	9 King St, Cambridge 02140	12/3/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20
Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20
Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	Harvard Medical School	12/4/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20

Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsey Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Merav Gold	7 Shady Hill Square, Cambridge 02138	11/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20
Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20

Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20
Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20

Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20
Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20
Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20

Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20
Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20

Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave, Cambridge 02140	11/28/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20
Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20

Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20
Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20
Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20

Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20
Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20
Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Ann Warner	21 Grozier Rd, Cambridge 02138	12/7/20
Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20

James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20
Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Electronic and printed signatures are available on request.

Pacheco, Maria

From: David Smith <dsmith@affordablehousinginstitute.org>
Sent: Wednesday, December 9, 2020 8:47 AM
To: Pacheco, Maria
Subject: Case No BZA-017326-2020, 2070 Massachusetts Avenue

To the Zoning Board of Appeals:

I write to support the proposed affordable housing project at 2072 Massachusetts Avenue because Cambridge needs more affordable housing, larger projects are the only way to move the needle in a meaningful way, and properties like this belong on major commercial streets.

I have lived in Cambridge for 49 years, eight of them in the Porter Square area, and know the area and location quite well. It is highly suitable, with buildings of similar height in the immediate vicinity, including a six-story elderly property next door, and very convenient to buses. It will be affordable in perpetuity. Cambridge needs more affordable properties like this, and the ZBA should approve it.

David A. Smith
21 Francis Avenue
Cambridge, MA 02138

Pacheco, Maria

From: Anabelle Rondon <anabelle@livablestreets.info>
Sent: Wednesday, December 9, 2020 9:19 AM
To: Pacheco, Maria
Cc: Stacy Thompson
Subject: 2072 Mass Avenue, BZA-017326-2020

LivableStreets
Connecting People + Places
livablestreets.info
70 Pacific Street • Cambridge, MA 02139 • 617.621.1746

December 9, 2020

Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139
mpacheco@cambridgema.gov.

Re: 2072 Mass Avenue, BZA-017326-2020

Dear Secretary,

We appreciate the opportunity to comment on the affordable housing project proposed for 2072 Mass. Ave. LivableStreets fully endorses this project. LivableStreets is a 15-year old non-profit advocating for innovative and equitable transportation solutions that create safe, affordable, and convenient options for everyone in Metro Boston. Our Great Neighborhoods program, which recently shifted over to us from the Smart Growth Alliance, fosters and supports local grassroots groups, and provides a digital platform for a statewide network of activists who recognize the importance of amplifying home affordability and racial justice across Massachusetts. In addition to commenting on transportation projects, we regularly provide testimony on development projects in the greater Boston region with an emphasis on the land-use and transportation connections.

Like so many municipalities in our region, Cambridge is in desperate need of more affordable housing. The housing crisis prevents teachers, nurses, and so many other essential workers from living in the communities they serve. When it is possible to build near public transit, as this project does, we support zoning relief to increase the number of units possible. This proposed 100% affordable housing project proposed for the corner of Mass. Ave and Walden Street, a site along an active urban corridor and a 5-minute walk from Porter Square is exactly the type of location to increase density and reduce parking requirements. Unlike most market-rate developments, the developers for 2072 Mass. Ave. include 70% family-friendly (2BR and 3BR units.) The height of the building could be reduced if the units were all studio and 1BR, but this is precisely the opposite of what is needed and what is reflected in city policy. We commend the project for the limited parking included in the proposal-- again, the tradeoff permits additional units which means more affordable housing. Through the Affordable Housing Overlay, Cambridge residents have spoken and they demand more affordable housing.

In this letter, we would like to highlight several transportation-related issues. We have been made aware that opponents to the project point to three assumptions we would like to address.

1. **Safety.** The Mass. Ave/ Walden Street intersection is not unsafe, and adding more residents will in no way make it less so. In fact, the more people walking and bicycling, the safer the urban environment will be for everyone. The very tight dimensions for cars, such as the small turning radii at the corners and the narrow travel lanes on Walden Street, result in slower vehicular movements and therefore reduce

risk of injury. When infrastructure around drivers forces them to go slowly, they are to more quickly react to people walking and bicycling and avoid collisions. In addition, the changes to the signal timing at the intersection implemented several years ago provide exclusive turning movements (i.e., a specific turn arrow) thereby reducing the possibility of conflicts. We believe that those claiming that the intersection is "unsafe" are actually conflating that concern with "traffic congestion". Yes, there is congestion during peak time, but congestion does not lead to a degradation of safety, rather the opposite. Congestion results in slower-moving vehicles. The plan includes the widening of the Walden Street sidewalk which will contribute to a better environment for walking.

2. **Congestion.** The project will not lead to an increase in traffic congestion. The project is right on the Mass. Ave. transit corridor and a 5-minute walk to the Porter Square MBTA station. This, in combination with limited parking, will induce residents to take trips by public transit, bicycling, and walking and not by vehicle. In addition, the vast majority of traffic during peak hours is generated not by local residents but by regional commuters who have limited options for crossing the commuter rail tracks, Walden Street being one of them. Any increase in trips by residents of this development will be negligible. Conducting a regional traffic study will not provide any additional insight than we already have today. We are fully aware that the only way to reduce congestion is to reduce regional reliance on single-occupancy vehicle trips, not avoid constructing desperately needed affordable housing near public transit. Vehicle trip generation by residents of this development will be far lower than what occurs now with the property's current use as a fast-food restaurant. In a rare gesture for such a small project, the developer has agreed to provide an easement to the city allowing the traffic lanes on Walden Street to be widened to 10' each-- this will be advantageous to drivers by potentially reducing congestion somewhat because it will reduce conflicts that sometimes limit the throughput traffic turning right from Walden onto Mass. Ave., but best not to consider this a "safety" measure.

3. **Parking.** The project will not have a significant enough impact on local on-street residential parking to warrant concern. Projects like this need to take into consideration the longer-term trajectory. The trends are that vehicle ownership in Cambridge has been declining since the early 2000s, as evidenced by the declining number of parking permits requested by residents over time. There are several contributing factors: robust car-sharing programs lead to households shedding one of their two cars, an exponential shift in reliance on bicycling public transit, and a cultural shift to eschewing car ownership. Clearly, not everyone lives or wants to live, in a zero-car household, but the number of cars per household is expected to continue to decline over time. Charging more for residential parking permits (and providing relief to individuals based on income if needed) will do more to reduce the pressure on limited on-street residential parking than not building affordable housing. The developers have a Demand Management proposal which will further incentivize a reduction in car ownership.

We would also like to commend the developers for several aspects of the project. Instead of a consistent height throughout, the building will have 9-stories along Mass Ave down to 6-stories along Walden Street to better respect the neighborhood fabric. Their innovative design techniques to make such a proposal tenable financially should be commended and hopefully will be used by other developers. The project includes 1000 square feet of ground-floor retail space along with a very thoughtful leasing approach to ensure a small-business community-supported uses. The building is designed to Passive House standards and includes both green roofs accessible by residents and solar panels. Finally, Capstone Communities and Hope Realestate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to the community.

If we can provide any additional details regarding these comments, please do not hesitate to reach out to us. We enthusiastically support this project and all the work the developer has done to address concerns posed to them from neighbors. We look forward to celebrating with the 49 families who will soon have access to affordable housing and be able to enjoy the benefits of living in Cambridge. They will live alongside those who can afford market-rate housing and also those who are lucky enough to have purchased their property decades ago.

Sincerely,

Anabelle Rondon, Great Neighborhoods Network Director
Stacy Thompson, Executive Director

==========

Anabelle Rondon | Great Neighborhoods Network Director
LivableStreets Alliance
anabelle@livablestreets.info
www.livablestreets.info
Pronouns: she, her, hers
@StreetsBoston | Facebook.com/LivableStreets

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Pacheco, Maria

From: Melissa Ludtke <melissa.ludtke@gmail.com>
Sent: Wednesday, December 9, 2020 9:53 AM
To: Pacheco, Maria
Subject: Thursday BZA hearing on 2072 Massachusetts Avenue project; writing, as neighbor, to endorse the plans

Hello:

I write to you as a neighbor of the proposed 2072 MA Avenue project. I live on Buena Vista Park and therefore often walk to MA Ave via Walden Street, so I am very familiar with this location. I want to highlight a few responses to what I've heard from those expressing concerns, either in public meetings or on Next Door posts, about this project's plans.

1. I have no concern about the height of this building. If, in this space and with this height, the city is able to house more people in affordable units, then I believe that the "extra" height, which makes this project feasible for the affordable housing developers, ought to be allowed to happen. We live in a **CITY**, after all, and I much prefer buildings going up to address such pressing needs rather than experiencing urban sprawl with scattered "units," as other cities do. Given the height of the senior center next door (and other buildings across the street), I don't feel that this building, as planned, is out of "character" in this neighborhood. I also feel its design has a light feeling that will actually improve the look and feeling of this location in Cambridge; it will be a vast improvement on the paved fast food restaurants that have been in this space for decades.

2. I also do not feel that the project's lack of numerous designated parking spaces should be seen as a drawback either. Plenty of surveys are telling us that many in younger generations do NOT want to own a car; they much prefer living near public transportation and within walking distance of stores at which they can purchase their daily goods at reasonable prices. Porter Square enables this lifestyle, which is increasingly preferred by many. And with a parking sticker from the city, there are parking spaces available on nearby streets, such as mine (Buena Vista Park).

3. I commend Capstone Communities for including in their design the "green roof" area they show on the back side of the building and for preserving the trees on the property. These steps are an important indicator to me that these developers understand – and are responding to – our pressing climate crisis needs. (The green roof fits well with the development's lack of emphasis on cars as the primary means of transportation.) Study after study tells us that adaptation to climate change – and mediation of its consequences – needs to be built into any new structures being built in our city today. And in this project, I feel these concerns are well addressed.

In short, I strongly support this project going forward, and I encourage the BZA to act favorably in its review.

If you have any questions about my comments, please don't hesitate to be in touch,

Melissa

Melissa Ludtke
Author, Book in progress: Locker Room Talk: A Woman's Struggle to Get Inside
https://www.melissaludtke.com/
Co-Producer, *Touching Home in China: in search of missing girlhoods*
Website

phone: 617-354-1728 (home/work)
cell: 617-416-1989

CHA Cambridge Housing Authority
362 Green Street, Cambridge, MA 02139 | P: 617.864.3020 F: 617.868.5372 | www.cambridge-housing.org

December 9, 2020

Mr. Constantine Alexander
Board of Zoning Appeal
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application
2072 Massachusetts Avenue, Cambridge, MA

Dear Mr. Alexander and Members of the Board:

On behalf of the Cambridge Housing Authority, I am writing to express my strong support of CC HRE 2072 Mass Ave Tenant LLC's Comprehensive Permit application for the proposed redevelopment of 2072 Massachusetts Avenue. As you may know, the CHA owns the Leonard J. Russell Apartments at 2050 Massachusetts Avenue, which is immediately adjacent to 2072 Massachusetts Avenue. The addition of 49 high-quality, 100% affordable apartment homes at 2072 Mass Ave that will provide its residents with access to public transportation and various community services and amenities is more dire now than ever. The densely populated makeup of the neighborhood makes this an ideal location for this proposed building.

As a direct abutter of the proposed development and with over 20,000 unique applicants across the CHA's waitlists, we have made it our mission to provide safe and high-quality affordable housing to individuals and families in Cambridge. The proposed redevelopment of 2072 Mass Ave will offer many families and individuals the opportunity to have a safe, new, affordable home.

Unfortunately, with the pandemic raging, it has been impossible to get a clear read on this project from our residents at Russell Apartments. To date, we have heard from a very small group of residents indicating they are not happy with the thought of any construction occurring at this neighboring site. They rightly cite the noise and the dust that will be created by construction activities, but this would be true no matter what is built on the site. I also understand they have mentioned increased vehicle congestion and density as concerns, and these were our concerns as well, but Capstone Communities has addressed those concerns with changes to the project that help mitigate these issues. The improvements now proposed to Walden Street coupled with the elimination of the curb cut on Mass Ave and the limited onsite parking will improve traffic flow and reduce the congested feel on Walden Street. As to density, yes, this new community will add about 147 new residents, just a small addition to an

urban census tract that already contains about 2,922 people, including the 52 residents at Russell Apartments all in the third most expensive housing market in the country.

Finally, our track record with Capstone Communities on other projects in Cambridge has been exceptional. We have found them to be responsive not only to their neighbors during construction but also to CHA voucher participants that call a Capstone project "home". Capstone Communities has already used feedback from meetings with the Cambridge Housing Authority and other neighbors to make significant changes to their design, specifically with respect to the busy intersection of Walden and Massachusetts Avenue. While I know that living next door to an active construction site will present challenges for our residents, I am 100% confident that this developer will do whatever is necessary to mitigate those challenges and for that reason, the Cambridge Housing Authority urges you to give this application your strongest consideration and support, and we thank you for your consideration.

Sincerely,

Michael J. Johnston
Executive Director

CC: Jason Korb, CC HRE 2072 Mass Ave Tenant LLC

Pacheco, Maria

From: Laurie LaPorte <laurie.laporte@gmail.com>
Sent: Wednesday, December 9, 2020 10:43 AM
To: Pacheco, Maria
Subject: Support for housing construction at 2072 Mass Ave

To the Board of Zoning Appeal,

I am writing in support of the proposed multi-family affordable housing construction at 2072 Mass Ave (CASE NO. BZA-017326-2020) that the Board of Zoning Appeal is considering at their hearing tomorrow (December 10, 2020).

Housing prices and rents are ridiculous in the city of Cambridge, and I am writing in support of the city zoning housing for individuals and families without the means to buy/rent on the open market. This is the ethical thing to do.

Thank you,

Laurie LaPorte
86 Harvey Street

Pacheco, Maria

From: Ruthann Rudel <rarudel@gmail.com>
Sent: Wednesday, December 9, 2020 2:40 PM
To: Pacheco, Maria
Subject: Writing in support of the 2072 Mass Ave affordable housing development

Dear Cambridge Board of Zoning Appeals members:
I am writing in support of the 2072 Mass Ave affordable housing development proposal. The city needs more affordable housing and I am especially excited that the proposed development is using a sustainable design in many aspects including transportation. I support that this valuable site is not being used to store private vehicles, but instead will provide housing. As a future neighbor (I live on Rindge Ave), I would like to see more bike and transit infrastructure, increased safety and comfort for people walking and biking, and less deference to private motor vehicles as a primary mode of transportation.

The project is in an ideal location for sustainable mobility. The project includes 3 accessible spaces and 2 short-term spaces, which matches the availability of sustainable transit in that location. In addition, the developer agreed to all of the Transportation Demand Management recommendations from the city, meaning that they will be adding additional incentives to encourage mobility uses that don't include a car.

1. **Proximity to high-quality transit (subway, frequent bus, commuter rail).** The location is only a 5-minute walk to Porter Square, which is serviced not only by the Redline but also the commuter rail, greatly increasing the range of mobility for commutes and recreation. The location is also directly on Mass Ave which has frequent bus service. Davis Square, with even *more* bus lines, is only a 10 minute walk away. As a city trying to address our affordable housing issue, I can't imagine a more perfect location to build in terms of mobility.
2. **Many stores/restaurants/places of interest in walking distance.** The Walk Score is a measure from 0-100 of how easy it is to do daily errands without a car. 2072 Mass Ave has a near-perfect Walk Score of 97. Even one of the more cumbersome errands, getting many bags of groceries, is not difficult since Porter has a grocery store, something that cannot be said of other transit stops in Cambridge. Bergin Park and Rindge Field are only 10 minutes away by foot, and Danehy is only an additional 5 minutes away.
3. **Access to bike facilities.** Porter Square was recently updated with separated bike lanes. Portions of Mass Ave also have separated bike lanes and the rest have demarcated lanes, though unprotected. 2072 Mass Ave is a 7-minute ride from the Alewife Linear Park (community path).
4. **Minimal impacts on traffic.** Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project." In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.

Thank you for your attention,
Ruthann Rudel
205 Rindge Ave
Cambridge

Pacheco, Maria

From: Mark Boswell <markaboswell@gmail.com>
Sent: Wednesday, December 9, 2020 2:35 PM
To: Pacheco, Maria
Subject: I Support 2072 Mass Ave Project

Dear Board of Zoning Appeals,
I support the affordable housing project at 2072 Mass Ave as proposed. Affordable housing located near transit is exactly what Cambridge needs, and especially this neighbhorhood. As a resident living on Walden Street, I appreciate its thoughtful design. Based on the developer's parking study I do not believe there will be significant negative traffic impacts.

Please vote to approve this project.

Kind regards,
Mark Boswell
105 Walden Street, Cambridge

Pacheco, Maria

From: Young Kim <ycknorris@gmail.com>
Sent: Wednesday, December 9, 2020 11:10 AM
To: Singanayagam, Ranjit; Farooq, Iram
Cc: Daglian, Sisia; Glowa, Nancy; DePasquale, Louie; Barr, Joseph; Carlone, Dennis; Nolan, Patricia; City Clerk; Pacheco, Maria; Paden, Liza; Joseph, Swaathi
Subject: Please Reschedule 2072 Mass Ave Comprehensive Permit hearing on 12/10/2020

Dear Commissioner Singanayagam and Dear Assistant City Manager Farooq,

I am following up on my email dated Dec 3, 2020 with the subject line *What did the Planning Board vote to recommend favorably to BZA on 12/1?*

Capstone Communities LLC and Hope Real Estate Enterprises LLC's (CC HRE, applicant) material for the 2072 Mass Ave Comprehensive Permit hearing is confusing and clearly demonstrates their rush to get the application through the Board of Zoning Appeal's (BZA's) hearing as they have done for the Planning Board (PB) hearing. This should raise many questions and concerns. The material is in four sections as outlined below (all page numbers refer to 2072massavebza0173262020.pdf posted online). On the other hand, the project material for the PB hearing was all located in one place https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/bzadocuments/2072massavebza0173262020documents.pdf.

1. Front part of the application same as submitted to PB hearing:
    a. Comprehensive Permit Application stamped of Nov 12 2:47 PM by the City Clerk (pgs. 1-4)
    b. Comprehensive Permit Application 2072 Mass Ave Apartments Section 1 Cover Letter and Narrative (pgs. 5-20)
2. The supplemental material for this application starting with a cover letter on pgs. 23-73
3. 2072 Mass Ave Frequently Asked Questions and Comments from project's website (https://www.2072massaveapts.com/) on pgs. 74-146
4. Comprehensive Permit Application on pgs. 219-368

The cover letter in pg. 2 states "see sections 3-16 for a complete description of the proposed project and the following Items" a- j. but they are not included here. Furthermore item (a), Site Development Plans are nowhere to be found in the application packet except in the cover letter.

The major change to the original plan was changing 8 stories to 9 stories facing Mass Ave and 6 stories facing Walden neighborhood. Yet, there are 3 Dimensional Information Tables on pages 4, 53, and 244 with the Building Height(s) (Ft) listed as 8 Stories/ ~89'·8" on pages 4 and 244 and 9 Stories ~102'/6 Stories ~69'-6" on page 53. In fact, the description of the case still says the "proposal includes an eight (8) story building".

The applicant included FAQ and Comments from the project website yet did not include 2072 Mass Ave Planning Board Presentation (12.01.20). Why are the FAQ's more important than the PB presentation and are there any inconsistencies between PB presentation and the material submitted to BZA?

How are the board members supposed to piece together the full project material from these disjointed and conflicting material and figure out what changed from the original application or from the PB Presentation? This is the question I raised in my Dec. 3 email and I am writing again to ask you if this meets the BZA document submittal requirements.

The PB's decision memo (pg. 379) recommending "sending a favorable recommendation to the Board of Zoning Appeal (BZA) to grant the requested relief" also has two serious deficiencies. First, the memo stated that Board members "also noted that there are examples of buildings of this height (the height of the proposed building) elsewhere on northern Massachusetts Avenue." But if you look at my presentation (pgs. 200-201),

you will see there is only one such building, 2353 Mass Ave 0.4 mile north of the proposed site. Before BZA accepts PB's recommendation, I urge you to conduct a survey, either by the City or CC HRE, of the height of all buildings along Mass Ave north and south of 2072 Mass Ave to determine how many buildings are of comparable height. I am sure the survey will show 5 or 6-story building will be more appropriate at the site.

The second deficiency is that the memo does not address a serious reservation a PB member brought up about parking. If the memo is to state positive reasons for a favorable recommendation, then it should also note the negative ones which PB decided were not sufficient enough to outweigh the positive ones. In fact, the suggested comment to acknowledge in the decision memo that there continues to be residents and at least one board member who have expressed concerns over parking overflow in the neighborhood was rejected without a vote after one board member's comment opposing it . Chairwoman Connolly concluded the hearing noting that the many attendees for PB hearing will certainly bring up traffic and Parking to BZA and PB will let BZA determine whether or if they want to address that with the applicant. This, in my humble opinion, should have been conveyed to BZA.

I beg you to postpone the hearing of this case until

a) the project material is posted in a cohesive manner with changed in supplemental material clearly identified from the original material (for ex pages x,y,z are replaced by a, b, c or replace entire sections X,Y,Z by A, B, C)

b) Project Review Special Permit from the PB is approved or a compromise plan worked out with the community in lieu of Project Review SP.

Thank you for your attention and consideration to this matter,
Respectfully yours,
Young Kim
17 Norris Street

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Mariana Dunlington-Pope (Print) **Date:** 11/23/2020

Address: 2072 Mass Ave.

Case No. BZA-017326-2020

Hearing Date: 12/10/20

Thank you,
Bza Members

Pacheco, Maria

From: Sam Shoap <sam.shoap@masshousingcoalition.org>
Sent: Wednesday, December 9, 2020 2:35 PM
To: Planning Board Comment
Subject: 2072 Mass Ave project (ZBA 017326-2020)

To whom it may concern,

I write to you today on behalf of the Massachusetts Housing Coalition to declare our support for Capstone Communities LLC and Hope Real Estate Enterprises LLC development of a multi-family 100% affordable housing community at 2072 Mass Ave., with 49 residential rental units, as well as ground floor commercial and building amenity space.

The Massachusetts Housing Coalition (MHC) is a non-profit organization founded by Massachusetts residents, tenants, homeowners, and property owners. MHC is focused on protecting and increasing access to affordable and workforce housing options in Massachusetts by promoting economic and systemic equity, racial and social justice, and by advocating for sustainable and smart growth housing, along with transportation infrastructure that supports residents and vulnerable populations.

MHC is supportive of this project for many reasons, but the most pertinent reason is also the most simplistic - our region *desperately* needs more affordable housing. While the issues of housing shortages, affordability, and accessibility have been discussed for decades, with potential solution after potential solution proposed, a simple, straightforward solution is right in front of us; If we want more affordable housing, we need to build more affordable housing.

An article published this past summer in the Boston Globe[1] sought to highlight the massive shortage of affordable housing in the Boston area, saying "Amid a housing crunch and a rental market upended by COVID-19, lengthy queues for affordable housing continue in Boston, with one organization that owns 500 residential units in Allston and Brighton seeing its waitlist top an eye-popping 17,000."

It continued, "There are other wait lists. The Boston Housing Authority, which provides affordable housing to more than 58,000 residents in and around the city, said it had more than 49,000 applicants for its affordable housing programs as of July 6.

Albert Caldarelli, the executive director of the East Boston Community Development Corporation, said recently that between 4,000 and 5,000 people are now in the queue for the agency's affordable housing.

Leslie Reid, the chief executive of Madison Park Development Corporation, which has 790 residential units in Lower Roxbury, the vast majority of which are subsidized housing, said there are currently about 7,300 on its waitlist."

With such profound, widespread need, restricting or denying the development of more affordable housing - especially units designed for full families - would be incredibly disappointing and unnecessary.

Additionally, the effects of this development go far beyond waiting list numbers.

These units will bring more families and long-term renters to the area, increasing consistent economic activity regardless of whether school is in session.

It is also worth considering the potential societal benefits related to this development. Cambridge is predominantly white (67% of the population)[2], but, according to the National Low Income Housing Coalition[3], "Black, Native American, and Hispanic households are more likely than white households to be extremely low-income renters - with incomes at or below the poverty level or 30% of their area median income – for whom there is a dire shortage of affordable and available homes; nationally there are just 37 rental homes for every 100 extremely low-income renter households. Twenty percent of black households, 18% of American Indian or Alaska Native (AIAN) households, and 16% of Hispanic households are extremely low-income renters.". It is therefore worth pointing out the likelihood that this will increase the diversity of Cambridge. A paper put out by the Urban Institute[4] elaborates on "the substantial body of evidence that residential segregation undermines the well-being of individuals, communities, and American society as a whole. Although we know much less about the potential benefits of neighborhood diversity than about the costs of segregation, considerable

research finds that both whites and minorities gain from diverse communities." This is a real chance to make tangible progress in Cambridge's pursuit of social and racial justice.

We hope that you will consider the importance of this project to so many families in need, as well as the societal benefits it would entail, in voting to approve this proposal.

Thank you, Sam Shoap Outreach Director Massachusetts Housing Coalition

1. https://www.bostonglobe.com/2020/07/20/metro/affordable-rental-housing-allston-brighton-waiting-list-17000/?p1=Article_Inline_Text_Link
2. https://www.census.gov/quickfacts/cambridgecitymassachusetts
3. https://nlihc.org/resource/racial-disparities-among-extremely-low-income-renters
4. https://www.urban.org/sites/default/files/publication/30631/411955-Promoting-Neighborhood-Diversity-Benefits-Barriers-and-Strategies.PDF

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Sam Shoap
Outreach Director
Massachusetts Housing Coalition
Sam.Shoap@masshousingcoalition.org | 215-630-4318
website | facebook

Pacheco, Maria

From: Annie Michaelis <anniemichaelis@gmail.com>
Sent: Wednesday, December 9, 2020 11:35 AM
To: Pacheco, Maria
Cc: Jennifer Tamarkin
Subject: Zoning Board of Appeal--support for 2072 Mass Ave project

Greetings,

I am writing to express my heartfelt support for the proposed affordable housing development at 2072 Mass Ave. I believe our community is facing a housing affordability crisis, and allowing these much-needed homes to be built would help families in our community who need it most. Since this site is on the busy Mass Ave. corridor, replaces an unsightly parking lot, and is very close to transit (and many other services, including grocery stores and child care centers), it appears to be an ideal location to allow much-needed density.

I am a homeowner who lives around the corner from this site and I walk by it daily. I do not think any hypothetical concerns about access to on-street parking or increased traffic justify slowing down or downscaling the project. In terms of respecting the immediate neighbors' desires, the developers have already reduced the scale of their original plan to add an attractive rear roof-deck that will create a 'step down' to nearby homes. It would be a sad and shortsighted loss to see the project downscaled further or delayed.

I hope you support this project, and bring more desperately-needed homes to my neighborhood.

Sincerely,

Annie

Annie P. Michaelis

175 Richdale Ave., #105

Cambridge MA, 02140

Pacheco, Maria

From: Lawrence Bluestone <lbluestone@verizon.net>
Sent: Wednesday, December 9, 2020 12:58 PM
To: Pacheco, Maria
Subject: Letter of Support for 2072 Mass Ave. Affordable Housing Development

Re: 2072 Mass Ave (BZA-017326-2020) - Letter of Support

Dear BZA Members -

As a long-time Cambridge resident, I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Ave. near Porter Square. Today, more affordable housing is our city's #1 need. This project helps meet that urgent need. So, I urge the BZA to approve this most important project.

1. **100% affordable housing units.** Market-rate projects in Cambridge are required to include 20% affordable units, but this project has every single unit one of the 49 units as affordable. In addition, 30% are family-friendly 3-BR apartments and 40% are 2-BR units. If we want housing for families, we need to provide them with places to live. The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development.
2.
3. **Dense mixed-use development.** "The current site, a 1-story, single-tenant commercial building with a large accompanying parking lot, represents a past pattern of automobile-oriented planning principles. Recent planning and zoning efforts point to a different kind of land use and development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.
4. **Close to transit.** The project is directly on the Mass Ave transit corridor, and is just a 5 minute walk to the Porter Square T station and commuter rail station. 2072 Mass Ave does not include on-site parking beyond 3 accessible spaces and 2 short-term parking spaces, but the concerns about traffic and parking are unfounded. Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project," and the developer has agreed to all of the Transportation Demand Management recommendations from the City.
5. **Step-down urban design, ground-floor retail, and green design.** Instead of a uniform height, the building will have 9 stories along Mass Ave and then step down to 6 stories along Walden Street to better respect the existing scale of the adjoining neighborhood . It includes 1,000 square feet of ground-floor retail space. The building is also designed to Passive House standards and includes both solar panels and green roofs accessible to its residents.

5. **Developers' excellent reputation.** Capstone Communities and Hope Real Estate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to community.
6.

Again, I urge the BZA to approve this critical affordable housing development.

Respectfully submitted,

Lawrence Bluestone
18 Centre St. / Cambridge MA 02139

Pacheco, Maria

From: Randy Stern <stern.cport@gmail.com>
Sent: Wednesday, December 9, 2020 12:34 PM
To: Pacheco, Maria
Cc: Jake
Subject: We support the affordable housing project at Mass Ave and Walden St

Hi,

We are writing to the Cambridge Board of Zoning Appeal to express our full support for the 100% affordable housing project that is proposed for the corner of Mass Ave and Walden Street. Cambridge is in desperate need of more affordable housing. The project is not too large for the neighborhood - only a few stories taller than nearby buildings, and well located close to the Porter Square mass transit hub.

Please approve moving forward with this project expeditiously.

Randy and Rosanne Stern
12 Kenwood St.

Pacheco, Maria

From: Annie Tuan <atunafsh@gmail.com>
Sent: Wednesday, December 9, 2020 2:00 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave (BZA-017326-2020)

Dear Members of the Board of Zoning Appeal,

As a Cambridge resident and imminent Porter Square resident (moving at the end of the month), I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Avenue in Cambridge. I urge the BZA to approve this important project.

1. **Ideal location for sustainable mobility.** The project includes 3 accessible spaces and 2 short-term spaces, which matches the availability of sustainable transit in that location. In addition, the developer agreed to all of the Transportation Demand Management recommendations from the city, meaning that they will be adding additional incentives to encourage mobility uses that don't include a car.
    1. **Proximity to high-quality transit (subway, frequent bus, commuter rail).** The location is only a 5-minute walk to Porter Square, which is serviced not only by the Redline but also the commuter rail, greatly increasing the range of mobility for commutes and recreation. The location is also directly on Mass Ave which has frequent bus service. Davis Square, with even *more* bus lines, is only a 10 minute walk away. As a city trying to address our affordable housing issue, I can't imagine a more perfect location to build in terms of mobility.
    2. **Many stores/restaurants/places of interest in walking distance.** The Walk Score is a measure from 0-100 of how easy it is to do daily errands without a car. 2072 Mass Ave has a near-perfect Walk Score of 97. Even one of the more cumbersome errands, getting many bags of groceries, is not difficult since Porter has a grocery store, something that cannot be said of other transit stops in Cambridge. Bergin Park and Rindge Field are only 10 minutes away by foot, and Danehy is only an additional 5 minutes away.
    3. **Access to bike facilities.** Porter Square was recently updated with separated bike lanes. Portions of Mass Ave also have separated bike lanes and the rest have demarcated lanes, though unprotected. 2072 Mass Ave is a 7-minute ride from the Alewife Linear Park (community path).
    4. **Minimal impacts on traffic.** Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project." In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.
2. **100% affordable housing units.** Instead of only 9 out of 49 units as required by the 20% stipulation, all of the 49 units will be affordable. A higher portion are family-friendly 3-BR and 2-BR, as opposed to many 1-BR to maximize profit. The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development. Porter Square is a hotspot of retail locations and is a good candidate for more residential.
3. **Step-down urban design**, ground-floor retail, and green design. Instead of a consistent height, the building will have 9 stories along Mass Ave down to 6 stories along Walden Street to better respect the neighborhood fabric. It includes 1000 square feet of ground-floor retail space. The building is designed to Passive House standards and includes both solar panels and green roofs accessible by residents.
4. **Dense, mixed-use development**. "The current site, a 1-story, single-tenant commercial building with a large accompanying surface parking area, represents a past pattern of automobile-centric urban planning and development principles. Recent planning and zoning efforts point to a different kind of land use and

development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.

Annie Tuan
129 Franklin Street
(soon: 139 Oxford Street)

The Davis Companies

T 617.451.1300
F 617.451.3604

125 High Street
Boston, MA

December 7, 2020

Mr. Constantine Alexander
Board of Zoning Appeal
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application
2072 Massachusetts Avenue, Cambridge, MA

Dear Mr. Alexander and Members of the Board:

I am writing on behalf of The Davis Companies to express our strong support for CC HRE 2072 Mass Ave Tenant LLC's Comprehensive Permit application for the proposed redevelopment of 2072 Massachusetts Avenue in Cambridge. As the owner and operator of the Henderson Carriage Building, a 95,000sf office and retail building located at 2067 Massachusetts Avenue directly across the street from the 2072 Massachusetts Avenue proposed development, we were thrilled to hear about the developer's plans to transform the site into much-needed affordable housing.

Along with retail and office space, The Davis Companies also specializes in residential construction, development and management and is all too familiar with the housing crisis affecting the Boston metro area and how it particularly affects low- and moderate-income individuals and families. We commend the developers for proposing a 100% affordable housing development that will serve those earning between 30% and 60% of the Area Median Income, while also providing potential ground-floor retail which will help to activate and enhance Massachusetts Avenue.

The Porter Square and North Cambridge neighborhoods are very dense, diverse, and well-served by transit and public accommodations, making this location extremely suitable for a building of this size. The Davis Companies strongly supports the developer's plans for 2072 Massachusetts Avenue and we kindly request that you give this application your consideration and approval. Thank you for your attention to this matter.

Sincerely,

Stephen Davis
Managing Director

CC: Jason Korb, CC HRE 2072 Mass Ave Tenant LLC

Pacheco, Maria

From: Grace Nauman <grace.a.nauman@gmail.com>
Sent: Thursday, December 10, 2020 9:01 AM
To: Pacheco, Maria
Subject: BZA-017326-2020 Comment

Dear Board of Zoning Appeals,

I'm Grace Nauman and live at 44 Cherry St. in Somerville, near Porter Square and a short walk from where the proposed 2072 Mass Ave. Development is being planned. I just wanted to reach out to you and say that I fully support the 2072 development going forward as planned. I think the high density affordable housing near transit will be a huge boon for the neighborhood, and that developments like that will be critical for keeping the Camberville area sustainable, both economically and environmentally.

Thanks you so much for your time and attention,

Grace Nauman

Pacheco, Maria

From: McGovern, Marc
Sent: Wednesday, December 9, 2020 7:34 PM
To: Pacheco, Maria
Subject: BZA

Dear members of the Board of Zoning Appeals:

We, the undersigned members of the Cambridge City Council, would like to express our strong support for the Capstone Communities LLC and Hope Real Estate Enterprises LLC Comprehensive Permit Application (Case number: 017326) being proposed at 2072 Massachusetts Avenue.

Not a day goes by when we do not have conversations with those struggling to find affordable housing in Cambridge. Many are life-long Cambridge residents, who have children in our public schools, who work in our city and have their families here, yet they are faced with having to move from the only city they have ever known because of rising rents. As you know, this project will create 49, 100% affordable units, 71% of which will be two- and three-bedroom, family sized apartments. This project will change lives for hundreds, for decades to come.

So often when a development is proposed we focus on height, density, parking, and traffic. All important, however, we rarely stop and talk about the people who will have the opportunity to live in these buildings. And because these people are not yet living in these units, they have no voice in the call for there creation, requiring us to be their voices. People like Ellen, who is a 35-year-old, single mother, who has been on the Cambridge Housing Authority waiting list for 6 years. Ellen grew up in Cambridge. Her daughter attends Cambridge Rindge and Latin. She is being forced to leave her current apartment and doesn't know where she and her daughter are going to live. Or people like, James, who graduated from Cambridge Rindge and Latin, is a veteran who has been struggling with homelessness for a decade, but even with a voucher, can't find an apartment he can afford in the city he grew up in. These are real people who could benefit from this building.

As if the 49 affordable units were not enough, this building will be built with the highest environmental standards. Just this week, at City Council, we forwarded to the Ordinance Committee a citizens' petition filed by Mother's Out Front of Cambridge, to require green roofs to be built on new construction projects. This project will have a green roof, setting an example for future projects that balance both affordability and environmental protections. This building will be built with Passive House standards. Add the buildings proximity to the Porter Square T station, it being on numerous bus lines, and you have a building that will be one of the most environmentally friendly, transit-oriented buildings in our city.

We would also like to acknowledge Capstone and Hope Legal's work with the city and with the community. In total, they have met with city departments and officials 15 times and with community groups and community members an additional 20 times. But they didn't just meet. They listened and they acted. They redesigned their building to incorporate many of the desires of both the city and the community. From concentrating the building's height along Mass Ave and lowering the height facing the neighborhood, to relocating the main residential entrance to Walden Street to divert pedestrian traffic, drop offs and pick-ups, and package deliveries to Mass Ave., to widening Walden Street to provide three 10' wide driving lanes that will help relieve significant existing traffic constriction at the busy intersection with Mass Ave. These are just a few of the adjustments made by Capstone at the request of the city and community.

This is a building we should be celebrating. If we cannot rally behind a 100% affordable, family friendly, environmentally sound, transit-oriented development on a main thoroughfare, then what project we can get behind?

We thank you for your time and your service to our community. We respectfully ask that you approve this comprehensive permit to advance this project and help create life-changing housing to those who want nothing more than to live in our wonderful city and all it has to offer.

City Councillor Marc McGovern
Vice-Mayor, Alanna Mallon
City Councillor Denise Simmons
Mayor Sumbul Siddiqui

Pacheco, Maria

From: Erik Spek <erikjspek@yahoo.com>
Sent: Wednesday, December 9, 2020 7:24 PM
To: Pacheco, Maria
Cc: Sonja Kenny
Subject: RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for the apartment building proposed at 2072 Massachusetts Avenue. We are a family of four that own and live in an apartment on Raymond Street, just off Walden Street.

The proposed building on the corner of Walden and Mass Ave will increase the number of affordable housing units in Cambridge, which is very much needed. In addition, the project will improve the corner of Walden Street and Mass Ave.

We hope that you consider the Appeal for the apartment building proposed at 2072 Massachusetts Avenue favorably.

Sincerely,
Sonja Kenny and Erik Spek
150 Raymond Street
Cambridge, MA 02140

Pacheco, Maria

From: Shenandoah Paun <shennyp@gmail.com>
Sent: Wednesday, December 9, 2020 6:35 PM
To: Pacheco, Maria
Subject: BZA-017326-2020

To whom it may concern,

I am writing to voice my support for the proposed affordable housing project at 2072 Mass. Ave. I have looked over the plans, and I applaud the design and choice of location. I am thrilled to see a transit-oriented building that focuses on people instead of cars. Porter square is an ideal location for this to be a success. While this building is tall, I think it will fit right in on Mass Ave, and the green roof on the back side facing Walden will look really great. All in all I think it will look better than what is there at present. The widened intersection and sidewalk will improve the safety of the area. I appreciate that there will be a mix of different unit types that will provide comfortable homes for individuals, couples, and families. And of course, the fact that it is 100% affordable in perpetuity is wonderful. In short, this is EXACTLY the type of development that Cambridge needs, and I hope there will be more of it in the future.

I know that some neighbors are drumming up opposition to the project on social media based on unfounded (and easily disproved) claims and false information. Most who have voiced their opposition seem to be ignorant of key facts about the project, and are proposing alternatives or suggesting changes without looking into their actual viability. If there are legitimate safety concerns, I have yet to hear them. I trust that the City of Cambridge and Capstone will take care to make sure that this project is carried out in a way that is safe and responsible without letting naysayers block the effort or reduce the number of affordable units in order to fit with some people's idea of aesthetic ideals. I think the building looks great as planned, and I look forward to seeing it completed!

Thank you for your time.

Sincerely,

Shenandoah Paun
12A Lopez St

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 Fax: 617-349-6165
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

November 19, 2020

To: Maria Pacheco, Secretary
Board of Zoning Appeal

From: Charles Sullivan, Executive Director
Cambridge Historical Commission

Re: BZA-017326-2020, 2072 Massachusetts Avenue

The Cambridge Historical Commission is in receipt of a Comprehensive Permit application for the above referenced property, which is proposed for redevelopment as a new multi-family affordable housing building with 49 residential rental units.

The existing building on this site is a former fast-food restaurant constructed in 1971 that has no historic or architectural significance. Historical Commission staff will sign off on the demolition permit application at the appropriate time. No public hearing will be necessary.

I also find that this project will have "no adverse effect" on the adjacent Henderson Carriage Building, which is listed on the National Register of Historic Places, or on any other designated historic resource in the vicinity.

cc: Jason Korb and Sean Hope, CC HRE 2072 Mass Ave Tenant LLC, c/o Capstone Communities LLC

Pacheco, Maria

From: Wayne Welke <wayne.welke@gmail.com>
Sent: Wednesday, December 9, 2020 5:17 PM
To: Pacheco, Maria
Subject: Re: 2072 Mass Ave (BZA-017326-2020) – Letter of Support

Re: 2072 Mass Ave (BZA-017326-2020) - Letter of Support
Dear Members of the Board of Zoning Appeal,
As a Cambridge resident, I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Avenue near Porter Square in Cambridge; I hope that the BZA will agree and approve this important project.

1. **100% affordable housing units.** Market-rate projects in Cambridge are required to include 20% affordable units, but this project has every single unit one of the 49 units as affordable. In addition, 30% are family-friendly 3-BR apartments and 40% are 2-BR units. Other developers would have focused on 1-BR units to maximize profitability and minimize space. If we want housing for families, we need to provide them with space to live! The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development.
2. **Dense, mixed-use development.** "The current site, a 1-story, single-tenant commercial building with a large accompanying surface parking area, represents a past pattern of automobile-centric urban planning and development principles. Recent planning and zoning efforts point to a different kind of land use and development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.
3. **Close to transit.** The project is right on the Mass Ave transit corridor and a 5 minute walk to the Porter Square T station. The project does not include on-site parking beyond 3 accessible spaces and 2 short-term parking spaces, but the concerns about traffic and parking are unfounded. Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project," and the developer has agreed to all of the Transportation Demand Management recommendations from the city. In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.
4. **Step-down urban design, ground-floor retail, and green design.** Instead of a consistent height, the building will have 9 stories along Mass Ave down to 6 stories along Walden Street to better respect the neighborhood fabric. It includes 1000 square feet of ground-floor retail space. The building is designed to Passive House standards and includes both solar panels and green roofs accessible by residents.

5. **Developer reputation.** Capstone Communities and Hope Real Estate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to community. Sean Hope was born in Cambridge and is raising his family here, and Jason Korb's dad grew up in Cambridge. The Department of Housing and Community

Development audits the developers' finances for the project to ensure a fair overhead and fee is charged.

Wayne Welke
30 Dover St - #3
North Cambridge, MA

Pacheco, Maria

From: Larry Field <lfield1007@aol.com>
Sent: Wednesday, December 9, 2020 6:16 PM
To: Pacheco, Maria
Subject: Public comment on 2072 Mass Ave

Dear Board Members:

We support the application to build 49 affordable residential units and ground floor retail/amenity space at 2072 Mass Ave. We live in Porter Square. We frequently walk in the immediate vicinity of this proposed development and use Walden Street and Mass Ave when we drive. (ZBA 017326-2020)

Boards, of course, apply legal standards when they review an application. As residents, we are using a different standard: will this project make our area and our city better? We think yes.

Throughout the development of the East Cambridge and Alewife areas over the last 8 years, many have advocated for 100% affordable projects rather than market rate developments with inclusionary units. Throughout the Affordable Housing Overlay debate, many said it was more appropriate to have denser 100% affordable development along major corridors like Mass Ave and near subway stations. The 2072 Mass Ave proposal obviously would bring 49 affordable units within a few blocks of a subway/commuter rail station and is on one of the major corridors highlighted for more density in the Envision Cambridge report.

The proposed development would be a very positive transformation of the site. First, going from an auto-centric to transit-oriented use is what we want in Porter Square. Second, this is a corner lot that should help mark the northern edge of Porter Square. A significant structure (if well-designed) would match the Henderson Carriage building across the street and provide that strong edge. Third, this is an elegantly-designed building. It has a visual lightness in the cube that is on Mass Ave and interesting, changing facades along both frontages. The step-back on Walden Street works well. In short, we'd like what this proposal does for Porter Square even if it did not bring 49 affordable units.

The affordable units are particularly welcome because the unit mix will include more two and three bedroom units than other recent developments (with a couple of exceptions). This is important, as you know, because of the relative scarcity of family-sized units here and in the region.

Most of the arguments against this project are ones that this board sees with every project: traffic, parking, too big. But it is fair to ask about the height on Mass Ave and the limited parking.

We're not bothered by the extra floors in relation to 2050 Mass Ave or the Henderson Carriage building across the street. To our eyes, the additional massing works, particularly because of the strong design. Having those additional floors helps more households and makes it more likely that the project will receive state funding. The DHCD rental round is intensely competitive and Cambridge's high development costs are a burden on every application from our city. Spreading the cost amongst more units makes a difference.

There will be more cars using resident parking because of this project. The question is what effect that will have on the ability to park in the neighborhood. We've lived in a Cambridge neighborhood that has truly tight parking and had to circle for a space several times a week. That is not the area around 2072 Mass Ave. I know many never believe traffic/parking studies, but this parking study seems to match the reality, i.e., that the area can absorb additional cars on both sides of Massachusetts Avenue. And one of the ironies of parking debates is that if the developers had provided on-site parking, opponents would say that tenants would not lease the spaces and instead would park on the street. (Not that on-site parking is feasible on the site, as the cost would be prohibitive and it probably would require cutting the number of units.)

We urge you to approve the 2072 Mass Ave proposal.

Thank you,

Larry Field & Cheryl Suchors
Mt. Vernon Street

Pacheco, Maria

From: Debra Fox <dfox228@gmail.com>
Sent: Wednesday, December 9, 2020 5:05 PM
To: Pacheco, Maria
Subject: 2072 MASS Ave

I am a homeowner and long time resident at 35 Blake Street- several blocks across Mass ave from this proposed development . I am very concerned about the lack of affordable housing opportunities in Cambridge and urge you to approve this project.

Sincerely,

Debra Fox

Pacheco, Maria

From: Bill McAvinney <bmcavinney@earthlink.net>
Sent: Wednesday, December 9, 2020 4:51 PM
To: Pacheco, Maria
Cc: William Mcavinney
Subject: Please approve the Comprehensive Permit for 2072 Mass Ave (Case No. BZA-017326-2020

Dear BZA members,

It is much more important to me to have a roof over my head than to have a place to park a car. I suspect I'm not alone in that priority. That is the essence of the decision we as a city have to make about this project, and I hope you and our city as a whole will follow those priorities.

This project will provide affordable housing that we are in dire need of, with a minimal adverse impact on our environment. To my eye it will also be a significant improvement to the visual appeal of this corner. I ask you to approve these plans for 2072 Mass. Ave. without adding any additional parking requirements and without reducing the amount of housing.

Sincerely,
Bill McAvinney

Pacheco, Maria

From: Janie Katz-Christy <jkatzchristy@gmail.com>
Sent: Wednesday, December 9, 2020 4:18 PM
To: Pacheco, Maria
Subject: Support (with more operable windows, small balconies/decks, better bike parking) for 2072 Mass Ave

Dear Cambridge Board of Zoning Appeals members:

I am a neighbor who has lived on the other side of Mass Ave for almost 35+ years and travel past this corner daily -- by foot, bike, bus, kick scooter, and occasionally by car. I am writing with qualified support of the 2072 Mass Ave affordable housing development proposal. The city needs more affordable housing and am excited to see the proposed development using many aspects of sustainable design, including transportation.

I would like to the Zoning Board to ask for the following changes:

More and better bike storage (easier access, accessible without elevator, and greater numbers of bike parking spots): It seems ironic for a sustainable project to require an elevator to use a bike. Imagine a family of 5 going out for a quick ride to school. How many elevator trips would that require?! While bike parking at grade would be ideal for all, regular two-wheeled bicycles could be wheeled directly out of the basement, on a ramp-sided, straight-run staircase. And there must be room for larger and cargo bikes. Even residents with no children (I just got one at age 63) should be able to park/store a cargo bike, which will not fit in elevators. These bicycles cannot be stored in the basement without a gentle ramp, and are key to truly sustainable mobility living.

The amount of bike storage shown, while better than many projects, is inadequate for a bike-friendly project that aims to encourage car-free mobility. Keep in mind that a typical family of 5 should be able to store more than 1 bicycle and often, *at least,* five. This plan does not accommodate enough bike parking for the number of residents, and that will limit these residents' ability to travel in reasonable car-free ways.

Individual units' access to the outdoors for people and plants: For these units and the building as a whole to feel livable and nurturing, especially with such a relatively small shared roof deck and no ground floor greenspace, people need private exterior space to enjoy fresh air and small outdoor plants. If it is absolutely not possible to provide such exterior space, there should be tall (door-like or other creative approaches) openings so that the residents would be able to "bring the outside in" to at least some extent, though this is a much less adequate way to give some outdoor space to the units.

More operable windows: In order to minimize the use of even "green" air conditioning, these units should be able to make use of natural ventilation. While the windows shown in the elevations might be able to be partially opened, they seem to have a large area that is not operable, and the ventilation they provide does not seem adequate, livable, or sustainable.

Thank you for your attention,
Jane Katz
166A Elm St.
N. Cambridge

Pacheco, Maria

From: Michael Hoff <hoffmichaelao@gmail.com>
Sent: Wednesday, December 9, 2020 4:13 PM
To: Pacheco, Maria
Subject: BZA-017326-2020

Hello,

My name is Michael Hoff and I am writing in to voice my support for the 2072 Mass Ave project. As a lifelong resident of Porter Square, I think the project proposal is just what the area needs. No parking is the right trend for 2020, despite what anyone may say. If we are to be serious about addressing affordable housing and environmental impact in our city, adding 49 affordable units that also serve to encourage the use of public transportation and walkable neighborhoods is a tremendous step in both of these directions.

Also, if we want to support racial justice with actions and not just words, we need to step up with affordable housing so that many long time minority residents can stay in Cambridge. This project would help that effort.

Sincerely,
Michael Hoff
17 Hillside Ave

Pacheco, Maria

From: Patrick Joyce <patrick@joycemail.net>
Sent: Wednesday, December 9, 2020 4:01 PM
To: Pacheco, Maria
Subject: Public comment for Board of Zoning Appeal case #BZA-017326-2020

Hi, we live at 2130 Mass. Ave. in North Cambridge. This is our first time giving public comment at a zoning hearing, so thank you for the opportunity. We're asking you to support the affordable housing community development proposed at 2072 Mass. Ave, case #BZA-017326-2020.

My (Rajee's) parents had never owned a home of their own until they retired and moved to Cambridge, when they bought a home that was subsidized under the city's affordable housing program.

We would like Cambridge to continue to provide opportunities like that to families, and we would very much like it to happen in our neighborhood, as well as others around the city. We believe it's important for us to do what we can to address the housing crisis for low-income families, in as many ways as possible.

There may be residents who feel the proposed building should be reduced in size or built to include more parking. We believe Cambridge needs to do more, not less, for families in need. And that includes families who do *not* need cars, in a place as transit-rich and with as many opportunies as here in Cambridge. Parking spots add to the cost of homes, which only makes it more difficult for families with few financial resources if they don't need a car.

We also support the proposal because it helps Cambridge promote a future with less traffic and less pollution. And appreciate the easement it would grant the city to widen Walden St at Mass Ave, which is sorely needed.

Patrick and Rajee Joyce
2130 Massachusetts Ave., #7C
Cambridge, MA 02140

Pacheco, Maria

From: Itamar Turner-Trauring <itamar@itamarst.org>
Sent: Wednesday, December 9, 2020 3:49 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave project public comment (ZBA 017326-202)

Hi,

I'm writing in support of the project on 2072 Mass Ave.

I live in Porter Square, so this is in my general neighborhood, and I live two blocks from the developers' other project (Frost Court), which is going quite nicely.

In general, the city needs more affordable housing, and this project will provide it.

Lack of parking should not be a reason to stop it; it's on major bus routes, near the subway, and the city will hopefully be adding protected bike lanes on Mass Ave now that that Cycling Ordnance has been updated with a 7-year timeline (the report on Mass Ave is due back by May.)

I've seen opponents talk about this being a dangerous intersection, which makes no sense: that is the city's responsibility (though I got the impression the developers were trying to take steps to help).

While I'm sure some tweaks could be made to improve it, this is a great improvement over what's there now, just one restaurant for all that vertical space. And the senior center has no windows on the side facing 2072, so it's possible to build quite close to the senior center without blocking their light or windows.

Please allow this building to go through.

Regards,

--
Itamar Turner-Trauring

Pacheco, Maria

From:	ashleygpittman@comcast.net
Sent:	Wednesday, December 9, 2020 3:34 PM
To:	Pacheco, Maria
Cc:	'Monique Fischer'
Subject:	Comments for Board members, proposed building at 2072 Mass. Ave., BZA 017326-2020

Dear Ms. Pacheco,

Enclosed are comments for the Board members, regarding the proposed project noted above. Kindly forward to them. Thank you for your assistance in this matter.

Very truly yours,
Ashley G. Pittman
47 Cogswell Ave. #19
Cambridge, MA 02140

Dear Members of the Board of Zoning Appeals:

Please use your authority to rein in the 2072 Mass. Ave. affordable housing project (Case No. BZA 017326-2020) for two reasons: it's too large as currently proposed, and no proper traffic studies have been performed.

The City has an opportunity for a win/win/win situation here: it can increase its affordable housing supply AND improve an awful intersection AND hopefully discourage aggressive driving in a congested neighborhood.

The developers for this housing project appear to be well regarded; however, we believe the project needs some thoughtful re-sizing and other conditions ordered by or negotiated with this Board.

First, the building is far too large as currently proposed, size-wise and density-wise.

It is nice looking, but it is disproportionately large, both for the site in particular and for the neighborhood in general.

The front portion (Mass. Ave. side, 9 stories) will loom over the adjacent senior housing building at 2060 Mass. Ave. by 42 feet.

It will surpass the Henderson Carriage Building at 2067 Mass. Ave. by about 34 feet.

We believe that its Walden Street section (6 stories) will tower over the Walden Street area buildings (which are mostly one, two, and three stories high) by about 30-33 feet.

Please order the proponents to scale their building back to a size more in keeping with the immediate surroundings, perhaps 70' on the Mass. Ave. side and 45' on the Walden St. side.

Some of the 49 units may need to be eliminated due to the reduction in size.

Further, during the 12/1/20 Planning Board meeting, the proponents claimed that there are other tall buildings "nearby."

We believe that statement is misleading at best.

If proponents meant the Cornerstone Park Condos at 2130 Mass. Ave., that structure is admittedly tall at eight stories with 32 units; however, it does observe setbacks and more importantly, it boasts a huge lot (1.3 acres), much of which (a third?) is maintained as a yard & garden.

Contrast that with 2072's site: nine stories in front; six stories on the side; a total of 49 units plus retail; located on a site that's only two-tenths (0.2) of an acre. This is like comparing chalk and cheese.

If proponents meant the Northview condos way down at 2353 Mass. Ave., that structure is NOT "nearby"; claiming that it is strains credulity. Enough said.

Second, please arrange for proper traffic studies to be performed for the intersection of Walden St. and Mass. Ave. and two other problem intersections nearby: Cogswell Ave. & Mass. Ave., and Mead St. & Walden St.

It is wonderful that the proponents of 2072 agree to widening two of the turn lanes on Walden Street from 8.5' to 10', but will that single adjustment be sufficient to meaningfully improve traffic flow in the neighborhood?

Pre-Covid shutdown, the TP&P Department had been holding public meetings to discuss traffic difficulties and delays at that intersection and the other two listed above.

Pre-pandemic, afternoon traffic regularly backed up from the Walden/Mass. Ave. intersection beyond Raymond Park towards Sherman Street, and beside Raymond Park towards Linnean Street.

Many drivers became impatient and aggressive, most likely from frustration at the loss of momentum and time spent inching down the road. Sometimes they would try to shoot through an intersection, endangering pedestrians.

Quite often, just below the Walden St./ MBTA bridge (heading towards Mass. Ave.), some drivers would pull into the oncoming traffic lane in order to turn left onto Mead Street. Very dangerous! (Some folks are still doing this.)

Some drivers also engaged in "stunt driving" in order to turn left from Cogswell Ave. onto Mass. Ave. towards Arlington. Again, very dangerous for other drivers and pedestrians alike!

There were several ideas put forward by the attendees at the February 5th meeting: among them re-timing the Walden St. traffic light; installing a "right turn only" sign at Cogswell and Mass. Ave.; and restricting parking on a portion of Walden Street during late afternoon, a la restrictions on parts of Memorial Drive; however, to date none of these measures have been implemented. Hopefully some traffic studies were already underway at that point; if so, please use them as you evaluate this project; if not, then please insist that they be performed, but take into account that traffic at the moment is much lighter than normal due to the pandemic.

In short, having a clean slate at the corner of 2072 Mass. Ave. presents a rare opportunity to remedy the situations outlined above. Please capitalize now, while we have this chance! Thank you for your attention to these concerns.

Very truly yours,
Ashley G. Pittman and Monique C. Fischer
47 Cogswell Ave. #19
Cambridge, MA 02140

Pacheco, Maria

From: Jennifer Gilbert <jennifer.gilbert@gmail.com>
Sent: Wednesday, December 9, 2020 9:00 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave

Hello, I am writing to express my support for the project proposed at 2072 Massachusetts Avenue. I am a nearby North Cambridge resident on Fairfield Street, a five minute walk to the site.

It is recognized that Cambridge needs more affordable housing. I am not sure how we begin to fill the considerable gap of need without building more densely wherever possible. This site--along a major thoroughfare with multiple buildings of its scale-- would allow more low and moderate income households to enjoy the many neighborhood amenities I am fortunate to enjoy everyday including access to the T, shopping, etc.

I do not find the height out of character...a large seven story building is only a block away.

The attractive building going up at Frost Terrace is a strong indication of the ability of this development team. They have also shown a high ability to work with the neighborhood. They have proposed a sensitive plan within the constraints and challenges of this corner site and I very much hope it will be approved. Thank you, Jennifer

--

Jennifer Gilbert
48 Fairfield St Cambridge

Pacheco, Maria

From: Jae Storozum <jsstoroz@gmail.com>
Sent: Monday, November 30, 2020 11:37 AM
To: Pacheco, Maria
Cc: Clerk
Subject: Case BZA-017326-2020: Support Affordable Housing

Dear Board of Zoning Appeal members,

I support the affordable housing project at 2072 Mass Ave near Porter Square (Case number #BZA-017326-2020). I have lived in the Porter Square area for four years and have always wanted to see larger, denser housing near the T station in the square. The project will be close enough to the Porter T and along several major bus routes that any claims that the development will negatively affect parking and traffic in the neighborhood are baseless, rooted in irrational fear of change and willfully ignorant of the need for affordable housing in Cambridge.

I would like to remind the Board that many of the local buildings were actually originally built quite tall compared to their "neighborhood context", but were downsized during the Great Depression to avoid property taxes and then down-zoned as a product of racist redlining policies in the mid-20th century. If the Board cares at all about housing justice, they should approve this project as soon as possible.

Thank you,

Jae Storozum
16 Whittier St.

Pacheco, Maria

From: Brian Thompson <Brian.Thompson@umb.edu>
Sent: Wednesday, December 9, 2020 10:46 PM
To: Pacheco, Maria
Subject: Affordable housing, Walden @ MassAve

I fully support this project. We NEED affordable housing here in Cambridge!

Brian Thompson
170 Appleton Street (since 1969)

Brian THOMPSON, Professor of French *emeritus*
University of Massachusetts Boston
www.faculty.umb.edu/brian_thompson/home.htm
Comité exécutif, webmestre, AATF Eastern Massachusetts
Co-Founder, Member of the Board, **EVkids**, evkids.org
Webmaster, New England Speaks French
Radio show "French Toast", live **Wednesdays 6-7 am** (88.1 FM), live and archived on wmbr.org
Conseil d'administration, Amitiés Internationales André Malraux
EVkids: Tutoring for School.Mentoring for Life.

Nancy E. Glowa
City Solicitor

Arthur J. Goldberg
Deputy City Solicitor

Samuel A. Aylesworth
First Assistant City Solicitor

Assistant City Solicitors
Paul S. Kawai
Keplin K. U. Allwaters
Sean M. McKendry
Megan B. Bayer
Brian A. Schwartz
Katherine Sarmini Hoffman

Public Records Access Officer
Seah Levy

CITY OF CAMBRIDGE

Office of the City Solicitor
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

TO: **Board of Zoning Appeal**
CC: **Louis A. DePasquale, City Manager**
Ranjit Singanayagam, Commissioner of Inspectional Services

FROM: **Nancy E. Glowa, City Solicitor**

DATE: **December 10, 2020**

RE: **2072 Massachusetts Avenue, Case No. BZA-017326-2020 - Comprehensive Permit Application review**

Pursuant to the provisions of G.L. c. 40B, we have reviewed the application of CC HRE 2072 Mass Ave Tenant LLC's (the "Applicant") to the Board of Zoning Appeal ("BZA") for a Comprehensive Permit pursuant to G.L. c.40B (the "Application") for the construction of an affordable housing development at 2072 Massachusetts Avenue (the "Property"). The Application requests a waiver of Section 4.37(B)(2) of the Cambridge Zoning Ordinance (the "Zoning Ordinance"), which regulates light industrial, wholesale business and storage uses, and specifically regulates "[m]anufacturing, processing, assembly and packaging [of] ... [f]ood products, including bakery, confectionary and dairy products." The Applicant states that it "seeks [this] zoning relief to allow a Catering or Commercial Kitchen in the area shown on the plans as Retail." For the reasons set forth below, please be advised that the Board lacks authority to grant the requested waiver.

The Applicant is seeking to construct an affordable housing development that will consist of 49 affordable rental units, a resident amenity space within the first floor, and a retail space within the first floor along Massachusetts Avenue. The majority of the Property is located within the Business A-2 zoning district, with a portion of the Property located in the Residence B zoning district. The plans presented as part of the Application show the retail area of the development located within the Business A-2 zoning district.

Pursuant to Zoning Ordinance Section 4.37(B)(2), the "[m]anufacturing, processing, assembly and packaging [of] ... [f]ood products, including bakery,

confectionary and dairy products" is prohibited in the Business A-2 zoning district (as well as the Residence B zoning district). Accordingly, the Applicant is seeking a waiver of Section 4.37(B)(2) in order to allow a catering or commercial kitchen in the retail space in the development.

The Supreme Judicial Court (the "SJC") has held that there can be a commercial component of a development authorized pursuant to a comprehensive permit, and the comprehensive permit can waive dimensional requirements for the commercial component. Jepson v. Zoning Board of Appeals of Ipswich, 450 Mass. 81, 93-95 (2007). The SJC stated that "[e]xtending [dimensional] flexibility to allow an incidental commercial component under the umbrella of the comprehensive permit provides additional incentives, including economic, to developers to establish affordable housing, and serves to further the development of affordable housing." However, the SJC limited this holding to instances where the commercial use is an allowed use in the applicable zoning district. "Nothing in G.L. c.40B, §§20-23, expressly prohibits the inclusion of incidental commercial uses **(when such uses are permitted on the proposed property by zoning ordinance or bylaw)** to complement an affordable housing development." Id. at 95 (emphasis added).

Accordingly, while the Board can waive dimensional requirements for the proposed retail use, the Board cannot allow the use if it is not an allowed use in the zoning district. The retail portion of the development is proposed to be located within the Business A-2 zoning district, and the proposed retail use is a catering or commercial kitchen pursuant to Zoning Ordinance Section 4.37(B)(2). That use is not allowed in the Business A-2 zoning district. The Board cannot waive the requirement of Zoning Ordinance Section 4.37(B)(2) and cannot allow a catering or commercial kitchen as part of the development, unless the Applicant obtains a variance for that use. An application for a variance was not included as part of the requested relief and therefore, in order to obtain this relief, the Applicant would have to submit a new application seeking a variance.

Pacheco, Maria

From: Jalen Bernard <jalentbernard@gmail.com>
Sent: Thursday, December 10, 2020 10:23 AM
To: Pacheco, Maria
Subject: Case Number: BZA-017326-2020

Hello,

My name is Jalen Bernard, I am a resident of Cambridge and graduate of CRLS. I am writing in support of the 2072 Mass Ave project. The city is in desperate need of 49 affordable units. There is a major housing crisis in Cambridge. Affordable living opportunities need to expand. Finding ways to retain cambridge residents with all of the gentrification that is underway is crucial to keeping socioeconomic diversity in Cambridge.This project would help that effort. No parking would allow for Cambridge to continue its efforts in reducing the city's carbon footprint by forcing residents to find other modes of transportation, other than a car.

Nothing should get in the way of creating more affordable living opportunities for cambridge residents.

Regards,
Jalen
130 cambridgepark drive

Pacheco, Maria

From: Daglian, Sisia
Sent: Thursday, December 10, 2020 10:05 AM
To: Pacheco, Maria
Subject: FW: Procedure for tonight's hearing on 2072 Mass Ave Comprehensive Permit

Regards,

Sisia Daglian
Inspectional Services
617-349-6107

From: Young Kim <ycknorris@gmail.com>
Sent: Thursday, December 10, 2020 7:27 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Procedure for tonight's hearing on 2072 Mass Ave Comprehensive Permit

Dear Assistant Commissioner Daglian,

I submitted a letter to BZA requesting that the Planning Board's (PB's) favorable recommendation for the case be declared invalid because the plans CC HRE presented at the 12/1/2020 PB hearing was not what they had submitted for review. I also sent a letter to Commissioner Ranjit asking him to postpone the hearing of 2072 Mass Ave comprehensive permit case because of issues with application material and its supplemental material along with deficiencies in the PB decision memo. Mr. Michael Brandon also sent in a letter requesting the hearing to be cancelled because the comprehensive permit application lacked Project Eligibility Letter from a state funding agency in violation of 760 CMR 56.05(2)(g).

In view of all these communications, I would like to revisit what we talked over the phone. I see two ways how the hearing could proceed

1. The Board decides that the above letters have merits and continues the case with conditions

or

2. The Board decides to continue with the case
   a. The applicants present their case
   b. Board may ask the public for comments

I apologize for having to ask you again, when and how could we ask for continuance because of the above objections?

I am still mulling over how I would approach the Board with my comments. One option is still to use 3-4 slides from the PowerPoint file I sent you earlier. I will let you know before noon.

Thank you for your attention

Young

617-714-3386

PS - By the way, even after living in the States over 1/2 century, my Korean upbringing is still ingrained in me and I always use one's title in my salutation. Some people find this odd or even uncomfortable where greeting by first name is the norm. I do hope you understand and if you prefer, I am more than happy to continue to address you by your beautiful first name. Thought you might wanted to know

Pacheco, Maria

From: Liam Greenwell <liam.greenwell@gmail.com>
Sent: Thursday, December 10, 2020 10:06 AM
To: Pacheco, Maria
Subject: BZA project comment

Hello,

I am writing in support of case BZA-017326-2020, the Mass Ave developments. I am a lifelong Cambridge resident and I feel we need to develop more affordable housing, putting our money where our mouth is as a city. We need to put people first, not parking! This is a well designed project and I heartily support it.

Liam Greenwell
209 Lakeview Ave, Cambridge

--
Liam R. Greenwell
he / him / his
@liam_greenwell / 617-909-5057

Pacheco, Maria

From: Daglian, Sisia
Sent: Thursday, December 10, 2020 10:05 AM
To: Pacheco, Maria
Subject: FW: Comments on tonight's meeting...unable to access meeting on the internet

I think this is for 2072

Regards,
Sisia Daglian
Inspectional Services
617-349-6107

-----Original Message-----
From: Ronald Axelrod <Ronaldaxelrod@aol.com>
Sent: Wednesday, December 9, 2020 6:44 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Comments on tonight's meeting...unable to access meeting on the internet

Due to my limited computer capability I am not able to join the meeting tonight and have the following comments:

I support the proposal and the extreme need we have in Cambridge and Mass for affordable housing.

Concern for an 8 story building on a major wide avenue needs to consider the neighboring 6 story elderly housing, the 8 story building one block to the west and 5 story old Henderson Carriage building with high flr to ceiling heights.

Traffic circulation can be mitigated with curb bumpouts and other traffic planning

The site is within 2 blocks of a major multi modal subway, commuter rail, and bus terminal and more than appropriate for those that don't need or can afford cars.

I SUPPORT AND HOPE THE BZA WILL APPROVE THIS NEEDED HOUSING DEVELOPMENT.

Thank you,
Ron Axelrod, 26 Shepard St. a 53 year Resident of Cambridge.

Sent from my iPad
Typos happen

CAMBRIDGE CITY COUNCIL

Timothy J. Toomey, Jr.
City Councillor

December 10, 2020

Board of Zoning Appeal
831 Mass Avenue, Cambridge, MA

Re: 2072 Massachusetts Avenue (Comprehensive Permit)

Dear Board Members,

Please accept my strong support for Capstone Communities LLC and Hope Real Estate Enterprises LLC ("CC HRE") 2072 Mass Ave Tenant LLC 's application for its proposed redevelopment at 2072 Mass Ave (corner of Mass Ave. and Walden St.)

The forty nine (49) unit, 100% affordable residential community will be located in close proximity to one of Cambridge's major transit hubs, Porter Square, providing several family serving amenities including a grocery store, pharmacy and public schools all within a 5 minute walk from the Site. The proposed development will transform an underutilized urban site currently occupied by a one-story restaurant (Dural Kabob) building, asphalt paving, parking spaces and two curb cuts. The proposed redevelopment will activate the site into a thriving community; a majority of the apartments will be family sized units.

I have been a strong proponent of the production of high quality, affordable family housing units dispersed equitably throughout the city. Despite our best efforts, Cambridge has continued to experience a severe shortage of affordable housing units. It is my understanding that over 70% of the units will contain two and three bedrooms, which will be specifically designed to attract families. Additionally, I support the project's forward leaning approach to managing project costs by providing three accessible and two drop-off parking spaces thereby leveraging the adjacency to the multiple modes of public transit including the Red Line Transit Station, Commuter Rail Fitchburg/South Action Line, four MBTA bus lines (Bus Route #77, 96, 83 and 87) and several car and bike sharing locations all within walking distance.

I am very satisfied with the proponent's bold and innovative plan and I strongly support the Comprehensive Permit application and respectfully request the Board's approval.

Sincerely,

Timothy J. Toomey, Jr.
City Councillor

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139
(617) 349-4280 FAX (617) 349-4287 TTY/TDD: (617) 349-4242 EMAIL: timtoomey@aol.com

Pacheco, Maria

From:	Steven Miller <semiller48@gmail.com>
Sent:	Thursday, December 10, 2020 10:34 AM
To:	Pacheco, Maria
Cc:	Decker, Marjorie - Rep. (HOU)
Subject:	2072 Mass Ave (BZA-017326-2020) – Letter of Support

Re: 2072 Mass Ave (BZA-017326-2020) - Letter of Support
Dear Members of the Board of Zoning Appeal,
My family has lived on Henry Street in Cambridgeport for nearly half a century. We have watched as this once wonderfully multi-income, multi-ethnic, and multi-generational neighborhood got hollowed out into an up-scale destination, a process set in motion when the dubious repeal of rent control allowed market forces to dictate the nature of our community. So, it is for good reason that I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Avenue near Porter Square in Cambridge -- it is a small but important move in the right directioni. I hope that the BZA will agree and approve this important project.

1. **100% affordable housing units.** Market-rate projects in Cambridge are required to include 20% affordable units, but this project has every single unit one of the 49 units as affordable. In addition, 30% are family-friendly 3-BR apartments and 40% are 2-BR units. Other developers would have focused on 1-BR units to maximize profitability and minimize space. If we want housing for families, we need to provide them with space to live! The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development.
2. **Dense, mixed-use development.** "The current site, a 1-story, single-tenant commercial building with a large accompanying surface parking area, represents a past pattern of automobile-centric urban planning and development principles. Recent planning and zoning efforts point to a different kind of land use and development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.
3. **Close to transit.** The project is right on the Mass Ave transit corridor and a 5 minute walk to the Porter Square T station. The project does not include on-site parking beyond 3 accessible spaces and 2 short-term parking spaces, but the concerns about traffic and parking are unfounded. Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project," and the developer has agreed to all of the Transportation Demand Management recommendations from the city. In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.
4. **Step-down urban design, ground-floor retail, and green design.** Instead of a consistent height, the building will have 9 stories along Mass Ave down to 6 stories along Walden Street to better respect the neighborhood fabric. It includes 1000 square feet of ground-floor retail space. The building is designed to Passive House standards and includes both solar panels and green roofs accessible by residents.

5. **Developer reputation.** Capstone Communities and Hope Real Estate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to community. Sean Hope was born in Cambridge and is raising his family here, and Jason Korb's dad grew up in Cambridge. The Department of Housing and Community Development audits the developers' finances for the project to ensure a fair overhead and fee is charged.

Steven E. Miller
92 Henry St., Cambridge

Pacheco, Maria

From: Luis Mejias <lmejias@gmail.com>
Sent: Thursday, December 10, 2020 10:31 AM
To: Pacheco, Maria
Subject: 2072 Mass. Ave

Dear members of the Board of Zoning Appeal:

Please find my comments of support for the proposed project, as designed and with no further changes, below. Thank you.

My name is Luis Mejias and I live in Wellington Harrington. My mother, who requires the use of a wheelchair, lives at 5 Temple Street, a CHA resident. I am writing on behalf of myself and 49 families currently waiting for an affordable place to call home.

I applaud this project. This is exactly the type of project that should move through the approval process expeditiously. The project is 100% affordable, near significant mass transit, and includes little parking, so its impact on traffic will be minimal by discouraging car ownership.

I want to directly address the parking concerns since this seems to be a primary point of contention. I am a transportation and city planner, with many years of experience, and want to emphasize that having very little on-site parking is good. Further, I'm very familiar with 5 Temple, also near the Red Line, and often see few cars parked in the parking spaces on the ground floor. I wish those spaces were homes for people, not imaginary cars. If you make it hard to park cars, demand to own and use cars is reduced. The solution to parking is to price it correctly, not provide lots of free parking. Let's raise the price of residential permits, not make it easier and more convenient to have them and then complain about traffic and parking.

The same argument can be said for the proposed widening of Walden Street to accommodate three full travel lanes. If we're serious about tackling climate change, we should discourage car use for everyone, not try to relieve congestion by providing more space for cars. The fact that some are arguing for more parking and the City is pushing to widen roads is completely incongruous with the argument that people in this particular project should not have cars.

I implore the BZA and those reviewing this project later to reject <u>any</u> attempt to reduce the size or scope of this project. We need every single affordable home we can get. 49 homes are great. It would be even better with double that number. That being said, if the project is forced to be made smaller, that means fewer homes for those most vulnerable. Fewer homes mean the odds of the 20,000+ on wait lists winning the lottery (itself a travesty, as having a home should not require winning the lottery) are that much greater. Every home that is lost due to downsizing, is forever lost. We won't get it back.

Here we have a project that can house 49 families. Let's make sure 49 families get housed.

Thank you!

Pacheco, Maria

From: Zondervan, Quinton
Sent: Thursday, December 10, 2020 11:22 AM
To: Pacheco, Maria
Cc: Zondervan, Quinton
Subject: Letter of Support for 2072 Mass Ave (BZA-017326-2020)

Dear Members of the Board of Zoning Appeals,

I write to you in support of BZA Case No. 017326, to build 100% affordable housing using the passive house standard at 2072 Massachusetts Avenue. In addition to using this stringent environmental standard to minimize energy consumption and the resulting climate change emissions, the development's location near a major transit hub and extremely limited parking (3 disabled parking spaces and 2 pickup/dropoff spaces) are the model we should be following for housing construction in Cambridge.

The developers are negotiating in good faith with the neighbors to arrive at a development that maximizes the affordable housing that can be constructed on the site without excessively impacting the neighborhood. To ensure traffic safety, it would seem advisable to require a full traffic impact report.

It's notable that the developers could build fewer units as of right under the newly adopted Affordable Housing Overlay, but are instead pursuing a larger development under 40B. While this is riskier for them, it will hopefully result in a greater number of affordable units to help combat the affordable housing crisis in Cambridge.

These are exactly the kinds of projects we should be considering along major corridors like Massachusetts Avenue and in close proximity to mass transit. Thanks for your consideration.

Sincerely,

Quinton Y. Zondervan
Cambridge City Councilor
617-901-2006

Pacheco, Maria

From: steve bardige <sbardige@gmail.com>
Sent: Monday, November 30, 2020 1:28 PM
To: Pacheco, Maria
Subject: 2072 MasssAve. BZA-017326-2020

Cambridge Board of Zoning Appeals

Re: 2072 Massachusetts Ave, BZA-017326-2020

November 30, 2020

We support the application for a comprehensive permit to build new multi-family affordable housing located at 2072 Massachusetts Avenue Cambridge MA

My wife and I have lived in Cambridge, about half mile from the corner of Walden and Mass Ave. for 47 years, and we have walked and driven by that corner thousands of times.

The need for affordable housing, especially for families, in Cambridge is clear. Building affordable housing on Mass Ave, near bus and subway, makes sense. We applaud the developer for his innovative efforts to take some of his land on Walden and use it to widen Walden. While this in and of itself will not solve the long-standing traffic issues at the corner of Walden and Mass Ave, it will help. And moving the primary entrance from Walden to Mass Ave. was a big improvement.

We like the reduction to six stories in the back of the building to address some of the neighbors concerns. We also like the passive house attributes, and the green amenities on the roof.

Advocating increased density is not something We do lightly, but in this case, given the location on Mass Ave, the need for affordable housing, the proximity to public transportation, the efforts the developer has made to accommodate many of the neighborhood concerns. We support this application.

Kay Hurley and Stephen Bardige

55 Stearns Street

sbardige@gmail.com

617-230-0030

Pacheco, Maria

From: Karen Leiter <kasuzle@gmail.com>
Sent: Thursday, December 10, 2020 11:00 AM
To: Pacheco, Maria
Subject: 2072 Mass. Avenue,BZA-017326-2020

Re:2072 Mass. Avenue, BZA-017326-2020
mpacheco@cambridgema.gov

Dear Board of Zoning Appeals,

I am writing to register my full support for the 2072 Mass. Ave. affordable housing project at the corner of Walden Street. I have lived for six years in a rented apartment nearby, at 1775 Mass. Ave. in the Newport Road condominiums. We are desperately in need of affordable housing in Cambridge, especially housing that will accommodate families with children, like mine. Given that the project is on a major thoroughfare, surrounded by businesses, so near to Porter Square, it makes sense to increase the height of the building in order to provide additional apartments. As we are all aware, the cost of housing is very high in Cambridge and surrounding areas, and there is a lack of available rental units. I am pleased to see that the 2072 proposal includes so many two- and three-bedroom apartments.

When new construction is proposed, traffic and parking increases are often raised as objections. I think that the proposed development will be attractive to families like mine who do not own a car. I know of many local families who walk, bike and take public transit everywhere; for many of us a car is not necessary in the Cambridge-Boston area, especially in the Porter neighborhood. For example, the two buildings that make up the Newport Road condominiums have 83 units and are about the same distance from Porter Square as the proposed development at 2072 Mass Ave. Most of the units do not have access to underground parking, and, like myself, many of my neighbors do not own a car. I regularly use Zipcar for errands, and occasionally have access to a borrowed car, and I have never had a problem finding parking within a block or two of my building.

In closing, I want to point out that one of the chief joys of living in Cambridge is living alongside families with a range of incomes and a variety of life experiences. The availability of affordable housing is absolutely essential to maintaining a diverse and welcoming city and a dynamic urban environment.

Sincerely,

Karen Leiter
1775 Mass. Ave., #2
Cambridge

Dear Members of the Board of Zoning Appeal and City planners,

Re: CASE NO. BZA-017326-2020, Dec 10 6:00 P.M.

As President of the Porter Square Neighbors Association (PSNA), I have watched this project with interest. I have also worked to make sure everyone in the area could attend at least one of the many public meetings held by Capstone Communities. PSNA has had the developers come to visit twice, and the NCSC had a meeting on 2072 Mass Ave as well. I have attended them all and the Planning Board Meeting.

I have followed the discussions on Next Door and posted there to be sure everyone knew when the meetings were happening, and where to find the plans/reports and upcoming hearing dates online. I have forwarded all of this information to at least three neighborhood email lists and to the PSNA listserv consistently. I have followed the North Walden group's formation, discussions, and petition. I have read all the reports and have walked and driven through the intersection to gather my own information to think about the proposed building and new residents.

Until now, I have not expressed my own opinion, which is not held by all PSNA members or by some who engage in the discussions on our e-mail list. I intend to do that now.

At first, I found the height at this challenging intersection to be daunting. I acknowledge the concerns of the residents of the first block or two of Walden from that intersection are valid. Yet as I think about the City's housing needs and indeed the vision of a future Cambridge (acknowledged by Envision Cambridge and common sense), I am required to think bigger than that.

Even the prior zoning for Mass Ave allowed for taller buildings than exist there now. There are buildings near that site nearly as tall as the proposed housing development. And, as some of my colleagues have said, "If not there, then where will we build taller buildings?" Two T stations are within an easy walk, buses go by frequently. There are Blue Bikes nearby, and I think the developers should put a zip car on the site, to allow for use by multiple drivers, for short trips for groceries, and so on. I know they have a long list of options they plan to offer tenants to discourage car ownership.

The site is near many neighborhood stores, affordable restaurants, and the Porter Square Shopping Center, all of which offer strong incentives for tenants to stay in the neighborhood and keep their cars (if they have one) parked, or possibly give up a car.

There is, of course, the very real concern about more cars parking on local streets and in the City lot behind the building, which would take some of the spaces the current residents enjoy now. I feel that the number of cars that residents of any new project will introduce is often exaggerated in online discussions. I think most folks will not feel they need a car or want to use the car they may have given the alternatives available and the necessity of finding another space when they return. Still, some will need to use a car to go to jobs not easily accessed by public transit or walking. Or they may actually use their cars for their work. Still others will need to pick up kids from school and other activities or to take food to and check in on parents, like the rest of us. In the end, I believe that the parking issues will work themselves out.

It is very clear to me that the City wants to invest in affordable family housing. It will not invest in parking on the site nor will it allow the curb cut on Mass Ave, no matter how many people want to see that option on a plan.

The City will, no doubt, put a dedicated bike lane in front of the building (on Mass Ave) eventually (probably by the time the building opens), which will alleviate some of the bicycling safety issues raised. That, plus the ability of residents to enter, with bikes, from Mass Ave, will keep many bicyclists from needing to go onto Walden at all Also, the opportunity to widen Walden Street itself and the adjacent sidewalk at Mass Ave with a strip of the lot offers a benefit to all who pass through the intersection.

I have been particularly saddened to see the Russell Apartments representative captured by so much of the negativity from the North Walden group. It is quite possible that the residents of the proposed apartments could be very helpful to their elderly neighbors. They could help Russell residents with groceries, may well want to befriend them, provide company or community, should a resident desire such. How such a relationship could be built is worth some consideration, and construction of that part of this project could begin well before the building itself. The fearfulness may be expected; it does not need to be encouraged.

Finally, I think the changes to the proposal made in response to community input have made the project better. I also think the building is beautiful, as are the Lesley A&D building and the quite different, Frost Terrace affordable housing development further down Mass Ave. I like the roof garden, the solar panels and the green roof. Indeed, there is a lot about the proposed building to like.

The new residents of the proposed apartments may indeed be pinching themselves when they move in, and all of us should reach out to make them welcome them in to our community. I know I will be there invite them to PSNA meetings!

Thank you,

Ruth Ryals

115 Upland Rd

Cambridge, MA 02140

Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Charles D. Baker, Governor ◆ Karyn E. Polito, Lt. Governor ◆ Jennifer D. Maddox, Undersecretary

December 10, 2020

Mr. Jason Korb
Mr. Sean D. Hope
CC HRE 2072 Mass Ave Tenant LLC
C/O Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, Massachusetts 02459

RE: 2072 Massachusetts Avenue, Cambridge, MA- Site Approval Letter

Dear Messrs. Korb and Hope:

I am pleased to inform you that your application for project eligibility determination for the proposed 2072 Mass Ave Apartments project located in Cambridge, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 2072 Massachusetts Avenue in Cambridge, Massachusetts. This approval indicates that the proposed plan is for 49 units, all of which are affordable (100%) at no more than 60% of area median income. The proposed development will consist of 14 one-bedroom units, 21 two-bedroom units, and 14 three-bedroom and the rental structure as described in the application is generally consistent with the standards for affordable housing to be included in the community's Chapter 40B affordable housing stock. This approval does not constitute a guarantee that LIHTC funds will be allocated to the 2072 Mass Ave Apartments project. It does create a presumption of fundability under 760 CMR 56.04, and permits CC HRE 2072 Mass Ave Tenant LLC (the "Applicant") to apply to the Cambridge Zoning Board of Appeals for a comprehensive permit. The sponsor should note that a One Stop submission for funding for this project must conform to all Department of Housing and Community Development (DHCD) program limits and requirements in effect at the time of submission.

As part of the review process, DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Low Income Housing Tax Credit program.

2. DHCD has performed an on-site inspection of the proposed 2072 Mass Ave Apartments project and has determined that the proposed site is an appropriate location for the project. The development will place housing for within walking distance of Porter Square, providing options for shopping and the MBTA red line and commuter rail.

3. The proposed housing design is appropriate for the site. The corner lot will be redeveloped with a single residential building with ground floor retail space. The building height will step down from front to back. The developer will be pursuing passive house certification and will include a green roof and a rooftop solar array in the project.

4. The proposed project appears financially feasible in the context of the Cambridge housing market. It will offer housing to 100% households earning up to 60% of the area median income. It will also offer eight units affordable to households earning up to 30% of AMI.

5. The initial proforma for the project appears financially feasible and consistent with the requirements for cost examination and limitations on profits on the basis of estimated development and operating costs. Please note again that a One Stop submission for funding for this project must conform to all DHCD program limits and requirements in effect at the time of submission.

6. The Low-Income Housing Tax Credit Program Guidelines state that the allowable acquisition value of a site with a comprehensive permit must be equal to or less than the value under pre-existing zoning, plus reasonable carrying costs.

7. The ownership entity will be limited dividend limited liability company or limited partnership, controlled by an affiliate of the Applicant, CC HRE 2072 Mass Ave Tenant LLC and meets the general eligibility standards of the Low Income Housing Tax Credit program.

8. The Applicant is the designated developer of the site.

The Department understands that the developer and the city are working closely together on this project. We anticipate that all issues will be thoroughly reviewed by the appropriate city boards and resolved to the satisfaction of all parties and the project sponsor.

The proposed 2072 Mass Ave Apartments project will have to comply with all state and local codes not specifically exempted by a comprehensive permit. In applying for a comprehensive permit, the project sponsor should identify all aspects of the proposal that will not comply with local requirements.

If a comprehensive permit is granted, construction of this project may not commence without DHCD's issuance of Final Approval pursuant to 760 CMR 56.04 (7) and an award of LIHTC funds. This project eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD.

This letter shall expire two years from this date or on December 10, 2022, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the city of Cambridge to increase its supply of affordable housing.

Sincerely,

Catherine Racer
Director

cc: Mayor Sumbul Siddiqui, city of Cambridge

To Whom it May Concern,

I am writing to offer my support of the project proposed at 2072 Mass Ave. by the proponents. It is no secret that Cambridge and the region need more affordable housing but that is not why I support this project. I support this project because from an urban planning and housing strategy for Cambridge development along the Mass Ave corridor is not just needed, its smart design. Where else should a project like this be developed? Cambridge has long abdicated its duty to create a holistic plan for the City. However we have engaged in multiple studies from Envision to K2C2 and beyond. Every single study not only cites housing as a priority but suggests corridors like Mass Ave, Cambridge St, and Broadway as desirable "soft sites" for future housing development. The argument that this project is out of scale with the neighborhood is not something I would entertain much as who can honestly state that 1 to 3 story buildings are appropriate for transit nodes in an urban environment like this? I think it is also worth nothing that under the recently passed Affordable Housing Overlay (of which I am not a fan) this project would be entirely by right though at 7 stories. I applaud Sean Hope and Jason Korb as some of the most ethical developers in Cambridge and enthusiastically support this project. Please approve and let start taking these corridors seriously as we push Cambridge into 21st century urban design and planning.

Regards,

Patrick W. Barrett III, ESQ

41 Pleasant Street

Pacheco, Maria

From: Decker, Marjorie - Rep. (HOU) <Marjorie.Decker@mahouse.gov>
Sent: Thursday, December 10, 2020 12:59 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave Affordable Housing Development (BZA 017326-2020)

Mr. Constantine Alexander, Chairman
Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

December 10, 2020

Re: 2072 Mass Ave Affordable Housing Development (BZA 017326-2020)

Dear Mr. Alexander:

I am a strong supporter of the Capstone Communities LLC and Hope Real Estate Enterprises LLC ("CC HRE")Comprehensive Permit application for its proposed 100% affordable housing apartment homes at 2072 Mass Avenue. I could not be more thankful that the building site will become available to 49 families in need of affordable housing.

There are so many strengths to this project; the first being the developers, and in particular Sean Hope. Sean has deep ties to Cambridge; the son of a neighborhood activist mother, he knows this community, loves this community, and has a lifetime commitment and record of caring for the needs of many families who will benefit from these units. Both developers have a successful record of having already developed two 100% affordable housing sites.

The size of this site will allow 49 families to comfortably live and work in our community. A number of family sized units will be available - ranging from 14 one-bedrooms, 21 two-bedrooms, and 14 three-bedroom apartments – and affordable to individuals and families earning a range of incomes – 30% and 60% of the area median income. The site is extremely well-served by public transit, including the Porter Square MBTA Redline and Commuter Rail stations a short walk away. The convenience of public transportation with the bulk of the height of this building on Mass Ave is also consistent with urban smart growth principles.
The public improvements to Walden Street of widening the roadway and sidewalk will be a dramatic and permanent improvement to the Walden Street neighborhood, thereby providing a safer pedestrian and vehicle experience at the currently congested corner of Mass Ave and Walden Street.

Additionally, I commend the developers' willingness to incorporate feedback by shifting the taller heights toward Mass Ave and lowering the rear of the building, creating a step down into the residential neighborhood along Walden Street. This lowering of the rear portion of the building also activates the roof of the lowered portion for planting and a shared outdoor space which will be a wonderful amenity for the building occupants.

I write to you regarding the strengths of this project and who it will serve to ask that you please keep centered in your hearts and mind who is at stake in your deliberations. We are always making decisions on whose needs we can meet, who will be inconvenienced and assessing the strengths and harm of our choices at all

levels of governments but nowhere as clearly as you do serving on the BZA. The design concept and scale of the project are strong. I support this project with all 49 units. I believe the developers have worked hard to respond to the hopes and likes of the immediate surrounding neighbors. I also believe that the possible inconvenience some might fear is outweighed by the overall benefits. I have known the diverse needs of the kind of families that will benefit from these life-changing, live-saving, generationally transforming opportunities.

Many of you know my story, even if you don't know me personally. I stand here today as a State Representative who has, over eight years, proudly passed important legislation that will save lives and strengthen community resiliency. I served as City Councillor for 14 years and am proud of my service to our community in helping to systemically reimagine how we approach and support the issues of domestic violence and sexual assault. I am very proud of the multi-year work I led on how we deliver services to our early educators in Cambridge, expanding our capacity to provide mental support to children and families, and include providers that were excluded from state services. I love that I played an important role in rethinking how we deliver programming to our youth centers and spearheaded the creation of the youth subcommittee on the Kids Council, in which the first group of students included a young CRLS student whose family immigrated to the US and lived in public housing. She now proudly serves as our Mayor.

My point is not so much about me, but to remind you that for EVERY unit of affordable housing, a family's life will forever be changed, transforming generations and in some cases saving lives. Without stable housing in a well resourced community like Cambridge, many children and families will never be able to fully experience their total potential and unleash their gifts and talents that will benefit entire communities. Even the loss of two units is a decision to exclude two families from the opportunity to benefit and contribute to our community.

I can recall when my family and I were living in a two bedroom in Woodrow Wilson Court--my younger brother and I shared a bedroom. It was fine until it wasn't. Until we became self-actualized individuals who developmentally needed our space and were confined in a home that was already strapped by the pressure of poverty, a mom who routinely worked double shifts, and a father who was silently suffering from his years of war time combat. We were lucky to secure the golden ticket: a section 8 voucher. We visited two potential homes and were denied both; one did not meet code and the other was less than $50.00 above the voucher limit. For a brief moment, I was able to dream about what it would be like to live in a beautiful home with my own room. If you have been around long enough - then you can appreciate the CHA housing stock in the 1980's greatly suffered the indignity of decades of neglect from the Federal and State government no renovations or upkeep. The living conditions would never meet code today. I would be happy to sometimes share more about how the humiliation of poor living conditions, linoleum floors peeling, asbestos tiles duck taped, rusted dirty appliances that we could not have changed, have on the emotional and physical well-being of children and adults. For every family denied the opportunity to live in Cambridge, these are certainly the conditions they will continue to face outside of our city.

Finally, I will remind you that you have heard from me only a few times at the most since I left the City Council. Even as a city councilor there will be some of you who remember I did not often communicate to the board. I firmly believed then and now your job was to assess these projects independently of the opinions of elected officials. It would then be my job as a city councilor to assess your conclusion to be sure it met the needs of our community priorities and standards. I respect that protocol seems to have shifted and it is far more common for you to hear from local elected officials. I still have tried to honor what I believe is your role in these deliberations. This opportunity is too important and since I will not have a chance to comment, assess and vote on the municipal level, I could not miss the opportunity to weigh in and be a voice for the 49 families

watching and waiting to see their fate unfold in your hands. This project meets the high standards of design, quality, ample community input, smart growth and the overwhelming value to add more affordable housing over market rate when possible.
For all these reasons I urge you to give this Comprehensive Permit application your strongest consideration and I thank you for your attention to this matter.

Sincerely,

Representative Marjorie C. Decker

Pacheco, Maria

From: Sam Shoap <sam.shoap@masshousingcoalition.org>
Sent: Thursday, December 10, 2020 1:13 PM
To: Pacheco, Maria
Cc: Sean Hope; Sean D. Hope Esq.
Subject: 2072 Mass Ave project (ZBA 017326-2020)

Constantine Alexander
Zoning Board Chairman
831 Mass Ave
Cambridge, MA 02139

To whom it may concern,

I write to you today on behalf of the Massachusetts Housing Coalition to declare our support for Capstone Communities LLC and Hope Real Estate Enterprises LLC development of a multi-family 100% affordable housing community at 2072 Mass Ave. (ZBA 017326-2020), with 49 residential rental units, as well as ground floor commercial and building amenity space.

The Massachusetts Housing Coalition (MHC) is a non-profit organization founded by Massachusetts residents, tenants, homeowners, and property owners. MHC is focused on protecting and increasing access to affordable and workforce housing options in Massachusetts by promoting economic and systemic equity, racial and social justice, and by advocating for sustainable and smart growth housing, along with transportation infrastructure that supports residents and vulnerable populations.

MHC is supportive of this project for many reasons, but the most pertinent reason is also the most simplistic - our region *desperately* needs more affordable housing. While the issues of housing shortages, affordability, and accessibility have been discussed for decades, with potential solution after potential solution proposed, a simple, straightforward solution is right in front of us; If we want more affordable housing, we need to build more affordable housing.

An article published this past summer in the Boston Globe[1] sought to highlight the massive shortage of affordable housing in the Boston area, saying "Amid a housing crunch and a rental market upended by COVID-19, lengthy queues for affordable housing continue in Boston, with one organization that owns 500 residential units in Allston and Brighton seeing its waitlist top an eye-popping 17,000."

It continued, "There are other wait lists. The Boston Housing Authority, which provides affordable housing to more than 58,000 residents in and around the city, said it had more than 49,000 applicants for its affordable housing programs as of July 6.

Albert Caldarelli, the executive director of the East Boston Community Development Corporation, said recently that between 4,000 and 5,000 people are now in the queue for the agency's affordable housing.

Leslie Reid, the chief executive of Madison Park Development Corporation, which has 790 residential units in Lower Roxbury, the vast majority of which are subsidized housing, said there are currently about 7,300 on its waitlist."

With such profound, widespread need, restricting or denying the development of more affordable housing - especially units designed for full families - would be incredibly disappointing and unnecessary.

Additionally, the effects of this development go far beyond waiting list numbers.

These units will bring more families and long-term renters to the area, increasing consistent economic activity regardless of whether school is in session.

It is also worth considering the potential societal benefits related to this development. Cambridge is predominantly white (67% of the population)[2], but, according to the National Low Income Housing Coalition[3], "Black, Native American, and

Hispanic households are more likely than white households to be extremely low-income renters - with incomes at or below the poverty level or 30% of their area median income – for whom there is a dire shortage of affordable and available homes; nationally there are just 37 rental homes for every 100 extremely low-income renter households. Twenty percent of black households, 18% of American Indian or Alaska Native (AIAN) households, and 16% of Hispanic households are extremely low-income renters.". It is therefore worth pointing out the likelihood that this will increase the diversity of Cambridge. A paper put out by the Urban Institute[4] elaborates on "the substantial body of evidence that residential segregation undermines the well-being of individuals, communities, and American society as a whole. Although we know much less about the potential benefits of neighborhood diversity than about the costs of segregation, considerable research finds that both whites and minorities gain from diverse communities." This is a real chance to make tangible progress in Cambridge's pursuit of social and racial justice.

We hope that you will consider the importance of this project to so many families in need, as well as the societal benefits it would entail, in voting to approve this proposal.

Thank you, Sam Shoap Outreach Director Massachusetts Housing Coalition

1. https://www.bostonglobe.com/2020/07/20/metro/affordable-rental-housing-allston-brighton-waiting-list-17000/?p1=Article_Inline_Text_Link
2. https://www.census.gov/quickfacts/cambridgecitymassachusetts
3. https://nlihc.org/resource/racial-disparities-among-extremely-low-income-renters
4. https://www.urban.org/sites/default/files/publication/30631/411955-Promoting-Neighborhood-Diversity-Benefits-Barriers-and-Strategies.PDF

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Sam Shoap
Outreach Director
Massachusetts Housing Coalition
Sam.Shoap@masshousingcoalition.org | 215-630-4318
website | facebook

Pacheco, Maria

From: Singanayagam, Ranjit
Sent: Thursday, December 10, 2020 12:27 PM
To: Pacheco, Maria
Subject: FW: 2072 Massachusetts Avenue

From: Barr, Joseph <jbarr@cambridgema.gov>
Sent: Thursday, December 10, 2020 10:28 AM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 2072 Massachusetts Avenue

Ranjit,

Based on my discussions with Susan Frankle (who was also speaking on behalf of the North Walden Neighbors group), she asked me to let you know that there have been ongoing concerns expressed by residents in this local neighborhood about the traffic congestion and cut-through traffic in this vicinity, particularly on Mead Street and Cogswell Avenue. As I've noted in my previous communications, we do not believe that the construction of the proposed projects at 2072 Massachusetts Avenue will lead to any significant changes (positive or negative) to that situation. However, I wanted to make sure that you are aware that these concerns have been expressed to us, and that we have been working with local residents to address the cut-through traffic and safety issues, in case that information is of interest to the BZA.

Thanks, and let me know if you have any questions.

Joe B.

Joseph Barr, AICP
Director of Traffic, Parking, and Transportation
City of Cambridge
617-349-4743 (office)
www.cambridgema.gov/traffic

Pacheco, Maria

From: Abra Berkowitz <abraberkowitz@outlook.com>
Sent: Thursday, December 10, 2020 2:15 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave. Zoning Relief from 16 Walden #2R

Dear Ms. Pacheco and Board of Zoning Appeals Members,

I'm writing as a neighbor of 2072 Mass Ave in support of Capstone's project. I live at 16 Walden Street, one house over from what is now Darul Kabob. I can understand my neighbors' concerns, particularly those from residents of the Russell Apartments and worries re: congestion and traffic. However, the project will have far greater benefits to our rapidly gentrifying neighborhood than drawbacks. The team at Capstone has also worked hard to listen to neighborhood concerns and accommodate them in the version you're seeing tonight.

Pre-pandemic, I was lucky enough to meet different neighbors, whether while hanging out on their stoops, passing by, or playing with their kids. I met two longtime Cambridge residents who were voucher holders. Both needed to leave the North Walden area because their rental units were for sale and they couldn't find neighboring units which fit their vouchers' payment standards. I also met longtime residents who lamented that their children couldn't afford to return home and rent near them after college. The Capstone project will help keep people from our neighborhood in our neighborhood. The project will be an asset to neighborhood stability.

Most importantly, the Capstone project will include Section 8 voucher units and family-sized units. Our lowest income residents face the largest barriers to securing decent and affordable housing: credit checks, prejudice, security deposits and simply being unable to afford market rents, even when employed full-time. As do our city's families. And yet, federal funding for programs like Section 8 continues to decrease annually, putting our poorest residents--who often choose between homelessness and doubling (or tripling) up during a pandemic--in an increasingly unsafe and difficult situation. Waitlists for housing serving residents making at or below 50% the Area Median Income (AMI) often reach over a decade. Cambridge families--including those making 60% of the AMI, this project's other targeted income--also face huge barriers to remaining in our city without overcrowding. We need to jump at the opportunity to house these folks now, in housing which is safe and they can afford. The project provides a rare opportunity to add units for Cambridge residents with the most urgent housing needs.

Sure, I have my worries. Will my old condo collapse during pile driving? (Answer: very probably no, but if there are any issues Capstone says they will document them and resolve them). Will my girlfriend have to circle the block a few times to find a parking space? (Possibly, but no biggie). Will the proposed rooftop patio be loud at night? (I turn into the Grinch after 9pm, so the jury's out on that but it's a city and I have earplugs and a sound machine). The opportunity to build high quality affordable housing Cambridge residents can afford (in the best neighborhood in Cambridge) outweighs any of these concerns by a mile.

Thanks for reading my comments, and thanks to Capstone.

Best,
Abra Berkowitz
16 Walden Street #2R

Cambridge, MA 02140

Sent from Outlook

Pacheco, Maria

From: Elisabeth Werby <eawerby@gmail.com>
Sent: Thursday, December 10, 2020 2:03 PM
To: Pacheco, Maria
Subject: 2071 Mass Ave Project

To the Members of the Cambridge Board of Zoning Appeals,

I am writing to urge you to require the 2071 Mass Ave project to confirm with the AHO (and other City) guidelines.

As I'm sure you will remember, the AFO guidelines were the subject of heated debate, due consideration, and revision in an effort to balance the various interests involved, *including those of developers*. Available to all in the original form years ago, they now stand as law and are designed to ensure that AFO projects are economically viable.

Given this, as well as the fact that the 2071 project is receiving significant public support, it is unnecessary, inappropriate, and a dangerous precedent to waive the AFO height restrictions for this project, which is proposed to be some 30 feet higher than otherwise permitted. The fact that the project is presented under a special permit application allows but does not justify a departure from the AHO guidelines.

As a citizen who was involved in discussions about the AFO, I am deeply troubled by the possibility that this legislation will be effectively ignored. *If a developer can get around the AFO guidelines by filing for a Special Permit, what was the point of the AFO?*

I am also aware of the fact that there are now some 14,000 (!) vacant rental units in Cambridge, with prices decreasing rapidly. There is an opportunity to serve the needs of low-income resident while requiring the developer to redesign that project to conform to the AFO and to conduct a traffic study that takes account of the hazards at the particular location and expectations for life after COVID.

I appreciate your thoughtful consideration of this matter.

Elisabeth Werby
7 Wright St. #1

Dear members of the BZA,

As a lifelong resident of North Cambridge, I am writing to express my strong support for the proposed development at 2072 Mass Ave (CASE NO. BZA-017326-2020). I have commuted from North Cambridge to CRLS and to jobs around Cambridge and Boston on foot, by bicycle, and via the 77 bus and the Red Line, and I know from personal experience that transit-oriented living in North Cambridge affords great opportunities to benefit from and contribute to the city as a whole. I am particularly excited that this project proposes 49 affordable units. As a young person in Cambridge, I know that private market rents have made it nearly impossible for many of my classmates and peers to start their professional lives in the city where they grew up. Just as importantly, these units will provide valuable housing options for families using mobile vouchers, as illegal source-of-income discrimination and the competitive market for two-bedroom and three-bedroom units in Cambridge often makes it very difficult for families to use these vouchers before they expire. Neighbors who have expressed opposition to this project are right that North Cambridge is a great place to live, and this only deepens the city's obligation to provide additional affordable homes here when projects like 2072 Mass Ave are proposed. As such, I strongly encourage the BZA to grant a comprehensive permit in this case, and further encourage you to maintain the proposed density and unit mix.

Thank you for your time and consideration, and best wishes,

Will MacArthur
18 Shea Rd, Cambridge, MA 02140

Pacheco, Maria

From: Ira Nichols-Barrer <nicholsbarrer@yahoo.com>
Sent: Monday, November 30, 2020 4:20 PM
To: Pacheco, Maria
Subject: support for BZA-017326-2020 (2072 Mass Ave)

Greetings,

I am writing to express my strong and heartfelt support for the proposed affordable housing development at 2072 Mass Ave. I believe our community is facing a housing affordability crisis, and allowing these much-needed homes to be built would help families in our community who need it most. Moving forward would be a wonderful idea. Since this site is on the busy Mass Ave. corridor, replaces an unsightly parking lot, and is very close to transit (and a grocery store), it appears to be an ideal location to allow more much-needed density.

I am a homeowner who lives around the corner from this site and walk by it daily, and I do not think any hypothetical concerns about access to on-street parking justify slowing down or downscaling the project. The developers have already reduced the scale of their original plan to add an attractive rear roof-deck that will create a 'step down' to nearby homes, and it would be a sad and shortsighted loss to see the project downscaled even further.

I hope you see fit to grant approval, and bring more desperately-needed homes to my neighborhood.

Sincerely,
Ira

Ira Nichols-Barrer
175 Richdale Ave., #105
Cambridge MA, 02140

Pacheco, Maria

From: Barbara Strom <barbara.a.strom@gmail.com>
Sent: Thursday, December 10, 2020 3:18 PM
To: Pacheco, Maria
Subject: Case BZA-017326-2020 2072 Mass Ave

Hello -

I'm writing in support of the 2072 Mass Ave affordable housing development.

It may need some tweaks to be closer to the AHO guidelines, but I can understand starting out with an ambitious design in order to wind up with the most possible affordable housing.

Please keep this project moving forward. Cambridge desperately needs more affordable housing; that means increased density, which is most acceptable on major streets like Mass Ave.

Thanks,
Barb Strom
3 Olive Pl #2
Cambridge MA 02140

CITY OF CAMBRIDGE
TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Board of Zoning Appeal

From: Joseph E. Barr, Director

Date: December 10, 2020

Subject: 2072 Massachusetts Avenue Comprehensive Permit Application – Supplemental Information

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The Cambridge Traffic, Parking, and Transportation Department (TP+T) has reviewed the transportation-related materials that have been submitted to the Board of Zoning Appeal by CC HRE 2072 Mass Ave Tenant LLC, in relation to the Comprehensive Permit Application for the proposed 49-unit affordable housing development at 2072 Massachusetts Avenue. This memorandum provides information that is supplemental to the communication that we submitted to both the Planning Board and the Board of Zoning Appeal, dated November 20, 2020.

Based on our review of the materials (including the "Parking and Traffic Assessment" prepared by Vanasse & Associates, Inc. dated November 9, 2020), the information submitted to date is sufficient to provide us with an understanding of this project, including the transportation-related impacts. As a result, we support the applicant's request for a waiver of the Article 19 requirement to perform a Traffic Impact Study (TIS). Completing a TIS is unlikely to provide us with any meaningful additional insight into the project and the resulting impacts, particularly given the minimal trip generation estimates included in the Parking and Traffic Assessment. TP+T's support for this waiver is conditional on their agreement to implement the mitigation measures described in our November 20, 2020 memorandum, including both physical infrastructure and ongoing transportation demand management measures.

TRAFFIC, PARKING, + TRANSPORTATION | JOSEPH E. BARR, DIRECTOR
344 Broadway, Suite 102, Cambridge, MA 02139
617-349-4700 | cambridgema.gov/traffic

Pacheco, Maria

From: Carl Nagy-Koechlin <carlnagy-koechlin@justastart.org>
Sent: Thursday, December 10, 2020 4:02 PM
To: Pacheco, Maria
Subject: 2072 Mass. Ave. project

I am writing on behalf of Just-A-Start Corporation (JAS) to convey our support for Capstone Communities development proposal for 2072 Massachusetts Avenue. JAS was founded in 1968 to address the needs of and create opportunities for low- and moderate-income people in Cambridge. We have accomplished this through a variety of programs and initiatives, none of which has been more important than our work to develop affordable housing. As effective as we have been at doing so, the lack of affordable housing in Cambridge requires the efforts of many, including both nonprofit and private developers working in partnership with the City.

Capstone Communities, and its principals Jason Korb and Sean Hope, are among the developers that have been effective in this effort. They have developed well designed and well managed affordable developments in the city, and their proposal for 2072 Mass. Ave. will be another such project. It will contribute 49 much-needed affordable apartments to the city. Like the residents of JAS's developments and other affordable projects in Cambridge, the tenants of 2072 Mass. Ave. will have access to the services and economic opportunity that Cambridge has to offer, giving them - adults and children - access to bright futures.

We're fortunate in Cambridge to have reputable developers, including Capstone, who have and will work with the City to advance our shared affordable housing goals. This project will move us in that direction. I urge you to support Capstones application.

Thank you.

Carl Nagy-Koechlin

--
Carl Nagy-Koechlin
Executive Director
(He/Him/His)
Just-A-Start Corporation
1035 Cambridge Street, #12
Cambridge, MA 02141
Cell: 617-939-4578
Office: (617) 918-7503
carlnagy-koechlin@justastart.org

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Connect with us on LinkedIn: linkedin.com/company/Just-A-Start
Like us on Facebook: facebook.com/JustAStartCorp

Pacheco, Maria

From: Mary Baine Campbell <campbell@brandeis.edu>
Sent: Thursday, December 10, 2020 6:02 PM
To: Pacheco, Maria
Cc: Sean D. Hope Esq.
Subject: ZBA 017326-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Pacheco--

I'm sorry for the very late submission of this letter, which will have to be short. (My building has been having a big problem with internet access for the last week, and my email obligations are now huge!)

I wanted to say that I have been part of two or three extended public discussions of close and more distant neighbors to the proposed building at 2072 Massachusetts Avenue, and I continue to be strongly in favor of, in fact quite excited about, the proposed building.

We hold ourselves to standards that are too low when we congratulate ourselves on being a leader in affordable housing here in Cambridge. The city has changed for the worse in almost every way since the banning of rent control became law in the mid-90s and prices and rents doubled, even tripled, in a few short years. Far too many families have had to leave the city they and their parents grew up in. Diversity has diminished, as has the city's liveliness and fellow feeling. And people are struggling, suffering, especially children and young people. I live and work part of the time in Paris, which has also seen rising rents and housing prices and a sort for-the-tourists gentrification, but it has not left people homeless or forced so many to leave their city.

This building is a model of environmental sensitivity. It will encourage use of public transportation and walking, given that only the handicapped will have cars (which is a large part of what gives Parisians significantly greater longevity, across classes). It is in line with the kinds of building that we must have to remain sustainable and to house our fellow citizens, and we know more or coming: the population grows, cities grow, this building is a humane response to those facts of life, and to the biggest fact of life of all, however we may strive to turn away from it: the increasing rate of carbon and methane-related warming and ills associated with it.

I'm happy about the building, and hope to see more like it, in Cambridge and surrounding towns, and soon. I live a few blocks away and do all my shopping and much of my social and even political life on Mass Ave between Linnaean Street and Cameron St.

Thanks for listening,
Mary Baine Campbell
36 Linnaean St, #9
Cambridge, MA 02138

--

Mary Baine Campbell
Professor of English, Comparative Literature,
Women's and Gender Studies (Emerita)
Brandeis University
Waltham, MA 02454-9110

Pacheco, Maria

From: Daglian, Sisia
Sent: Thursday, December 10, 2020 5:55 PM
To: eric
Cc: Pacheco, Maria
Subject: RE: 2072 Massachusetts Avenue

Eric

We will add your dissent to the file for the Board.

Sisia

From: eric <ericpfeufer@hotmail.com>
Sent: Thursday, December 10, 2020 3:35 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: 2072 Massachusetts Avenue

I would like to convey my distress that a project so far in excess of the physical parameters of its base zoning of a district and even greatly in excess of the recently adopted AHO be allowed to proceed as planned.

The information provided by the City describes an older proposal of 8 stories, the current proposal is for 9 stories on the corner of Mass Ave and Walden, stepping down to 6 stories on the 'south' property line.

I strongly object to such great height and density being allowed at all; there is no precedent for this building in North Cambridge.

There has been very little community process.

Sincerely,
Jean Hermann
9 Sycamore St
Cambridge, Ma

Pacheco, Maria

From: Aleida Inglis <akinglis@comcast.net>
Sent: Thursday, December 10, 2020 5:42 PM
To: Pacheco, Maria
Subject: CASE NO. BZA-017326-2020 - 2072 Mass. Ave. Proposed Development

Dear Honorable Cambridge Board of Zoning Appeals Members:

I would like to share some thoughts with you about the proposed development at 2072 Mass Ave, and request that some changes and conditions be added to the proposal prior to allowing it to pass.

The building that Capstone proposes, under the leadership of Jason Korb and Sean Hope, is beautiful and forward-looking in many impressive ways, but its size and the potential impact of some features propose significant concerns, particularly on the small lot on a dangerous intersection whose current traffic problems already pose dangers to those in surrounding streets,

Some background to these concerns, the need and pressure for affordable housing, and to those who are distressed by anyone who does not give unqualified support to the project as is: Whereas the 40B has a history of being considered an anti-snob measure to ensure the development of affordable housing in settings where it is opposed, I want to make it abundantly clear that that situation is not applicable here. To give a sense of context, t he nearby neighbors of the proposed development are a friendly and welcoming community that is diverse culturally, racial and economically, and concerned with social justice and providing high-quality and safe affordable housing.

Regarding the 2072 proposed project, the significant traffic problems start at the Mass Ave /Walden Street (MA/WS) corner, on the edge of the proposed buikding, and continue into other parts of the neighborhood. When traffic is at its normal density, the back-up traffic from the MA/WS congestion continues around the corner to Mead S t. and Cogswell Ave. This causes serious dangers to the Cogswell neighbors when, during rush hour, the Walden overflow traffic backs up from Mass Ave to halfway down Cogswell Ave. and makes it impossible for emergency vehicles like fire-engines and ambulances to get though in a crisis situation .

Those who live here know these dangers exist because they/we live with them and are trying to work with the city to resolve them. It is also clear that <u>any</u> further development near the MA/WS corner will worsen them and, the bigger the development, the more profound the impact will be on an already dangerous situation. There is no guarentee that widening the lanes on Walden, as Capstone has generously proposed to do, will help with this, because much of the backing-up and congestion comes from slow, congested traffic on Mass Ave. which is likely to remain a problem, even with the widened lanes.

Please let's put on the breaks, regroup and go back and address the important issues that have been left out of the planning so far.

By taking into consideration recommendations from the range of experts in the community, in conjunction with a more in depth study by the traffic experts and any other appropriate safety-related departments/ consultants, we can get a broader sense of the changes that need to be made.

By doing that, we can come up with a version of the development that is a win/win undertaking for the City of Cambridge, the development team, the neighborhood and the future 2072 residents, and a proud addition to Capstone's already outstanding set of accomplishments.

Thank you for your consideration.

Aleida Inglis
Cogswell Ave.

Pacheco, Maria

From: Josh Posner <jposner@risingtidellc.net>
Sent: Thursday, December 10, 2020 5:39 PM
To: Pacheco, Maria
Cc: Sean D. Hope Esq.; Jason Korb
Subject: Re: 2072 Mass Ave 100% Affordable Housing Proposal

To: Cambridge Zoning Board

I am a long time resident of North Cambridge and wish to register my strong support for the above referenced affordable housing development at the corner of Walden and Mass Ave. If this is not an appropriate location for a dense efficient housing development there is nowhere that is appropriate. We need the affordable housing in our community. These developers have shown they can make it happen. The architects in particular are strong and have done excellent work right in the immediate vicinity on Mass Ave. I prefer more of a mixed income approach both for reasons of social integration and as a way of leveraging public subsidy dollars but that is not what is on the table. I heartily support this effort and hope that we can overcome the perennial NIMBY concerns that come with every single development project. Lets avoid the hypocrisy of what is too often said at hearings like this, namely: "we support affordable housing just not this project in this location." I hope you just say yes!!
Josh Posner,
32 Arlington Street

Sent from my iPhone
Apologies for typos and bizarre auto-corrects
Joshua Posner
32 Arlington Street
Cambridge, Ma 02140
617-549-3232- phone

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeals:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Carol Anastasi	70 Mt. Vernon St, Cambridge 02140	12/8/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Laura C Arena	11 Sacramento St 3rd fl, Cambridge 02138	12/8/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Robert Beerman	16 Newman St, Cambridge 02140	12/7/20
Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
Suzanne Blier	6 Fuller Place, Cambridge 02138	12/9/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20

David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20
Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	2050 Mass Ave #307, Cambridge 02140	11/30/20
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20
Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Lorraine M. Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Patrick Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Susan M. Carter	41 Holden St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20
Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20

Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20
Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20
Kellie DeJon	46 Sargent St, Cambridge 02140	12/7/20
Dewey Dellay	9 King St, Cambridge 02140	12/3/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Lianna Doan	35 Walden St. #1C, Cambridge 02140	12/8/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20
Jean C. Evans	142 Garden St, Cambridge 02138	12/7/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20
Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20

Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	Harvard Medical School	12/4/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20
Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsey Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Peter Glick	6 Donnell St, Cambridge 02138	12/9/20
Merav Gold	7 Shady Hill Square, Cambridge 02138	11/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20

Lesli Gordon	63 Mt. Vernon St #2, Cambridge 02140	12/8/20
Lydia Gralia	19 Beech St, Cambridge 02140	12/10/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Nenad Grubor	35 Walden St, Cambridge 02140	12/8/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Thomas Hayes	39 Walden St, Cambridge 02140	12/9/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20
Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20
Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Ali Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Dac Hoang Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Miriam Isoun	57 Creighton St, Cambridge 02140	12/8/20
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20

Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20
Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20
Sarah Krieger	71 Avon Hill St Cambridge 02140	12/8/20

Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Christina Leshock	16 Newman St, Cambridge 02140	12/7/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20
Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
Ayala Livny	20 Norris St #2, Cambridge 02140	12/10/20
Christopher Mackin	48 JFK St #2, Cambridge 02138	12/9/20
John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20

Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Babette Meyer	8 Newport Rd #7, Cambridge 02140	12/9/20
Marilee Meyer	10 Dana St #404, Cambridge 02138	12/9/2
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Aimee Moreno	125 Garden St, Cambridge 02138	12/10/20
Tony Moreno	125 Garden St, Cambridge 02138	12/10/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
Evan Nelson	35 Walden Street #3A, Cambridge 02138	12/8/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20

Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Roberta Pasternack	10 Chester St, Cambridge 02140	12/7/20
Anita Patterson	14 Hilliard St, Cambridge 02138	12/9/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave, Cambridge 02140	11/28/20
Hugh Phillips	35 Walden St 2B, Cambridge 02140	12/8/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20

Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Doug Safran	35 Walden St. #1C, Cambridge 02140	12/8/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20
Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Gefen Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Nancy Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20

Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20
Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Barbara Sokol	35 Walden St #2C, Cambridge 02140	12/8/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Caroline Stowell	49 Cedar St #1, Cambridge 02140	12/10/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20
Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Ami Teruya	35 Walden St #34, Cambridge 02140	12/8/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20

Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20
Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Ann Warner	21 Grozier Rd, Cambridge 02138	12/7/20
Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Nicola Williams	8 Brewer St, Cambridge 02138	12/9/20
James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20
Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20

Jonathan Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Linda Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Timothy Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Electronic and printed signatures are available on request.

Pacheco, Maria

From: Lee Farris <Lee@LeeFarris.net>
Sent: Thursday, December 10, 2020 5:09 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave. affordable housing proposal
Attachments: CResA 2072 Mass. Ave. support letter.docx

12-10-20

Dear BZA,

I am writing for the Cambridge Residents Alliance in overall support of the affordable housing proposed at 2072 Mass. Ave., ZBA 017326-2020. (See attached PDF.) The Cambridge Residents Alliance is a city-wide volunteer organization with well over 1000 supporters.

It's impressive that the building will be 100% affordable with lower income thresholds. Things **we especially like** about the proposal:
- Provides homes for residents at 30-60% of AMI
- 71% are 2 and 3 family units
- Passive House
- Developer listened to neighbors and made changes to the design that:
- shortened the height of the building in the rear to 6 floors on Walden St.
- increased safety by widening Walden St. to help with traffic and closing a Mass. Ave. curb cut
- added a landscaped terrace on the sixth floor roof for residents
- Good community process and engagement, and helpful website

While the project is bigger than allowed by the Affordable Housing Overlay, the size is allowable under Ch. 40B, and the project was begun before the Affordable Housing Overlay was passed.

With this level of access to public transit, we can accept the lack of provision of on-site parking, and feel adding about 25 cars to the neighborhood is tolerable, given the addition of affordable housing.

We have some **concerns and requests** regarding the project.
- **Provide 2 elevators,** instead of only one. Would a market rate building have only one elevator? Elevator repairs can take up to three weeks. What would happen to people on the upper floors in that event? And given the height of the building, when the elevator is working, people will have to wait a long time for a single elevator. That will make residents unhappy. Perhaps one elevator could be a larger size and one could be smaller.

- **Protect the residents of the CHA Russell Apts.** next door from the noise and other impacts of construction. Consider paying for temporarily moving residents on that side of the building to other apartments during construction if they want to relocate.

- We ask that the developer **pay for the city to plant trees in the city owned lot,** since no trees fit on its property.

We request that you ask the developer to accept these suggestions.

Thank you for considering these requests.

Sincerely,

Lee Farris, President
Cambridge Residents Alliance
269 Norfolk St. 02139

12-10-20

Dear BZA,

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    - increased safety by widening Walden St. to help with traffic and closing a Mass. Ave. curb cut
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- Good community process and engagement, and helpful website

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- We ask that the developer **pay for the city to plant trees in the city owned lot,** since no trees fit on its property.

We request that you ask the developer to accept these suggestions.

Thank you for considering these requests.

Sincerely,

Lee Farris, President
Cambridge Residents Alliance

269 Norfolk St. 02139

Pacheco, Maria

From:	SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent:	Monday, December 7, 2020 3:43 PM
To:	Pacheco, Maria
Cc:	Carlone, Dennis; Nolan, Patricia; north-walden-neighbors@googlegroups.com
Subject:	2072 Mass. Ave. – CASE NO. BZA-017326-2020
Attachments:	PB Hearing 2072 Mass Ave.png

To the Cambridge Board of Zoning Appeals:

My husband and I live in North Cambridge . We have owned our home for 25 years. We write to you today with grave concerns about the proposed development at the corner of Mass. Ave. and Walden Street – 2072 Mass. Ave. – CASE NO. BZA- 017326-2020. We live less than 100 yards from this intersection.

To date, the Traffic, Parking & Transportation Department has not yet recommended a Traffic Impact Study. **Joe Barr and Patrick Baxter are well aware** of the traffic and safety issues associated with this corner and the surrounding streets. In fact, members of our neighborhood have been communicating with them since 2016 about these issues and in February of 2020 they hosted a community meeting to begin to address our concerns and pledged they would come back with solutions.

So you could imagine how disconcerted we were to hear Joe at the Planning Board meeting last week give his full support of the proposed project without referencing the known traffic and safety issues in the Mass Ave / Walden neighborhood (which we had brought up during the public comment section of the meeting and which should have refreshed his memory). In his pledge to support the proposed project, he failed to recommend that a **Traffic Impact Study or Project Review** be conducted.

Then there was a statement by **Chairperson Catherine Preston Connolly** during the later part of the meeting, where she said that she believed that traffic could actually be improved by the project. **How could she possibly know this?** No study backs this up. One might conclude this was an irresponsible statement for a City Planning Board member.

Let me set out a few facts:

- The project calls for **a 102 foot, 9 story (6 stories step down** to Walden) building on the corner of Mass. Ave. and Walden St. If built it will be one the highest buildings in the Mass Ave / North Cambridge area. It will likely house 150 to 200 residents. This building is completely out of context with the surrounding buildings and neighborhood and is far higher than the Affordable Housing Overlay allowable maximum height. (I've attached a slide from Capstone, from the Planning Board meeting that shows the scale of the building).
- This project is nearly **3 times the threshold for Project Review** (~58,000 sq. ft., the threshold for Project Review is 20,000 sq. ft.)
- This project has **3 times the density** (as measured by FAR) of the other affordable housing projects within a 1/2 mile radius of Porter Square
- This project **directly abuts a vulnerable population** of seniors and people with disabilities as well as the North Cambridge Senior Center

- This project is being **placed on the very corner** where Joe Barr and colleagues are well aware there were serious safety and traffic concerns due to congestion and gridlock. These conditions will likely return after the pandemic.

How is it possible that this project sailed through the Planning Board discussion without a single Planning Board member even discussing the possibility of Project Review? This is truly shocking given the size and scope of the project, the location next to a vulnerable population, and the history of traffic and safety complaints for that specific intersection.

Many members of this neighborhood have concerns and are voicing them.

You should have concerns too.

There are some changes based on the project proposal that could change the intersection and its traffic flow and safety, including elimination of the curb cut on Mass Ave and a widening of Walden Street. Other conflating factors include drop offs / pick ups / deliveries for the 150 to 200 future residents of the proposed building. This increased activity will happen both at the residential entrance on Mass Ave as well as behind the building off of Walden creating new traffic patterns. The developers point to their parking study that was done, but none of these forementioned factors were considered and their study primarily focused on parking, not traffic and safety issues.

With all of these factors in play, how did the Planning Board not recommend Project Review?

Given the upcoming December 10th Cambridge Board of Zoning Appeals meeting, we urge you NOT to grant a waiver to Article 19, which is being requested by the developers.

Without proper and thoughtful and scientific Project Review, the City is rushing through a process, developing on a scope and scale not seen before at this intersection. Without the relevant information and ensuing recommendations from Project Review, we have only conjecture if the project will improve or exacerbate current and post-pandemic conditions.

Thank you for your consideration of our request for Project Review. We will attend and would like to provide public comment at Thursday's meeting.

Susan Frankle & John Uzzolino
3 Houston Park (19 Rear Walden Street)

View Edit Window Help

Tue 9:31 PM

You are viewing Swaathi Joseph's screen

View Options

Recording

ELEVATIONS North | View from Mass Ave

BrunerCott HRE

2072 MASS AVE

PAGE 42 DECEMBER 1, 2020

**Catherine Preston C...

Sean Hope

Jason Forney

Jason Korb

dio Settings

Raise Hand

Daglian, Sisia

From: Singanayagam, Ranjit
Sent: Tuesday, January 5, 2021 10:20 AM
To: Daglian, Sisia
Subject: FW: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.
Attachments: Neighbors in Support of Affordable Housing at 2072 Massachusetts Avenue.docx

From: Tom Burke <tburke@wellesley.edu>
Sent: Monday, January 4, 2021 10:31 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Fwd: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.

Dear Members of the Board of Zoning Appeals,

please see the attached petition signed by roughly 150 neighbors of this proposed development.

Sincerely,

Tom Burke
11 Buena Vista Park

--
Tom Burke
Ralph Emerson and Alice Freeman Palmer Professor and Chair
Political Science Department
Wellesley College

Dear Board of Zoning Appeals and Cambridge City Officials,

as neighbors of the proposed affordable housing apartment building at 2072 Massachusetts Avenue, we write in strong support of this project, which we believe will enhance our neighborhood and our city.

There is an extreme shortage of affordable housing both in Cambridge and in our neighborhood. A nearby affordable housing development, the Finch, recently received more than 2,200 applicants for 98 apartments, and the Cambridge Housing Authority currently has more than 20,000 applicants for housing on its waitlist. This new development would give 49 families who might otherwise be forced out of Cambridge a chance to live at a convenient location in first-rate apartments.

The apartment complex would be a huge improvement over the current building at that site, a fast-food restaurant on a tar parking lot. Massachusetts Avenue, a busy thoroughfare lined by many large commercial buildings, is an appropriate place for this development, and the design is properly scaled for the neighborhood. We oppose efforts to reduce the building size and so lock out more families from living there.

The developers, Capstone, have an excellent track record, and have been responsive to neighborhood concerns. They have included in their design thoughtful touches such as a green roof, solar panels, and extensive bike parking. Cambridge has reached a point where adding more parking spots--and more cars--is counterproductive. This project is designed in with the future of transportation in Cambridge in mind rather than its past.

We love our neighborhood and understand why our fellow neighbors may be fearful about any change they imagine might reduce its beauty, convenience and friendliness. We believe, however, that their fears are exaggerated, and that the changes this project creates will on balance improve our neighborhood, most of all because it will bring to us new neighbors. The cost of living in Cambridge has escalated to a point where many are locked out, threatening the vibrancy of our city. This development represents an attempt to preserve one of Cambridge's greatest strengths, the diversity of its residents. We urge you to move this project forward.

Sincerely,

Concerned Neighbors

Ying Dong & Tom Burke	11 Buena Vista Pk.
Ruth Ryals & James Cornie	115 Upland Rd.
Becky Sarah	14 Whittier St.

Irene Gates	11 Buena Vista Park #2
Yajun Mo	11 Buena Vista Park #2
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Mary Hermann	84 Raymond st Cambridge
James Cornie	115 Upland Rd.
Larry Field & Cheryl Suchors	42 Mt Vernon Street
Elizabeth Fels-McDowell	205 Walden St.
Mary Baine CAMPBELL	36 Linnaean St, Apt 9
Melissa Ludtke	30 Buena Vista Park Apt 2
Jay R. Warren	30 BUENA VISTA PARK, unit 3
Margaret Levin	35 BUENA VISTA PK. Apt. 1
Lydia Lowe	45 Rindge Avenue, Cambridge 02140
Julie Duncan	11 NORTON PLACE
Walter Kasell	175 Richdale Ave, Unit 308
Steven Miller	92 Henry St.
Cleta Booth	36 Highland AV #35
Joe Sullivan	79 Upland Rd.,Cambrdige Ma 02140
Megan DeMott-Quigley	45 Fenno Street
Patricia Lorsch	108 Washington Avenue, Cambridge, 02140
Oliver Radford	24 Cambridge Ter #1
Pamela	15 Sherman street
Janet Randall	64 Granville Road
Barbara Thimm	144 Upland Road, Cambridge MA 02140
David Sullivan	16 Notre Dame Ave
Joshua Goodman	50 Roseland St
Saul Tannenbaum	16 Cottage St., Cambridge MA 02139
Brenda Steinberg	63 Washington ave
Gordon Fellman	15 Sherman St.
Andres de Loera	9 Elmer St Unit 1, Cambridge MA 02138
SUSAN MILLER-HAVENS	24 BRADBURY STREET
Lindsey Dollard	4 Cambridge Terrace, Unit #3, Cambridge, MA
Kristine Jelstrup	120 Pleasant St. #2
Kaya Mark	45 Rindge Ave

Calla Walsh	24 Decatur St.
Elsa Mark-Ng	13 George street
Will MacArthur	18 Shea Rd
Tine Christensen	490 Huron Ave, Cambridge MA 02138 (formerly of 18 Buena Vista Park)
Sharon deVos	118 Antrim st Cambridge
Zach Goldhammer	167 Pemberton St
Ginger Ryan	35 Crescent Street
Susan Redlich	19 Sacramento Street
Eric Leslie	1 Washburn Ter
Shirley Mark	3 Hollis Park, Cambridge, MA 02140
Anne Shumway	57 Fenno Street
Seamus Lombardo	111 Sciarappa St.
Judy Leff	34 Prentiss St. Cambridge
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Susan Donaldson	187 Harvey St, Cambridge
Jenny Netzer	57 Crescent Street
Ellis Seidman	57 Crescent St., Cambridge, MA
John Bell	100 Jackson Street
Brinda Kirpalani	31 Crescent street
Peter Kelsey	35 Crescent St., 02138
Nelson Dow	3 Hollis Park, Cambridge MA 02140
Janet Axelrod	21 Berkeley St. Cambridge, MA 02138
Stella Plenk	21 Berkeley St
Carolyn Stonewell	7 Arlington St. Apt. 56
Margaret Drury	1 Dudley Ct Cambridge
Marcia Hams	95 Clifton St.
Sandra Diener	31 Wood Street
Anna Kelsey	35 Crescent St. Cambridge, MA 02138
Brinda Kirpalani	31 Crescent street
Beverly Neugeboren	18 Tenney St
Angelee Russ-Carbin	34 Cambridge Terrace, Cambridge MA 02140
Skip Schiel	9 Sacramento Street

ManChak Ng	13 George Street
Carolyn Fuller	12 Douglass St, Cambridge, MA 02139
Matt Bagedonow	118 Oxford Street
Joshua Driesman	334 Harvard Street, Cambridge, MA
Kaustubh Girme	332 Broadway Unit 3 Cambridge MA 02139
Bridget Kostigen	2022 Massachusetts Ave
James Zall	203 Pemberton St, Unit 6, Cambridge
Susan Zall	203 Pemberton St, Unit 6, Cambridge
Kristine Jelstrup	120 Pleasant St. #2
Christopher Schmidt	17 Laurel St., Cambridge, MA 02139
Kelsey Harris	8 Newport Rd
Larissa Brown	42 Madison Ave
Sharon Mombru	195 Upland Rd
Anna Spier	16 Cambridge Terrace #2
Eli Plenk	21 Berkeley St, Cambridge, MA 02138
Kathleen Riesing	91 Sherman St. Apt. #1
Maryann Doiron	98 Avon Hill Street
Rob Emslie	98 Avon Hill Street
Preston Neal	16 Cambridge Terrace #2
Josiah Bonsey	16 Prentiss St
Elisabeth Keller	16 Prentiss Street
Moana Bentin	100 Harvey St, Cambridge 02140
Manju Gokhale	9 Poplar Road
Dita Obler	318 Brookline St, Cambridge 02139
Robert Leigh	175 Harvey St #10
Amy Sloper	47 Cogswell Ave, #26
Diane Baden	35 Walden St
Claire Silvers	26 Mead St
Margaret Studier	14A Allen St
Nancy E. Phillips	36A Rice St., Cambridge
Cynthia Reid	20 Hubbard Ave Cambridge
Steve Bardige and Kay Hurley	55 Stearns Street
Deb Morse	45 Harris Street

Sally Arnold	10 Rogers St, Apt 402
Jeff Byrnes	294 Summer St, Somerville
Tim Bancroft	14 Orchard St, Cambridge, MA 02140
Alison Mitchell	23 Buena Vista Park, Cambridge
John Grady	34 Creighton Street
Grace Nauman	44 Cherry St Apt 2, Somerville, MA
Noah Schoen	
Corey Purcell	19 Burnside Ave, Apt #3, Somerville (barely on the Somerville side of the plaza)
Don Michaelis	15 Richdale Ave Apt 304
Andrew Sinclair	39 Mount Pleasant Street
Susan Resnick	15 Richdale Ave.
Lijun Li	3 Porter Park
Camilla Elvis	28 Linnaean st
Benjamin Stein	47 Cogswell Ave, apt 26
Pattie Heyman	66 Martin Street, Cambridge, MA
Martha Collins	66 Martin Street #3
Karin Downs	16 Seagrave Road, Cambridge, 02140
Ana Vaisenstein	26 Hurlbut St, Apt 4
Rebekah Bjork	20 Concord Ave unit C Cambridge, MA
Connie Chamberlain	42 Bowdoin Street
Serena Fix	16R Bowdoin Street Cambridge 02138
Debbie New	14 Cambridge Terrace
Peter Lowber	66 Martin Street
Lawrence A Boins	5 Arlington Street #36
Susan Broner	8F Sherman Street, Cambridge, MA 02138
Jeff Petrucelly	17 Kenwood street
Susan Resnick	15 Richdale Ave.
Virginia Swain	21 Bowdoin St.
Perry Lubin	12 Gray Gardens E
Laura Heath-Stout	22 Creighton St., Apt. 2,
Allegra Heath-Stout	22 Creighton St.
Michael James Roberson	94 Richdale Avenue

Kate Goodale	38 Bowdoin St, Cambridge, MA
Wendy Schoener	15 Arlington St.
Peter Levine	16 Martin Street
Sarah A Forrester	St James's Episcopal Church member. I live in Lexington but used to live in Cambridge. I've been going to St James's for 26 years.
Michael Carbin	34 Cambridge Terrace #1
Margaret Lourie	175 Sherman St
Lois Markham	316 Rindge Ave. Unit 10
Nadine Berenguier	10 Howland Street Cambridge, MA 02138
Stephen Klesert	316 Rindge Avenue, Unit 10, Cambridge, MA

Daglian, Sisia

From:	Singanayagam, Ranjit
Sent:	Tuesday, January 5, 2021 10:20 AM
To:	Daglian, Sisia
Subject:	FW: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.
Attachments:	Neighbors in Support of Affordable Housing at 2072 Massachusetts Avenue.docx

From: Tom Burke <tburke@wellesley.edu>
Sent: Monday, January 4, 2021 10:31 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Fwd: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.

Dear Members of the Board of Zoning Appeals,

please see the attached petition signed by roughly 150 neighbors of this proposed development.

Sincerely,

Tom Burke
11 Buena Vista Park

--
Tom Burke
Ralph Emerson and Alice Freeman Palmer Professor and Chair
Political Science Department
Wellesley College

Daglian, Sisia

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 9:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

From: Linda Stein <linda@lindastein.com>
Sent: Tuesday, January 5, 2021 7:14 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

To Members of the Board of Zoning Appeal,

I oppose the proposed development of 2072 Mass Ave.

I live at 1 Walden Mews, Cambridge and oppose the project for the following reasons:

1. **Size**—the 9 story, 102-foot tall height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden. I call on you to enforce zoning for affordable housing which is 6 stories maximum; this could set a troubling precedent for other 9-story developments to be built in North Cambridge. This is quite out of character with the neighborhood.

2. **Safety of the intersection**
The intersection is already excessively narrow, dangerous, and congested. The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions.

3. **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers. Where do you imagine that the new residents will park their vehicles, given that you have made no provisions for parking?

4. **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.

5. **Increased density of the neighborhood** will undermine the good relations among neighbors and cause unnecessary problems of noise, trash, and crowding of local parks and facilities, which are already at or over capacity.

6. **Negative effects of an all-rental project** provides no incentive for residents to assimilate to the neighborhood and moreover threatens to create problems of excessive transience.

7. **This neighborhood already has a variety of affordable housing units and is not needed**.

8. **This neighborhood already suffers from a lack of stores and facilities; 200 new transient residents will inevitably degrade the owner-occupier character of the neighborhood.** It is not difficult to foresee that the proposed project would create significant problems.

I have lived in this neighborhood since 1992 and vote here. I implore you to give up or relocate the project.

Linda Stein

Linda Stein
One Walden Mews
Cambridge, MA 02140
Cell: 917. 902. 8500

www.LindaStein.com
www.HaveArtWillTravel.org

DeAngelo, James

From: Daglian, Sisia
Sent: Monday, January 4, 2021 12:06 PM
To: DeAngelo, James
Subject: FW: Comments to BZA on continued 2072 Mass. Ave. – CASE NO. BZA-017326-2020
Attachments: 1_7_21 Continued Hearing Comment.docx; Stowe Red Acre Road Design Funds.pdf; ISD CP Application acceptance procedure.pdf; Public Record Request 2072 Mass Ave PEL Process.pdf; Community Outreach Request.pdf; 2072 Mass Ave Projet Timeline Rev.xlsx

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 11:36 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; Mallon, Alanna <amallon@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; McGovern, Marc <mmcGovern@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>; Simmons, Denise <dsimmons@cambridgema.gov>; Sobrinho-Wheeler, Jivan <jsobrinhowheeler@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Toomey, Tim <ttoomey@CambridgeMA.GOV>; Farooq, Iram <ifarooq@cambridgema.gov>; Barr, Joseph <jbarr@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>
Subject: Comments to BZA on continued 2072 Mass. Ave. – CASE NO. BZA-017326-2020

Dear Ms. Pacheco,
Attached is my request to the Board of Zoning Appeal for dismissal of the comprehensive permit (CP) application for 40B 2072 Mass, Ave. affordable housing project for not having fulfilled prerequisites for filing such an application as mandated by MA Chapter 40B Handbook for Zoning Boards of Appeal (Handbook). Also attached are all the backup documents called out in my request.

Since the first BZA hearing of this case on 12/10/2020, I sent several emails to Commissioner Ranjit and other city officials with you cc'ed. I have summarized all those emails in the attached comments to BZA and captured them as pdf files along with other supporting documents. Please enter the attachments in the agenda case file.

I apologize for rather lengthy communication and thank you for your efforts in entering all the attachments in the agenda file. If you have any questions or concerns, by all means do not hesitate to contact me.

Respectfully yours,
Young Kim
17 Norris Street

Dear Chairman Alexander and Members of Board of Zoning Appeal,

I am writing to request dismissal of the comprehensive permit (CP) application for 40B 2072 Mass, Ave. affordable housing project for not having fulfilled prerequisites for filing such an application as mandated by MA Chapter 40B Handbook for Zoning Boards of Appeal (Handbook).

First, I want to acknowledge and thank CC HRE, the applicant, for posting wealth of information on their project website.

Second, I will summarize my claim below with details or backup material in attachments. One key prerequisite is posting of the Project Eligibility (PE) application complete with preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", on City's website. Had it been posted online or included as part of CP application, it would have given you financial justification for the 45 unit, 9-story height design.

1. Supplemental material for the changed plan was not submitted to the Planning Board before their hearing
    - Letter to Commissioner Singanayagam (pg. 164) and Letter to BZA (pg. 187) in BZA-017326-2020 case file for 12/10/2020 BZA hearing
2. Pre-design conceptual options were never discussed with the community by the developer or a funding source
    - Attachment Stowe Red Acre Road Design Funds by Stow Municipal Affordable Housing Trust reporting activities timeline for their Red Acre Road Parcel (an affordable housing development) lists community engagement and communication as the next step to visualize development options with neighborhood input before requesting for Proposal/Qualifications
3. CP application was submitted before permission was given by the MA Department of Housing & Community Development in their Site Approval Letter dated 12/10/2020
    - Site Approval Letter, submitted to BZA at 12/10/20 hearing, "create a presumption of fundability under 760 CMR 56.04, and permits CC HRE 2072 Mass Ave Tenant LLC (the "Applicant") to apply to the Cambridge Zoning Board of Appeals (sic) for a comprehensive permit."
4. Inspectional Services Department does not have a compliance procedure to ensure that all the prerequisite steps prescribed in the Handbook have been met before accepting CP application.
    - email requesting confirmation of phone conversation with Commissioner Singanayagam (Attachment ISD CP Application acceptance procedure) has not been answered
5. City did not follow through with procedures for Project Eligibility (PE) application in obtaining the Site Approval Letter
    - Email to Mayor Siddiqui requesting information on actions required of Chief Elected Official/Chief Executive Officer (mayor or board of selectmen) has not been answered
    - Requested Public Record Request – entered as P201125-123120 on 12/31/2020 (Attachment Public Record Request 2072 Mass Ave PEL Process; includes email to the Mayor); awaiting response
6. PE Application posted on the project website did not include Section 6, Applicant's Operating Agreement. The Table of Contents of the CP application also did not include similar Operating Agreement where the development pro forma might have been disclosed

- Handbook requires a preliminary development pro forma
- Link in the project website https://static1.squarespace.com/static/5f68dd2037c3802f77814310/t/5fc5667d18e72e5fdb8d9fc1/1606772377394/2072+Mass+Ave+Site+Eligibility+Application+10142020+%28Redacted%29.pdf, indicates the document is an abridged version without explicitly identifying material omitted

7. No community involvement in any design changes arising from BZA's request
    - emailed a request (Attachments Community Outreach Request; 2072 Mass Ave Project Timeline Rev) to Commissioner Singanayagam for community meeting to view and comment on CC HRE's response well before the continued hearing so that CC HRE will have time to factor our concerns in their submission to the Board. This email has not been answered
    - Community Meeting scheduled for 1/5/2021 7PM is too late to submit meaningful comment to BZA in time

Article 54:
Red Acre Road Design Funds

Stow Municipal Affordable Housing Trust

Annual Town Meeting 2020

Red Acre Road Parcel Activities Timeline

- ✓Land purchase [$225,000] (2018)
- ✓Barn, Stable, and Riding Arena demolition and disposal [$50,000] 2019
- ✓Pre-Engineering studies [$11,000] (2019)
  - ✓Soil & Percolation Tests
  - ✓Site analysis: topographic, wetlands
- Community Engagement and Communication (Fall 2020)
  - Neighborhood Input needed and encouraged
  - Provide guidance for subsequent steps
  - Visualization of development options
- Request for Proposal/Qualifications (2021)
  - Define project to realize what community desires
  - Develop constraints and requirements for permitting/zoning

Why are these funds needed now?

- First SMAHT project at this scale will require more planning than in past
  - "An ounce of prevention is worth a pound of cure"
- Design concepts will drive discussion during Community Input phase
- Important that development options are realistic and based on specific site
  - Topography, setbacks, site constraints
- Full consideration of project options now will avoid delays and costs
- SMAHT's Housing Consultant to remain focused on overall housing goals
  - Design role has been necessary for rapid response to Chapter 61 withdrawal but not ideal
  - Maintain role as SMAHT technical resource, not as creative asset

$25,000 will cover site examination, conceptual alternatives, zoning options

Gmail

Young Kim <ycknorris@gmail.com>

Urgent, time sensitive request for your confirmation of our conversation on 12/23

Young Kim <ycknorris@gmail.com> Thu, Dec 31, 2020 at 6:13 AM
To: "Singanayagam, Ranjit" <ranjits@cambridgema.gov>
Cc: "Daglian, Sisia" <sdaglian@cambridgema.gov>, "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Farooq, Iram" <ifarooq@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, "Glowa, Nancy" <nglowa@cambridgema.gov>

Dear Commissioner Rajit.
I apologize for ending the year with this urgent request but I respectfully request your confirmation of our discussion on Dec 23 highlighted below by close of business today in order for me to accurately state your assertion that there is no compliance check to see if 40B prerequisites have been met when accepting 40B Comprehensive Permit application to the Board of Zoning Appeal. In my comment to BZA on 1/4/2021, I intend to ask BZA to dismiss the case because according to MA Chapter 40B Handbook for Zoning Boards of Appeal, "Unless it satisfies the regulatory prerequisites, a developer does not have standing to apply for a comprehensive permit and the ZBA should not grant one."
I am attaching an email letter I sent to Mayor Siddiqui, Chief Elected Official according to MA Chapter 40B Handbook for Zoning Boards of Appeal, requesting information regarding 40 B Project Eligibility Letter (PEL) Process for 2072 Mass Ave Comprehensive Permit case to further corroborate my claim that not only did the applicant not met the 40B prerequisite but also City did not follow the state mandated guidelines.

I wish you, your loved ones and all the members of ISD a Happy, Healthy and Prosperous New Year filled joys, new adventures and new accomplishments.

Respectfully your,
Young Kim
17 Norris Street

---------- Forwarded message ---------
From: **Young Kim** <ycknorris@gmail.com>
Date: Wed, Dec 23, 2020 at 5:55 AM
Subject: Shocking broken Comprehensive Permit Process
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>, Pacheco, Maria <mpacheco@cambridgema.gov>

Dear Commissioner Ranjit,

I would like to first apologize for the way I got emotionally charged while discussing the irregularities in the 2072 Mass Ave Comprehensive Permit application process. I would also like to ask for your confirmation that my statement below accurately
captured our discussion yesterday so that I may take appropriate next steps.

As you are well aware, according to MA Chapter 40B Planning and Information, "Chapter 40B is a state statute, which enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions." "In 2008 the Department of Housing and Community Development (DHCD) revised Ch. 40B regulations and created state guidelines for Chapter 40B projects", MA Chapter 40B Handbook for Zoning Boards of Appeal.

I was shocked to learn from you that to submit a Comprehensive Permit (CP) application for a Chapter 40B affordable housing development (AHD), the applicant simply goes to the City Clerk's office to get the application packet timestamped to get the clock started for the application to be scheduled for the Board of Zoning

Appeal (BZA) hearing. There is no compliance procedure at the Inspectional Services Department under which BZA operates to ensure that all the prerequisite steps prescribed in the 40B handbook have been met. This explains why the 2072 Mass Ave CP application was scheduled to be heard by BZA before obtaining the required Site Approval letter from the MA Department of Housing & Community Development which clearly states "creates a presumption of fundability under 760 CMR 56.04, and permits CC HRE 2072 Mass Ave Tenant LLC (the "Applicant") to apply to the Cambridge Zoning Board of Appeals (sic) for a comprehensive permit."

When the applicant submitted the Project Eligibility (PE) Application to obtain the Site Approval letter, "the Subsidizing Agency notifies the Chief Elected Official" (Mayor in the case of Cambridge) who in turn must start a "30-day comment period" and "post the notice and PE application on the community's website and seek comments from municipal boards and departments." Such posting allows "interested residents can have access to the information so they can comment if they wish." The first time the planned development was presented to the interested residents was at the community presentation by the applicant on 9/29/2020, just about 2 weeks before the applicants filed PE Application on 10/14/2020. And the Site Approval letter was submitted at the time of the hearing in clear violation of mandated state guidelines.

This case should be dismissed and the applicant should be directed to refile following the State guidelines.

Thank you for your attention to this matter,

Respectfully yours,

Young Kim

17 Norris Street

Letter to Mayor 40 B PEL Process.pdf
92K

4

Gmail

Young Kim <ycknorris@gmail.com>

Urgent Public Record Request re 2072 Mass Ave 40B Project Eligibility Letter (PEL) Process

Young Kim <ycknorris@gmail.com> Wed, Dec 30, 2020 at 5:35 PM
To: Seah <slevy@cambridgema.gov>
Cc: "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Glowa, Nancy" <nglowa@cambridgema.gov>, "Singanayagam, Ranjit" <ranjits@cambridgema.gov>, "Pacheco, Maria" <mpacheco@cambridgema.gov>

Dear Ms. Levy,
Please provide me with any record of communication from MA Housing Partnership (MHP) or similar state affordable housing agencies regarding PEL application for 2072 Mass Ave affordable housing project. Also, provide me with any record of PEL application being published on the City website other than as part of BZA Comprehensive Permit application. Please see the forwarded email below for the context of this request.
This material is urgently needed to submit my comment to BZA by 5 PM 1/4/2021 for their continued hearing on the 2072 Mass Ave CP case. So this request is extremely time sensitive and I would greatly appreciate it if you could expedite this request,
If you have any questions, by all means please do not hesitate to contact me by email or phone, 617-714-3386.

Thank you for your cooperation,
Young Kim
17 Norris Street

---------- Forwarded message ---------
From: **Young Kim** <ycknorris@gmail.com>
Date: Wed, Dec 30, 2020 at 1:41 PM
Subject: 40 B Project Eligibility Letter (PEL) Process for 2072 Mass Ave Comprehensive Permit case
To: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, Glowa, Nancy <nglowa@cambridgema.gov>

Dear Mayor Siddiqui,

According to the attached document, MA Housing Partnership (MHP), " MHP is required under 40B regulations to provide a 30-day notice ("30-Day Notice") to the "Chief Executive Officer" of the Town/City where the project is located, at least 30 days prior to issuance of a PEL." For Cambridge, I believe the Chief Executive Officer is you as Mayor of Cambridge. MHP will review the submitted PEL application for completeness and if so, MHP will visit the site and make a determination as to whether they are prepared to send a 30-Day Notice to the Town/City. MHP is required to provide notice of the site visit to the Town/City's Chief Executive Officer in order to allow any officials or staff of the municipality to accompany them on the site visit.

Please provide me with the following information:
1) date CC HRE provided a copy of their full PEL application, including the completed PEL Information Form, and any attachments to it. The PEL should have had Preliminary development pro forma which is not available on the PEL Application on the 2072 Mass Ave project's website
2) date you have received the 30-Day Notice
3) if during that 30-day period the PEL application was made public on City's website for the public to submit comments
4) if during that 30-day period you conveyed any comments, either the CIty's or on behalf of the public, to MHP to be considered during their due diligence review
5) date you have received site visit notice
6) if any city official or staff accompanied MHP on the site visit

I am trying to determine if CC HRE satisfied all the regulatory prerequisites. If CC HRE didn't, then they do "not have standing to apply for a comprehensive permit and the ZBA should not grant one" per Chapter 40B Handbook for Zoning Boards of Appeal.

Thank you in advance for your timely response before the continued hearing on this case by BZA on 1/7/2021.

Respectfully yours,

Young Kim
17 Norris Street

Initial 40B Letter to PEL Applicant Boilerplate.pdf
182K

Gmail

Young Kim <ycknorris@gmail.com>

Continued 2072 Mass Ave Comprehensive Permit Case

Young Kim <ycknorris@gmail.com> Tue, Dec 15, 2020 at 10:27 AM
To: "Singanayagam, Ranjit" <ranjits@cambridgema.gov>, "Daglian, Sisia" <sdaglian@cambridgema.gov>
Cc: "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Carlone, Dennis" <dcarlone@cambridgema.gov>, "Nolan, Patricia" <pnolan@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, "Farooq, Iram" <ifarooq@cambridgema.gov>, "Joseph, Swaathi" <sjoseph@cambridgema.gov>, "Pacheco, Maria" <mpacheco@cambridgema.gov>

Dear Commissioner Ranjit and Assistant Commissioner Daglian,

I want to thank members of the Board of Zoning Appeal (BZA) for hearing the community's foremost concern of density and all the associated consequences of such a dense project as 2072 Mass Ave affordable housing project at a dangerous intersection of Mass Ave and Walden Street. I also want to thank BZA for ordering CC HRE to " better justify their additional height. Or to reduce it." (per Cambridge Day (https://www.cambridgeday.com/2020/12/10/zoning-board-postpones-affordable-project-vote-to-january-hesitating-over-its-nine-story-height/)
However, BZA left out the crucial instruction for CC HRE to hold a community outreach meeting and incorporate their concerns in any new design they might be proposing at the continued hearing.

With CC HRE's deadline to submit their response by Mon 1/4/2021 4 PM and the public to submit their comments by the same deadline, the community will have no opportunity to comment on their response. Through you, I beg you to give the community the opportunity to view and comment on CC HRE's response well before the continued hearing so that CC HRE will have time to factor our concerns in their submission to the Board.

Thank you for your understanding and consideration. If you have any questions, by all means let me know,

Respectfully yours,
Young Kim
17 Norris Street

Date	Description	Comment
4/10/2018	Site purchased	
9/29/2020	Community Presentation #1 to NCSC	
10/14/2020	Project Eligibility Application Materials	204 pages long
10/14/2020	Subsidizing Agency notifies the Chief Elected Official and schedules a site visit	Who in City received the notification and was a site visit scheduled?
10/14/2020	Chief Elected Official should start comment period & post the notice and PE application on the community's website and seek comments from municipal boards and departments.	Was this done?
10/14/2020	Making the documents available on the city or town website will ensure that interested residents can have access to the information so they can comment if they wish.	Community never had this opportunity.
11/10/2020	BZA Application	150 pages long; What was left out from PE application and why; the financial transparency ZBA wanted could be in the omitted sections of PE application
11/13/2020	30-day comment period ends	
11/19/2020	Design Updates Presentation for Porter Square Neighbors Association Meeting	Change to 9/6 configuration first revealed
11/24/2020	Community Presentation #2 to NCSC	
11/24/2020	Project Eligibility Application Supplemental Materials	34 pages
12/1/2020	PB Hearing	
12/3/2020	BZA Application Supplemental Material	124 pages
12/3/2020	BZA Hearing	
12/3/2020	Site Eligibility Approval	Comprehensive Permit application should have been applied when the Site Eligibilty Approval letter is received

1/4/2021	5 PM deadline to submit any supplemental material by CC HRE and public comment	If design changed, City should post in city website and give all parties including the public 30 days to review
1/7/2021	Continued 2072 Mass Ave Comprehensive Permit application hearing	If design changed, BZA should reschedule it for board members and public time to review and comment

Source: MA Chapter 40B Handbook for Zoning Boards of Appeal.

DeAngelo, James

From:	Daglian, Sisia
Sent:	Monday, January 4, 2021 12:08 PM
To:	DeAngelo, James
Subject:	FW: 2072 Mass Ave CASE NO. BZA-017326-2020, Jan 7, 2020 BZA meeting
Attachments:	NWN Petition for BZA.pdf

From: Seymour Kellerman <seymourkellerman@gmail.com>
Sent: Monday, January 4, 2021 11:08 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: NWN core group <north-walden-neighbors@googlegroups.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020, Jan 7, 2020 BZA meeting

To the Members of the Board of Zoning Appeal:

358 Cambridge residents (and counting) have signed the attached petition to express their strong opposition to the 2072 Mass Ave project as currently proposed.

Signers include many residents of the affordable-housing Russell Apartments for seniors/disabled, a few feet away from the proposed site.

A large majority of the signers live within 1/2 mile of the proposed project.

We ask the City of Cambridge to conduct a study of safety, space, and setback of the proposed building
before BZA grants permission to build anything.

Respectfully,
Seymour Kellerman for North Walden Neighbors
21 Cogswell Ave, Cambridge 02140

Petition with Signatures

Cambridge Board of Zoning Appeal

CASE NO. BZA-017326-2020, January 7, 2021

Submitted by North Walden Neighbors, January 4, 2021

- **To date, 358 Cambridge residents have signed the enclosed petition to express their strong opposition to the 2072 Mass Ave project as currently proposed.**

- Signers include many residents of the affordable-housing Russell Apartments for seniors/disabled, located a few feet from the proposed site.

- A large majority of the signers live within 1/2 mile of the proposed project.

We ask the BZA to require the study of the safety, space, and setback of the proposed building before granting permission to build anything.

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeal:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Hillary Abbey	42 Cogswell Ave #3, Cambridge 02140	12/20/20
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Carol Anastasi	70 Mt. Vernon St, Cambridge 02140	12/8/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Kate Ardini	60A Porter Rd, Cambridge 02140	1/2/21
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Laura C Arena	11 Sacramento St 3rd fl, Cambridge 02138	12/8/20
John Armstrong	36 Orchard Street, Cambridge 02140	12/18/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Howard Baden, MD	1010 Memorial Dr 4G, Cambridge 02138	12/19/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Janet Barker	59 Regent St, Cambridge 02140	12/21/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Robert Beerman	16 Newman St, Cambridge 02140	12/7/20
Annette Benedetto	41 LInnaean St #1, Cambridge 02138	1/3/21
Steven Bennett	29 Cogswell Ave, Cambridge 02140	12/26/20

Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Alka Bhaskar	35 Walden St, Cambridge 02140	12/30/20
Marina Blaisdell	16 Cogswell Ave, Cambridge 02140	12/20/20
Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
Suzanne Blier	6 Fuller Place, Cambridge 02138	12/9/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20
Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	2050 Mass Ave #307, Cambridge 02140	11/30/20
Kristen Brewitt	40 Cogswell Ave, Cambridge 02140	1/3/21
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Brodie	45-7 Cogswell Ave, Cambridge 02140	12/21/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20

Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Felicia Chadbourne	26 Whittier St, Cambridge 02140	1/1/21
Frederic Chereau	160 Upland Rd, Cambridge 02140	1/3/21
RosaMaria Cardoso Pinto	21 Walden St, Cambridge 02140	12/29/20
Maria S. Cardoso	21 Walden St, Cambridge 02140	1/2/21
Lorraine M. Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Patrick Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Susan M. Carter	41 Holden St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20
Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Peter Choo	38 Porter Rd, Cambridge 02140	1/1/21
Stephanie Choo	38 Porter Rd, Cambridge 02140	1/1/21
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20
Barbara Cipriani	225 Walden St #2E, Cambridge 02140	1/2/21
Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Richard Clarey	15 Brookford St, Cambridge 02140	1/2/21
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20

Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20
Richard Curran	175 Richdale Ave, Cambridge 02140	12/19/20
Mustapha Daraai	2050 Mass Ave #510, Cambridge 02140	12/22/20
Kellie DeJon	46 Sargent St, Cambridge 02140	12/7/20
Dewey Dellay	9 King St, Cambridge 02140	12/3/20
David C Denison	18 Orchard St, Cambridge 02140	12/26/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Joan Ditzion	6 West Bellevue Ave, Cambridge 02140	1/3/21
Lianna Doan	35 Walden St. #1C, Cambridge 02140	12/8/20
Una Doherty	16 Walden St #3, Cambridge 02140	12/18/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20
Jean C. Evans	142 Garden St, Cambridge 02138	12/7/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20

Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	14 Arlington St, Cambridge 02140	12/4/20
Gretchen Friesinger	18 Orchard St, Cambridge 02140	12/26/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20
Cecile Garcin	160 Upland Rd, Cambridge 02140	1/3/21
Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsy Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Peter Glick	6 Donnell St, Cambridge 02138	12/9/20
Ellen Glisker	56 Porter Rd, Cambridge 02140	12/18/20

Merav Gold	7 Shady Hill Square, Cambridge 02138	12/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Elizabeth Gombosi	42 Irving St, Cambridge 02138	12/27/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Barbara Goodchild	41 Bowdoin St #31, Cambridge 02138	12/30/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20
Lesli Gordon	63 Mt. Vernon St #2, Cambridge 02140	12/8/20
Lydia Gralia	19 Beech St, Cambridge 02140	12/10/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Tara R Greco	30 Linnaean St, Cambridge 02138	12/30/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Nenad Grubor	35 Walden St, Cambridge 02140	12/8/20
Debra Gustafson	21 Walden St, Cambridge 02140	12/30/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Jackson Hall	51 Sherman St, Cambridge 02140	12/25/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Margit Hammerstrom	42 Cogswell Ave #6, Cambridge 02140	12/20/20
Margaret Handy	18 Bellevue Ave, Cambridge 02140	1/3/20
Ned Handy	18 Bellevue Ave, Cambridge 02140	1/3/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20

Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Dennis R. Harp	16 Russell St, Cambridge 02140	12/21/20
Thomas Hayes	39 Walden St, Cambridge 02140	12/9/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20
Carol Hendrickson	2A Russell St, Cambridge 02140	12/22/20
Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20
Bart Herskovitz	8B Russell St, Cambridge 02140	12/21/20
Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Judy Hikes	52 Creighton St, Cambridge 02140	12/14/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Werner Hofmann	15 Buena Vista Park, Cambridge 02140	12/29/20
Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Janneke House	19 Brookford St, Cambridge 02140	1/3/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Kai-Min Hsu	2050 Mass Ave #509, Cambridge 02140	12/22/20
Ali Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Dac Hoang Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Barbara Imperiali	58 Porter Rd, Cambridge 02140	12/27/20

Miriam Isoun	57 Creighton St, Cambridge 02140	12/8/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Diana Jelescu	8 Cypress St, Cambridge 02140	12/10/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Shirley Jobe	54 Mount Pleasant St, Cambridge 02140	12/30/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20
Marybeth Joyce	5 Arlington St B1, Cambridge 02140	12/13/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20
Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20

Derek Kopon	8 Wright St, Cambridge 02138	1/3/21
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20
Sarah Krieger	71 Avon Hill St Cambridge 02140	12/8/20
Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Ellen Latinen	2050 Mass Ave #304, Cambridge 02140	12/18/20
Ali Laurens	9 Washington Ave #4, Cambridge 02140	12/14/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Christina Leshock	16 Newman St, Cambridge 02140	12/7/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20
Sara Levy	51 Davenport St #1, Cambridge 02140	12/29/20
Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
Ayala Livny	20 Norris St #2, Cambridge 02140	12/10/20
Ruth Loetterle	29 Cogswell Ave, Cambridge 02140	12/18/20
Christopher Mackin	48 JFK St #2, Cambridge 02138	12/9/20
Theresa Madej	2050 Mass Ave #610, Cambridge 02140	12/19/20
James Mahoney	234A Walden St, Cambridge 02140	12/24/20

John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Stephen Marx	36 Brookford St, Cambridge 02140	1/2/21
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St #400, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20
Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
Lisa McManus	17 Creighton St, Cambridge 02140	12/14/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Cecile Medine	2050 Mass Ave #204, Cambridge 02140	12/21/20
Jennifer Mekonnen	14 Walden St, Cambridge 02140	12/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Zonda Jeanne Mercer	47 Cogswell Ave #21, Cambridge 02140	12/23/20
Judith Merriman	61 Pemberton St, Cambridge 02140	12/22/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Babette Meyer	8 Newport Rd #7, Cambridge 02140	12/9/20
Marilee Meyer	10 Dana St #404, Cambridge 02138	12/9/20

Debra Mills	39 Cogswell Ave, Cambridge 02140	12/20/20
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Patricia Moore	10 West Bellevue Av, Cambridge 02140	1/3/21
Aimee Moreno	125 Garden St, Cambridge 02138	12/10/20
Tony Moreno	125 Garden St, Cambridge 02138	12/10/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Audra Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Kara Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
Annette Nadeau	2050 Mass Ave #402, Cambridge 02140	12/14/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
Evan Nelson	35 Walden Street #3A, Cambridge 02138	12/8/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20
Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20

Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
David Oldfield	60A Porter Rd, Cambridge 02140	1/2/21
Amy Oliver	38 Orchard St, Cambridge 02140	12/21/20
Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Roberta Pasternack	10 Chester St, Cambridge 02140	12/7/20
Anita Patterson	14 Hilliard St, Cambridge 02138	12/9/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Dorothy Perrier	2050 Mass Ave #312, Cambridge 02140	12/21/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave #208, Cambridge 02140	11/28/20
Dominique Q. Pham, MD	16 Russell St, Cambridge 02140	12/21/20
Hugh Phillips	35 Walden St #22, Cambridge 02140	12/8/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20

Richard Pratt	141 Upland Rd, Cambridge 02140	12/31/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20
L. Michael Rasmussen	36 Hadley St, Cambridge 02140	12/22/20
Rebecca Rohr	72 Walden St #3, Cambridge 02140	12/19/20
Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Marie Elena Saccoccio	55 Otis St, Cambridge 02141	12/28/20
Doug Safran	35 Walden St. #1C, Cambridge 02140	12/8/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20
Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave #206, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Gefen Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Nancy Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Yona Shapiro	35 Walden St, Cambridge 02140	12/25/20

Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Richard Simone	7 Buena Vista Park #1, Cambridge 02140	12/23/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Johana Handlin Smith	1010 Memorial Dr 16A, Cambridge 02138	12/18/20
Sam Sockwell	58 Porter Rd, Cambridge 02140	12/27/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20
Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Michael Simone	2050 Mass Ave #410, Cambridge 02140	12/22/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Barbara Sokol	35 Walden St #2C, Cambridge 02140	12/8/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Sue Sternfeld	175 Richdale Ave #122, Cambridge 02140	12/21/20
Joseph Stichter	108 Walden St, Cambridge 02140	12/3/20

Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Caroline Stowell	49 Cedar St #1, Cambridge 02140	12/10/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20
Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Anna Marietta Suprilus Charit	2050 Mass Ave #505, Cambridge 02140	12/21/20
David Tang	27 Walden St. #2,Cambrige 02140	1/2/21
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Dan Taylor	69 Pemberton St, Cambridge 02140	12/27/20
Marianne Terrell	2050 Mass Ave #602, Cambridge 02140	12/19/20
Ami Teruya	35 Walden St #34, Cambridge 02140	12/8/20
Eva Thibodeaux	126 Richdale Ave, Cambridge 02140	12/18/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Julio Torres Santana	6 Ellsworth Ave #14, Cambridge 02139	12/28/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20
Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20
Dane Walther	116 Oxford St, Cambridge 02140	12/29/20
Anne Warner	21 Grozier Rd, Cambridge 02138	12/7/20

Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Elisabeth Werby	7 Wright St, Cambridge 02138	12/28/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Linda Wheadon	34 Hadley St, Cambridge 02140	12/22/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Martin Williams	10 Linnaean St, Cambridge 02138	12/30/20
Nicola Williams	8 Brewer St, Cambridge 02138	12/9/20
James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Robert Woodward	48 Russell St #1, Cambridge 02140	12/13/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20

Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20
Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Jonathan Yu Chi Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Linda Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Timothy Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Confirmation of signatures is available on request.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:41 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent: Monday, January 4, 2021 9:30 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; City Manager <CityManager@CambridgeMA.GOV>; Carlone, Dennis <dcarlone@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal,

We live 300 feet from the 2072 Mass Ave. site and have been there 25 years.

We strongly oppose the proposed development at 2072 Mass Ave.

There are many red flags:

- Red flag - 18 waivers for zoning relief
- Red flag - 9-stories, 102 feet
- Red flag - only one elevator for 150-200 residents
- Red flag - virtually no parking; only 3 restricted on-site parking spaces
- Red flag - more than 3x the density of other Porter Sq. affordable housing
- Red flag - no ground level green space; no setbacks
- Red flag - negative impact to light and privacy to the seniors in affordable housing who live right next door

Please use the **height maximums from the recently-enacted AHO** (6 stories, 70 feet) to guide what should be allowed to be built at the site.

Please listen to the voices from the immediate neighborhood. There is a groundswell of opposition, many of those live very close to the site (**350+ petition signers** object to the size and have safety concerns regarding the intersection).

Please don't let these developers **set a dangerous precedent** that will define the future of North Cambridge.

What we advocate for is reasonable. A 6-story building that steps down to meet the neighborhood. What we ask for is for zoning laws to be upheld.

If the developers cannot make a 6-story building financially viable, then it's clear this is not the right site and these are not the right developers. They are trying to do too much on a small 8,500 square foot lot.

Please use the AHO as THE guideline to protect the residents of North Cambridge.

Respectfully yours,
Susan Frankle & John Uzzolino
3 Houston Park, Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:43 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Dennis Harp <dennis_harp@comcast.net>
Sent: Monday, January 4, 2021 8:48 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Dominique Pham <dr_pham@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

We oppose the proposed development at 2072 Massachusetts Avenue. Please note: two individuals reside at 16 Russell Street, Cambridge, MA 02140, which is approximately one block away from the development site. The proposed development is over-scale and will tower above adjacent and surrounding buildings blocking light and casting shadows over the neighborhood. Lacking any green space, or even a sidewalk set back, this proposed development offers residents warehoused living quarters, rather than affordable homes that integrate into the Porter Square community. Further, this development site is located at the very busy and dangerous intersection of Walden Street and Massachusetts Avenue.

Accordingly, we request that a Traffic Impact Study be undertaken for the intersection of Walden Street and Massachusetts Avenue as this intersection is already non-conforming to the required width of Walden Street for three traffic lanes ([1] on-coming traffic from Massachusetts Avenue turning onto Walden Street, [2] Walden Street traffic turning left onto Massachusetts Avenue, and [3] Walden Street Traffic turning right onto Massachusetts Avenue) and a non-conforming turning angle (less than 90 degrees for Walden Street traffic turning right onto Massachusetts Avenue) resulting in vehicles such as larger pickup trucks, delivery vans, and non-semi-tractor trailer trucks routinely clipping the curb when making a right turn and overrunning the sidewalk.

Further, the proposed development at 2072 Massachusetts Avenue would appear to violate several parking and other provisions of: ARTICLE 6.000 - OFF STREET PARKING AND LOADING REQUIREMENTS AND NIGHTTIME CURFEW ON LARGE COMMERCIAL THROUGH TRUCKS. Where are the residents of the proposed development supposed to park? On street parking on Walden Street is limited to only one side near the development site and already is utilized maximally. Limited metered parking on Massachusetts Avenue could be repurposed for Residential Parking, but this would create undue hardships on local small businesses along Massachusetts Avenue that rely on metered parking as an amenity.

We oppose the current development plans and requested zoning variances for 2072 Massachusetts Avenue in their entirety and request a Traffic Impact Study for the intersection of Massachusetts Avenue and Walden Street to determine minimal safety requirements for any future development of the aforementioned address.

Respectfully,

Dennis R. Harp
16 Russell Street

Cambridge, MA 02140-1314

Dominique Q. Pham, MD
16 Russell Street
Cambridge, MA 02140-1314

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:44 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Point of Order - 2072 Mass Ave Comprehensive Permit Application

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From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 8:45 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Thank you for your response and your willingness to forward my request to the Board Chair.
However, it is hard to comprehend how the case can continue when the applicant, and the City, had clearly not fulfilled prerequisites for filing the comprehensive permit application. This would never have been tolerated in my line of work before my retirement working on government contracts.

As I urged Commissioner Ranjit, there has to be a compliance check before accepting CP applications.

Thank you again for your prompt response,

Respectfully,
Young Kim

On Mon, Jan 4, 2021 at 10:36 AM Daglian, Sisia <sdaglian@cambridgema.gov> wrote:

> Young,
>
> I will submit your email to the Board Chair during his review of the case file prior to the hearing this week.
>
> However it is the applicant's due process right to be heard, and the Board can then decide if their submission is sufficient.
>
> Regards,
>
> Sisia Daglian
> Inspectional Services
> 617-349-6107
>
> **From:** Young Kim <ycknorris@gmail.com>
> **Sent:** Monday, January 4, 2021 7:01 AM
> **To:** Daglian, Sisia <sdaglian@cambridgema.gov>
> **Cc:** DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
> **Subject:** Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Assistant Commissioner Sisia,

According to MA Chapter 40B Handbook for Zoning Boards of Appeal, the applicant, CC HRE, does not have "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook. I will be documenting specific instances of such violations by the applicant as well as by the City in my comments to the Board of Zoning Appeal later today.

Therefore, through you, I would like to raise a point of order to the Board of Zoning Appeal to dismiss the 2072 Mass Ave Comprehensive Permit application without further hearing the case on 1/7/2021. I would greatly appreciate your guidance on how to raise this point of order at the start of the hearing. This will be more crucial if CC HRE does not submit the preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", that they submitted as part of the Project Eligibility Application to the Massachusetts Department of Housing and Community Development dated 10/14/2020 as justification for the 9-story height as requested by BZA. If CC HRE submits a modified plan, they should also submit a modified pro forma with changes from the original clearly identified.

Thank you for your cooperation and I look forward to your guidance.
Respectfully yours,
Young Kim
17 Norris Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:44 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave proposal

From: Roberts, Jeffrey <jroberts@cambridgema.gov>
Sent: Monday, January 4, 2021 8:31 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: FW: 2072 Mass Ave proposal

Maria -- This came in when I was on vacation, in case it didn't make it to the BZA.

-----Original Message-----
From: Sarah James <james.s@att.net>
Sent: Monday, December 28, 2020 9:36 AM
To: Roberts, Jeffrey <jroberts@cambridgema.gov>
Subject: 2072 Mass Ave proposal

Mr Roberts:

I am a neighborhood resident near the above project, and I would like to express my support - with qualifications- of this proposal.

I am sure you are aware of the traffic issues at the intersection of Walden and Mass Ave. and concerns from the neighborhood about making these worse. One design feature of the project, which I hope will remain, are the glass walls of the commercial area on the ground level. If these are not impeded, they will allow important visibility of cars that turn into Walden from Mass Ave heading north, for drivers coming to that intersection from Walden Ave.

Concern has been expressed by other neighbors about traffic entering and exiting the Walden St entrance for 2072 Mass Ave. I think dangerous vehicle turns in and out could be avoided by prohibiting left turns into the project entrance on Walden, and prohibiting left turns out of that parking area onto Walden. Delivery vans and ride share cars would then have to enter the project entrance making a right turn from Walden St heading toward Mass Ave, and vehicles leaving the project could only make a right turn onto Walden to Mass Ave. If the developer 's traffic study is to be believed, and it seems reasonable to me, that only 25 or so vehicles will be generated by residents, the parking impact will be not a huge one.

I also support this project because its scale could be much worse, generating even more traffic and parking problems, and having a building height out of scale with its neighboring buildings.

Please forward this email to members of the Zoning Board.

Thank you,

Sarah James

Cogswell Avenue

Sent from my iPhone

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:45 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 - updated comment

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From: Hugh McManus <hlmcmanus@mac.com>
Sent: Monday, January 4, 2021 8:15 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 - updated comment

To Members of the Board of Zoning Appeal:

I am an indirect abutter of the development - our property at 17 Creighton abuts the city lot behind the development. I oppose the proposed development at 2072 Mass Ave. as currently planned. I have signed the petition of and generally support the positions of my neighbors in the North Walden Neighbors group. I have two things to add to their statements.

One - Please continue to balance the needs of all the stakeholders in this issue. This has been portrayed as a case of neighbors against affordable housing. This is false. I have heard no opposition to reasonably scaled affordable house on this site, and I for one will welcome my new neighbors regardless of the outcome of this controversy. The true conflict is between the zoning law (and by proxy the interests of all Cambridge residents, INCLUDING the future residents of the new building(s)) and the for-profit developers and their wealthy backers. The late stage capitalist mode for this development is not a secret (see for example Mr. Korbs MIT Thesis https://dspace.mit.edu/handle/1721.1/54857); public subsides and tax credits are directed to the developers and high-passive-income investors. This may explain why the developers are so insistent on a very large building, which makes little sense from the cost-per-unit perspective that would maximize the amount of housing created with limited public funds.

Two - Please look at the "studies" presented by the developers with a skeptical eye. One of my roles in my teaching job is reviewing senior projects; this has given me plenty of practice in spotting incomplete work. The parking study starts with some unreasonable assumptions (random weekdays during Covid are representative, new residents will not need cars, people will park randomly within a quarter of a mile of home); ignores existing conditions (83 new units of housing coming on line in the next year within a few blocks of the proposed development, many without parking!); and then does sloppy work (the original study included streets in Somerville; the "update" still includes a non-existent street only a block from the development) and does not explore its own data (one study says peek time is 8PM, the other Noon ??). The shadow study has an even more fundamental problem - the analyst seems to have assumed North was towards the top of the map they were using; this is off by at least 30 degrees!! The result is the shadows conveniently fall on Mass. Ave; in fact the morning sun would be blocked much further up Walden than shown in the study. I only caught that error because the study showed massive evening shadows on my property, which would require the sun set pretty close to due north. A quick

check with the compass app on my phone (and watching a few sunsets, correcting for the season...) showed to my relief this would not happen on the planet as currently configured, but my unfortunate Walden neighbors will not be so lucky.

A quick addendum to my comments above - the shadow study has been fixed in the latest version of the developers' materials, possibly at my recommendation (I pointed out the problem to Jason during a community meeting); however they have simply omitted any early-morning views, preserving the incorrect impression that the building will not shade many of its Walden St. neighbors!

Thank you for your consideration

-Hugh McManus
17 Creighton St. Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:45 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Hugh McManus <hlmcmanus@mac.com>
Sent: Monday, January 4, 2021 8:10 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

I am an indirect abutter of the development - our property at 17 Creighton abuts the city lot behind the development. I oppose the proposed development at 2072 Mass Ave. as currently planned. I have signed the petition of and generally support the positions of my neighbors in the North Walden Neighbors group. I have two things to add to their statements.

One - Please continue to balance the needs of all the stakeholders in this issue. This has been portrayed as a case of neighbors against affordable housing. This is false. I have heard no opposition to reasonably scaled affordable house on this site, and I for one will welcome my new neighbors regardless of the outcome of this controversy. The true conflict is between the zoning law (and by proxy the interests of all Cambridge residents, INCLUDING the future residents of the new building(s)) and the for-profit developers and their wealthy backers. The late stage capitalist mode for this development is not a secret (see for example Mr. Korbs MIT Thesis https://dspace.mit.edu/handle/1721.1/54857); public subsides and tax credits are directed to the developers and high-passive-income investors. This may explain why the developers are so insistent on a very large building, which makes little sense from the cost-per-unit perspective that would maximize the amount of housing created with limited public funds.

Two - Please look at the "studies" presented by the developers with a skeptical eye. One of my roles in my teaching job is reviewing senior projects; this has given me plenty of practice in spotting incomplete work. The parking study starts with some unreasonable assumptions (random weekdays during Covid are representative, new residents will not need cars, people will park randomly within a quarter of a mile of home); ignores existing conditions (83 new units of housing coming on line in the next year within a few blocks of the proposed development, many without parking!); and then does sloppy work (the original study included streets in Somerville; the "update" still includes a non-existent street only a block from the development) and does not explore its own data (one study says peek time is 8PM, the other Noon ??). The shadow study has an even more fundamental problem - the analyst seems to have assumed North was towards the top of the map they were using; this is off by at least 30 degrees!! The result is the shadows conveniently fall on Mass. Ave; in fact the morning sun would be blocked much further up Walden than shown in the study. I only caught that error because the study showed massive evening shadows on my property, which would require the sun set pretty close to due north. A quick check with the compass app on my phone (and watching a few sunsets, correcting for the season...) showed to my relief this would not happen on the planet as currently configured, but my unfortunate Walden neighbors will not be so lucky.

Thank you for your consideration

-Hugh McManus
17 Creighton St. Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:48 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Response to BZA-97200

From: Alison Morgan <amoorecamb@gmail.com>
Sent: Monday, January 4, 2021 6:11 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Response to BZA-97200

To the Board of Zoning Appeal,
I am writing to you regarding the proposed addition to the current residence at 74 Larch Road, BZA-97200. My name is Alison Morgan. I am an abutter and live at 67 Larch Road directly across the street. I have lived in my home for 27 years. I was not able to attend the last meeting but I was represented by my son Colin Morgan. As my son stated, I was not informed of the initial proposed addition/extension by the home owners prior to the last meeting. Since that time I have checked on the current meeting date posted on their fence and I am aware that an appeal is scheduled for 1/7/2021. I also received an email on 1/3/2021 regarding changes made to the original plan. However this does not give me enough time to review the plan and seek the professional advice regarding how this would affect my property. I am not an architect or a lawyer. I am a physician working at a hospital in Boston where I am on the front lines daily dealing with the Coronavirus pandemic. As a result my first priority is patient care. I therefore have little free time to spend on issues such as this proposed extension which is not urgent and seems superfluous. I am forced however to pay attention to this issue since it impacts my life in many ways. The following points therefore are of concern to me:
The owners have justified this addition/extension to their house by stating that a larger house is necessary in order to accommodate their family of 4. This is of concern since the size of the house is quite generous and ample.
This rationale therefore rings hollow to me. I feel that I can make this statement since I have been in the house on several occasions, the prior owners are good friends. It was a family of 5. They did an extensive addition to the basement with an au pair suite and a home theater.
The size of the house and the variance sought to extend the house beyond the current property lines is also not acceptable. The claustrophobic feeling and the impact on light and sound that a house of this size and design would impart is inevitable. The word monolithic has been used by some to describe the size and design. I therefore will need to have an architect review the plans and advise me regarding all these issues.
The disruption to the neighbourhood, the noise and dust pollution, the parking problems, possible rodent infestation and the protracted length of time which such a large extension to the home will require is not acceptable and is particularly inappropriate at this time when we are in the throes of a pandemic. This will surely impact in many ways on my job performance and on my other neighbours as well.
The effect on the traffic flow on Fresh Pond Parkway and Larch Road should be considered. There are many accidents that have occurred on the portion of road that is directly in front of the house.
The late notice of the proposed changes to the original plan is also of concern since this was already brought to the homeowners attention and seems to have been disregarded again. Four days before the meeting on 1/7/2021 is not acceptable.
The architectural style of the proposed addition is also not compatible with the other houses in the neighbourhood. No attempt seems to have been made to be part of the surroundings or incorporate some of the elements or the ambiance of the neighbourhood. I will be most affected since I will have to face this structure head on, on a daily basis.

I hope that the homeowners at 74 Larch Road take into account the environment and their neighbors concerns. No man is an island.
I thank the Board of Zoning Appeal for giving me the opportunity and platform to voice my concerns and ask the Board to consider them when making their decision.
I apologize in advance for any grammatical errors or any errors I have made in the interpretation of the current zoning laws.
Thank You,
Sincerely, Alison Morgan
67 Larch Road cambridge Ma 02138.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, January 4, 2021 3:11 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

January 3, 2020

Re: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

Dear Chairman Constantine, Vice-Chairman Sullivan,
and Members of the Board:

I suspect you are facing a tough decision this Thursday night, struggling to balance the obvious need for affordable housing in Metropolitan Boston with good design, reasonable scale, and the stated needs and interests of numerous neighbors here in Cambridge, including, importantly, *the residents of existing affordable elderly housing at the Russell Apartments* (whose very modest rear patio, absent suitable adjustments to the proponents' plan, will be put in shadow by this project on otherwise lovely summer afternoons. [Thanks, "supporters" of affordable housing...])

In my nearly fifty years of living in Cambridge, I can't remember a single developer ever having had the *chutzpah* to offer as a purported "compromise" increasing the already egregious height of a building from 8 stories to an even more egregious 9! (Wow; that's a "stretch," as they say...)

Since when is responsible, intelligent, and artful "urban form" something we just toss out the window, because a for-profit developer can slap the evidently "magical" words "affordable housing" on their gargantuan, out-of-scale project?

I attended the first online "community meeting" ready to support *a significant building at this corner.* I was shocked when, after considerable introductory "hoopla" evidently contrived to enthrall the public, they finally

unveiled their "masterpiece," AT A FULL EIGHT STORIES. Again, I was, quite literally, shocked. And greatly disappointed. I had been looking forward to supporting a project at this corner and now felt offended and angry at the excesses of this applicant.

Six or seven stories, at most, would suffice here. An even more modest height in the back would seem appropriate, as well, despite pressures to cram as much FAR on the lot as possible. If context is relevant, just one other building, a block away, appears to be eight stories, but it has significant set-backs in the front and at the sides, with grass and open space.

While parking is being limited, based in part, IMO, on spurious claims regarding the alleged ease of "access" to public transportation, in particular, one wonders how they've come up with "51 bike storage spaces" in the basement, when their own paid survey indicates bicycle use at "6 percent." How does that compute? (A "vanity" for bicycling enthusiasts??) *Is anyone aware of the fact that the MBTA plan to reduce service on the 83 and 77 Bus Routes by 20 percent this year as part of their recently announced "service" cuts??*

I live not far from this location in what was once Public Housing. I have some understanding of what this is all about. I go by here every day on the "public transit" others love to preach about. I don't want to have to see an oversized building here. We can do better. The dismal political failure of our dysfunctional government here in Cambridge to address affordability in housing, despite rather significant achievements, should not be the occasion to "stick it" to one particular diverse group of residents at this particular corner.

Thank you for insisting on a *reasonable project* that furthers a goal of adding affordable units in Cambridge, albeit for the entire region, while respecting the community of which we're all trying to be a part.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA

p.s. I found this billboard depicted at 'google maps' across Walden Street a wonderfully ironic commentary on what the applicants seek here:
https://www.google.com/maps/place/2072+Massachusetts+Ave,+Cambridge,+MA+02140/@42.3914078,-71.1232798,3a,23.9y,255.27h,103.27t/data=!3m6!1e1!3m4!1sK-IXqzhMyzNIWnr5COPVYw!2e0!7i16384!8i8192!4m5!3m4!1s0x89e3771790994495:0x4f2a3d7e2d3a3e20!8m2!3d42.3911207!4d-71.12329

2072 Massachusetts Ave

Building · 2072 Massachusetts Ave

www.google.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Sunday, January 3, 2021 9:58 PM
To: Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Wilson, Anthony <awilson@cambridgema.gov>; Richard Clarey <rclarey@aol.com>
Subject: Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Ms. Glowa:

Thank you for your reply referring me to the Cambridge Board of Zoning Appeal. Unfortunately, the board and its staff have not responded to our entreaties.

While the BZA in a sense operates independently under the enabling statute, City Manager DePasquale as the board's appointing authority and you as the City's attorney presumably have a fiduciary duty to intercede in order to prevent the unnecessary expenditure of public resources on another improper hearing, as well as an obligation to protect the body from a lawsuit that your office or outside counsel hired and paid for by the City will have to defend against, most likely to no avail.

Under the Commonwealth's Chapter 40B published procedures, department heads such as you, Mr. DePasquale, and ISD Commissioner Singanayagam are expected to review and provide advice to the local zoning board on comprehensive permit applications, which in this case is one that seeks to circumvent local needs on a breathtaking scale.

If you and the City administration inexplicably have no comments or reservations about the highly irregular process that is occurring and for some reason support this unlawful application, it seems incumbent on you to notify the BZA and explain why before the January 4 comment submission deadline announced by Mr. Alexander.

But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

Mr. Brandon:

We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.

Nancy E. Glowa
City Solicitor

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Wednesday, December 30, 2020 4:45 PM
To: DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
Cc: Wilson, Anthony; Richard Clarey
Subject: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:

We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

Mr. DePasquale, Ms. Peterson, and Ms. Glowa:

I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.

Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.

Thanks for your prompt attention to this.

Michael

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

---------- Forwarded message ---------

From: Michael Brandon <mjbrandon@gmail.com>
Date: Tue, Dec 8, 2020 at 8:32 PM
Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sograd y@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>

Chairman Alexander and Members of the BZA:

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook* and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520

Fax 617-948-5971

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:50 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Support for affortable development at 2072 Mass Ave

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From: Suzanne Shaw <suzanne.shaw46@gmail.com>
Sent: Sunday, January 3, 2021 4:39 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for affortable development at 2072 Mass Ave

Dear Members of the Board of Zoning Appeals,

I am writing to express my strong support for the affordable housing plan at 2072 Mass Ave--as a North Cambridge neighbor, a parent, and as a 26-year resident of the city.

At a time when housing prices are out of reach for most families, and many of our neighbors are unemployed and living with the ever present threat of eviction, it is essential that Cambridge work to maximize affordable housing particularly for families and particularly where there is good access to transit. Raising my two kids--both graduates of Cambridge public schools--I know what a challenge housing is to families in our city. That's why I was happy to see the number of 2-3 bedroom units in the 49-unit plan. I hope the BZA will approve the project with no further reduction in units or unit sizes.

This site is ideally located for this kind of dense development--situated on Mass Ave at a MBTA bus stop and a short walk to the Porter Square T stop. The scale is in keeping with the surrounding development, and conscientiously downscaled in the rear of the building to be sensitive to the homeowner on Walden.

I understand, and am somewhat mystified by, the "dangerous intersection" concerns. I live north of this intersection and almost daily bike, walk or drive through this intersection at various times of the day on my way to Porter Square to shop or Harvard Square for work. I have never experienced this as a dangerous intersection. I don't have any concerns about the development causing issues, particularly because it will not have a lot of vehicle traffic associated with it.

Finally, Cambridge is a vibrant and dynamic community in large part to the socio-economic and ethnic diversity of our residents. It is why I chose to raise my children here. I have been continuously impressed by the sensitivity that affordable housing developers have brought to their projects as compared to market-rate developers in North Cambridge. After reviewing the plans for 2072 Mass Ave, I can see similar care and appreciate it. These developments have created stable housing for valued friends and neighbors--some longtime Cambridge residents and new arrivals.

I hope the ZBA will approve this plan so we can continue to add badly needed affordable housing with good access to transit.

Thank you,

Suzanne Shaw
46 Clarendon Avenue

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:53 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

From: Helen Hardacre <hardacre@me.com>
Sent: Sunday, January 3, 2021 3:08 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

To Members of the Board of Zoning Appeal,

I oppose the proposed development of 2072 Mass Ave.

I live at 1 Walden Mews, Cambridge and oppose the project for the following reasons:

1. **Size**—the 9 story, 102-foot tall height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden. I call on you to enforce zoning for affordable housing which is 6 stories maximum; this could set a troubling precedent for other 9-story developments to be built in North Cambridge. This is quite out of character with the neighborhood.

2. **Safety of the intersection**
The intersection is already excessively narrow, dangerous, and congested. The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions.

3. **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers. Where do you imagine that the new residents will park their vehicles, given that you have made no provisions for parking?

4. **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.

5. **Increased density of the neighborhood** will undermine the good relations among neighbors and cause unnecessary problems of noise, trash, and crowding of local parks and facilities, which are already at or over capacity.

6. **Negative effects of an all-rental project** provides no incentive for residents to assimilate to the neighborhood and moreover threatens to create problems of excessive transience.

7. **This neighborhood already has a variety of affordable housing units and is not needed**.

8. **This neighborhood already suffers from a lack of stores and facilities; 200 new transient residents will inevitably degrade the owner-occupier character of the neighborhood.** It is not difficult to foresee that the proposed project would create significant problems.

I have lived in this neighborhood since 1992 and vote here. I implore you to give up or relocate the project.

Helen Hardacre

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:54 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Deborah Valenze <dvalenze@barnard.edu>
Sent: Sunday, January 3, 2021 12:17 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal Case,

I am writing to state my opposition to the proposed plan for 2072 Mass. Ave., a design that fails to provide affordable housing in a manner that integrates a safe, satisfying environment for new members of that neighborhood. Proponents of the hi-rise design will try to denigrate those who protest, saying that they're simply worried about parking and road congestion, but obviously this project fails on many other fronts (as well as in its inevitable impact on the neighboring streets and traffic). Affordable housing should not look like an afterthought that economizes on space, light, and community; residents shouldn't have to be stigmatized by signing on to a warehouse that maximizes points for developers but marginalizes the need for attractive, human-scale dwellings compatible with the surrounding neighborhood. This plan will be egregiously expensive, while breaking precedent after precedent in procedures required by neighborhood development. Why? What is the sudden rush? Have developers finally finished cashing in on luxury condominiums and now see a good time to design plans for affordable housing that will maximize their takings?
Long-term residents of Cambridge like myself can only shake our heads. There is something very odd about this whole rush to build that hideous, out-of-context hi-rise.

It's clear that the City must focus on creating a long-term plan for affordable housing development. It's long overdue. Please stop this development from happening and insist that the City of Cambridge come up with a careful, well-designed plan for affordable housing for the future.

Sincerely yours,
Deborah Valenze
(1 Shady Hill Square)

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:56 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA # 017326-2020 part 2 Russell feedback
Attachments: Russell Apartments_Feedback on 2072 Mass Ave Project_Final.docx

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From: Margaret <mbrueter@comcast.net>
Sent: Sunday, January 3, 2021 11:36 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA # 017326-2020 part 2 Russell feedback

Maria,

Here is part 2 to go with my letter that I just forwarded.

Please let me know, if you could, that you received both letter and feedback doc

Thank you so very much
Sincerely,
Margaret Rueter

Sent from my iPhone

Feedback from Residents of the Leonard J. Russell Apartments Regarding the Proposed Development at 2072 Mass Ave

January 3, 2020

Introduction

- This summary was prepared by Margaret Rueter, a resident of the Russell Apartments, who is the designated liaison representing apartment residents' input on this project.
- Collecting resident feedback was challenging both due to the restrictions imposed by the COVID-19 pandemic; limited English-language proficiency among some residents; and some residents' fear of jeopardizing their housing access by criticizing a project that the CHA has endorsed.
- Despite these challenges, feedback has been collected from over 60% the Russell population via email, phone calls, distribution of printed materials, and limited in-person meetings during the time period of October – December 2020.

Facts about the Russell Community

- The Leonard J. Russell Apartments is an affordable-housing complex administered by the Cambridge Housing Authority (CHA). It is comprised of 51 one-bedroom apartments, located in a 6-story building at 2050 Mass Ave in Cambridge. The building offers laundry, community space and a shared kitchen, a parking lot with 11 spaces, and a shared outdoor terrace. It also houses the North Cambridge Senior Center on its ground floor.
- Russell Apartments are designated for senior and disabled residents in the lowest income bracket. Rent is approximately 30% of their income. Many residents rely heavily on public programs and services including SNAP, Medicaid and Medicare, and The Ride.
- Residents represent a diverse population, including a substantial portion of people of color and many for whom English is a second language. A number of residents are disabled, have limited mobility, or have visual or hearing impairments which affect situational awareness when navigating sidewalks and street crossings.
- Residents had to move out of the building for 2 years during a recent renovation, and reoccupied their apartments starting in March 2019. The prospect of another major disruption due to building construction next door is daunting for many of them.

Concerns about the Proposed Development at 2072 Mass Ave

Nearly half the residents of Russell Apartments (20 out of 51 units) have signed a petition expressing concerns about the 2072 Mass Ave development. Based on resident feedback, the key concerns are summarized below in three main categories including 1) Pedestrian and vehicle safety concerns; 2) Long-term Quality of Life impacts; and 3) Construction Impacts.

1) Pedestrian and vehicle safety on Mass Ave

a) Front-of building vehicle, pedestrian and handicapped access

The block of Mass Ave extending from Russell Apartments past 2072 Mass Ave to Walden Street is already complex and risky for Russell Apartment residents navigating the building entrance, bus stop and sidewalk on foot, with mobility devices or by car. The addition of pedestrian, bike and vehicle traffic for up to 200 residents of 2072 Mass Ave will make this area significantly more crowded and dangerous for Russell Apartments residents. Specifically,

- **Vehicles** turning into the Russell parking lot will have to cross a bus lane crowded with pickup/dropoff vehicles for the 2072 building, as well as increased bicycle traffic;
- The bus stop, which is heavily used by Russell residents including those with disabilities and mobility devices, will be subject to greater crowding and pedestrian / bicycle traffic on the sidewalk;
- The 2 **handicapped-parking spaces** in front of Russell, which are heavily used by both Russell residents and visitors to the Senior Center, are more likely to be occupied by 2072 residents or illegally used by pickup/dropoff vehicles for the 2072 building.
- Russell residents exiting the building as **pedestrians** will be at greater risk of collision and jostling from increased human activity and traffic around their entrance, the bus stop and the corner of Walden.
- While the developers argue that these safety issues are not significant, the bottom line is that we **need a detailed study** to assess and recommend solutions for these concerns.

b) Walden/Mass Ave intersection impacts

The majority of Russell residents navigate the neighborhood on foot to access essential goods and services. The Walden Street / Mass Ave intersection is already highly congested and unsafe particularly at rush hour, and is risky for anyone traveling by foot, bicycle or vehicle through the intersection. The addition of a large-scale residential building at 2072 Mass Ave will increase the pedestrian, bicycle and vehicle traffic at this highly problematic intersection and will thus increase the safety risks to Russell Residents, as well as other vulnerable abutters including the Day Care facility in the ground floor of the Henderson Building.

2) Long-term Quality of Life impacts

The proposed 9-and-6 story building will tower over the 6-story Russell structure and its back terrace and parking areas. The depth of the proposed building extends 46 feet beyond the back of the Russell building (17 feet at 9 stories, 50% higher than the Russell building; and 29 feet at 6 stories, equal to the Russell building). The distance between the two buildings will be only 4 feet. Expected long-term, continuous impacts on Russell residents will include:

- All Russell residents with west-facing windows will be affected by **shadows, reduction of natural light and obstruction of views**, which can negatively affect mental health and quality of life.
- All Russell residents with west-facing windows will face a **loss of privacy** given the close proximity of the 2072 building's residential windows and roof-garden recreational activity.
- All Russell residents with west-facing windows and walls on the north side of the building will be subjected to **noise** from the 2072 building's residential apartments and roof garden.
- All Russell residents will face the **loss of use and quality of their outdoor terrace**, including gardening and other outdoor activities.

3) Construction Impacts

Construction of the 2072 Mass Ave building is expected to commence in 2022 and take 18-24 months. It will be a difficult and highly unpleasant process for all abutters, but the residents of Russell Apartments will be most highly impacted of any abutter, due to both their proximity to the building and their physiological vulnerabilities which render them more affected by noise and other disturbances. Expected impacts will include:

- Continuous loud **noises** affecting residents' sleep, ability to concentrate, and quality of life
- **Fumes and dust** affecting air quality which may pose a risk for medically fragile residents, particularly if they must keep their windows open due to a lack of AC;
- **Vibrations** from excavation and drilling to create the very deep foundation required for a 9-story high-rise building, also expected to have both physical and psychological effects

Proposed Solutions

1) Inclusive, Size-Appropriate Design

- One of the fundamental flaws of the 2072 building is that it is being undertaken as a separate, disconnected and competing installation compared to the Russell building. Instead the 2072 building design should take a holistic approach, creating a design that works for both the 2072 site and the Russell building and its vulnerable community.
- We believe that a significant **reduction in building size to 6 floors on Mass Ave, with a step-down to 3 floors**, would be more appropriate and complementary to the Russell building and its residents.
- We believe the 6-floor portion building should have the **same depth as the Russell building**, not extending 17 feet beyond it (and 44 feet higher) as currently proposed with the 9-floor design.

2) Construction Mitigation

- Once the building design is finalized, we request a written commitment from the Developers to develop a detailed, mutually agreed **construction mitigation plan**; including establishment of contact points at the construction company and CHA to address concerns that may arise during construction.
- The construction mitigation plan should include agreed provisions to limit noise, dust and fume impacts on Russell residents.
- Russell residents should be provided with in-unit air conditioning prior to the start of construction, so that they can keep their windows closed while construction is underway during warmer months
- Other measures to be determined

We look forward to discussing these concerns with Capstone Communities, the CHA, and sharing them with public authorities reviewing plans for the 2072 Mass Ave Development.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:56 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA #017326-2020. 1/7/2021
Attachments: BZA 1_7_2021.docx

From: Margaret <mbrueter@comcast.net>
Sent: Sunday, January 3, 2021 11:33 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA #017326-2020. 1/7/2021

Maria,

Welcome back from your vacation! You will need another by the end of this week

I am a senior and do not quite know how to use all my programs properly

This letter is part one. Letter to BZA board for 1/7/2021 meeting on 2072 Mass Ave.

Part two I will send next. It is my list of gathered info to support my letter.

Thank you so very much for your efforts

Sincerely,
Margaret Rueter

Sent from my iPhone

BZA Case Number #017326-2020

2050 Mass Avenue #210
Leonard J Russell Apartments
Cambridge, MA 02140

January 3, 2021

To Members of the Cambridge Board of Appeal:

Russell Apartments, the CHA owned senior and disabled (51 unit low income affordable) building is located just feet away and next door to the proposed 2072 Mass Avenue project. We are the abutters who will be most affected by both the building design and the complexities of the residential Mass Ave entrance (we were not consulted before this change).

I have worked closely with as many of at least 30 of our residents and serve as their advocate. Many of our residents speak english as a second language or are uncomfortable to write or to speak publicly themselves. Communication has been incredibly difficult because we are a high risk community and no longer gather. We run into one another in the laundry, hallway, elevator, or building entrance. There has not been one person who has not expressed concern.

We are against the current design, and any design that simply reduces the nine stories by a floor or two.

DESIGN

Have you seen any true rendering from the Russell side of the building? Of course not. There is a towering bulky mass to be built just on the other side of us. A building the size of our own footprint is reasonable. The nine story building is 17.1 feet BEYOND our footprint. It is 44 feet higher. The building at this point runs at 90 degree angle so completely dwarfs our own one outdoor area, shades the area and windows are a mere few feet from windows. It is because of the nature of our population this matters.

The drop down building runs along Walden street and along our outdoor landscaped area another 29 feet at six stories with a roof top out doors space at the top level .

Even Mike Johnson ,of the CHA, refers to the City's "elderly and disabled housing population as one of the most vulnerable.of the city" The loss of quality of life is severe. Noise, privacy and sunlight are all compromised. Our one outdoor area will have just six hours a day of sunlight.

The building should be six stories to the Russell footprint and no more than three stories along Russell and Walden Street. Please take into contact our neighborhood and the life issues for Russell vulnerable seniors and elders.

SAFETY

Russell residents traverse the small distance every day between our entrance at 2050 Mass Ave and the Walden Street intersection. We can count the distance in just a few footsteps - 22 steps to bus shelter

and another 30 to the intersection. Many of us use walkers, canes and mobility devices. We do not move quickly. In these few feet there are two handicapped parking spaces, bus shelter, bus lane, bike lane and congested intersection (those of us that live here refer to it as dangerous) **The addition of a residential entrance brings further complexity that need be studied by both the city and the developer before a final design.** Drop offs, pick ups, and the bulk of the 2072 pedestrian traffic will further complicate our navigation. Driving to our entrance from the intersection is already dangerous. We think one of us will be killed if you allow drop offs and pick ups because pulling over so close to the intersection is going to be very dangerous for us to drive around as we make our way to our own entrance just a few feet beyond. While perhaps moving the bus shelter could help, **PLEASE PAUSE THIS PROJECT AND HAVE THE CITY STUDY THE IMPLICATIONS WITHIN CONTEXT OF RUSSELL RESIDENT PEDESTRIANS AND DRIVERS.**

You, the BZA members, are our last hope to stop this project from rushing forward before care and due diligence. Cambridge does need get this building right. Certainly affordable housing is urgent. Housing should not be a privilege.

But let's not forget to build in the context of our neighborhoods and with regard to the policies our own citizens have voted for. We have only this board to see that this occurs.

It is brave in this climate to take a stand to slow this project down just now, or even ask for changes. It is those of us who know this area the best that are able to point out the details that to others may not be so evident.

Please hear the voice of the concerned North Cambridge Seniors and Disabled. Don't let the city forget us - WE ARE HERE.

Thank you for your time.

Sincerely,

Margaret (for the Russell Community)
Margaret B Rueter

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:57 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Marjorie Hilton <margiehill@post.harvard.edu>
Sent: Sunday, January 3, 2021 7:55 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal
I oppose the proposed development at 2072 Mass Ave.

All,
Though I believe in affordable housing, the proposed project goes way overboard. There seems to be little care or concern for how this enormous building will fit into the neighborhood. The concept of acknowledging a neighborhood is not even there. Already, this intersection is not a safe intersection for walkers, bikers, or automobiles. Parking will not be possible in the few spaces allowed. What makes the designers think that those in affordable housing do not own or use their cars.

I hope that there are not other projects of this nature that will demolish the character and other buildings along Mass Ave. Haven't we seen enough empty storefronts and empty new buildings. I resent the way that large developers are allowed to run roughshod without care. Needless to say, the concept of interesting architecture - other than boxes- is not considered.
I hope that the buildings that reflect an older time in the city of Cambridge will not be destroyed.
Thank you.
Marjorie Hilton
141 Upland Road (5 minutes walk to site)
Upland and Mt Pleasant

--
One forges one's style on the terrible anvil of daily deadlines. -Emile Zola, writer (2 Apr 1840-1902)

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:57 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Janet Barker <jsbb@me.com>
Sent: Saturday, January 2, 2021 8:18 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To members of the Board of Zoning Appeal:

I oppose the proposed development at 2072 Mass Ave.

I live nearby on Regent Street. The proposed building is out of character for my neighborhood on so many levels: size, height, lack of set back, lack of green space, insufficient drop off/pick up parking area, etc. etc.

I am shocked that the Board of Zoning Appeal would even consider this proposal since it breaks 18 zoning laws. Imagine how we residents feel when we are so careful to keep any modifications we desire within the existing laws of our city.

Please do not ruin my neighborhood: send this project back and wait until you receive a development proposal for this site that respects the neighborhood and complies with Cambridge's zoning laws.

Sincerely,

Janet B. Barker

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:59 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020
Attachments: 4 Cogswell Ave in full sun: all these apartments will go dark.JPG; 5 Walden and Russell Apt from 3rd flr 8-B Cogswell Ave.JPG; 5 Walden, Russell Apt, Carriage Building: height perspective; all from 3rd flr 8-b Cogswell Ave.JPG

From: michael kennedy <mp_kennedy@hotmail.com>
Sent: Saturday, January 2, 2021 7:15 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

Re: 2072 Mass Ave CASE NO. BZA-017326-2020

I oppose this project as proposed. It is too tall, too dense, and will bring harm and injury to me and others in the neighborhood.

I am an abutter of a direct abutter: I live at 8-b Cogswell Avenue and have lived here since 1988, some 32 years. My property aligns with 5 Walden St, just across the street from 2072.

For a number of years now I have had to contact the city regarding issues of traffic, congestion, and parking with the primary concern of safety: we here in the Walden, Mass Ave, Mead, Cogswell part of the North Cambridge neighborhood have been sounding the safety alarm because the traffic patterns have changed dramatically with the advent of WAYSAPP and other similar technology. There are times when an ambulance or firetruck can not get into our neighborhood. There are times when I cannot get out of my drive to take my kids to school in the morning or to after-school sports in the late afternoon and times when I cannot get back into my drive in the evenings when returning home from work: the congestion makes egress and ingress truly problematic, and dangerous. The city has failed to address these concerns in any measurable manner.

Our neighborhood streets have become cut-throughs of epic proportions during rush hour. Adding a 9 story building at the corner of Mass Ave and Walden St will exacerbate an already dangerous situation that the city has yet to address: how can The Board of Zoning Appeal even consider this project, given all the dangers that pre-date this proposal (to add a building where a dangerous and worsening situation already exists)?

I trust the board members have studied the history of this corner (Mass Ave and Walden) and have apprised each other of its history of accidents for bikes, cars, and pedestrians. The three lanes on Walden Street are not wide enough and the proposed 'widening' Capstone and Hope plan is negligible and will not ameliorate or assuage the conditions there. Adding a building with zero parking will make Walden Street beyond nightmarish, especially when delivery trucks double park on Walden St to make deliveries. And what about

trash? How many recycling bins will be sitting on Walden Street and how long will it take the city trucks to collect the recycling and trash? What about school busses? And the MBTA bus 77 that stops in front of 2072?

But back to traffic and parking:

We gained a meeting, finally-- and after much frustration-- with Patrick Baxter of the traffic and engineering department. After what appeared to be a fruitful if long evening--and very well attended by the many, many, many concerned neighbors, Baxter and company never followed through on our concerns even though they promised to do so; subsequently, we were dismayed and appalled, but now it makes sense to me and my concerned neighbors: for Patrick Baxter and the Cambridge Traffic Department to have officially responded to the issues at Walden, Mass Ave, Mead and Cogswell would then make it impossible for Jason Korb and Sean Hope to qualify for the 40B Comprehensive Permit they seek. It would call into question their bogus traffic-parking study. This is truly upsetting and smacks of 'pressure from the city' to stall on traffic concerns in the Walden-Cogswell Ave secton until the permit for this project is signed off on. Is this corruption truly our reality here in Cambridge? It makes it feel like Washington DC and how much worse the corruptions has been there over the past four years.

This entire enterprise of affordable housing and city politics and developers seeking permission feels both unusual and curious-- and I and others will seek recourse if the board approves this project, plain and simple. As a neighborhood, our concerns are many: we will seek standing as abutters who can furnish incidents of how this project will deliver harm and injury, making for 'aggrieved abutters' who will appeal. And we have not even begun to address the historical buildings on Walden Street and Mass Ave that this construction will harm with drilling, digging and hammering; likewise, the height and density concerns and how the mammoth scale of this building will negatively offset the 19th century buildings on the national register. The precedents here should alarm the board; this development's seeking so many waivers and so much relief should make this a no-brainer for each member of the board: this building is too tall, it asks too much of the neighborhood without any setbacks, and will bring harm and injury without any parking or places where deliveries can be made without stopping traffic on Walden St or Mass Ave, not to mention the elderly who live next door in the Russell Apartments.

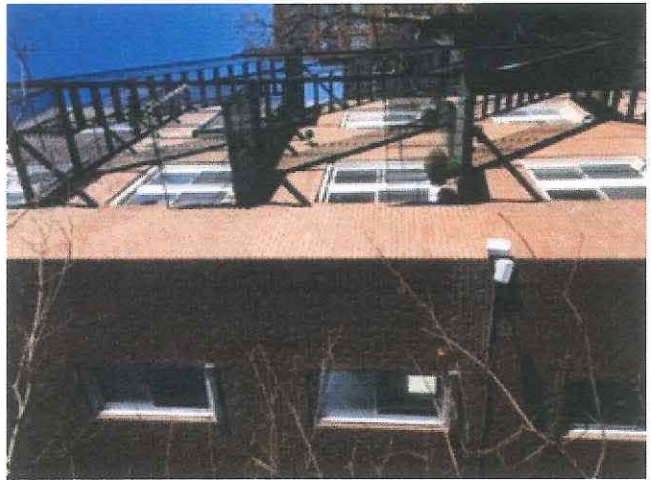
I recommend cancelation of the continued BZA meeting scheduled for January 7th-- on many grounds, many of which you are already well aware because Michael Brandon and others have made it clear to you these myriad ways this project has failed to meet both requirements and responsibilities when seeking a 40B Comprehensive Permit, which is also odd given the fact that there is no need for a 40B given that Cambridge has already met its 10% threshold of affordable housing and is affordable housing friendly, which makes this application for a comprehensive permit specious and disingenuous.

If the meeting for whatever reason cannot be cancelled, then you must insist on a heavy compromise: no more than five stories on Mass Ave and no more than three stories on Walden Street...and provide parking for residents, on-sight. Yes we need affordable housing, but we also need a livable city and livable neighborhood. This project will not rectify, it will worsen. It's time to rethink and revisit the plans and the reasons.

I'm attaching pictures that show the view from the third story bedroom of my house, looking out toward the Henderson Carriage Building and 5 Walden Street and The Russell Apartments: this proposed building would cast shadows across all that you see in these pictures and would disrupt the neighborhood as it is now... forever more. Once it's done, it cannot be undone. Haste makes waste and it's best to practice prudence in all important matters. Why is this process so rushed?

Truly concerned,

Michael Kennedy
8-b Cogswell Avenue/Cambridge, Ma 02140



DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:01 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Christopher Potter <christopher.l.potter@gmail.com>
Sent: Saturday, January 2, 2021 2:16 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Crystal Komm <crystalkomm@gmail.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the members of the Board of Zoning Appeal:
We respectfully oppose the residential building proposed for this address as it is currently conceived, for the reasons set forth by Cambridge city councilor Dennis Carlone:
https://www.cambridgeday.com/2020/12/30/cambridge-can-do-better-on-affordable-housing/comment-page-1/?unapproved=8834&moderation-hash=2a836b3a97f867e722fbe71db33e97c9#comment-8834

Christopher Potter and Crystal Komm
10 Walden Mews
Cambridge MA

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:02 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Dana Schaefer <danaschaefer2@gmail.com>
Sent: Saturday, January 2, 2021 2:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

I oppose the proposed development at 2072 Mass Ave. As a close neighbor within a few blocks, living on Cogswell Ave for over 18 years, I have several concerns with the current proposal. I recently read the OP-ED written by city councilor Dennis Carlone in Cambridge Day https://www.cambridgeday.com/2020/12/30/cambridge-can-do-better-on-affordable-housing/comment-page-1/?unapproved=8834&moderation-hash=2a836b3a97f867e722fbe71db33e97c9#comment-8834. I'm in total agreement with all the points he made and feel he has a true understanding of all the issues on all sides. I plead with the BZA to listen to our concerns including Dennis Carlone's and do not approve this project. Instead, require the project to adhere to all the requirements that were approved by the affordable housing overlay and have the developers resubmit a new proposal allowing the needed time for community feedback and input.

My concerns are safety for Mass Ave / Walden intersection, size sets a precedent for other large buildings to be built, lack of green space, lack of set back.

Thank you,

Dana Schaefer
47 Cogswell Ave, #20

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:02 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass ave case no. 017326-2020

From: Gefen Shapiro <gefenshapiro@gmail.com>
Sent: Saturday, January 2, 2021 10:31 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass ave case no. 017326-2020

Hello,
To the members of the board of zoning appeal,
I live very close to the proposed development of affordable housing. I am very concerned for the wonderful seniors living in the Russell apartments and I fear that their happiness would be greatly diminished if such an out of proportion building were to be built. With the proposed building towering over 40 feet above russell apartments, I would ask that the building be brought down to 6 stories, with 3 stories in the back. I am also very concerned about parking, with 200 residents and no parking spots I find this to be an appalling lack of judgment. The city must perform a traffic and parking study of the neighborhood to really understand the consequences of not providing any parking whatsoever. Additionally, as someone who has gotten the school bus from the stop right next to the proposed building, I can vouch for the fact that it is a dangerous intersection and adding this kind of congestion with the building would make me very hesitant to even walk near the intersection.
Thank you,
Gefen Shapiro

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:02 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Ellen Glisker <eglisker@verizon.net>
Sent: Saturday, January 2, 2021 10:28 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of the Board of Zoning Appeal
I oppose the proposed development at 2072 Mass. Ave..... not because it is for affordable housing. I live close to this site and am absolutely in favor of creating more affordable housing in Cambridge. And, my observation is that much is being done already. I do oppose the project because of the sheer size for the existing dense, busy, congested neighborhood. The intersection of Mass Ave and Walden St can't take a huge influx of pedestrians, cars and activity. The size of the building will open a gateway for other overly large buildings. The neighborhood and its citizens deserve a full and complete study for what should be put on this lot.
If you have not already done so, please read City Councillor Dennis Carl one's Op Ed in Cambridge Day. It explains the issues involved
Thank you and Happy New Year.
Ellen Glisker
Cambridge Resident

Sent from my iPad

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:03 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Merav Gold <meravegold@gmail.com>
Sent: Saturday, January 2, 2021 9:59 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal,

I oppose the proposed development at 2072 Mass Ave.

As a long-term Cambridge resident, I understand the vital need for affordable housing. The proposed development at 2072 Mass Ave. is not the answer. Out of scale with the neighborhood and violating numerous zoning regulations, it is opposed by many abutting residents and neighborhood groups, and will stand as an unfortunate precedent for development in Cambridge, promoting hostility to the affordable overlay, which it violates.

I ask you to respect the neighborhood's more than reasonable concerns and deny the developer's request for numerous variances.

Thanking you,

Merav Gold
7 Shady Hill Square
Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:04 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Rebecca Rohr <beckat7@gmail.com>
Sent: Saturday, January 2, 2021 9:28 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave.

I live on Walden Street less than 1/4 mile from this proposed building. I support the need for affordable housing. And I do not object to affordable housing at this location. But I am concerned with the size of the proposed building, and have concerns about traffic at that intersection. I commuted for many years through that intersection, and it was a dangerous and problematic location for commuters, pedestrians, and bicyclists. The proposed design appears to offer limited green space. Additionally, I am concerned for the senior residents at the North Cambridge Senior Center. Their building will be dwarfed by this building, and it appears that many residents will lose light into their rooms. This is not fair for those residents. Overall, I feel that the proposed design is too large for this community.

Thank you for your consideration,

Rebecca Rohr

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:06 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Merry White <corkela2@gmail.com>
Sent: Saturday, January 2, 2021 9:10 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Massachusetts Avenue. I live about a block from that site, off Walden Street and have lived here thirty-five years, in Cambridge since 1953. I love our neighborhood and want more people to enjoy it, in affordable housing.

My own concerns are size and safety above all. Safety for the intersection where I see elders from the Russell Apartments (my age, many of them) trying to cross while cars whizz around the corner to make the light, and where I see yellow-pinnied toddlers with their minders trying to cross from the bilingual day care center across the street, making their way to a playground. There have been accidents (one bicycle death) and near-misses there, way too many.

The size of the structure proposed is mammoth for this area. The developers note four other "high-rise" structures "nearby" but they are not near, nor are they, like this proposed building, on a major intersection, and most are set back from the property line and sidewalk providing more visibility.

There is much to say: my main concerns are that the comfort and safety of the vulnerable elderly and disabled population of Russell Apartments is primary and the promises offered to them by the developers are quite unbelievable (painting lessons? Pen-pals among the tenants?). My second concern is the overall height and density of the building. But above all, I am dismayed that the builders and the City itself have not listened to the neighborhood and has rushed to approve a structure that will hurt us all, neighbors and indeed the residents of the building itself. Affordable housing, like all housing, needs to be thoughtful and respect context. The proceedings to date, and the proposed building itself, have been appallingly conducted and designed.

The Board of Zoning Appeal is capable of the consideration this project and the neighborhood deserve. Thank you.

Merry White
Cypress Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:07 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: William Bloomstein <wittcreate@gmail.com>
Sent: Saturday, January 2, 2021 7:09 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Seymour Kellerman <seymourkellerman@gmail.com>; SUSAN E FRANKLE <susanfrankle@comcast.net>; Carlone, Dennis <dcarlone@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of Board of Zoning Appeal:

The proposed development at 2072 Mass Ave is so out of scale and inappropropriate on so many levels - height, density, parking issues, traffic issues, etc. – it's *unfathomable* how it has gotten this far.

Everyone wants affordable housing.

We just want it done RIGHT.

Reject this crazy proposal and send the City and developer back to drawing board to work DIRECTLY with neighboring communities to right-size this.

PLEASE MAKE SURE THE BZA GETS THIS LETTER.

Thanks,

William Bloomstein
16 Crescent St
02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:09 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jonathan Yu Chi Yip <jonathanyuchiyip@gmail.com>
Sent: Friday, January 1, 2021 12:02 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

-
    - Members of the Board of Zoning Appeal
    - I oppose the proposed development at 2072 Mass Ave.
- If you live near the site, please add that information in the first paragraph.
- Body of email: Insert your specific concerns; leverage the Op E

Dear Members of the BZA,
I write to oppose the proposed development at 2072 Mass Ave.
My family and I have been living at 35 Walden Street #2D, the Lincoln House Condo for over 25 years and I have been a precinct 10 election poll worker for some years. It is my understanding that the development is overwhelmingly disrupting our community, especially the senior and persons of needs, next door. Needless to say the parking issues which it will be causing. Unless this development will guarantee at least 20% affordable units to alleviate the tight affordable housing units in Cambridge.

My wife, Linda Yip and my son Timothy Yip joins me to oppose this development.

Thank you for considering our request

Jonathan Yip and on behalf of
Linda Yip and Timothy Yip

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:12 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Concern

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Thursday, December 31, 2020 4:14 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave Concern

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From: Zev Shapiro <zevshapiro@college.harvard.edu>
Sent: Thursday, December 31, 2020 6:13:18 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave Concern

Begin forwarded message:

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Subject: 2072 Mass Ave Concern
Date: December 31, 2020 at 6:08:54 PM EST
To: mpacheco@cambridgema.gov

To the Board of Zoning Appeal:
I am concerned about the current proposed development at 2072 Mass Ave. for many reasons. **The most important reason is that it is a racist development that disenfranchises those who do not have easy access to capital. Why did the city not find a minority-owned development company? The developer is a white cisgender male who lives in the wealthy suburban community of Newton. His life experiences do not match those of the buildings' proposed residents and directly disenfranchises local minority-owned developers which is a disgrace to our community and our taxpayers.**

As a taxpayer, I expect a response to my comments!

As a graduate of the Cambridge Public Schools, I wanted to make sure it was understood that there is a school bus stop right there at Walden and Mass Ave exactly where the project is slated to be built. I waited at that stop for 8 years when I took the bus to King Open. I wonder if CPS school transportation has been consulted about this development in terms of the safety of children. I have walked my kids and waited at that stop with my kids for years… it is a dangerous intersection only to be made more dangerous with this project. Has there been any communication with CPS transportation?

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Also, sadly it is obvious that the needs of proposed building residents have not been considered. There is limited parking and only one elevator for 200 people. That is crazy. If this building were really about helping those who need it, the plan wouldn't forget about their needs for elevators and cars.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Zev Shapiro

Lifelong Cantabrigian and Harvard '24

35 Walden St

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:12 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave: Support

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Thursday, December 31, 2020 11:32 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave: Support

Get Outlook for iOS

From: Kathy L Dalton <kd@well.com>
Sent: Thursday, December 31, 2020 1:30:51 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 2072 Mass Ave: Support

I would like to register my support for this project. I believe this is very well located as a transit dependent affordable housing project.
I would however like the Cambridge BZA to exercise whatever authority it has to make this a more livable project for the residents.
For example, I am concerned to hear it will have only one elevator.

As it is a for-profit developer I am concerned that the need to profit from the project rather than creating quality livable housing for the residents will take precedence.
Also, if there are design amendments that improve things for abutters, particularly for the adjacent senior housing, I would approve of those as long as they do not lead to making the project unbuildable.

Kathy L. Dalton
Arlington Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:13 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: James Mahoney <j.j@mahoney.com>
Sent: Thursday, December 31, 2020 11:02 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: northwaldenneighbors@gmail.com <northwaldenneighbors@gmail.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal,
I am a born and bred Cantabrigian, and it disturbs me that others with roots in this city that echo my own are increasingly priced out of living here.
However, **I oppose the proposed development at 2072 Mass Ave.** I live at 234A Walden St., and regularly use that intersection, both on foot and via vehicle. As many others have pointed out, multiple factors mitigate against the current proposal. Some of these have been intelligently explained by City Councillor Dennis Carlone in his 12/30/20 CambridgeDay op-ed piece.
To my mind, one of the most telling factors is the need for 18 variances in order for the proposed project to move forward. The City recently enacted an aggressive Affordable Housing Overlay which arguably advances the goal of adding more affordable housing at scales intended to stretch, but not destroy, neighborhood character and streetscapes. **To exceed AHO standards before we even have had a chance to see how they will change the fabrics of our neighborhoods makes no sense.** This project should be held to those standards
Apart from the larger concerns about the proposed building's inappropriate scale, and predictably adverse effects on traffic, parking, and safety, **there is also the precedent that it will set**. No doubt, sooner or later, the nearby single-story retail spaces at 2044/46 Mass Ave, 2088-2100 Mass Ave, and 2150-2180 Mass Ave will be developed. Those developers will have a powerful argument in favor of equally scaled edifices with equally "justified" variances.
Do we want to turn Mass Ave into a high-rise canyon, or do we want to maintain the Paris-like streetscapes that are a key part of Cambridge's visual character and make our city notably walkable?
The choice is in your hands. I urge you to deny the 18 variances to simultaneously protect the character of our city while supporting the seamless, human-scale integration of additional affordable housing throughout our neighborhoods.
Thank you,
James Mahoney
234A Walden St
Cambridge
(617) 945-9280

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:14 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

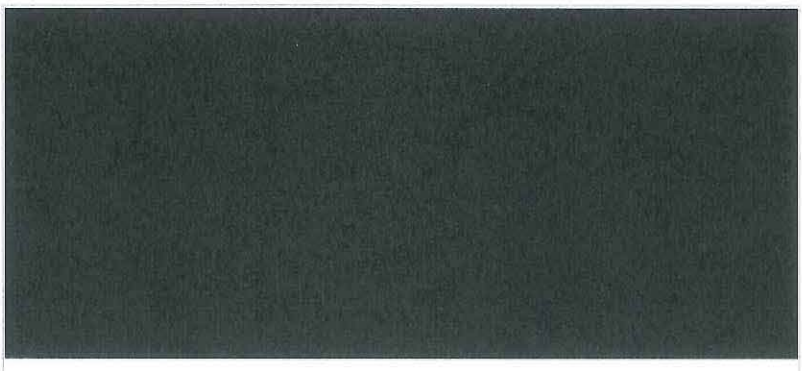
From: Harriet Winter <winter3510@yahoo.com>
Sent: Thursday, December 31, 2020 9:36 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of the Board of Zoning Appeal

I live very close to the corner of Mass Ave and Walden and I welcome affordable housing at that site. However, I am strongly opposed to the design currently proposed.

The 9-story tower is completely inappropriate to the neighborhood of low storefronts and homes in this part of North Cambridge. A new project at that site should fit into the surroundings at a maximum height of 5-6 stories, with setbacks, green space and reasonable density.

I echo the concerns and hopes voiced by Dennis Carlone in his recent Op-Ed about how Cambridge will manage affordable housing.
Cambridge can do better on affordable housing - Cambridge Day



Cambridge can do better on affordable housing - Cambridge Day

Escaping from the current affordable housing cycle of unplanned development, out-of-context building and regulat...

Thank you,
Harriet Winter

1 Houston Park
Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:14 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CAS development

From: tom hayes <thayes1943@gmail.com>
Sent: Thursday, December 31, 2020 9:12 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CAS development

Dear Members of the Board,

I oppose the proposed design of a high-rise at the end of Cogswell Ave, where we live (we're at 39 Cogswell).

We are particularly sensitive to the impact of many new residents, some of whom will have cars for which there is no adequate parking at the building site. We lack a driveway, and on street-cleaning days already we find Cogswell and Mead parking asaturated. We have to go out to Walden St. to find parking, if we don't get a parking space early.

thank you,

tom

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:15 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Mark Adams <clio_bemused@yahoo.com>
Sent: Thursday, December 31, 2020 8:58 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal,

I oppose the proposed development at 2072 Mass Ave. and ask that you consider revising the developer's plan per the r equests of
Ms. S. Frankle's North Walden Neighbors group and the North Cambridge Stabilization Committee of R. Clarey and M. Brandon.

I have lived up Mass Ave between Jack's Gas at Churchill Ave and the recently upgraded Clarendon Park for 21 years and in North Cambridge for 25; and Cambridge, in general, for 40 years.

I am a member of the North Cambridge Stabilization Committee, led by Richard Clarey and clerked by Michael Brandon a nd regularly attend the monthly meetings around the corner at the Daniel F. Burns Apartments.

From reading the documentation of our allied neighborhood group, the North Walden Neighbors led by Ms.S. Frankle, I would have toagree that the proposed development is way out of line as to what my impression is of what is appropriat e for our greater North Cambridge neighborhood and what the spirit and wording of the relevant ordinances suggest.

It is, in my opinion and in agreement with NWN, that the 2072 Mass. Ave. proposal is--
too unsafe with the traffic congestion at this dangerous intersection with its history of numerous car accidents.

It is, in my opinion and in agreement with NWN, that the 2072 Mass. Ave. proposal is--
too tall (9 stories) and big and in its number of units for the plot of land it would be built on.

It is, in my opinion and in agreement with NWN, that the 2072 Mass. Ave. proposal is--
not in compliance with the zoning code's rules on setbacks, etc.
(Among other stakeholders, the NCSC worked hard to establish these guidelines in the master plan of zoning rules and goals for development for North Cambridge's section of Mass Ave in the 1990s.)

Furthermore, given NSCS's clerk Michael Brandon communication of this morning 12/31, I am dismayed at what he repo rts as the unresponsiveness from you at the BZA, and the city in general, to his concerns expressed in letters of 12/10 an d 12/30 concerning
the prematurely holding a Public Hearing on the proposal, originally on 12/10, now scheduled for 1/7/21 when prior requirements have not been met by the 2072 Mass Ave developer.

Namely, M. Brandon's contention that the seemingly inevitable granting of a comprehensive permit to the developer, is being rushed into without following the established procedures, i.e. it lacks, in his understanding, a needed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development; as well as other procedural irregularities.

Best wishes,
Mark Adams
2517 Massachusetts Avenue
Cambridge, MA 02140-1127
clio_bemused@yahoo.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:15 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Oppose 2072 Mass Ave CASE NO. BZA-017326-2020

From: Susan Shen <shenfangpsu2005@gmail.com>
Sent: Thursday, December 31, 2020 8:32 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Oppose 2072 Mass Ave CASE NO. BZA-017326-2020

Dear members of Board of Zoning Appeal,

As resident and home owner of nearby Cogswell Avenue, I strongly oppose the current development plan of the 2072 Mass Ave. The current intersection of Mass Ave and Walden street is already very busy and dangerous, I cannot imagine how the traffic will be after adding so many residence units to such a busy intersection. In addition, there will be so many units without designated parking, this will be a nightmare for the nearby street where street parking is already very tight, especially in the winter.

Overall, please reduce the number of units and give each unit a parking space which is very much necessary. In addition, please consider widening the intersection of Mass Ave/Walden street.
Thanks very much for your consideration!
Best regards,
Fang

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:16 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

From: James in Cambridge <tompaine@hotmail.com>
Sent: Thursday, December 31, 2020 5:12 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

December 31, 2020

To: Maria Pacheco, Board of Zoning Appeals
Cc: Ranjit, ISD (BZA)

Hi Maria, As I believe you must know, the BZA Rules (posted) require that everyone provide their *home address* when giving public testimony. This was overlooked at the last public hearing on the 2072 Mass Ave. application.

Could we be assured that this requirement will be honored at the hearing on January 7? Would you please share this email and request with Gus, Brendan, and remaining Board members?

In addition to its being *a published rule for BZA Hearings*, I firmly believe we are all entitled to know where people actually live when giving public testimony about matters in Cambridge.

Thanks.

Section 6. Rules of Procedure at Public Hearings
[...] **Every person appearing before the Board or submitting a statement in writing must identify himself for the record by full name and current residential address.**
https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/BZA/bzarulesofpracticeandprocedure.pdf

Also, as you may know, the last meeting was a catastrophe in several respects.

I'm not in favor of letting politicians (a/k/a, "elected officials") "jump the queue" when others are waiting to give testimony. But if this must be allowed, could we limit the time permitted? Marjorie Decker was allowed to opine at great length at the start of the hearing, unfairly to everyone else waiting to testify.

Later on, after this, and then the customary "three minutes" for others, still others who

had been waiting to make comments were summarily reduced in an impromptu manner by Jim Monteverde (no doubt trying to do his best under difficult circumstances) to a "one minute" allowance. This was obviously unfair - and I believe unnecessary - discriminating against those who just happened to be later in the queue. This can and should be avoided on, in my opinion, on January 7 by limiting "speeches" by politicians, and holding everyone to a reasonable time allowance, announced - for all equally - at the start of the meeting.

Hopefully the fact that this is a "special meeting" (if it is not cancelled or postponed) will allow everyone interested in providing testimony a reasonable opportunity to be heard.

Thanks. I would appreciate your sharing this with the Chair and Vice Chair, especially, and letting me know what response they may have.

Happy New Year - hopefully - to all of us!

Sincerely, James Williamson
1000 Jackson Place
Cambridge, MA. 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:17 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Lisa McManus <lisaxmcmanus@gmail.com>
Sent: Wednesday, December 30, 2020 5:35 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Ahead of the Jan. 7 meeting, I wanted to send this image of the project to the BZA members. **It's a rendering of the building that the developers and their architect rarely show.**

I am an abutter. I am for affordable housing but think this building is pretty clearly out of scale and too big for the site. I believe it sets a precedent that permits many more buildings at this height.

Lisa McManus
17 Creighton Street
Cambridge, MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:17 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Urgent Public Record Request re 2072 Mass Ave 40B Project Eligibility Letter (PEL) Process
Attachments: Initial 40B Letter to PEL Applicant Boilerplate.pdf

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From: Young Kim <ycknorris@gmail.com>
Sent: Wednesday, December 30, 2020 3:35 PM
To: Levy , Seah <slevy@Cambridgema.gov>
Cc: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Urgent Public Record Request re 2072 Mass Ave 40B Project Eligibility Letter (PEL) Process

Dear Ms. Levy,
Please provide me with any record of communication from MA Housing Partnership (MHP) or similar state affordable housing agencies regarding PEL application for 2072 Mass Ave affordable housing project. Also, provide me with any record of PEL application being published on the City website other than as part of BZA Comprehensive Permit application. Please see the forwarded email below for the context of this request.
This material is urgently needed to submit my comment to BZA by 5 PM 1/4/2021 for their continued hearing on the 2072 Mass Ave CP case. So this request is extremely time sensitive and I would greatly appreciate it if you could expedite this request,
If you have any questions, by all means please do not hesitate to contact me by email or phone, 617-714-3386.

Thank you for your cooperation,
Young Kim
17 Norris Street

---------- Forwarded message ----------
From: **Young Kim** <ycknorris@gmail.com>
Date: Wed, Dec 30, 2020 at 1:41 PM
Subject: 40 B Project Eligibility Letter (PEL) Process for 2072 Mass Ave Comprehensive Permit case
To: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, Glowa, Nancy <nglowa@cambridgema.gov>

Dear Mayor Siddiqui,

According to the attached document, MA Housing Partnership (MHP), " MHP is required under 40B regulations to provide a 30-day notice ("30-Day Notice") to the "Chief Executive Officer" of the Town/City where the project is located, at least 30 days prior to issuance of a PEL." For Cambridge, I believe the Chief Executive Officer is you as Mayor of Cambridge. MHP will review the submitted PEL application for completeness and if so, MHP will visit the site and make a determination as to whether they are prepared to send a 30-Day Notice to the Town/City. MHP is required to provide notice of the site visit to the Town/City's Chief Executive Officer in order to allow any officials or staff of the municipality to accompany them on the site visit.

Please provide me with the following information:
1) date CC HRE provided a copy of their full PEL application, including the completed PEL Information Form, and any attachments to it. The PEL should have had Preliminary development pro forma which is not available on the PEL Application on the 2072 Mass Ave project's website
2) date you have received the 30-Day Notice
3) if during that 30-day period the PEL application was made public on City's website for the public to submit comments
4) if during that 30-day period you conveyed any comments, either the CIty's or on behalf of the public, to MHP to be considered during their due diligence review
5) date you have received site visit notice
6) if any city official or staff accompanied MHP on the site visit

I am trying to determine if CC HRE satisfied all the regulatory prerequisites. If CC HRE didn't, then they do "not have standing to apply for a comprehensive permit and the ZBA should not grant one" per Chapter 40B Handbook for Zoning Boards of Appeal.

Thank you in advance for your timely response before the continued hearing on this case by BZA on 1/7/2021.

Respectfully yours,

Young Kim
17 Norris Street

Re: Requirements for 40 B Project Eligibility Letter: (Subject Project)

Dear

Thank you for requesting that MHP issue a Project Eligibility Letter (PEL) on your behalf for the subject 40B project (the "Project"). In issuing a PEL, MHP will perform the function of the "Subsidizing Agency" for the Project.

This letter tells you what you need to know in order to understand the PEL application process and MHP's policies in observance of state regulatory requirements, as outlined in the updates to 40B Regulations that became effective on February 22, 2008 (760 CMR 56), as well as Guidelines published in furtherance of these Regulations by the Massachusetts Department of Housing and Community Development (DHCD).

After initial inquiries regarding your Project are complete, we will invite your formal application for a PEL, along with the payment of certain fees outlined on ***Attachment 1***.

If and when you do submit an application to MHP, State regulations require you to submit a copy of your application to the Chief Executive Officer (mayor or chair of board of selectmen) of the city or town in which the Project is to be located, and to provide notice to DHCD of your PEL application.

Also enclosed is MHP's Limited Dividend Policy, dated September, 2013, which applies to all PEL applicants which are "Limited Dividend Organizations" (LDOs), as opposed to a non-profit or a public agency. I understand you are applying as an LDO for this project.

Below is a brief description of the process for obtaining a PEL, followed by other key topics to keep in mind as you proceed.

PEL Process:

Below is described the PEL application and issuance process.

There are two phases in the application process for a PEL: Phase I is related to MHP's issuance of the 30-Day Notice to the Town/City, and Phase II is related to MHP's issuance of the PEL.

Phase I: Thirty Day Notice to the Town

MHP is required under 40B regulations to provide a 30-day notice ("30-Day Notice") to the "Chief Executive Officer" of the Town/City where the project is located, at least 30 days prior to issuance of a PEL. (The Chief Executive Officer is defined as the mayor, for cities, or the board of selectmen, for towns.) In order for us to decide on the issuance of the 30-Day Notice, we need you to do the following:

- submit to us a complete MHP PEL application, as instructed above, including a complete PEL Information Form, which we will send you when we invite your formal application;

- provide a copy of your full PEL application, including the completed PEL Information Form, and any attachments to it, to the Chief Executive Officer of the Town/City;

- provide written notice of your application, to the Undersecretary of the Department of Housing and Community Development (DHCD), 100 Cambridge Street, Suite 300, Boston, MA 02114, and

- provide MHP with a copy of the written notice to DHCD .

When you have completed these items, MHP will review the submitted materials and determine if your PEL application is complete. If it is, MHP will visit the site, and make a determination as to whether we are prepared to send a 30-Day Notice to the Town/City. You should understand that, regarding the site visit, we are required to provide notice of the site visit to the Town/City's Chief Executive Officer in order to allow any officials or staff of the municipality to accompany us on the site visit, at their choice.

We require that the fees owed to MHP in connection with your PEL application (see ***Attachment 1***) all be paid prior to issuance of the 30-Day Notice.

Should we elect to issue the 30- Day Notice, this will trigger a 30-day period during which the Town/City may make comments to us which we will take into consideration during our due diligence review. We cannot proceed with approval and issuance of the PEL itself until this 30-day comment period is complete.

Phase 2: Project Eligibility Letter

After the 30-day comment period has lapsed, we will make a determination as to whether or not we will issue the PEL. During this phase, we will review the Project for the following criteria:

1. that the proposed Project appears generally eligible under an MHP housing finance program;

2. that the proposed Project is generally appropriate for residential development, taking into consideration information provided by the municipality or other parties regarding municipal actions previously taken to meet affordable housing needs;

3. that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual

site plan and building massing, topography, environmental resources, and integration into existing development patterns;

4. that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rental information);

5. that the pro forma shows costs, including land valuation, consistent with DHCD guidelines, and the Project appears financially feasible and consistent with the DHCD guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

6. that the Sponsor applying for the PEL is a public agency, a non profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the MHP housing finance program; and

7. that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

In issuing the PEL, which will require the Applicant's payment of the second half of the Processing Fee, we will provide copies of our PEL to DHCD, the Chief Elected Official of the municipality, and the local Zoning Board of Appeals.

While the PEL is not a commitment to lend and should not be interpreted as such, if you do obtain financing from MHP the Processing Fee related to the PEL will be credited toward MHP's commitment fee.

Other Important Topics

Below are highlighted key elements of MHP policies related to 40B projects to keep in mind related to your application with MHP for a PEL:

Appraisal

Please understand that state regulations under 40B require a Subsidizing Agency to establish the "as-is" value of the real estate parcel where the Project is to be located – that is, the value of the parcel prior to its being permitting under 40B and developed. Prior to issuance of a PEL, therefore, we will need to conduct an appraisal, at your expense, of the pre-permitting value of the property you are seeking to develop. We cannot accept an appraisal of this value if you have already engaged one because regulations require we as subsidizing agency to be the party which engages the appraisal. Since appraisals can take as much as six weeks to complete, I encourage you to authorize MHP to engage an appraisal as soon as possible.

Please note that if the project is 20 units or less in size, MHP may waive this requirement if the Applicant provides a written request by the Chief Elected Official of the town or city in which the

project is located. In substitution for the as-is appraisal MHP would require documentation supporting the acquisition cost; such documentation may be in the form of either a local tax assessment, a limited appraisal, or an opinion of value from a licensed real estate broker.

Substantial Changes to the Project

After the issuance of the PEL, if an Applicant seeks to change aspects of the project that vary from the project's characteristics in place when the PEL was issued, MHP will require the Applicant to notify MHP in writing of such changes, with a copy to the Chief Elected Official of the municipality, and the Zoning Board of Appeals. MHP shall determine within 15 days whether or not the changes are substantial with reference to the project eligibility requirements.

Final Approval by the Subsidizing Agency

State regulations require that the Subsidizing Agency issue a Final Approval Letter prior to the Town/City's issuance of a building permit. The purpose of this Final Approval Letter is to confirm that the Project's characteristics have not substantially changed since the issuance of the PEL. Under state regulations, we must issue you a formally approved commitment for permanent financing in order to issue the Final Approval Letter, and this commitment must be accepted by your for financing. Therefore, please notify us of your intention to obtain a Final Approval Letter at least 90 days prior to your intended date for building permit issuance, so that we have time both to underwrite and obtain approval for the permanent loan, and to prepare the Final Approval Letter.

Affirmative Fair Housing Marketing Plan (Including Resident Selection)

As part of its review of the PEL, MHP will require evidence that the Sponsor or the Development Team demonstrate capacity to meet fair housing requirements – that is, that they have the capacity to prepare and implement an adequate Affirmative Fair Housing Marketing Plan (AFHMP), to engage in marketing and outreach activities, and to conduct resident selection procedures that ensure the Property is marketed in keeping with fair housing requirements. In addition, we will require submission to us, and approval of, the AFHMP, before the sponsor begins the process of marketing the project.

Limited Dividend Policy

Please be aware that, if you are a Limited Dividend Organization (LDO), MHP has a Limited Dividend Policy which applies. The Policy includes, among other items, three important features:

1. *a limit on the annual cash* a developer can take out of a project's annual net cash flow to 10% of recognized borrower equity;
2. *a limit on developer fee* to a figure reflecting a reasonable return under a formula shown in the Limited Dividend Policy; in order to calculate this formula you will need to complete a cost certification at your expense (see next paragraph) and submit it to MHP within 90 days of substantial completion and prior to MHP's permanent loan closing;
3. *a restriction on land value* used in the calculations of items #1 and #2 above, such that the land value used must be the "as-is value" of the land – that is, the value of the land prior to the issuance of a comprehensive permit under Chapter 40B. This value will be determined by an appraisal engaged by MHP, as mentioned earlier in this letter.

Cost Certification

Within 90 days of completion and occupancy, and prior to permanent loan closing with MHP, Sponsors will be required to provide MHP with an audited cost certification for the Project, which MHP will review for compliance of the completed project with DHCD guidelines, regarding development fee, related party payments (if any), and calculation of sponsor equity.

The cost certification must be performed by a qualified certified public accounting firm which has been prequalified with DHCD for performing cost certifications. Please see ***Attachment 2*** for the requirements for CPA prequalification.

MHP will review the cost certification and, if approved, notify the Town/City of its approval and provide the Town/City with a copy of the cost certification. The Town/City will have 10 business days to identify any potential inaccuracies to MHP, before the cost certification can be deemed accepted. An accepted cost certification will be a condition of permanent loan closing.

Limited Dividend Organizations must provide financial surety to ensure completion of the cost examination. The surety shall be provided no later than the closing of the construction loan, through a letter of credit, bond, or cash, in a form satisfactory to MHP. The amount of the surety shall be as follows:

For projects

up to and including 25 units:	$ 25,000
up to and including 50 units:	$ 50,000
up to and including 100 units:	$ 75,000
more than 100 units:	$ 100,000

Inclusion of 3-BR Units

In January 2014 the State established a new requirement that for any 40B development, or other housing development using state resources, at least 10% of the units must have three BRs, unless they are SRO's or age-restricted. I will discuss this further with you prior to your submission of your PEL application.

I look forward to talking with you more about your PEL application. Thank you for contacting us about your affordable housing development plans, and do not hesitate to call me at (617) 330-9944 xXXX if you have any questions.

Sincerely,

cc: Attachment 1: Schedule of PEL Fees
Attachment 2: Procedures for Prequalification of Certified Public Accounts
Attachment 3: MHP's Limited Dividend Policy

Attachment 1

MHP's Fees for a Project Eligibility Letter (PEL)

MHP charges fees in connection with the issuance of a PEL, as follows:

- a Processing Fee totaling $1,500 for non-profits or $2,000 for for-profits;
- a 40B Fund Fee (not earned by MHP, but deposited into a fund helping to defray the costs of the 40B Housing Appeals Committee at DHCD), consisting of:
  - $1,000 for non-profits, or $2,500 for for-profits, *plus:*
  - an amount equal to $30 per unit (counting all the units in the project)

Of these amounts, one-half of the Processing Fee ($750 for non-profits or $1,000 for for-profits), and the entire 40B Fund Fee must be paid upon application and prior to the issuance of the 30-Day Notice. The balance of the Processing Fee is due prior to our issuance of the PEL.

The 40B Fund Fee will be refunded if MHP declines to issue a PEL. MHP's Processing Fee is nonrefundable, but will be credited against the loan commitment fee which MHP charges should MHP be the permanent lender on the project.

Attachment 2

Procedures for Prequalification of Certified Public Accountants

DHCD requires the prequalification of certified public accountants (CPAs) hired by a Developer to carry out cost certifications in connection with Comprehensive Permit projects. In order to be prequalified by DHCD, CPAs must:

- Be licensed by, and in good standing with, the Commonwealth of Massachusetts Board of Public Accountancy;
- Meet the independence standards of the AICPA (American Institute of Certified Public Accountants);
- Have been subjected to a quality control (peer) review, within the most recent time period as required by the AICPA and received an unqualified report; and
- Have current insurance policies that cover errors and omissions.

CPAs interested in being prequalified by DHCD should submit the following information to DHCD, to the attention of Candace Tempesta, Contract Specialist, Massachusetts Department of Housing and Community Development, 100 Cambridge Street, Suite 300, Boston MA 02114 candy.tempesta@ocd.state.ma.us; 617-573-1507):

- A Letter of Interest providing the name, firm name (if applicable), address, telephone and fax numbers, and license number for the CPA;
- An original Certificate of Good Standing issued by the Massachusetts Division of Licensure within thirty (30) days of the submission to DHCD; and
- A copy of the relevant quality control (peer review) report.

Prequalification by DHCD will be good for a period of two (2) years from the date that DHCD notifies a CPA that it has met the standards set forth below, provided that the CPA maintains compliance with such standards.

Note: To access the up-to-date listing of the DHCD pre-qualified CPAs go to the following web site address: www.mass.gov/ehed/docs/dhcd/legal/cpaprequalifiedlist.doc.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:18 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Anne Warner <annewarner111@gmail.com>
Sent: Tuesday, December 29, 2020 9:02 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: northwaldenneighbors@gmail.com <northwaldenneighbors@gmail.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:
I oppose the proposed development at 2072 Mass Ave. I live in the Huron Village area and drove thru that intersection frequently before Covid. Less frequently during Covid. I went to the Senior Center which is basically next door, and also shop at Porter Sq. and drive to Davis Sq. and beyond via that intersection. This particular intersection is very congested as is. It cannot accommodate 200 new residents, their traffic, drop offs, pick ups, deliveries, etc. Not even with the proposed slight widening of Walden.

The zoning for affordable housing has a 6 story maximum. Please enforce that. Better yet, build elsewhere. This intersection is a poor choice.

Yours sincerely,

Anne Warner
21 Grozier Road
Cambridge, MA 02138
Annewarner111@gmail.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:19 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [NWN Info] Voice your concerns

From: Susan M. Carter <studiogirl1946@gmail.com>
Sent: Monday, December 28, 2020 11:12 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: [NWN Info] Voice your concerns

I cannot say it any better than they have....this development is very detrimental to OUR city. Susan Carter 41 Holden ST.

---------- Forwarded message ---------
From: **SUSAN E FRANKLE** <susanfrankle@comcast.net>
Date: Mon, Dec 28, 2020 at 8:03 AM
Subject: [NWN Info] Voice your concerns
To: north-walden-neighbors-info@googlegroups.com <north-walden-neighbors-info@googlegroups.com>

Hi North Walden Neighbors,

We are now more than 320 like-minded neighbors who are opposed to the proposed 2072 Mass Ave development. Many of us live in near the site.

Some of you have been asking **what more you can you do** to help oppose the proposed development.

First, write to the BZA! Your voice will make a difference.
Emails should be sent before next Monday, 1/4 at 5PM.

- Send emails to mpacheco@cambridgema.gov
- Subject Line: 2072 Mass Ave CASE NO. BZA-017326-2020
- Salutation & First line:
  - To Members of the Board of Zoning Appeal
  - I oppose the proposed development at 2072 Mass Ave.
- If you live near the site, please add that information in the first paragraph.
- Body: Possible concerns to include or please state your own:
  - **Size** (the 9-story, 102 feet height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden; Ask the BZA to please enforce zoning for affordable housing which is 6 stories maximum; Also mention that

this could set a concerning precedent for other 9-story developments to be built in North Cambridge).
    - **Safety** of the intersection (dangerous and congested intersection, the proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions).
    - **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers.
    - **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.
- Some neighbors are advocating for 6-stories in the front (no deeper than the abutting Russell Apartment building), dropping to 3-stories in the back. If you agree, advocate for that!

Second, mark your calendar!
Thursday, 1/7 6PM for the BZA Hearing. We need you there.

- Plan to attend and make a quick statement in opposition
- More information to come later this week on how to register

Thank you for all you are doing!

Happy Holidays,
North Walden Neighbors
email: NorthWaldenNeighbors@gmail.com

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You received this message because you are subscribed to the Google Groups "North Walden Neighbors Info" group.
To unsubscribe from this group and stop receiving emails from it, send an email to north-walden-neighbors-info+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/north-walden-neighbors-info/1412828949.69457.1609160631474%40connect.xfinity.com.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:19 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jean E Jackson <jjackson@mit.edu>
Sent: Monday, December 28, 2020 10:54 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:
I oppose the proposed construction at 2017 Mass. Ave.
First of all, there are way too many zoning wavers.
It is way too high and big. Please enforce the zoning for affirdable housing, which is 6 stories maximum.
It is unsafe. Dangerous intersection! 200 new residents??? The lack of setbacks makes it worse.
Such a structure would very negatively affect the seniors who live in the abutting affordable housing.
I have been a Cambridge resident since 1972.
Jean E Jackson
52 Dana St.
Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:20 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave. case no. BZA-017326-2020

From: pamela winters <pamharry87@comcast.net>
Sent: Monday, December 28, 2020 8:46 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave. case no. BZA-017326-2020

Good morning.....hope you had a nice holiday in this strange world we are in right now....

Anyway, thought I would get back to you to voice my concerns about this building.

1. The size of the building is too big...there is no green space around it and it dwarfs the abutting buildings. There is not parking for the 25 cars at least that will be there...this is setting a bad precedent for other buildings that developers can make money from....Affordable housing is supposed to be just 6 stories high and despite the fact that they are applying for a comprehensive permit, please keep ini mind that the neighbors will be looking at this building for at least 100 years.....and psychologically architecture has an impact on people and neighborhoods. The lack of setbacks is awful, as well as the color.

2. I know that at the last meeting there were several people among the 25 or so that spoke, but we had over 200 letters from neighbors and others that were against and that was not mentioned.....

3. There will be at least 200 new residents in this building. There will be drop offs and pick ups and safety to pedestrians and cyclists, etc will be compromised.

4. Why aren't people concerned about the seniors next door....4 ft. away? It will be 2 years of construction at the least and they will permanently lose their light and privacy....what about them? They also are not rich

Cambridge has almost 15 percent affordable housing...Ch. 40B of the Mass. General Laws says that unless you have less than 10 percent of affordable housing you do not have to erect more....Please keep in mind that Cambridge is one of the 10 densest cities in the country for our population....Somerville being another. How many people should we accommodate in the city? Not everyone who wants to live in Cambridge can live here. I think the BZA should recognize these issues and please turn down the application for this building as is.

With many thanks,

Pamela Winters
Orchard St.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:22 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA meeting

From: Daglian, Sisia <sdaglian@cambridgema.gov>
Sent: Monday, December 28, 2020 8:30 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: FW: BZA meeting

Please put in 2072 BZA file, another letter.

Regards,

Sisia Daglian
Inspectional Services
617-349-6107

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Monday, December 28, 2020 10:29 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: FW: BZA meeting

From: Carvello, Maryellen <mcarvello@cambridgema.gov>
Sent: Sunday, December 27, 2020 7:46 PM
To: DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: Sullivan, Charles M. <csullivan@cambridgema.gov>; Gianetti, Lee <lgianetti@cambridgema.gov>; Cooper, Stacey <stcooper@cambridgema.gov>; Tuccinardi, Anthony <atuccinardi@Cambridgema.gov>
Subject: Fwd: BZA meeting

Get Outlook for iOS

From: Jennifer Mekonnen <jlm421@georgetown.edu>
Sent: Sunday, December 27, 2020 5:47:58 PM
To: City Manager <CityManager@CambridgeMA.GOV>
Subject: BZA meeting

Good afternoon,

I am emailing on behalf of the residents of 14 Walden Street. We wanted to express our concerns regarding the construction of the housing development adjacent to our home on 14 Walden Street.

First, we have concerns regarding the safety of this project. The foundation of our home is at great risk, given that we live in a Mansard Victorian historical home built in the early 19th century. Preserving the integrity and structure of homes that hold architectural and historical significance is imperative and beneficial to the city of Cambridge.

Given the time period that our home was built, the city must consider the fragility of our historical home and how the structure will be impacted by construction. Drilling so close for the deep foundation required for a 9-story building will cause vibrations that can be felt by the residents and shake our interior. We are a working class family and would be unable to afford any bills and other sustained damages as a result of the construction. We implore the city to reconsider the impact of this construction on the working class families of the Walden street community, as well as the integrity of surrounding historical homes.

Best,
Residents of 14 Walden Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave case #BZA-017326–2020

From: Ann M. Gantz <annmgantz@gmail.com>
Sent: Monday, December 28, 2020 7:29 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave case #BZA-017326–2020

To members of BZA

I drive around that corner ever day and know how dangerous it is even with reduced COVID bike and car traffic. The proposed building is too high, has no setback and no parking to keep resident cars off the street. The building would negatively impact the senior population already established next door. But the building of anything that will make traffic more difficult at that already dangerous corner should not be supported. I have lived in North Cambridge for 20 years and am very experienced with the dangers of that corner. Please do not support the development in its currently planned form.
Ann Gantz
47 Pemberton Street
Cambridge MA 02140

Sent from my iPhone

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Lois W. Fine <l.fine@icloud.com>
Sent: Monday, December 28, 2020 7:29 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Sean Hope <sean@hremassdevelopment.com>; Jason Korb <jkorb@capstonecommunities.com>; Emily Bromley <bromley@comcast.net>; Dan Wainstock <wainstock@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To: Zoning Appeals Board,

I am a home owner at 8 Sycamore St, Cambridge 02140, directly behind the proposed development. I fully support affordable housing at 2072. It's proximity to public transportation, good schools, adequate shopping, and recreation within walking distance make it an ideal location for us all. I also share the builders' concerns about the huge number of people in need of affordable housing, and am more than happy to accept personal inconvenience in order to accommodate more traffic and parking problems.

I am very concerned about the danger to young families who will be added to the significant existing danger at the corner of Mass Ave and Walden. I'm not sure people who don't walk that corner daily fully understand the pre-COVID mess there. Northbound traffic backs up to at least Concord from about 4:00 PM. Drivers become irritable and impatient so that by the time they get to Mass Ave they jump the light, cut the corner (might be helped by widening the street, thank you!), and zoom off onto Mass Ave. It's a similar situation for cars turning right off Mass Ave onto Walden. I've grabbed my grandkids back from danger at the corners many times. I understand that the trade offs between efforts to address the need for housing and compromising on the density of building project are hard ones to navigate. I trust the opinion of experts in the fields of housing and urban planning. My fervent hope is that if the Board approves anywhere near the proposed density of this development it will be with a commitment from the city and the builders to work with neighbors on traffic calming, pediatrician safety, and danger mitigation.

I also want to say, we are all in this together and we need intersectional solutions to theses complex problems. I hope we can work together with generosity, peace and good will in the New Year.

Thank you!

Lois Fine
617.733.7293

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:24 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Marybeth Egan <mlegan312@gmail.com>
Sent: Monday, December 28, 2020 7:20 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Hi there,

I'm a resident on Walden Street, across the street from Darul Kabab. While I'm excited about the prospects of expanding access to affordable housing in Northern Cambridge, there are aspects of the current development plan that concern me. Specifically:

- **the size** relative to the other buildings in our neighborhood
- the potential **impact on traffic**, given how congested Walden Street gets during non-pandemic periods
- the disruption and **noise pollution from construction** during a period where many are working or attending classes from home

I believe with the right adjustments the development could be a great addition to our neighborhood and am hopeful the City and Developers can strike the right balance.

Best,
Marybeth

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:24 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Zonda Mercer <zm115att@aol.com>
Sent: Monday, December 28, 2020 6:35 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

I oppose the proposed development at 2072 Mass Ave. I live on Cogswell Avenue and frequently use Walden St. which borders the proposed site. I am not opposed to development at the site - but I am very concerned about the height of the proposed development. PLEASE enforce zoning for affordable housing which is 6 stories maximum. If permitted to go around this standard, this development could set a precedent for other OVERLY TALL buildings here in North Cambridge - drastically changing our neighborhood.

I am also concerned about the traffic at that corner and the effect the proposed development would have on pedestrians (like me who often walks up Walden to Mass Ave), drivers and cyclists.

Please: no more than 6 stories!!!

Thank you for your consideration.

Zonda Mercer
47 Cogswell Avenue
Unit 21
Cambridge, MA 02140

Sent from my iPad

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:25 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Urgent request for using part of Buckingham Field for affordable housing
Attachments: 201223 - 2072 Mass Ave_Creighton St Rendering_9_6 Stories.jpg

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From: Young Kim <ycknorris@gmail.com>
Sent: Monday, December 28, 2020 6:21 AM
To: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>
Cc: City Clerk <CityClerk@CambridgeMA.GOV>; Mallon, Alanna <amallon@cambridgema.gov>; McGovern, Marc <mmcGovern@cambridgema.gov>; Simmons, Denise <dsimmons@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; Sobrinho-Wheeler, Jivan <jsobrinhowheeler@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Toomey, Tim <ttoomey@CambridgeMA.GOV>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Farooq, Iram <ifarooq@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; Cotter, Chris <ccotter@cambridgema.gov>; Roberts, Jeffrey <jroberts@cambridgema.gov>; Mike Johnston <mjjohnston@cambridge-housing.org>; Karrie Canavan <kcanavan@cambridge-housing.org>; Jason Korb <jkorb@capstonecommunities.com>; Sean Hope <sean@hremassdevelopment.com>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Urgent request for using part of Buckingham Field for affordable housing

Dear Mayor Siddiqui,

I trust you had a relaxing, peaceful four day holiday weekend with your loved ones. And I hope you read my Letter to the Editor of Cambridge Chronicle. I tried my best to be as objective as I possibly could from an engineer's point of view but being limited to 400 words, it was very difficult and I do hope I didn't offend you in any way. If I did, certainly that was not my intention and I beg you to please accept my sincerest apologies.

Right after that letter was published, I found out that City Council okayed the purchase of 4-acre Buckingham Field expecting some affordable housing will be sited there. This news opened up new possibilities and couldn't have come at a better time coinciding with my call for holistic development of 2072 Mass Ave as I first presented to you and other stakeholders in my Dec 16 email (which was included as COM 867 #2020 in last week's City Council agenda file).

This good news was quickly upset by a rendering Mr. Korb (Capstone Communities) sent me (see the attached) of a view from Creighton Street looking across the open space of Russell Apartments to the proposed 2072 Mass. Ave. development that CC HRE 2072 Mass Ave Tenant LLC (developer) intends to present at the continued Jan 7th BZA hearing in response to BZA's request to better justify their additional height. Or to reduce it.

Through you, I urgently request that the BZA hearing on 2072 Comprehensive Permit case be suspended until the use of Buckingham Field for affordable housing can be debated by the City to prevent overly dense projects such as 2072 Mass Ave from looming over its nearby neighbors and cause immense adverse impact on its surrounding community.

I would like to offer two possible options for City to consider to take advantage of the newly acquired Buckingham Field. My preferred option is to carve out a subdivision of Buckingham Field for affordable housing to swap with the developer's 2072 Mass. Ave. property. City can then turn 2072 Mass Ave into a much needed community open green space - a garden, a children's playground, a senior's park, and/or a community garden. This would help replace the neighborhood's beloved Knight's Garden that was recently sacrificed for the St. James Place. Part of the property along Walden Street still can be used for traffic improvement measures as the developer graciously offered. In turn, the developer can design and build in the newly created subdivision, with community involvement at every stage, a low-rise affordable housing complex (a cluster of triple decker town houses perhaps) that will fit into the character of West Cambridge and will give residents the pride of home ownership rather than merely rental apartments as CHA did with their renovation of Jefferson Park.

The second option is to allow the developer to build a reduced density building at 2072 Mass Ave (say at roughly 1/2 the density with 24 units at FAR of about 3.5 in a similar footprint as Russell Apt) and compensate CC HRE's financial loss by giving them a seat at the table in developing the Buckingham Field for affordable housing.

In either case, the developer must be made to follow the building and site development standards of Zoning Ordinance Article 19, Project Review, provisions to achieve the city's urban design objectives with full participation of the West Cambridge community as prescribed in MA Chapter 40B Handbook for Zoning Boards of Appeal

Thank you for your patience in reading this long email in your busy schedule and would appreciate any and all assistance you can offer in achieving this a holistic redevelopment of 2072 Mass Ave.

Respectfully yours,
Young Kim
17 Norris Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:00 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Support for 2 Pearl St Place (BZA-101523)

From: Rebecca Bowie <rsrbowie@gmail.com>
Sent: Saturday, January 2, 2021 2:49 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for 2 Pearl St Place (BZA-101523)

To the Board of Zoning Appeals,

We write in support of the proposed variance at 2 Pearl Street Place (BZA-101523). We live at 3 Hastings Square, which means we are diagonally behind the house and can see it clearly from our backyard. We believe that both the dormer and the window adjustments are lovely and appropriate additions.

We have been lucky enough to meet Mahta and Chris many times since they bought the house at 2 Pearl Street Place, both through our backyard and around the neighborhood. We are thankful for our new friendship with them, as well as for the neighborliness and consideration they have shown in planning their renovations. We look forward to raising our family across the fence from theirs, and encourage you to allow them to make the renovations necessary to be comfortable in the house long-term.

Sincerely,
Rebecca & Nikolas Bowie
3 Hastings Square

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:26 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA meeting

From: Jennifer Mekonnen <jlm421@georgetown.edu>
Sent: Sunday, December 27, 2020 3:45 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA meeting

Good afternoon,

I am emailing on behalf of the residents of 14 Walden Street. We wanted to express our concerns regarding the construction of the housing development adjacent to our home on 14 Walden Street.

First, we have concerns regarding the safety of this project. The foundation of our home is at great risk, given that we live in a Mansard Victorian historical home built in the early 19th century. Preserving the integrity and structure of homes that hold architectural and historical significance is imperative and beneficial to the city of Cambridge.

Given the time period that our home was built, the city must consider the fragility of our historical home and how the structure will be impacted by construction. Drilling so close for the deep foundation required for a 9-story building will cause vibrations that can be felt by the residents and shake our interior. We are a working class family and would be unable to afford any bills and other sustained damages as a result of the construction. We implore the city to reconsider the impact of this construction on the working class families of the Walden street community, as well as the integrity of surrounding historical homes.

Best,
Residents of 14 Walden Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:26 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Yona Shapiro <yonashapiro9@gmail.com>
Sent: Friday, December 25, 2020 3:25 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I am quite concerned about the current proposed development at 2072 Mass Ave. for numerous reasons.

As a student who has used the bus stop located within feet of the proposed building, I know that more foot traffic and crowding would intimidate and potentially scare those awaiting the school bus. If the massive size and capacity of the building that's scheduled to be constructed is included with the final plan, it could cause chaos at the bus stop where so many children stand every day.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has the CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Yona Shapiro

35 Walden Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:27 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: nancy shapiro <nkshapiro@verizon.net>
Sent: Friday, December 25, 2020 3:09 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I am quite concerned about the current proposed development at 2072 Mass Ave. for many reasons.

As a parent of school children, I wanted to make sure it was understood that there is a school bus stop right there at Walden and Mass Ave exactly where the project is slated to be built. I wonder if CPS school transportation has been consulted about this development in terms of the safety of children. I have walked my kids and waited at that stop with my kids for years… it is a dangerous intersection only to be made more dangerous with this project. Has there been any communication with CPS transportation?

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Nancy Shapiro

35 Walden St

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:27 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Robert Camacho <musicamach@gmail.com>
Sent: Friday, December 25, 2020 1:42 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: susanfrankle@comcast.net <susanfrankle@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.
I also am concerned about the size, lack of parking, lack of setbacks, and location at a dangerous, congested intersection.
I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.
I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.
I also would prefer to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.
Please resist the hysterics and histrionics voiced by some members of the City Council when they incessantly voice concerns about affordable housing. The simple facts of the matter are that no matter how much affordable housing the city builds it will NEVER be enough to satisfy actual affordable housing needs and certainly not the needs of these ABC backed and financed Council members for whom even too much affordable housing would also NEVER be enough.
I plan to attend the January 7 hearing to voice my concerns.
Thank you.
Robert Camacho
24 Corporal Burns Road
Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:29 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: B K <bkon02@gmail.com>
Sent: Thursday, December 24, 2020 8:20 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: 2072 Mass Ave CASE NO. BZA-017326-2020

I would like to add one point. The opinion piece from city leaders stated "The Planning Board approved the project unanimously, where it then went to the BZA for zoning relief." This is true, however there was a lone voice on the planning board repeatedly expressing serious concerns about the additional cars. I believe his name was Stephen. Ultimately, there was no support for his suggestions, and he (in my opinion) grudgingly agreed to give his approval. It is unfortunate that voices of concern are being silenced.

Thank you,
Elizabeth Kon

On Thu, Dec 24, 2020 at 9:27 AM B K <bkon02@gmail.com> wrote:

> To the Board of Zoning Appeal:
>
> I'm writing to voice my concerns about the proposed project at 2072 Mass Ave. I am fully supportive of affordable housing at the site, but concerned about particular details and the rhetoric being used in the community.
>
> My concerns are parking and traffic safety in the area. I understand that a child was already killed at this intersection, and am concerned about making the situation worse.
>
> Some community and Cambridge government members seem to be viewing this as an us/them situation. I feel compassion for those who suffer from the lack of affordable housing. I wish I could make it right. It is a complex and multi-faceted situation with no simple answers. Trying to address it intelligently while considering all implications realistically does not mean that one is against affordable housing, though the forces of polarization in our society seem to work to present it as such. Zoning regulations are there for a reason. They should be a starting point from which the city can deviate when appropriate. They should be changed when they are unnecessarily restrictive.
>
> I have a long, long list of things about the world that pain me, and that I wish I could change. I struggle to accept my inability to fix it all. Making unintelligent choices may feel good at the moment, but in the end they will benefit no one, and may have unintended negative consequences.

Let's get more affordable housing in Cambridge, let's do the best we can, and let's do it intelligently.

Sincerely,
Elizabeth Kon

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:46 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jan Corash <jan.corash@gmail.com>
Sent: Monday, January 4, 2021 11:39 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

- To Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave. I live at 84 Orchard street which is one block away from the proposed building.

The intersection of walden and MAss ave isone i drive through at least 2x a day either to leave my house or to get home. I am either turning from walden street onto mass ave to get home or turning from blake street onto mass ave, through the light and turning right onto russell to get home And i often am getting onto into the left lane of mass ave from blake and turning left onto walden to go run errands,etc. that's dangerous and very busy intersection especially in non covid times.
The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries. In fact, it creates a whole new set of dangerous traffic conditions on top of the ones that already exist-- there have already been numerous accidents-- one of which i was involved in and also the death of at least one person.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 2:16 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jan Corash <jan.corash@gmail.com>
Sent: Monday, January 4, 2021 11:52 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave CASE NO. BZA-017326-2020

sorry, my email by mistake was sent before i fnished

---------- Forwarded message ---------
From: **Jan Corash** <jan.corash@gmail.com>
Date: Mon, Jan 4, 2021 at 1:39 PM
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020
To: <mpacheco@cambridgema.gov>

- To Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave. I live at 84 Orchard street which is one block away from the proposed building.

The intersection of walden and MAss ave isone i drive through at least 2x a day either to leave my house or to get home. I am either turning from walden street onto mass ave to get home or turning from blake street onto mass ave, through the light and turning right onto russell to get home And i often am getting onto into the left lane of mass ave from blake and turning left onto walden to go run errands,etc. that's dangerous and very busy intersection especially in non covid times.
The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries. In fact, it creates a whole new set of dangerous traffic conditions on top of the ones that already exist-- there have already been numerous accidents-- one of which i was involved in and also the death of at least one person.

PLus there are the problems of lack of parking spaces for the new residents and the size of the building. Really, 9 stories(102 feet) when the zoning for affordable housing is only 6? And the neighboring building next to it is only 57 feet and the other abutters are only 2-3 stories high?

I agree with the neighbors who are advocating for 6-stories in the front (no deeper than the abutting Russell Apartment building), dropping to 3-stories in the back.

When will the zoning board acknowledge its own regulations and follow them? What's the purpose of having them? Is it only to try to calm down us residents by putting on a face of appeasement but actually turning around and doing otherwise.

Sincerely,
Jan Corash and Michael Berdan
84 Orchard St.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 2:16 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: lou soltys <lsoltys@comcast.net>
Sent: Monday, January 4, 2021 11:58 AM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Cc: 'Anna Soltys-Morse' <lsoltys@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal,

We live 1 block from the 2072 Mass Ave. site and have been there for 27 years.

We strongly oppose the proposed development at 2072 Mass Ave.

There are many red flags:

- Red flag - 18 waivers for zoning relief
- Red flag - 9-stories, 102 feet
- Red flag - only one elevator for 150-200 residents
- Red flag - virtually no parking; only 3 restricted on-site parking spaces
- Red flag - more than 3x the density of other Porter Sq. affordable housing
- Red flag - no ground level green space; no setbacks
- Red flag - negative impact to light and privacy to the seniors in affordable housing who live right next door

Please use the **height maximums from the recently-enacted AHO** (6 stories, 70 feet) to guide what should be allowed to be built at the site.

Please listen to the voices from the immediate neighborhood. There is a groundswell of opposition, many of those live very close to the site (**350+ petition signers** object to the size and have safety concerns regarding the intersection). We want there to be affordable housing, but feel the developers dismiss all the neighbors' concerns and have not provided for the safety considerations, density issues, parking concerns, and neighborhood vitality that need to be addressed.

Please don't let these developers **set a dangerous precedent** that will define the future of North Cambridge.

What we advocate for is reasonable. A 6-story building that steps down to meet the neighborhood. What we ask for is for zoning laws to be upheld.

If the developers cannot make a 6-story building financially viable, then it's clear this is not the right site and these are not the right developers. They are trying to do too much on a small 8,500 square foot lot.

Please use the AHO as THE guideline to protect the residents of North Cambridge.

Sincerely,
Lou Soltys and Christopher Morse
26 Creighton St, Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 2:17 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: CASE NO. BZA-017326-2020 (2072 Mass Ave Capstone proposal)

From: Ausra Kubilius <ausmkub@gmail.com>
Sent: Monday, January 4, 2021 12:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: CASE NO. BZA-017326-2020 (2072 Mass Ave Capstone proposal)

Dear Members of the Cambridge Board of Zoning Appeal:

While I support housing affordability and security, I **strongly oppose** the 2072 Mass Ave affordable housing project for two reasons.

1. **Poor Location for New Family Housing--Notoriously Dangerous Intersection**: As a close neighbor, I know the dangerous congestion at that corner of Walden St during normal non-covid times and think that up to 200 new residents, including children on bicycles, will not be housed there safely, even with the widening of Walden St a bit. Please note the traffic jams were not caused by the moribund Darul Kabab; there has been no "fast-food" place at that site since 2010, in spite of what the Cambridge traffic department erroneously said and what the developers keep maintaining (would that distort contrast data of restaurant traffic vs. future resident traffic?). **Closeness to public transportation does not come close to offsetting the precariousness of housing families at this site.**

2. **Poor Location for New Housing--Negatively Impacts Residents at Existing Affordable Housing Next Door**: As a senior who uses the North Cambridge Senior Center and knows residents at the abutting affordable-housing Russell Apartments for seniors, I can assure you that many of the seniors think a residential building on the tiny lot at 2072 will impact their safety and comfort negatively.

Please do not approve this proposed project. Affordable housing funds are limited and should be spent on building such housing in safe locations, especially for children and seniors, the most vulnerable populations. If anything, please consider creating a Tiny Park for Seniors there.

Thank you for your consideration.
A. M. Kubilius, 21 Cogswell Ave

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:06 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Letter of Support for BZA Case #17326, 2072 Massachusetts Avenue

---

From: claire silvers <clairesilvers@gmail.com>
Sent: Monday, January 4, 2021 12:55 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Letter of Support for BZA Case #17326, 2072 Massachusetts Avenue

We have lived at 26 Mead St for many years. As you may know, it is just off Walden & around the corner from this 2072 Massachusetts Avenue proposed project. We have attended the public meetings, scrutinized the plans, listened to much commentary. We are in support of this project. We recognize the great need for affordable housing, and think such structures should be located throughout the city. The building plan seems very well thought out. Many neighbors are voicing skepticism about the parking study, but since we live here, and walk, bike and drive around a lot, we have found the assessment to be accurate. The other major objection that is being raised in the neighborhood is that it will make the Walden/Mass Ave intersection too dangerous. It is our experience that that intersection has always been a giant pain for all concerned and often dangerous. This building project should not be held responsible for that long-standing traffic-engineer's headache.

We would be happy to elaborate on these views if that would be useful, but are trying to keep it brief here.

Sincerely yours,
Claire Silvers and Mark Feeney
26 Mead St
Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:11 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Development comment

From: Amy Sloper <amysloper@gmail.com>
Sent: Monday, January 4, 2021 1:08 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave Development comment

Hello,
I am writing to submit comment to the Board of Zoning Appeals on the proposed development at 2072 Massachusetts Avenue. **I am a homeowner living less than 2 blocks from the proposed development, at 47 Cogswell Avenue, and am in strong support of moving forward with the building.**

Our city is in need of affordable housing, it is something we can all agree on. This development is in an ideal location to accomplish this goal, along with another of equal importance - sustainability and tackling climate change. The building has been designed with this in mind, through its Passive House standard, and by prioritizing housing human beings over vehicles.

I know many in the neighborhood are expressing concerns over parking, traffic, and safety. The parking study clearly shows that we as residents will not be affected by an influx of cars. As someone who parks my family's single car on the street in this neighborhood - I can say I am not worried about losing my parking space on the street (which by the way is not a right afforded to me simply because I own a house here). Also - even if parking becomes more difficult, it is something I am willing to sacrifice if it makes my city more livable for more people. Those that are concerned about parking have options - pay for a spot, utilize car shares (uber, lyft, or zipcar), or take public transportation. Those without affordable housing have many fewer options for their indisputably bigger problem.

Next, traffic is already bad in this neighborhood. A new housing development is not going to change this either way. I am very happy to see that Walden Street will be widened - as a biker, walker, and infrequent driver, this will greatly improve safety for me personally. Finally, the strange claims of "safety" that are being thrown around by opponents of this development do not make sense to me personally. I am not sure whose safety opponents believe is at risk. Is it not more unsafe to be in insecure housing, or not housed at all? Families and children live in high rise housing in Central Square - a neighborhood I worked in for nearly 10 years - and I think the proposed location at 2072 Mass Ave is actually safer given traffic and pedestrian patterns in our neighborhood. Additionally, having spent time with children who live both in the Central Square developments and in the Rindge Tower housing through Cambridge's Tutoring Plus and Big Sister programs, I can say that having families housed together - where children can live side by side with their classmates and friends - and where tutoring services and other social programs can come directly to them in shared spaces - is an ideal situation.

I am asking the board to consider the point of view of someone who will eventually live in this development and enjoy all our neighborhood has to offer with equal - or more - weight than those in the neighborhood who are opposed to out of inordinate fear of change in the neighborhood.

Respectfully,
Amy Sloper
47 Cogswell Ave, #26
Cambridge, MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:22 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: kyearwood@juno.com <kyearwood@juno.com>
Sent: Monday, January 4, 2021 1:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal

I have lived on or owned property on Cameron Avenue all my life. Furthermore, I have been part of the North Cambridge Stabilization Committee since before the old Lincoln school was converted to housing. I recognize the need for affordable housing in not only the city, but across the state as well. However, as dire as the need for affordable housing is in Cambridge, I do not see why the developer for 2072 Mass. Ave., has to rush to put up a humongous property with no set backs (at a dangerous intersection at that) and **no citizens' review for a property that needs 18 variances in order to be constructed**. Besides, construction of a building of the size being proposed is going to take some time to construct so the affordable housing problem is not going to be solved overnight anyway, especially with just one building.

Affordable housing has been an issue at least since 1980, when I purchased my house that was under rent control at the time. Rent control didn't really do what it was supposed to do and we as a city eliminated it. Many ideas seem good until they are implemented and people begin to see that there are consequences that were never thought of nor intended. Allowing this project to go through as proposed **without community involvement will set a precedent for other developers that the city will not be able to easily reverse if at all**. A project of this magnitude needs to be thoughtfully considered by the community as we in the neighborhood are the ones that have to live with whatever happens for time to come.

My experience as an engineering project manager has shown that even when two sides are opposed to one another that respectful dialog can bring about a far better solution than either side had envisioned. I hope you grant us the opportunity to have such a dialog with the developer.

Kevin Yearwood

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing
Attachments: PB Hearing 2072 Mass Ave Capstone.png

From: SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent: Monday, January 4, 2021 1:20 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; City Manager <CityManager@CambridgeMA.GOV>; Carlone, Dennis <dcarlone@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing

To the members of the Board of Zoning Appeal:

Please see these bullet points below that include new information regarding a **census of building structures and their heights** along the 2.3 mile stretch of Mass Ave from Harvard Square (Cambridge St intersection) to Arlington (Rte 16 / Mass Ave intersection).

- Out of 195 structures fronting Mass Ave, **98% of the buildings are 6 stories or less**.
- Only 4 structures (2%) are 7 stories or more.
- The most prevalent building height along Mass Ave west of Harvard Square is 3-stories (38%) followed by 1-story (27%) and 4-stories (14%).

These data illustrate that the proposed 2072 Mass Ave building design not only **does not fit the neighborhood in the context of Walden Street and its 2- to 3-story homes**, but is also a **massive outlier for Mass Ave in North Cambridge**.

Please note: The 4 structures greater than 6 stories were built 40-50 years ago, and none are on a busy intersection.

Please note: There is more building footage frontage along Walden Street than there is along Mass Ave.

Also please see the attached elevation rendering that shows the massively out of scale context of the proposed 2072 Mass Ave building.

Thank you for your attention to these data,
Susan Frankle
3 Houston Park
300 feet from the 2072 Mass Ave site

ATIONS North | View from Mass Ave

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Support for 2072 Development

From: Benjamin Stein <stein.benjamin@gmail.com>
Sent: Monday, January 4, 2021 1:22 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for 2072 Development

Good afternoon,
I live 2 blocks from the proposed development and park on the street, too. I have no safety or practical objections to this project and am very much in favor of it. I've read the op-eds and petition opposing the building's proposed height and parking but find those arguments unconvincing.

I welcome my future neighbors to the community.

Benjamin Stein
47 Cogswell Ave

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:25 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: support for BZA-017326-2020 (2072 Mass Ave)

From: Ira Nichols-Barrer <nicholsbarrer@yahoo.com>
Sent: Monday, January 4, 2021 12:49 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: support for BZA-017326-2020 (2072 Mass Ave)

Greetings,

I am writing to express my continued strong and heartfelt support for the proposed affordable housing development at 2072 Mass Ave. I was disappointed to hear that the BZA is considering downscaling of the project. With a site located so close to transit, and in the context of a major housing shortage and affordability crisis in our community, reducing this project seems like it would be a mistake and lost opportunity.

I am a homeowner who lives around the corner from this site and walk by it daily, and I do not think any hypothetical concerns about access to on-street parking or overall building height on Mass Ave. justify slowing down or downscaling the project. The developers have already reduced the scale of their original plan to add an attractive rear roof-deck that will create a 'step down' to nearby homes, and it would be a sad and shortsighted loss to see the project downscaled even further.

I hope you see fit to grant approval, and bring more desperately-needed homes to my neighborhood.

Sincerely,
Ira

Ira Nichols-Barrer
175 Richdale Ave., #105
Cambridge MA, 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:28 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Vote Yes on 2072 Mass Ave Project

From: Paul E Fallon <fallonpaule@gmail.com>
Sent: Monday, January 4, 2021 12:39 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Vote Yes on 2072 Mass Ave Project

Please vote 'yes' to approve 2072 Mass Ave as an affordable housing project, much needed in Cambridge. I support creating more affordable housing everywhere in Cambridge, including my own neighborhood.

Thank you for your service.

Paul E. Fallon

--
Paul E. Fallon
618 Huron Ave
Cambridge, MA 02138-4531
617-661-9464
www.paulefallon.com
www.howwillwelivetomorrow.com
www.theawkwardpose.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:30 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Mass Ave Danger for Seniors. BZA Case # 017326-2020

From: Margaret <mbrueter@comcast.net>
Sent: Monday, January 4, 2021 12:32 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Mass Ave Danger for Seniors. BZA Case # 017326-2020

I am writing as a spokesperson for many of the residents of the Leonard J Russell senior and disabled apartments at 2050 Mass Ave

I am begging you, before there is a death, that you come look at where it is planned for cars be pulling up for drop offs and pick ups, etc at the proposed 2072 Mass Ave residential entrance.

We have not had one city official respond to our genuine concern.

The area of concern is just after the Walden/Mass Ave intersection and just before our rather blind turn between the Russell Apartments and the North Cambridge Senior Center

No one seems to have considered how our population may be affected due to the relocation of the proposed residential entrance to 2072 Mass Avenue

Many of us already have difficulty driving this stretch of Mass Ave to our own entrance. It comes up very quickly after the intersection. You would very quickly understand if you could take the time to come look BEFORE any design is approved.

When we come through the intersection we have to pull to the right and slow down immediately. This is because our entrance is not far from the corner, is somewhat hidden and complex to negotiate. (Handicapped spaces, bus lane, bus shelter, bikes zooming by, pull ups at our own entrance, including The Ride

Cars coming through this intersection are speeding up as we slow down to look at everything around us to make a safe turn to park at our home

The addition of cars allowed to pull up to the front of Mass Ave is going to make our already hazardous few feet of driving more so. We are North Cambridge senior drivers not young people. Our reactions can be slow

We are afraid one of us will be killed unless someone beside the developer stand up and consider the serious flaw to this plan.

We were not consulted when the entrance was changed. The residents of Russell apartments and the seniors who come to the North Cambridge Senior Center are the population effected by the current plan using Mass Ave as a pull up.

I frame this as a safety issue and the City of Cambridge need consider our very vulnerable population before a "best plan" be approved.

Please, in our urgent desire to add housing pause so that Cambridge authorities don't neglect our safety

I am getting very tired of the lack of response and sense of urgency by this city we all love so much. It is that we care for all people that makes us special

Please don't sacrifice us because you didn't bother to look

Sincerely,

Margaret Rueter
2050 Mass Ave

Sent from my iPhone

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:31 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 -- Submission for Jan 7 Hearing
Attachments: BZA Packet from NWN_Submitted Jan 4 2021.pdf; Dreier_BZA letter_Jan 4.pdf

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From: Lisa Dreier <lisadreier123@gmail.com>
Sent: Monday, January 4, 2021 12:29 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 -- Submission for Jan 7 Hearing

Dear Maria,
Attached please find two important submissions to the BZA for the special hearing this Thursday, January 7 on the 2072 Mass Ave development:

1) Briefing Document for BZA members prepared by North Walden Neighbors - also delivered in hard copy today to your office.

2) Letter to BZA from me as an individual citizen.

We would appreciate your help in ensuring that these documents reach both the BZA members and the general public.

many thanks,
Lisa Dreier

North Walden Neighbors

Materials Submitted for Board of Zoning Appeal Public Hearing

CASE NO. BZA-017326-2020 for the Hearing on Thursday, January 7th, 2021

Prepared by North Walden Neighbors for the Board of Zoning Appeal

Submitted Monday, January 4th, 2021

ELEVATIONS North | View from Mass Ave

HRE

2072 MASS AVE
PAGE 42 DECEMBER 1, 2020

The above rendering of the proposed 2072 Mass Ave development was prepared by Capstone Communities. We believe it does not accurately represent the true height of the building:

- The proposed 9-story 2072 Mass Ave building is 9-stories, 102 feet in height
- Russell Apartment building (abutting brick building) is 57.6 feet in height
- 1-story block on Mass Ave directly west of 2072 Mass Ave is 12-13 feet in height
- AHO height maximum is 6-stories (70 feet)

Even as shown, the rendering highlights the **massive out of context scale** of the building to the neighborhood.

North Walden Neighbors | Voices from the Community

I am strongly opposed to the design currently proposed. The 9-story tower is **completely inappropriate to the neighborhood**. A new project at that site should fit into the surroundings at a maximum height of 5-6 stories, with setbacks, green space and reasonable density.

Resident, 300 feet from 2072 Mass Ave
BZA Submission, 12/31/2020

I own and live in one of the units across the street and am **very upset about this proposal - especially the building's height and size** and its potential impact on the already difficult situation we have with traffic.

Resident close to 2072 Mass Ave

The people **most negatively affected by this project will be the senior and disabled affordable-housing residents next door** in Russell Apartments. Many of us are afraid to speak out for fear of jeopardizing our housing. However, we strongly oppose the current design which will negatively affect our safety, privacy and quality of life.

Margaret Rueter, Russell Apartments (abutter to 2072 Mass Ave)

One of the most telling factors is the request for 18 zoning variances. The recently-enacted AHO aims to expand affordable housing at scales intended to stretch, but not destroy, neighborhood character and streetscapes. This project should be held to those standards. **There is also the precedent that it will set** for future projects in the area.

James Mahoney, 234A Walden St
BZA Submission, 12/31/2020

I am shocked that the Board of Zoning Appeal would even consider this proposal since it **breaks 18 zoning laws**. Send this project back and wait until you receive a development proposal for this site that respects the neighborhood and complies with Cambridge's zoning laws.

Janet B. Barker, Regent Street
BZA Submission, 1/2/2021

The proposed development at 2072 Mass Ave is **so out of scale and inappropriate on so many levels - height, density, parking issues, traffic issues**, etc. – it's *unfathomable* how it has gotten this far. Everyone wants affordable housing. We just want it done RIGHT.

William Bloomstein, Cambridge Resident
BZA Submission, 1/2/2021

Though I believe in affordable housing, **the proposed project goes way overboard**. There seems to be little care or concern for how this enormous building will fit into the neighborhood. The concept of acknowledging a neighborhood is not even there. I resent the way that large developers are allowed to run roughshod without care.

Nicola Williams, Harvard Squarer Neighbors Association

Executive Summary

The information in this packet highlights the following:

- **Strong community opposition** to the project as currently designed, based on over 350 Cambridge-based petition signatures (including multiple abutters); over 75 local-neighborhood and abutter signatures on a detailed description of local objectives and preferences for this site; numerous op-eds and letters to local media; and a high volume of public comment opposing the project in both Planning Board and BZA meetings.

- **Extreme departure from local zoning laws**, including base zoning laws and the recently-passed AHO, setting an **alarming precedent** for future rule-breaking developments of this scale along Mass Ave; **recommendation for a building design that is 6-stories facing Mass Ave, stepping down to 3-stories in the rear**.

- Strong concerns about **disproportionate impacts on vulnerable abutters** residing at Russell Apartments senior and disabled affordable-housing complex, who largely oppose the project.

- Continued **concern about traffic and safety impacts** which to date have been ignored and dismissed by City Officials. Community concerns about congestion and safety at the Mass Ave / Walden St intersection have been raised for over a decade, most recently at a February 2020 public meeting, but were dismissed and overlooked in relation to this project.

- **Procedural violations and non-compliance** of the developers' permit application process to date, including inadequate public notice and consultation; incomplete and late submission of required documentation to both the Planning Board and BZA; and lack of any compliance review or enforcement process by the City Department of Inspectional Services to identify non-compliant permit applications presented in **flagrant violation of procedural rules**.

Table of Contents

1. **Op-Ed by Dennis Carlone**, Cambridge City Councilor, on the 2072 Mass Ave Proposal (p.4)

2. **Summary of Key Facts** on the 2027 Mass Ave Proposed Development (p.6)

3. **Community Objectives Letter** outlining Concerns and Goals for the Project Design, signed by 75 local-neighborhood residents and abutters (p.8)

4. **Statement of Concerns from Russell Apartments** senior and disabled affordable-housing residents abutting the project (p.12)

City Councilor Dennis Carlone | Op Ed

Saturday, January 2, 2021 SEARCH

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Home >> Opinion >>

Cambridge can do better on affordable housing

By Dennis Carlone
Wednesday, December 30, 2020

The Covid-19 pandemic has exacerbated the economic inequality and housing insecurity that were already plaguing the city of Cambridge. But instead of mobilizing a comprehensive response to the long-term needs for affordable housing, city authorities are being pressured to cut corners and support poorly designed quick fixes.

A proposed new affordable-housing development at 2072 Massachusetts Ave., near Porter Square, has become a lightning-rod for local debate that spotlights the larger issues.

Affordable-housing advocates, including some of my colleagues on the City Council, say the urgent needs for affordable housing justify the building's nine-story (102-foot) height, and the proximity to public transport outweighs its placement on a busy, congested intersection. They urge immediate approval of 18 zoning variances to advance the project.

Neighborhood residents oppose the current design, arguing that its excessive size (more than twice the height and four times the density of base zoning laws for the location) will exacerbate traffic and safety problems and hurt abutters, including the senior and disabled affordable-housing residents next door. They are calling for a reduction in building height and a full project review, including a traffic impact study.

Based on decades of award-winning urban design work in Cambridge, I believe the project design has serious flaws. Affordable housing should blend seamlessly into its neighborhood, but this nine-story metal tower will appear alien and out of context in a historic neighborhood characterized by low-slung brick and wood buildings, 98 percent of which are six stories or less. Built on a small corner lot with no setbacks, it has more than three times the density of other nearby affordable housing projects. With no setbacks or at-grade green space, and only one elevator for up to 200 residents, it has significant design shortcomings. The proposed height qualifies the building as a high-rise, triggering regulations that will increase costs by approximately 30 percent per square foot, a questionable use of taxpayer funds.

Just as troubling, it appears the developers are trying to sidestep city zoning regulations and procedural requirements in the rush to secure a comprehensive permit with minimal review. After years of debate, Cambridge recently adopted an Affordable Housing Overlay, which limits projects such as this to six stories (70 feet) with the goal that they respect their neighborhood context. The developers are instead seeking a comprehensive permit through the State of Massachusetts Affordable Housing Law (40B), requesting 18 zoning variances, including height limits and project review. City and state funds will pay for the $3.6 million site acquisition, the still-undeclared building costs, site improvements such as street widening and the developer's fee – at a total cost to taxpayers that may reach $30 million.

Debate over the project has intensified in the lead-up to a Jan. 7 hearing of the Board of Zoning Appeals. The conflict is driven, in part, by a lack of planning and shortage of affordable-housing sites, which creates an incentive to overbuild when scarce centrally located lots become available. The practice of "upzoning" – rewriting zoning laws to build unusually large buildings, as is proposed in this case through a comprehensive permit – sets a worrying precedent for future developments and weakens our regulatory frameworks.

It didn't have to be this way. A citywide master plan for increasing the stock of affordable housing, using existing city-owned properties and new sites it acquires, would create a pipeline of well-sited, well-designed affordable housing units. The "Envision Cambridge" process set a target of developing 3,175 affordable units by 2030, which would require building more than 300 units per year. But the city lacks an implementation strategy to meet this goal. Our current affordable-housing budget covers the building of only 52 units per year – and even that is underutilized (in 2019, zero units were completed). A systematic effort is needed to identify and acquire building sites, then finance their development. This could be accomplished through strong leadership by the council, with the establishment of a special trust managed by a public entity such as the Cambridge Redevelopment Authority.

Escaping from the current cycle of unplanned development, out-of-context building and regulatory corner-cutting requires strong political leadership and a determined, systematic approach.

It also requires a new mindset. We do not have to choose between good urban/neighborhood design and affordability – we can and must demand both. Families living in affordable housing deserve to live in buildings that are designed for safety, sustainability and quality of life while contributing to the economic and social fabric of their neighborhoods.

The BZA is now the last line of defense in determining whether and how to modify the design of the 2072 Mass Ave development. It is also at the forefront of defining Massachusetts Avenue's future – one of towering high rises, or human-scale development designed for affordability and inclusion.

Dennis Carlone has served on the City Council since 2014 and has worked as an architect and urban designer in Cambridge for more than 45 years.

Key Facts I 2072 Mass Ave Proposed Development

SCALE AND DENSITY CONSIDERATIONS

- If built, the proposed building at **102 foot, 9 story (6 stories step down to Walden) building** will be one of the highest buildings in North Cambridge. **This building is out of context with the surrounding buildings** – 44 feet taller than the abutting Russell Apartments Building; 34 feet higher than the Henderson Building across the street; 90 feet higher than the 1-story shops on Mass Ave; towering over the Walden Street homes of 2-3 stories.
- **The proposed building is significantly higher than Cambridge's recently enacted Affordable Housing Overlay, which has allowable maximum height of 6 stories (70 feet)** and encourages Affordable Housing structures which relate to the neighborhood context. The proposed building is more than twice the height and four times the density of base zoning laws for the location.
- A census of building heights along the 2.3 mile stretch of Mass Ave from Harvard Square (Cambridge St intersection) to Arlington (Alewife Pkwy intersection) illustrates that the building design does not fit the neighborhood context:
  - **Out of 195 structures fronting Mass Ave, only four (2%) are 7 stories or more. 98% of the buildings are 6 stories or less.**
  - Those four tall buildings include one 7-story, two 8-story, and one 9-story building, all constructed 40-50 years ago. None of them are located on a busy intersection. With respect to lot size, the 8-story building at 2130 Mass Ave is on a 40,000-square-foot lot which includes green space, parking and setbacks; as compared to the 8,515 square foot lot of the proposed building at 2072 Mass Ave. with no ground green space, minimal parking, and no setbacks.
  - **The most prevalent building height along Mass Ave west of Harvard Square is 3-stories (38%) followed by 1-story (27%) and 4-stories (14%).**
  - The proposed building frontage will have more footage running along Walden Street vs. Mass Ave. Two- to three-story residential homes mostly comprise Walden Street.

SAFETY, TRAFFIC & PARKING CONSIDERATIONS

- This project is **nearly 3 times the threshold for Project Review** (~58,000 sq. ft. vs. the threshold for Project Review of 20,000 sq. ft.). The developers are asking for Project Review to be waived (waiver of Article 19), and The Cambridge Planning Board did not recommend a Project Review (which also would include a Traffic Impact study), even though this proposal far exceeds the threshold.
- This project sits directly next to a dangerous and congested intersection: Mass Ave and Walden Street. **Complaints about congestion and safety have been raised by residents for over a decade** and logged into the City of Cambridge's traffic department consistently from 2016 through 2020. The traffic department hosted a community meeting in February 2020 to discuss the serious safety and traffic concerns due to congestion and gridlock. There has been no scientific study of the impact that the proposed building will have on future traffic conditions including pick-ups, drop-offs, deliveries, foot and bicycle traffic from the 150 to 200 potential new residents. There has been no site visit by the Cambridge traffic department prior to the recommendation letter from Joe Barr.
- **The proposed building will house between 150 to 200 residents. There will be only one elevator to service all the residents of the building.**
- The proposed building will have **virtually no parking,** only 2 drop off / pick up parking spaces, and 3 restricted spaces for 150 to 200 new residents.
- This project has **more than 3 times the density** as measured by Floor Area Ratio (FAR) of the other 4 affordable housing projects within a 1/2 mile radius of Porter Square (6.7 FAR vs. 2.1 FAR).

- This project directly abuts an affordable housing residence, Russell Apartments, which houses a vulnerable population of seniors and people with disabilities. The abutting building also houses the North Cambridge Senior Center. The proposed 2072 Mass Ave building, if built, will sit just **4 feet away from the Russell building.** Not only will 9-story construction likely be much more disruptive than a 6-story building in terms of noise, dust, structural damage, etc., but the proposed structure will result in permanent and significant loss of light and privacy for this vulnerable community.

COST CONSIDERATIONS

- The cost of this project will be **100% taxpayer-funded** through city and state funds and is estimated to be approximately **$30 million** (total cost of site, construction, road widening and developer's fee). This level of public funding should be carefully invested in a way that benefits the community for the long term.
- At 9 stories, the building qualifies as a "high-rise" which triggers additional regulatory requirements and **raises the cost of floors over 6 stories by 30%.**

PROCEDURAL VIOLATIONS

- Public communication and consultation in advance of the Planning Board meeting was inadequate. Plans were shared publicly only 10 weeks before the Planning Board meeting, then abruptly changed from an 8-stories-across building to a 9-story / 6-story design. This change was inadequately communicated to the general public and city officials, resulting in evident confusion by Planning Board members during their review discussion.
- Public communication and consultation in advance of both BZA hearings has been inadequate. As of January 3, the public signage at 2072 Mass Ave still describes an 8-story building and provides incorrect information on BZA hearing registration. The developers declined to provide public information about their revised designs until after the Jan 4 deadline for public comment on the Jan 7 BZA hearing.
- The developer's Comprehensive Permit application under rule 40(B) was incomplete when submitted to the BZA, and the Project Eligibility Letter was submitted shortly before the BZA meeting, in violation of 40(B) and city rules.
- The Cambridge Department of Inspectional Services confirmed that it does not have any compliance review or enforcement process to identify or respond to the procedural violations in the developers' permit application.

CONTRIBUTION TO AFFORDABLE HOUSING NEEDS

- The 2072 Mass Ave building, as currently proposed, would allocate **only 8 of its 49 apartments to the neediest families** (those earning 30% of the Area Median Income or AMI). The remaining 41 apartments will be available to families earning 60% of AMI, which is the highest income level qualified as affordable housing.

Community Objectives Letter | 2072 Mass Ave Proposed Development

To the Cambridge Board of Zoning Appeal:
We, the undersigned, all Cambridge residents who live in very close proximity to the intersection of Mass. Ave. and Walden Street, are writing to you in regard to the Proposed Development of 2072 Mass. Ave. CASE NO. BZA-017326-2020.

We strongly oppose the current design.
The signatories to this letter represent a broad coalition with residents on Walden Street and connecting streets of Mead, Cogswell, King, Sycamore and Cypress; Creighton Street; Orchard Street; and the Russell Apartments. We are long-term neighborhood residents, homeowners, and affordable housing residents.

We welcome affordable housing in our community.
We are supportive of the 2072 Mass Ave site being developed for affordable housing and applaud the mission of developers who build affordable housing in Cambridge. There is an urgent need in Cambridge for affordable housing and we are committed to further this mission.

But the project is fundamentally flawed.
SIZE: We have significant concerns about the height, density, and footprint of the proposed building, particularly in light of the small lot size (8,514 square feet), the lack of setback, the community context, and the dangerous, congested intersection that is the corner on which this site is located. The building, at 9 stories and 102 feet, is dramatically out of scale given the lot size and context of the neighboring structures (44 feet higher than the abutting Russell Apartments; and towering over the 2-3 story homes on Walden Street).

TRAFFIC & PARKING: We have experienced, especially pre-pandemic, safety issues that exist for pedestrians, bicyclists, and vehicles at this corner and in the surrounding streets. The City is well aware of these issues, having hosted a community meeting in February 2020 to listen to neighborhood concerns during which the City voiced a commitment to solve these issues. The City traffic department staff has admitted to not visiting the site and has not availed itself to meet at the site to discuss safety concerns prior to the January 7th hearing. Other conflating factors include drop offs / pick ups / deliveries for the 150 to 200 future residents. This activity will happen both at the residential entrance on Mass Ave as well as behind the building off of Walden creating new traffic patterns. There is a plan to widen Walden leading into the corner, however, there is no scientific evidence that traffic and safety will be improved. There has been no objective, comprehensive study of the actual traffic measures to accommodate this project.

The parking census commissioned by Capstone did not take into account the disproportionate impact on immediately adjacent streets. Per zoning requirements, the developers should provide 1.0 spaces per unit. We are asking for 0.5 spaces per unit to mitigate this impact and believe this can be done through a combination of onsite and nearby offsite options; making it unnecessary to completely waive the zoning requirement.

VULNERABLE ABUTTERS: Finally, and importantly, the proposed building directly abuts Russell Apartments, an affordable housing community of vulnerable residents including seniors and people with disabilities; and also houses the North Cambridge Senior Center. Having this vulnerable population next door creates additional challenges that must be considered to protect the health and well-being of these residents. The City has not incorporated appropriate measures to safeguard one of the area's most precious, valued, and respected City institutions.

We believe these important issues have not been adequately addressed to date, and the community consultation around this project has been incomplete and rushed. As a result, community members have strong concerns and opposition to certain aspects of the project plans which the BZA will continue to discuss at the January 7th public hearing. **We request that the BZA delay approval** to allow sufficient analysis, consultation and co-design of the project to benefit both new residents and the existing neighborhood.

Every great urban project requires careful planning and coordination.
The Objectives section outlines our specific requests. These objectives, once acted upon, will help mitigate the issues related to the proposed development. We look forward to working with the City of Cambridge to ensure that the development is a true win-win for the new residents who will live there, as well as the larger community.

Community Objectives I 2072 Mass Ave Proposed Development

1. SIZE OF BUILDING

Reduce building size

- Reduce Mass Ave-facing height to 6 stories in accordance with the Affordable Housing Overlay provisions for building height and with input from the Project Review conducted under Article 19
- Limit 6-story section of proposed building to not go beyond the depth of Russell building (not to extend past where Russell building ends in the back)
- Reduce the Walden side of the building to 3 stories to reduce impacts on Russell Apartments and other Walden Street neighbors
- Scale back to 6 stories to reduce the damage to surrounding historic and other buildings

Reduce building footprint to allow **setbacks** and provide **green space**

- Add setbacks per zoning ordinance: 10' along Walden St and along City parking lot
- Provide detailed professional landscape plan before construction
- Add green space

Change composition of units to serve neediest families

- Increase the percentage of units for the lowest income families from 16% to 25%

2. SAFETY / TRAFFIC / PARKING

Require full compliance with Article 19 of Zoning Ordinance, specifically:

- Project Review Special Permit (19.20): Traffic Impact Review and Urban Design Review

- Citywide Urban Design Objectives (19.30)
  responsive to the existing or anticipated pattern of development
  pedestrian and bicycle-friendly, with a positive relationship to its surroundings
  mitigate adverse environmental impacts of a development upon its neighbors
  enhance the urban aspects of Cambridge as it has developed historically.
  Enhancement and expansion of open space amenities in the city
- Development Consultation Procedures (19.40) to provide
  "the opportunity for City staff and the general public (1) to review and comment on development proposals prior to the formulation of final plans and before the issuance of a building permit and (2) to determine compliance with the zoning requirements" and conduct Large Project Review

Conduct onsite meeting at 2072 Mass Ave with City officials and community to address safety concerns related to Mass Ave residential entrance, and traffic concerns related to drop off, pick ups and deliveries.

Provide at least 0.5 offsite and/or onsite parking spaces per unit

- Mitigate the significant impact on streets in the immediate area
- Provide specifics as to location to be determined by the above requested Traffic Impact Review

3. CONSTRUCTION MITIGATION

Develop a construction mitigation plan with abutters to include:

- On-site rep with cell phone who can respond immediately to resident concerns
- Community liaison and regular communication
- Community review of construction staging and construction schedule
- Provide parking for project workers
- Noise abatement
- Provide air conditioners and air filters for Russell Apartment residents and payment for extra electricity, to shield residents from construction dust and fumes
- No work on weekends
- Compensation plan for any and all damage to surrounding structures
- Compensation for residents who will be moved
- Sound-proofing windows and other sound-proofing mitigation measures as needed for abutting properties
- Third-party safety supervisor
- Conformity to demolition and construction regulations
- No smoking on site
- Plan for rats and rodent control
- Clean site at end of work day

4. COMMUNITY AMENITIES

Provide additional safety measures and neighborhood enhancements to include:

- Traffic calming on Walden St., Mead St., and Cogswell Ave.
- Street improvements for Walden, Cogswell, Sycamore, Cypress, and King: repaving, sidewalk maintenance, trees

- Green median and trees on Mass Ave from Regent to Rindge
- Crosswalk and traffic box at the end of Cogswell and Mass Ave
- Added services for elderly in Russell Apartments and Senior Center
- Improvements to permit parking lot on Walden Street, such as repaving with arable top, gardening plots at borders, stacked wall of solar panels, bike rack, and electric power charging stations

Signed:

1	Patricia Armstrong	36 Orchard Street
2	Trumbull Barrett	11 King Street
3	Michael Berdan	84 Orchard Street
4	Alka Bhaskar	35 Walden Street, #1D
5	Marina Blaisdell	16 Cogswell Avenue
6	Ezekiel Bowman	Cypress Street
7	Michael Brodie	45-7 Cogswell Avenue
8	RosaMaria Cardoso	21 Walden Street
9	Lisa Ceremsak	8 Cypress Street
10	Jan Corash	84 Orchard Street
11	Dewey Dellay	9 King Street
12	David C Denison	18 Orchard Street
13	Lisa Dreier	38 Cogswell Avenue
14	Costanza Eggers	47 Porter Road
15	Mitzi Fennel	37 Creighton Street
16	Pauline Fennel	35 Creighton Street
17	Ann Ferraro	35 Walden Street
18	Susan Frankle	3 Houston Park
19	Gretchen Friesinger	18 Orchard Street
20	Nellie Goodwin	23 Mead Street
21	Kristen Graves	28 Creighton Street
22	Debra Gustafson	21 Walden Street
23	Margit Hammerstrom	42 Cogswell Ave #6
24	Jean Hermann	9 Sycamore Street
25	Majorie Hilton	141 Upland Street
26	Dac Hoang	35 Walden Street
27	Ali Hoang	35 Walden Street
28	Anna Jeffers	37 Creighton Street
29	Douglas Jeffers	37 Creighton Street
30	Diana Jelescu	8 Cypress Street
31	Seymour Kellerman	21 Cogswell Avenue
32	Michael Kennedy	8B Cogswell Avenue
33	Elizabeth Kenney	33 Creighton Street
34	Ausra Kubilius	21 Cogswell Avenue
35	Jonathan Lehrich	15 Cogswell Avenue
36	Dennis Li	5 Walden Street
37	Ruth Loetterle	29 Cogswell Avenue
38	Cathleen McCormick	9 King Street
39	Zonda Mercer	47-21 Cogswell Ave
40	Lorraine Murphy	Cypress Street
41	Frank Murphy	Cypress Street
42	Mariette Murphy	24 Walden St #26
43	William E Nelson	35 Walden Street #3A
44	Marisa O'Boyle	24 Walden Street
45	RobertaPasternack	10 Chester Street
46	Matt Pesci	47 Cogswell Avenue
47	Hugh Phillips	35 Walden St #2B
48	Lucie Prinz	31 Creighton Street
49	Rebecca Rohr	72 Walden Street #3
50	Margaret Rueter	Russell Apartments
51	Doug Safran	35 Walden Street 1C
52	Dana Schaefer	47 Cogswell Ave #20
53	Gefen Shapiro	35 Walden St #3G
54	Harry Shapiro	41 Orchard Street
55	Nancy Shapiro	35 Walden Street
56	Yona Shapiro	35 Walden Street
57	Lou Soltys	26 Creighton Street
58	Marcia Stein	19 Walden Street
59	Ami Teruya	35 Walden St #34
60	Lein Tung	28 Creighton Street
61	John Uzzolino	3 Houston Park
62	Gatewood West	63 Creighton Street
63	Merry Corky White	6 Cypress Street
64	Pamela Winters	41 Orchard Street
65	Benjamin Wurgaft	Cypress Street
66	Jonathan Yip	35 Walden St #2G
67	Linda Yip	35 Walden St #2G
68	Timothy Yip	35 Walden St #2G
69	Le Zou	25 Cogswell Ave

Feedback from Residents of the Leonard J. Russell Apartments Regarding the Proposed Development at 2072 Mass Ave

January 3, 2021

Introduction

- This summary was prepared by a resident of the Russell Apartments, who is the designated liaison representing apartment residents' input on this project.
- Collecting resident feedback was challenging both due to the restrictions imposed by the COVID-19 pandemic; limited English-language proficiency among some residents; and some residents' fear of jeopardizing their housing access by criticizing a project that the CHA has endorsed.
- Despite these challenges, feedback has been collected from over 60% the Russell population via email, phone calls, distribution of printed materials, and limited in-person meetings during the time period of October – December 2020.

Facts about the Russell Community

- The Leonard J. Russell Apartments is an affordable-housing complex administered by the Cambridge Housing Authority (CHA). It is comprised of 51 one-bedroom apartments, located in a 6-story building at 2050 Mass Ave in Cambridge. The building offers laundry, community space and a shared kitchen, a parking lot with 11 spaces, and a shared outdoor terrace. It also houses the North Cambridge Senior Center on its ground floor.
- Russell Apartments are designated for senior and disabled residents in the lowest income bracket. Rent is approximately 30% of their income. Many residents rely heavily on public programs and services including SNAP, Medicaid and Medicare, and The Ride.
- Residents represent a diverse population, including a substantial portion of people of color and many for whom English is a second language. A number of residents are disabled, have limited mobility, or have visual or hearing impairments which affect situational awareness when navigating sidewalks and street crossings.
- Residents had to move out of the building for 2 years during a recent renovation, and reoccupied their apartments starting in March 2019. The prospect of another major disruption due to building construction next door is daunting for many of them.

Concerns about the Proposed Development at 2072 Mass Ave

Nearly half the residents of Russell Apartments (20 out of 51 units) have signed a petition expressing concerns about the 2072 Mass Ave development. Based on resident feedback, the key concerns are summarized below in three main categories including 1) Pedestrian and vehicle safety concerns; 2) Long-term Quality of Life impacts; and 3) Construction Impacts.

1) Pedestrian and vehicle safety on Mass Ave

a) Front-of building vehicle, pedestrian and handicapped access

The block of Mass Ave extending from Russell Apartments past 2072 Mass Ave to Walden Street is already complex and risky for Russell Apartment residents navigating

the building entrance, bus stop and sidewalk on foot, with mobility devices or by car. The addition of pedestrian, bike and vehicle traffic for up to 200 residents of 2072 Mass Ave will make this area significantly more crowded and dangerous for Russell Apartments residents. Specifically,

- **Vehicles** turning into the Russell parking lot will have to cross a bus lane crowded with pickup/dropoff vehicles for the 2072 building, as well as increased bicycle traffic;
- The bus stop, which is heavily used by Russell residents including those with disabilities and mobility devices, will be subject to greater crowding and pedestrian / bicycle traffic on the sidewalk;
- The 2 **handicapped-parking spaces** in front of Russell, which are heavily used by both Russell residents and visitors to the Senior Center, are more likely to be occupied by 2072 residents or illegally used by pickup/dropoff vehicles for the 2072 building.
- Russell residents exiting the building as **pedestrians** will be at greater risk of collision and jostling from increased human activity and traffic around their entrance, the bus stop and the corner of Walden.
- While the developers argue that these safety issues are not significant, the bottom line is that we **need a detailed study** to assess and recommend solutions for these concerns.

b) Walden/Mass Ave intersection impacts

The majority of Russell residents navigate the neighborhood on foot to access essential goods and services. The Walden Street / Mass Ave intersection is already highly congested and unsafe particularly at rush hour, and is risky for anyone traveling by foot, bicycle or vehicle through the intersection. The addition of a large-scale residential building at 2072 Mass Ave will increase the pedestrian, bicycle and vehicle traffic at this highly problematic intersection and will thus increase the safety risks to Russell Residents, as well as other vulnerable abutters including the Day Care facility in the ground floor of the Henderson Building.

2) Long-term Quality of Life impacts

The proposed 9-and-6 story building will tower over the 6-story Russell structure and its back terrace and parking areas. The depth of the proposed building extends 46 feet beyond the back of the Russell building (17 feet at 9 stories, 50% higher than the Russell building; and 29 feet at 6 stories, equal to the Russell building). The distance between the two buildings will be only 4 feet. Expected long-term, continuous impacts on Russell residents will include:

- All Russell residents with west-facing windows will be affected by **shadows, reduction of natural light and obstruction of views**, which can negatively affect mental health and quality of life.
- All Russell residents with west-facing windows will face a **loss of privacy** given the close proximity of the 2072 building's residential windows and roof-garden recreational activity.
- All Russell residents with west-facing windows and walls on the north side of the building will be subjected to **noise** from the 2072 building's residential apartments and roof garden.
- All Russell residents will face the **loss of use and quality of their outdoor terrace**, including gardening and other outdoor activities.

3) Construction Impacts

Construction of the 2072 Mass Ave building is expected to commence in 2022 and take 18-24 months. It will be a difficult and highly unpleasant process for all abutters, but the residents of Russell Apartments will be most highly impacted of any abutter, due to both their proximity to the building and their physiological vulnerabilities which render them more affected by noise and other disturbances. Expected impacts will include:

- Continuous loud **noises** affecting residents' sleep, ability to concentrate, and quality of life
- **Fumes and dust** affecting air quality which may pose a risk for medically fragile residents, particularly if they must keep their windows open due to a lack of AC;
- **Vibrations** from excavation and drilling to create the very deep foundation required for a 9-story high-rise building, also expected to have both physical and psychological effects

Proposed Solutions

1) Inclusive, Size-Appropriate Design

- One of the fundamental flaws of the 2072 building is that it is being undertaken as a separate, disconnected and competing installation compared to the Russell building. Instead the 2072 building design should take a holistic approach, creating a design that works for both the 2072 site and the Russell building and its vulnerable community.
- We believe that a significant **reduction in building size to 6 floors on Mass Ave, with a step-down to 3 floors**, would be more appropriate and complementary to the Russell building and its residents.
- We believe the 6-floor portion building should have the **same depth as the Russell building**, not extending 17 feet beyond it (and 44 feet higher) as currently proposed with the 9-floor design.

2) Construction Mitigation

- Once the building design is finalized, we request a written commitment from the Developers to develop a detailed, mutually agreed **construction mitigation plan**; including establishment of contact points at the construction company and CHA to address concerns that may arise during construction.
- The construction mitigation plan should include agreed provisions to limit noise, dust and fume impacts on Russell residents.
- Russell residents should be provided with in-unit air conditioning prior to the start of construction, so that they can keep their windows closed while construction is underway during warmer months
- Other measures to be determined

We look forward to discussing these concerns with Capstone Communities, the CHA, and sharing them with public authorities reviewing plans for the 2072 Mass Ave Development.

Written Comment to the Board of Zoning Appeal Regarding
2072 Mass Ave -- CASE NO. BZA-017326-2020

Dear Members of the Board of Zoning Appeal (BZA)

As a Cambridge native and homeowner who lives one block from the proposed development at 2072 Mass Ave, I am writing to OPPOSE the project as currently designed.

Our neighborhood group, North Walden Neighbors, has submitted materials to the Board including:

1. A BZA Briefing Document (delivered in hard copy and attached electronically to this message) including Objectives and Recommendations for project redesign signed by over 75 close neighbors and abutters; and detailing concerns of 20+ abutters in the Russell Apartments senior and disabled affordable-housing complex, who are an integral part of our group.
2. A petition signed by over 350 Cambridge residents opposing the project (submitted separately)

Through these documents we have clearly stated our concerns about:

- **Excessive size and density:** 9 stories is extremely out of context for the neighborhood and is not what was envisioned or agreed for either base zoning laws or the AHO. The developers are taking advantage of 40(B) to override locally-defined zoning laws. It sets a very worrying precedent that could lead to Mass Ave becoming an a "concrete canyon" of high rises in future. We recommend 6 stories on Mass Ave with a step-down to 3 stories in back to reduce impact on the vulnerable abutters in Russell Apartments and respect the neighborhood context.
- **Unaddresed Traffic and Safety Concerns:** The parking study conducted by the developers did not address pedestrian, bicycle and vehicle TRAFFIC around the Walden/Mass Ave intersection which has been a subject of community concern for over a decade, with public meetings held on the subject as recently as early 2020. We were deeply disappointed that the City DTPT dismissed and overlooked these concerns in signing off on the 2072 Mass Ave project.
- **Procedural violations and shortcuts:** We are concerned that the project has been rushed through public consultation and review processes, often with erroneous or incomplete documentation submitted to public authorities, with no apparent accountability to the rules and procedures laid out for 40(B), Planning Board and BZA hearings.

NEW INFORMATION: BUILDING-HEIGHT CENSUS OF MASS AVE STRUCTURES

Our group conducted a census of building heights along the 2.3-mile stretch of Mass Ave from Harvard Square to Arlington. Key findings include:

- Out of 195 structures on this 2.3-mile stretch of Mass Ave, there are only four buildings (2% of total) which are 7 stories or more, all built 40-50 years ago. NONE of these four are located on a busy intersection. The nearest tall building to #2072, an 8-story brick structure at #2130 Mass Ave that was built in 1981, is placed on a 40,000-foot lot with significant setbacks, greenspace and a large parking lot. These four buildings do not constitute meaningful precedent or context to justify the 9-story height of the proposed building on an 8.515 square foot lot at 2072 Mass Ave.
- 94% of all buildings in this stretch of Mass Ave are 5 stories are less.
- The most prevalent building heights are 3 stories (38%) and one story (27%) followed by four stories (14%).
- The least prevalent building heights are 9 stories (0.5%), 7 stories (0.5%), and 8 stories (1%).
- Only 4% are 6 stories, which remains a rare and significant height in North Cambridge.

We hope this illustrates that the Board's concern about building height and precedent is well-founded. The full data summary is pasted below for your reference.
Thank you for your consideration,
Lisa Dreier, Cogswell Avenue

Mass Ave Building-Height Census

Conducted by North Walden Neighbors on Dec 23, 2020

Notes: Census covers the 2.3-mile stretch of Mass Ave between Cambridge Street (Harvard Square) and Alewife Brook Parkway. "Structures" are defined as buildings evidently built at one time based on one continuous design, regardless of whether they are multi-unit (e.g, a single-family home, a large apartment building, or a long 1-story commercial building housing multiple independent retail shops - any of these would be counted as "one structure")

Building Height (# stories)	# structures	% of total	Address / notes
1	53	27%	
2	18	9%	
3	74	38%	74% of all structures are 3 stories or less
4	28	14%	
5	10	5%	94% of all structures are 5 stories or less
6	8	4%	98% of all structures are 6 stories or less
7	1	0.5%	#1600 Mass Ave, built in 1982
8	2	1%	#1580 (built 1978); #2130 (built 1981)
9	1	0.5%	#2353 Mass Ave (built 1973)
			2% of all structures are 7 stories or more, all constructed 40-50 yrs ago; none on a busy intersection
Total	195	100%	

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave

From: Wayne Welke <wayne.welke@gmail.com>
Sent: Monday, January 4, 2021 1:31 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave

Dear Mr Pacheo and ZBA Board Members:

As a 50-year resident of Cambridge and 25 years in North Cambridge, I urge the Zoning Board of Appeals to approve the project proposed for 2072 Mass. Ave. The presence of an existing 8-story building less than a block away makes the arguments against this building's proposed height baseless. I live half a block from Mass. Ave., and close to an existing 9-story condo building that has NO redeeming public value such as affordable housing clearly does. Cambridge has a huge shortage of affordable housing and subtracting 14 units to make the proposed building shorter than its neighbors makes no sense at all.

Please approve the project as presented!

~Wayne Welke

Wayne Welke
30 Dover Street - #3
Cambridge, Mass. 02140
617.441.2922 (landline)
603.264.3674 (cell)

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Point of Order - 2072 Mass Ave Comprehensive Permit Application

---

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 1:47 PM
To: Glowa, Nancy <nglowa@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Solicitor Glowa,

To follow up on Assistant Commissioner Sisia's response, I would like to request your legal opinion on the right of the property tax payer to raise a point of order during a City's public hearing such as the Planning Board and Board of Zoning Appeal hearings on 2072 Mass Ave comprehensive permit application.

As I wrote to the city officials after the Planning Board hearing, I could not raise a point of order to challenge the legality of the applicant presenting material that had not been properly submitted. And once again, it appears I can't raise a point of order challenging the standing of the applicant to appear before BZA at the hearing. In the comments I submitted to BZA today, which you should have received a copy of, I have documented all the prerequisites for filing CP application as mandated by MA Chapter 40B Handbook for Zoning Boards of Appeal that the applicant failed to comply as well as City's apparent failure to comply to the Project Eligibility application procedures. Does "the applicant's due process right to be heard" still apply and override public's right when the applicant does not have a "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook"?

Thank you for your guidance on this matter. Would greatly appreciate hearing your opinion before the continued hearing on Thursday, 1/7/2021.
Respectfully yours,
Young Kim

On Mon, Jan 4, 2021 at 10:36 AM Daglian, Sisia <sdaglian@cambridgema.gov> wrote:

> Young,
>
> I will submit your email to the Board Chair during his review of the case file prior to the hearing this week.
>
> However it is the applicant's due process right to be heard, and the Board can then decide if their submission is sufficient.
>
> Regards,
>
> Sisia Daglian

Inspectional Services
617-349-6107

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 7:01 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Assistant Commissioner Sisia,

According to MA Chapter 40B Handbook for Zoning Boards of Appeal, the applicant, CC HRE, does not have "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook. I will be documenting specific instances of such violations by the applicant as well as by the City in my comments to the Board of Zoning Appeal later today.

Therefore, through you, I would like to raise a point of order to the Board of Zoning Appeal to dismiss the 2072 Mass Ave Comprehensive Permit application without further hearing the case on 1/7/2021. I would greatly appreciate your guidance on how to raise this point of order at the start of the hearing. This will be more crucial if CC HRE does not submit the preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", that they submitted as part of the Project Eligibility Application to the Massachusetts Department of Housing and Community Development dated 10/14/2020 as justification for the 9-story height as requested by BZA. If CC HRE submits a modified plan, they should also submit a modified pro forma with changes from the original clearly identified.

Thank you for your cooperation and I look forward to your guidance.
Respectfully yours,
Young Kim
17 Norris Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:18 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave - Public Comment,

From: Camilla Elvis <camillaelvis@gmail.com>
Sent: Monday, January 4, 2021 1:52 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave - Public Comment,

To the Board of Zoning Approval,

I am writing to you, as a Porter Square resident, to urge you to approve the affordable housing construction at 2072 Mass Ave without reducing the number of units. Leaving aside the incredibly important issues of the housing crisis and climate change, and the fact that it has been enthusiastically endorsed by several City departments, and received a unanimous recommendation by Planning Board, I think a 9 story building on Mass Ave would be an excellent addition to the Neighborhood! Certainly a far better use of this prime location than a former taco bell drive-thru.

Sincerely,
Camilla Elvis
28 Linnean St

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA Testimony for 2072 Mass Ave.

From: Elaine DeRosa <ederosa67@gmail.com>
Sent: Monday, January 4, 2021 2:21 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA Testimony for 2072 Mass Ave.

Dear Members of the BZA,
My name is Elaine DeRosa, I live at 4 Pleasant Place.
I am writing in support of the development of 49 urgently needed and fully affordable homes at 2072 Mass Ave. This development responds to the critical need for affordable housing in Cambridge that has been documented in every local, regional and national study. The Cambridge City Council continues to prioritize the crisis of the lack of affordable housing in Cambridge. The Cambridge Planning Board has also approved this development unanimously. This project meets all city priorities and can provide housing for some of the thousands of households on the Cambridge Housing Authority waiting list for housing.

The city's recent 2020 Resident Survey also ranked affordable housing number one out of 15 issues for Cambridge. Development and density were ranked 14th out of 15. The survey also asked what would be the 2-3 issues you would recommend the city to address, affordable housing was cited again as number one.

Having this building on Mass Ave, a major corridor, with access to public transportation, is an ideal location for the development as most housing development studies recommend. The development would provide for larger family units for which under-housed families are desperate.

The issue of precedent has been raised if this building is approved. Right now the precedent before the Cambridge community is that households are trading food for rent and still many people will lose their homes before this pandemic is over. This is the precedent about which the Board should be concerned, you see a building, and those who fear displacement/eviction once the moratoriums expire, see potential homes to shelter them from the impacts of the pandemic. Trading 14 homes for height is not a moral option given the need before us. People are already sacrificing.

I urge you to approve this project. Thank you.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Proposal for 2072 Mass Ave

From: Pepi Fabbiano <pepi.fabbiano@gmail.com>
Sent: Monday, January 4, 2021 2:22 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Proposal for 2072 Mass Ave

Dear BZA,
As a Porter Square resident, I am writing in support of the proposal for 2072 Mass Ave. I grew up in a similar building to this (though not as environmental as this one) and think it would be a welcome addition to Mass Ave.

Best,
Giuseppina Fabbiano
28 Linnaean St, Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:32 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Comp Permit—CASE NO. BZA-017326-2020—Jan 7 Meeting Comments
Attachments: BZA-017326-2020-5WaldenComments-JAN 7.pdf

From: Cyrus Dochow <cyrus.dochow@gmail.com>
Sent: Monday, January 4, 2021 2:31 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: 2072 Mass Ave Comp Permit—CASE NO. BZA-017326-2020—Jan 7 Meeting Comments

Dear Members of the Zoning Board,

Attached is a letter expressing concern and proposing a compromise for the project at 2072 Mass Ave (BZA-017326-2020). This letter is prepared on behalf of a majority of the Condo Association at 5 Walden Street (a direct abutter).

Thank you for your consideration.

Cyrus Dochow
Trustee, 5 Walden Condo Association

January 4, 2021

5 Walden Condo Association
Cyrus Dochow, Trustee
5 Walden Street, Apt. 8
Cambridge, MA 02140

Zoning Board of Appeal
Inspectional Services-Zoning
831 Massachusetts Ave.
Cambridge, MA 02139

Re: 2072 Massachusetts Avenue Comprehensive Permit—CASE NO. BZA-017326-2020

Dear Members of the Zoning Board,

I write to you on behalf of the 5 Walden Street Condominium Association to voice concern about the height of the proposed development at 2072 Massachusetts Avenue where it meets the low-lying surroundings of Walden Street. We are direct abutters to the development site, located immediately across Walden. We strongly urge the Zoning Board to require, as a condition of approval, that the height of this rear step-down be reduced from six to five stories, while maintaining the nine stories on Mass Ave.

The modest reduction of height from six to five stories will create the best urban environment for direct abutters, the surrounding neighborhood, and all those who travel Walden on a daily basis. Only marginally more expensive on a per unit basis, this compromise will maintain the ambitious criteria of the base scheme: high unit density (a reduction of only two units), construction of a high-quality sustainable building, and much-needed improvements to Walden Street. The project team will not pursue a 9/5-story scheme unless the Zoning Board requires it as a condition of approval.

Our productive dialogue with the project team and neighbors over the past several months suggests that a 9/5-story scheme is the best and most feasible compromise. Although we disagree with our neighbors who call for a much smaller building, they agree that any reduction in height should prioritize lowering the rear step-down. The alternate 8/6 scheme offered by the project team in direct response to the Zoning Board comments does not satisfy direct abutters or our neighbors. Furthermore, the height adjacent to Russell apartments is partially *raised* to 7-stories with the additional unit at the rear.

Our earlier (12/7/20) written comments remain valid: where the project abruptly meets the surrounding low-lying residential buildings and narrow public way of Walden Street it will negatively impact the transition to and from Mass Ave, both at ground level and from a distance. We again refer you to the attached cross sections (figs. 1 & 2) that describe the relationship between existing and proposed heights and their relationship to the street.

As those who will be substantially impacted by this project, we want a high-quality sustainable building that improves its surroundings and provides urgently needed units of affordable housing. The project team has demonstrated they are creative and capable of fulfilling this goal. By requiring them to lower the rear portion of the building to 5 stories, you will help them reach a praiseworthy compromise and produce the best project for the greatest number of people.

Sincerely,

Cyrus Dochow, Trustee, Unit 8
Registered Architect

Inger Kwaku, Trustee, Unit 2
Pei-yu Lin, Unit 5
Dennis Li, Unit 3
Marie Stroud, Unit 6
Tien-Yi Lee, Unit 4

Attachment: figs. 1 & 2, cross-sections through Walden Street and Mass Ave

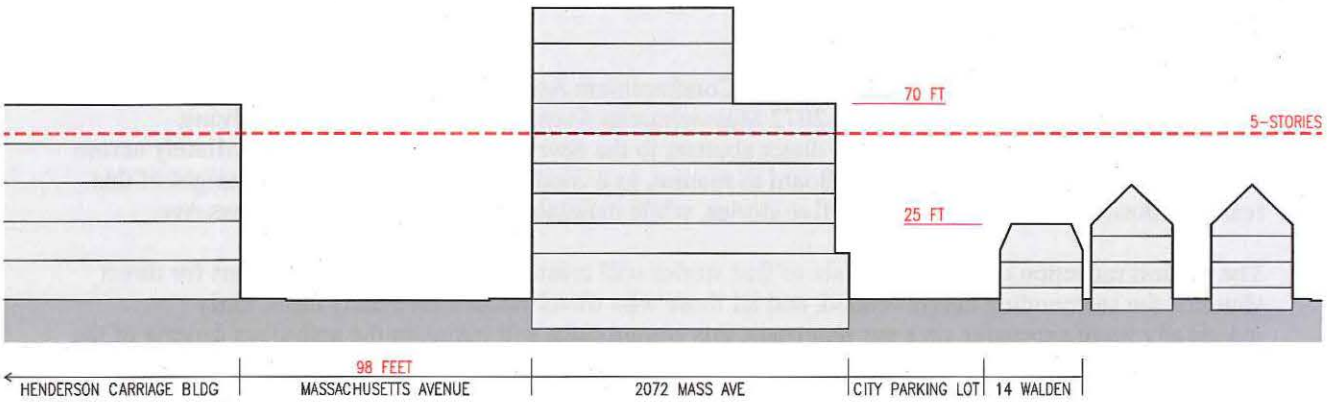


FIG. 2
MASSACHUSETTS AVENUE SECTION

FIG. 1
WALDEN STREET SECTION

0 10 50 FT

2072 MASSACHUSETTS AVENUE
CASE NO. BZA-017326-2020

PREPARED BY CYRUS DOCHOW ARCHITECT
5 WALDEN STREET, APT. 8 CAMBRIDGE MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:33 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Affordable Housing in Porter Square

From: Martin Elvis <martinselvis2@gmail.com>
Sent: Monday, January 4, 2021 2:33 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Affordable Housing in Porter Square

As a Porter Square resident I strongly support replacing the ugly, under-utilized lot at 2072 Mass Ave with the proposed Green, affordable housing, building. The scale of the proposed building is in keeping with other Mass Ave buildings nearby, and will be a positive improvement to the neighborhood.
Yours,
Martin Elvis
28 Linnaean St.

Martin Elvis
28 Linnaean St. Cambridge MA 02138
cell: 617 331 3009

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Massachusetts Avenue

From: eric <ericpfeufer@hotmail.com>
Sent: Monday, January 4, 2021 2:47 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Massachusetts Avenue

Dear ZBA Members:

Thank you for delaying a decision on the referenced project at your last hearing. It was good to hear some reasoned thinking about the height and density of the building which is far greater than even the new zoning for the specific use of the building allows.

This note is to object to the proposed 2072 Mass Ave project as it stands right now and to point out representations to the Board by the Developers that are not true.

My objections to the project are

- the request for so many variances without public process, the developers have said they have had many meetings with the City about this but those, with the exception of two, have been behind closed doors.
- the unprecedented height without any regard to the neighboring buildings or the tiny footprint which exacerbates the height as there is not sufficient area for setbacks.
- the density which far exceeds the FAR for the base zoning in the area
- The project's rushed filing with the City so that it could be filed under 40B regulations just prior to the City's adoption of the Affordable Housing Overlay zoning.
- Their parking study, not a traffic study, which was conducted last summer with no apparent attempt to find out if the parking had been impacted by changes in habits and habitation due to the Covid-19 pandemic. As a resident in this area for 35 years, I can assure you have been many more empty parking spaces since the spring of 2020.

The developers have frequently referenced their unprecedented public process as well. This has not been evident.

I live on Sycamore Street, the first street off Walden closest to the project. Prior to the ZBA meeting, I had been informed of two meetings with the community. The first was at the end of September and I am sure was called so that they could say in their application that they had met with the public.

There has not been very much engagement with the neighbors. The responses to the questions raised were easily glossed over given the zoom format with questions submitted in writing. There was no chance to follow up when a question was misunderstood or an answer deliberately dismissive of the question. The public engagement for such a project has been inadequate.

Dennis Carlone's op ed laid out more clearly than I most of the concerns that I have for this building and site, I hope you have read it.

I hope you will insist the developers at least adhere to the process laid out in the Cambridge Zoning Code so that the concerning aspects of the design can be studied resulting in a final design that is compatible with the zoning, the neighborhood and provides safety and livability for the residents and their neighbors.

Sincerely,
Jean Hermann
9 Sycamore Street
Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:55 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave - Comment

From: Dave Madan <davemadan@gmail.com>
Sent: Monday, January 4, 2021 2:52 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave - Comment

Dear Ms. Pacheco & Board of Zoning Appeals --

I am writing to express support for the affordable housing project at 2072 Mass Ave. I grew up within a quarter/half-mile of the project at 117 Rindge Ave and 49 Sacramento St, and I own a house at 23A Kelly Road. I have always felt that Mass Ave falls short of its potential as a more vital community corridor, and I believe that the portion of Mass Ave surrounding Porter Sq is suitable for taller development as proposed, particularly because a similar sized building is located closeby. Additionally, I'm sure many will make the case at the significant need for affordable housing to be built, and not just in concentrated locations, but ideally in places surrounded by economic vitality and opportunity. I support the development as proposed.

Thank you.

Dave Madan
617-981-1078

DeAngelo, James

From: Daglian, Sisia
Sent: Monday, January 4, 2021 5:01 PM
To: DeAngelo, James
Subject: FW: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing
Attachments: PB Hearing 2072 Mass Ave Capstone.png

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Monday, January 4, 2021 4:46 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing

can you attach this to the file

From: SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent: Monday, January 4, 2021 3:20 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; City Manager <CityManager@CambridgeMA.GOV>; Carlone, Dennis <dcarlone@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing

To the members of the Board of Zoning Appeal:

Please see these bullet points below that include new information regarding a **census of building structures and their heights** along the 2.3 mile stretch of Mass Ave from Harvard Square (Cambridge St intersection) to Arlington (Rte 16 / Mass Ave intersection).

- Out of 195 structures fronting Mass Ave, **98% of the buildings are 6 stories or less**.
- Only 4 structures (2%) are 7 stories or more.
- The most prevalent building height along Mass Ave west of Harvard Square is 3-stories (38%) followed by 1-story (27%) and 4-stories (14%).

These data illustrate that the proposed 2072 Mass Ave building design not only **does not fit the neighborhood in the context of Walden Street and its 2- to 3-story homes**, but is also a **massive outlier for Mass Ave in North Cambridge**.

Please note: The 4 structures greater than 6 stories were built 40-50 years ago, and none are on a busy intersection.

Please note: There is more building footage frontage along Walden Street than there is along Mass Ave.

Also please see the attached elevation rendering that shows the massively out of scale context of the proposed 2072 Mass Ave building.

Thank you for your attention to these data,

Susan Frankle
3 Houston Park
300 feet from the 2072 Mass Ave site

TIONS North | View from Mass Ave

DeAngelo, James

From: Daglian, Sisia
Sent: Monday, January 4, 2021 5:03 PM
To: DeAngelo, James
Subject: FW: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Monday, January 4, 2021 4:51 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: lou soltys <lsoltys@comcast.net>
Sent: Monday, January 4, 2021 1:58 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Cc: 'Anna Soltys-Morse' <lsoltys@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal,

We live 1 block from the 2072 Mass Ave. site and have been there for 27 years.

We strongly oppose the proposed development at 2072 Mass Ave.

There are many red flags:

- Red flag - 18 waivers for zoning relief
- Red flag - 9-stories, 102 feet
- Red flag - only one elevator for 150-200 residents
- Red flag - virtually no parking; only 3 restricted on-site parking spaces
- Red flag - more than 3x the density of other Porter Sq. affordable housing
- Red flag - no ground level green space; no setbacks
- Red flag - negative impact to light and privacy to the seniors in affordable housing who live right next door

Please use the **height maximums from the recently-enacted AHO** (6 stories, 70 feet) to guide what should be allowed to be built at the site.

Please listen to the voices from the immediate neighborhood. There is a groundswell of opposition, many of those live very close to the site (**350+ petition signers** object to the size and have safety concerns regarding the intersection). We want there to be affordable housing, but feel the developers dismiss all the neighbors' concerns and have not provided for the safety considerations, density issues, parking concerns, and neighborhood vitality that need to be addressed.

Please don't let these developers **set a dangerous precedent** that will define the future of North Cambridge.

What we advocate for is reasonable. A 6-story building that steps down to meet the neighborhood. What we ask for is for zoning laws to be upheld.

If the developers cannot make a 6-story building financially viable, then it's clear this is not the right site and these are not the right developers. They are trying to do too much on a small 8,500 square foot lot.

Please use the AHO as THE guideline to protect the residents of North Cambridge.

Sincerely,
Lou Soltys and Christopher Morse
26 Creighton St, Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 5:04 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Case no. BZA 017326-2020

From: ired.eggers@gmail.com <ired.eggers@gmail.com>
Sent: Monday, January 4, 2021 3:01 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave Case no. BZA 017326-2020

- RE: 2072 Mass Ave CASE NO. BZA-017326-2020
  - I oppose the proposed development at 2072 Mass Ave. as is for the following reasons:

1. **Setting reckless precedents for violating required limits of two different city ordinances**

17 waivers of these requirements (many major regulations, such as Large Porject Review) are part of this proposal. That is untenable and unacceptable and a betrayal of civic process.

The scale and scope are horrific in this context and all along North Mass Ave. The developers argue that there are nearby comparable buildings. The study exposed by the North Walden group shows otherwise. In addition, please do not ignore that the only building somewhat comparable in height was so outrageous that it triggered the exisiting Overlay District Zoning.

The set requirements for height, set backs, FAR and other regulations were stretched to accommodate affordable housing needs, but the developers chose to skip this AHO procedure

and limitations. Even so, they ignore several of the most basic requirements.

2. **Setting precedents for violations and skirting of various requirements of the Chapter 40B application.**

These have been described in the North Walden Neighbors' Presentation to the BZA, January 4, so I point to one particular discrepancy and misrepresentation that is key to the spirit of any housing equity project, and part of the Chapter 40B petition requirements, as well as any AHO proposed project.

Community involvement

The developers claim repeatedly to have engaged in a robust community process and have been responsive to neighborhood feedback and concerns. That robust process consisted in many months with city departments, behind closed doors. Neither CDD nor developers reached out to the community during the planning phase. The developers responded to one abutter who they contacted in August, ignoring more than 350 abutters and neighbors who hadn't been contacted until september 29 or later.

Since then, neighbors have repeatedly reached out to the developers to join neighborhood meetings and have attended zoom meetings with the developer. The plan was in final stages and the developers *were not responsive* to our significant suggestions on height, set backs and major safety issues from our groups of neighbors, except for one neighbor who got height reduction on his side in exchange for height increase on the other sides. The developers were asked to meet once again with a neighborhood group before the January BZA meeting to

present their new changes, but declined. Public money is fronting this project. The public most affected should be part of the design team.

3. Safety

According to the Vision Zero website, the city promises to:
"**Ensure equity in Vision Zero:** The City will ensure all Vision Zero efforts promote equity and inclusiveness and protect people of all ages and abilities, paying particular attention to vulnerable and underserved populations.
Use Data to Direct Efforts and Measure our Progress: The City will develop metrics to guide decision-making, measure progress on Vision Zero activities and share successes and challenges in a transparent way."

Not only have neighbors been advocating for increased safety measures for years, as outlined in the North Walden Neighbors' presentation, but existing crash reports for the past 5 years have shown Walden Street, a feeder into Mass Avenue near a very busy square, to be particularly problematic: 92 crashes reported in 5 years, not counting crashes on Mass Ave!

"Intersections are where people walking, biking, and driving interact most. Making these locations as safe as possible is a key element of our Vision Zero commitment," said Joseph Barr, Cambridge's Director of Traffic, Parking, and Transportation, quoted in the national organization of traffic engineers. And yet, this organization's own standards and priorities were ignored in this case. "NACTO's new intersection design guidance gives cities like Cambridge direction on how to approach some of the most complex pieces of our street networks and make the best use of the space on our streets."

Therefore, a widening of the street is NOT a viable measure as I understand the NACTO recommendations.

Please deny this application!

I want to end by thanking the board members for remaining bequitable and rigorous in their decisions despite significant political pressure to accept this application.

Costanza Eggers
A neighbor three blocks away, longtime activist for social equity and supporter of fair housing.

Sent from my iPad

Daglian, Sisia

From: Singanayagam, Ranjit
Sent: Thursday, December 31, 2020 6:15 PM
To: Daglian, Sisia; Pacheco, Maria
Subject: Fwd: 2072 Mass Ave Concern

Get Outlook for iOS

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Sent: Thursday, December 31, 2020 6:13:18 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave Concern

Begin forwarded message:

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Subject: 2072 Mass Ave Concern
Date: December 31, 2020 at 6:08:54 PM EST
To: mpacheco@cambridgema.gov

To the Board of Zoning Appeal:
I am concerned about the current proposed development at 2072 Mass Ave. for many reasons. **The most important reason is that it is a racist development that disenfranchises those who do not have easy access to capital. Why did the city not find a minority-owned development company? The developer is a white cisgender male who lives in the wealthy suburban community of Newton. His life experiences do not match those of the buildings' proposed residents and directly disenfranchises local minority-owned developers which is a disgrace to our community and our taxpayers.**

As a taxpayer, I expect a response to my comments!

As a graduate of the Cambridge Public Schools, I wanted to make sure it was understood that there is a school bus stop right there at Walden and Mass Ave exactly where the project is slated to be built. I waited at that stop for 8 years when I took the bus to King Open. I wonder if CPS school transportation has been consulted about this development in terms of the safety of children. I have walked my kids and waited at that stop with my kids for years... it is a dangerous intersection only to be made more dangerous with this project. Has there been any communication with CPS transportation?

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Also, sadly it is obvious that the needs of proposed building residents have not been considered. There is limited parking and only one elevator for 200 people. That is crazy. If this building were really about helping those who need it, the plan wouldn't forget about their needs for elevators and cars.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Zev Shapiro

Lifelong Cantabrigian and Harvard '24

35 Walden St

Daglian, Sisia

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 7:01 AM
To: Daglian, Sisia
Cc: DePasquale, Louie; Singanayagam, Ranjit; Glowa, Nancy; Siddiqui, Sumbul; City Clerk; Pacheco, Maria
Subject: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Assistant Commissioner Sisia,

According to MA Chapter 40B Handbook for Zoning Boards of Appeal, the applicant, CC HRE, does not have "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook. I will be documenting specific instances of such violations by the applicant as well as by the City in my comments to the Board of Zoning Appeal later today.

Therefore, through you, I would like to raise a point of order to the Board of Zoning Appeal to dismiss the 2072 Mass Ave Comprehensive Permit application without further hearing the case on 1/7/2021. I would greatly appreciate your guidance on how to raise this point of order at the start of the hearing. This will be more crucial if CC HRE does not submit the preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", that they submitted as part of the Project Eligibility Application to the Massachusetts Department of Housing and Community Development dated 10/14/2020 as justification for the 9-story height as requested by BZA. If CC HRE submits a modified plan, they should also submit a modified pro forma with changes from the original clearly identified.

Thank you for your cooperation and I look forward to your guidance.
Respectfully yours,
Young Kim
17 Norris Street

Daglian, Sisia

From: James in Cambridge <tompaine@hotmail.com>
Sent: Thursday, December 31, 2020 7:16 AM
To: Daglian, Sisia
Cc: Singanayagam, Ranjit
Subject: Fw: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

[NB: Maria Pacheco is "out of the office" until January 4. (Ms. Daglian: Hi. Please reply.)]

From: James in Cambridge <tompaine@hotmail.com>
Sent: Thursday, December 31, 2020 12:12 PM
To: BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>
Subject: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

December 31, 2020

To: Maria Pacheco, Board of Zoning Appeals
Cc: Ranjit, ISD (BZA)

Hi Maria, As I believe you must know, the BZA Rules (posted) require that everyone provide their *home address* when giving public testimony. This was overlooked at the last public hearing on the 2072 Mass Ave. application.

Could we be assured that this requirement will be honored at the hearing on January 7? Would you please share this email and request with Gus, Brendan, and remaining Board members?

In addition to its being *a published rule for BZA Hearings*, I firmly believe we are all entitled to know where people actually live when giving public testimony about matters in Cambridge.

Thanks.

Section 6. Rules of Procedure at Public Hearings
[...] **Every person appearing before the Board or submitting a statement in writing must identify himself for the record by full name and current residential address.**
https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/BZA/bzarulesofpracticeandprocedure.pdf

Also, as you may know, the last meeting was a catastrophe in several respects.

I'm not in favor of letting politicians (a/k/a, "elected officials") "jump the queue" when others are waiting to give testimony. But if this must be allowed, could we limit the time permitted? Marjorie Decker was allowed to opine at great length at the start of the hearing, unfairly to everyone else waiting to testify.

Later on, after this, and then the customary "three minutes" for others, still others who

had been waiting to make comments were summarily reduced in an impromptu manner by Jim Monteverde (no doubt trying to do his best under difficult circumstances) to a "one minute" allowance. This was obviously unfair - and I believe unnecessary - discriminating against those who just happened to be later in the queue. This can and should be avoided on, in my opinion, on January 7 by limiting "speeches" by politicians, and holding everyone to a reasonable time allowance, announced - for all equally - at the start of the meeting.

Hopefully the fact that this is a "special meeting" (if it is not cancelled or postponed) will allow everyone interested in providing testimony a reasonable opportunity to be heard.

Thanks. I would appreciate your sharing this with the Chair and Vice Chair, especially, and letting me know what response they may have.

Happy New Year - hopefully - to all of us!

Sincerely, James Williamson
1000 Jackson Place
Cambridge, MA. 02140

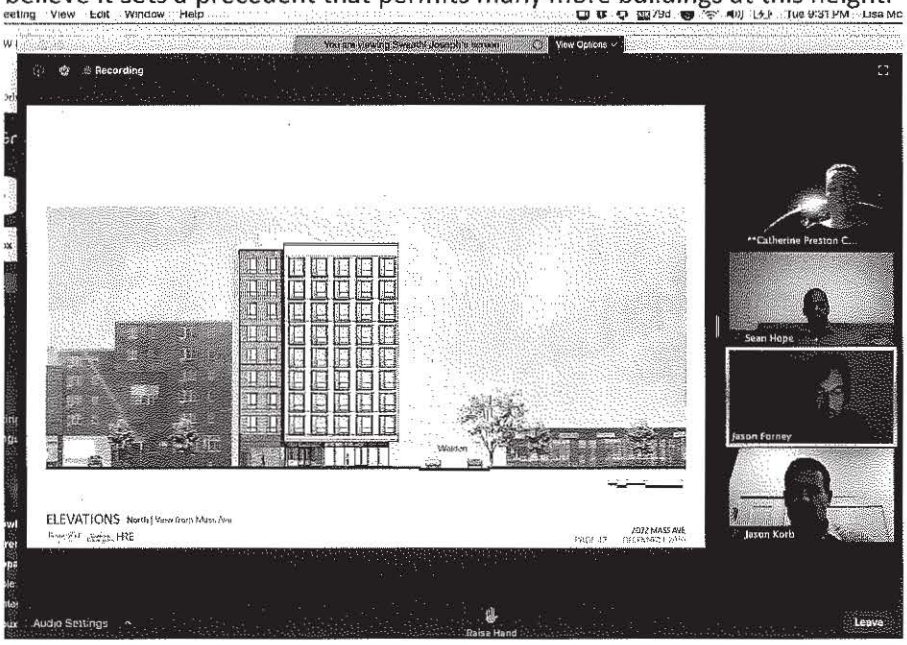
Daglian, Sisia

From: Lisa McManus <lisaxmcmanus@gmail.com>
Sent: Thursday, December 31, 2020 8:30 AM
To: Daglian, Sisia
Subject: Fwd: 2072 Mass Ave CASE NO. BZA-017326-2020

---------- Forwarded message ---------
From: **Lisa McManus** <lisaxmcmanus@gmail.com>
Date: Wed, Dec 30, 2020 at 7:35 PM
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020
To: <mpacheco@cambridgema.gov>

Ahead of the Jan. 7 meeting, I wanted to send this image of the project to the BZA members. **It's a rendering of the building that the developers and their architect rarely show.**

I am an abutter. I am for affordable housing but think this building is pretty clearly out of scale and too big for the site. I believe it sets a precedent that permits many more buildings at this height.



Lisa McManus
17 Creighton Street
Cambridge, MA 02140

Daglian, Sisia

From: Singanayagam, Ranjit
Sent: Thursday, December 31, 2020 1:33 PM
To: Daglian, Sisia; Pacheco, Maria
Subject: Fwd: 2072 Mass Ave: Support

Get Outlook for iOS

From: Kathy L Dalton <kd@well.com>
Sent: Thursday, December 31, 2020 1:30:51 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 2072 Mass Ave: Support

I would like to register my support for this project. I believe this is very well located as a transit dependent affordable housing project.
I would however like the Cambridge BZA to exercise whatever authority it has to make this a more livable project for the residents.
For example, I am concerned to hear it will have only one elevator.

As it is a for-profit developer I am concerned that the need to profit from the project rather than creating quality livable housing for the residents will take precedence.
Also, if there are design amendments that improve things for abutters, particularly for the adjacent senior housing, I would approve of those as long as they do not lead to making the project unbuildable.

Kathy L. Dalton
Arlington Street

Daglian, Sisia

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, January 4, 2021 5:11 AM
To: Pacheco, Maria; Daglian, Sisia
Subject: Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

January 3, 2020

Re: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

Dear Chairman Constantine, Vice-Chairman Sullivan,
and Members of the Board:

I suspect you are facing a tough decision this Thursday night, struggling to balance the obvious need for affordable housing in Metropolitan Boston with good design, reasonable scale, and the stated needs and interests of numerous neighbors here in Cambridge, including, importantly, *the residents of existing affordable elderly housing at the Russell Apartments* (whose very modest rear patio, absent suitable adjustments to the proponents' plan, will be put in shadow by this project on otherwise lovely summer afternoons. [Thanks, "supporters" of affordable housing...])

In my nearly fifty years of living in Cambridge, I can't remember a single developer ever having had the *chutzpah* to offer as a purported "compromise" increasing the already egregious height of a building from 8 stories to an even more egregious 9! (Wow; that's a "stretch," as they say...)

Since when is responsible, intelligent, and artful "urban form" something we just toss out the window, because a for-profit developer can slap the evidently "magical" words "affordable housing" on their gargantuan, out-of-scale project?

I attended the first online "community meeting" ready to support *a significant building at this corner.* I was shocked when, after considerable introductory "hoopla" evidently contrived to enthrall the public, they finally unveiled their "masterpiece," AT A FULL EIGHT STORIES. Again, I was, quite literally, shocked. And greatly disappointed. I had been looking forward to supporting a project at this corner and now felt offended and angry at the excesses of this applicant.

Six or seven stories, at most, would suffice here. An even more modest height in the back would seem appropriate, as well, despite pressures to cram as much FAR on the lot as possible. If context is relevant, just one other building, a block away, appears to be eight stories, but it has significant

set-backs in the front and at the sides, with grass and open space.

While parking is being limited, based in part, IMO, on spurious claims regarding the alleged ease of "access" to public transportation, in particular, one wonders how they've come up with "51 bike storage spaces" in the basement, when their own paid survey indicates bicycle use at "6 percent." How does that compute? (A "vanity" for bicycling enthusiasts??) *Is anyone aware of the fact that the MBTA plan to reduce service on the 83 and 77 Bus Routes by 20 percent this year as part of their recently announced "service" cuts??*

I live not far from this location in what was once Public Housing. I have some understanding of what this is all about. I go by here every day on the "public transit" others love to preach about. I don't want to have to see an oversized building here. We can do better. The dismal political failure of our dysfunctional government here in Cambridge to address affordability in housing, despite rather significant achievements, should not be the occasion to "stick it" to one particular diverse group of residents at this particular corner.

Thank you for insisting on a *reasonable project* that furthers a goal of adding affordable units in Cambridge, albeit for the entire region, while respecting the community of which we're all trying to be a part.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA

p.s. I found this billboard depicted at 'google maps' across Walden Street a wonderfully ironic commentary on what the applicants seek here:
https://www.google.com/maps/place/2072+Massachusetts+Ave,+Cambridge,+MA+02140/@42.3914078,-71.1232798,3a,23.9y,255.27h,103.27t/data=!3m6!1e1!3m4!1sK-lXqzhMyzNIWnr5COPVYw!2e0!7i16384!8i8192!4m5!3m4!1s0x89e3771790994495:0x4f2a3d7e2d3a3e20!8m2!3d42.3911207!4d-71.12329

2072 Massachusetts Ave

Building · 2072 Massachusetts Ave

www.google.com

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Changes to the January 7 "Special Meeting" Agenda? [2072 Mass Ave.]

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, January 4, 2021 11:25 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Cc: NorthWaldenNeighbors@gmail.com <NorthWaldenNeighbors@gmail.com>; Nolan, Patricia <pnolan@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Totten, Daniel <dtotten@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>
Subject: Re: Changes to the January 7 "Special Meeting" Agenda? [2072 Mass Ave.]

[Hi, Maria, Would you be sure to timely share this email with Gus and Brendan?
Thanks. JMW]

January 4, 2020

Hi Ranjit, and/or Maria,

As I believe you know, the BZA announced at the conclusion of the last meeting on this matter that January 7 would be a "Special Meeting" devoted *exclusively* to the 2072 Mass Ave. "Comprehensive Permit" application.

It seems this plan has been changed.

I learned this evening, when I was trying to find a suitable link for the 2072 Case File (itself a bit of a conundrum), that there have now been new items added to the Agenda for January 7.

Could you (or Ranjit) please explain why that is? (I know there is a widely shared concern *that there be sufficient time for public comment from all interested parties at this important hearing*; I worry that this will no longer be the case with the addition of more items.)

Could you please explain how you anticipate the new items on the revised Agenda for January 7 to be managed? *Will they be heard in the order in which they are listed?? And what is the estimated time required for each of these cases, to the extent you can anticipate that?*

As you know, it would be very helpful to have a sense of when

the Board will likely be turning their attention to the case at hand, as we are now no longer assured that the hearing on the 2072 Mass Ave. case will commence at 6 p.m., as previously promised.

Thanks.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA

See: http://cambridgema.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=9693

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Dewey Dellay <scewby@earthlink.net>
Sent: Tuesday, January 5, 2021 6:21 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Hello

To Members of the Board of Zoning Appeal

I oppose the proposed development of 2071 Mass Ave.

I live three blocks from the proposed site on King Street and travel past it every day by either foot or car. I believe the proposed 9 story front o the building is way way out of proportion to our smaller neighborhood buildings. I am completely in favor of affordable housing and think it is extremely important, but I believe it can be done and incorporated in to neighborhoods in a much more seamless way that compliments it's surroundings. I believe the developers can reasonably settle for less stories. Many have said the 6 stories but I can accept more, but not nine stories. It will set a precedent for future buildings and start a type of destructions of our neighborhood. The argument that we need all the housing we can muster is a fair one but will not be solved with this one building, and then the acrimony that it would bring. Also, I am extremely concerned about the parking in the neighborhood with more cars coming from the tenants of the building, and so would also think this adds to the argument against nine stories. Lastly, the corner of Mass Ave and Walden has always been a complicated area to drive through, and then on top of this it is crammed during rush hour. Having a car entrance added to the density that converges at that corner seems unadvisable for an uncontested safe traffic flow. I'm sure you know that we have had a death at that corner already.

Thank you for giving this email your time and I would urge that you work with the developers to reduce the size of their proposal so that we cn have a win win situation with this need affordable housing.

Dewey Dellay

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:25 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [livablecambridgeopen] [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Marilee Meyer <mbm0044@aol.com>
Sent: Monday, January 4, 2021 5:30 PM
To: peterglick@comcast.net <peterglick@comcast.net>; rryals@comcast.net <rryals@comcast.net>
Cc: mjbrandon@gmail.com <mjbrandon@gmail.com>; Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Wilson, Anthony <awilson@cambridgema.gov>; rclarey@aol.com <rclarey@aol.com>; portersquare@googlegroups.com <portersquare@googlegroups.com>; NorthCommons@groups.io <NorthCommons@groups.io>; livablecambridge@googlegroups.com <livablecambridge@googlegroups.com>
Subject: Re: [livablecambridgeopen] [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

There is still confusion between 8 and 9 stories.
8 was original proposal which required variances as well. Now it seems criteria is being cherrypicked between comprehensive permitting, AHO and 40 B. Take your pick.
Housing is needed, but tweaking is needed including more elevators.

On Monday, January 4, 2021 Peter Glick <peterglick@comcast.net> wrote:

But when the neighbors are disenfranchised by a political system that appears to be tilted in the developers' favor, and then the developers choose extreme outside of the envelope approaches, such as those that go beyond even the AHO and require 18 variances to the rules, it is completely understandable that some neighbors would believe that their only chance at fairness is a day in court.

Personally, I live too far away to sue, but close enough to enjoy walking by regularly. I hope the developers are persuaded to build a nice building with several stories of affordable housing and ground floor retail.

Peter Glick

On Jan 4, 2021, at 5:30 PM, Ruth Ryals <rryals@comcast.net> wrote:

I am sorry, but someone has to say it.

This is a lousy way to build affordable housing (or to stop it), by threatening to sue, add costs, delay a project. And note, all of you who will follow the singing mermaid, it will cost you -- a lot, and the mermaid will never put in a dime.

This is how we got the AHO, for those of you who are suggesting it means we should never build an affordable housing development on Mass Ave near a major transit hub greater than 6 stories tall (which is absurd when 8 story buildings stand nearby), because of the threat of a suit from this mermaid's followers.

This is not the way of reasonable civic discourse to determine, as far we can, what best suits the City's and the neighborhood's needs.

This is -- I will get my way, or I will throw a fit, a monkey wrench in the works , so you won't be able to proceed for maybe 10 years, never mind that the premise of the suit will eventually be found lacking of merit.

Could we please ignore the signing mermaid and go back to talking about the pros and cons of the project?

Ruth Ryals

From: PSNA <portersquare@googlegroups.com> on behalf of Michael Brandon <mjbrandon@gmail.com>
Date: Sunday, January 3, 2021 at 11:59 PM
To: "Glowa, Nancy" <nglowa@cambridgema.gov>, Cambridge City Manager Louis DePasquale <ldepasquale@cambridgema.gov>, Lisa Peterson <lisap@cambridgema.gov>, Ranjit Singanayagam <ranjits@cambridgema.gov>, BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Cambridge City Council c/o City Clerk <awilson@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
Subject: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Ms. Glowa:

Thank you for your reply referring me to the Cambridge Board of Zoning Appeal. Unfortunately, the board and its staff have not responded to our entreaties.

While the BZA in a sense operates independently under the enabling statute, City Manager DePasquale as the board's appointing authority and you as the City's attorney presumably have a fiduciary duty to intercede in order to prevent the unnecessary expenditure of public resources on another improper hearing, as well as an obligation to protect the body from a lawsuit that your office or outside counsel hired and paid for by the City will have to defend against, most likely to no avail.

Under the Commonwealth's Chapter 40B published procedures, department heads such as you, Mr. DePasquale, and ISD Commissioner Singanayagam are expected to review and

provide advice to the local zoning board on comprehensive permit applications, which in this case is one that seeks to circumvent local needs on a breathtaking scale.

If you and the City administration inexplicably have no comments or reservations about the highly irregular process that is occurring and for some reason support this unlawful application, it seems incumbent on you to notify the BZA and explain why before the January 4 comment submission deadline announced by Mr. Alexander.

But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

> Mr. Brandon:
>
> We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.
>
> Nancy E. Glowa
>
> City Solicitor
>
> ---
>
> **From:** Michael Brandon <mjbrandon@gmail.com>
> **Sent:** Wednesday, December 30, 2020 4:45 PM
> **To:** DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
> **Cc:** Wilson, Anthony; Richard Clarey
> **Subject:** ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:

We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

> Mr. DePasquale, Ms. Peterson, and Ms. Glowa:
>
> I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.
>
> Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.

Thanks for your prompt attention to this.

Michael

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

---------- Forwarded message ---------

From: Michael Brandon <mjbrandon@gmail.com>
Date: Tue, Dec 8, 2020 at 8:32 PM
Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sogrady@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>

Chairman Alexander and Members of the BZA:

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook*and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

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Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

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View this message at https://groups.google.com/d/msg/portersquare/topic-id/message-id

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To post to this group, send email to portersquare@googlegroups.com
Visit this group at https://groups.google.com/d/forum/portersquare

To unsubscribe from this group, send email to portersquare+unsubscribe@googlegroups.com
For more options, visit https://groups.google.com/d/optout

You received this message because you are subscribed to the Google Groups "Porter Square Neighbors Association" group.
To unsubscribe from this group and stop receiving emails from it, send an email to portersquare+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/CACMjiqqTKfA-msZc%3D3uB0zNjRRsJaZcf-j-yyFhKxV6KPG4QPQ%40mail.gmail.com.

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Livable Cambridge is a consortium of neighborhood associations that encourages and supports citizen input to ensure that Cambridge remains a livable and sustainable community. This is a public group. If you feel the frequency of these emails is too much. you might want to consider consolidating the communications to a once a day summary. Join our Livable Cambridge Facebook Group! https://www.facebook.com/groups/327170258117294/

How do I join the LivableCambridgeOpen Public Google Group?
1. For those who have an email address: https://groups.google.com/forum/#!forum/livablecambridge/join
2. For those without a Google account, you can email: livablecambridge+subscribe@googlegroups.com
---
You received this message because you are subscribed to the Google Groups "LivableCambridgeOpen" group.
To unsubscribe from this group and stop receiving emails from it, send an email to livablecambridge+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/livablecambridge/0CC53680-938F-44CE-9116-1B2F1D32ADF7%40comcast.net.

--
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How do I join the LivableCambridgeOpen Public Google Group?
1. For those who have an email address: https://groups.google.com/forum/#!forum/livablecambridge/join
2. For those without a Google account, you can email: livablecambridge+subscribe@googlegroups.com
---
You received this message because you are subscribed to the Google Groups "LivableCambridgeOpen" group.
To unsubscribe from this group and stop receiving emails from it, send an email to livablecambridge+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/livablecambridge/4FFE834E-73F5-4A2C-9EFB-D3F94543A6AC%40comcast.net
.

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:26 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Nancy E. Phillips <nanphill73@gmail.com>
Sent: Monday, January 4, 2021 4:42 PM
To: Ruth Ryals <rryals@comcast.net>
Cc: Michael Brandon <mjbrandon@gmail.com>; Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Wilson, Anthony <awilson@cambridgema.gov>; Richard Clarey <rclarey@aol.com>; PSNA <portersquare@googlegroups.com>; North Commons <NorthCommons@groups.io>; livablecambridge@googlegroups.com <livablecambridge@googlegroups.com>
Subject: Re: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Bravissimo!

On Mon, Jan 4, 2021 at 5:31 PM Ruth Ryals <rryals@comcast.net> wrote:

> I am sorry, but someone has to say it.
> This is a lousy way to build affordable housing (or to stop it), by threatening to sue, add costs, delay a project. And note, all of you who will follow the singing mermaid, it will cost you -- a lot, and the mermaid will never put in a dime.
> This is how we got the AHO, for those of you who are suggesting it means we should never build an affordable housing development on Mass Ave near a major transit hub greater than 6 stories tall (which is absurd when 8 story buildings stand nearby), because of the threat of a suit from this mermaid's followers.
> This is not the way of reasonable civic discourse to determine, as far we can, what best suits the City's and the neighborhood's needs.
> This is -- I will get my way, or I will throw a fit, a monkey wrench in the works , so you won't be able to proceed for maybe 10 years, never mind that the premise of the suit will eventually be found lacking of merit.
> Could we please ignore the signing mermaid and go back to talking about the pros and cons of the project?
> Ruth Ryals

From: PSNA <portersquare@googlegroups.com> on behalf of Michael Brandon <mjbrandon@gmail.com>
Date: Sunday, January 3, 2021 at 11:59 PM
To: "Glowa, Nancy" <nglowa@cambridgema.gov>, Cambridge City Manager Louis DePasquale <ldepasquale@cambridgema.gov>, Lisa Peterson <lisap@cambridgema.gov>, Ranjit Singanayagam <ranjits@cambridgema.gov>, BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Cambridge City Council c/o City Clerk <awilson@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
Subject: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Ms. Glowa:

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While the BZA in a sense operates independently under the enabling statute, City Manager DePasquale as the board's appointing authority and you as the City's attorney presumably have a fiduciary duty to intercede in order to prevent the unnecessary expenditure of public resources on another improper hearing, as well as an obligation to protect the body from a lawsuit that your office or outside counsel hired and paid for by the City will have to defend against, most likely to no avail.

Under the Commonwealth's Chapter 40B published procedures, department heads such as you, Mr. DePasquale, and ISD Commissioner Singanayagam are expected to review and provide advice to the local zoning board on comprehensive permit applications, which in this case is one that seeks to circumvent local needs on a breathtaking scale.

If you and the City administration inexplicably have no comments or reservations about the highly irregular process that is occurring and for some reason support this unlawful application, it seems incumbent on you to notify the BZA and explain why before the January 4 comment submission deadline announced by Mr. Alexander.

But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

> Mr. Brandon:
>
> We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.
>
> Nancy E. Glowa
> City Solicitor
>
> ---
>
> **From:** Michael Brandon <mjbrandon@gmail.com>
> **Sent:** Wednesday, December 30, 2020 4:45 PM
> **To:** DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
> **Cc:** Wilson, Anthony; Richard Clarey
> **Subject:** ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)
>
> **Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:**
>
> **We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.**

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

> Mr. DePasquale, Ms. Peterson, and Ms. Glowa:
>
> I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.
>
> Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.
>
> Thanks for your prompt attention to this.
>
> *Michael*
>
> **Michael Brandon, Clerk**
> **North Cambridge Stabilization Committee**
> **About the NCSC**
> **Tel. 617-864-3520**
> **Fax 617-948-5971**
>
> ---------- Forwarded message ---------
>
> From: Michael Brandon <mjbrandon@gmail.com>
> Date: Tue, Dec 8, 2020 at 8:32 PM
> Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
> To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
> Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sograd y@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
>
> **Chairman Alexander and Members of the BZA:**

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Michael Brandon

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View this message at https://groups.google.com/d/msg/portersquare/topic-id/message-id

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To post to this group, send email to portersquare@googlegroups.com
Visit this group at https://groups.google.com/d/forum/portersquare

To unsubscribe from this group, send email to portersquare+unsubscribe@googlegroups.com
For more options, visit https://groups.google.com/d/optout

You received this message because you are subscribed to the Google Groups "Porter Square Neighbors Association" group.
To unsubscribe from this group and stop receiving emails from it, send an email to portersquare+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/CACMjiqqTKfA-msZc%3D3uB0zNjRRsJaZcf-j-yyFhKxV6KPG4QPQ%40mail.gmail.com.

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View this message at https://groups.google.com/d/msg/portersquare/topic-id/message-id

--
To post to this group, send email to portersquare@googlegroups.com
Visit this group at https://groups.google.com/d/forum/portersquare

To unsubscribe from this group, send email to portersquare+unsubscribe@googlegroups.com
For more options, visit https://groups.google.com/d/optout

You received this message because you are subscribed to the Google Groups "Porter Square Neighbors Association" group.
To unsubscribe from this group and stop receiving emails from it, send an email to portersquare+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/0CC53680-938F-44CE-9116-1B2F1D32ADF7%40comcast.net.

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:26 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.
Attachments: Neighbors in Support of Affordable Housing at 2072 Massachusetts Avenue.docx

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From: Tom Burke <tburke@wellesley.edu>
Sent: Monday, January 4, 2021 4:00 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.

Dear Members of the Board of Zoning Appeals,

please see the attached petition signed by roughly 150 neighbors of this proposed development.

Sincerely,

Tom Burke
11 Buena Vista Park

--
Tom Burke
Ralph Emerson and Alice Freeman Palmer Professor and Chair
Political Science Department
Wellesley College

Dear Board of Zoning Appeals and Cambridge City Officials,

as neighbors of the proposed affordable housing apartment building at 2072 Massachusetts Avenue, we write in strong support of this project, which we believe will enhance our neighborhood and our city.

There is an extreme shortage of affordable housing both in Cambridge and in our neighborhood. A nearby affordable housing development, the Finch, recently received more than 2,200 applicants for 98 apartments, and the Cambridge Housing Authority currently has more than 20,000 applicants for housing on its waitlist. This new development would give 49 families who might otherwise be forced out of Cambridge a chance to live at a convenient location in first-rate apartments.

The apartment complex would be a huge improvement over the current building at that site, a fast-food restaurant on a tar parking lot. Massachusetts Avenue, a busy thoroughfare lined by many large commercial buildings, is an appropriate place for this development, and the design is properly scaled for the neighborhood. We oppose efforts to reduce the building size and so lock out more families from living there.

The developers, Capstone, have an excellent track record, and have been responsive to neighborhood concerns. They have included in their design thoughtful touches such as a green roof, solar panels, and extensive bike parking. Cambridge has reached a point where adding more parking spots--and more cars--is counterproductive. This project is designed in with the future of transportation in Cambridge in mind rather than its past.

We love our neighborhood and understand why our fellow neighbors may be fearful about any change they imagine might reduce its beauty, convenience and friendliness. We believe, however, that their fears are exaggerated, and that the changes this project creates will on balance improve our neighborhood, most of all because it will bring to us new neighbors. The cost of living in Cambridge has escalated to a point where many are locked out, threatening the vibrancy of our city. This development represents an attempt to preserve one of Cambridge's greatest strengths, the diversity of its residents. We urge you to move this project forward.

Sincerely,

Concerned Neighbors

Ying Dong & Tom Burke	11 Buena Vista Pk.
Ruth Ryals & James Cornie	115 Upland Rd.
Becky Sarah	14 Whittier St.

Irene Gates	11 Buena Vista Park #2
Yajun Mo	11 Buena Vista Park #2
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Mary Hermann	84 Raymond st Cambridge
James Cornie	115 Upland Rd.
Larry Field & Cheryl Suchors	42 Mt Vernon Street
Elizabeth Fels-McDowell	205 Walden St.
Mary Baine CAMPBELL	36 Linnaean St, Apt 9
Melissa Ludtke	30 Buena Vista Park Apt 2
Jay R. Warren	30 BUENA VISTA PARK, unit 3
Margaret Levin	35 BUENA VISTA PK. Apt. 1
Lydia Lowe	45 Rindge Avenue, Cambridge 02140
Julie Duncan	11 NORTON PLACE
Walter Kasell	175 Richdale Ave, Unit 308
Steven Miller	92 Henry St.
Cleta Booth	36 Highland AV #35
Joe Sullivan	79 Upland Rd.,Cambrdige Ma 02140
Megan DeMott-Quigley	45 Fenno Street
Patricia Lorsch	108 Washington Avenue, Cambridge, 02140
Oliver Radford	24 Cambridge Ter #1
Pamela	15 Sherman street
Janet Randall	64 Granville Road
Barbara Thimm	144 Upland Road, Cambridge MA 02140
David Sullivan	16 Notre Dame Ave
Joshua Goodman	50 Roseland St
Saul Tannenbaum	16 Cottage St., Cambridge MA 02139
Brenda Steinberg	63 Washington ave
Gordon Fellman	15 Sherman St.
Andres de Loera	9 Elmer St Unit 1, Cambridge MA 02138
SUSAN MILLER-HAVENS	24 BRADBURY STREET
Lindsey Dollard	4 Cambridge Terrace, Unit #3, Cambridge, MA
Kristine Jelstrup	120 Pleasant St. #2
Kaya Mark	45 Rindge Ave

Calla Walsh	24 Decatur St.
Elsa Mark-Ng	13 George street
Will MacArthur	18 Shea Rd
Tine Christensen	490 Huron Ave, Cambridge MA 02138 (formerly of 18 Buena Vista Park)
Sharon deVos	118 Antrim st Cambridge
Zach Goldhammer	167 Pemberton St
Ginger Ryan	35 Crescent Street
Susan Redlich	19 Sacramento Street
Eric Leslie	1 Washburn Ter
Shirley Mark	3 Hollis Park, Cambridge, MA 02140
Anne Shumway	57 Fenno Street
Seamus Lombardo	111 Sciarappa St.
Judy Leff	34 Prentiss St. Cambridge
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Susan Donaldson	187 Harvey St, Cambridge
Jenny Netzer	57 Crescent Street
Ellis Seidman	57 Crescent St., Cambridge, MA
John Bell	100 Jackson Street
Brinda Kirpalani	31 Crescent street
Peter Kelsey	35 Crescent St., 02138
Nelson Dow	3 Hollis Park, Cambridge MA 02140
Janet Axelrod	21 Berkeley St. Cambridge, MA 02138
Stella Plenk	21 Berkeley St
Carolyn Stonewell	7 Arlington St. Apt. 56
Margaret Drury	1 Dudley Ct Cambridge
Marcia Hams	95 Clifton St.
Sandra Diener	31 Wood Street
Anna Kelsey	35 Crescent St. Cambridge, MA 02138
Brinda Kirpalani	31 Crescent street
Beverly Neugeboren	18 Tenney St
Angelee Russ-Carbin	34 Cambridge Terrace, Cambridge MA 02140
Skip Schiel	9 Sacramento Street

ManChak Ng	13 George Street
Carolyn Fuller	12 Douglass St, Cambridge, MA 02139
Matt Bagedonow	118 Oxford Street
Joshua Driesman	334 Harvard Street, Cambridge, MA
Kaustubh Girme	332 Broadway Unit 3 Cambridge MA 02139
Bridget Kostigen	2022 Massachusetts Ave
James Zall	203 Pemberton St, Unit 6, Cambridge
Susan Zall	203 Pemberton St, Unit 6, Cambridge
Kristine Jelstrup	120 Pleasant St. #2
Christopher Schmidt	17 Laurel St., Cambridge, MA 02139
Kelsey Harris	8 Newport Rd
Larissa Brown	42 Madison Ave
Sharon Mombru	195 Upland Rd
Anna Spier	16 Cambridge Terrace #2
Eli Plenk	21 Berkeley St, Cambridge, MA 02138
Kathleen Riesing	91 Sherman St. Apt. #1
Maryann Doiron	98 Avon Hill Street
Rob Emslie	98 Avon Hill Street
Preston Neal	16 Cambridge Terrace #2
Josiah Bonsey	16 Prentiss St
Elisabeth Keller	16 Prentiss Street
Moana Bentin	100 Harvey St, Cambridge 02140
Manju Gokhale	9 Poplar Road
Dita Obler	318 Brookline St, Cambridge 02139
Robert Leigh	175 Harvey St #10
Amy Sloper	47 Cogswell Ave, #26
Diane Baden	35 Walden St
Claire Silvers	26 Mead St
Margaret Studier	14A Allen St
Nancy E. Phillips	36A Rice St., Cambridge
Cynthia Reid	20 Hubbard Ave Cambridge
Steve Bardige and Kay Hurley	55 Stearns Street
Deb Morse	45 Harris Street

Sally Arnold	10 Rogers St, Apt 402
Jeff Byrnes	294 Summer St, Somerville
Tim Bancroft	14 Orchard St, Cambridge, MA 02140
Alison Mitchell	23 Buena Vista Park, Cambridge
John Grady	34 Creighton Street
Grace Nauman	44 Cherry St Apt 2, Somerville, MA
Noah Schoen	
Corey Purcell	19 Burnside Ave, Apt #3, Somerville (barely on the Somerville side of the plaza)
Don Michaelis	15 Richdale Ave Apt 304
Andrew Sinclair	39 Mount Pleasant Street
Susan Resnick	15 Richdale Ave.
Lijun Li	3 Porter Park
Camilla Elvis	28 Linnaean st
Benjamin Stein	47 Cogswell Ave, apt 26
Pattie Heyman	66 Martin Street, Cambridge, MA
Martha Collins	66 Martin Street #3
Karin Downs	16 Seagrave Road, Cambridge, 02140
Ana Vaisenstein	26 Hurlbut St, Apt 4
Rebekah Bjork	20 Concord Ave unit C Cambridge, MA
Connie Chamberlain	42 Bowdoin Street
Serena Fix	16R Bowdoin Street Cambridge 02138
Debbie New	14 Cambridge Terrace
Peter Lowber	66 Martin Street
Lawrence A Boins	5 Arlington Street #36
Susan Broner	8F Sherman Street, Cambridge, MA 02138
Jeff Petrucelly	17 Kenwood street
Susan Resnick	15 Richdale Ave.
Virginia Swain	21 Bowdoin St.
Perry Lubin	12 Gray Gardens E
Laura Heath-Stout	22 Creighton St., Apt. 2,
Allegra Heath-Stout	22 Creighton St.
Michael James Roberson	94 Richdale Avenue

Kate Goodale	38 Bowdoin St, Cambridge, MA
Wendy Schoener	15 Arlington St.
Peter Levine	16 Martin Street
Sarah A Forrester	St James's Episcopal Church member. I live in Lexington but used to live in Cambridge. I've been going to St James's for 26 years.
Michael Carbin	34 Cambridge Terrace #1
Margaret Lourie	175 Sherman St
Lois Markham	316 Rindge Ave. Unit 10
Nadine Berenguier	10 Howland Street Cambridge, MA 02138
Stephen Klesert	316 Rindge Avenue, Unit 10, Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:27 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [Porter square] ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Mary Baine Campbell <campbell@brandeis.edu>
Sent: Monday, January 4, 2021 3:38 PM
To: Ruth Ryals <rryals@comcast.net>
Cc: Michael Brandon <mjbrandon@gmail.com>; Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Wilson, Anthony <awilson@cambridgema.gov>; Richard Clarey <rclarey@aol.com>; PSNA <portersquare@googlegroups.com>; North Commons <NorthCommons@groups.io>; livablecambridge@googlegroups.com <livablecambridge@googlegroups.com>
Subject: Re: [Porter square] ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Bravo.

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Date: Sunday, January 3, 2021 at 11:59 PM
To: "Glowa, Nancy" <nglowa@cambridgema.gov>, Cambridge City Manager Louis DePasquale <ldepasquale@cambridgema.gov>, Lisa Peterson <lisap@cambridgema.gov>, Ranjit Singanayagam <ranjits@cambridgema.gov>, BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Cambridge City Council c/o City Clerk <awilson@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
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But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

> Mr. Brandon:
>
> We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.
>
> Nancy E. Glowa
> City Solicitor
>
> ---
>
> **From:** Michael Brandon <mjbrandon@gmail.com>
> **Sent:** Wednesday, December 30, 2020 4:45 PM
> **To:** DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
> **Cc:** Wilson, Anthony; Richard Clarey
> **Subject:** ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)
>
> **Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:**
>
> **We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.**

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

> Mr. DePasquale, Ms. Peterson, and Ms. Glowa:
>
> I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.
>
> Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.
>
> Thanks for your prompt attention to this.
>
> *Michael*
>
> **Michael Brandon, Clerk**
> **North Cambridge Stabilization Committee**
> **About the NCSC**
> **Tel. 617-864-3520**
> **Fax 617-948-5971**
>
> ---------- Forwarded message ---------
>
> From: Michael Brandon <mjbrandon@gmail.com>
> Date: Tue, Dec 8, 2020 at 8:32 PM
> Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
> To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
> Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sograd y@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
>
> **Chairman Alexander and Members of the BZA:**

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook* and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

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--
Mary Baine Campbell
Professor of English, Comparative Literature,
Women's and Gender Studies (Emerita)
Brandeis University
Waltham, MA 02454-9110

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:28 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Reference Case Number BZA 017326-202 2072 Mass Avenue
Attachments: Support for 2072 Mass Ave.pdf

From: Polly Carpenter <pollycarpenter@outlook.com>
Sent: Monday, January 4, 2021 3:36 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Reference Case Number BZA 017326-202 2072 Mass Avenue

Hello Maria - attached please find this letter of support for 2072 Mass. Ave.

Thank you.

Polly Carpenter FAIA
George Perkins AIA, LEED AP BD+C
11 Yerxa Rd.
Cambridge MA 02140

1/4/2021

To: Maria Pacheco, Secretary-Board of Zoning Appeal

Re: Case Number BZA 017326-202 2072 Mass Avenue

We support this fine and beneficial project.

The proposed building is designed to the highest level of environmental standards and is closely located near mass transit. It is just the sort of project that the world so desperately needs as it confronts the overarching issue of climate change.

It also effectively serves to contribute to address the local issue of a dearth of affordable housing.

It also serves to beautify this stretch of Massachusetts Ave. What had been a handsome brick workhorse building was lost to fire years ago and replaced by the ugly parking lot and fast food structure that currently sits on the lot. The architecture of this proposed building is not of the cookie cutter prefab language seen so much in new projects locally. Rather, it is a handsome, thoughtful and contributing work of architectural merit, at appropriate scale for this prominent North Cambridge corner.

As architects and Cambridge residents, who live close by, while we certainly empathize with the emotions of the abutters whose light and air are impacted by this project, we would expect that the common and greater good, however intrusive on the abutters, should prevail here.

This is a fine project, clearly serving the public good.

Thank you,

George H. Perkins, AIA, LEED AP BD+C
Polly Carpenter FAIA
11 Yerxa Road Cambridge MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:29 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Comment for BZA Special Meeting

From: Kavish Gandhi <kmbrgandhi@gmail.com>
Sent: Monday, January 4, 2021 3:20 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Comment for BZA Special Meeting

Hi,

I wanted to write to comment on the proposed 2072 Mass Ave project. I do think there are legitimate potential concerns for the project, especially as relates to parking and traffic – I am much less concerned about the height, and think that a double-standard is being applied in this case compared to other buildings nearby in Porter. I don't know all of the details about the project, so don't pretend to know the intricacies of how the project has attempted to mitigate these concerns

However, I do think the benefits of the project – 49 new affordable units! – outweigh those issues. I encourage the board to support it as a result, albeit potentially with some steps to mitigate the aforementioned concerns, if deemed necessary.

Kavish Gandhi, 115 Hampshire Street #4

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 9:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

From: Linda Stein <linda@lindastein.com>
Sent: Tuesday, January 5, 2021 7:14 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

To Members of the Board of Zoning Appeal,

I oppose the proposed development of 2072 Mass Ave.

I live at 1 Walden Mews, Cambridge and oppose the project for the following reasons:

1. **Size**—the 9 story, 102-foot tall height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden. I call on you to enforce zoning for affordable housing which is 6 stories maximum; this could set a troubling precedent for other 9-story developments to be built in North Cambridge. This is quite out of character with the neighborhood.

2. **Safety of the intersection**
The intersection is already excessively narrow, dangerous, and congested. The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions.

3. **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers. Where do you imagine that the new residents will park their vehicles, given that you have made no provisions for parking?

4. **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.

5. **Increased density of the neighborhood** will undermine the good relations among neighbors and cause unnecessary problems of noise, trash, and crowding of local parks and facilities, which are already at or over capacity.

6. **Negative effects of an all-rental project** provides no incentive for residents to assimilate to the neighborhood and moreover threatens to create problems of excessive transience.

7. **This neighborhood already has a variety of affordable housing units and is not needed**.

8. **This neighborhood already suffers from a lack of stores and facilities; 200 new transient residents will inevitably degrade the owner-occupier character of the neighborhood.** It is not difficult to foresee that the proposed project would create significant problems.

I have lived in this neighborhood since 1992 and vote here. I implore you to give up or relocate the project.

Linda Stein

Linda Stein
One Walden Mews
Cambridge, MA 02140
Cell: 917. 902. 8500

www.LindaStein.com
www.HaveArtWillTravel.org

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

~~2020 DEC 35~~ P 3:36
2021 Jan 4
SD

January 4, 2021

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments – Alternative Option
2072 Massachusetts Avenue, Cambridge, MA
(BZA Case No. 017326-2020)

Dear Board of Zoning Appeal Members:

Pursuant to your feedback at the December 10, 2020 Comprehensive Permit hearing for 2072 Massachusetts Avenue ("December Hearing"), we have enclosed an alternative development proposal that reduces the proposed building's height along Massachusetts Avenue from nine (9) stories to eight (8) stories (the "8/6 Plan"). While we are providing the 8/6 Plan as a feasible option at your request, we continue to advocate that the previous 9 story/6 story proposal presented at the December Hearing (the "9/6 Plan") is a better overall plan as it includes a higher percentage of family apartments and the resident roof deck.

The 8/6 Plan included herein includes the following changes from the 9/6 Plan:

- An overall reduction of 2 apartments, from 49 to 47 total apartments;
- A reduction in the overall percentage of family apartments pursuant to the following table:

1BR	2BR	3BR	Total
16 (14)	19 (21)	12 (14)	47 (49)
34% (29%)	40% (42%)	26% (29%)	66% Family (71% Family)

**numbers in parenthesis "( )" reflect the 9/6 Plan*

- A reduction from nine (9) stories to eight (8) stories along Massachusetts Avenue;
- Elimination of the roof deck due to the 8/6 Plan's smaller roof area and financial feasibility; and,

- To maintain minimum family unit requirements, the form of the 8 story Mass Ave building has been extended along the property line between Russell Apartments and 2072 Mass Ave at the 7th and 8th floors as indicated in the rooftop plans below. The front setback along Massachusetts Avenue and the side setback along Russell Apartments remains the same in both plan options.

The widening of Walden Street, which was included in the 9/6 Plan, is also included in this 8/6 Plan.

The following plans and materials are included herein that reflect the 8/6 Plan. The 9/6 Plan has not changed from the submission dated December 3, 2020.

1. **Plans dated January 4, 2021** (unless otherwise noted)
   Cover Page, G-100, G-101, EC (10/5/20), C-100 (11/10/20), C-101 (11/10/20), A-100, A-101, A-102, A-107, A-109, A-110, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-400, A-401, A-402

2. **Dimensional Information dated January 4, 2021**

3. **List of Requested Exemptions/Waivers from the Applicable City of Cambridge Ordinances and Regulations dated January 4, 2021**

4. **Shadow Studies dated January 4, 2021**

We look forward to presenting these plans to you at our January 7, 2021 hearing. Please contact Sean Hope at (617) 953-8369 if you have any comments.

Sincerely,

Jason Korb
managing member of managing member

Sean D. Hope
managing member of managing member

Enclosures

Cc: City of Cambridge Community Development Department

	EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
		BA-2 / BUSINESS A-2	RESIDENCE B	
	8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
	~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
	1,860 SF	15,755 SF (max.)(g)	608 SF (max.)(g)	54,560 SF
	0	13,129 SF (max.)(g)	507 SF (max.)(g)	49,980 SF
	1,860 SF	0	0	4,580 SF (d)
	N/A	2,626 SF (max.)(g)	101 SF (max.)(g)	N/A
		1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	6.41
		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	6.41
		1.75	0.5/0.35 for portions exceeding 5,000 SF	5.87
	N/A	1.75	1.75	5.87
		1.0	N/A	0.54
		N/A	N/A	0.54
D:		20% bonus = 2,626 SF (GFA)(g)	20% bonus = 101 SF (GFA)(g)	N/A
D:		16 (max.)	0	47
		600 SF / D.U. = 12	2,500 SF / D.U. = 0	47
	N/A	2	0	N/A
		625 SF / D.U. @ 12 UNITS	0 UNITS	181 SF / D.U. @ 47 UNITS
		536 SF / D.U. @ 14 UNITS	0 UNITS	181 SF / D.U. @ 47 UNITS
	13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	
	N/A	50' max. (Massachusetts Avenue Overlay District) - *Active non-residential ground floor use* - *Minimum ground-floor use depth of 40'* - *Ground floor located at mean grade of abutting sidewalk* - *Minimum 75% Mass Ave frontage occupancy* - *Minimum 15' ground floor height* - *Maximum 5,000 sf per ground floor tenant* - *No bank frontage > 25'*		8 Stories ~91'/6 Stories ~69'-6" (j)
	3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		0'
	3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	~0'-6" along Walden St (l)
	42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
	42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
	0.0%	No minimum		0
	0.0%	No minimum	40% Minimum Private Open Space to Lot Area =	0
	0.0%	No minimum	405 SF (min.)(g)	0
	N/A	No minimum		0
AOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible (b)(c)
	0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 (c)
	0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 (e)
	0	N/A	N/A	N/A
	N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant (f) and other uses as described on the Waiver List

ards with no rear yard.
r Section 504) to three (3) spaces.
ntity required being below four (4) required spots.

icycle parking per Article 6.104.2 (b).

n BA-2.

lden St, 6 stories reference rear volume towards rear of lot along Walden St facing neighborhood.
sidewalk.
ound floor, Owners are granting City of Cambridge an easement.

LIST OF REQUESTED EXEMPTIONS/ EXCEPTIONS/WAIVERS FROM THE APPLICABLE CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS for CC HRE 2072 MASS AVE TENANT LLC 8:6 Story Option (Updated as of January 4, 2021)

CAMBRIDGE ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 4.21 Special Classification Rules (Accessory Uses)	Allowed accessory uses include, inter alia, off-street parking, customary home occupations and certain service establishments and eating establishments for residents of multi-family dwellings.	To the extent that the proposed building amenity uses are not enumerated in Section 4.21, the Applicant seeks zoning relief to allow the proposed amenity uses for the building occupants.
4.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
5.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes. In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. The proposed private open space has a width and length of less than 15', as shown on the Plans. All private open space is located at ground level. At least 50% of the provided private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required private open space requirement. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Ratio of Floor Area to Lot Area = 1.0 for Non-residential Uses and 1.75 for Residential Uses. Residence B Maximum Ratio of Floor Area to Lot Area i s .50. For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.22 and the proposed Ratio of Floor Area to Lot Area is approximately 6.41.
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Lot Area for Each Dwelling Unit = 600 sf. Per dwelling unit. Residence B Minimum Lot Area for Each Dwelling Unit = 2,500 per dwelling unit. For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The proposed 47 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Front Yard = 5' Residence B Minimum Front Yard = 15'	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing front yard setback is approximately 0'; the smallest proposed front yard setback will be approximately 0'.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Side Yard = 10' on both side yards. Residence B Minimum Side Yard = 7'6" (sum of 20).	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 42.4'; the smallest proposed side yard setback will be approximately 0'.
10.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Height = 45' Residence B Maximum Height =35'	Due to the need for a building height of approximately 92'/8 stories on Mass Ave and approximately 70'/6 stories on Walden and considering the adjustments that may occur during development of the plans and drawings from design development to full construction drawings, the Applicant seeks a waiver of the height requirement of approximately 70' for the Walden Street façade and approximately 92' for the Mass. Ave. façade.

	Section	Provision	Requested Exemption/Exception/Waivers
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Business A-2 District, there is a one parking space per dwelling requirement. In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, the Applicant seeks a waiver to allow the proposed Multifamily Dwelling with three (3) proposed accessible off-street parking spaces and two (2) drop off spaces as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Dimensions for off street parking spaces. Aisle Width of 22' required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed dimension of parking spaces shall be less than minimum required aisle width will be less than the required 22'.
13.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to constraints of the driveway location and building, the clear view from the proposed driveway to Massachusetts Avenue when looking south may be compromised. The Applicant requests a waiver from the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
14.	Article 19 – Project Review	Establishes traffic and urban design standards for development projects exceeding 20,000 gross square feet that are likely to have a significant impact on abutting properties and the surrounding urban environment. Requirements include a Special Permit from the Planning Board including Traffic Impact Review (including a Traffic Impact Study), Urban Design Review, Tree Study, Sewer Service Infrastructure Review, Water Service Infrastructure Review, Noise Mitigation Review, Citywide Advisory Development Consultation and specific building and site plan elements.	To waive all of the applicable Article 19requirements for a Planning Board Special Permit and other requirements and to allow the proposed Multifamily Development that exceeds 20,000 gross square feet. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
15.	§20.100 Massachusetts Avenue Overlay District	Contains specific requirements for projects located within the Massachusetts Avenue Overlay District, including use regulations, dimensional requirements, and design standards. Projects are also required to comply with the Large Project Review process.	To waive all of the applicable requirements of Section 20.100 without the need for a Planning Board Special Permit and to allow the proposed Multifamily Dwelling without a Special Permit from the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers and Notes
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 - Curb Cut	The City Council shall approve the Curb Cut modification to support the proposed multifamily development as shown on the plans.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council for the modification to the curb cut on Walden Street as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
~~2020 DEC 25~~ P 3:35
2021 Jan. 4
SD.

ALTERNATIVE OPTION - 8:6

8 stories on Massachusetts Avenue, 6 stories on Walden Street
47 units - (16) 1BR, (19) 2BR, (12) 3BR - 66% family units

CC HRE 2072 MASS AVE TENANT LLC
OWNER

C/O CAPSTONE COMMUNITIES LLC
1087 BEACON ST, SUITE 302
NEWTON CENTRE, MA 02459

C/O HOPE REAL ESTATE ENTERPRISES LLC
907 MASSACHUSETTS AVE, SUITE 300
CAMBRIDGE, MA 02139

BRUNER/COTT ARCHITECTS
ARCHITECT

225 FRIEND ST, SUITE 701
BOSTON, MA 02114

NITSCH ENGINEERING INC.
CIVIL ENGINEER

2 CENTER PLAZA, #430
BOSTON, MA 02108

PETERSEN ENGINEERING INC.
MEP/FP ENGINEER

127 PARROTT AVE
PORTSMOUTH, NH 03801

L.A. FUESS PARTNERS
STRUCTURAL ENGINEER

211 CONGRESS ST, SUITE 810
BOSTON, MA 02110

LEMON BROOKE LLC
LANDSCAPE ARCHITECT

56 D WINTHROP ST
CONCORD, MA 01742

NEW ECOLOGY INC
SUSTAINABILITY CONSULTANT

15 COURT SQ, SUITE 420
BOSTON, MA 02108

CODE RED CONSULTANTS LLC
CODE CONSULTANT

154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772

2072 MASS AVE

2072 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION

JANUARY 4, 2021

1/2 MILE RADIUS
DAVIS SQAURE
Seven Hills Park
Somerville Community Path
1/4 MILE RADIUS
Reverend Thomas J.
Williams Park
Lexington Park

DRAWING LIST

GENERAL

G-100	NEIGHBORHOOD MAP/ SITE PLAN
G-101	DRAWING LIST, UNIT MATRIX, ZONING SUMMARY
EC	EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

CIVIL

C-100	CIVIL SITE UTILITY AND LAYOUT PLAN
C-101	PROPOSED EASEMENT PLAN

ARCHITECTURAL

A-100	BASEMENT FLOOR PLAN
A-101	FIRST FLOOR PLAN
A-102	TYPICAL FLOOR PLAN (FLRS 2-6)
A-107	FLOOR PLAN (FLRS 7-8)
A-109	ROOF PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-304	EXTERIOR ELEVATIONS
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES
A-400	STREET SECTIONS
A-401	BUILDING SECTION
A-402	BUILDING SECTION

2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA
BUILDING TABULATIONS
PREPARED BY BRUNER/COTT ARCHITECTS

SITE AND BUILDING

BUILDING GROSS FLOOR AREA (GFA) (PER ZONING)

BASEMENT	Excluded
FIRST FLOOR	4,580
SECOND FLOOR	7,540
THIRD FLOOR	7,540
FOURTH FLOOR	7,540
FIFTH FLOOR	7,540
SIXTH FLOOR	7,540
SEVENTH FLOOR	6,140
EIGHTH FLOOR	6,140
TOTAL GFA	**54,560**

BUILDING GROSS SQUARE FOOTAGE (GSF)

BASEMENT	5,465
FIRST FLOOR	4,580
SECOND FLOOR	7,540
THIRD FLOOR	7,540
FOURTH FLOOR	7,540
FIFTH FLOOR	7,540
SIXTH FLOOR	7,540
SEVENTH FLOOR	6,140
EIGHTH FLOOR	6,140
TOTAL GSF	**60,025**

TOTAL PARCEL SIZE (SF)	8,515
FAR	6.41
PARKING RATIO (EXCLUDES DROP-OFF/PICK-UP)	6%
LONG TERM BIKE PARKING RATIO	104%
OPEN SPACE	0%
CONSTRUCTION TYPE *	Type IA construction (2-story podium, basement and first floor). Type IIA construction (above podium, second to eighth floors)

* Alternative option of seeking a variance to permit the use of the new construction type classifications found in the 2021 IBC and classifying the tower as Type IV-B

PARKING

	HC	TOTAL *	HC UNIT : SPACE RATIO
COVERED PARKING	3	3	1:1

* Commercial parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

* Two (2) pick-up/drop-off spaces will also be provided

	LONG-TERM	TANDEM	SHORT-TERM	TOTAL
BIKE PARKING	48	3	0*	51

* Project team is seeking alternative public contribution option of satisfying short-term bike parking requirements per Article 6.104.2 (b)

UNIT MIX

	STUDIO	1 BR	2 BR	3 BR	TOTAL
SECOND FLOOR	0	2	3	2	7
THIRD FLOOR	0	2	3	2	7
FOURTH FLOOR	0	2	3	2	7
FIFTH FLOOR	0	2	3	2	7
SIXTH FLOOR	0	2	3	2	7
SEVENTH FLOOR	0	3	2	1	6
EIGHTH FLOOR	0	3	2	1	6
TOTAL	**0**	**16**	**19**	**12**	**47**

% PER UNIT TYPE	0%	34%	40%	26%
% 2 AND 3 BR COMBINED	66%			

	STUDIO	1 BR	2 BR	3 BR	TOTAL
TOTAL NO. OF BEDROOMS	0	16	38	36	**90**

UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)
UNIT X01 *	1 BR	569
UNIT X02 *	1 BR	681
UNIT X03 *	3 BR	1144
UNIT X04 *	2 BR	800
UNIT X05 *	2 BR	850
UNIT X06 *	3 BR	1031
UNIT X07 *	2 BR	823

* For second through sixth floors

UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)
UNIT 701/801	1 BR	569
UNIT 702/802	1 BR	681
UNIT 703/803	3 BR	1144
UNIT 704/804	2 BR	800
UNIT 705/805	2 BR	816
UNIT 706/806	1 BR	600

UNIT TYPE	AVERAGE AREA (SF)
STUDIO	N/A
1 BR	622
2 BR	821
3 BR	1097

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ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
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Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	
Project Number	20.001
Drawn By	Author

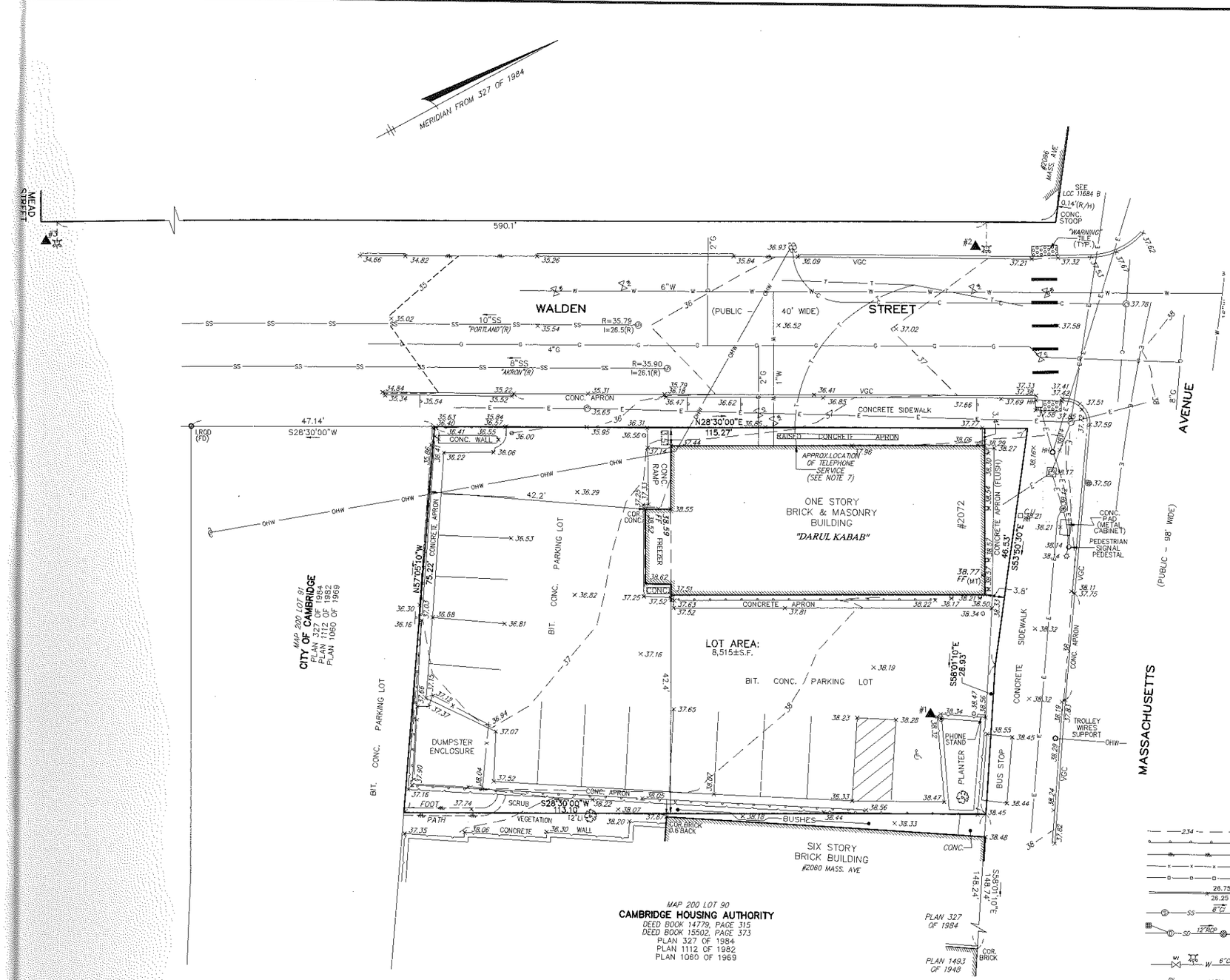
2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

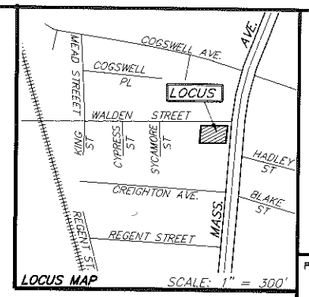
COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

DRAWING LIST, UNIT MATRIX, ZONING SUMMARY

G-101



▲	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.

LEGEND

234	SURFACE CONTOUR	232.6	SPOT ELEVATION
	METAL GUARDRAIL	☼	LIGHT POLE
	EDGE OF PAVEMENT	205.24 ⊗	MONITORING WELL WITH TOP METAL CASING EL.
x x x	CHAIN LINK FENCE		D GRATE CATCHBASIN
	WOOD FENCE		PROMINENT DECIDUOUS TREE
26.75 / 26.25	CURB WITH TOP AND BOTTOM CURB ELEVATION	12"Li	12" LINDEN TREE
SS 8"SS	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	○	BOLLARD
SD 12"RCP	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN		SIGN
W 6"CI	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	Ⓤ	MANHOLE (UNKNOWN UTILITY)
GV G 10"DI	GAS MAIN WITH SIZE & GATE VALVE	RCP	REINFORCED CONCRETE PIPE
#181 OHW	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	CI	CAST IRON
E	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	CMP	CORRUGATED METAL PIPE
C	CABLE TV MANHOLE & UNDERGROUND CABLE LINES	ASB.	ASBESTOS PIPE
T	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	VC	VITRIFIED CLAY
28.6 / 23.2	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	PVC	POLYVINYL CHLORIDE
		(R)	RECORD
		(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 FF (MT) ×	ENTRANCE ELEV. (METAL THRESHOLD)

SCALE: 1" = 10'

2072 MASSACHUSETTS AVENUE

Cambridge, Massachusetts

PREPARED FOR:

CC HRE 2072 MASS AVE LLC

1155 Walnut Street #31
Newton Highlands, Massachusetts 02461

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

JOSEPH M. SMALL No. 45717 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

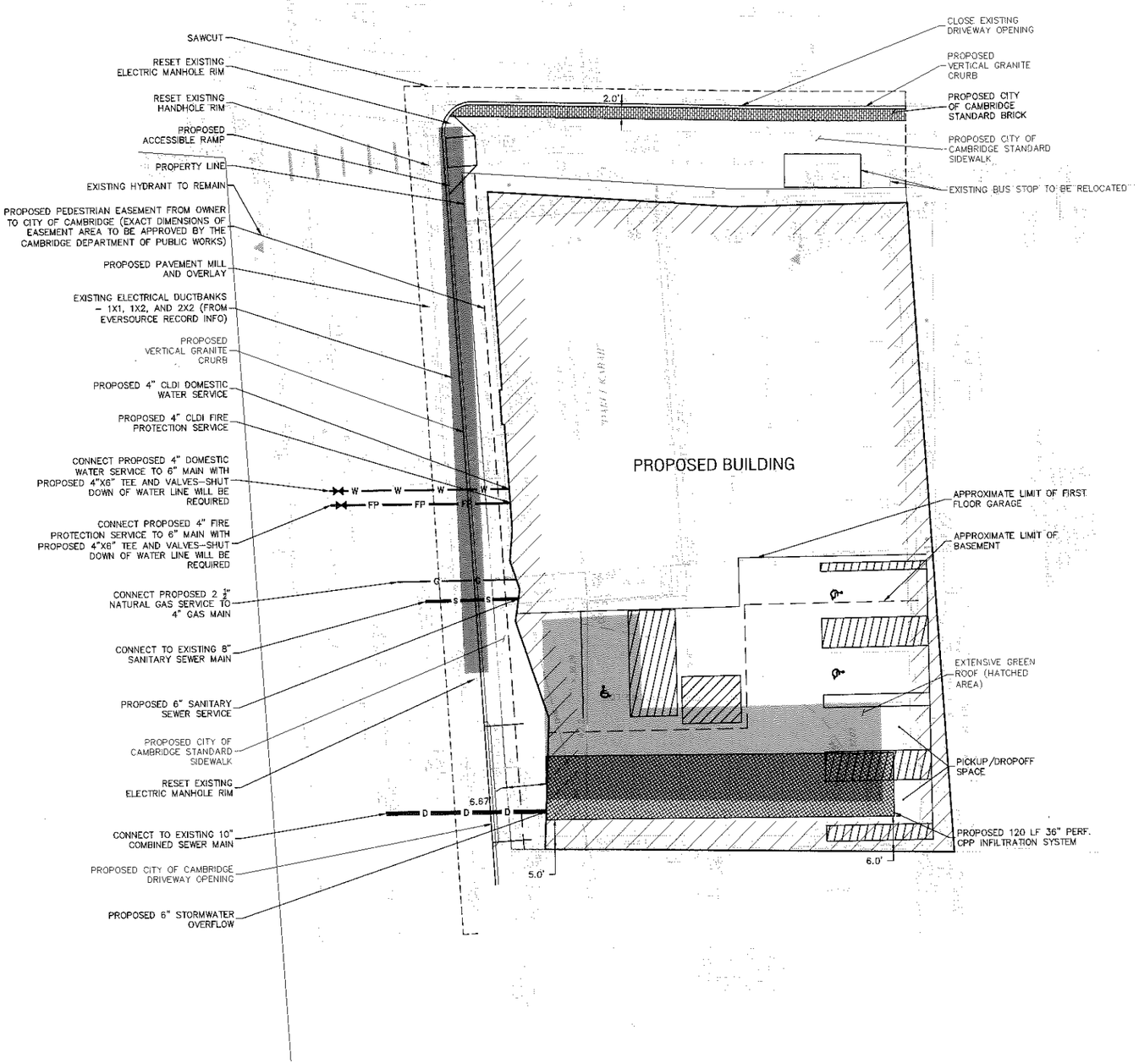
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	10/5/20	ADD ABUTTING TREE

DATE: 03/12/2018 DRAWN BY: MO JMS
SCALE: 1" = 10' CHECK BY:

EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Oct 20, 2020 10:20 am
PATH: F:\Civil 3D Projects\21130 - Captains Communities - Cambrid

DWG: 21130sv.dwg
LAYOUT: EC
SHEET: 1 OF 1



SCALE:
1" = 10'
10 5 0 10 20

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Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472
- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	1"=10'
Project Number	NITSCH #14047
Drawn By	MLC

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

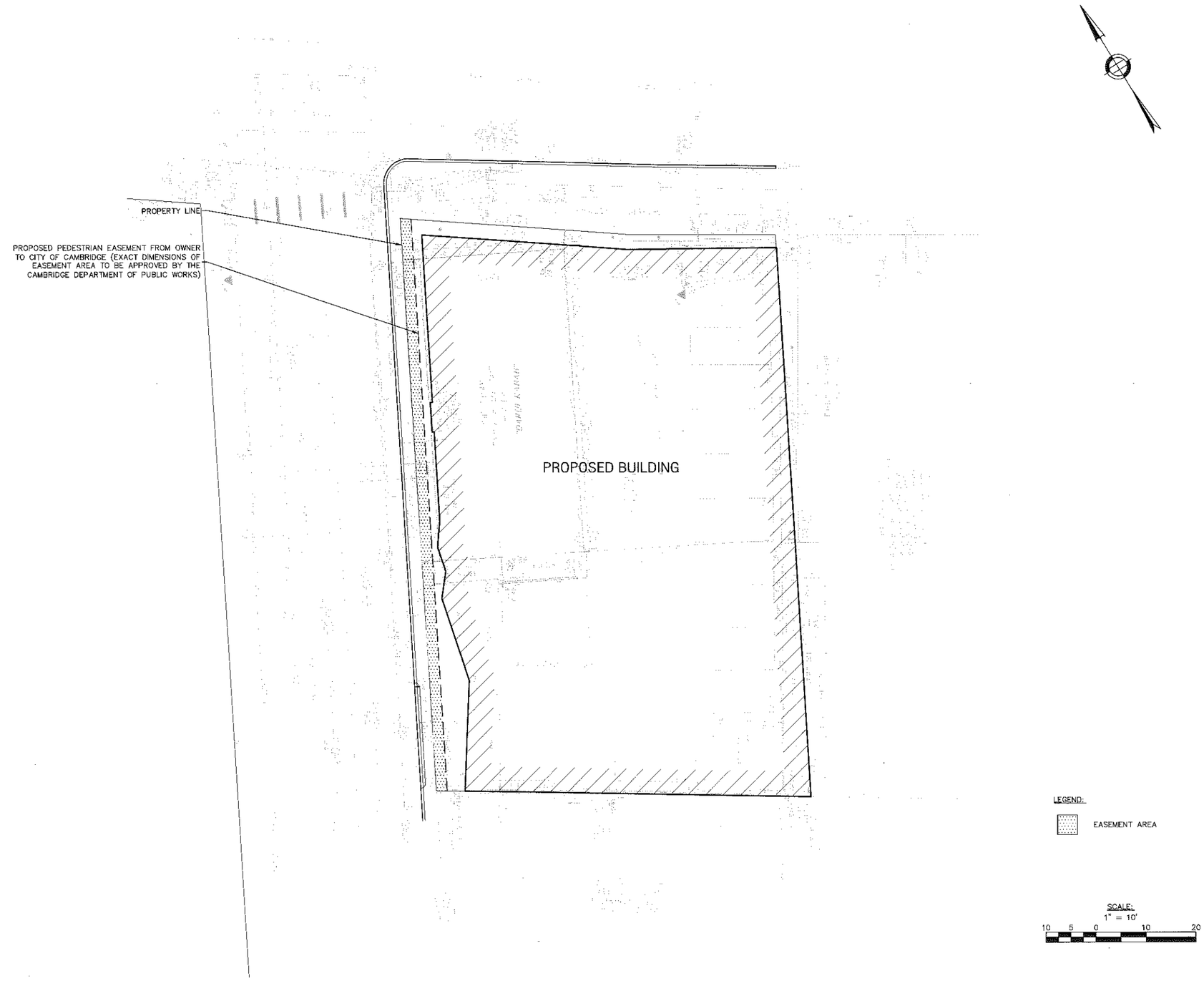
NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
No. 49550
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

CIVIL SITE UTILITY AND LAYOUT PLAN

C-100



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Rev	Date	Remarks

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Drawn By	MLC

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
No. 49586
REGISTERED PROFESSIONAL ENGINEER

November 9, 2020

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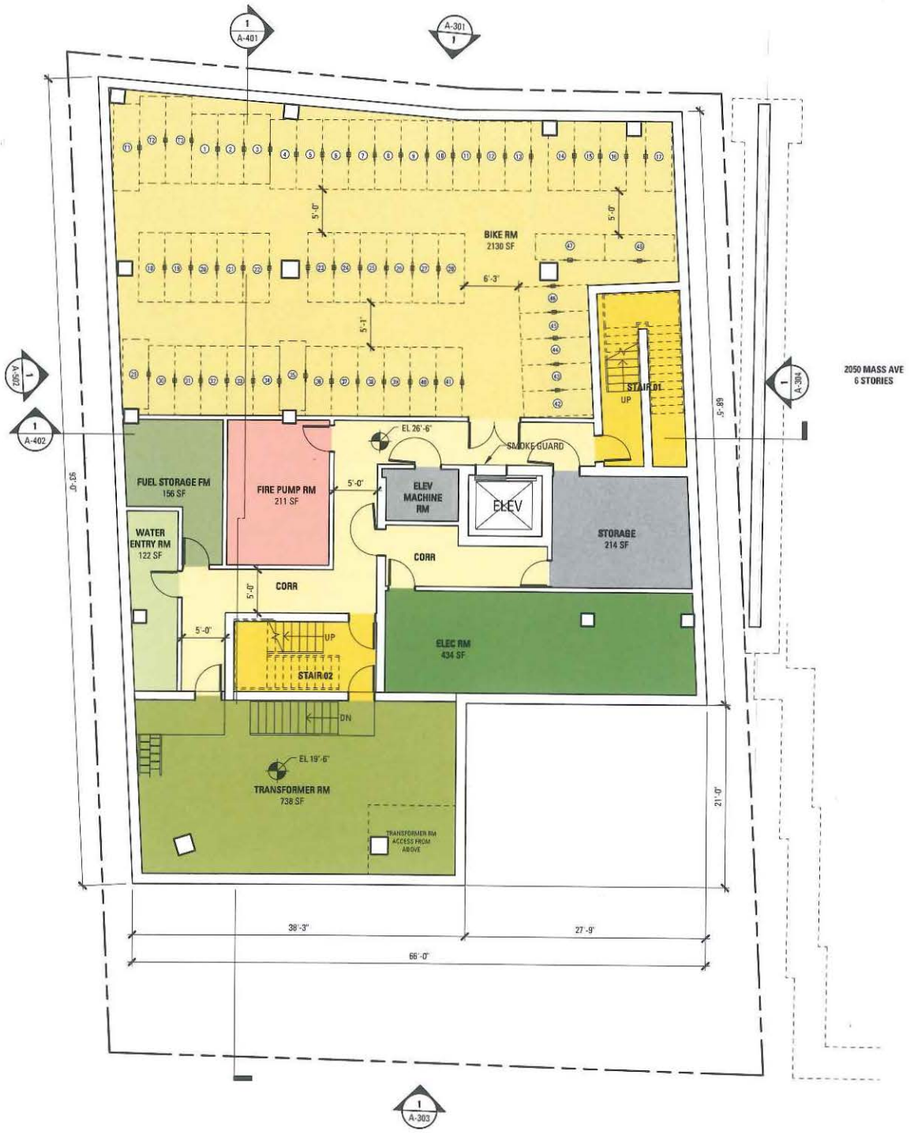
PROPOSED
EASEMENT PLAN

C-101



1 FLOOR PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

BIKE RM	2130 SF
CORR	524 SF
ELEC RM	434 SF
ELEV MACHINE RM	58 SF
FIRE PUMP RM	211 SF
FUEL STORAGE FM	156 SF
STAIR 01	232 SF
STAIR 02	185 SF
STORAGE	214 SF
TRANSFORMER RM	738 SF
WATER ENTRY RM	122 SF

0 4' 8' 16'

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Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	KW

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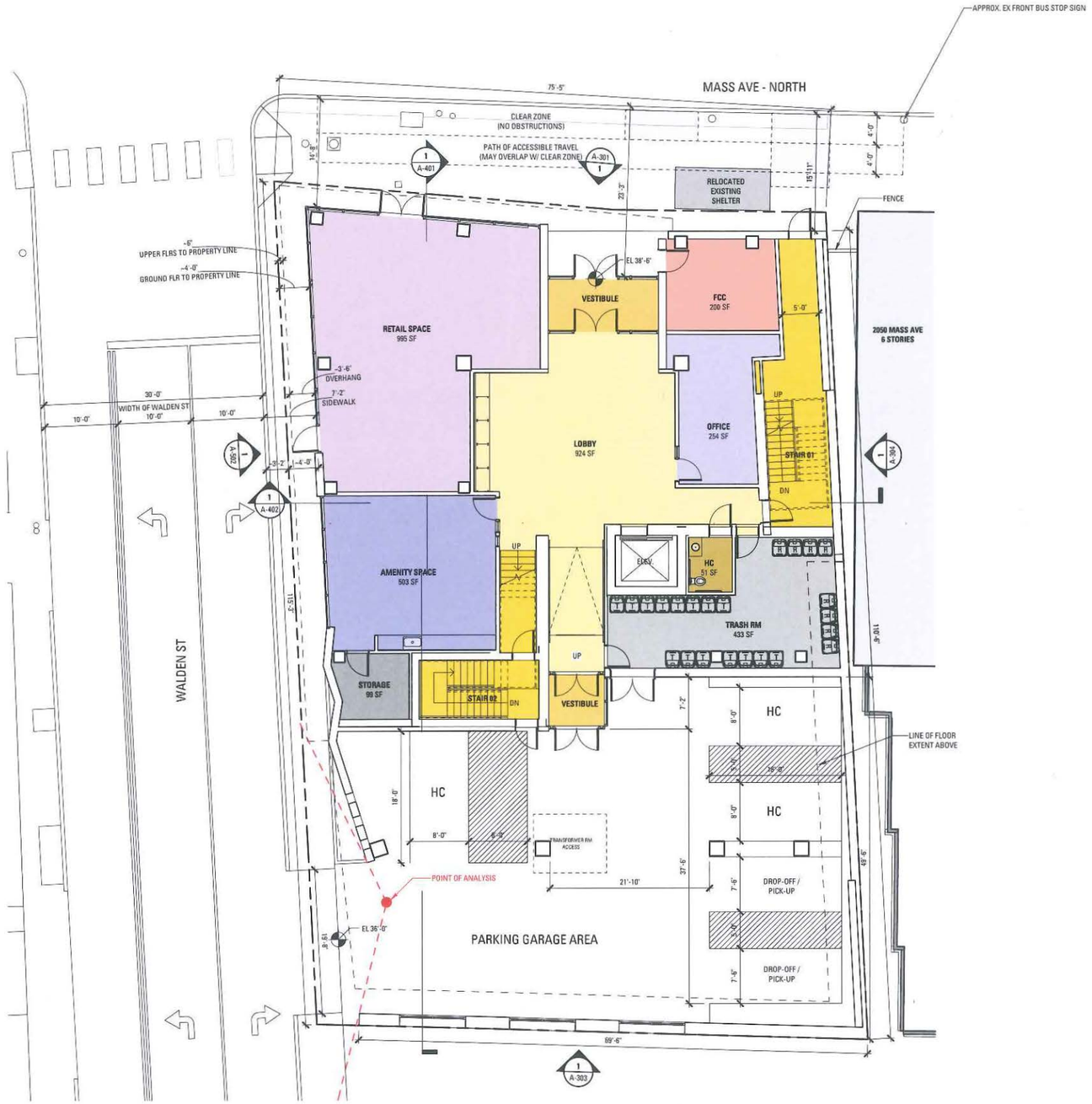
COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

BASEMENT FLOOR PLAN

A-100



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

AMENITY SPACE	503 SF
LOBBY	200 SF
RETAIL SPACE	51 SF
FCC	924 SF
HC	254 SF
OFFICE	995 SF
STAIR 01	315 SF
STAIR 02	259 SF
STORAGE	99 SF
TRASH RM	433 SF
VESTIBULE	174 SF

0 4' 8' 16'

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NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

A-101

1 FLOOR PLAN - TYP FLOORS (FLRS 2-6)
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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REGISTERED ARCHITECT JOSEPH FORREST BRUNER No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

TYPICAL FLOOR PLAN (FLRS 2-6)

A-102

1 FLOOR PLAN - FLRS 7 & 8
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1850 SF
2BR	1616 SF
3BR	1144 SF
CORR	371 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	190 SF

0 4' 8' 16'

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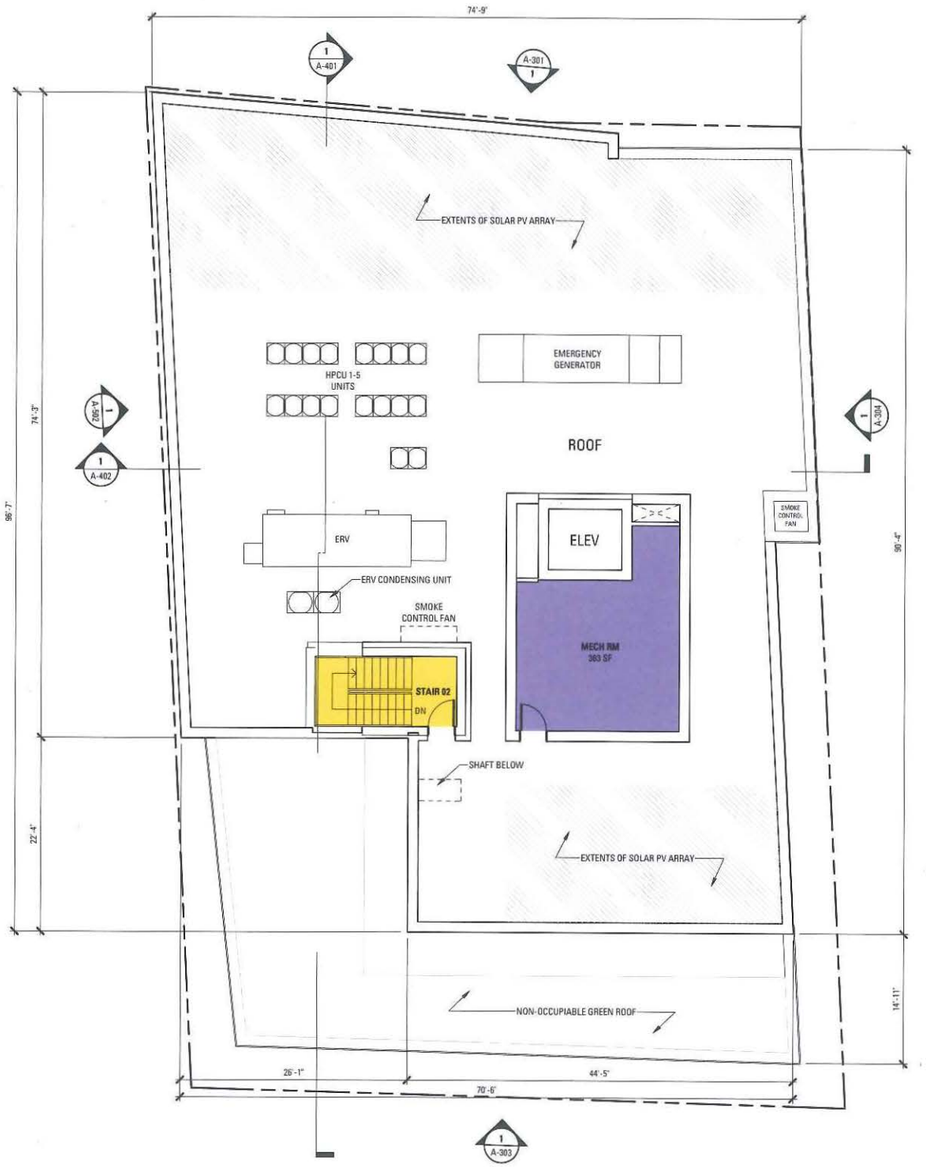
FLOOR PLAN (FLRS 7-8)

A-107



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

MECH RM	363 SF
STAIR 02	132 SF

0 4' 8' 16'

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

ROOF PLAN

A-109

1 MASSACHUSETTS AVENUE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

2 WALDEN STREET ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
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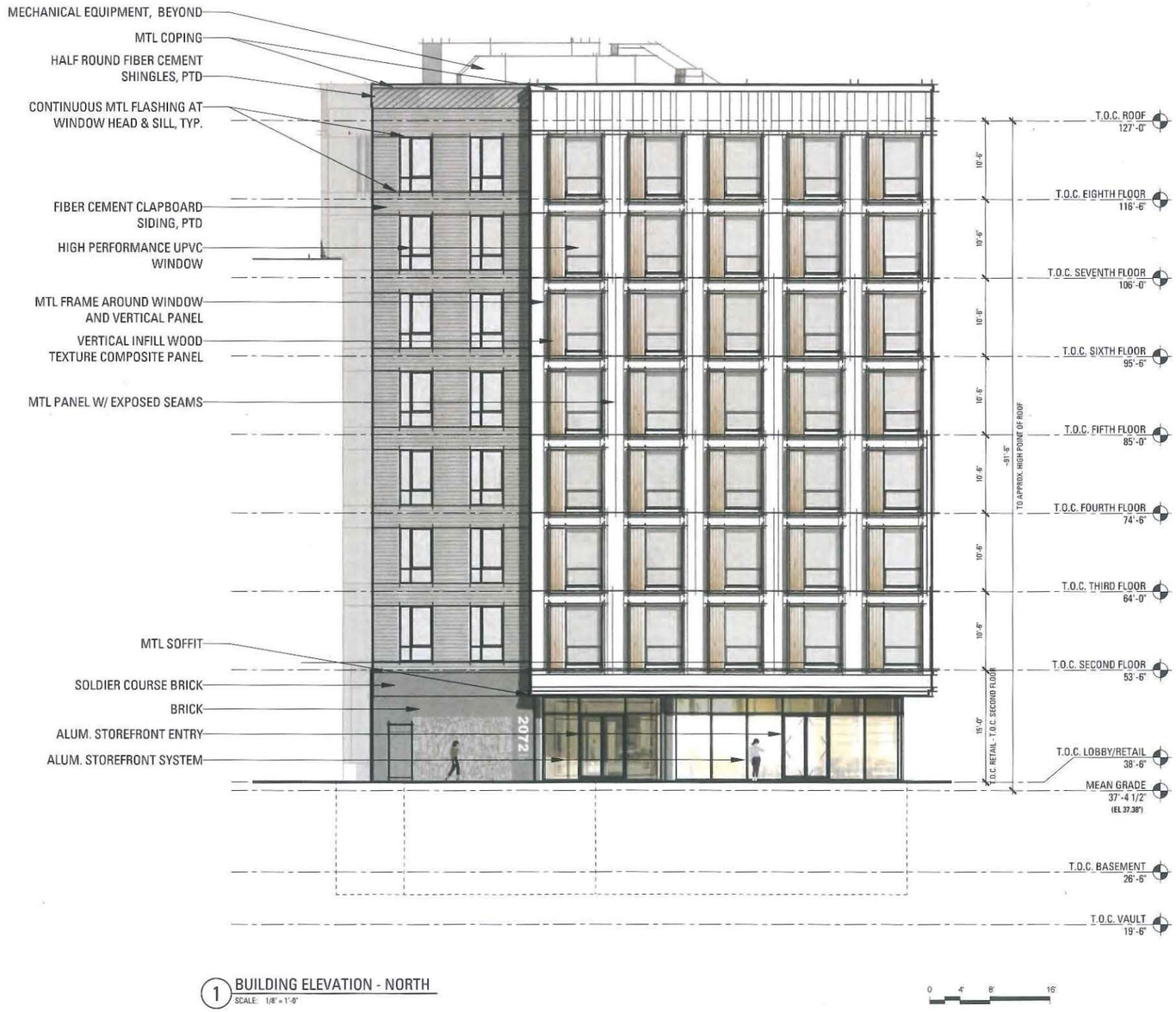
EXTERIOR ELEVATIONS

A-300



1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JOSEPH TORREY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-301

1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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2072 MASS AVE

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
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EXTERIOR ELEVATIONS

A-302

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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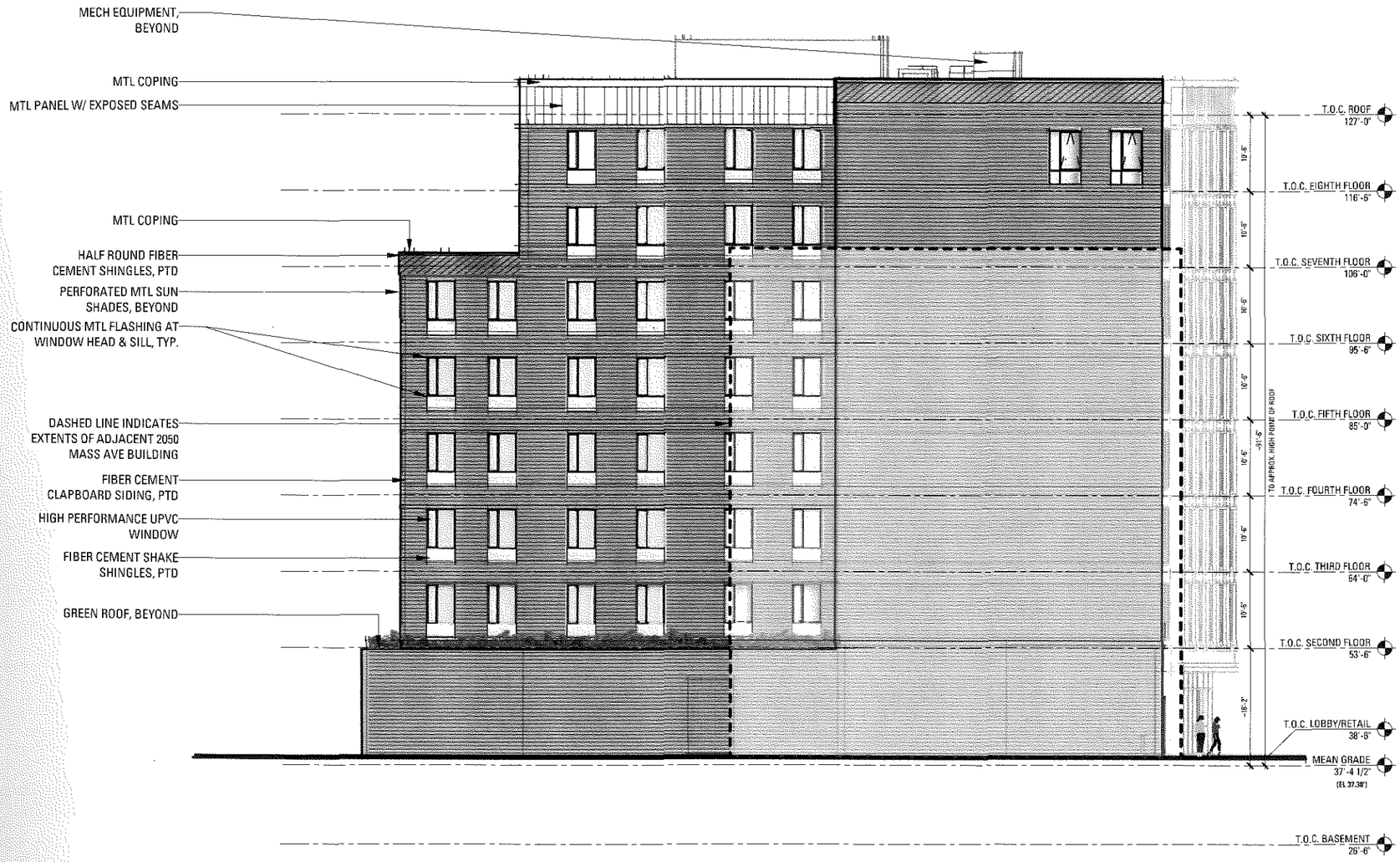
COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-303



1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

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2072 MASS AVE

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-304

RENDERING - VIEW AT MASS AVE TOWARDS WALDEN ST LOOKING NORTH-WEST

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2072 MASS AVE

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NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY NO. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-305

RENDERING - VIEW OF MASS AVE & WALDEN ST INTERSECTION LOOKING SOUTH-EAST

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

PERSPECTIVES

A-306

RENDERING - VIEW OF MASS AVE LOOKING SOUTH

METAL PANEL WITH EXPOSED SEAMS

LONG MASONRY AT STREET LEVEL

HIGH PERFORMANCE UPVC WINDOW WITH METAL FRAME

VERTICAL INFILL WOOD TEXTURE COMPOSITE PANEL

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Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-307

*Note: Wide angle perspective shown to represent rendering elevation of building along Walden St

RENDERING - VIEW OF WALDEN ST LOOKING WEST

MASONRY SOLDIER COURSE AT HEADER

FIBER CEMENT CLAPBOARD SIDING, PTD

OPENINGS IN MASONRY FACADE

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev.	Date	Remarks

Date	JANUARY 4, 2021
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

PERSPECTIVES

A-308

RENDERING - VIEW OF WALDEN ST TOWARDS MASS AVE LOOKING NORTH

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	
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2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

PERSPECTIVES

A-309

RENDERING - VIEW ALONG MASS AVE LOOKING SOUTH-EAST

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

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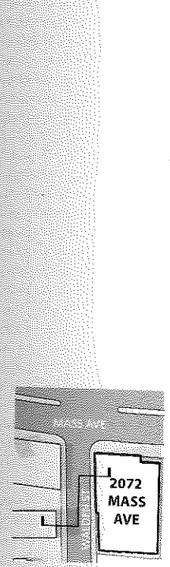
Date	JANUARY 4, 2021
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

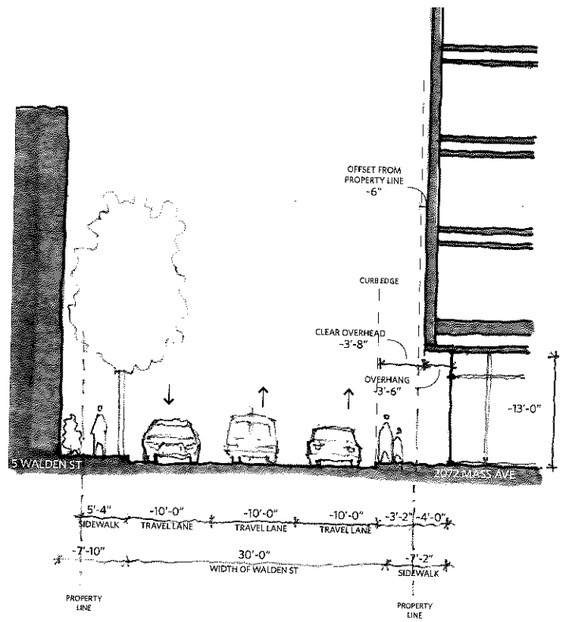
2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

PERSPECTIVES

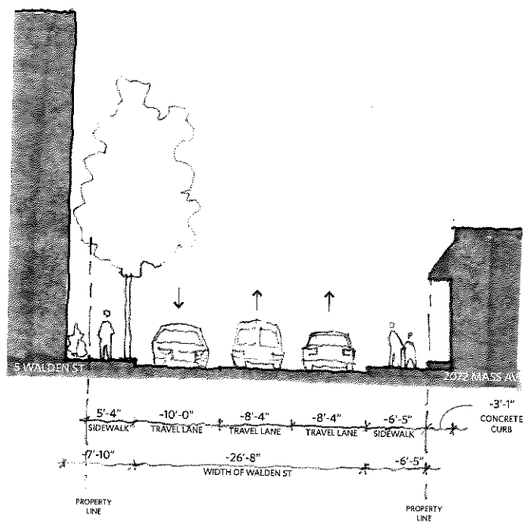


KEY PLAN



STREET SECTION - PROPOSED DEVELOPMENT WITH WIDENED WIDTH OF WALDEN ST
NTS

KEY PLAN



STREET SECTION - EXISTING CONDITIONS
NTS

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	
Project Number	20.001
Drawn By	EP

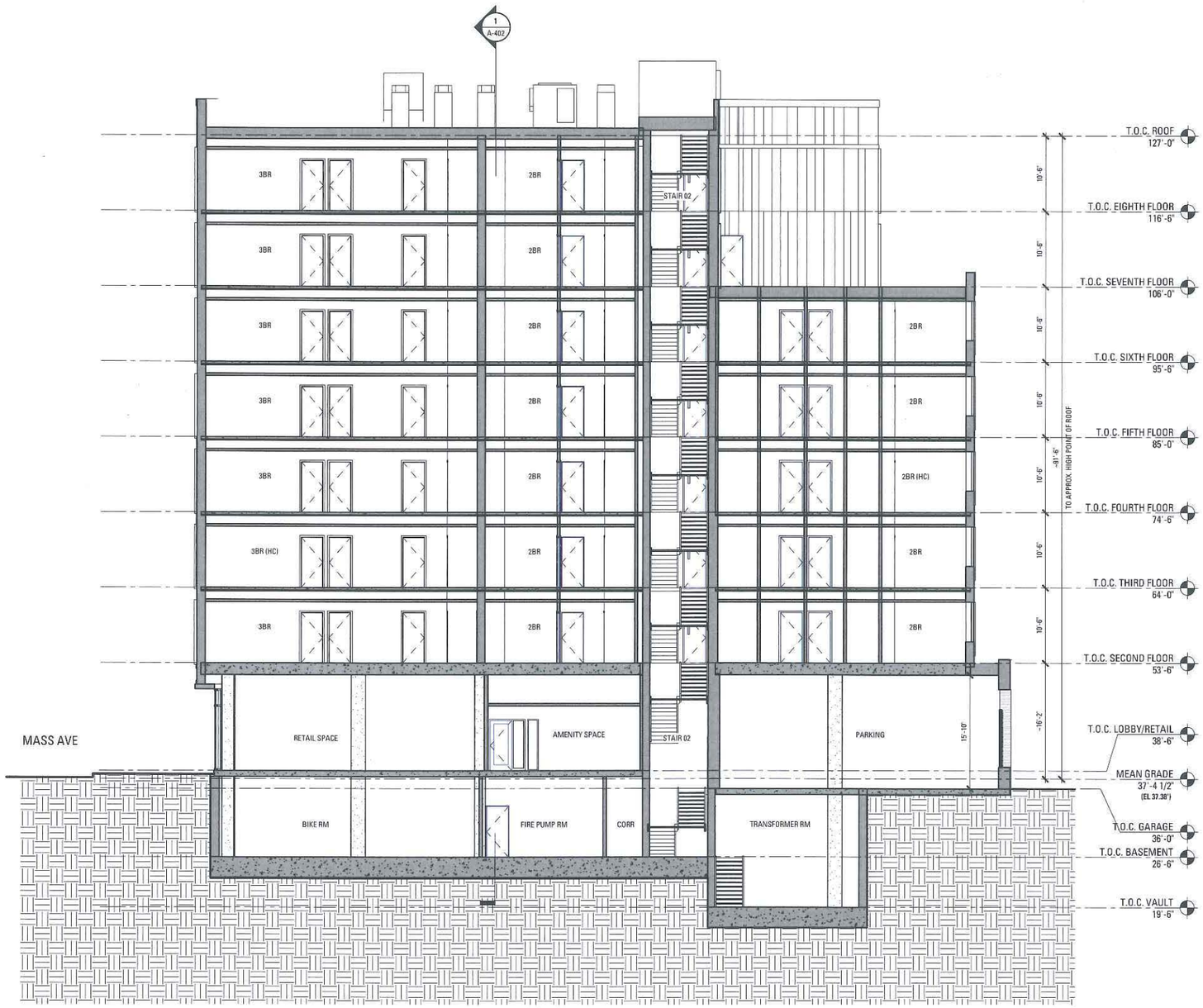
2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

STREET SECTIONS

A-400



1 BUILDING SECTION - NORTH-SOUTH
SCALE: 1/8" = 1'-0"

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev.	Date	Remarks

Date	JANUARY 4, 2021
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	EP

2072 MASS AVE

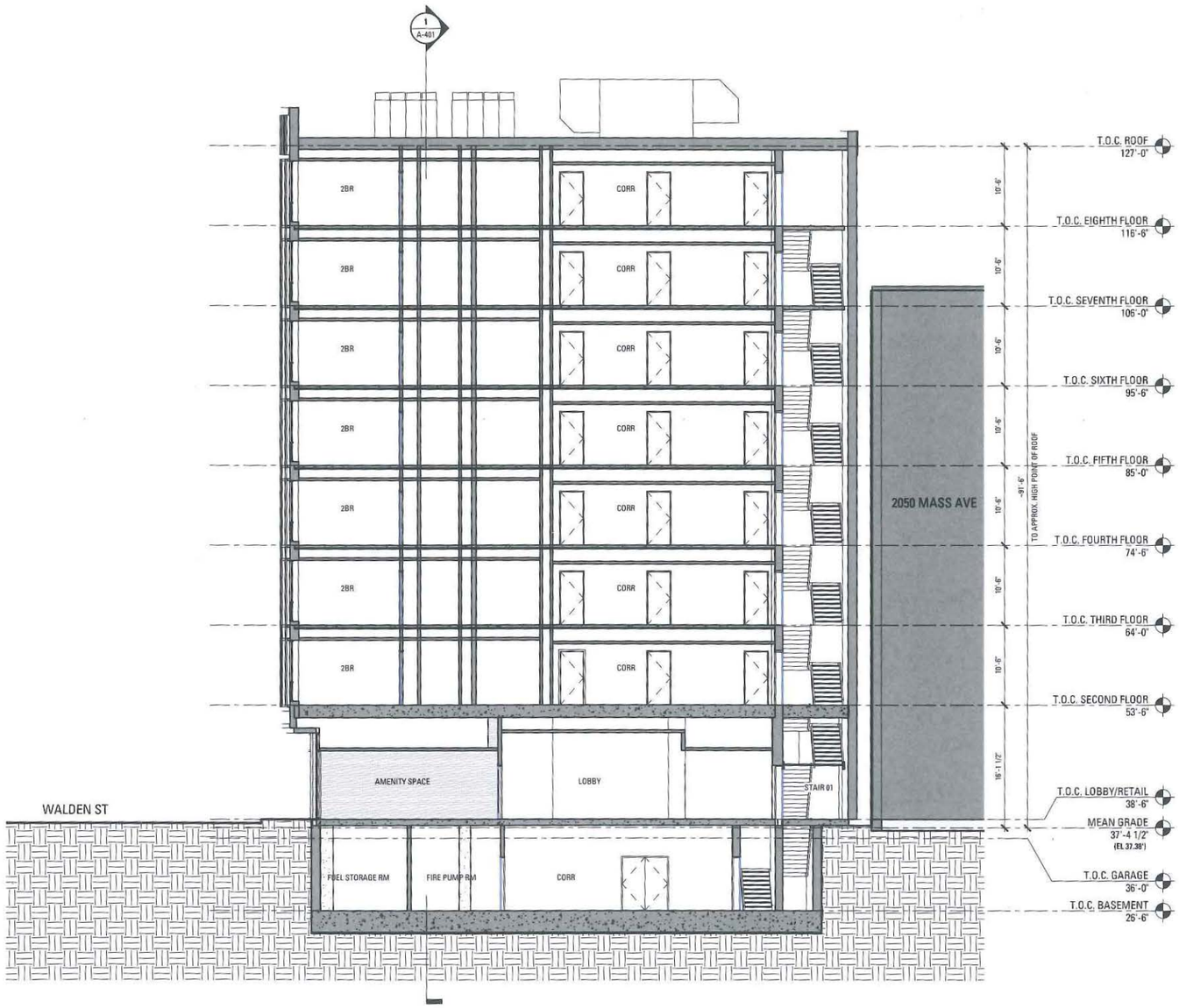
2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

BUILDING SECTION

A-401



1 BUILDING SECTION - EAST-WEST
SCALE: 1/8" = 1'-0"

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	EP

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

BUILDING SECTION

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 9:00am

HADOW STUDIES

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 12:00pm

HADOW STUDIES

runer/Cott
ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 3:00pm

SHADOW STUDIES

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
JANUARY 4, 2021

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 6:00pm

SHADOW STUDIES

LEGEND

Existing Shadow

New Shadow

VINTER SOLSTICE | December 21, 9:00am

SHADOW STUDIES

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

Existing Shadow
New Shadow

VINTER SOLSTICE | December 21, 12:00pm

SHADOW STUDIES

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

N

WINTER SOLSTICE | December 21, 3:30pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

EQUINOX | March 21 / September 21, 5:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

~~2020 DEC 35~~ P 3:36
2021 Jan 4
SD

January 4, 2021

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments – Alternative Option
2072 Massachusetts Avenue, Cambridge, MA
(BZA Case No. 017326-2020)

Dear Board of Zoning Appeal Members:

Pursuant to your feedback at the December 10, 2020 Comprehensive Permit hearing for 2072 Massachusetts Avenue ("December Hearing"), we have enclosed an alternative development proposal that reduces the proposed building's height along Massachusetts Avenue from nine (9) stories to eight (8) stories (the "8/6 Plan"). While we are providing the 8/6 Plan as a feasible option at your request, we continue to advocate that the previous 9 story/6 story proposal presented at the December Hearing (the "9/6 Plan") is a better overall plan as it includes a higher percentage of family apartments and the resident roof deck.

The 8/6 Plan included herein includes the following changes from the 9/6 Plan:

- An overall reduction of 2 apartments, from 49 to 47 total apartments;
- A reduction in the overall percentage of family apartments pursuant to the following table:

1BR	2BR	3BR	Total
16 (14)	19 (21)	12 (14)	47 (49)
34% (29%)	40% (42%)	26% (29%)	66% Family (71% Family)

**numbers in parenthesis "( )" reflect the 9/6 Plan*

- A reduction from nine (9) stories to eight (8) stories along Massachusetts Avenue;
- Elimination of the roof deck due to the 8/6 Plan's smaller roof area and financial feasibility; and,

- To maintain minimum family unit requirements, the form of the 8 story Mass Ave building has been extended along the property line between Russell Apartments and 2072 Mass Ave at the 7th and 8th floors as indicated in the rooftop plans below. The front setback along Massachusetts Avenue and the side setback along Russell Apartments remains the same in both plan options.

The widening of Walden Street, which was included in the 9/6 Plan, is also included in this 8/6 Plan.

The following plans and materials are included herein that reflect the 8/6 Plan. The 9/6 Plan has not changed from the submission dated December 3, 2020.

1. **Plans dated January 4, 2021** (unless otherwise noted)
   Cover Page, G-100, G-101, EC (10/5/20), C-100 (11/10/20), C-101 (11/10/20), A-100, A-101, A-102, A-107, A-109, A-110, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-400, A-401, A-402

2. **Dimensional Information dated January 4, 2021**

3. **List of Requested Exemptions/Waivers from the Applicable City of Cambridge Ordinances and Regulations dated January 4, 2021**

4. **Shadow Studies dated January 4, 2021**

We look forward to presenting these plans to you at our January 7, 2021 hearing. Please contact Sean Hope at (617) 953-8369 if you have any comments.

Sincerely,

Jason Korb
managing member of managing member

Sean D. Hope
managing member of managing member

Enclosures

Cc: City of Cambridge Community Development Department

	EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
		BA-2 / BUSINESS A-2	RESIDENCE B	
	8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
	~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
	1,860 SF	15,755 SF (max.)(g)	608 SF (max.)(g)	54,560 SF
	0	13,129 SF (max.)(g)	507 SF (max.)(g)	49,980 SF
	1,860 SF	0	0	4,580 SF (d)
	N/A	2,626 SF (max.)(g)	101 SF (max.)(g)	N/A
		1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	6.41
		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	6.41
		1.75	0.5/0.35 for portions exceeding 5,000 SF	5.87
	N/A	1.75	1.75	5.87
		1.0	N/A	0.54
		N/A	N/A	0.54
D:		20% bonus = 2,626 SF (GFA)(g)	20% bonus = 101 SF (GFA)(g)	N/A
D:		16 (max.)	0	47
		600 SF / D.U. = 12	2,500 SF / D.U. = 0	47
	N/A	2	0	N/A
		625 SF / D.U. @ 12 UNITS	0 UNITS	181 SF / D.U. @ 47 UNITS
		536 SF / D.U. @ 14 UNITS	0 UNITS	181 SF / D.U. @ 47 UNITS
	13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	
	N/A	50' max. (Massachusetts Avenue Overlay District) - *Active non-residential ground floor use* - *Minimum ground-floor use depth of 40'* - *Ground floor located at mean grade of abutting sidewalk* - *Minimum 75% Mass Ave frontage occupancy* - *Minimum 15' ground floor height* - *Maximum 5,000 sf per ground floor tenant* - *No bank frontage > 25'*		8 Stories ~91'/6 Stories ~69'-6" (j)
	3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		0'
	3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	~0'-6" along Walden St (l)
	42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
	42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
	0.0%	No minimum		0
	0.0%	No minimum	40% Minimum Private Open Space to Lot Area =	0
	0.0%	No minimum	405 SF (min.)(g)	0
	N/A	No minimum		0
AOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible (b)(c)
	0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 (c)
	0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 (e)
	0	N/A	N/A	N/A
	N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant (f) and other uses as described on the Waiver List

ards with no rear yard.
r Section 504) to three (3) spaces.
ntity required being below four (4) required spots.

icycle parking per Article 6.104.2 (b).

n BA-2.

lden St, 6 stories reference rear volume towards rear of lot along Walden St facing neighborhood.
sidewalk.
ound floor, Owners are granting City of Cambridge an easement.

LIST OF REQUESTED EXEMPTIONS/ EXCEPTIONS/WAIVERS FROM THE APPLICABLE CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS for CC HRE 2072 MASS AVE TENANT LLC 8:6 Story Option (Updated as of January 4, 2021)

CAMBRIDGE ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 4.21 Special Classification Rules (Accessory Uses)	Allowed accessory uses include, inter alia, off-street parking, customary home occupations and certain service establishments and eating establishments for residents of multi-family dwellings.	To the extent that the proposed building amenity uses are not enumerated in Section 4.21, the Applicant seeks zoning relief to allow the proposed amenity uses for the building occupants.
4.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
5.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes. In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. The proposed private open space has a width and length of less than 15', as shown on the Plans. All private open space is located at ground level. At least 50% of the provided private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required private open space requirement. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Ratio of Floor Area to Lot Area = 1.0 for Non-residential Uses and 1.75 for Residential Uses. Residence B Maximum Ratio of Floor Area to Lot Area i s .50. For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.22 and the proposed Ratio of Floor Area to Lot Area is approximately 6.41.
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Lot Area for Each Dwelling Unit = 600 sf. Per dwelling unit. Residence B Minimum Lot Area for Each Dwelling Unit = 2,500 per dwelling unit. For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The proposed 47 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Front Yard = 5' Residence B Minimum Front Yard = 15'	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing front yard setback is approximately 0'; the smallest proposed front yard setback will be approximately 0'.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Side Yard = 10' on both side yards. Residence B Minimum Side Yard = 7'6" (sum of 20).	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 42.4'; the smallest proposed side yard setback will be approximately 0'.
10.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Height = 45' Residence B Maximum Height =35'	Due to the need for a building height of approximately 92'/8 stories on Mass Ave and approximately 70'/6 stories on Walden and considering the adjustments that may occur during development of the plans and drawings from design development to full construction drawings, the Applicant seeks a waiver of the height requirement of approximately 70' for the Walden Street façade and approximately 92' for the Mass. Ave. façade.

	Section	Provision	Requested Exemption/Exception/Waivers
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Business A-2 District, there is a one parking space per dwelling requirement. In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, the Applicant seeks a waiver to allow the proposed Multifamily Dwelling with three (3) proposed accessible off-street parking spaces and two (2) drop off spaces as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Dimensions for off street parking spaces. Aisle Width of 22' required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed dimension of parking spaces shall be less than minimum required aisle width will be less than the required 22'.
13.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to constraints of the driveway location and building, the clear view from the proposed driveway to Massachusetts Avenue when looking south may be compromised. The Applicant requests a waiver from the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
14.	Article 19 – Project Review	Establishes traffic and urban design standards for development projects exceeding 20,000 gross square feet that are likely to have a significant impact on abutting properties and the surrounding urban environment. Requirements include a Special Permit from the Planning Board including Traffic Impact Review (including a Traffic Impact Study), Urban Design Review, Tree Study, Sewer Service Infrastructure Review, Water Service Infrastructure Review, Noise Mitigation Review, Citywide Advisory Development Consultation and specific building and site plan elements.	To waive all of the applicable Article 19requirements for a Planning Board Special Permit and other requirements and to allow the proposed Multifamily Development that exceeds 20,000 gross square feet. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
15.	§20.100 Massachusetts Avenue Overlay District	Contains specific requirements for projects located within the Massachusetts Avenue Overlay District, including use regulations, dimensional requirements, and design standards. Projects are also required to comply with the Large Project Review process.	To waive all of the applicable requirements of Section 20.100 without the need for a Planning Board Special Permit and to allow the proposed Multifamily Dwelling without a Special Permit from the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers and Notes
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 - Curb Cut	The City Council shall approve the Curb Cut modification to support the proposed multifamily development as shown on the plans.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council for the modification to the curb cut on Walden Street as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
~~2020 DEC 25~~ P 3:35
2021 Jan. 4
SD.

ALTERNATIVE OPTION - 8:6

8 stories on Massachusetts Avenue, 6 stories on Walden Street
47 units - (16) 1BR, (19) 2BR, (12) 3BR - 66% family units

CC HRE 2072 MASS AVE TENANT LLC
OWNER

C/O CAPSTONE COMMUNITIES LLC
1087 BEACON ST, SUITE 302
NEWTON CENTRE, MA 02459

C/O HOPE REAL ESTATE ENTERPRISES LLC
907 MASSACHUSETTS AVE, SUITE 300
CAMBRIDGE, MA 02139

BRUNER/COTT ARCHITECTS
ARCHITECT

225 FRIEND ST, SUITE 701
BOSTON, MA 02114

NITSCH ENGINEERING INC.
CIVIL ENGINEER

2 CENTER PLAZA, #430
BOSTON, MA 02108

PETERSEN ENGINEERING INC.
MEP/FP ENGINEER

127 PARROTT AVE
PORTSMOUTH, NH 03801

L.A. FUESS PARTNERS
STRUCTURAL ENGINEER

211 CONGRESS ST, SUITE 810
BOSTON, MA 02110

LEMON BROOKE LLC
LANDSCAPE ARCHITECT

56 D WINTHROP ST
CONCORD, MA 01742

NEW ECOLOGY INC
SUSTAINABILITY CONSULTANT

15 COURT SQ, SUITE 420
BOSTON, MA 02108

CODE RED CONSULTANTS LLC
CODE CONSULTANT

154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772

2072 MASS AVE

2072 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION

JANUARY 4, 2021

1/2 MILE RADIUS
DAVIS SQAURE
Seven Hills Park
Somerville Community Path
1/4 MILE RADIUS
Reverend Thomas J.
Williams Park
Lexington Park

DRAWING LIST

GENERAL

G-100	NEIGHBORHOOD MAP/ SITE PLAN
G-101	DRAWING LIST, UNIT MATRIX, ZONING SUMMARY
EC	EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

CIVIL

C-100	CIVIL SITE UTILITY AND LAYOUT PLAN
C-101	PROPOSED EASEMENT PLAN

ARCHITECTURAL

A-100	BASEMENT FLOOR PLAN
A-101	FIRST FLOOR PLAN
A-102	TYPICAL FLOOR PLAN (FLRS 2-6)
A-107	FLOOR PLAN (FLRS 7-8)
A-109	ROOF PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-304	EXTERIOR ELEVATIONS
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES
A-400	STREET SECTIONS
A-401	BUILDING SECTION
A-402	BUILDING SECTION

2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA
BUILDING TABULATIONS
PREPARED BY BRUNER/COTT ARCHITECTS

SITE AND BUILDING

BUILDING GROSS FLOOR AREA (GFA) (PER ZONING)

BASEMENT	Excluded
FIRST FLOOR	4,580
SECOND FLOOR	7,540
THIRD FLOOR	7,540
FOURTH FLOOR	7,540
FIFTH FLOOR	7,540
SIXTH FLOOR	7,540
SEVENTH FLOOR	6,140
EIGHTH FLOOR	6,140
TOTAL GFA	**54,560**

BUILDING GROSS SQUARE FOOTAGE (GSF)

BASEMENT	5,465
FIRST FLOOR	4,580
SECOND FLOOR	7,540
THIRD FLOOR	7,540
FOURTH FLOOR	7,540
FIFTH FLOOR	7,540
SIXTH FLOOR	7,540
SEVENTH FLOOR	6,140
EIGHTH FLOOR	6,140
TOTAL GSF	**60,025**

TOTAL PARCEL SIZE (SF)	8,515
FAR	6.41
PARKING RATIO (EXCLUDES DROP-OFF/PICK-UP)	6%
LONG TERM BIKE PARKING RATIO	104%
OPEN SPACE	0%
CONSTRUCTION TYPE *	Type IA construction (2-story podium, basement and first floor). Type IIA construction (above podium, second to eighth floors)

* Alternative option of seeking a variance to permit the use of the new construction type classifications found in the 2021 IBC and classifying the tower as Type IV-B

PARKING

	HC	TOTAL *	HC UNIT : SPACE RATIO
COVERED PARKING	3	3	1:1

* Commercial parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

* Two (2) pick-up/drop-off spaces will also be provided

	LONG-TERM	TANDEM	SHORT-TERM	TOTAL
BIKE PARKING	48	3	0*	51

* Project team is seeking alternative public contribution option of satisfying short-term bike parking requirements per Article 6.104.2 (b)

UNIT MIX

	STUDIO	1 BR	2 BR	3 BR	TOTAL
SECOND FLOOR	0	2	3	2	7
THIRD FLOOR	0	2	3	2	7
FOURTH FLOOR	0	2	3	2	7
FIFTH FLOOR	0	2	3	2	7
SIXTH FLOOR	0	2	3	2	7
SEVENTH FLOOR	0	3	2	1	6
EIGHTH FLOOR	0	3	2	1	6
TOTAL	**0**	**16**	**19**	**12**	**47**

% PER UNIT TYPE	0%	34%	40%	26%
% 2 AND 3 BR COMBINED	66%			

	STUDIO	1 BR	2 BR	3 BR	TOTAL
TOTAL NO. OF BEDROOMS	0	16	38	36	**90**

UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)
UNIT X01 *	1 BR	569
UNIT X02 *	1 BR	681
UNIT X03 *	3 BR	1144
UNIT X04 *	2 BR	800
UNIT X05 *	2 BR	850
UNIT X06 *	3 BR	1031
UNIT X07 *	2 BR	823

* For second through sixth floors

UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)
UNIT 701/801	1 BR	569
UNIT 702/802	1 BR	681
UNIT 703/803	3 BR	1144
UNIT 704/804	2 BR	800
UNIT 705/805	2 BR	816
UNIT 706/806	1 BR	600

UNIT TYPE	AVERAGE AREA (SF)
STUDIO	N/A
1 BR	622
2 BR	821
3 BR	1097

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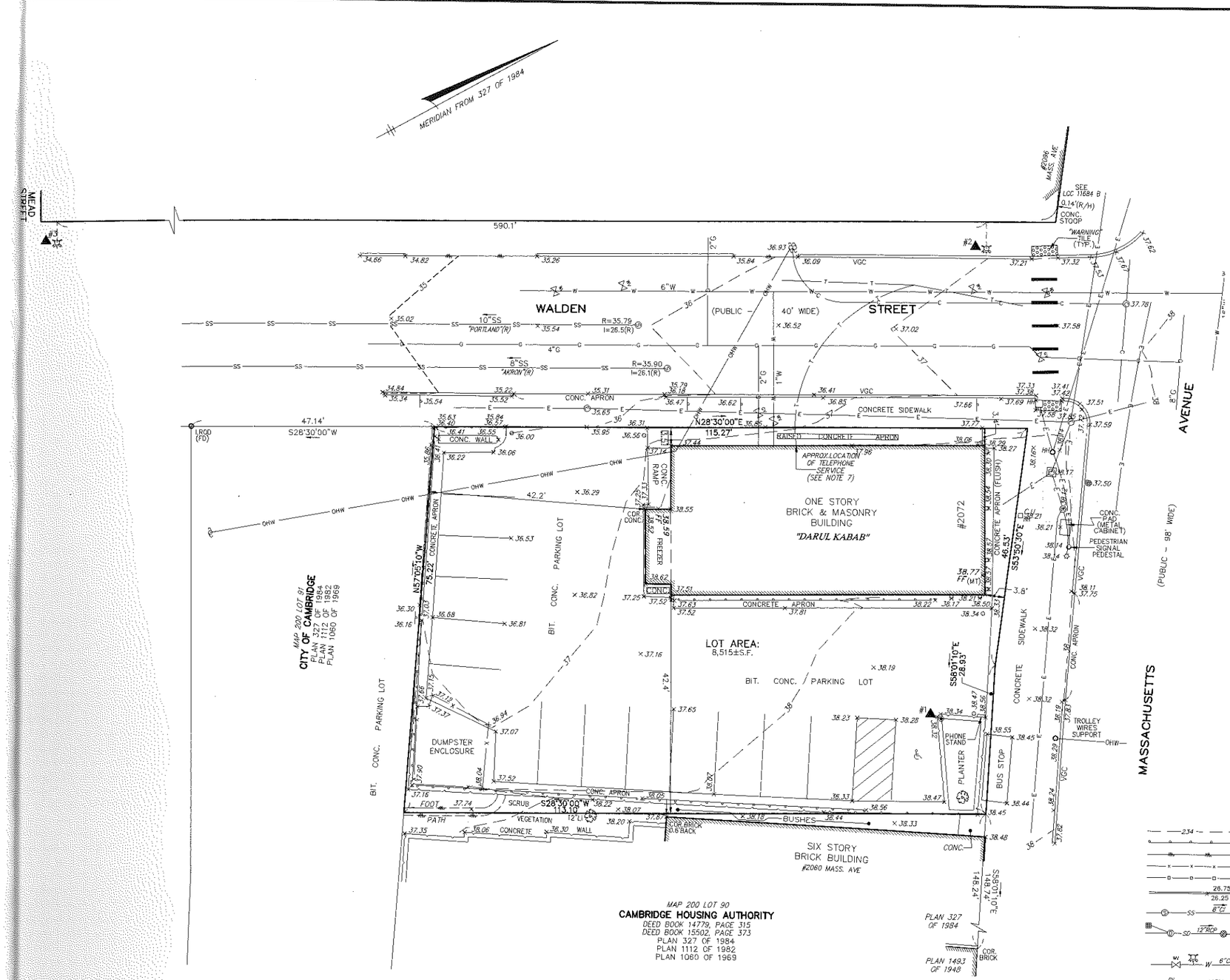
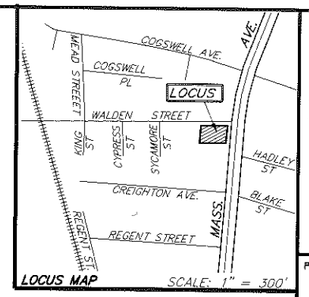
DRAWING LIST, UNIT MATRIX, ZONING SUMMARY

G-101



▲	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.

LEGEND

234	SURFACE CONTOUR	232.6	SPOT ELEVATION
	METAL GUARDRAIL	☼	LIGHT POLE
	EDGE OF PAVEMENT	205.24 ⊗	MONITORING WELL WITH TOP METAL CASING EL.
x x x	CHAIN LINK FENCE		D GRATE CATCHBASIN
	WOOD FENCE		PROMINENT DECIDUOUS TREE
26.75 / 26.25	CURB WITH TOP AND BOTTOM CURB ELEVATION	12"Li	12" LINDEN TREE
SS 8"SS	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	○	BOLLARD
SD 12"RCP	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN		SIGN
W 6"CI	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	Ⓤ	MANHOLE (UNKNOWN UTILITY)
GV G 10"DI	GAS MAIN WITH SIZE & GATE VALVE	RCP	REINFORCED CONCRETE PIPE
#181 OHW	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	CI	CAST IRON
E	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	CMP	CORRUGATED METAL PIPE
C	CABLE TV MANHOLE & UNDERGROUND CABLE LINES	ASB.	ASBESTOS PIPE
T	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	VC	VITRIFIED CLAY
28.6 / 23.2	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	PVC	POLYVINYL CHLORIDE
		(R)	RECORD
		(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 FF (MT) ×	ENTRANCE ELEV. (METAL THRESHOLD)

SCALE: 1" = 10'

2072 MASSACHUSETTS AVENUE

Cambridge, Massachusetts

PREPARED FOR:

CC HRE 2072 MASS AVE LLC

1155 Walnut Street #31
Newton Highlands, Massachusetts 02461

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

JOSEPH M. SMALL No. 45717 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

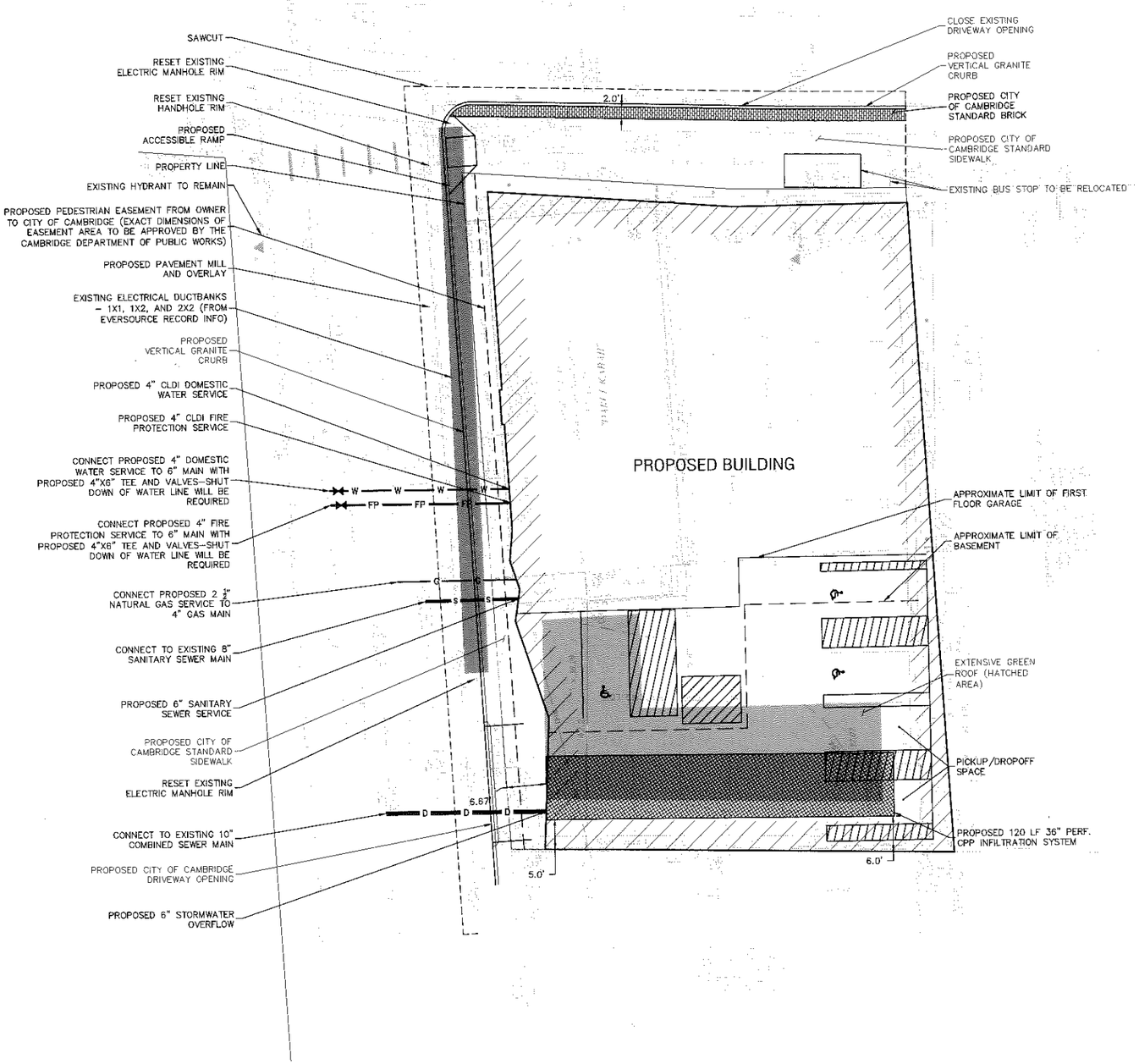
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	10/5/20	ADD ABUTTING TREE

DATE: 03/12/2018 DRAWN BY: MO JMS
SCALE: 1" = 10' CHECK BY:

EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Oct 20, 2020 10:20 am
PATH: F:\Civil 3D Projects\21130 - Captains Communities - Cambrid

DWG: 21130sv.dwg
LAYOUT: EC
SHEET: 1 OF 1



SCALE:
1" = 10'
10 5 0 10 20

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F: (617) 338-6472
- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	1"=10'
Project Number	NITSCH #14047
Drawn By	MLC

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NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
No. 49550
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020

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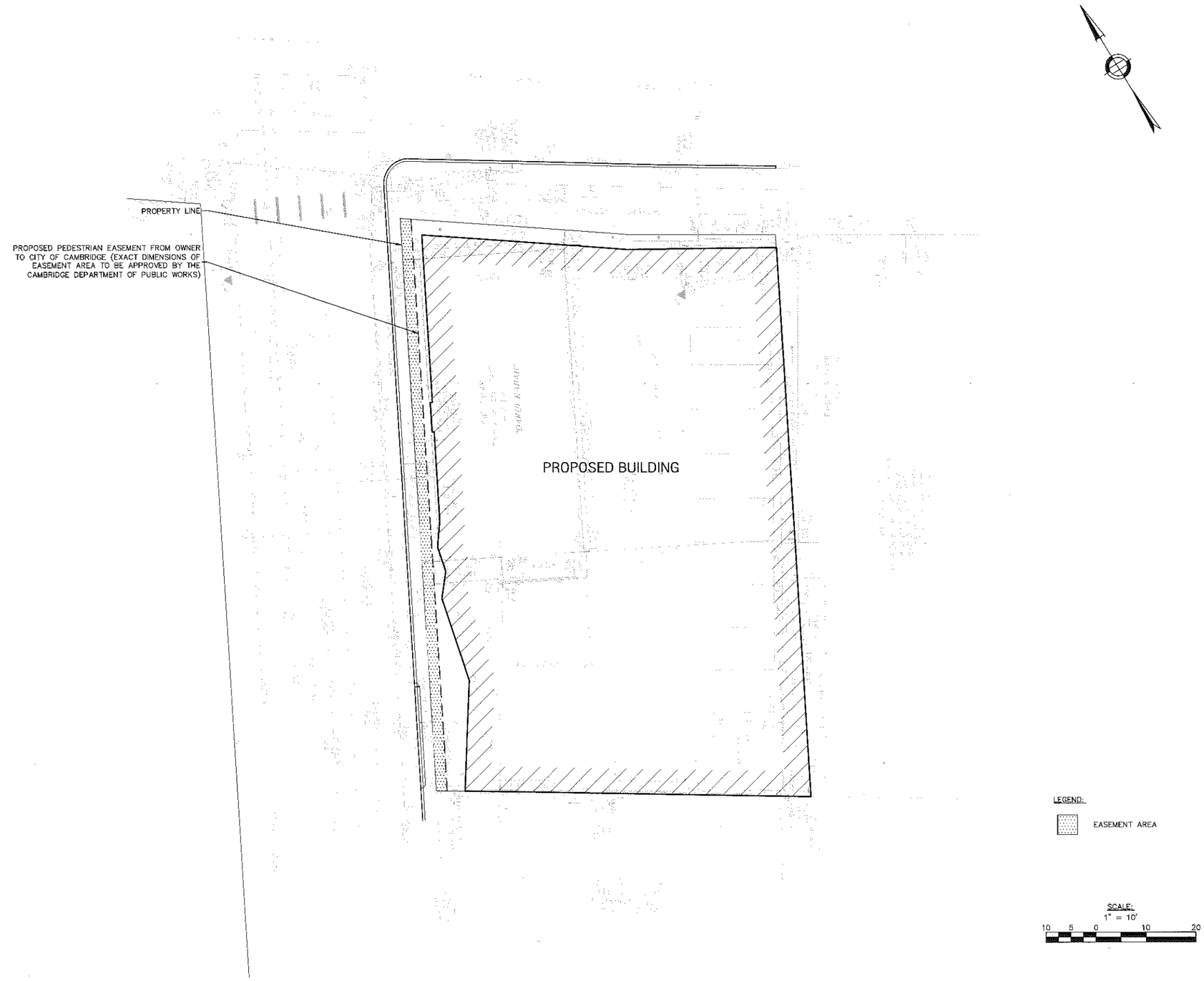
CIVIL SITE UTILITY AND LAYOUT PLAN

C-100



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Drawn By	MLC

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NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
No. 49586
REGISTERED PROFESSIONAL ENGINEER

November 9, 2020

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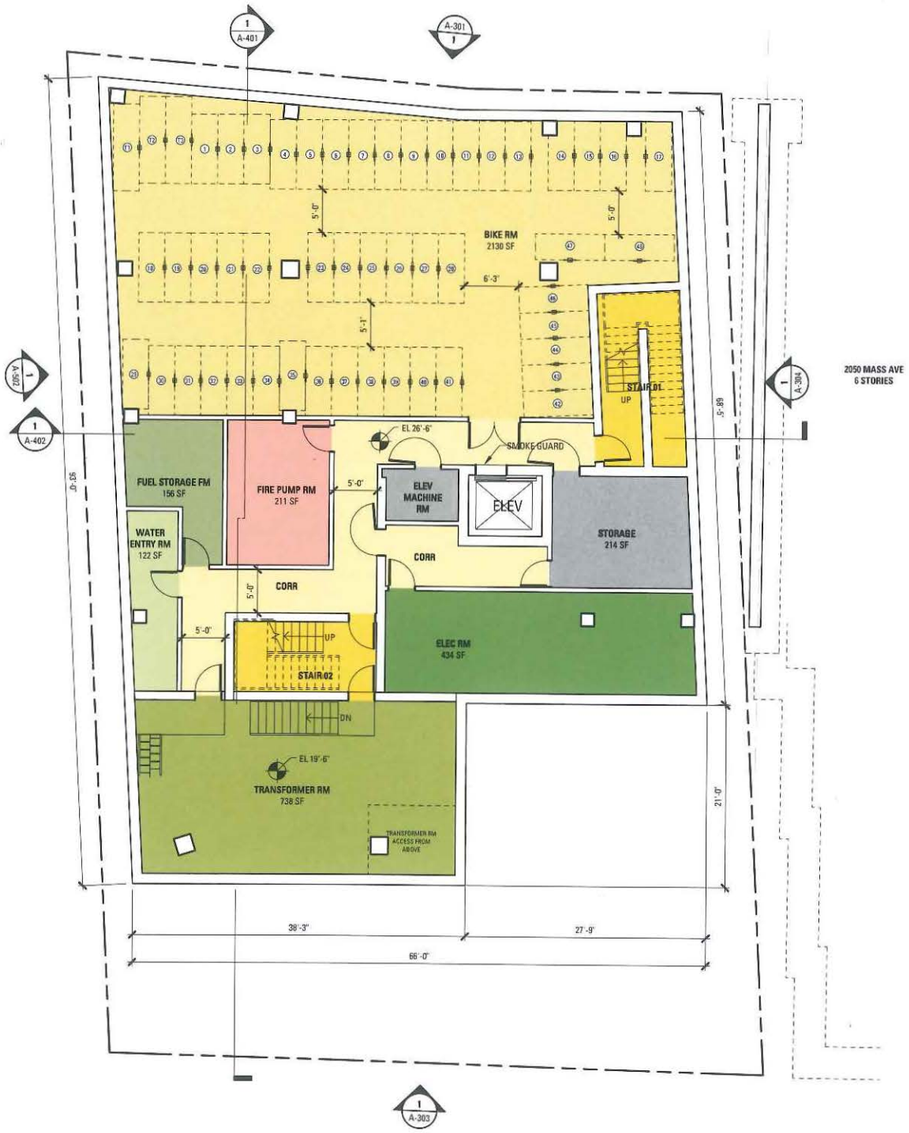
PROPOSED
EASEMENT PLAN

C-101



1 FLOOR PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

BIKE RM	2130 SF
CORR	524 SF
ELEC RM	434 SF
ELEV MACHINE RM	58 SF
FIRE PUMP RM	211 SF
FUEL STORAGE FM	156 SF
STAIR 01	232 SF
STAIR 02	185 SF
STORAGE	214 SF
TRANSFORMER RM	738 SF
WATER ENTRY RM	122 SF

0 4' 8' 16'

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Project Number	20.001
Drawn By	KW

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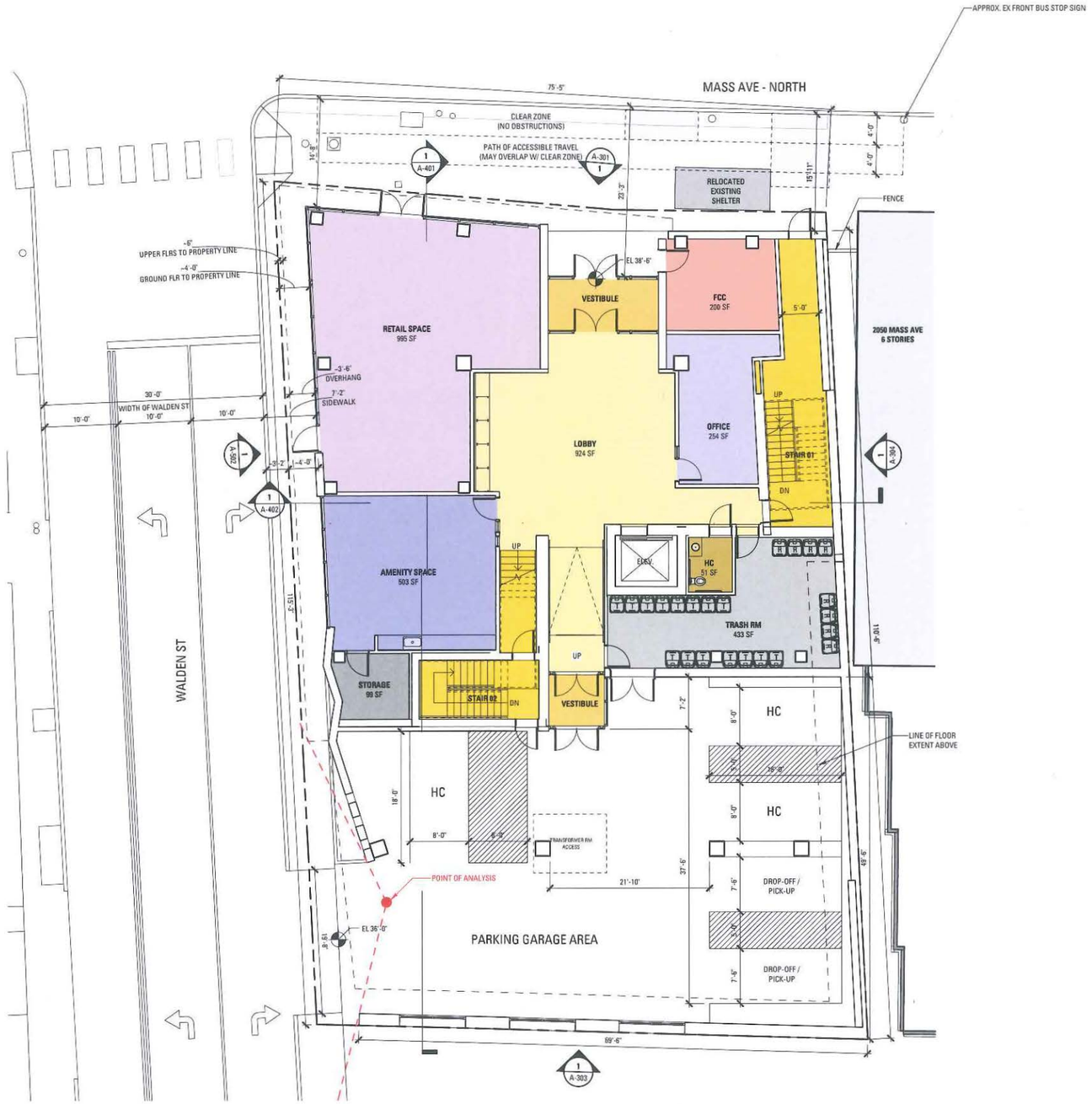
BASEMENT FLOOR PLAN

A-100



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

AMENITY SPACE	503 SF
LOBBY	200 SF
RETAIL SPACE	51 SF
FCC	924 SF
HC	254 SF
OFFICE	995 SF
STAIR 01	315 SF
STAIR 02	259 SF
STORAGE	99 SF
TRASH RM	433 SF
VESTIBULE	174 SF

0 4' 8' 16'

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FIRST FLOOR PLAN

A-101

1 FLOOR PLAN - TYP FLOORS (FLRS 2-6)
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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REGISTERED ARCHITECT JOSEPH FORREST BRUNER No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

TYPICAL FLOOR PLAN (FLRS 2-6)

A-102

1 FLOOR PLAN - FLRS 7 & 8
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1850 SF
2BR	1616 SF
3BR	1144 SF
CORR	371 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	190 SF

0 4' 8' 16'

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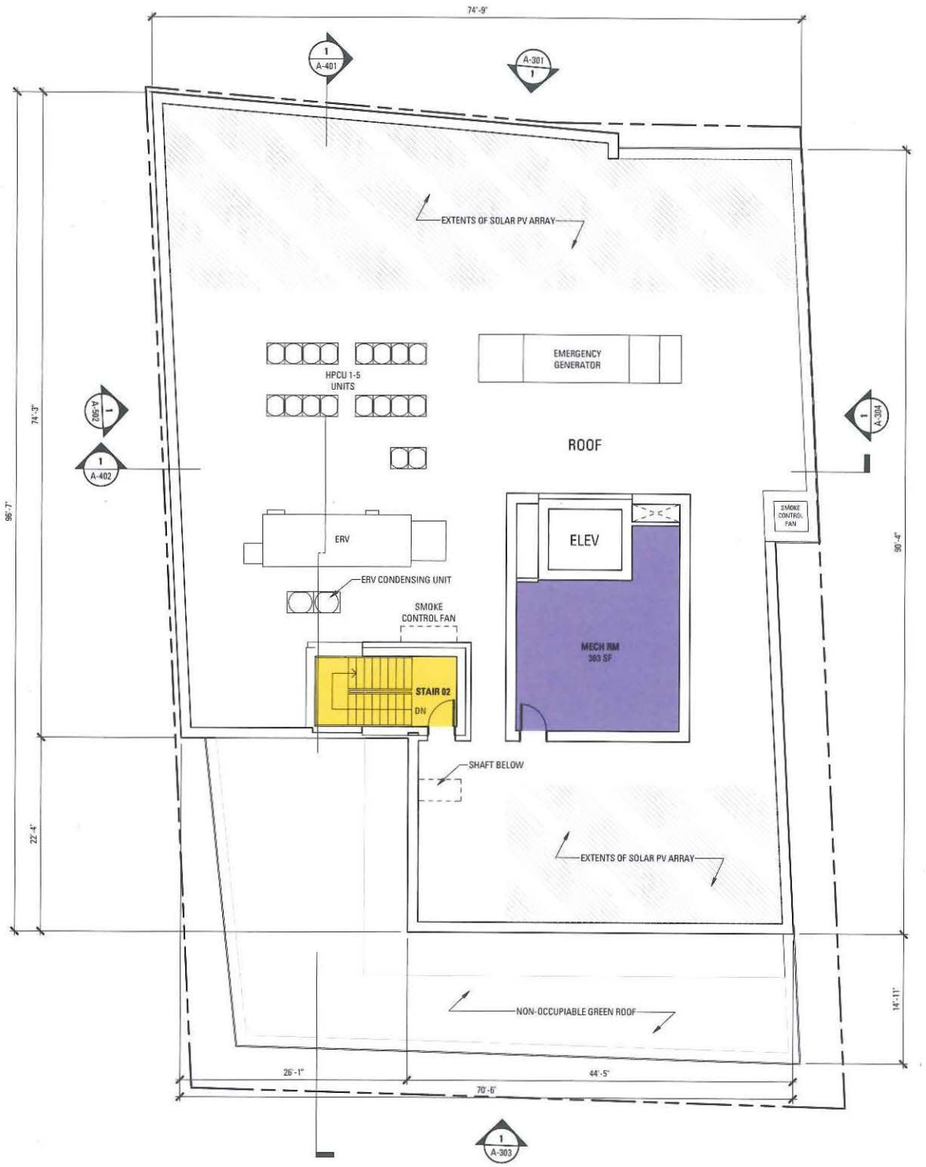
FLOOR PLAN (FLRS 7-8)

A-107



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

MECH RM	363 SF
STAIR 02	132 SF

0 4' 8' 16'

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ROOF PLAN

A-109

1 MASSACHUSETTS AVENUE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

2 WALDEN STREET ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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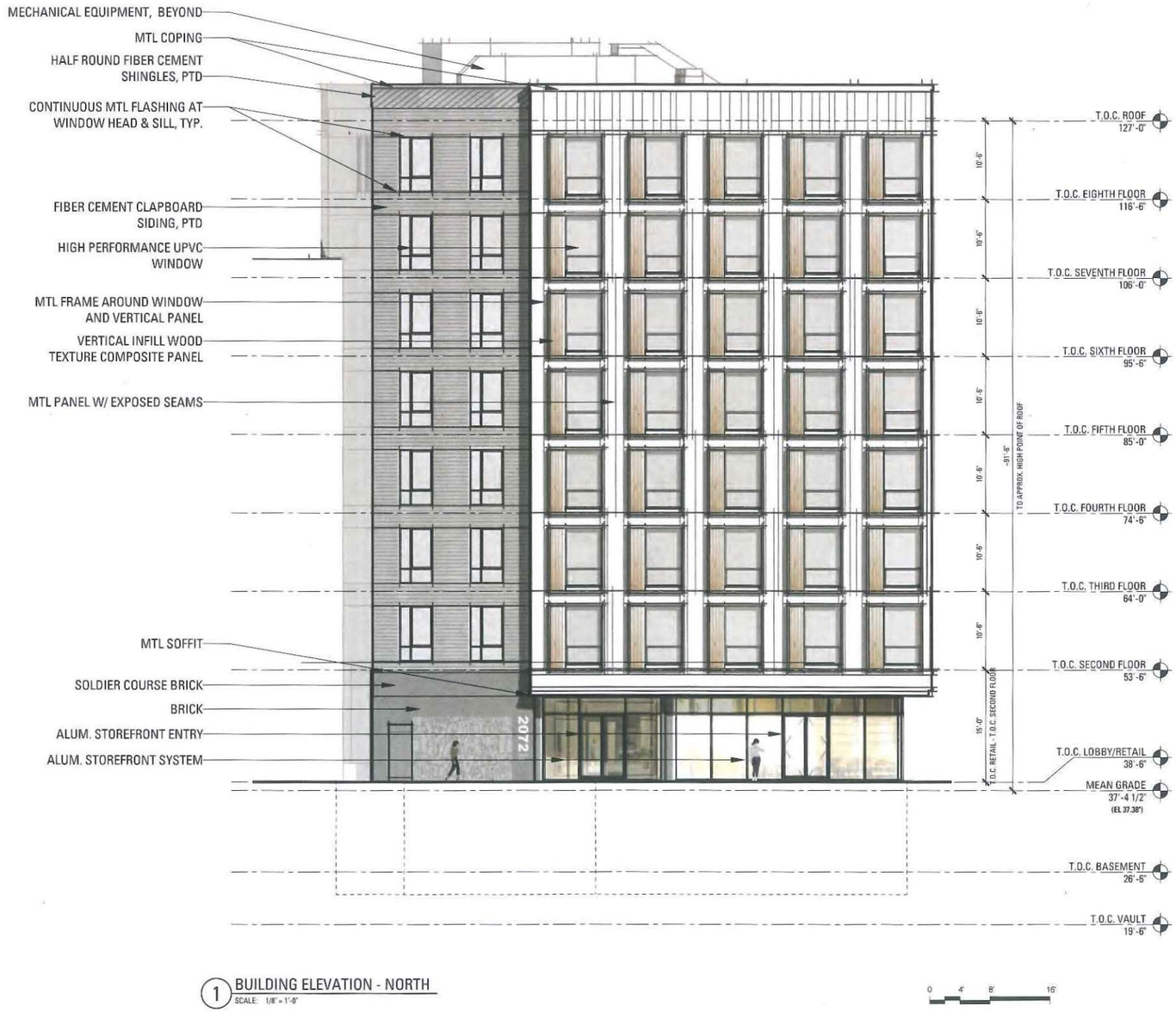
EXTERIOR ELEVATIONS

A-300



1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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REGISTERED ARCHITECT JOSEPH TORREY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-301

1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A-302

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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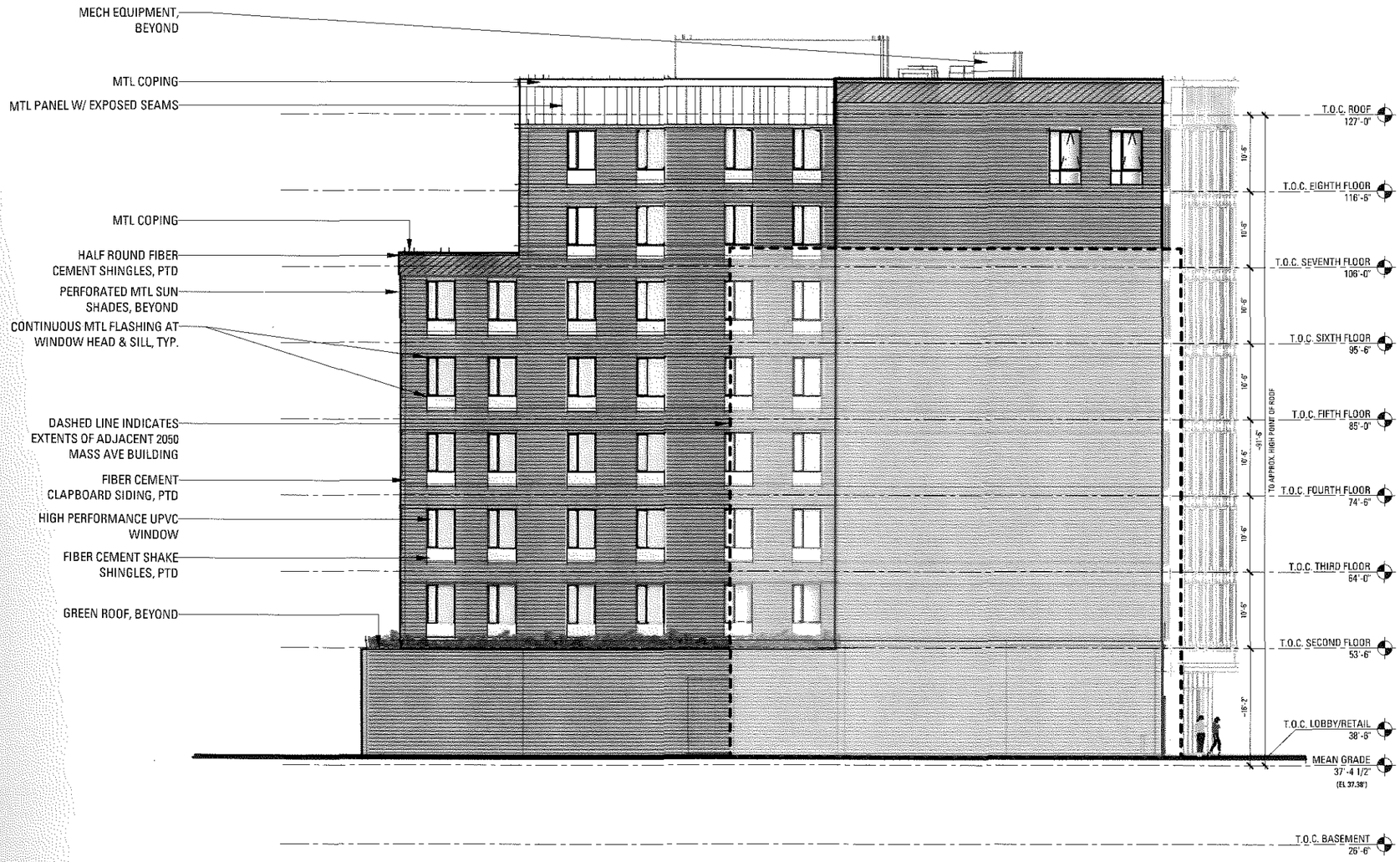
EXTERIOR ELEVATIONS

A-303



1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
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EXTERIOR ELEVATIONS

A-304

RENDERING - VIEW AT MASS AVE TOWARDS WALDEN ST LOOKING NORTH-WEST

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
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REGISTERED ARCHITECT JASON FORNEY NO. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-305

RENDERING - VIEW OF MASS AVE & WALDEN ST INTERSECTION LOOKING SOUTH-EAST

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

PERSPECTIVES

A-306

RENDERING - VIEW OF MASS AVE LOOKING SOUTH

METAL PANEL WITH EXPOSED SEAMS

LONG MASONRY AT STREET LEVEL

HIGH PERFORMANCE UPVC WINDOW WITH METAL FRAME

VERTICAL INFILL WOOD TEXTURE COMPOSITE PANEL

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REGISTERED ARCHITECT JASON FORNEY No. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-307

*Note: Wide angle perspective shown to represent rendering elevation of building along Walden St

RENDERING - VIEW OF WALDEN ST LOOKING WEST

MASONRY SOLDIER COURSE AT HEADER

FIBER CEMENT CLAPBOARD SIDING, PTD

OPENINGS IN MASONRY FACADE

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NOT FOR CONSTRUCTION

PERSPECTIVES

A-308

RENDERING - VIEW OF WALDEN ST TOWARDS MASS AVE LOOKING NORTH

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PERSPECTIVES

A-309

RENDERING - VIEW ALONG MASS AVE LOOKING SOUTH-EAST

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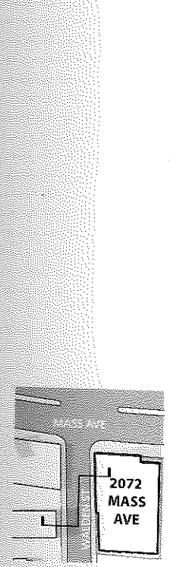
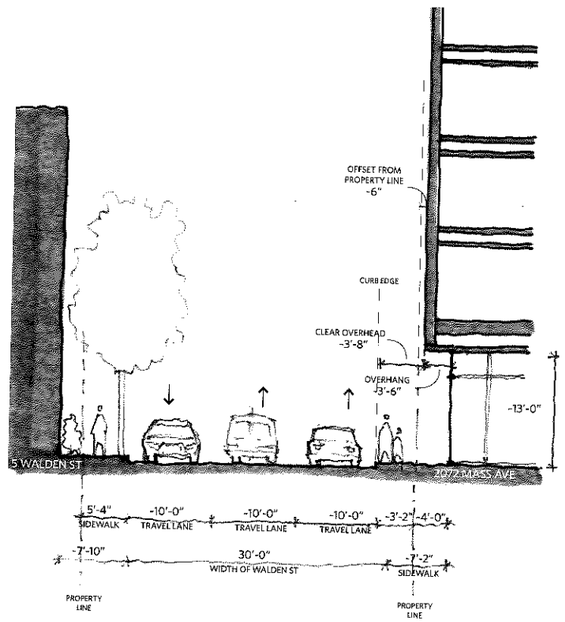
2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

PERSPECTIVES

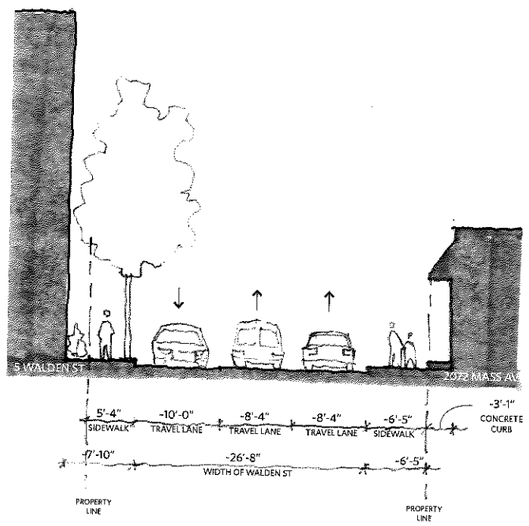


KEY PLAN



STREET SECTION - PROPOSED DEVELOPMENT WITH WIDENED WIDTH OF WALDEN ST
NTS

KEY PLAN



STREET SECTION - EXISTING CONDITIONS
NTS

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	
Project Number	20.001
Drawn By	EP

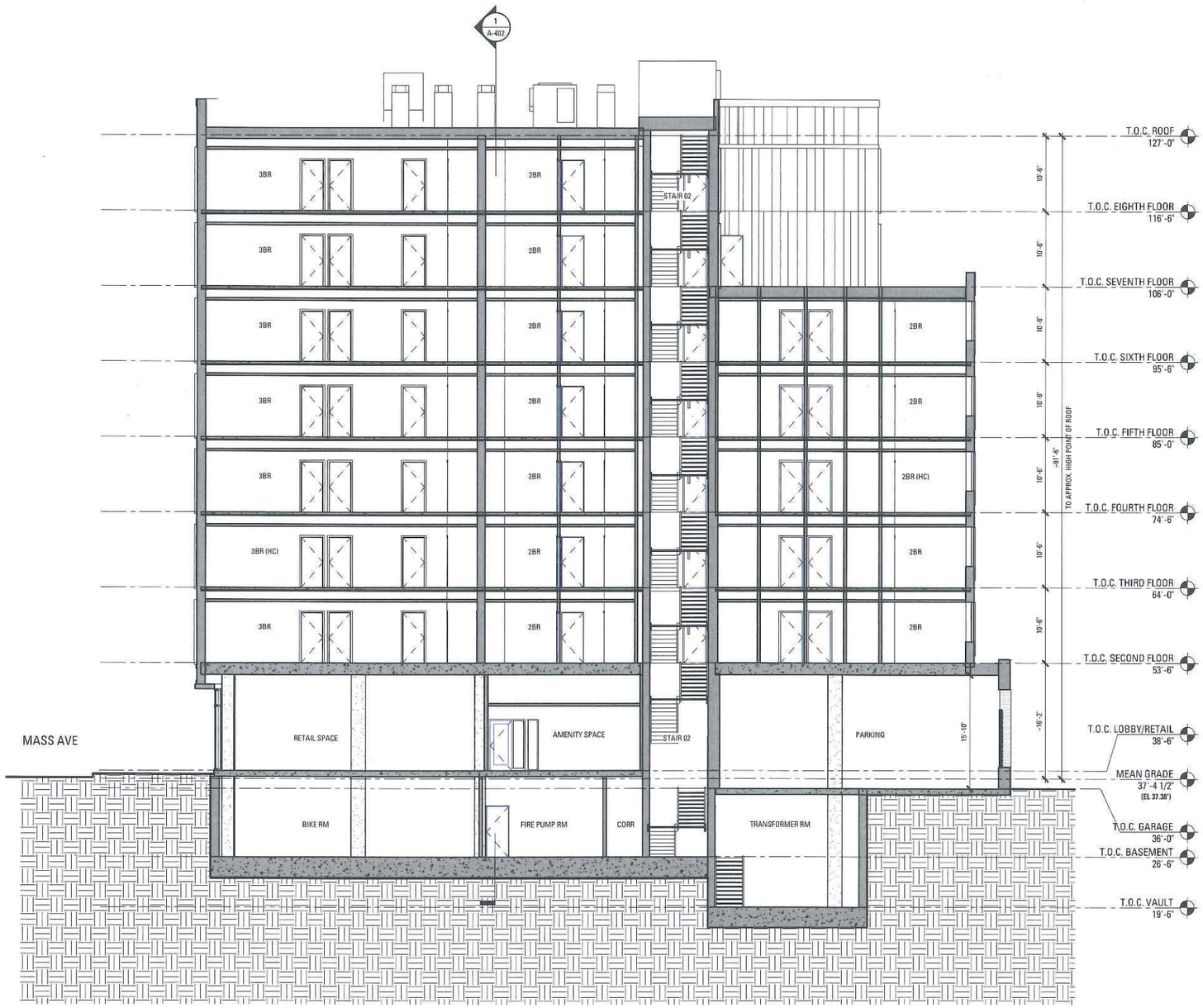
2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

STREET SECTIONS

A-400



1 BUILDING SECTION - NORTH-SOUTH
SCALE: 1/8" = 1'-0"

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev.	Date	Remarks

Date	JANUARY 4, 2021
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	EP

2072 MASS AVE

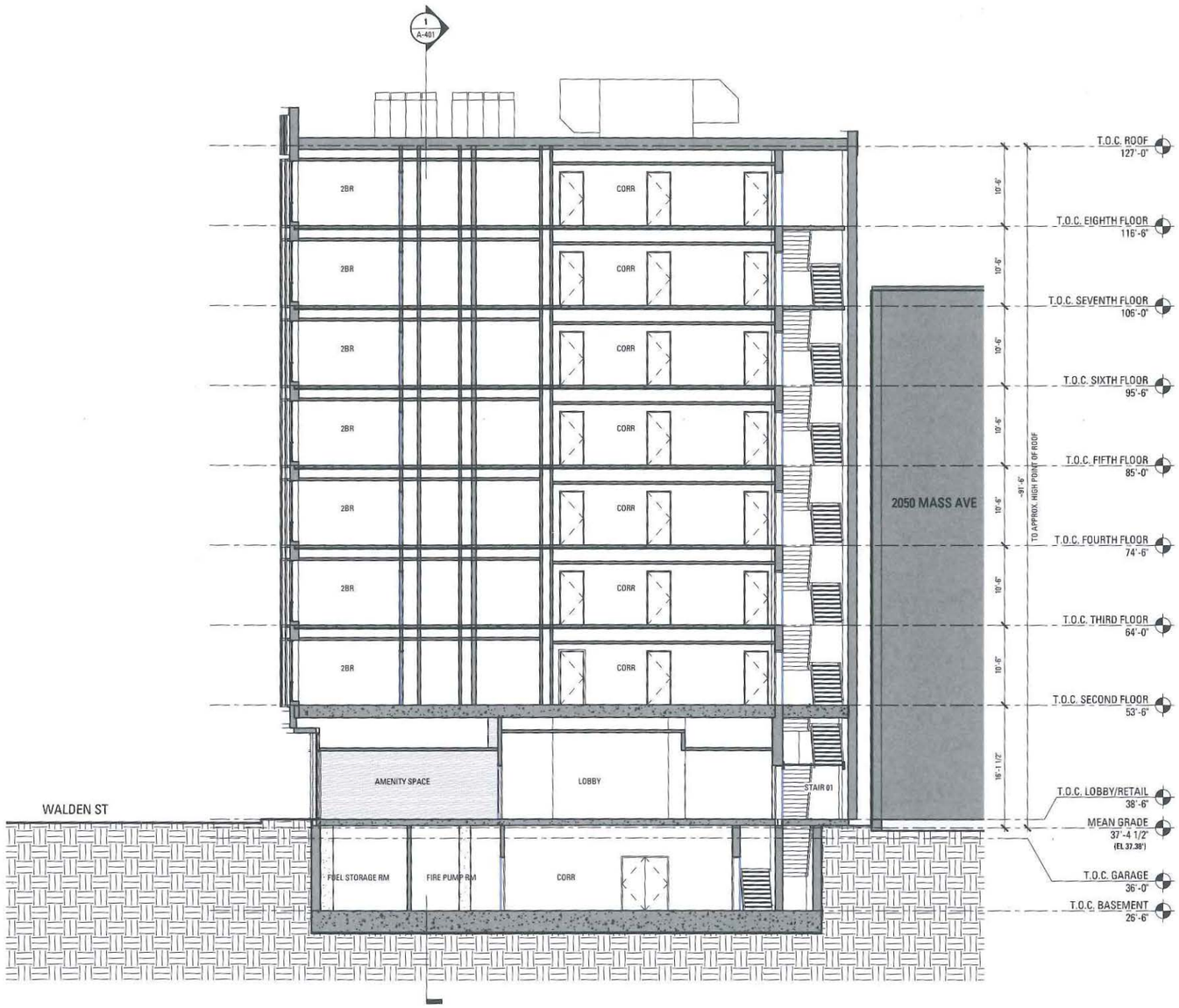
2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

BUILDING SECTION

A-401



1 BUILDING SECTION - EAST-WEST
SCALE: 1/8" = 1'-0"

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	EP

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

BUILDING SECTION

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 9:00am

HADOW STUDIES

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 12:00pm

HADOW STUDIES

runer/Cott
ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 3:00pm

SHADOW STUDIES

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
JANUARY 4, 2021

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 6:00pm

SHADOW STUDIES

LEGEND

Existing Shadow

New Shadow

VINTER SOLSTICE | December 21, 9:00am

SHADOW STUDIES

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

Existing Shadow
New Shadow

VINTER SOLSTICE | December 21, 12:00pm

SHADOW STUDIES

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

N

WINTER SOLSTICE | December 21, 3:30pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

EQUINOX | March 21 / September 21, 5:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Charles D. Baker, Governor ◆ Karyn E. Polito, Lt. Governor ◆ Jennifer D. Maddox, Undersecretary

December 10, 2020

Mr. Jason Korb
Mr. Sean D. Hope
CC HRE 2072 Mass Ave Tenant LLC
C/O Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, Massachusetts 02459

RE: 2072 Massachusetts Avenue, Cambridge, MA- Site Approval Letter

Dear Messrs. Korb and Hope:

I am pleased to inform you that your application for project eligibility determination for the proposed 2072 Mass Ave Apartments project located in Cambridge, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 2072 Massachusetts Avenue in Cambridge, Massachusetts. This approval indicates that the proposed plan is for 49 units, all of which are affordable (100%) at no more than 60% of area median income. The proposed development will consist of 14 one-bedroom units, 21 two-bedroom units, and 14 three-bedroom and the rental structure as described in the application is generally consistent with the standards for affordable housing to be included in the community's Chapter 40B affordable housing stock. This approval does not constitute a guarantee that LIHTC funds will be allocated to the 2072 Mass Ave Apartments project. It does create a presumption of fundability under 760 CMR 56.04, and permits CC HRE 2072 Mass Ave Tenant LLC (the "Applicant") to apply to the Cambridge Zoning Board of Appeals for a comprehensive permit. The sponsor should note that a One Stop submission for funding for this project must conform to all Department of Housing and Community Development (DHCD) program limits and requirements in effect at the time of submission.

As part of the review process, DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Low Income Housing Tax Credit program.

2. DHCD has performed an on-site inspection of the proposed 2072 Mass Ave Apartments project and has determined that the proposed site is an appropriate location for the project. The development will place housing for within walking distance of Porter Square, providing options for shopping and the MBTA red line and commuter rail.

3. The proposed housing design is appropriate for the site. The corner lot will be redeveloped with a single residential building with ground floor retail space. The building height will step down from front to back. The developer will be pursuing passive house certification and will include a green roof and a rooftop solar array in the project.

4. The proposed project appears financially feasible in the context of the Cambridge housing market. It will offer housing to 100% households earning up to 60% of the area median income. It will also offer eight units affordable to households earning up to 30% of AMI.

5. The initial proforma for the project appears financially feasible and consistent with the requirements for cost examination and limitations on profits on the basis of estimated development and operating costs. Please note again that a One Stop submission for funding for this project must conform to all DHCD program limits and requirements in effect at the time of submission.

6. The Low-Income Housing Tax Credit Program Guidelines state that the allowable acquisition value of a site with a comprehensive permit must be equal to or less than the value under pre-existing zoning, plus reasonable carrying costs.

7. The ownership entity will be limited dividend limited liability company or limited partnership, controlled by an affiliate of the Applicant, CC HRE 2072 Mass Ave Tenant LLC and meets the general eligibility standards of the Low Income Housing Tax Credit program.

8. The Applicant is the designated developer of the site.

The Department understands that the developer and the city are working closely together on this project. We anticipate that all issues will be thoroughly reviewed by the appropriate city boards and resolved to the satisfaction of all parties and the project sponsor.

The proposed 2072 Mass Ave Apartments project will have to comply with all state and local codes not specifically exempted by a comprehensive permit. In applying for a comprehensive permit, the project sponsor should identify all aspects of the proposal that will not comply with local requirements.

If a comprehensive permit is granted, construction of this project may not commence without DHCD's issuance of Final Approval pursuant to 760 CMR 56.04 (7) and an award of LIHTC funds. This project eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD.

This letter shall expire two years from this date or on December 10, 2022, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the city of Cambridge to increase its supply of affordable housing.

Sincerely,

Catherine Racer
Director

cc: Mayor Sumbul Siddiqui, city of Cambridge

DeAngelo, James

From: Daglian, Sisia
Sent: Monday, January 4, 2021 12:06 PM
To: DeAngelo, James
Subject: FW: Comments to BZA on continued 2072 Mass. Ave. – CASE NO. BZA-017326-2020
Attachments: 1_7_21 Continued Hearing Comment.docx; Stowe Red Acre Road Design Funds.pdf; ISD CP Application acceptance procedure.pdf; Public Record Request 2072 Mass Ave PEL Process.pdf; Community Outreach Request.pdf; 2072 Mass Ave Projet Timeline Rev.xlsx

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 11:36 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; Mallon, Alanna <amallon@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; McGovern, Marc <mmcGovern@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>; Simmons, Denise <dsimmons@cambridgema.gov>; Sobrinho-Wheeler, Jivan <jsobrinhowheeler@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Toomey, Tim <ttoomey@CambridgeMA.GOV>; Farooq, Iram <ifarooq@cambridgema.gov>; Barr, Joseph <jbarr@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>
Subject: Comments to BZA on continued 2072 Mass. Ave. – CASE NO. BZA-017326-2020

Dear Ms. Pacheco,
Attached is my request to the Board of Zoning Appeal for dismissal of the comprehensive permit (CP) application for 40B 2072 Mass, Ave. affordable housing project for not having fulfilled prerequisites for filing such an application as mandated by MA Chapter 40B Handbook for Zoning Boards of Appeal (Handbook). Also attached are all the backup documents called out in my request.

Since the first BZA hearing of this case on 12/10/2020, I sent several emails to Commissioner Ranjit and other city officials with you cc'ed. I have summarized all those emails in the attached comments to BZA and captured them as pdf files along with other supporting documents. Please enter the attachments in the agenda case file.

I apologize for rather lengthy communication and thank you for your efforts in entering all the attachments in the agenda file. If you have any questions or concerns, by all means do not hesitate to contact me.

Respectfully yours,
Young Kim
17 Norris Street

Dear Chairman Alexander and Members of Board of Zoning Appeal,

I am writing to request dismissal of the comprehensive permit (CP) application for 40B 2072 Mass, Ave. affordable housing project for not having fulfilled prerequisites for filing such an application as mandated by MA Chapter 40B Handbook for Zoning Boards of Appeal (Handbook).

First, I want to acknowledge and thank CC HRE, the applicant, for posting wealth of information on their project website.

Second, I will summarize my claim below with details or backup material in attachments. One key prerequisite is posting of the Project Eligibility (PE) application complete with preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", on City's website. Had it been posted online or included as part of CP application, it would have given you financial justification for the 45 unit, 9-story height design.

1. Supplemental material for the changed plan was not submitted to the Planning Board before their hearing
    - Letter to Commissioner Singanayagam (pg. 164) and Letter to BZA (pg. 187) in BZA-017326-2020 case file for 12/10/2020 BZA hearing
2. Pre-design conceptual options were never discussed with the community by the developer or a funding source
    - Attachment Stowe Red Acre Road Design Funds by Stow Municipal Affordable Housing Trust reporting activities timeline for their Red Acre Road Parcel (an affordable housing development) lists community engagement and communication as the next step to visualize development options with neighborhood input before requesting for Proposal/Qualifications
3. CP application was submitted before permission was given by the MA Department of Housing & Community Development in their Site Approval Letter dated 12/10/2020
    - Site Approval Letter, submitted to BZA at 12/10/20 hearing, "create a presumption of fundability under 760 CMR 56.04, and permits CC HRE 2072 Mass Ave Tenant LLC (the "Applicant") to apply to the Cambridge Zoning Board of Appeals (sic) for a comprehensive permit."
4. Inspectional Services Department does not have a compliance procedure to ensure that all the prerequisite steps prescribed in the Handbook have been met before accepting CP application.
    - email requesting confirmation of phone conversation with Commissioner Singanayagam (Attachment ISD CP Application acceptance procedure) has not been answered
5. City did not follow through with procedures for Project Eligibility (PE) application in obtaining the Site Approval Letter
    - Email to Mayor Siddiqui requesting information on actions required of Chief Elected Official/Chief Executive Officer (mayor or board of selectmen) has not been answered
    - Requested Public Record Request – entered as P201125-123120 on 12/31/2020 (Attachment Public Record Request 2072 Mass Ave PEL Process; includes email to the Mayor); awaiting response
6. PE Application posted on the project website did not include Section 6, Applicant's Operating Agreement. The Table of Contents of the CP application also did not include similar Operating Agreement where the development pro forma might have been disclosed

- Handbook requires a preliminary development pro forma
- Link in the project website https://static1.squarespace.com/static/5f68dd2037c3802f77814310/t/5fc5667d18e72e5fdb8d9fc1/1606772377394/2072+Mass+Ave+Site+Eligibility+Application+10142020+%28Redacted%29.pdf, indicates the document is an abridged version without explicitly identifying material omitted

7. No community involvement in any design changes arising from BZA's request
    - emailed a request (Attachments Community Outreach Request; 2072 Mass Ave Project Timeline Rev) to Commissioner Singanayagam for community meeting to view and comment on CC HRE's response well before the continued hearing so that CC HRE will have time to factor our concerns in their submission to the Board. This email has not been answered
    - Community Meeting scheduled for 1/5/2021 7PM is too late to submit meaningful comment to BZA in time

Article 54:
Red Acre Road Design Funds

Stow Municipal Affordable Housing Trust

Annual Town Meeting 2020

Red Acre Road Parcel Activities Timeline

- ✓Land purchase [$225,000] (2018)
- ✓Barn, Stable, and Riding Arena demolition and disposal [$50,000] 2019
- ✓Pre-Engineering studies [$11,000] (2019)
  - ✓Soil & Percolation Tests
  - ✓Site analysis: topographic, wetlands
- Community Engagement and Communication (Fall 2020)
  - Neighborhood Input needed and encouraged
  - Provide guidance for subsequent steps
  - Visualization of development options
- Request for Proposal/Qualifications (2021)
  - Define project to realize what community desires
  - Develop constraints and requirements for permitting/zoning

Why are these funds needed now?

- First SMAHT project at this scale will require more planning than in past
  - "An ounce of prevention is worth a pound of cure"
- Design concepts will drive discussion during Community Input phase
- Important that development options are realistic and based on specific site
  - Topography, setbacks, site constraints
- Full consideration of project options now will avoid delays and costs
- SMAHT's Housing Consultant to remain focused on overall housing goals
  - Design role has been necessary for rapid response to Chapter 61 withdrawal but not ideal
  - Maintain role as SMAHT technical resource, not as creative asset

$25,000 will cover site examination, conceptual alternatives, zoning options

Gmail

Young Kim <ycknorris@gmail.com>

Urgent, time sensitive request for your confirmation of our conversation on 12/23

Young Kim <ycknorris@gmail.com> Thu, Dec 31, 2020 at 6:13 AM
To: "Singanayagam, Ranjit" <ranjits@cambridgema.gov>
Cc: "Daglian, Sisia" <sdaglian@cambridgema.gov>, "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Farooq, Iram" <ifarooq@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, "Glowa, Nancy" <nglowa@cambridgema.gov>

Dear Commissioner Rajit.
I apologize for ending the year with this urgent request but I respectfully request your confirmation of our discussion on Dec 23 highlighted below by close of business today in order for me to accurately state your assertion that there is no compliance check to see if 40B prerequisites have been met when accepting 40B Comprehensive Permit application to the Board of Zoning Appeal. In my comment to BZA on 1/4/2021, I intend to ask BZA to dismiss the case because according to MA Chapter 40B Handbook for Zoning Boards of Appeal, "Unless it satisfies the regulatory prerequisites, a developer does not have standing to apply for a comprehensive permit and the ZBA should not grant one."
I am attaching an email letter I sent to Mayor Siddiqui, Chief Elected Official according to MA Chapter 40B Handbook for Zoning Boards of Appeal, requesting information regarding 40 B Project Eligibility Letter (PEL) Process for 2072 Mass Ave Comprehensive Permit case to further corroborate my claim that not only did the applicant not met the 40B prerequisite but also City did not follow the state mandated guidelines.

I wish you, your loved ones and all the members of ISD a Happy, Healthy and Prosperous New Year filled joys, new adventures and new accomplishments.

Respectfully your,
Young Kim
17 Norris Street

---------- Forwarded message ---------
From: **Young Kim** <ycknorris@gmail.com>
Date: Wed, Dec 23, 2020 at 5:55 AM
Subject: Shocking broken Comprehensive Permit Process
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>, Pacheco, Maria <mpacheco@cambridgema.gov>

Dear Commissioner Ranjit,

I would like to first apologize for the way I got emotionally charged while discussing the irregularities in the 2072 Mass Ave Comprehensive Permit application process. I would also like to ask for your confirmation that my statement below accurately
captured our discussion yesterday so that I may take appropriate next steps.

As you are well aware, according to MA Chapter 40B Planning and Information, "Chapter 40B is a state statute, which enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions." "In 2008 the Department of Housing and Community Development (DHCD) revised Ch. 40B regulations and created state guidelines for Chapter 40B projects", MA Chapter 40B Handbook for Zoning Boards of Appeal.

I was shocked to learn from you that to submit a Comprehensive Permit (CP) application for a Chapter 40B affordable housing development (AHD), the applicant simply goes to the City Clerk's office to get the application packet timestamped to get the clock started for the application to be scheduled for the Board of Zoning

Appeal (BZA) hearing. There is no compliance procedure at the Inspectional Services Department under which BZA operates to ensure that all the prerequisite steps prescribed in the 40B handbook have been met. This explains why the 2072 Mass Ave CP application was scheduled to be heard by BZA before obtaining the required Site Approval letter from the MA Department of Housing & Community Development which clearly states "creates a presumption of fundability under 760 CMR 56.04, and permits CC HRE 2072 Mass Ave Tenant LLC (the "Applicant") to apply to the Cambridge Zoning Board of Appeals (sic) for a comprehensive permit."

When the applicant submitted the Project Eligibility (PE) Application to obtain the Site Approval letter, "the Subsidizing Agency notifies the Chief Elected Official" (Mayor in the case of Cambridge) who in turn must start a "30-day comment period" and "post the notice and PE application on the community's website and seek comments from municipal boards and departments." Such posting allows "interested residents can have access to the information so they can comment if they wish." The first time the planned development was presented to the interested residents was at the community presentation by the applicant on 9/29/2020, just about 2 weeks before the applicants filed PE Application on 10/14/2020. And the Site Approval letter was submitted at the time of the hearing in clear violation of mandated state guidelines.

This case should be dismissed and the applicant should be directed to refile following the State guidelines.

Thank you for your attention to this matter,

Respectfully yours,

Young Kim

17 Norris Street

Letter to Mayor 40 B PEL Process.pdf
92K

4

Gmail

Young Kim <ycknorris@gmail.com>

Urgent Public Record Request re 2072 Mass Ave 40B Project Eligibility Letter (PEL) Process

Young Kim <ycknorris@gmail.com> Wed, Dec 30, 2020 at 5:35 PM
To: Seah <slevy@cambridgema.gov>
Cc: "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Glowa, Nancy" <nglowa@cambridgema.gov>, "Singanayagam, Ranjit" <ranjits@cambridgema.gov>, "Pacheco, Maria" <mpacheco@cambridgema.gov>

Dear Ms. Levy,
Please provide me with any record of communication from MA Housing Partnership (MHP) or similar state affordable housing agencies regarding PEL application for 2072 Mass Ave affordable housing project. Also, provide me with any record of PEL application being published on the City website other than as part of BZA Comprehensive Permit application. Please see the forwarded email below for the context of this request.
This material is urgently needed to submit my comment to BZA by 5 PM 1/4/2021 for their continued hearing on the 2072 Mass Ave CP case. So this request is extremely time sensitive and I would greatly appreciate it if you could expedite this request,
If you have any questions, by all means please do not hesitate to contact me by email or phone, 617-714-3386.

Thank you for your cooperation,
Young Kim
17 Norris Street

---------- Forwarded message ---------
From: **Young Kim** <ycknorris@gmail.com>
Date: Wed, Dec 30, 2020 at 1:41 PM
Subject: 40 B Project Eligibility Letter (PEL) Process for 2072 Mass Ave Comprehensive Permit case
To: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, Glowa, Nancy <nglowa@cambridgema.gov>

Dear Mayor Siddiqui,

According to the attached document, MA Housing Partnership (MHP), " MHP is required under 40B regulations to provide a 30-day notice ("30-Day Notice") to the "Chief Executive Officer" of the Town/City where the project is located, at least 30 days prior to issuance of a PEL." For Cambridge, I believe the Chief Executive Officer is you as Mayor of Cambridge. MHP will review the submitted PEL application for completeness and if so, MHP will visit the site and make a determination as to whether they are prepared to send a 30-Day Notice to the Town/City. MHP is required to provide notice of the site visit to the Town/City's Chief Executive Officer in order to allow any officials or staff of the municipality to accompany them on the site visit.

Please provide me with the following information:
1) date CC HRE provided a copy of their full PEL application, including the completed PEL Information Form, and any attachments to it. The PEL should have had Preliminary development pro forma which is not available on the PEL Application on the 2072 Mass Ave project's website
2) date you have received the 30-Day Notice
3) if during that 30-day period the PEL application was made public on City's website for the public to submit comments
4) if during that 30-day period you conveyed any comments, either the CIty's or on behalf of the public, to MHP to be considered during their due diligence review
5) date you have received site visit notice
6) if any city official or staff accompanied MHP on the site visit

I am trying to determine if CC HRE satisfied all the regulatory prerequisites. If CC HRE didn't, then they do "not have standing to apply for a comprehensive permit and the ZBA should not grant one" per Chapter 40B Handbook for Zoning Boards of Appeal.

Thank you in advance for your timely response before the continued hearing on this case by BZA on 1/7/2021.

Respectfully yours,

Young Kim
17 Norris Street

Initial 40B Letter to PEL Applicant Boilerplate.pdf
182K

Gmail

Young Kim <ycknorris@gmail.com>

Continued 2072 Mass Ave Comprehensive Permit Case

Young Kim <ycknorris@gmail.com> Tue, Dec 15, 2020 at 10:27 AM
To: "Singanayagam, Ranjit" <ranjits@cambridgema.gov>, "Daglian, Sisia" <sdaglian@cambridgema.gov>
Cc: "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Carlone, Dennis" <dcarlone@cambridgema.gov>, "Nolan, Patricia" <pnolan@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, "Farooq, Iram" <ifarooq@cambridgema.gov>, "Joseph, Swaathi" <sjoseph@cambridgema.gov>, "Pacheco, Maria" <mpacheco@cambridgema.gov>

Dear Commissioner Ranjit and Assistant Commissioner Daglian,

I want to thank members of the Board of Zoning Appeal (BZA) for hearing the community's foremost concern of density and all the associated consequences of such a dense project as 2072 Mass Ave affordable housing project at a dangerous intersection of Mass Ave and Walden Street. I also want to thank BZA for ordering CC HRE to " better justify their additional height. Or to reduce it." (per Cambridge Day (https://www.cambridgeday.com/2020/12/10/zoning-board-postpones-affordable-project-vote-to-january-hesitating-over-its-nine-story-height/)
However, BZA left out the crucial instruction for CC HRE to hold a community outreach meeting and incorporate their concerns in any new design they might be proposing at the continued hearing.

With CC HRE's deadline to submit their response by Mon 1/4/2021 4 PM and the public to submit their comments by the same deadline, the community will have no opportunity to comment on their response. Through you, I beg you to give the community the opportunity to view and comment on CC HRE's response well before the continued hearing so that CC HRE will have time to factor our concerns in their submission to the Board.

Thank you for your understanding and consideration. If you have any questions, by all means let me know,

Respectfully yours,
Young Kim
17 Norris Street

Date	Description	Comment
4/10/2018	Site purchased	
9/29/2020	Community Presentation #1 to NCSC	
10/14/2020	Project Eligibility Application Materials	204 pages long
10/14/2020	Subsidizing Agency notifies the Chief Elected Official and schedules a site visit	Who in City received the notification and was a site visit scheduled?
10/14/2020	Chief Elected Official should start comment period & post the notice and PE application on the community's website and seek comments from municipal boards and departments.	Was this done?
10/14/2020	Making the documents available on the city or town website will ensure that interested residents can have access to the information so they can comment if they wish.	Community never had this opportunity.
11/10/2020	BZA Application	150 pages long; What was left out from PE application and why; the financial transparency ZBA wanted could be in the omitted sections of PE application
11/13/2020	30-day comment period ends	
11/19/2020	Design Updates Presentation for Porter Square Neighbors Association Meeting	Change to 9/6 configuration first revealed
11/24/2020	Community Presentation #2 to NCSC	
11/24/2020	Project Eligibility Application Supplemental Materials	34 pages
12/1/2020	PB Hearing	
12/3/2020	BZA Application Supplemental Material	124 pages
12/3/2020	BZA Hearing	
12/3/2020	Site Eligibility Approval	Comprehensive Permit application should have been applied when the Site Eligibilty Approval letter is received

1/4/2021	5 PM deadline to submit any supplemental material by CC HRE and public comment	If design changed, City should post in city website and give all parties including the public 30 days to review
1/7/2021	Continued 2072 Mass Ave Comprehensive Permit application hearing	If design changed, BZA should reschedule it for board members and public time to review and comment

Source: MA Chapter 40B Handbook for Zoning Boards of Appeal.

DeAngelo, James

From:	Daglian, Sisia
Sent:	Monday, January 4, 2021 12:08 PM
To:	DeAngelo, James
Subject:	FW: 2072 Mass Ave CASE NO. BZA-017326-2020, Jan 7, 2020 BZA meeting
Attachments:	NWN Petition for BZA.pdf

From: Seymour Kellerman <seymourkellerman@gmail.com>
Sent: Monday, January 4, 2021 11:08 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: NWN core group <north-walden-neighbors@googlegroups.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020, Jan 7, 2020 BZA meeting

To the Members of the Board of Zoning Appeal:

358 Cambridge residents (and counting) have signed the attached petition to express their strong opposition to the 2072 Mass Ave project as currently proposed.

Signers include many residents of the affordable-housing Russell Apartments for seniors/disabled, a few feet away from the proposed site.

A large majority of the signers live within 1/2 mile of the proposed project.

We ask the City of Cambridge to conduct a study of safety, space, and setback of the proposed building
before BZA grants permission to build anything.

Respectfully,
Seymour Kellerman for North Walden Neighbors
21 Cogswell Ave, Cambridge 02140

Petition with Signatures

Cambridge Board of Zoning Appeal

CASE NO. BZA-017326-2020, January 7, 2021

Submitted by North Walden Neighbors, January 4, 2021

- **To date, 358 Cambridge residents have signed the enclosed petition to express their strong opposition to the 2072 Mass Ave project as currently proposed.**

- Signers include many residents of the affordable-housing Russell Apartments for seniors/disabled, located a few feet from the proposed site.

- A large majority of the signers live within 1/2 mile of the proposed project.

We ask the BZA to require the study of the safety, space, and setback of the proposed building before granting permission to build anything.

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeal:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Hillary Abbey	42 Cogswell Ave #3, Cambridge 02140	12/20/20
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Carol Anastasi	70 Mt. Vernon St, Cambridge 02140	12/8/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Kate Ardini	60A Porter Rd, Cambridge 02140	1/2/21
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Laura C Arena	11 Sacramento St 3rd fl, Cambridge 02138	12/8/20
John Armstrong	36 Orchard Street, Cambridge 02140	12/18/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Howard Baden, MD	1010 Memorial Dr 4G, Cambridge 02138	12/19/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Janet Barker	59 Regent St, Cambridge 02140	12/21/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Robert Beerman	16 Newman St, Cambridge 02140	12/7/20
Annette Benedetto	41 LInnaean St #1, Cambridge 02138	1/3/21
Steven Bennett	29 Cogswell Ave, Cambridge 02140	12/26/20

Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Alka Bhaskar	35 Walden St, Cambridge 02140	12/30/20
Marina Blaisdell	16 Cogswell Ave, Cambridge 02140	12/20/20
Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
Suzanne Blier	6 Fuller Place, Cambridge 02138	12/9/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20
Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	2050 Mass Ave #307, Cambridge 02140	11/30/20
Kristen Brewitt	40 Cogswell Ave, Cambridge 02140	1/3/21
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Brodie	45-7 Cogswell Ave, Cambridge 02140	12/21/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20

Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Felicia Chadbourne	26 Whittier St, Cambridge 02140	1/1/21
Frederic Chereau	160 Upland Rd, Cambridge 02140	1/3/21
RosaMaria Cardoso Pinto	21 Walden St, Cambridge 02140	12/29/20
Maria S. Cardoso	21 Walden St, Cambridge 02140	1/2/21
Lorraine M. Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Patrick Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Susan M. Carter	41 Holden St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20
Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Peter Choo	38 Porter Rd, Cambridge 02140	1/1/21
Stephanie Choo	38 Porter Rd, Cambridge 02140	1/1/21
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20
Barbara Cipriani	225 Walden St #2E, Cambridge 02140	1/2/21
Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Richard Clarey	15 Brookford St, Cambridge 02140	1/2/21
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20

Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20
Richard Curran	175 Richdale Ave, Cambridge 02140	12/19/20
Mustapha Daraai	2050 Mass Ave #510, Cambridge 02140	12/22/20
Kellie DeJon	46 Sargent St, Cambridge 02140	12/7/20
Dewey Dellay	9 King St, Cambridge 02140	12/3/20
David C Denison	18 Orchard St, Cambridge 02140	12/26/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Joan Ditzion	6 West Bellevue Ave, Cambridge 02140	1/3/21
Lianna Doan	35 Walden St. #1C, Cambridge 02140	12/8/20
Una Doherty	16 Walden St #3, Cambridge 02140	12/18/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20
Jean C. Evans	142 Garden St, Cambridge 02138	12/7/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20

Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	14 Arlington St, Cambridge 02140	12/4/20
Gretchen Friesinger	18 Orchard St, Cambridge 02140	12/26/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20
Cecile Garcin	160 Upland Rd, Cambridge 02140	1/3/21
Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsy Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Peter Glick	6 Donnell St, Cambridge 02138	12/9/20
Ellen Glisker	56 Porter Rd, Cambridge 02140	12/18/20

Merav Gold	7 Shady Hill Square, Cambridge 02138	12/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Elizabeth Gombosi	42 Irving St, Cambridge 02138	12/27/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Barbara Goodchild	41 Bowdoin St #31, Cambridge 02138	12/30/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20
Lesli Gordon	63 Mt. Vernon St #2, Cambridge 02140	12/8/20
Lydia Gralia	19 Beech St, Cambridge 02140	12/10/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Tara R Greco	30 Linnaean St, Cambridge 02138	12/30/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Nenad Grubor	35 Walden St, Cambridge 02140	12/8/20
Debra Gustafson	21 Walden St, Cambridge 02140	12/30/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Jackson Hall	51 Sherman St, Cambridge 02140	12/25/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Margit Hammerstrom	42 Cogswell Ave #6, Cambridge 02140	12/20/20
Margaret Handy	18 Bellevue Ave, Cambridge 02140	1/3/20
Ned Handy	18 Bellevue Ave, Cambridge 02140	1/3/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20

Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Dennis R. Harp	16 Russell St, Cambridge 02140	12/21/20
Thomas Hayes	39 Walden St, Cambridge 02140	12/9/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20
Carol Hendrickson	2A Russell St, Cambridge 02140	12/22/20
Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20
Bart Herskovitz	8B Russell St, Cambridge 02140	12/21/20
Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Judy Hikes	52 Creighton St, Cambridge 02140	12/14/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Werner Hofmann	15 Buena Vista Park, Cambridge 02140	12/29/20
Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Janneke House	19 Brookford St, Cambridge 02140	1/3/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Kai-Min Hsu	2050 Mass Ave #509, Cambridge 02140	12/22/20
Ali Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Dac Hoang Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Barbara Imperiali	58 Porter Rd, Cambridge 02140	12/27/20

Miriam Isoun	57 Creighton St, Cambridge 02140	12/8/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Diana Jelescu	8 Cypress St, Cambridge 02140	12/10/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Shirley Jobe	54 Mount Pleasant St, Cambridge 02140	12/30/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20
Marybeth Joyce	5 Arlington St B1, Cambridge 02140	12/13/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20
Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20

Derek Kopon	8 Wright St, Cambridge 02138	1/3/21
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20
Sarah Krieger	71 Avon Hill St Cambridge 02140	12/8/20
Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Ellen Latinen	2050 Mass Ave #304, Cambridge 02140	12/18/20
Ali Laurens	9 Washington Ave #4, Cambridge 02140	12/14/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Christina Leshock	16 Newman St, Cambridge 02140	12/7/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20
Sara Levy	51 Davenport St #1, Cambridge 02140	12/29/20
Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
Ayala Livny	20 Norris St #2, Cambridge 02140	12/10/20
Ruth Loetterle	29 Cogswell Ave, Cambridge 02140	12/18/20
Christopher Mackin	48 JFK St #2, Cambridge 02138	12/9/20
Theresa Madej	2050 Mass Ave #610, Cambridge 02140	12/19/20
James Mahoney	234A Walden St, Cambridge 02140	12/24/20

John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Stephen Marx	36 Brookford St, Cambridge 02140	1/2/21
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St #400, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20
Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
Lisa McManus	17 Creighton St, Cambridge 02140	12/14/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Cecile Medine	2050 Mass Ave #204, Cambridge 02140	12/21/20
Jennifer Mekonnen	14 Walden St, Cambridge 02140	12/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Zonda Jeanne Mercer	47 Cogswell Ave #21, Cambridge 02140	12/23/20
Judith Merriman	61 Pemberton St, Cambridge 02140	12/22/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Babette Meyer	8 Newport Rd #7, Cambridge 02140	12/9/20
Marilee Meyer	10 Dana St #404, Cambridge 02138	12/9/20

Debra Mills	39 Cogswell Ave, Cambridge 02140	12/20/20
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Patricia Moore	10 West Bellevue Av, Cambridge 02140	1/3/21
Aimee Moreno	125 Garden St, Cambridge 02138	12/10/20
Tony Moreno	125 Garden St, Cambridge 02138	12/10/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Audra Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Kara Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
Annette Nadeau	2050 Mass Ave #402, Cambridge 02140	12/14/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
Evan Nelson	35 Walden Street #3A, Cambridge 02138	12/8/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20
Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20

Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
David Oldfield	60A Porter Rd, Cambridge 02140	1/2/21
Amy Oliver	38 Orchard St, Cambridge 02140	12/21/20
Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Roberta Pasternack	10 Chester St, Cambridge 02140	12/7/20
Anita Patterson	14 Hilliard St, Cambridge 02138	12/9/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Dorothy Perrier	2050 Mass Ave #312, Cambridge 02140	12/21/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave #208, Cambridge 02140	11/28/20
Dominique Q. Pham, MD	16 Russell St, Cambridge 02140	12/21/20
Hugh Phillips	35 Walden St #22, Cambridge 02140	12/8/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20

Richard Pratt	141 Upland Rd, Cambridge 02140	12/31/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20
L. Michael Rasmussen	36 Hadley St, Cambridge 02140	12/22/20
Rebecca Rohr	72 Walden St #3, Cambridge 02140	12/19/20
Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Marie Elena Saccoccio	55 Otis St, Cambridge 02141	12/28/20
Doug Safran	35 Walden St. #1C, Cambridge 02140	12/8/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20
Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave #206, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Gefen Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Nancy Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Yona Shapiro	35 Walden St, Cambridge 02140	12/25/20

Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Richard Simone	7 Buena Vista Park #1, Cambridge 02140	12/23/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Johana Handlin Smith	1010 Memorial Dr 16A, Cambridge 02138	12/18/20
Sam Sockwell	58 Porter Rd, Cambridge 02140	12/27/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20
Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Michael Simone	2050 Mass Ave #410, Cambridge 02140	12/22/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Barbara Sokol	35 Walden St #2C, Cambridge 02140	12/8/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Sue Sternfeld	175 Richdale Ave #122, Cambridge 02140	12/21/20
Joseph Stichter	108 Walden St, Cambridge 02140	12/3/20

Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Caroline Stowell	49 Cedar St #1, Cambridge 02140	12/10/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20
Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Anna Marietta Suprilus Charit	2050 Mass Ave #505, Cambridge 02140	12/21/20
David Tang	27 Walden St. #2,Cambrige 02140	1/2/21
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Dan Taylor	69 Pemberton St, Cambridge 02140	12/27/20
Marianne Terrell	2050 Mass Ave #602, Cambridge 02140	12/19/20
Ami Teruya	35 Walden St #34, Cambridge 02140	12/8/20
Eva Thibodeaux	126 Richdale Ave, Cambridge 02140	12/18/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Julio Torres Santana	6 Ellsworth Ave #14, Cambridge 02139	12/28/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20
Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20
Dane Walther	116 Oxford St, Cambridge 02140	12/29/20
Anne Warner	21 Grozier Rd, Cambridge 02138	12/7/20

Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Elisabeth Werby	7 Wright St, Cambridge 02138	12/28/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Linda Wheadon	34 Hadley St, Cambridge 02140	12/22/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Martin Williams	10 Linnaean St, Cambridge 02138	12/30/20
Nicola Williams	8 Brewer St, Cambridge 02138	12/9/20
James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Robert Woodward	48 Russell St #1, Cambridge 02140	12/13/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20

Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20
Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Jonathan Yu Chi Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Linda Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Timothy Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Confirmation of signatures is available on request.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:41 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent: Monday, January 4, 2021 9:30 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; City Manager <CityManager@CambridgeMA.GOV>; Carlone, Dennis <dcarlone@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal,

We live 300 feet from the 2072 Mass Ave. site and have been there 25 years.

We strongly oppose the proposed development at 2072 Mass Ave.

There are many red flags:

- Red flag - 18 waivers for zoning relief
- Red flag - 9-stories, 102 feet
- Red flag - only one elevator for 150-200 residents
- Red flag - virtually no parking; only 3 restricted on-site parking spaces
- Red flag - more than 3x the density of other Porter Sq. affordable housing
- Red flag - no ground level green space; no setbacks
- Red flag - negative impact to light and privacy to the seniors in affordable housing who live right next door

Please use the **height maximums from the recently-enacted AHO** (6 stories, 70 feet) to guide what should be allowed to be built at the site.

Please listen to the voices from the immediate neighborhood. There is a groundswell of opposition, many of those live very close to the site (**350+ petition signers** object to the size and have safety concerns regarding the intersection).

Please don't let these developers **set a dangerous precedent** that will define the future of North Cambridge.

What we advocate for is reasonable. A 6-story building that steps down to meet the neighborhood. What we ask for is for zoning laws to be upheld.

If the developers cannot make a 6-story building financially viable, then it's clear this is not the right site and these are not the right developers. They are trying to do too much on a small 8,500 square foot lot.

Please use the AHO as THE guideline to protect the residents of North Cambridge.

Respectfully yours,
Susan Frankle & John Uzzolino
3 Houston Park, Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:43 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Dennis Harp <dennis_harp@comcast.net>
Sent: Monday, January 4, 2021 8:48 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Dominique Pham <dr_pham@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

We oppose the proposed development at 2072 Massachusetts Avenue. Please note: two individuals reside at 16 Russell Street, Cambridge, MA 02140, which is approximately one block away from the development site. The proposed development is over-scale and will tower above adjacent and surrounding buildings blocking light and casting shadows over the neighborhood. Lacking any green space, or even a sidewalk set back, this proposed development offers residents warehoused living quarters, rather than affordable homes that integrate into the Porter Square community. Further, this development site is located at the very busy and dangerous intersection of Walden Street and Massachusetts Avenue.

Accordingly, we request that a Traffic Impact Study be undertaken for the intersection of Walden Street and Massachusetts Avenue as this intersection is already non-conforming to the required width of Walden Street for three traffic lanes ([1] on-coming traffic from Massachusetts Avenue turning onto Walden Street, [2] Walden Street traffic turning left onto Massachusetts Avenue, and [3] Walden Street Traffic turning right onto Massachusetts Avenue) and a non-conforming turning angle (less than 90 degrees for Walden Street traffic turning right onto Massachusetts Avenue) resulting in vehicles such as larger pickup trucks, delivery vans, and non-semi-tractor trailer trucks routinely clipping the curb when making a right turn and overrunning the sidewalk.

Further, the proposed development at 2072 Massachusetts Avenue would appear to violate several parking and other provisions of: ARTICLE 6.000 - OFF STREET PARKING AND LOADING REQUIREMENTS AND NIGHTTIME CURFEW ON LARGE COMMERCIAL THROUGH TRUCKS. Where are the residents of the proposed development supposed to park? On street parking on Walden Street is limited to only one side near the development site and already is utilized maximally. Limited metered parking on Massachusetts Avenue could be repurposed for Residential Parking, but this would create undue hardships on local small businesses along Massachusetts Avenue that rely on metered parking as an amenity.

We oppose the current development plans and requested zoning variances for 2072 Massachusetts Avenue in their entirety and request a Traffic Impact Study for the intersection of Massachusetts Avenue and Walden Street to determine minimal safety requirements for any future development of the aforementioned address.

Respectfully,

Dennis R. Harp
16 Russell Street

Cambridge, MA 02140-1314

Dominique Q. Pham, MD
16 Russell Street
Cambridge, MA 02140-1314

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:44 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Point of Order - 2072 Mass Ave Comprehensive Permit Application

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From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 8:45 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Thank you for your response and your willingness to forward my request to the Board Chair.
However, it is hard to comprehend how the case can continue when the applicant, and the City, had clearly not fulfilled prerequisites for filing the comprehensive permit application. This would never have been tolerated in my line of work before my retirement working on government contracts.

As I urged Commissioner Ranjit, there has to be a compliance check before accepting CP applications.

Thank you again for your prompt response,

Respectfully,
Young Kim

On Mon, Jan 4, 2021 at 10:36 AM Daglian, Sisia <sdaglian@cambridgema.gov> wrote:

> Young,
>
> I will submit your email to the Board Chair during his review of the case file prior to the hearing this week.
>
> However it is the applicant's due process right to be heard, and the Board can then decide if their submission is sufficient.
>
> Regards,
>
> Sisia Daglian
> Inspectional Services
> 617-349-6107
>
> **From:** Young Kim <ycknorris@gmail.com>
> **Sent:** Monday, January 4, 2021 7:01 AM
> **To:** Daglian, Sisia <sdaglian@cambridgema.gov>
> **Cc:** DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
> **Subject:** Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Assistant Commissioner Sisia,

According to MA Chapter 40B Handbook for Zoning Boards of Appeal, the applicant, CC HRE, does not have "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook. I will be documenting specific instances of such violations by the applicant as well as by the City in my comments to the Board of Zoning Appeal later today.

Therefore, through you, I would like to raise a point of order to the Board of Zoning Appeal to dismiss the 2072 Mass Ave Comprehensive Permit application without further hearing the case on 1/7/2021. I would greatly appreciate your guidance on how to raise this point of order at the start of the hearing. This will be more crucial if CC HRE does not submit the preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", that they submitted as part of the Project Eligibility Application to the Massachusetts Department of Housing and Community Development dated 10/14/2020 as justification for the 9-story height as requested by BZA. If CC HRE submits a modified plan, they should also submit a modified pro forma with changes from the original clearly identified.

Thank you for your cooperation and I look forward to your guidance.
Respectfully yours,
Young Kim
17 Norris Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:44 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave proposal

From: Roberts, Jeffrey <jroberts@cambridgema.gov>
Sent: Monday, January 4, 2021 8:31 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: FW: 2072 Mass Ave proposal

Maria -- This came in when I was on vacation, in case it didn't make it to the BZA.

-----Original Message-----
From: Sarah James <james.s@att.net>
Sent: Monday, December 28, 2020 9:36 AM
To: Roberts, Jeffrey <jroberts@cambridgema.gov>
Subject: 2072 Mass Ave proposal

Mr Roberts:

I am a neighborhood resident near the above project, and I would like to express my support - with qualifications- of this proposal.

I am sure you are aware of the traffic issues at the intersection of Walden and Mass Ave. and concerns from the neighborhood about making these worse. One design feature of the project, which I hope will remain, are the glass walls of the commercial area on the ground level. If these are not impeded, they will allow important visibility of cars that turn into Walden from Mass Ave heading north, for drivers coming to that intersection from Walden Ave.

Concern has been expressed by other neighbors about traffic entering and exiting the Walden St entrance for 2072 Mass Ave. I think dangerous vehicle turns in and out could be avoided by prohibiting left turns into the project entrance on Walden, and prohibiting left turns out of that parking area onto Walden. Delivery vans and ride share cars would then have to enter the project entrance making a right turn from Walden St heading toward Mass Ave, and vehicles leaving the project could only make a right turn onto Walden to Mass Ave. If the developer 's traffic study is to be believed, and it seems reasonable to me, that only 25 or so vehicles will be generated by residents, the parking impact will be not a huge one.

I also support this project because its scale could be much worse, generating even more traffic and parking problems, and having a building height out of scale with its neighboring buildings.

Please forward this email to members of the Zoning Board.

Thank you,

Sarah James

Cogswell Avenue

Sent from my iPhone

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:45 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 - updated comment

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From: Hugh McManus <hlmcmanus@mac.com>
Sent: Monday, January 4, 2021 8:15 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 - updated comment

To Members of the Board of Zoning Appeal:

I am an indirect abutter of the development - our property at 17 Creighton abuts the city lot behind the development. I oppose the proposed development at 2072 Mass Ave. as currently planned. I have signed the petition of and generally support the positions of my neighbors in the North Walden Neighbors group. I have two things to add to their statements.

One - Please continue to balance the needs of all the stakeholders in this issue. This has been portrayed as a case of neighbors against affordable housing. This is false. I have heard no opposition to reasonably scaled affordable house on this site, and I for one will welcome my new neighbors regardless of the outcome of this controversy. The true conflict is between the zoning law (and by proxy the interests of all Cambridge residents, INCLUDING the future residents of the new building(s)) and the for-profit developers and their wealthy backers. The late stage capitalist mode for this development is not a secret (see for example Mr. Korbs MIT Thesis https://dspace.mit.edu/handle/1721.1/54857); public subsides and tax credits are directed to the developers and high-passive-income investors. This may explain why the developers are so insistent on a very large building, which makes little sense from the cost-per-unit perspective that would maximize the amount of housing created with limited public funds.

Two - Please look at the "studies" presented by the developers with a skeptical eye. One of my roles in my teaching job is reviewing senior projects; this has given me plenty of practice in spotting incomplete work. The parking study starts with some unreasonable assumptions (random weekdays during Covid are representative, new residents will not need cars, people will park randomly within a quarter of a mile of home); ignores existing conditions (83 new units of housing coming on line in the next year within a few blocks of the proposed development, many without parking!); and then does sloppy work (the original study included streets in Somerville; the "update" still includes a non-existent street only a block from the development) and does not explore its own data (one study says peek time is 8PM, the other Noon ??). The shadow study has an even more fundamental problem - the analyst seems to have assumed North was towards the top of the map they were using; this is off by at least 30 degrees!! The result is the shadows conveniently fall on Mass. Ave; in fact the morning sun would be blocked much further up Walden than shown in the study. I only caught that error because the study showed massive evening shadows on my property, which would require the sun set pretty close to due north. A quick

check with the compass app on my phone (and watching a few sunsets, correcting for the season...) showed to my relief this would not happen on the planet as currently configured, but my unfortunate Walden neighbors will not be so lucky.

A quick addendum to my comments above - the shadow study has been fixed in the latest version of the developers' materials, possibly at my recommendation (I pointed out the problem to Jason during a community meeting); however they have simply omitted any early-morning views, preserving the incorrect impression that the building will not shade many of its Walden St. neighbors!

Thank you for your consideration

-Hugh McManus
17 Creighton St. Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:45 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Hugh McManus <hlmcmanus@mac.com>
Sent: Monday, January 4, 2021 8:10 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

I am an indirect abutter of the development - our property at 17 Creighton abuts the city lot behind the development. I oppose the proposed development at 2072 Mass Ave. as currently planned. I have signed the petition of and generally support the positions of my neighbors in the North Walden Neighbors group. I have two things to add to their statements.

One - Please continue to balance the needs of all the stakeholders in this issue. This has been portrayed as a case of neighbors against affordable housing. This is false. I have heard no opposition to reasonably scaled affordable house on this site, and I for one will welcome my new neighbors regardless of the outcome of this controversy. The true conflict is between the zoning law (and by proxy the interests of all Cambridge residents, INCLUDING the future residents of the new building(s)) and the for-profit developers and their wealthy backers. The late stage capitalist mode for this development is not a secret (see for example Mr. Korbs MIT Thesis https://dspace.mit.edu/handle/1721.1/54857); public subsides and tax credits are directed to the developers and high-passive-income investors. This may explain why the developers are so insistent on a very large building, which makes little sense from the cost-per-unit perspective that would maximize the amount of housing created with limited public funds.

Two - Please look at the "studies" presented by the developers with a skeptical eye. One of my roles in my teaching job is reviewing senior projects; this has given me plenty of practice in spotting incomplete work. The parking study starts with some unreasonable assumptions (random weekdays during Covid are representative, new residents will not need cars, people will park randomly within a quarter of a mile of home); ignores existing conditions (83 new units of housing coming on line in the next year within a few blocks of the proposed development, many without parking!); and then does sloppy work (the original study included streets in Somerville; the "update" still includes a non-existent street only a block from the development) and does not explore its own data (one study says peek time is 8PM, the other Noon ??). The shadow study has an even more fundamental problem - the analyst seems to have assumed North was towards the top of the map they were using; this is off by at least 30 degrees!! The result is the shadows conveniently fall on Mass. Ave; in fact the morning sun would be blocked much further up Walden than shown in the study. I only caught that error because the study showed massive evening shadows on my property, which would require the sun set pretty close to due north. A quick check with the compass app on my phone (and watching a few sunsets, correcting for the season...) showed to my relief this would not happen on the planet as currently configured, but my unfortunate Walden neighbors will not be so lucky.

Thank you for your consideration

-Hugh McManus
17 Creighton St. Cambridge

Daglian, Sisia

From: Singanayagam, Ranjit
Sent: Tuesday, January 5, 2021 10:20 AM
To: Daglian, Sisia
Subject: FW: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.
Attachments: Neighbors in Support of Affordable Housing at 2072 Massachusetts Avenue.docx

From: Tom Burke <tburke@wellesley.edu>
Sent: Monday, January 4, 2021 10:31 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Fwd: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.

Dear Members of the Board of Zoning Appeals,

please see the attached petition signed by roughly 150 neighbors of this proposed development.

Sincerely,

Tom Burke
11 Buena Vista Park

--
Tom Burke
Ralph Emerson and Alice Freeman Palmer Professor and Chair
Political Science Department
Wellesley College

Dear Board of Zoning Appeals and Cambridge City Officials,

as neighbors of the proposed affordable housing apartment building at 2072 Massachusetts Avenue, we write in strong support of this project, which we believe will enhance our neighborhood and our city.

There is an extreme shortage of affordable housing both in Cambridge and in our neighborhood. A nearby affordable housing development, the Finch, recently received more than 2,200 applicants for 98 apartments, and the Cambridge Housing Authority currently has more than 20,000 applicants for housing on its waitlist. This new development would give 49 families who might otherwise be forced out of Cambridge a chance to live at a convenient location in first-rate apartments.

The apartment complex would be a huge improvement over the current building at that site, a fast-food restaurant on a tar parking lot. Massachusetts Avenue, a busy thoroughfare lined by many large commercial buildings, is an appropriate place for this development, and the design is properly scaled for the neighborhood. We oppose efforts to reduce the building size and so lock out more families from living there.

The developers, Capstone, have an excellent track record, and have been responsive to neighborhood concerns. They have included in their design thoughtful touches such as a green roof, solar panels, and extensive bike parking. Cambridge has reached a point where adding more parking spots--and more cars--is counterproductive. This project is designed in with the future of transportation in Cambridge in mind rather than its past.

We love our neighborhood and understand why our fellow neighbors may be fearful about any change they imagine might reduce its beauty, convenience and friendliness. We believe, however, that their fears are exaggerated, and that the changes this project creates will on balance improve our neighborhood, most of all because it will bring to us new neighbors. The cost of living in Cambridge has escalated to a point where many are locked out, threatening the vibrancy of our city. This development represents an attempt to preserve one of Cambridge's greatest strengths, the diversity of its residents. We urge you to move this project forward.

Sincerely,

Concerned Neighbors

Ying Dong & Tom Burke	11 Buena Vista Pk.
Ruth Ryals & James Cornie	115 Upland Rd.
Becky Sarah	14 Whittier St.

Irene Gates	11 Buena Vista Park #2
Yajun Mo	11 Buena Vista Park #2
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Mary Hermann	84 Raymond st Cambridge
James Cornie	115 Upland Rd.
Larry Field & Cheryl Suchors	42 Mt Vernon Street
Elizabeth Fels-McDowell	205 Walden St.
Mary Baine CAMPBELL	36 Linnaean St, Apt 9
Melissa Ludtke	30 Buena Vista Park Apt 2
Jay R. Warren	30 BUENA VISTA PARK, unit 3
Margaret Levin	35 BUENA VISTA PK. Apt. 1
Lydia Lowe	45 Rindge Avenue, Cambridge 02140
Julie Duncan	11 NORTON PLACE
Walter Kasell	175 Richdale Ave, Unit 308
Steven Miller	92 Henry St.
Cleta Booth	36 Highland AV #35
Joe Sullivan	79 Upland Rd.,Cambrdige Ma 02140
Megan DeMott-Quigley	45 Fenno Street
Patricia Lorsch	108 Washington Avenue, Cambridge, 02140
Oliver Radford	24 Cambridge Ter #1
Pamela	15 Sherman street
Janet Randall	64 Granville Road
Barbara Thimm	144 Upland Road, Cambridge MA 02140
David Sullivan	16 Notre Dame Ave
Joshua Goodman	50 Roseland St
Saul Tannenbaum	16 Cottage St., Cambridge MA 02139
Brenda Steinberg	63 Washington ave
Gordon Fellman	15 Sherman St.
Andres de Loera	9 Elmer St Unit 1, Cambridge MA 02138
SUSAN MILLER-HAVENS	24 BRADBURY STREET
Lindsey Dollard	4 Cambridge Terrace, Unit #3, Cambridge, MA
Kristine Jelstrup	120 Pleasant St. #2
Kaya Mark	45 Rindge Ave

Calla Walsh	24 Decatur St.
Elsa Mark-Ng	13 George street
Will MacArthur	18 Shea Rd
Tine Christensen	490 Huron Ave, Cambridge MA 02138 (formerly of 18 Buena Vista Park)
Sharon deVos	118 Antrim st Cambridge
Zach Goldhammer	167 Pemberton St
Ginger Ryan	35 Crescent Street
Susan Redlich	19 Sacramento Street
Eric Leslie	1 Washburn Ter
Shirley Mark	3 Hollis Park, Cambridge, MA 02140
Anne Shumway	57 Fenno Street
Seamus Lombardo	111 Sciarappa St.
Judy Leff	34 Prentiss St. Cambridge
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Susan Donaldson	187 Harvey St, Cambridge
Jenny Netzer	57 Crescent Street
Ellis Seidman	57 Crescent St., Cambridge, MA
John Bell	100 Jackson Street
Brinda Kirpalani	31 Crescent street
Peter Kelsey	35 Crescent St., 02138
Nelson Dow	3 Hollis Park, Cambridge MA 02140
Janet Axelrod	21 Berkeley St. Cambridge, MA 02138
Stella Plenk	21 Berkeley St
Carolyn Stonewell	7 Arlington St. Apt. 56
Margaret Drury	1 Dudley Ct Cambridge
Marcia Hams	95 Clifton St.
Sandra Diener	31 Wood Street
Anna Kelsey	35 Crescent St. Cambridge, MA 02138
Brinda Kirpalani	31 Crescent street
Beverly Neugeboren	18 Tenney St
Angelee Russ-Carbin	34 Cambridge Terrace, Cambridge MA 02140
Skip Schiel	9 Sacramento Street

ManChak Ng	13 George Street
Carolyn Fuller	12 Douglass St, Cambridge, MA 02139
Matt Bagedonow	118 Oxford Street
Joshua Driesman	334 Harvard Street, Cambridge, MA
Kaustubh Girme	332 Broadway Unit 3 Cambridge MA 02139
Bridget Kostigen	2022 Massachusetts Ave
James Zall	203 Pemberton St, Unit 6, Cambridge
Susan Zall	203 Pemberton St, Unit 6, Cambridge
Kristine Jelstrup	120 Pleasant St. #2
Christopher Schmidt	17 Laurel St., Cambridge, MA 02139
Kelsey Harris	8 Newport Rd
Larissa Brown	42 Madison Ave
Sharon Mombru	195 Upland Rd
Anna Spier	16 Cambridge Terrace #2
Eli Plenk	21 Berkeley St, Cambridge, MA 02138
Kathleen Riesing	91 Sherman St. Apt. #1
Maryann Doiron	98 Avon Hill Street
Rob Emslie	98 Avon Hill Street
Preston Neal	16 Cambridge Terrace #2
Josiah Bonsey	16 Prentiss St
Elisabeth Keller	16 Prentiss Street
Moana Bentin	100 Harvey St, Cambridge 02140
Manju Gokhale	9 Poplar Road
Dita Obler	318 Brookline St, Cambridge 02139
Robert Leigh	175 Harvey St #10
Amy Sloper	47 Cogswell Ave, #26
Diane Baden	35 Walden St
Claire Silvers	26 Mead St
Margaret Studier	14A Allen St
Nancy E. Phillips	36A Rice St., Cambridge
Cynthia Reid	20 Hubbard Ave Cambridge
Steve Bardige and Kay Hurley	55 Stearns Street
Deb Morse	45 Harris Street

Sally Arnold	10 Rogers St, Apt 402
Jeff Byrnes	294 Summer St, Somerville
Tim Bancroft	14 Orchard St, Cambridge, MA 02140
Alison Mitchell	23 Buena Vista Park, Cambridge
John Grady	34 Creighton Street
Grace Nauman	44 Cherry St Apt 2, Somerville, MA
Noah Schoen	
Corey Purcell	19 Burnside Ave, Apt #3, Somerville (barely on the Somerville side of the plaza)
Don Michaelis	15 Richdale Ave Apt 304
Andrew Sinclair	39 Mount Pleasant Street
Susan Resnick	15 Richdale Ave.
Lijun Li	3 Porter Park
Camilla Elvis	28 Linnaean st
Benjamin Stein	47 Cogswell Ave, apt 26
Pattie Heyman	66 Martin Street, Cambridge, MA
Martha Collins	66 Martin Street #3
Karin Downs	16 Seagrave Road, Cambridge, 02140
Ana Vaisenstein	26 Hurlbut St, Apt 4
Rebekah Bjork	20 Concord Ave unit C Cambridge, MA
Connie Chamberlain	42 Bowdoin Street
Serena Fix	16R Bowdoin Street Cambridge 02138
Debbie New	14 Cambridge Terrace
Peter Lowber	66 Martin Street
Lawrence A Boins	5 Arlington Street #36
Susan Broner	8F Sherman Street, Cambridge, MA 02138
Jeff Petrucelly	17 Kenwood street
Susan Resnick	15 Richdale Ave.
Virginia Swain	21 Bowdoin St.
Perry Lubin	12 Gray Gardens E
Laura Heath-Stout	22 Creighton St., Apt. 2,
Allegra Heath-Stout	22 Creighton St.
Michael James Roberson	94 Richdale Avenue

Kate Goodale	38 Bowdoin St, Cambridge, MA
Wendy Schoener	15 Arlington St.
Peter Levine	16 Martin Street
Sarah A Forrester	St James's Episcopal Church member. I live in Lexington but used to live in Cambridge. I've been going to St James's for 26 years.
Michael Carbin	34 Cambridge Terrace #1
Margaret Lourie	175 Sherman St
Lois Markham	316 Rindge Ave. Unit 10
Nadine Berenguier	10 Howland Street Cambridge, MA 02138
Stephen Klesert	316 Rindge Avenue, Unit 10, Cambridge, MA

Daglian, Sisia

From:	Singanayagam, Ranjit
Sent:	Tuesday, January 5, 2021 10:20 AM
To:	Daglian, Sisia
Subject:	FW: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.
Attachments:	Neighbors in Support of Affordable Housing at 2072 Massachusetts Avenue.docx

From: Tom Burke <tburke@wellesley.edu>
Sent: Monday, January 4, 2021 10:31 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Fwd: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.

Dear Members of the Board of Zoning Appeals,

please see the attached petition signed by roughly 150 neighbors of this proposed development.

Sincerely,

Tom Burke
11 Buena Vista Park

--
Tom Burke
Ralph Emerson and Alice Freeman Palmer Professor and Chair
Political Science Department
Wellesley College

Daglian, Sisia

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 9:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

From: Linda Stein <linda@lindastein.com>
Sent: Tuesday, January 5, 2021 7:14 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

To Members of the Board of Zoning Appeal,

I oppose the proposed development of 2072 Mass Ave.

I live at 1 Walden Mews, Cambridge and oppose the project for the following reasons:

1. **Size**—the 9 story, 102-foot tall height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden. I call on you to enforce zoning for affordable housing which is 6 stories maximum; this could set a troubling precedent for other 9-story developments to be built in North Cambridge. This is quite out of character with the neighborhood.

2. **Safety of the intersection**
The intersection is already excessively narrow, dangerous, and congested. The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions.

3. **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers. Where do you imagine that the new residents will park their vehicles, given that you have made no provisions for parking?

4. **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.

5. **Increased density of the neighborhood** will undermine the good relations among neighbors and cause unnecessary problems of noise, trash, and crowding of local parks and facilities, which are already at or over capacity.

6. **Negative effects of an all-rental project** provides no incentive for residents to assimilate to the neighborhood and moreover threatens to create problems of excessive transience.

7. **This neighborhood already has a variety of affordable housing units and is not needed**.

8. **This neighborhood already suffers from a lack of stores and facilities; 200 new transient residents will inevitably degrade the owner-occupier character of the neighborhood.** It is not difficult to foresee that the proposed project would create significant problems.

I have lived in this neighborhood since 1992 and vote here. I implore you to give up or relocate the project.

Linda Stein

Linda Stein
One Walden Mews
Cambridge, MA 02140
Cell: 917. 902. 8500

www.LindaStein.com
www.HaveArtWillTravel.org

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:48 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Response to BZA-97200

From: Alison Morgan <amoorecamb@gmail.com>
Sent: Monday, January 4, 2021 6:11 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Response to BZA-97200

To the Board of Zoning Appeal,
I am writing to you regarding the proposed addition to the current residence at 74 Larch Road, BZA-97200. My name is Alison Morgan. I am an abutter and live at 67 Larch Road directly across the street. I have lived in my home for 27 years. I was not able to attend the last meeting but I was represented by my son Colin Morgan. As my son stated, I was not informed of the initial proposed addition/extension by the home owners prior to the last meeting. Since that time I have checked on the current meeting date posted on their fence and I am aware that an appeal is scheduled for 1/7/2021. I also received an email on 1/3/2021 regarding changes made to the original plan. However this does not give me enough time to review the plan and seek the professional advice regarding how this would affect my property. I am not an architect or a lawyer. I am a physician working at a hospital in Boston where I am on the front lines daily dealing with the Coronavirus pandemic. As a result my first priority is patient care. I therefore have little free time to spend on issues such as this proposed extension which is not urgent and seems superfluous. I am forced however to pay attention to this issue since it impacts my life in many ways. The following points therefore are of concern to me:
The owners have justified this addition/extension to their house by stating that a larger house is necessary in order to accommodate their family of 4. This is of concern since the size of the house is quite generous and ample.
This rationale therefore rings hollow to me. I feel that I can make this statement since I have been in the house on several occasions, the prior owners are good friends. It was a family of 5. They did an extensive addition to the basement with an au pair suite and a home theater.
The size of the house and the variance sought to extend the house beyond the current property lines is also not acceptable. The claustrophobic feeling and the impact on light and sound that a house of this size and design would impart is inevitable. The word monolithic has been used by some to describe the size and design. I therefore will need to have an architect review the plans and advise me regarding all these issues.
The disruption to the neighbourhood, the noise and dust pollution, the parking problems, possible rodent infestation and the protracted length of time which such a large extension to the home will require is not acceptable and is particularly inappropriate at this time when we are in the throes of a pandemic. This will surely impact in many ways on my job performance and on my other neighbours as well.
The effect on the traffic flow on Fresh Pond Parkway and Larch Road should be considered. There are many accidents that have occurred on the portion of road that is directly in front of the house.
The late notice of the proposed changes to the original plan is also of concern since this was already brought to the homeowners attention and seems to have been disregarded again. Four days before the meeting on 1/7/2021 is not acceptable.
The architectural style of the proposed addition is also not compatible with the other houses in the neighbourhood. No attempt seems to have been made to be part of the surroundings or incorporate some of the elements or the ambiance of the neighbourhood. I will be most affected since I will have to face this structure head on, on a daily basis.

I hope that the homeowners at 74 Larch Road take into account the environment and their neighbors concerns. No man is an island.
I thank the Board of Zoning Appeal for giving me the opportunity and platform to voice my concerns and ask the Board to consider them when making their decision.
I apologize in advance for any grammatical errors or any errors I have made in the interpretation of the current zoning laws.
Thank You,
Sincerely, Alison Morgan
67 Larch Road cambridge Ma 02138.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, January 4, 2021 3:11 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

January 3, 2020

Re: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

Dear Chairman Constantine, Vice-Chairman Sullivan,
and Members of the Board:

I suspect you are facing a tough decision this Thursday night, struggling to balance the obvious need for affordable housing in Metropolitan Boston with good design, reasonable scale, and the stated needs and interests of numerous neighbors here in Cambridge, including, importantly, *the residents of existing affordable elderly housing at the Russell Apartments* (whose very modest rear patio, absent suitable adjustments to the proponents' plan, will be put in shadow by this project on otherwise lovely summer afternoons. [Thanks, "supporters" of affordable housing...])

In my nearly fifty years of living in Cambridge, I can't remember a single developer ever having had the *chutzpah* to offer as a purported "compromise" increasing the already egregious height of a building from 8 stories to an even more egregious 9! (Wow; that's a "stretch," as they say...)

Since when is responsible, intelligent, and artful "urban form" something we just toss out the window, because a for-profit developer can slap the evidently "magical" words "affordable housing" on their gargantuan, out-of-scale project?

I attended the first online "community meeting" ready to support *a significant building at this corner.* I was shocked when, after considerable introductory "hoopla" evidently contrived to enthrall the public, they finally

unveiled their "masterpiece," AT A FULL EIGHT STORIES. Again, I was, quite literally, shocked. And greatly disappointed. I had been looking forward to supporting a project at this corner and now felt offended and angry at the excesses of this applicant.

Six or seven stories, at most, would suffice here. An even more modest height in the back would seem appropriate, as well, despite pressures to cram as much FAR on the lot as possible. If context is relevant, just one other building, a block away, appears to be eight stories, but it has significant set-backs in the front and at the sides, with grass and open space.

While parking is being limited, based in part, IMO, on spurious claims regarding the alleged ease of "access" to public transportation, in particular, one wonders how they've come up with "51 bike storage spaces" in the basement, when their own paid survey indicates bicycle use at "6 percent." How does that compute? (A "vanity" for bicycling enthusiasts??) *Is anyone aware of the fact that the MBTA plan to reduce service on the 83 and 77 Bus Routes by 20 percent this year as part of their recently announced "service" cuts??*

I live not far from this location in what was once Public Housing. I have some understanding of what this is all about. I go by here every day on the "public transit" others love to preach about. I don't want to have to see an oversized building here. We can do better. The dismal political failure of our dysfunctional government here in Cambridge to address affordability in housing, despite rather significant achievements, should not be the occasion to "stick it" to one particular diverse group of residents at this particular corner.

Thank you for insisting on a *reasonable project* that furthers a goal of adding affordable units in Cambridge, albeit for the entire region, while respecting the community of which we're all trying to be a part.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA

p.s. I found this billboard depicted at 'google maps' across Walden Street a wonderfully ironic commentary on what the applicants seek here:
https://www.google.com/maps/place/2072+Massachusetts+Ave,+Cambridge,+MA+02140/@42.3914078,-71.1232798,3a,23.9y,255.27h,103.27t/data=!3m6!1e1!3m4!1sK-IXqzhMyzNIWnr5COPVYw!2e0!7i16384!8i8192!4m5!3m4!1s0x89e3771790994495:0x4f2a3d7e2d3a3e20!8m2!3d42.3911207!4d-71.12329

2072 Massachusetts Ave

Building · 2072 Massachusetts Ave

www.google.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Sunday, January 3, 2021 9:58 PM
To: Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Wilson, Anthony <awilson@cambridgema.gov>; Richard Clarey <rclarey@aol.com>
Subject: Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Ms. Glowa:

Thank you for your reply referring me to the Cambridge Board of Zoning Appeal. Unfortunately, the board and its staff have not responded to our entreaties.

While the BZA in a sense operates independently under the enabling statute, City Manager DePasquale as the board's appointing authority and you as the City's attorney presumably have a fiduciary duty to intercede in order to prevent the unnecessary expenditure of public resources on another improper hearing, as well as an obligation to protect the body from a lawsuit that your office or outside counsel hired and paid for by the City will have to defend against, most likely to no avail.

Under the Commonwealth's Chapter 40B published procedures, department heads such as you, Mr. DePasquale, and ISD Commissioner Singanayagam are expected to review and provide advice to the local zoning board on comprehensive permit applications, which in this case is one that seeks to circumvent local needs on a breathtaking scale.

If you and the City administration inexplicably have no comments or reservations about the highly irregular process that is occurring and for some reason support this unlawful application, it seems incumbent on you to notify the BZA and explain why before the January 4 comment submission deadline announced by Mr. Alexander.

But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

Mr. Brandon:

We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.

Nancy E. Glowa
City Solicitor

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Wednesday, December 30, 2020 4:45 PM
To: DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
Cc: Wilson, Anthony; Richard Clarey
Subject: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:

We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

Mr. DePasquale, Ms. Peterson, and Ms. Glowa:

I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.

Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.

Thanks for your prompt attention to this.

Michael

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

---------- Forwarded message ---------

From: Michael Brandon <mjbrandon@gmail.com>
Date: Tue, Dec 8, 2020 at 8:32 PM
Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sograd y@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>

Chairman Alexander and Members of the BZA:

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook* and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520

Fax 617-948-5971

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:50 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Support for affortable development at 2072 Mass Ave

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From: Suzanne Shaw <suzanne.shaw46@gmail.com>
Sent: Sunday, January 3, 2021 4:39 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for affortable development at 2072 Mass Ave

Dear Members of the Board of Zoning Appeals,

I am writing to express my strong support for the affordable housing plan at 2072 Mass Ave--as a North Cambridge neighbor, a parent, and as a 26-year resident of the city.

At a time when housing prices are out of reach for most families, and many of our neighbors are unemployed and living with the ever present threat of eviction, it is essential that Cambridge work to maximize affordable housing particularly for families and particularly where there is good access to transit. Raising my two kids--both graduates of Cambridge public schools--I know what a challenge housing is to families in our city. That's why I was happy to see the number of 2-3 bedroom units in the 49-unit plan. I hope the BZA will approve the project with no further reduction in units or unit sizes.

This site is ideally located for this kind of dense development--situated on Mass Ave at a MBTA bus stop and a short walk to the Porter Square T stop. The scale is in keeping with the surrounding development, and conscientiously downscaled in the rear of the building to be sensitive to the homeowner on Walden.

I understand, and am somewhat mystified by, the "dangerous intersection" concerns. I live north of this intersection and almost daily bike, walk or drive through this intersection at various times of the day on my way to Porter Square to shop or Harvard Square for work. I have never experienced this as a dangerous intersection. I don't have any concerns about the development causing issues, particularly because it will not have a lot of vehicle traffic associated with it.

Finally, Cambridge is a vibrant and dynamic community in large part to the socio-economic and ethnic diversity of our residents. It is why I chose to raise my children here. I have been continuously impressed by the sensitivity that affordable housing developers have brought to their projects as compared to market-rate developers in North Cambridge. After reviewing the plans for 2072 Mass Ave, I can see similar care and appreciate it. These developments have created stable housing for valued friends and neighbors--some longtime Cambridge residents and new arrivals.

I hope the ZBA will approve this plan so we can continue to add badly needed affordable housing with good access to transit.

Thank you,

Suzanne Shaw
46 Clarendon Avenue

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:53 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

From: Helen Hardacre <hardacre@me.com>
Sent: Sunday, January 3, 2021 3:08 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

To Members of the Board of Zoning Appeal,

I oppose the proposed development of 2072 Mass Ave.

I live at 1 Walden Mews, Cambridge and oppose the project for the following reasons:

1. **Size**—the 9 story, 102-foot tall height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden. I call on you to enforce zoning for affordable housing which is 6 stories maximum; this could set a troubling precedent for other 9-story developments to be built in North Cambridge. This is quite out of character with the neighborhood.

2. **Safety of the intersection**
The intersection is already excessively narrow, dangerous, and congested. The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions.

3. **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers. Where do you imagine that the new residents will park their vehicles, given that you have made no provisions for parking?

4. **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.

5. **Increased density of the neighborhood** will undermine the good relations among neighbors and cause unnecessary problems of noise, trash, and crowding of local parks and facilities, which are already at or over capacity.

6. **Negative effects of an all-rental project** provides no incentive for residents to assimilate to the neighborhood and moreover threatens to create problems of excessive transience.

7. **This neighborhood already has a variety of affordable housing units and is not needed**.

8. **This neighborhood already suffers from a lack of stores and facilities; 200 new transient residents will inevitably degrade the owner-occupier character of the neighborhood.** It is not difficult to foresee that the proposed project would create significant problems.

I have lived in this neighborhood since 1992 and vote here. I implore you to give up or relocate the project.

Helen Hardacre

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:54 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Deborah Valenze <dvalenze@barnard.edu>
Sent: Sunday, January 3, 2021 12:17 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal Case,

I am writing to state my opposition to the proposed plan for 2072 Mass. Ave., a design that fails to provide affordable housing in a manner that integrates a safe, satisfying environment for new members of that neighborhood. Proponents of the hi-rise design will try to denigrate those who protest, saying that they're simply worried about parking and road congestion, but obviously this project fails on many other fronts (as well as in its inevitable impact on the neighboring streets and traffic). Affordable housing should not look like an afterthought that economizes on space, light, and community; residents shouldn't have to be stigmatized by signing on to a warehouse that maximizes points for developers but marginalizes the need for attractive, human-scale dwellings compatible with the surrounding neighborhood. This plan will be egregiously expensive, while breaking precedent after precedent in procedures required by neighborhood development. Why? What is the sudden rush? Have developers finally finished cashing in on luxury condominiums and now see a good time to design plans for affordable housing that will maximize their takings?
Long-term residents of Cambridge like myself can only shake our heads. There is something very odd about this whole rush to build that hideous, out-of-context hi-rise.

It's clear that the City must focus on creating a long-term plan for affordable housing development. It's long overdue. Please stop this development from happening and insist that the City of Cambridge come up with a careful, well-designed plan for affordable housing for the future.

Sincerely yours,
Deborah Valenze
(1 Shady Hill Square)

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:56 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA # 017326-2020 part 2 Russell feedback
Attachments: Russell Apartments_Feedback on 2072 Mass Ave Project_Final.docx

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From: Margaret <mbrueter@comcast.net>
Sent: Sunday, January 3, 2021 11:36 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA # 017326-2020 part 2 Russell feedback

Maria,

Here is part 2 to go with my letter that I just forwarded.

Please let me know, if you could, that you received both letter and feedback doc

Thank you so very much
Sincerely,
Margaret Rueter

Sent from my iPhone

Feedback from Residents of the Leonard J. Russell Apartments Regarding the Proposed Development at 2072 Mass Ave

January 3, 2020

Introduction

- This summary was prepared by Margaret Rueter, a resident of the Russell Apartments, who is the designated liaison representing apartment residents' input on this project.
- Collecting resident feedback was challenging both due to the restrictions imposed by the COVID-19 pandemic; limited English-language proficiency among some residents; and some residents' fear of jeopardizing their housing access by criticizing a project that the CHA has endorsed.
- Despite these challenges, feedback has been collected from over 60% the Russell population via email, phone calls, distribution of printed materials, and limited in-person meetings during the time period of October – December 2020.

Facts about the Russell Community

- The Leonard J. Russell Apartments is an affordable-housing complex administered by the Cambridge Housing Authority (CHA). It is comprised of 51 one-bedroom apartments, located in a 6-story building at 2050 Mass Ave in Cambridge. The building offers laundry, community space and a shared kitchen, a parking lot with 11 spaces, and a shared outdoor terrace. It also houses the North Cambridge Senior Center on its ground floor.
- Russell Apartments are designated for senior and disabled residents in the lowest income bracket. Rent is approximately 30% of their income. Many residents rely heavily on public programs and services including SNAP, Medicaid and Medicare, and The Ride.
- Residents represent a diverse population, including a substantial portion of people of color and many for whom English is a second language. A number of residents are disabled, have limited mobility, or have visual or hearing impairments which affect situational awareness when navigating sidewalks and street crossings.
- Residents had to move out of the building for 2 years during a recent renovation, and reoccupied their apartments starting in March 2019. The prospect of another major disruption due to building construction next door is daunting for many of them.

Concerns about the Proposed Development at 2072 Mass Ave

Nearly half the residents of Russell Apartments (20 out of 51 units) have signed a petition expressing concerns about the 2072 Mass Ave development. Based on resident feedback, the key concerns are summarized below in three main categories including 1) Pedestrian and vehicle safety concerns; 2) Long-term Quality of Life impacts; and 3) Construction Impacts.

1) Pedestrian and vehicle safety on Mass Ave

a) Front-of building vehicle, pedestrian and handicapped access

The block of Mass Ave extending from Russell Apartments past 2072 Mass Ave to Walden Street is already complex and risky for Russell Apartment residents navigating the building entrance, bus stop and sidewalk on foot, with mobility devices or by car. The addition of pedestrian, bike and vehicle traffic for up to 200 residents of 2072 Mass Ave will make this area significantly more crowded and dangerous for Russell Apartments residents. Specifically,

- **Vehicles** turning into the Russell parking lot will have to cross a bus lane crowded with pickup/dropoff vehicles for the 2072 building, as well as increased bicycle traffic;
- The bus stop, which is heavily used by Russell residents including those with disabilities and mobility devices, will be subject to greater crowding and pedestrian / bicycle traffic on the sidewalk;
- The 2 **handicapped-parking spaces** in front of Russell, which are heavily used by both Russell residents and visitors to the Senior Center, are more likely to be occupied by 2072 residents or illegally used by pickup/dropoff vehicles for the 2072 building.
- Russell residents exiting the building as **pedestrians** will be at greater risk of collision and jostling from increased human activity and traffic around their entrance, the bus stop and the corner of Walden.
- While the developers argue that these safety issues are not significant, the bottom line is that we **need a detailed study** to assess and recommend solutions for these concerns.

b) Walden/Mass Ave intersection impacts

The majority of Russell residents navigate the neighborhood on foot to access essential goods and services. The Walden Street / Mass Ave intersection is already highly congested and unsafe particularly at rush hour, and is risky for anyone traveling by foot, bicycle or vehicle through the intersection. The addition of a large-scale residential building at 2072 Mass Ave will increase the pedestrian, bicycle and vehicle traffic at this highly problematic intersection and will thus increase the safety risks to Russell Residents, as well as other vulnerable abutters including the Day Care facility in the ground floor of the Henderson Building.

2) Long-term Quality of Life impacts

The proposed 9-and-6 story building will tower over the 6-story Russell structure and its back terrace and parking areas. The depth of the proposed building extends 46 feet beyond the back of the Russell building (17 feet at 9 stories, 50% higher than the Russell building; and 29 feet at 6 stories, equal to the Russell building). The distance between the two buildings will be only 4 feet. Expected long-term, continuous impacts on Russell residents will include:

- All Russell residents with west-facing windows will be affected by **shadows, reduction of natural light and obstruction of views**, which can negatively affect mental health and quality of life.
- All Russell residents with west-facing windows will face a **loss of privacy** given the close proximity of the 2072 building's residential windows and roof-garden recreational activity.
- All Russell residents with west-facing windows and walls on the north side of the building will be subjected to **noise** from the 2072 building's residential apartments and roof garden.
- All Russell residents will face the **loss of use and quality of their outdoor terrace**, including gardening and other outdoor activities.

3) Construction Impacts

Construction of the 2072 Mass Ave building is expected to commence in 2022 and take 18-24 months. It will be a difficult and highly unpleasant process for all abutters, but the residents of Russell Apartments will be most highly impacted of any abutter, due to both their proximity to the building and their physiological vulnerabilities which render them more affected by noise and other disturbances. Expected impacts will include:

- Continuous loud **noises** affecting residents' sleep, ability to concentrate, and quality of life
- **Fumes and dust** affecting air quality which may pose a risk for medically fragile residents, particularly if they must keep their windows open due to a lack of AC;
- **Vibrations** from excavation and drilling to create the very deep foundation required for a 9-story high-rise building, also expected to have both physical and psychological effects

Proposed Solutions

1) Inclusive, Size-Appropriate Design

- One of the fundamental flaws of the 2072 building is that it is being undertaken as a separate, disconnected and competing installation compared to the Russell building. Instead the 2072 building design should take a holistic approach, creating a design that works for both the 2072 site and the Russell building and its vulnerable community.
- We believe that a significant **reduction in building size to 6 floors on Mass Ave, with a step-down to 3 floors**, would be more appropriate and complementary to the Russell building and its residents.
- We believe the 6-floor portion building should have the **same depth as the Russell building**, not extending 17 feet beyond it (and 44 feet higher) as currently proposed with the 9-floor design.

2) Construction Mitigation

- Once the building design is finalized, we request a written commitment from the Developers to develop a detailed, mutually agreed **construction mitigation plan**; including establishment of contact points at the construction company and CHA to address concerns that may arise during construction.
- The construction mitigation plan should include agreed provisions to limit noise, dust and fume impacts on Russell residents.
- Russell residents should be provided with in-unit air conditioning prior to the start of construction, so that they can keep their windows closed while construction is underway during warmer months
- Other measures to be determined

We look forward to discussing these concerns with Capstone Communities, the CHA, and sharing them with public authorities reviewing plans for the 2072 Mass Ave Development.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:56 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA #017326-2020. 1/7/2021
Attachments: BZA 1_7_2021.docx

From: Margaret <mbrueter@comcast.net>
Sent: Sunday, January 3, 2021 11:33 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA #017326-2020. 1/7/2021

Maria,

Welcome back from your vacation! You will need another by the end of this week

I am a senior and do not quite know how to use all my programs properly

This letter is part one. Letter to BZA board for 1/7/2021 meeting on 2072 Mass Ave.

Part two I will send next. It is my list of gathered info to support my letter.

Thank you so very much for your efforts

Sincerely,
Margaret Rueter

Sent from my iPhone

BZA Case Number #017326-2020

2050 Mass Avenue #210
Leonard J Russell Apartments
Cambridge, MA 02140

January 3, 2021

To Members of the Cambridge Board of Appeal:

Russell Apartments, the CHA owned senior and disabled (51 unit low income affordable) building is located just feet away and next door to the proposed 2072 Mass Avenue project. We are the abutters who will be most affected by both the building design and the complexities of the residential Mass Ave entrance (we were not consulted before this change).

I have worked closely with as many of at least 30 of our residents and serve as their advocate. Many of our residents speak english as a second language or are uncomfortable to write or to speak publicly themselves. Communication has been incredibly difficult because we are a high risk community and no longer gather. We run into one another in the laundry, hallway, elevator, or building entrance. There has not been one person who has not expressed concern.

We are against the current design, and any design that simply reduces the nine stories by a floor or two.

DESIGN

Have you seen any true rendering from the Russell side of the building? Of course not. There is a towering bulky mass to be built just on the other side of us. A building the size of our own footprint is reasonable. The nine story building is 17.1 feet BEYOND our footprint. It is 44 feet higher. The building at this point runs at 90 degree angle so completely dwarfs our own one outdoor area, shades the area and windows are a mere few feet from windows. It is because of the nature of our population this matters.

The drop down building runs along Walden street and along our outdoor landscaped area another 29 feet at six stories with a roof top out doors space at the top level .

Even Mike Johnson ,of the CHA, refers to the City's "elderly and disabled housing population as one of the most vulnerable.of the city" The loss of quality of life is severe. Noise, privacy and sunlight are all compromised. Our one outdoor area will have just six hours a day of sunlight.

The building should be six stories to the Russell footprint and no more than three stories along Russell and Walden Street. Please take into contact our neighborhood and the life issues for Russell vulnerable seniors and elders.

SAFETY

Russell residents traverse the small distance every day between our entrance at 2050 Mass Ave and the Walden Street intersection. We can count the distance in just a few footsteps - 22 steps to bus shelter

and another 30 to the intersection. Many of us use walkers, canes and mobility devices. We do not move quickly. In these few feet there are two handicapped parking spaces, bus shelter, bus lane, bike lane and congested intersection (those of us that live here refer to it as dangerous) **The addition of a residential entrance brings further complexity that need be studied by both the city and the developer before a final design.** Drop offs, pick ups, and the bulk of the 2072 pedestrian traffic will further complicate our navigation. Driving to our entrance from the intersection is already dangerous. We think one of us will be killed if you allow drop offs and pick ups because pulling over so close to the intersection is going to be very dangerous for us to drive around as we make our way to our own entrance just a few feet beyond. While perhaps moving the bus shelter could help, **PLEASE PAUSE THIS PROJECT AND HAVE THE CITY STUDY THE IMPLICATIONS WITHIN CONTEXT OF RUSSELL RESIDENT PEDESTRIANS AND DRIVERS.**

You, the BZA members, are our last hope to stop this project from rushing forward before care and due diligence. Cambridge does need get this building right. Certainly affordable housing is urgent. Housing should not be a privilege.

But let's not forget to build in the context of our neighborhoods and with regard to the policies our own citizens have voted for. We have only this board to see that this occurs.

It is brave in this climate to take a stand to slow this project down just now, or even ask for changes. It is those of us who know this area the best that are able to point out the details that to others may not be so evident.

Please hear the voice of the concerned North Cambridge Seniors and Disabled. Don't let the city forget us - WE ARE HERE.

Thank you for your time.

Sincerely,

Margaret (for the Russell Community)
Margaret B Rueter

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:57 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Marjorie Hilton <margiehill@post.harvard.edu>
Sent: Sunday, January 3, 2021 7:55 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal
I oppose the proposed development at 2072 Mass Ave.

All,
Though I believe in affordable housing, the proposed project goes way overboard. There seems to be little care or concern for how this enormous building will fit into the neighborhood. The concept of acknowledging a neighborhood is not even there. Already, this intersection is not a safe intersection for walkers, bikers, or automobiles. Parking will not be possible in the few spaces allowed. What makes the designers think that those in affordable housing do not own or use their cars.

I hope that there are not other projects of this nature that will demolish the character and other buildings along Mass Ave. Haven't we seen enough empty storefronts and empty new buildings. I resent the way that large developers are allowed to run roughshod without care. Needless to say, the concept of interesting architecture - other than boxes- is not considered.
I hope that the buildings that reflect an older time in the city of Cambridge will not be destroyed.
Thank you.
Marjorie Hilton
141 Upland Road (5 minutes walk to site)
Upland and Mt Pleasant

--
One forges one's style on the terrible anvil of daily deadlines. -Emile Zola, writer (2 Apr 1840-1902)

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:57 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Janet Barker <jsbb@me.com>
Sent: Saturday, January 2, 2021 8:18 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To members of the Board of Zoning Appeal:

I oppose the proposed development at 2072 Mass Ave.

I live nearby on Regent Street. The proposed building is out of character for my neighborhood on so many levels: size, height, lack of set back, lack of green space, insufficient drop off/pick up parking area, etc. etc.

I am shocked that the Board of Zoning Appeal would even consider this proposal since it breaks 18 zoning laws. Imagine how we residents feel when we are so careful to keep any modifications we desire within the existing laws of our city.

Please do not ruin my neighborhood: send this project back and wait until you receive a development proposal for this site that respects the neighborhood and complies with Cambridge's zoning laws.

Sincerely,

Janet B. Barker

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:59 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020
Attachments: 4 Cogswell Ave in full sun: all these apartments will go dark.JPG; 5 Walden and Russell Apt from 3rd flr 8-B Cogswell Ave.JPG; 5 Walden, Russell Apt, Carriage Building: height perspective; all from 3rd flr 8-b Cogswell Ave.JPG

From: michael kennedy <mp_kennedy@hotmail.com>
Sent: Saturday, January 2, 2021 7:15 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

Re: 2072 Mass Ave CASE NO. BZA-017326-2020

I oppose this project as proposed. It is too tall, too dense, and will bring harm and injury to me and others in the neighborhood.

I am an abutter of a direct abutter: I live at 8-b Cogswell Avenue and have lived here since 1988, some 32 years. My property aligns with 5 Walden St, just across the street from 2072.

For a number of years now I have had to contact the city regarding issues of traffic, congestion, and parking with the primary concern of safety: we here in the Walden, Mass Ave, Mead, Cogswell part of the North Cambridge neighborhood have been sounding the safety alarm because the traffic patterns have changed dramatically with the advent of WAYSAPP and other similar technology. There are times when an ambulance or firetruck can not get into our neighborhood. There are times when I cannot get out of my drive to take my kids to school in the morning or to after-school sports in the late afternoon and times when I cannot get back into my drive in the evenings when returning home from work: the congestion makes egress and ingress truly problematic, and dangerous. The city has failed to address these concerns in any measurable manner.

Our neighborhood streets have become cut-throughs of epic proportions during rush hour. Adding a 9 story building at the corner of Mass Ave and Walden St will exacerbate an already dangerous situation that the city has yet to address: how can The Board of Zoning Appeal even consider this project, given all the dangers that pre-date this proposal (to add a building where a dangerous and worsening situation already exists)?

I trust the board members have studied the history of this corner (Mass Ave and Walden) and have apprised each other of its history of accidents for bikes, cars, and pedestrians. The three lanes on Walden Street are not wide enough and the proposed 'widening' Capstone and Hope plan is negligible and will not ameliorate or assuage the conditions there. Adding a building with zero parking will make Walden Street beyond nightmarish, especially when delivery trucks double park on Walden St to make deliveries. And what about

trash? How many recycling bins will be sitting on Walden Street and how long will it take the city trucks to collect the recycling and trash? What about school busses? And the MBTA bus 77 that stops in front of 2072?

But back to traffic and parking:

We gained a meeting, finally-- and after much frustration-- with Patrick Baxter of the traffic and engineering department. After what appeared to be a fruitful if long evening--and very well attended by the many, many, many concerned neighbors, Baxter and company never followed through on our concerns even though they promised to do so; subsequently, we were dismayed and appalled, but now it makes sense to me and my concerned neighbors: for Patrick Baxter and the Cambridge Traffic Department to have officially responded to the issues at Walden, Mass Ave, Mead and Cogswell would then make it impossible for Jason Korb and Sean Hope to qualify for the 40B Comprehensive Permit they seek. It would call into question their bogus traffic-parking study. This is truly upsetting and smacks of 'pressure from the city' to stall on traffic concerns in the Walden-Cogswell Ave secton until the permit for this project is signed off on. Is this corruption truly our reality here in Cambridge? It makes it feel like Washington DC and how much worse the corruptions has been there over the past four years.

This entire enterprise of affordable housing and city politics and developers seeking permission feels both unusual and curious-- and I and others will seek recourse if the board approves this project, plain and simple. As a neighborhood, our concerns are many: we will seek standing as abutters who can furnish incidents of how this project will deliver harm and injury, making for 'aggrieved abutters' who will appeal. And we have not even begun to address the historical buildings on Walden Street and Mass Ave that this construction will harm with drilling, digging and hammering; likewise, the height and density concerns and how the mammoth scale of this building will negatively offset the 19th century buildings on the national register. The precedents here should alarm the board; this development's seeking so many waivers and so much relief should make this a no-brainer for each member of the board: this building is too tall, it asks too much of the neighborhood without any setbacks, and will bring harm and injury without any parking or places where deliveries can be made without stopping traffic on Walden St or Mass Ave, not to mention the elderly who live next door in the Russell Apartments.

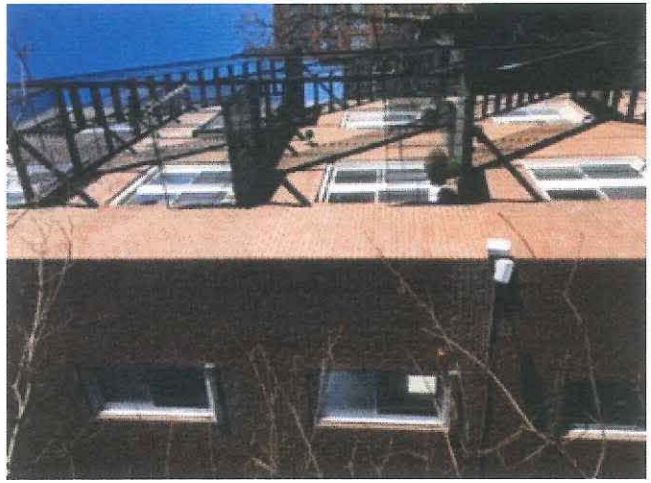
I recommend cancelation of the continued BZA meeting scheduled for January 7th-- on many grounds, many of which you are already well aware because Michael Brandon and others have made it clear to you these myriad ways this project has failed to meet both requirements and responsibilities when seeking a 40B Comprehensive Permit, which is also odd given the fact that there is no need for a 40B given that Cambridge has already met its 10% threshold of affordable housing and is affordable housing friendly, which makes this application for a comprehensive permit specious and disingenuous.

If the meeting for whatever reason cannot be cancelled, then you must insist on a heavy compromise: no more than five stories on Mass Ave and no more than three stories on Walden Street...and provide parking for residents, on-sight. Yes we need affordable housing, but we also need a livable city and livable neighborhood. This project will not rectify, it will worsen. It's time to rethink and revisit the plans and the reasons.

I'm attaching pictures that show the view from the third story bedroom of my house, looking out toward the Henderson Carriage Building and 5 Walden Street and The Russell Apartments: this proposed building would cast shadows across all that you see in these pictures and would disrupt the neighborhood as it is now... forever more. Once it's done, it cannot be undone. Haste makes waste and it's best to practice prudence in all important matters. Why is this process so rushed?

Truly concerned,

Michael Kennedy
8-b Cogswell Avenue/Cambridge, Ma 02140



DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:01 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Christopher Potter <christopher.l.potter@gmail.com>
Sent: Saturday, January 2, 2021 2:16 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Crystal Komm <crystalkomm@gmail.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the members of the Board of Zoning Appeal:
We respectfully oppose the residential building proposed for this address as it is currently conceived, for the reasons set forth by Cambridge city councilor Dennis Carlone:
https://www.cambridgeday.com/2020/12/30/cambridge-can-do-better-on-affordable-housing/comment-page-1/?unapproved=8834&moderation-hash=2a836b3a97f867e722fbe71db33e97c9#comment-8834

Christopher Potter and Crystal Komm
10 Walden Mews
Cambridge MA

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:02 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Dana Schaefer <danaschaefer2@gmail.com>
Sent: Saturday, January 2, 2021 2:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

I oppose the proposed development at 2072 Mass Ave. As a close neighbor within a few blocks, living on Cogswell Ave for over 18 years, I have several concerns with the current proposal. I recently read the OP-ED written by city councilor Dennis Carlone in Cambridge Day https://www.cambridgeday.com/2020/12/30/cambridge-can-do-better-on-affordable-housing/comment-page-1/?unapproved=8834&moderation-hash=2a836b3a97f867e722fbe71db33e97c9#comment-8834. I'm in total agreement with all the points he made and feel he has a true understanding of all the issues on all sides. I plead with the BZA to listen to our concerns including Dennis Carlone's and do not approve this project. Instead, require the project to adhere to all the requirements that were approved by the affordable housing overlay and have the developers resubmit a new proposal allowing the needed time for community feedback and input.

My concerns are safety for Mass Ave / Walden intersection, size sets a precedent for other large buildings to be built, lack of green space, lack of set back.

Thank you,

Dana Schaefer
47 Cogswell Ave, #20

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:02 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass ave case no. 017326-2020

From: Gefen Shapiro <gefenshapiro@gmail.com>
Sent: Saturday, January 2, 2021 10:31 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass ave case no. 017326-2020

Hello,
To the members of the board of zoning appeal,
I live very close to the proposed development of affordable housing. I am very concerned for the wonderful seniors living in the Russell apartments and I fear that their happiness would be greatly diminished if such an out of proportion building were to be built. With the proposed building towering over 40 feet above russell apartments, I would ask that the building be brought down to 6 stories, with 3 stories in the back. I am also very concerned about parking, with 200 residents and no parking spots I find this to be an appalling lack of judgment. The city must perform a traffic and parking study of the neighborhood to really understand the consequences of not providing any parking whatsoever. Additionally, as someone who has gotten the school bus from the stop right next to the proposed building, I can vouch for the fact that it is a dangerous intersection and adding this kind of congestion with the building would make me very hesitant to even walk near the intersection.
Thank you,
Gefen Shapiro

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:02 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Ellen Glisker <eglisker@verizon.net>
Sent: Saturday, January 2, 2021 10:28 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of the Board of Zoning Appeal
I oppose the proposed development at 2072 Mass. Ave..... not because it is for affordable housing. I live close to this site and am absolutely in favor of creating more affordable housing in Cambridge. And, my observation is that much is being done already. I do oppose the project because of the sheer size for the existing dense, busy, congested neighborhood. The intersection of Mass Ave and Walden St can't take a huge influx of pedestrians, cars and activity. The size of the building will open a gateway for other overly large buildings. The neighborhood and its citizens deserve a full and complete study for what should be put on this lot.
If you have not already done so, please read City Councillor Dennis Carl one's Op Ed in Cambridge Day. It explains the issues involved
Thank you and Happy New Year.
Ellen Glisker
Cambridge Resident

Sent from my iPad

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:03 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Merav Gold <meravegold@gmail.com>
Sent: Saturday, January 2, 2021 9:59 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal,

I oppose the proposed development at 2072 Mass Ave.

As a long-term Cambridge resident, I understand the vital need for affordable housing. The proposed development at 2072 Mass Ave. is not the answer. Out of scale with the neighborhood and violating numerous zoning regulations, it is opposed by many abutting residents and neighborhood groups, and will stand as an unfortunate precedent for development in Cambridge, promoting hostility to the affordable overlay, which it violates.

I ask you to respect the neighborhood's more than reasonable concerns and deny the developer's request for numerous variances.

Thanking you,

Merav Gold
7 Shady Hill Square
Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:04 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Rebecca Rohr <beckat7@gmail.com>
Sent: Saturday, January 2, 2021 9:28 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave.

I live on Walden Street less than 1/4 mile from this proposed building. I support the need for affordable housing. And I do not object to affordable housing at this location. But I am concerned with the size of the proposed building, and have concerns about traffic at that intersection. I commuted for many years through that intersection, and it was a dangerous and problematic location for commuters, pedestrians, and bicyclists. The proposed design appears to offer limited green space. Additionally, I am concerned for the senior residents at the North Cambridge Senior Center. Their building will be dwarfed by this building, and it appears that many residents will lose light into their rooms. This is not fair for those residents. Overall, I feel that the proposed design is too large for this community.

Thank you for your consideration,

Rebecca Rohr

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:06 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Merry White <corkela2@gmail.com>
Sent: Saturday, January 2, 2021 9:10 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Massachusetts Avenue. I live about a block from that site, off Walden Street and have lived here thirty-five years, in Cambridge since 1953. I love our neighborhood and want more people to enjoy it, in affordable housing.

My own concerns are size and safety above all. Safety for the intersection where I see elders from the Russell Apartments (my age, many of them) trying to cross while cars whizz around the corner to make the light, and where I see yellow-pinnied toddlers with their minders trying to cross from the bilingual day care center across the street, making their way to a playground. There have been accidents (one bicycle death) and near-misses there, way too many.

The size of the structure proposed is mammoth for this area. The developers note four other "high-rise" structures "nearby" but they are not near, nor are they, like this proposed building, on a major intersection, and most are set back from the property line and sidewalk providing more visibility.

There is much to say: my main concerns are that the comfort and safety of the vulnerable elderly and disabled population of Russell Apartments is primary and the promises offered to them by the developers are quite unbelievable (painting lessons? Pen-pals among the tenants?). My second concern is the overall height and density of the building. But above all, I am dismayed that the builders and the City itself have not listened to the neighborhood and has rushed to approve a structure that will hurt us all, neighbors and indeed the residents of the building itself. Affordable housing, like all housing, needs to be thoughtful and respect context. The proceedings to date, and the proposed building itself, have been appallingly conducted and designed.

The Board of Zoning Appeal is capable of the consideration this project and the neighborhood deserve. Thank you.

Merry White
Cypress Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:07 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: William Bloomstein <wittcreate@gmail.com>
Sent: Saturday, January 2, 2021 7:09 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Seymour Kellerman <seymourkellerman@gmail.com>; SUSAN E FRANKLE <susanfrankle@comcast.net>; Carlone, Dennis <dcarlone@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of Board of Zoning Appeal:

The proposed development at 2072 Mass Ave is so out of scale and inappropropriate on so many levels - height, density, parking issues, traffic issues, etc. – it's *unfathomable* how it has gotten this far.

Everyone wants affordable housing.

We just want it done RIGHT.

Reject this crazy proposal and send the City and developer back to drawing board to work DIRECTLY with neighboring communities to right-size this.

PLEASE MAKE SURE THE BZA GETS THIS LETTER.

Thanks,

William Bloomstein
16 Crescent St
02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:09 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jonathan Yu Chi Yip <jonathanyuchiyip@gmail.com>
Sent: Friday, January 1, 2021 12:02 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

-
    - Members of the Board of Zoning Appeal
    - I oppose the proposed development at 2072 Mass Ave.
- If you live near the site, please add that information in the first paragraph.
- Body of email: Insert your specific concerns; leverage the Op E

Dear Members of the BZA,
I write to oppose the proposed development at 2072 Mass Ave.
My family and I have been living at 35 Walden Street #2D, the Lincoln House Condo for over 25 years and I have been a precinct 10 election poll worker for some years. It is my understanding that the development is overwhelmingly disrupting our community, especially the senior and persons of needs, next door. Needless to say the parking issues which it will be causing. Unless this development will guarantee at least 20% affordable units to alleviate the tight affordable housing units in Cambridge.

My wife, Linda Yip and my son Timothy Yip joins me to oppose this development.

Thank you for considering our request

Jonathan Yip and on behalf of
Linda Yip and Timothy Yip

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:12 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Concern

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Thursday, December 31, 2020 4:14 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave Concern

Get Outlook for iOS

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Sent: Thursday, December 31, 2020 6:13:18 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave Concern

Begin forwarded message:

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Subject: 2072 Mass Ave Concern
Date: December 31, 2020 at 6:08:54 PM EST
To: mpacheco@cambridgema.gov

To the Board of Zoning Appeal:
I am concerned about the current proposed development at 2072 Mass Ave. for many reasons. **The most important reason is that it is a racist development that disenfranchises those who do not have easy access to capital. Why did the city not find a minority-owned development company? The developer is a white cisgender male who lives in the wealthy suburban community of Newton. His life experiences do not match those of the buildings' proposed residents and directly disenfranchises local minority-owned developers which is a disgrace to our community and our taxpayers.**

As a taxpayer, I expect a response to my comments!

As a graduate of the Cambridge Public Schools, I wanted to make sure it was understood that there is a school bus stop right there at Walden and Mass Ave exactly where the project is slated to be built. I waited at that stop for 8 years when I took the bus to King Open. I wonder if CPS school transportation has been consulted about this development in terms of the safety of children. I have walked my kids and waited at that stop with my kids for years… it is a dangerous intersection only to be made more dangerous with this project. Has there been any communication with CPS transportation?

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Also, sadly it is obvious that the needs of proposed building residents have not been considered. There is limited parking and only one elevator for 200 people. That is crazy. If this building were really about helping those who need it, the plan wouldn't forget about their needs for elevators and cars.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Zev Shapiro

Lifelong Cantabrigian and Harvard '24

35 Walden St

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:12 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave: Support

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Thursday, December 31, 2020 11:32 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave: Support

Get Outlook for iOS

From: Kathy L Dalton <kd@well.com>
Sent: Thursday, December 31, 2020 1:30:51 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 2072 Mass Ave: Support

I would like to register my support for this project. I believe this is very well located as a transit dependent affordable housing project.
I would however like the Cambridge BZA to exercise whatever authority it has to make this a more livable project for the residents.
For example, I am concerned to hear it will have only one elevator.

As it is a for-profit developer I am concerned that the need to profit from the project rather than creating quality livable housing for the residents will take precedence.
Also, if there are design amendments that improve things for abutters, particularly for the adjacent senior housing, I would approve of those as long as they do not lead to making the project unbuildable.

Kathy L. Dalton
Arlington Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:13 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: James Mahoney <j.j@mahoney.com>
Sent: Thursday, December 31, 2020 11:02 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: northwaldenneighbors@gmail.com <northwaldenneighbors@gmail.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal,
I am a born and bred Cantabrigian, and it disturbs me that others with roots in this city that echo my own are increasingly priced out of living here.
However, **I oppose the proposed development at 2072 Mass Ave.** I live at 234A Walden St., and regularly use that intersection, both on foot and via vehicle. As many others have pointed out, multiple factors mitigate against the current proposal. Some of these have been intelligently explained by City Councillor Dennis Carlone in his 12/30/20 CambridgeDay op-ed piece.
To my mind, one of the most telling factors is the need for 18 variances in order for the proposed project to move forward. The City recently enacted an aggressive Affordable Housing Overlay which arguably advances the goal of adding more affordable housing at scales intended to stretch, but not destroy, neighborhood character and streetscapes. **To exceed AHO standards before we even have had a chance to see how they will change the fabrics of our neighborhoods makes no sense.** This project should be held to those standards
Apart from the larger concerns about the proposed building's inappropriate scale, and predictably adverse effects on traffic, parking, and safety, **there is also the precedent that it will set**. No doubt, sooner or later, the nearby single-story retail spaces at 2044/46 Mass Ave, 2088-2100 Mass Ave, and 2150-2180 Mass Ave will be developed. Those developers will have a powerful argument in favor of equally scaled edifices with equally "justified" variances.
Do we want to turn Mass Ave into a high-rise canyon, or do we want to maintain the Paris-like streetscapes that are a key part of Cambridge's visual character and make our city notably walkable?
The choice is in your hands. I urge you to deny the 18 variances to simultaneously protect the character of our city while supporting the seamless, human-scale integration of additional affordable housing throughout our neighborhoods.
Thank you,
James Mahoney
234A Walden St
Cambridge
(617) 945-9280

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:14 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

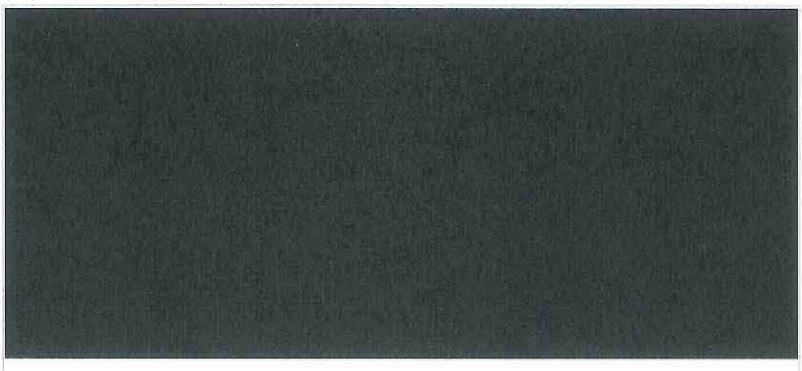
From: Harriet Winter <winter3510@yahoo.com>
Sent: Thursday, December 31, 2020 9:36 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of the Board of Zoning Appeal

I live very close to the corner of Mass Ave and Walden and I welcome affordable housing at that site. However, I am strongly opposed to the design currently proposed.

The 9-story tower is completely inappropriate to the neighborhood of low storefronts and homes in this part of North Cambridge. A new project at that site should fit into the surroundings at a maximum height of 5-6 stories, with setbacks, green space and reasonable density.

I echo the concerns and hopes voiced by Dennis Carlone in his recent Op-Ed about how Cambridge will manage affordable housing.
Cambridge can do better on affordable housing - Cambridge Day



Cambridge can do better on affordable housing - Cambridge Day

Escaping from the current affordable housing cycle of unplanned development, out-of-context building and regulat...

Thank you,
Harriet Winter

1 Houston Park
Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:14 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CAS development

From: tom hayes <thayes1943@gmail.com>
Sent: Thursday, December 31, 2020 9:12 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CAS development

Dear Members of the Board,

I oppose the proposed design of a high-rise at the end of Cogswell Ave, where we live (we're at 39 Cogswell).

We are particularly sensitive to the impact of many new residents, some of whom will have cars for which there is no adequate parking at the building site. We lack a driveway, and on street-cleaning days already we find Cogswell and Mead parking asaturated. We have to go out to Walden St. to find parking, if we don't get a parking space early.

thank you,

tom

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:15 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Mark Adams <clio_bemused@yahoo.com>
Sent: Thursday, December 31, 2020 8:58 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal,

I oppose the proposed development at 2072 Mass Ave. and ask that you consider revising the developer's plan per the r equests of
Ms. S. Frankle's North Walden Neighbors group and the North Cambridge Stabilization Committee of R. Clarey and M. Brandon.

I have lived up Mass Ave between Jack's Gas at Churchill Ave and the recently upgraded Clarendon Park for 21 years and in North Cambridge for 25; and Cambridge, in general, for 40 years.

I am a member of the North Cambridge Stabilization Committee, led by Richard Clarey and clerked by Michael Brandon a nd regularly attend the monthly meetings around the corner at the Daniel F. Burns Apartments.

From reading the documentation of our allied neighborhood group, the North Walden Neighbors led by Ms.S. Frankle, I would have toagree that the proposed development is way out of line as to what my impression is of what is appropriat e for our greater North Cambridge neighborhood and what the spirit and wording of the relevant ordinances suggest.

It is, in my opinion and in agreement with NWN, that the 2072 Mass. Ave. proposal is--
too unsafe with the traffic congestion at this dangerous intersection with its history of numerous car accidents.

It is, in my opinion and in agreement with NWN, that the 2072 Mass. Ave. proposal is--
too tall (9 stories) and big and in its number of units for the plot of land it would be built on.

It is, in my opinion and in agreement with NWN, that the 2072 Mass. Ave. proposal is--
not in compliance with the zoning code's rules on setbacks, etc.
(Among other stakeholders, the NCSC worked hard to establish these guidelines in the master plan of zoning rules and goals for development for North Cambridge's section of Mass Ave in the 1990s.)

Furthermore, given NSCS's clerk Michael Brandon communication of this morning 12/31, I am dismayed at what he repo rts as the unresponsiveness from you at the BZA, and the city in general, to his concerns expressed in letters of 12/10 an d 12/30 concerning
the prematurely holding a Public Hearing on the proposal, originally on 12/10, now scheduled for 1/7/21 when prior requirements have not been met by the 2072 Mass Ave developer.

Namely, M. Brandon's contention that the seemingly inevitable granting of a comprehensive permit to the developer, is being rushed into without following the established procedures, i.e. it lacks, in his understanding, a needed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development; as well as other procedural irregularities.

Best wishes,
Mark Adams
2517 Massachusetts Avenue
Cambridge, MA 02140-1127
clio_bemused@yahoo.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:15 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Oppose 2072 Mass Ave CASE NO. BZA-017326-2020

From: Susan Shen <shenfangpsu2005@gmail.com>
Sent: Thursday, December 31, 2020 8:32 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Oppose 2072 Mass Ave CASE NO. BZA-017326-2020

Dear members of Board of Zoning Appeal,

As resident and home owner of nearby Cogswell Avenue, I strongly oppose the current development plan of the 2072 Mass Ave. The current intersection of Mass Ave and Walden street is already very busy and dangerous, I cannot imagine how the traffic will be after adding so many residence units to such a busy intersection. In addition, there will be so many units without designated parking, this will be a nightmare for the nearby street where street parking is already very tight, especially in the winter.

Overall, please reduce the number of units and give each unit a parking space which is very much necessary. In addition, please consider widening the intersection of Mass Ave/Walden street.
Thanks very much for your consideration!
Best regards,
Fang

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:16 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

From: James in Cambridge <tompaine@hotmail.com>
Sent: Thursday, December 31, 2020 5:12 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

December 31, 2020

To: Maria Pacheco, Board of Zoning Appeals
Cc: Ranjit, ISD (BZA)

Hi Maria, As I believe you must know, the BZA Rules (posted) require that everyone provide their *home address* when giving public testimony. This was overlooked at the last public hearing on the 2072 Mass Ave. application.

Could we be assured that this requirement will be honored at the hearing on January 7? Would you please share this email and request with Gus, Brendan, and remaining Board members?

In addition to its being *a published rule for BZA Hearings*, I firmly believe we are all entitled to know where people actually live when giving public testimony about matters in Cambridge.

Thanks.

Section 6. Rules of Procedure at Public Hearings
[...] **Every person appearing before the Board or submitting a statement in writing must identify himself for the record by full name and current residential address.**
https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/BZA/bzarulesofpracticeandprocedure.pdf

Also, as you may know, the last meeting was a catastrophe in several respects.

I'm not in favor of letting politicians (a/k/a, "elected officials") "jump the queue" when others are waiting to give testimony. But if this must be allowed, could we limit the time permitted? Marjorie Decker was allowed to opine at great length at the start of the hearing, unfairly to everyone else waiting to testify.

Later on, after this, and then the customary "three minutes" for others, still others who

had been waiting to make comments were summarily reduced in an impromptu manner by Jim Monteverde (no doubt trying to do his best under difficult circumstances) to a "one minute" allowance. This was obviously unfair - and I believe unnecessary - discriminating against those who just happened to be later in the queue. This can and should be avoided on, in my opinion, on January 7 by limiting "speeches" by politicians, and holding everyone to a reasonable time allowance, announced - for all equally - at the start of the meeting.

Hopefully the fact that this is a "special meeting" (if it is not cancelled or postponed) will allow everyone interested in providing testimony a reasonable opportunity to be heard.

Thanks. I would appreciate your sharing this with the Chair and Vice Chair, especially, and letting me know what response they may have.

Happy New Year - hopefully - to all of us!

Sincerely, James Williamson
1000 Jackson Place
Cambridge, MA. 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:17 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Lisa McManus <lisaxmcmanus@gmail.com>
Sent: Wednesday, December 30, 2020 5:35 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Ahead of the Jan. 7 meeting, I wanted to send this image of the project to the BZA members. **It's a rendering of the building that the developers and their architect rarely show.**

I am an abutter. I am for affordable housing but think this building is pretty clearly out of scale and too big for the site. I believe it sets a precedent that permits many more buildings at this height.

Lisa McManus
17 Creighton Street
Cambridge, MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:17 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Urgent Public Record Request re 2072 Mass Ave 40B Project Eligibility Letter (PEL) Process
Attachments: Initial 40B Letter to PEL Applicant Boilerplate.pdf

---

From: Young Kim <ycknorris@gmail.com>
Sent: Wednesday, December 30, 2020 3:35 PM
To: Levy , Seah <slevy@Cambridgema.gov>
Cc: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Urgent Public Record Request re 2072 Mass Ave 40B Project Eligibility Letter (PEL) Process

Dear Ms. Levy,
Please provide me with any record of communication from MA Housing Partnership (MHP) or similar state affordable housing agencies regarding PEL application for 2072 Mass Ave affordable housing project. Also, provide me with any record of PEL application being published on the City website other than as part of BZA Comprehensive Permit application. Please see the forwarded email below for the context of this request.
This material is urgently needed to submit my comment to BZA by 5 PM 1/4/2021 for their continued hearing on the 2072 Mass Ave CP case. So this request is extremely time sensitive and I would greatly appreciate it if you could expedite this request,
If you have any questions, by all means please do not hesitate to contact me by email or phone, 617-714-3386.

Thank you for your cooperation,
Young Kim
17 Norris Street

---------- Forwarded message ----------
From: **Young Kim** <ycknorris@gmail.com>
Date: Wed, Dec 30, 2020 at 1:41 PM
Subject: 40 B Project Eligibility Letter (PEL) Process for 2072 Mass Ave Comprehensive Permit case
To: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, Glowa, Nancy <nglowa@cambridgema.gov>

Dear Mayor Siddiqui,

According to the attached document, MA Housing Partnership (MHP), " MHP is required under 40B regulations to provide a 30-day notice ("30-Day Notice") to the "Chief Executive Officer" of the Town/City where the project is located, at least 30 days prior to issuance of a PEL." For Cambridge, I believe the Chief Executive Officer is you as Mayor of Cambridge. MHP will review the submitted PEL application for completeness and if so, MHP will visit the site and make a determination as to whether they are prepared to send a 30-Day Notice to the Town/City. MHP is required to provide notice of the site visit to the Town/City's Chief Executive Officer in order to allow any officials or staff of the municipality to accompany them on the site visit.

Please provide me with the following information:
1) date CC HRE provided a copy of their full PEL application, including the completed PEL Information Form, and any attachments to it. The PEL should have had Preliminary development pro forma which is not available on the PEL Application on the 2072 Mass Ave project's website
2) date you have received the 30-Day Notice
3) if during that 30-day period the PEL application was made public on City's website for the public to submit comments
4) if during that 30-day period you conveyed any comments, either the CIty's or on behalf of the public, to MHP to be considered during their due diligence review
5) date you have received site visit notice
6) if any city official or staff accompanied MHP on the site visit

I am trying to determine if CC HRE satisfied all the regulatory prerequisites. If CC HRE didn't, then they do "not have standing to apply for a comprehensive permit and the ZBA should not grant one" per Chapter 40B Handbook for Zoning Boards of Appeal.

Thank you in advance for your timely response before the continued hearing on this case by BZA on 1/7/2021.

Respectfully yours,

Young Kim
17 Norris Street

Re: Requirements for 40 B Project Eligibility Letter: (Subject Project)

Dear

Thank you for requesting that MHP issue a Project Eligibility Letter (PEL) on your behalf for the subject 40B project (the "Project"). In issuing a PEL, MHP will perform the function of the "Subsidizing Agency" for the Project.

This letter tells you what you need to know in order to understand the PEL application process and MHP's policies in observance of state regulatory requirements, as outlined in the updates to 40B Regulations that became effective on February 22, 2008 (760 CMR 56), as well as Guidelines published in furtherance of these Regulations by the Massachusetts Department of Housing and Community Development (DHCD).

After initial inquiries regarding your Project are complete, we will invite your formal application for a PEL, along with the payment of certain fees outlined on ***Attachment 1***.

If and when you do submit an application to MHP, State regulations require you to submit a copy of your application to the Chief Executive Officer (mayor or chair of board of selectmen) of the city or town in which the Project is to be located, and to provide notice to DHCD of your PEL application.

Also enclosed is MHP's Limited Dividend Policy, dated September, 2013, which applies to all PEL applicants which are "Limited Dividend Organizations" (LDOs), as opposed to a non-profit or a public agency. I understand you are applying as an LDO for this project.

Below is a brief description of the process for obtaining a PEL, followed by other key topics to keep in mind as you proceed.

PEL Process:

Below is described the PEL application and issuance process.

There are two phases in the application process for a PEL: Phase I is related to MHP's issuance of the 30-Day Notice to the Town/City, and Phase II is related to MHP's issuance of the PEL.

Phase I: Thirty Day Notice to the Town

MHP is required under 40B regulations to provide a 30-day notice ("30-Day Notice") to the "Chief Executive Officer" of the Town/City where the project is located, at least 30 days prior to issuance of a PEL. (The Chief Executive Officer is defined as the mayor, for cities, or the board of selectmen, for towns.) In order for us to decide on the issuance of the 30-Day Notice, we need you to do the following:

- submit to us a complete MHP PEL application, as instructed above, including a complete PEL Information Form, which we will send you when we invite your formal application;

- provide a copy of your full PEL application, including the completed PEL Information Form, and any attachments to it, to the Chief Executive Officer of the Town/City;

- provide written notice of your application, to the Undersecretary of the Department of Housing and Community Development (DHCD), 100 Cambridge Street, Suite 300, Boston, MA 02114, and

- provide MHP with a copy of the written notice to DHCD .

When you have completed these items, MHP will review the submitted materials and determine if your PEL application is complete. If it is, MHP will visit the site, and make a determination as to whether we are prepared to send a 30-Day Notice to the Town/City. You should understand that, regarding the site visit, we are required to provide notice of the site visit to the Town/City's Chief Executive Officer in order to allow any officials or staff of the municipality to accompany us on the site visit, at their choice.

We require that the fees owed to MHP in connection with your PEL application (see ***Attachment 1***) all be paid prior to issuance of the 30-Day Notice.

Should we elect to issue the 30- Day Notice, this will trigger a 30-day period during which the Town/City may make comments to us which we will take into consideration during our due diligence review. We cannot proceed with approval and issuance of the PEL itself until this 30-day comment period is complete.

Phase 2: Project Eligibility Letter

After the 30-day comment period has lapsed, we will make a determination as to whether or not we will issue the PEL. During this phase, we will review the Project for the following criteria:

1. that the proposed Project appears generally eligible under an MHP housing finance program;

2. that the proposed Project is generally appropriate for residential development, taking into consideration information provided by the municipality or other parties regarding municipal actions previously taken to meet affordable housing needs;

3. that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual

site plan and building massing, topography, environmental resources, and integration into existing development patterns;

4. that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rental information);

5. that the pro forma shows costs, including land valuation, consistent with DHCD guidelines, and the Project appears financially feasible and consistent with the DHCD guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

6. that the Sponsor applying for the PEL is a public agency, a non profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the MHP housing finance program; and

7. that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

In issuing the PEL, which will require the Applicant's payment of the second half of the Processing Fee, we will provide copies of our PEL to DHCD, the Chief Elected Official of the municipality, and the local Zoning Board of Appeals.

While the PEL is not a commitment to lend and should not be interpreted as such, if you do obtain financing from MHP the Processing Fee related to the PEL will be credited toward MHP's commitment fee.

Other Important Topics

Below are highlighted key elements of MHP policies related to 40B projects to keep in mind related to your application with MHP for a PEL:

Appraisal

Please understand that state regulations under 40B require a Subsidizing Agency to establish the "as-is" value of the real estate parcel where the Project is to be located – that is, the value of the parcel prior to its being permitting under 40B and developed. Prior to issuance of a PEL, therefore, we will need to conduct an appraisal, at your expense, of the pre-permitting value of the property you are seeking to develop. We cannot accept an appraisal of this value if you have already engaged one because regulations require we as subsidizing agency to be the party which engages the appraisal. Since appraisals can take as much as six weeks to complete, I encourage you to authorize MHP to engage an appraisal as soon as possible.

Please note that if the project is 20 units or less in size, MHP may waive this requirement if the Applicant provides a written request by the Chief Elected Official of the town or city in which the

project is located. In substitution for the as-is appraisal MHP would require documentation supporting the acquisition cost; such documentation may be in the form of either a local tax assessment, a limited appraisal, or an opinion of value from a licensed real estate broker.

Substantial Changes to the Project

After the issuance of the PEL, if an Applicant seeks to change aspects of the project that vary from the project's characteristics in place when the PEL was issued, MHP will require the Applicant to notify MHP in writing of such changes, with a copy to the Chief Elected Official of the municipality, and the Zoning Board of Appeals. MHP shall determine within 15 days whether or not the changes are substantial with reference to the project eligibility requirements.

Final Approval by the Subsidizing Agency

State regulations require that the Subsidizing Agency issue a Final Approval Letter prior to the Town/City's issuance of a building permit. The purpose of this Final Approval Letter is to confirm that the Project's characteristics have not substantially changed since the issuance of the PEL. Under state regulations, we must issue you a formally approved commitment for permanent financing in order to issue the Final Approval Letter, and this commitment must be accepted by your for financing. Therefore, please notify us of your intention to obtain a Final Approval Letter at least 90 days prior to your intended date for building permit issuance, so that we have time both to underwrite and obtain approval for the permanent loan, and to prepare the Final Approval Letter.

Affirmative Fair Housing Marketing Plan (Including Resident Selection)

As part of its review of the PEL, MHP will require evidence that the Sponsor or the Development Team demonstrate capacity to meet fair housing requirements – that is, that they have the capacity to prepare and implement an adequate Affirmative Fair Housing Marketing Plan (AFHMP), to engage in marketing and outreach activities, and to conduct resident selection procedures that ensure the Property is marketed in keeping with fair housing requirements. In addition, we will require submission to us, and approval of, the AFHMP, before the sponsor begins the process of marketing the project.

Limited Dividend Policy

Please be aware that, if you are a Limited Dividend Organization (LDO), MHP has a Limited Dividend Policy which applies. The Policy includes, among other items, three important features:

1. *a limit on the annual cash* a developer can take out of a project's annual net cash flow to 10% of recognized borrower equity;
2. *a limit on developer fee* to a figure reflecting a reasonable return under a formula shown in the Limited Dividend Policy; in order to calculate this formula you will need to complete a cost certification at your expense (see next paragraph) and submit it to MHP within 90 days of substantial completion and prior to MHP's permanent loan closing;
3. *a restriction on land value* used in the calculations of items #1 and #2 above, such that the land value used must be the "as-is value" of the land – that is, the value of the land prior to the issuance of a comprehensive permit under Chapter 40B. This value will be determined by an appraisal engaged by MHP, as mentioned earlier in this letter.

Cost Certification

Within 90 days of completion and occupancy, and prior to permanent loan closing with MHP, Sponsors will be required to provide MHP with an audited cost certification for the Project, which MHP will review for compliance of the completed project with DHCD guidelines, regarding development fee, related party payments (if any), and calculation of sponsor equity.

The cost certification must be performed by a qualified certified public accounting firm which has been prequalified with DHCD for performing cost certifications. Please see ***Attachment 2*** for the requirements for CPA prequalification.

MHP will review the cost certification and, if approved, notify the Town/City of its approval and provide the Town/City with a copy of the cost certification. The Town/City will have 10 business days to identify any potential inaccuracies to MHP, before the cost certification can be deemed accepted. An accepted cost certification will be a condition of permanent loan closing.

Limited Dividend Organizations must provide financial surety to ensure completion of the cost examination. The surety shall be provided no later than the closing of the construction loan, through a letter of credit, bond, or cash, in a form satisfactory to MHP. The amount of the surety shall be as follows:

For projects

up to and including 25 units:	$ 25,000
up to and including 50 units:	$ 50,000
up to and including 100 units:	$ 75,000
more than 100 units:	$ 100,000

Inclusion of 3-BR Units

In January 2014 the State established a new requirement that for any 40B development, or other housing development using state resources, at least 10% of the units must have three BRs, unless they are SRO's or age-restricted. I will discuss this further with you prior to your submission of your PEL application.

I look forward to talking with you more about your PEL application. Thank you for contacting us about your affordable housing development plans, and do not hesitate to call me at (617) 330-9944 xXXX if you have any questions.

Sincerely,

cc: Attachment 1: Schedule of PEL Fees
Attachment 2: Procedures for Prequalification of Certified Public Accounts
Attachment 3: MHP's Limited Dividend Policy

Attachment 1

MHP's Fees for a Project Eligibility Letter (PEL)

MHP charges fees in connection with the issuance of a PEL, as follows:

- a Processing Fee totaling $1,500 for non-profits or $2,000 for for-profits;
- a 40B Fund Fee (not earned by MHP, but deposited into a fund helping to defray the costs of the 40B Housing Appeals Committee at DHCD), consisting of:
  - $1,000 for non-profits, or $2,500 for for-profits, *plus:*
  - an amount equal to $30 per unit (counting all the units in the project)

Of these amounts, one-half of the Processing Fee ($750 for non-profits or $1,000 for for-profits), and the entire 40B Fund Fee must be paid upon application and prior to the issuance of the 30-Day Notice. The balance of the Processing Fee is due prior to our issuance of the PEL.

The 40B Fund Fee will be refunded if MHP declines to issue a PEL. MHP's Processing Fee is nonrefundable, but will be credited against the loan commitment fee which MHP charges should MHP be the permanent lender on the project.

Attachment 2

Procedures for Prequalification of Certified Public Accountants

DHCD requires the prequalification of certified public accountants (CPAs) hired by a Developer to carry out cost certifications in connection with Comprehensive Permit projects. In order to be prequalified by DHCD, CPAs must:

- Be licensed by, and in good standing with, the Commonwealth of Massachusetts Board of Public Accountancy;
- Meet the independence standards of the AICPA (American Institute of Certified Public Accountants);
- Have been subjected to a quality control (peer) review, within the most recent time period as required by the AICPA and received an unqualified report; and
- Have current insurance policies that cover errors and omissions.

CPAs interested in being prequalified by DHCD should submit the following information to DHCD, to the attention of Candace Tempesta, Contract Specialist, Massachusetts Department of Housing and Community Development, 100 Cambridge Street, Suite 300, Boston MA 02114 candy.tempesta@ocd.state.ma.us; 617-573-1507):

- A Letter of Interest providing the name, firm name (if applicable), address, telephone and fax numbers, and license number for the CPA;
- An original Certificate of Good Standing issued by the Massachusetts Division of Licensure within thirty (30) days of the submission to DHCD; and
- A copy of the relevant quality control (peer review) report.

Prequalification by DHCD will be good for a period of two (2) years from the date that DHCD notifies a CPA that it has met the standards set forth below, provided that the CPA maintains compliance with such standards.

Note: To access the up-to-date listing of the DHCD pre-qualified CPAs go to the following web site address: www.mass.gov/ehed/docs/dhcd/legal/cpaprequalifiedlist.doc.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:18 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Anne Warner <annewarner111@gmail.com>
Sent: Tuesday, December 29, 2020 9:02 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: northwaldenneighbors@gmail.com <northwaldenneighbors@gmail.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:
I oppose the proposed development at 2072 Mass Ave. I live in the Huron Village area and drove thru that intersection frequently before Covid. Less frequently during Covid. I went to the Senior Center which is basically next door, and also shop at Porter Sq. and drive to Davis Sq. and beyond via that intersection. This particular intersection is very congested as is. It cannot accommodate 200 new residents, their traffic, drop offs, pick ups, deliveries, etc. Not even with the proposed slight widening of Walden.

The zoning for affordable housing has a 6 story maximum. Please enforce that. Better yet, build elsewhere. This intersection is a poor choice.

Yours sincerely,

Anne Warner
21 Grozier Road
Cambridge, MA 02138
Annewarner111@gmail.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:19 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [NWN Info] Voice your concerns

From: Susan M. Carter <studiogirl1946@gmail.com>
Sent: Monday, December 28, 2020 11:12 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: [NWN Info] Voice your concerns

I cannot say it any better than they have....this development is very detrimental to OUR city. Susan Carter 41 Holden ST.

---------- Forwarded message ---------
From: **SUSAN E FRANKLE** <susanfrankle@comcast.net>
Date: Mon, Dec 28, 2020 at 8:03 AM
Subject: [NWN Info] Voice your concerns
To: north-walden-neighbors-info@googlegroups.com <north-walden-neighbors-info@googlegroups.com>

Hi North Walden Neighbors,

We are now more than 320 like-minded neighbors who are opposed to the proposed 2072 Mass Ave development. Many of us live in near the site.

Some of you have been asking **what more you can you do** to help oppose the proposed development.

First, write to the BZA! Your voice will make a difference.
Emails should be sent before next Monday, 1/4 at 5PM.

- Send emails to mpacheco@cambridgema.gov
- Subject Line: 2072 Mass Ave CASE NO. BZA-017326-2020
- Salutation & First line:
  - To Members of the Board of Zoning Appeal
  - I oppose the proposed development at 2072 Mass Ave.
- If you live near the site, please add that information in the first paragraph.
- Body: Possible concerns to include or please state your own:
  - **Size** (the 9-story, 102 feet height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden; Ask the BZA to please enforce zoning for affordable housing which is 6 stories maximum; Also mention that

this could set a concerning precedent for other 9-story developments to be built in North Cambridge).
    - **Safety** of the intersection (dangerous and congested intersection, the proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions).
    - **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers.
    - **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.
- Some neighbors are advocating for 6-stories in the front (no deeper than the abutting Russell Apartment building), dropping to 3-stories in the back. If you agree, advocate for that!

Second, mark your calendar!
Thursday, 1/7 6PM for the BZA Hearing. We need you there.

- Plan to attend and make a quick statement in opposition
- More information to come later this week on how to register

Thank you for all you are doing!

Happy Holidays,
North Walden Neighbors
email: NorthWaldenNeighbors@gmail.com

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You received this message because you are subscribed to the Google Groups "North Walden Neighbors Info" group.
To unsubscribe from this group and stop receiving emails from it, send an email to north-walden-neighbors-info+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/north-walden-neighbors-info/1412828949.69457.1609160631474%40connect.xfinity.com.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:19 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jean E Jackson <jjackson@mit.edu>
Sent: Monday, December 28, 2020 10:54 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:
I oppose the proposed construction at 2017 Mass. Ave.
First of all, there are way too many zoning wavers.
It is way too high and big. Please enforce the zoning for affirdable housing, which is 6 stories maximum.
It is unsafe. Dangerous intersection! 200 new residents??? The lack of setbacks makes it worse.
Such a structure would very negatively affect the seniors who live in the abutting affordable housing.
I have been a Cambridge resident since 1972.
Jean E Jackson
52 Dana St.
Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:20 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave. case no. BZA-017326-2020

From: pamela winters <pamharry87@comcast.net>
Sent: Monday, December 28, 2020 8:46 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave. case no. BZA-017326-2020

Good morning.....hope you had a nice holiday in this strange world we are in right now....

Anyway, thought I would get back to you to voice my concerns about this building.

1. The size of the building is too big...there is no green space around it and it dwarfs the abutting buildings. There is not parking for the 25 cars at least that will be there...this is setting a bad precedent for other buildings that developers can make money from....Affordable housing is supposed to be just 6 stories high and despite the fact that they are applying for a comprehensive permit, please keep ini mind that the neighbors will be looking at this building for at least 100 years.....and psychologically architecture has an impact on people and neighborhoods. The lack of setbacks is awful, as well as the color.

2. I know that at the last meeting there were several people among the 25 or so that spoke, but we had over 200 letters from neighbors and others that were against and that was not mentioned.....

3. There will be at least 200 new residents in this building. There will be drop offs and pick ups and safety to pedestrians and cyclists, etc will be compromised.

4. Why aren't people concerned about the seniors next door....4 ft. away? It will be 2 years of construction at the least and they will permanently lose their light and privacy....what about them? They also are not rich

Cambridge has almost 15 percent affordable housing...Ch. 40B of the Mass. General Laws says that unless you have less than 10 percent of affordable housing you do not have to erect more....Please keep in mind that Cambridge is one of the 10 densest cities in the country for our population....Somerville being another. How many people should we accommodate in the city? Not everyone who wants to live in Cambridge can live here. I think the BZA should recognize these issues and please turn down the application for this building as is.

With many thanks,

Pamela Winters
Orchard St.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:22 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA meeting

From: Daglian, Sisia <sdaglian@cambridgema.gov>
Sent: Monday, December 28, 2020 8:30 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: FW: BZA meeting

Please put in 2072 BZA file, another letter.

Regards,

Sisia Daglian
Inspectional Services
617-349-6107

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Monday, December 28, 2020 10:29 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: FW: BZA meeting

From: Carvello, Maryellen <mcarvello@cambridgema.gov>
Sent: Sunday, December 27, 2020 7:46 PM
To: DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: Sullivan, Charles M. <csullivan@cambridgema.gov>; Gianetti, Lee <lgianetti@cambridgema.gov>; Cooper, Stacey <stcooper@cambridgema.gov>; Tuccinardi, Anthony <atuccinardi@Cambridgema.gov>
Subject: Fwd: BZA meeting

Get Outlook for iOS

From: Jennifer Mekonnen <jlm421@georgetown.edu>
Sent: Sunday, December 27, 2020 5:47:58 PM
To: City Manager <CityManager@CambridgeMA.GOV>
Subject: BZA meeting

Good afternoon,

I am emailing on behalf of the residents of 14 Walden Street. We wanted to express our concerns regarding the construction of the housing development adjacent to our home on 14 Walden Street.

First, we have concerns regarding the safety of this project. The foundation of our home is at great risk, given that we live in a Mansard Victorian historical home built in the early 19th century. Preserving the integrity and structure of homes that hold architectural and historical significance is imperative and beneficial to the city of Cambridge.

Given the time period that our home was built, the city must consider the fragility of our historical home and how the structure will be impacted by construction. Drilling so close for the deep foundation required for a 9-story building will cause vibrations that can be felt by the residents and shake our interior. We are a working class family and would be unable to afford any bills and other sustained damages as a result of the construction. We implore the city to reconsider the impact of this construction on the working class families of the Walden street community, as well as the integrity of surrounding historical homes.

Best,
Residents of 14 Walden Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave case #BZA-017326–2020

From: Ann M. Gantz <annmgantz@gmail.com>
Sent: Monday, December 28, 2020 7:29 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave case #BZA-017326–2020

To members of BZA

I drive around that corner ever day and know how dangerous it is even with reduced COVID bike and car traffic. The proposed building is too high, has no setback and no parking to keep resident cars off the street. The building would negatively impact the senior population already established next door. But the building of anything that will make traffic more difficult at that already dangerous corner should not be supported. I have lived in North Cambridge for 20 years and am very experienced with the dangers of that corner. Please do not support the development in its currently planned form.
Ann Gantz
47 Pemberton Street
Cambridge MA 02140

Sent from my iPhone

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Lois W. Fine <l.fine@icloud.com>
Sent: Monday, December 28, 2020 7:29 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Sean Hope <sean@hremassdevelopment.com>; Jason Korb <jkorb@capstonecommunities.com>; Emily Bromley <bromley@comcast.net>; Dan Wainstock <wainstock@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To: Zoning Appeals Board,

I am a home owner at 8 Sycamore St, Cambridge 02140, directly behind the proposed development. I fully support affordable housing at 2072. It's proximity to public transportation, good schools, adequate shopping, and recreation within walking distance make it an ideal location for us all. I also share the builders' concerns about the huge number of people in need of affordable housing, and am more than happy to accept personal inconvenience in order to accommodate more traffic and parking problems.

I am very concerned about the danger to young families who will be added to the significant existing danger at the corner of Mass Ave and Walden. I'm not sure people who don't walk that corner daily fully understand the pre-COVID mess there. Northbound traffic backs up to at least Concord from about 4:00 PM. Drivers become irritable and impatient so that by the time they get to Mass Ave they jump the light, cut the corner (might be helped by widening the street, thank you!), and zoom off onto Mass Ave. It's a similar situation for cars turning right off Mass Ave onto Walden. I've grabbed my grandkids back from danger at the corners many times. I understand that the trade offs between efforts to address the need for housing and compromising on the density of building project are hard ones to navigate. I trust the opinion of experts in the fields of housing and urban planning. My fervent hope is that if the Board approves anywhere near the proposed density of this development it will be with a commitment from the city and the builders to work with neighbors on traffic calming, pediatrician safety, and danger mitigation.

I also want to say, we are all in this together and we need intersectional solutions to theses complex problems. I hope we can work together with generosity, peace and good will in the New Year.

Thank you!

Lois Fine
617.733.7293

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:24 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Marybeth Egan <mlegan312@gmail.com>
Sent: Monday, December 28, 2020 7:20 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Hi there,

I'm a resident on Walden Street, across the street from Darul Kabab. While I'm excited about the prospects of expanding access to affordable housing in Northern Cambridge, there are aspects of the current development plan that concern me. Specifically:

- **the size** relative to the other buildings in our neighborhood
- the potential **impact on traffic**, given how congested Walden Street gets during non-pandemic periods
- the disruption and **noise pollution from construction** during a period where many are working or attending classes from home

I believe with the right adjustments the development could be a great addition to our neighborhood and am hopeful the City and Developers can strike the right balance.

Best,
Marybeth

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:24 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Zonda Mercer <zm115att@aol.com>
Sent: Monday, December 28, 2020 6:35 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

I oppose the proposed development at 2072 Mass Ave. I live on Cogswell Avenue and frequently use Walden St. which borders the proposed site. I am not opposed to development at the site - but I am very concerned about the height of the proposed development. PLEASE enforce zoning for affordable housing which is 6 stories maximum. If permitted to go around this standard, this development could set a precedent for other OVERLY TALL buildings here in North Cambridge - drastically changing our neighborhood.

I am also concerned about the traffic at that corner and the effect the proposed development would have on pedestrians (like me who often walks up Walden to Mass Ave), drivers and cyclists.

Please: no more than 6 stories!!!

Thank you for your consideration.

Zonda Mercer
47 Cogswell Avenue
Unit 21
Cambridge, MA 02140

Sent from my iPad

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:25 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Urgent request for using part of Buckingham Field for affordable housing
Attachments: 201223 - 2072 Mass Ave_Creighton St Rendering_9_6 Stories.jpg

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From: Young Kim <ycknorris@gmail.com>
Sent: Monday, December 28, 2020 6:21 AM
To: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>
Cc: City Clerk <CityClerk@CambridgeMA.GOV>; Mallon, Alanna <amallon@cambridgema.gov>; McGovern, Marc <mmcGovern@cambridgema.gov>; Simmons, Denise <dsimmons@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; Sobrinho-Wheeler, Jivan <jsobrinhowheeler@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Toomey, Tim <ttoomey@CambridgeMA.GOV>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Farooq, Iram <ifarooq@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; Cotter, Chris <ccotter@cambridgema.gov>; Roberts, Jeffrey <jroberts@cambridgema.gov>; Mike Johnston <mjjohnston@cambridge-housing.org>; Karrie Canavan <kcanavan@cambridge-housing.org>; Jason Korb <jkorb@capstonecommunities.com>; Sean Hope <sean@hremassdevelopment.com>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Urgent request for using part of Buckingham Field for affordable housing

Dear Mayor Siddiqui,

I trust you had a relaxing, peaceful four day holiday weekend with your loved ones. And I hope you read my Letter to the Editor of Cambridge Chronicle. I tried my best to be as objective as I possibly could from an engineer's point of view but being limited to 400 words, it was very difficult and I do hope I didn't offend you in any way. If I did, certainly that was not my intention and I beg you to please accept my sincerest apologies.

Right after that letter was published, I found out that City Council okayed the purchase of 4-acre Buckingham Field expecting some affordable housing will be sited there. This news opened up new possibilities and couldn't have come at a better time coinciding with my call for holistic development of 2072 Mass Ave as I first presented to you and other stakeholders in my Dec 16 email (which was included as COM 867 #2020 in last week's City Council agenda file).

This good news was quickly upset by a rendering Mr. Korb (Capstone Communities) sent me (see the attached) of a view from Creighton Street looking across the open space of Russell Apartments to the proposed 2072 Mass. Ave. development that CC HRE 2072 Mass Ave Tenant LLC (developer) intends to present at the continued Jan 7th BZA hearing in response to BZA's request to better justify their additional height. Or to reduce it.

Through you, I urgently request that the BZA hearing on 2072 Comprehensive Permit case be suspended until the use of Buckingham Field for affordable housing can be debated by the City to prevent overly dense projects such as 2072 Mass Ave from looming over its nearby neighbors and cause immense adverse impact on its surrounding community.

I would like to offer two possible options for City to consider to take advantage of the newly acquired Buckingham Field. My preferred option is to carve out a subdivision of Buckingham Field for affordable housing to swap with the developer's 2072 Mass. Ave. property. City can then turn 2072 Mass Ave into a much needed community open green space - a garden, a children's playground, a senior's park, and/or a community garden. This would help replace the neighborhood's beloved Knight's Garden that was recently sacrificed for the St. James Place. Part of the property along Walden Street still can be used for traffic improvement measures as the developer graciously offered. In turn, the developer can design and build in the newly created subdivision, with community involvement at every stage, a low-rise affordable housing complex (a cluster of triple decker town houses perhaps) that will fit into the character of West Cambridge and will give residents the pride of home ownership rather than merely rental apartments as CHA did with their renovation of Jefferson Park.

The second option is to allow the developer to build a reduced density building at 2072 Mass Ave (say at roughly 1/2 the density with 24 units at FAR of about 3.5 in a similar footprint as Russell Apt) and compensate CC HRE's financial loss by giving them a seat at the table in developing the Buckingham Field for affordable housing.

In either case, the developer must be made to follow the building and site development standards of Zoning Ordinance Article 19, Project Review, provisions to achieve the city's urban design objectives with full participation of the West Cambridge community as prescribed in MA Chapter 40B Handbook for Zoning Boards of Appeal

Thank you for your patience in reading this long email in your busy schedule and would appreciate any and all assistance you can offer in achieving this a holistic redevelopment of 2072 Mass Ave.

Respectfully yours,
Young Kim
17 Norris Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:00 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Support for 2 Pearl St Place (BZA-101523)

From: Rebecca Bowie <rsrbowie@gmail.com>
Sent: Saturday, January 2, 2021 2:49 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for 2 Pearl St Place (BZA-101523)

To the Board of Zoning Appeals,

We write in support of the proposed variance at 2 Pearl Street Place (BZA-101523). We live at 3 Hastings Square, which means we are diagonally behind the house and can see it clearly from our backyard. We believe that both the dormer and the window adjustments are lovely and appropriate additions.

We have been lucky enough to meet Mahta and Chris many times since they bought the house at 2 Pearl Street Place, both through our backyard and around the neighborhood. We are thankful for our new friendship with them, as well as for the neighborliness and consideration they have shown in planning their renovations. We look forward to raising our family across the fence from theirs, and encourage you to allow them to make the renovations necessary to be comfortable in the house long-term.

Sincerely,
Rebecca & Nikolas Bowie
3 Hastings Square

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:26 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA meeting

From: Jennifer Mekonnen <jlm421@georgetown.edu>
Sent: Sunday, December 27, 2020 3:45 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA meeting

Good afternoon,

I am emailing on behalf of the residents of 14 Walden Street. We wanted to express our concerns regarding the construction of the housing development adjacent to our home on 14 Walden Street.

First, we have concerns regarding the safety of this project. The foundation of our home is at great risk, given that we live in a Mansard Victorian historical home built in the early 19th century. Preserving the integrity and structure of homes that hold architectural and historical significance is imperative and beneficial to the city of Cambridge.

Given the time period that our home was built, the city must consider the fragility of our historical home and how the structure will be impacted by construction. Drilling so close for the deep foundation required for a 9-story building will cause vibrations that can be felt by the residents and shake our interior. We are a working class family and would be unable to afford any bills and other sustained damages as a result of the construction. We implore the city to reconsider the impact of this construction on the working class families of the Walden street community, as well as the integrity of surrounding historical homes.

Best,
Residents of 14 Walden Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:26 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Yona Shapiro <yonashapiro9@gmail.com>
Sent: Friday, December 25, 2020 3:25 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I am quite concerned about the current proposed development at 2072 Mass Ave. for numerous reasons.

As a student who has used the bus stop located within feet of the proposed building, I know that more foot traffic and crowding would intimidate and potentially scare those awaiting the school bus. If the massive size and capacity of the building that's scheduled to be constructed is included with the final plan, it could cause chaos at the bus stop where so many children stand every day.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has the CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Yona Shapiro

35 Walden Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:27 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: nancy shapiro <nkshapiro@verizon.net>
Sent: Friday, December 25, 2020 3:09 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I am quite concerned about the current proposed development at 2072 Mass Ave. for many reasons.

As a parent of school children, I wanted to make sure it was understood that there is a school bus stop right there at Walden and Mass Ave exactly where the project is slated to be built. I wonder if CPS school transportation has been consulted about this development in terms of the safety of children. I have walked my kids and waited at that stop with my kids for years… it is a dangerous intersection only to be made more dangerous with this project. Has there been any communication with CPS transportation?

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Nancy Shapiro

35 Walden St

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:27 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Robert Camacho <musicamach@gmail.com>
Sent: Friday, December 25, 2020 1:42 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: susanfrankle@comcast.net <susanfrankle@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.
I also am concerned about the size, lack of parking, lack of setbacks, and location at a dangerous, congested intersection.
I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.
I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.
I also would prefer to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.
Please resist the hysterics and histrionics voiced by some members of the City Council when they incessantly voice concerns about affordable housing. The simple facts of the matter are that no matter how much affordable housing the city builds it will NEVER be enough to satisfy actual affordable housing needs and certainly not the needs of these ABC backed and financed Council members for whom even too much affordable housing would also NEVER be enough.
I plan to attend the January 7 hearing to voice my concerns.
Thank you.
Robert Camacho
24 Corporal Burns Road
Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:29 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: B K <bkon02@gmail.com>
Sent: Thursday, December 24, 2020 8:20 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: 2072 Mass Ave CASE NO. BZA-017326-2020

I would like to add one point. The opinion piece from city leaders stated "The Planning Board approved the project unanimously, where it then went to the BZA for zoning relief." This is true, however there was a lone voice on the planning board repeatedly expressing serious concerns about the additional cars. I believe his name was Stephen. Ultimately, there was no support for his suggestions, and he (in my opinion) grudgingly agreed to give his approval. It is unfortunate that voices of concern are being silenced.

Thank you,
Elizabeth Kon

On Thu, Dec 24, 2020 at 9:27 AM B K <bkon02@gmail.com> wrote:

> To the Board of Zoning Appeal:
>
> I'm writing to voice my concerns about the proposed project at 2072 Mass Ave. I am fully supportive of affordable housing at the site, but concerned about particular details and the rhetoric being used in the community.
>
> My concerns are parking and traffic safety in the area. I understand that a child was already killed at this intersection, and am concerned about making the situation worse.
>
> Some community and Cambridge government members seem to be viewing this as an us/them situation. I feel compassion for those who suffer from the lack of affordable housing. I wish I could make it right. It is a complex and multi-faceted situation with no simple answers. Trying to address it intelligently while considering all implications realistically does not mean that one is against affordable housing, though the forces of polarization in our society seem to work to present it as such. Zoning regulations are there for a reason. They should be a starting point from which the city can deviate when appropriate. They should be changed when they are unnecessarily restrictive.
>
> I have a long, long list of things about the world that pain me, and that I wish I could change. I struggle to accept my inability to fix it all. Making unintelligent choices may feel good at the moment, but in the end they will benefit no one, and may have unintended negative consequences.

Let's get more affordable housing in Cambridge, let's do the best we can, and let's do it intelligently.

Sincerely,
Elizabeth Kon

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:46 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jan Corash <jan.corash@gmail.com>
Sent: Monday, January 4, 2021 11:39 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

- To Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave. I live at 84 Orchard street which is one block away from the proposed building.

The intersection of walden and MAss ave isone i drive through at least 2x a day either to leave my house or to get home. I am either turning from walden street onto mass ave to get home or turning from blake street onto mass ave, through the light and turning right onto russell to get home And i often am getting onto into the left lane of mass ave from blake and turning left onto walden to go run errands,etc. that's dangerous and very busy intersection especially in non covid times.
The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries. In fact, it creates a whole new set of dangerous traffic conditions on top of the ones that already exist-- there have already been numerous accidents-- one of which i was involved in and also the death of at least one person.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 2:16 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jan Corash <jan.corash@gmail.com>
Sent: Monday, January 4, 2021 11:52 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave CASE NO. BZA-017326-2020

sorry, my email by mistake was sent before i fnished

---------- Forwarded message ---------
From: **Jan Corash** <jan.corash@gmail.com>
Date: Mon, Jan 4, 2021 at 1:39 PM
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020
To: <mpacheco@cambridgema.gov>

- To Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave. I live at 84 Orchard street which is one block away from the proposed building.

The intersection of walden and MAss ave isone i drive through at least 2x a day either to leave my house or to get home. I am either turning from walden street onto mass ave to get home or turning from blake street onto mass ave, through the light and turning right onto russell to get home And i often am getting onto into the left lane of mass ave from blake and turning left onto walden to go run errands,etc. that's dangerous and very busy intersection especially in non covid times.
The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries. In fact, it creates a whole new set of dangerous traffic conditions on top of the ones that already exist-- there have already been numerous accidents-- one of which i was involved in and also the death of at least one person.

PLus there are the problems of lack of parking spaces for the new residents and the size of the building. Really, 9 stories(102 feet) when the zoning for affordable housing is only 6? And the neighboring building next to it is only 57 feet and the other abutters are only 2-3 stories high?

I agree with the neighbors who are advocating for 6-stories in the front (no deeper than the abutting Russell Apartment building), dropping to 3-stories in the back.

When will the zoning board acknowledge its own regulations and follow them? What's the purpose of having them? Is it only to try to calm down us residents by putting on a face of appeasement but actually turning around and doing otherwise.

Sincerely,
Jan Corash and Michael Berdan
84 Orchard St.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 2:16 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: lou soltys <lsoltys@comcast.net>
Sent: Monday, January 4, 2021 11:58 AM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Cc: 'Anna Soltys-Morse' <lsoltys@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal,

We live 1 block from the 2072 Mass Ave. site and have been there for 27 years.

We strongly oppose the proposed development at 2072 Mass Ave.

There are many red flags:

- Red flag - 18 waivers for zoning relief
- Red flag - 9-stories, 102 feet
- Red flag - only one elevator for 150-200 residents
- Red flag - virtually no parking; only 3 restricted on-site parking spaces
- Red flag - more than 3x the density of other Porter Sq. affordable housing
- Red flag - no ground level green space; no setbacks
- Red flag - negative impact to light and privacy to the seniors in affordable housing who live right next door

Please use the **height maximums from the recently-enacted AHO** (6 stories, 70 feet) to guide what should be allowed to be built at the site.

Please listen to the voices from the immediate neighborhood. There is a groundswell of opposition, many of those live very close to the site (**350+ petition signers** object to the size and have safety concerns regarding the intersection). We want there to be affordable housing, but feel the developers dismiss all the neighbors' concerns and have not provided for the safety considerations, density issues, parking concerns, and neighborhood vitality that need to be addressed.

Please don't let these developers **set a dangerous precedent** that will define the future of North Cambridge.

What we advocate for is reasonable. A 6-story building that steps down to meet the neighborhood. What we ask for is for zoning laws to be upheld.

If the developers cannot make a 6-story building financially viable, then it's clear this is not the right site and these are not the right developers. They are trying to do too much on a small 8,500 square foot lot.

Please use the AHO as THE guideline to protect the residents of North Cambridge.

Sincerely,
Lou Soltys and Christopher Morse
26 Creighton St, Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 2:17 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: CASE NO. BZA-017326-2020 (2072 Mass Ave Capstone proposal)

From: Ausra Kubilius <ausmkub@gmail.com>
Sent: Monday, January 4, 2021 12:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: CASE NO. BZA-017326-2020 (2072 Mass Ave Capstone proposal)

Dear Members of the Cambridge Board of Zoning Appeal:

While I support housing affordability and security, I **strongly oppose** the 2072 Mass Ave affordable housing project for two reasons.

1. **Poor Location for New Family Housing--Notoriously Dangerous Intersection**: As a close neighbor, I know the dangerous congestion at that corner of Walden St during normal non-covid times and think that up to 200 new residents, including children on bicycles, will not be housed there safely, even with the widening of Walden St a bit. Please note the traffic jams were not caused by the moribund Darul Kabab; there has been no "fast-food" place at that site since 2010, in spite of what the Cambridge traffic department erroneously said and what the developers keep maintaining (would that distort contrast data of restaurant traffic vs. future resident traffic?). **Closeness to public transportation does not come close to offsetting the precariousness of housing families at this site.**

2. **Poor Location for New Housing--Negatively Impacts Residents at Existing Affordable Housing Next Door**: As a senior who uses the North Cambridge Senior Center and knows residents at the abutting affordable-housing Russell Apartments for seniors, I can assure you that many of the seniors think a residential building on the tiny lot at 2072 will impact their safety and comfort negatively.

Please do not approve this proposed project. Affordable housing funds are limited and should be spent on building such housing in safe locations, especially for children and seniors, the most vulnerable populations. If anything, please consider creating a Tiny Park for Seniors there.

Thank you for your consideration.
A. M. Kubilius, 21 Cogswell Ave

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:06 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Letter of Support for BZA Case #17326, 2072 Massachusetts Avenue

---

From: claire silvers <clairesilvers@gmail.com>
Sent: Monday, January 4, 2021 12:55 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Letter of Support for BZA Case #17326, 2072 Massachusetts Avenue

We have lived at 26 Mead St for many years. As you may know, it is just off Walden & around the corner from this 2072 Massachusetts Avenue proposed project. We have attended the public meetings, scrutinized the plans, listened to much commentary. We are in support of this project. We recognize the great need for affordable housing, and think such structures should be located throughout the city. The building plan seems very well thought out. Many neighbors are voicing skepticism about the parking study, but since we live here, and walk, bike and drive around a lot, we have found the assessment to be accurate. The other major objection that is being raised in the neighborhood is that it will make the Walden/Mass Ave intersection too dangerous. It is our experience that that intersection has always been a giant pain for all concerned and often dangerous. This building project should not be held responsible for that long-standing traffic-engineer's headache.

We would be happy to elaborate on these views if that would be useful, but are trying to keep it brief here.

Sincerely yours,
Claire Silvers and Mark Feeney
26 Mead St
Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:11 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Development comment

From: Amy Sloper <amysloper@gmail.com>
Sent: Monday, January 4, 2021 1:08 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave Development comment

Hello,
I am writing to submit comment to the Board of Zoning Appeals on the proposed development at 2072 Massachusetts Avenue. **I am a homeowner living less than 2 blocks from the proposed development, at 47 Cogswell Avenue, and am in strong support of moving forward with the building.**

Our city is in need of affordable housing, it is something we can all agree on. This development is in an ideal location to accomplish this goal, along with another of equal importance - sustainability and tackling climate change. The building has been designed with this in mind, through its Passive House standard, and by prioritizing housing human beings over vehicles.

I know many in the neighborhood are expressing concerns over parking, traffic, and safety. The parking study clearly shows that we as residents will not be affected by an influx of cars. As someone who parks my family's single car on the street in this neighborhood - I can say I am not worried about losing my parking space on the street (which by the way is not a right afforded to me simply because I own a house here). Also - even if parking becomes more difficult, it is something I am willing to sacrifice if it makes my city more livable for more people. Those that are concerned about parking have options - pay for a spot, utilize car shares (uber, lyft, or zipcar), or take public transportation. Those without affordable housing have many fewer options for their indisputably bigger problem.

Next, traffic is already bad in this neighborhood. A new housing development is not going to change this either way. I am very happy to see that Walden Street will be widened - as a biker, walker, and infrequent driver, this will greatly improve safety for me personally. Finally, the strange claims of "safety" that are being thrown around by opponents of this development do not make sense to me personally. I am not sure whose safety opponents believe is at risk. Is it not more unsafe to be in insecure housing, or not housed at all? Families and children live in high rise housing in Central Square - a neighborhood I worked in for nearly 10 years - and I think the proposed location at 2072 Mass Ave is actually safer given traffic and pedestrian patterns in our neighborhood. Additionally, having spent time with children who live both in the Central Square developments and in the Rindge Tower housing through Cambridge's Tutoring Plus and Big Sister programs, I can say that having families housed together - where children can live side by side with their classmates and friends - and where tutoring services and other social programs can come directly to them in shared spaces - is an ideal situation.

I am asking the board to consider the point of view of someone who will eventually live in this development and enjoy all our neighborhood has to offer with equal - or more - weight than those in the neighborhood who are opposed to out of inordinate fear of change in the neighborhood.

Respectfully,
Amy Sloper
47 Cogswell Ave, #26
Cambridge, MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:22 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: kyearwood@juno.com <kyearwood@juno.com>
Sent: Monday, January 4, 2021 1:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal

I have lived on or owned property on Cameron Avenue all my life. Furthermore, I have been part of the North Cambridge Stabilization Committee since before the old Lincoln school was converted to housing. I recognize the need for affordable housing in not only the city, but across the state as well. However, as dire as the need for affordable housing is in Cambridge, I do not see why the developer for 2072 Mass. Ave., has to rush to put up a humongous property with no set backs (at a dangerous intersection at that) and **no citizens' review for a property that needs 18 variances in order to be constructed**. Besides, construction of a building of the size being proposed is going to take some time to construct so the affordable housing problem is not going to be solved overnight anyway, especially with just one building.

Affordable housing has been an issue at least since 1980, when I purchased my house that was under rent control at the time. Rent control didn't really do what it was supposed to do and we as a city eliminated it. Many ideas seem good until they are implemented and people begin to see that there are consequences that were never thought of nor intended. Allowing this project to go through as proposed **without community involvement will set a precedent for other developers that the city will not be able to easily reverse if at all**. A project of this magnitude needs to be thoughtfully considered by the community as we in the neighborhood are the ones that have to live with whatever happens for time to come.

My experience as an engineering project manager has shown that even when two sides are opposed to one another that respectful dialog can bring about a far better solution than either side had envisioned. I hope you grant us the opportunity to have such a dialog with the developer.

Kevin Yearwood

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing
Attachments: PB Hearing 2072 Mass Ave Capstone.png

From: SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent: Monday, January 4, 2021 1:20 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; City Manager <CityManager@CambridgeMA.GOV>; Carlone, Dennis <dcarlone@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing

To the members of the Board of Zoning Appeal:

Please see these bullet points below that include new information regarding a **census of building structures and their heights** along the 2.3 mile stretch of Mass Ave from Harvard Square (Cambridge St intersection) to Arlington (Rte 16 / Mass Ave intersection).

- Out of 195 structures fronting Mass Ave, **98% of the buildings are 6 stories or less**.
- Only 4 structures (2%) are 7 stories or more.
- The most prevalent building height along Mass Ave west of Harvard Square is 3-stories (38%) followed by 1-story (27%) and 4-stories (14%).

These data illustrate that the proposed 2072 Mass Ave building design not only **does not fit the neighborhood in the context of Walden Street and its 2- to 3-story homes**, but is also a **massive outlier for Mass Ave in North Cambridge**.

Please note: The 4 structures greater than 6 stories were built 40-50 years ago, and none are on a busy intersection.

Please note: There is more building footage frontage along Walden Street than there is along Mass Ave.

Also please see the attached elevation rendering that shows the massively out of scale context of the proposed 2072 Mass Ave building.

Thank you for your attention to these data,
Susan Frankle
3 Houston Park
300 feet from the 2072 Mass Ave site

ATIONS North | View from Mass Ave

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Support for 2072 Development

From: Benjamin Stein <stein.benjamin@gmail.com>
Sent: Monday, January 4, 2021 1:22 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for 2072 Development

Good afternoon,
I live 2 blocks from the proposed development and park on the street, too. I have no safety or practical objections to this project and am very much in favor of it. I've read the op-eds and petition opposing the building's proposed height and parking but find those arguments unconvincing.

I welcome my future neighbors to the community.

Benjamin Stein
47 Cogswell Ave

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:25 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: support for BZA-017326-2020 (2072 Mass Ave)

From: Ira Nichols-Barrer <nicholsbarrer@yahoo.com>
Sent: Monday, January 4, 2021 12:49 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: support for BZA-017326-2020 (2072 Mass Ave)

Greetings,

I am writing to express my continued strong and heartfelt support for the proposed affordable housing development at 2072 Mass Ave. I was disappointed to hear that the BZA is considering downscaling of the project. With a site located so close to transit, and in the context of a major housing shortage and affordability crisis in our community, reducing this project seems like it would be a mistake and lost opportunity.

I am a homeowner who lives around the corner from this site and walk by it daily, and I do not think any hypothetical concerns about access to on-street parking or overall building height on Mass Ave. justify slowing down or downscaling the project. The developers have already reduced the scale of their original plan to add an attractive rear roof-deck that will create a 'step down' to nearby homes, and it would be a sad and shortsighted loss to see the project downscaled even further.

I hope you see fit to grant approval, and bring more desperately-needed homes to my neighborhood.

Sincerely,
Ira

Ira Nichols-Barrer
175 Richdale Ave., #105
Cambridge MA, 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:28 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Vote Yes on 2072 Mass Ave Project

From: Paul E Fallon <fallonpaule@gmail.com>
Sent: Monday, January 4, 2021 12:39 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Vote Yes on 2072 Mass Ave Project

Please vote 'yes' to approve 2072 Mass Ave as an affordable housing project, much needed in Cambridge. I support creating more affordable housing everywhere in Cambridge, including my own neighborhood.

Thank you for your service.

Paul E. Fallon

--
Paul E. Fallon
618 Huron Ave
Cambridge, MA 02138-4531
617-661-9464
www.paulefallon.com
www.howwillwelivetomorrow.com
www.theawkwardpose.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:30 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Mass Ave Danger for Seniors. BZA Case # 017326-2020

From: Margaret <mbrueter@comcast.net>
Sent: Monday, January 4, 2021 12:32 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Mass Ave Danger for Seniors. BZA Case # 017326-2020

I am writing as a spokesperson for many of the residents of the Leonard J Russell senior and disabled apartments at 2050 Mass Ave

I am begging you, before there is a death, that you come look at where it is planned for cars be pulling up for drop offs and pick ups, etc at the proposed 2072 Mass Ave residential entrance.

We have not had one city official respond to our genuine concern.

The area of concern is just after the Walden/Mass Ave intersection and just before our rather blind turn between the Russell Apartments and the North Cambridge Senior Center

No one seems to have considered how our population may be affected due to the relocation of the proposed residential entrance to 2072 Mass Avenue

Many of us already have difficulty driving this stretch of Mass Ave to our own entrance. It comes up very quickly after the intersection. You would very quickly understand if you could take the time to come look BEFORE any design is approved.

When we come through the intersection we have to pull to the right and slow down immediately. This is because our entrance is not far from the corner, is somewhat hidden and complex to negotiate. (Handicapped spaces, bus lane, bus shelter, bikes zooming by, pull ups at our own entrance, including The Ride

Cars coming through this intersection are speeding up as we slow down to look at everything around us to make a safe turn to park at our home

The addition of cars allowed to pull up to the front of Mass Ave is going to make our already hazardous few feet of driving more so. We are North Cambridge senior drivers not young people. Our reactions can be slow

We are afraid one of us will be killed unless someone beside the developer stand up and consider the serious flaw to this plan.

We were not consulted when the entrance was changed. The residents of Russell apartments and the seniors who come to the North Cambridge Senior Center are the population effected by the current plan using Mass Ave as a pull up.

I frame this as a safety issue and the City of Cambridge need consider our very vulnerable population before a "best plan" be approved.

Please, in our urgent desire to add housing pause so that Cambridge authorities don't neglect our safety

I am getting very tired of the lack of response and sense of urgency by this city we all love so much. It is that we care for all people that makes us special

Please don't sacrifice us because you didn't bother to look

Sincerely,

Margaret Rueter
2050 Mass Ave

Sent from my iPhone

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:31 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 -- Submission for Jan 7 Hearing
Attachments: BZA Packet from NWN_Submitted Jan 4 2021.pdf; Dreier_BZA letter_Jan 4.pdf

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From: Lisa Dreier <lisadreier123@gmail.com>
Sent: Monday, January 4, 2021 12:29 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 -- Submission for Jan 7 Hearing

Dear Maria,
Attached please find two important submissions to the BZA for the special hearing this Thursday, January 7 on the 2072 Mass Ave development:

1) Briefing Document for BZA members prepared by North Walden Neighbors - also delivered in hard copy today to your office.

2) Letter to BZA from me as an individual citizen.

We would appreciate your help in ensuring that these documents reach both the BZA members and the general public.

many thanks,
Lisa Dreier

North Walden Neighbors

Materials Submitted for Board of Zoning Appeal Public Hearing

CASE NO. BZA-017326-2020 for the Hearing on Thursday, January 7th, 2021

Prepared by North Walden Neighbors for the Board of Zoning Appeal

Submitted Monday, January 4th, 2021

ELEVATIONS North | View from Mass Ave

HRE

2072 MASS AVE
PAGE 42 DECEMBER 1, 2020

The above rendering of the proposed 2072 Mass Ave development was prepared by Capstone Communities. We believe it does not accurately represent the true height of the building:

- The proposed 9-story 2072 Mass Ave building is 9-stories, 102 feet in height
- Russell Apartment building (abutting brick building) is 57.6 feet in height
- 1-story block on Mass Ave directly west of 2072 Mass Ave is 12-13 feet in height
- AHO height maximum is 6-stories (70 feet)

Even as shown, the rendering highlights the **massive out of context scale** of the building to the neighborhood.

North Walden Neighbors | Voices from the Community

I am strongly opposed to the design currently proposed. The 9-story tower is **completely inappropriate to the neighborhood**. A new project at that site should fit into the surroundings at a maximum height of 5-6 stories, with setbacks, green space and reasonable density.

Resident, 300 feet from 2072 Mass Ave
BZA Submission, 12/31/2020

I own and live in one of the units across the street and am **very upset about this proposal - especially the building's height and size** and its potential impact on the already difficult situation we have with traffic.

Resident close to 2072 Mass Ave

The people **most negatively affected by this project will be the senior and disabled affordable-housing residents next door** in Russell Apartments. Many of us are afraid to speak out for fear of jeopardizing our housing. However, we strongly oppose the current design which will negatively affect our safety, privacy and quality of life.

Margaret Rueter, Russell Apartments (abutter to 2072 Mass Ave)

One of the most telling factors is the request for 18 zoning variances. The recently-enacted AHO aims to expand affordable housing at scales intended to stretch, but not destroy, neighborhood character and streetscapes. This project should be held to those standards. **There is also the precedent that it will set** for future projects in the area.

James Mahoney, 234A Walden St
BZA Submission, 12/31/2020

I am shocked that the Board of Zoning Appeal would even consider this proposal since it **breaks 18 zoning laws**. Send this project back and wait until you receive a development proposal for this site that respects the neighborhood and complies with Cambridge's zoning laws.

Janet B. Barker, Regent Street
BZA Submission, 1/2/2021

The proposed development at 2072 Mass Ave is **so out of scale and inappropriate on so many levels - height, density, parking issues, traffic issues**, etc. – it's *unfathomable* how it has gotten this far. Everyone wants affordable housing. We just want it done RIGHT.

William Bloomstein, Cambridge Resident
BZA Submission, 1/2/2021

Though I believe in affordable housing, **the proposed project goes way overboard**. There seems to be little care or concern for how this enormous building will fit into the neighborhood. The concept of acknowledging a neighborhood is not even there. I resent the way that large developers are allowed to run roughshod without care.

Nicola Williams, Harvard Squarer Neighbors Association

Executive Summary

The information in this packet highlights the following:

- **Strong community opposition** to the project as currently designed, based on over 350 Cambridge-based petition signatures (including multiple abutters); over 75 local-neighborhood and abutter signatures on a detailed description of local objectives and preferences for this site; numerous op-eds and letters to local media; and a high volume of public comment opposing the project in both Planning Board and BZA meetings.

- **Extreme departure from local zoning laws**, including base zoning laws and the recently-passed AHO, setting an **alarming precedent** for future rule-breaking developments of this scale along Mass Ave; **recommendation for a building design that is 6-stories facing Mass Ave, stepping down to 3-stories in the rear**.

- Strong concerns about **disproportionate impacts on vulnerable abutters** residing at Russell Apartments senior and disabled affordable-housing complex, who largely oppose the project.

- Continued **concern about traffic and safety impacts** which to date have been ignored and dismissed by City Officials. Community concerns about congestion and safety at the Mass Ave / Walden St intersection have been raised for over a decade, most recently at a February 2020 public meeting, but were dismissed and overlooked in relation to this project.

- **Procedural violations and non-compliance** of the developers' permit application process to date, including inadequate public notice and consultation; incomplete and late submission of required documentation to both the Planning Board and BZA; and lack of any compliance review or enforcement process by the City Department of Inspectional Services to identify non-compliant permit applications presented in **flagrant violation of procedural rules**.

Table of Contents

1. **Op-Ed by Dennis Carlone**, Cambridge City Councilor, on the 2072 Mass Ave Proposal (p.4)

2. **Summary of Key Facts** on the 2027 Mass Ave Proposed Development (p.6)

3. **Community Objectives Letter** outlining Concerns and Goals for the Project Design, signed by 75 local-neighborhood residents and abutters (p.8)

4. **Statement of Concerns from Russell Apartments** senior and disabled affordable-housing residents abutting the project (p.12)

City Councilor Dennis Carlone | Op Ed

Saturday, January 2, 2021 SEARCH

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Home >> Opinion >>

Cambridge can do better on affordable housing

By Dennis Carlone
Wednesday, December 30, 2020

The Covid-19 pandemic has exacerbated the economic inequality and housing insecurity that were already plaguing the city of Cambridge. But instead of mobilizing a comprehensive response to the long-term needs for affordable housing, city authorities are being pressured to cut corners and support poorly designed quick fixes.

A proposed new affordable-housing development at 2072 Massachusetts Ave., near Porter Square, has become a lightning-rod for local debate that spotlights the larger issues.

Affordable-housing advocates, including some of my colleagues on the City Council, say the urgent needs for affordable housing justify the building's nine-story (102-foot) height, and the proximity to public transport outweighs its placement on a busy, congested intersection. They urge immediate approval of 18 zoning variances to advance the project.

Neighborhood residents oppose the current design, arguing that its excessive size (more than twice the height and four times the density of base zoning laws for the location) will exacerbate traffic and safety problems and hurt abutters, including the senior and disabled affordable-housing residents next door. They are calling for a reduction in building height and a full project review, including a traffic impact study.

Based on decades of award-winning urban design work in Cambridge, I believe the project design has serious flaws. Affordable housing should blend seamlessly into its neighborhood, but this nine-story metal tower will appear alien and out of context in a historic neighborhood characterized by low-slung brick and wood buildings, 98 percent of which are six stories or less. Built on a small corner lot with no setbacks, it has more than three times the density of other nearby affordable housing projects. With no setbacks or at-grade green space, and only one elevator for up to 200 residents, it has significant design shortcomings. The proposed height qualifies the building as a high-rise, triggering regulations that will increase costs by approximately 30 percent per square foot, a questionable use of taxpayer funds.

Just as troubling, it appears the developers are trying to sidestep city zoning regulations and procedural requirements in the rush to secure a comprehensive permit with minimal review. After years of debate, Cambridge recently adopted an Affordable Housing Overlay, which limits projects such as this to six stories (70 feet) with the goal that they respect their neighborhood context. The developers are instead seeking a comprehensive permit through the State of Massachusetts Affordable Housing Law (40B), requesting 18 zoning variances, including height limits and project review. City and state funds will pay for the $3.6 million site acquisition, the still-undeclared building costs, site improvements such as street widening and the developer's fee – at a total cost to taxpayers that may reach $30 million.

Debate over the project has intensified in the lead-up to a Jan. 7 hearing of the Board of Zoning Appeals. The conflict is driven, in part, by a lack of planning and shortage of affordable-housing sites, which creates an incentive to overbuild when scarce centrally located lots become available. The practice of "upzoning" – rewriting zoning laws to build unusually large buildings, as is proposed in this case through a comprehensive permit – sets a worrying precedent for future developments and weakens our regulatory frameworks.

It didn't have to be this way. A citywide master plan for increasing the stock of affordable housing, using existing city-owned properties and new sites it acquires, would create a pipeline of well-sited, well-designed affordable housing units. The "Envision Cambridge" process set a target of developing 3,175 affordable units by 2030, which would require building more than 300 units per year. But the city lacks an implementation strategy to meet this goal. Our current affordable-housing budget covers the building of only 52 units per year – and even that is underutilized (in 2019, zero units were completed). A systematic effort is needed to identify and acquire building sites, then finance their development. This could be accomplished through strong leadership by the council, with the establishment of a special trust managed by a public entity such as the Cambridge Redevelopment Authority.

Escaping from the current cycle of unplanned development, out-of-context building and regulatory corner-cutting requires strong political leadership and a determined, systematic approach.

It also requires a new mindset. We do not have to choose between good urban/neighborhood design and affordability – we can and must demand both. Families living in affordable housing deserve to live in buildings that are designed for safety, sustainability and quality of life while contributing to the economic and social fabric of their neighborhoods.

The BZA is now the last line of defense in determining whether and how to modify the design of the 2072 Mass Ave development. It is also at the forefront of defining Massachusetts Avenue's future – one of towering high rises, or human-scale development designed for affordability and inclusion.

Dennis Carlone has served on the City Council since 2014 and has worked as an architect and urban designer in Cambridge for more than 45 years.

Key Facts I 2072 Mass Ave Proposed Development

SCALE AND DENSITY CONSIDERATIONS

- If built, the proposed building at **102 foot, 9 story (6 stories step down to Walden) building** will be one of the highest buildings in North Cambridge. **This building is out of context with the surrounding buildings** – 44 feet taller than the abutting Russell Apartments Building; 34 feet higher than the Henderson Building across the street; 90 feet higher than the 1-story shops on Mass Ave; towering over the Walden Street homes of 2-3 stories.
- **The proposed building is significantly higher than Cambridge's recently enacted Affordable Housing Overlay, which has allowable maximum height of 6 stories (70 feet)** and encourages Affordable Housing structures which relate to the neighborhood context. The proposed building is more than twice the height and four times the density of base zoning laws for the location.
- A census of building heights along the 2.3 mile stretch of Mass Ave from Harvard Square (Cambridge St intersection) to Arlington (Alewife Pkwy intersection) illustrates that the building design does not fit the neighborhood context:
  - **Out of 195 structures fronting Mass Ave, only four (2%) are 7 stories or more. 98% of the buildings are 6 stories or less.**
  - Those four tall buildings include one 7-story, two 8-story, and one 9-story building, all constructed 40-50 years ago. None of them are located on a busy intersection. With respect to lot size, the 8-story building at 2130 Mass Ave is on a 40,000-square-foot lot which includes green space, parking and setbacks; as compared to the 8,515 square foot lot of the proposed building at 2072 Mass Ave. with no ground green space, minimal parking, and no setbacks.
  - **The most prevalent building height along Mass Ave west of Harvard Square is 3-stories (38%) followed by 1-story (27%) and 4-stories (14%).**
  - The proposed building frontage will have more footage running along Walden Street vs. Mass Ave. Two- to three-story residential homes mostly comprise Walden Street.

SAFETY, TRAFFIC & PARKING CONSIDERATIONS

- This project is **nearly 3 times the threshold for Project Review** (~58,000 sq. ft. vs. the threshold for Project Review of 20,000 sq. ft.). The developers are asking for Project Review to be waived (waiver of Article 19), and The Cambridge Planning Board did not recommend a Project Review (which also would include a Traffic Impact study), even though this proposal far exceeds the threshold.
- This project sits directly next to a dangerous and congested intersection: Mass Ave and Walden Street. **Complaints about congestion and safety have been raised by residents for over a decade** and logged into the City of Cambridge's traffic department consistently from 2016 through 2020. The traffic department hosted a community meeting in February 2020 to discuss the serious safety and traffic concerns due to congestion and gridlock. There has been no scientific study of the impact that the proposed building will have on future traffic conditions including pick-ups, drop-offs, deliveries, foot and bicycle traffic from the 150 to 200 potential new residents. There has been no site visit by the Cambridge traffic department prior to the recommendation letter from Joe Barr.
- **The proposed building will house between 150 to 200 residents. There will be only one elevator to service all the residents of the building.**
- The proposed building will have **virtually no parking,** only 2 drop off / pick up parking spaces, and 3 restricted spaces for 150 to 200 new residents.
- This project has **more than 3 times the density** as measured by Floor Area Ratio (FAR) of the other 4 affordable housing projects within a 1/2 mile radius of Porter Square (6.7 FAR vs. 2.1 FAR).

- This project directly abuts an affordable housing residence, Russell Apartments, which houses a vulnerable population of seniors and people with disabilities. The abutting building also houses the North Cambridge Senior Center. The proposed 2072 Mass Ave building, if built, will sit just **4 feet away from the Russell building.** Not only will 9-story construction likely be much more disruptive than a 6-story building in terms of noise, dust, structural damage, etc., but the proposed structure will result in permanent and significant loss of light and privacy for this vulnerable community.

COST CONSIDERATIONS

- The cost of this project will be **100% taxpayer-funded** through city and state funds and is estimated to be approximately **$30 million** (total cost of site, construction, road widening and developer's fee). This level of public funding should be carefully invested in a way that benefits the community for the long term.
- At 9 stories, the building qualifies as a "high-rise" which triggers additional regulatory requirements and **raises the cost of floors over 6 stories by 30%.**

PROCEDURAL VIOLATIONS

- Public communication and consultation in advance of the Planning Board meeting was inadequate. Plans were shared publicly only 10 weeks before the Planning Board meeting, then abruptly changed from an 8-stories-across building to a 9-story / 6-story design. This change was inadequately communicated to the general public and city officials, resulting in evident confusion by Planning Board members during their review discussion.
- Public communication and consultation in advance of both BZA hearings has been inadequate. As of January 3, the public signage at 2072 Mass Ave still describes an 8-story building and provides incorrect information on BZA hearing registration. The developers declined to provide public information about their revised designs until after the Jan 4 deadline for public comment on the Jan 7 BZA hearing.
- The developer's Comprehensive Permit application under rule 40(B) was incomplete when submitted to the BZA, and the Project Eligibility Letter was submitted shortly before the BZA meeting, in violation of 40(B) and city rules.
- The Cambridge Department of Inspectional Services confirmed that it does not have any compliance review or enforcement process to identify or respond to the procedural violations in the developers' permit application.

CONTRIBUTION TO AFFORDABLE HOUSING NEEDS

- The 2072 Mass Ave building, as currently proposed, would allocate **only 8 of its 49 apartments to the neediest families** (those earning 30% of the Area Median Income or AMI). The remaining 41 apartments will be available to families earning 60% of AMI, which is the highest income level qualified as affordable housing.

Community Objectives Letter | 2072 Mass Ave Proposed Development

To the Cambridge Board of Zoning Appeal:
We, the undersigned, all Cambridge residents who live in very close proximity to the intersection of Mass. Ave. and Walden Street, are writing to you in regard to the Proposed Development of 2072 Mass. Ave. CASE NO. BZA-017326-2020.

We strongly oppose the current design.
The signatories to this letter represent a broad coalition with residents on Walden Street and connecting streets of Mead, Cogswell, King, Sycamore and Cypress; Creighton Street; Orchard Street; and the Russell Apartments. We are long-term neighborhood residents, homeowners, and affordable housing residents.

We welcome affordable housing in our community.
We are supportive of the 2072 Mass Ave site being developed for affordable housing and applaud the mission of developers who build affordable housing in Cambridge. There is an urgent need in Cambridge for affordable housing and we are committed to further this mission.

But the project is fundamentally flawed.
SIZE: We have significant concerns about the height, density, and footprint of the proposed building, particularly in light of the small lot size (8,514 square feet), the lack of setback, the community context, and the dangerous, congested intersection that is the corner on which this site is located. The building, at 9 stories and 102 feet, is dramatically out of scale given the lot size and context of the neighboring structures (44 feet higher than the abutting Russell Apartments; and towering over the 2-3 story homes on Walden Street).

TRAFFIC & PARKING: We have experienced, especially pre-pandemic, safety issues that exist for pedestrians, bicyclists, and vehicles at this corner and in the surrounding streets. The City is well aware of these issues, having hosted a community meeting in February 2020 to listen to neighborhood concerns during which the City voiced a commitment to solve these issues. The City traffic department staff has admitted to not visiting the site and has not availed itself to meet at the site to discuss safety concerns prior to the January 7th hearing. Other conflating factors include drop offs / pick ups / deliveries for the 150 to 200 future residents. This activity will happen both at the residential entrance on Mass Ave as well as behind the building off of Walden creating new traffic patterns. There is a plan to widen Walden leading into the corner, however, there is no scientific evidence that traffic and safety will be improved. There has been no objective, comprehensive study of the actual traffic measures to accommodate this project.

The parking census commissioned by Capstone did not take into account the disproportionate impact on immediately adjacent streets. Per zoning requirements, the developers should provide 1.0 spaces per unit. We are asking for 0.5 spaces per unit to mitigate this impact and believe this can be done through a combination of onsite and nearby offsite options; making it unnecessary to completely waive the zoning requirement.

VULNERABLE ABUTTERS: Finally, and importantly, the proposed building directly abuts Russell Apartments, an affordable housing community of vulnerable residents including seniors and people with disabilities; and also houses the North Cambridge Senior Center. Having this vulnerable population next door creates additional challenges that must be considered to protect the health and well-being of these residents. The City has not incorporated appropriate measures to safeguard one of the area's most precious, valued, and respected City institutions.

We believe these important issues have not been adequately addressed to date, and the community consultation around this project has been incomplete and rushed. As a result, community members have strong concerns and opposition to certain aspects of the project plans which the BZA will continue to discuss at the January 7th public hearing. **We request that the BZA delay approval** to allow sufficient analysis, consultation and co-design of the project to benefit both new residents and the existing neighborhood.

Every great urban project requires careful planning and coordination.
The Objectives section outlines our specific requests. These objectives, once acted upon, will help mitigate the issues related to the proposed development. We look forward to working with the City of Cambridge to ensure that the development is a true win-win for the new residents who will live there, as well as the larger community.

Community Objectives I 2072 Mass Ave Proposed Development

1. SIZE OF BUILDING

Reduce building size

- Reduce Mass Ave-facing height to 6 stories in accordance with the Affordable Housing Overlay provisions for building height and with input from the Project Review conducted under Article 19
- Limit 6-story section of proposed building to not go beyond the depth of Russell building (not to extend past where Russell building ends in the back)
- Reduce the Walden side of the building to 3 stories to reduce impacts on Russell Apartments and other Walden Street neighbors
- Scale back to 6 stories to reduce the damage to surrounding historic and other buildings

Reduce building footprint to allow **setbacks** and provide **green space**

- Add setbacks per zoning ordinance: 10' along Walden St and along City parking lot
- Provide detailed professional landscape plan before construction
- Add green space

Change composition of units to serve neediest families

- Increase the percentage of units for the lowest income families from 16% to 25%

2. SAFETY / TRAFFIC / PARKING

Require full compliance with Article 19 of Zoning Ordinance, specifically:

- Project Review Special Permit (19.20): Traffic Impact Review and Urban Design Review

- Citywide Urban Design Objectives (19.30)
  responsive to the existing or anticipated pattern of development
  pedestrian and bicycle-friendly, with a positive relationship to its surroundings
  mitigate adverse environmental impacts of a development upon its neighbors
  enhance the urban aspects of Cambridge as it has developed historically.
  Enhancement and expansion of open space amenities in the city
- Development Consultation Procedures (19.40) to provide
  "the opportunity for City staff and the general public (1) to review and comment on development proposals prior to the formulation of final plans and before the issuance of a building permit and (2) to determine compliance with the zoning requirements" and conduct Large Project Review

Conduct onsite meeting at 2072 Mass Ave with City officials and community to address safety concerns related to Mass Ave residential entrance, and traffic concerns related to drop off, pick ups and deliveries.

Provide at least 0.5 offsite and/or onsite parking spaces per unit

- Mitigate the significant impact on streets in the immediate area
- Provide specifics as to location to be determined by the above requested Traffic Impact Review

3. CONSTRUCTION MITIGATION

Develop a construction mitigation plan with abutters to include:

- On-site rep with cell phone who can respond immediately to resident concerns
- Community liaison and regular communication
- Community review of construction staging and construction schedule
- Provide parking for project workers
- Noise abatement
- Provide air conditioners and air filters for Russell Apartment residents and payment for extra electricity, to shield residents from construction dust and fumes
- No work on weekends
- Compensation plan for any and all damage to surrounding structures
- Compensation for residents who will be moved
- Sound-proofing windows and other sound-proofing mitigation measures as needed for abutting properties
- Third-party safety supervisor
- Conformity to demolition and construction regulations
- No smoking on site
- Plan for rats and rodent control
- Clean site at end of work day

4. COMMUNITY AMENITIES

Provide additional safety measures and neighborhood enhancements to include:

- Traffic calming on Walden St., Mead St., and Cogswell Ave.
- Street improvements for Walden, Cogswell, Sycamore, Cypress, and King: repaving, sidewalk maintenance, trees

- Green median and trees on Mass Ave from Regent to Rindge
- Crosswalk and traffic box at the end of Cogswell and Mass Ave
- Added services for elderly in Russell Apartments and Senior Center
- Improvements to permit parking lot on Walden Street, such as repaving with arable top, gardening plots at borders, stacked wall of solar panels, bike rack, and electric power charging stations

Signed:

1	Patricia Armstrong	36 Orchard Street
2	Trumbull Barrett	11 King Street
3	Michael Berdan	84 Orchard Street
4	Alka Bhaskar	35 Walden Street, #1D
5	Marina Blaisdell	16 Cogswell Avenue
6	Ezekiel Bowman	Cypress Street
7	Michael Brodie	45-7 Cogswell Avenue
8	RosaMaria Cardoso	21 Walden Street
9	Lisa Ceremsak	8 Cypress Street
10	Jan Corash	84 Orchard Street
11	Dewey Dellay	9 King Street
12	David C Denison	18 Orchard Street
13	Lisa Dreier	38 Cogswell Avenue
14	Costanza Eggers	47 Porter Road
15	Mitzi Fennel	37 Creighton Street
16	Pauline Fennel	35 Creighton Street
17	Ann Ferraro	35 Walden Street
18	Susan Frankle	3 Houston Park
19	Gretchen Friesinger	18 Orchard Street
20	Nellie Goodwin	23 Mead Street
21	Kristen Graves	28 Creighton Street
22	Debra Gustafson	21 Walden Street
23	Margit Hammerstrom	42 Cogswell Ave #6
24	Jean Hermann	9 Sycamore Street
25	Majorie Hilton	141 Upland Street
26	Dac Hoang	35 Walden Street
27	Ali Hoang	35 Walden Street
28	Anna Jeffers	37 Creighton Street
29	Douglas Jeffers	37 Creighton Street
30	Diana Jelescu	8 Cypress Street
31	Seymour Kellerman	21 Cogswell Avenue
32	Michael Kennedy	8B Cogswell Avenue
33	Elizabeth Kenney	33 Creighton Street
34	Ausra Kubilius	21 Cogswell Avenue
35	Jonathan Lehrich	15 Cogswell Avenue
36	Dennis Li	5 Walden Street
37	Ruth Loetterle	29 Cogswell Avenue
38	Cathleen McCormick	9 King Street
39	Zonda Mercer	47-21 Cogswell Ave
40	Lorraine Murphy	Cypress Street
41	Frank Murphy	Cypress Street
42	Mariette Murphy	24 Walden St #26
43	William E Nelson	35 Walden Street #3A
44	Marisa O'Boyle	24 Walden Street
45	RobertaPasternack	10 Chester Street
46	Matt Pesci	47 Cogswell Avenue
47	Hugh Phillips	35 Walden St #2B
48	Lucie Prinz	31 Creighton Street
49	Rebecca Rohr	72 Walden Street #3
50	Margaret Rueter	Russell Apartments
51	Doug Safran	35 Walden Street 1C
52	Dana Schaefer	47 Cogswell Ave #20
53	Gefen Shapiro	35 Walden St #3G
54	Harry Shapiro	41 Orchard Street
55	Nancy Shapiro	35 Walden Street
56	Yona Shapiro	35 Walden Street
57	Lou Soltys	26 Creighton Street
58	Marcia Stein	19 Walden Street
59	Ami Teruya	35 Walden St #34
60	Lein Tung	28 Creighton Street
61	John Uzzolino	3 Houston Park
62	Gatewood West	63 Creighton Street
63	Merry Corky White	6 Cypress Street
64	Pamela Winters	41 Orchard Street
65	Benjamin Wurgaft	Cypress Street
66	Jonathan Yip	35 Walden St #2G
67	Linda Yip	35 Walden St #2G
68	Timothy Yip	35 Walden St #2G
69	Le Zou	25 Cogswell Ave

Feedback from Residents of the Leonard J. Russell Apartments Regarding the Proposed Development at 2072 Mass Ave

January 3, 2021

Introduction

- This summary was prepared by a resident of the Russell Apartments, who is the designated liaison representing apartment residents' input on this project.
- Collecting resident feedback was challenging both due to the restrictions imposed by the COVID-19 pandemic; limited English-language proficiency among some residents; and some residents' fear of jeopardizing their housing access by criticizing a project that the CHA has endorsed.
- Despite these challenges, feedback has been collected from over 60% the Russell population via email, phone calls, distribution of printed materials, and limited in-person meetings during the time period of October – December 2020.

Facts about the Russell Community

- The Leonard J. Russell Apartments is an affordable-housing complex administered by the Cambridge Housing Authority (CHA). It is comprised of 51 one-bedroom apartments, located in a 6-story building at 2050 Mass Ave in Cambridge. The building offers laundry, community space and a shared kitchen, a parking lot with 11 spaces, and a shared outdoor terrace. It also houses the North Cambridge Senior Center on its ground floor.
- Russell Apartments are designated for senior and disabled residents in the lowest income bracket. Rent is approximately 30% of their income. Many residents rely heavily on public programs and services including SNAP, Medicaid and Medicare, and The Ride.
- Residents represent a diverse population, including a substantial portion of people of color and many for whom English is a second language. A number of residents are disabled, have limited mobility, or have visual or hearing impairments which affect situational awareness when navigating sidewalks and street crossings.
- Residents had to move out of the building for 2 years during a recent renovation, and reoccupied their apartments starting in March 2019. The prospect of another major disruption due to building construction next door is daunting for many of them.

Concerns about the Proposed Development at 2072 Mass Ave

Nearly half the residents of Russell Apartments (20 out of 51 units) have signed a petition expressing concerns about the 2072 Mass Ave development. Based on resident feedback, the key concerns are summarized below in three main categories including 1) Pedestrian and vehicle safety concerns; 2) Long-term Quality of Life impacts; and 3) Construction Impacts.

1) Pedestrian and vehicle safety on Mass Ave

a) Front-of building vehicle, pedestrian and handicapped access

The block of Mass Ave extending from Russell Apartments past 2072 Mass Ave to Walden Street is already complex and risky for Russell Apartment residents navigating

the building entrance, bus stop and sidewalk on foot, with mobility devices or by car. The addition of pedestrian, bike and vehicle traffic for up to 200 residents of 2072 Mass Ave will make this area significantly more crowded and dangerous for Russell Apartments residents. Specifically,

- **Vehicles** turning into the Russell parking lot will have to cross a bus lane crowded with pickup/dropoff vehicles for the 2072 building, as well as increased bicycle traffic;
- The bus stop, which is heavily used by Russell residents including those with disabilities and mobility devices, will be subject to greater crowding and pedestrian / bicycle traffic on the sidewalk;
- The 2 **handicapped-parking spaces** in front of Russell, which are heavily used by both Russell residents and visitors to the Senior Center, are more likely to be occupied by 2072 residents or illegally used by pickup/dropoff vehicles for the 2072 building.
- Russell residents exiting the building as **pedestrians** will be at greater risk of collision and jostling from increased human activity and traffic around their entrance, the bus stop and the corner of Walden.
- While the developers argue that these safety issues are not significant, the bottom line is that we **need a detailed study** to assess and recommend solutions for these concerns.

b) Walden/Mass Ave intersection impacts

The majority of Russell residents navigate the neighborhood on foot to access essential goods and services. The Walden Street / Mass Ave intersection is already highly congested and unsafe particularly at rush hour, and is risky for anyone traveling by foot, bicycle or vehicle through the intersection. The addition of a large-scale residential building at 2072 Mass Ave will increase the pedestrian, bicycle and vehicle traffic at this highly problematic intersection and will thus increase the safety risks to Russell Residents, as well as other vulnerable abutters including the Day Care facility in the ground floor of the Henderson Building.

2) Long-term Quality of Life impacts

The proposed 9-and-6 story building will tower over the 6-story Russell structure and its back terrace and parking areas. The depth of the proposed building extends 46 feet beyond the back of the Russell building (17 feet at 9 stories, 50% higher than the Russell building; and 29 feet at 6 stories, equal to the Russell building). The distance between the two buildings will be only 4 feet. Expected long-term, continuous impacts on Russell residents will include:

- All Russell residents with west-facing windows will be affected by **shadows, reduction of natural light and obstruction of views**, which can negatively affect mental health and quality of life.
- All Russell residents with west-facing windows will face a **loss of privacy** given the close proximity of the 2072 building's residential windows and roof-garden recreational activity.
- All Russell residents with west-facing windows and walls on the north side of the building will be subjected to **noise** from the 2072 building's residential apartments and roof garden.
- All Russell residents will face the **loss of use and quality of their outdoor terrace**, including gardening and other outdoor activities.

3) Construction Impacts

Construction of the 2072 Mass Ave building is expected to commence in 2022 and take 18-24 months. It will be a difficult and highly unpleasant process for all abutters, but the residents of Russell Apartments will be most highly impacted of any abutter, due to both their proximity to the building and their physiological vulnerabilities which render them more affected by noise and other disturbances. Expected impacts will include:

- Continuous loud **noises** affecting residents' sleep, ability to concentrate, and quality of life
- **Fumes and dust** affecting air quality which may pose a risk for medically fragile residents, particularly if they must keep their windows open due to a lack of AC;
- **Vibrations** from excavation and drilling to create the very deep foundation required for a 9-story high-rise building, also expected to have both physical and psychological effects

Proposed Solutions

1) Inclusive, Size-Appropriate Design

- One of the fundamental flaws of the 2072 building is that it is being undertaken as a separate, disconnected and competing installation compared to the Russell building. Instead the 2072 building design should take a holistic approach, creating a design that works for both the 2072 site and the Russell building and its vulnerable community.
- We believe that a significant **reduction in building size to 6 floors on Mass Ave, with a step-down to 3 floors**, would be more appropriate and complementary to the Russell building and its residents.
- We believe the 6-floor portion building should have the **same depth as the Russell building**, not extending 17 feet beyond it (and 44 feet higher) as currently proposed with the 9-floor design.

2) Construction Mitigation

- Once the building design is finalized, we request a written commitment from the Developers to develop a detailed, mutually agreed **construction mitigation plan**; including establishment of contact points at the construction company and CHA to address concerns that may arise during construction.
- The construction mitigation plan should include agreed provisions to limit noise, dust and fume impacts on Russell residents.
- Russell residents should be provided with in-unit air conditioning prior to the start of construction, so that they can keep their windows closed while construction is underway during warmer months
- Other measures to be determined

We look forward to discussing these concerns with Capstone Communities, the CHA, and sharing them with public authorities reviewing plans for the 2072 Mass Ave Development.

Written Comment to the Board of Zoning Appeal Regarding
2072 Mass Ave -- CASE NO. BZA-017326-2020

Dear Members of the Board of Zoning Appeal (BZA)

As a Cambridge native and homeowner who lives one block from the proposed development at 2072 Mass Ave, I am writing to OPPOSE the project as currently designed.

Our neighborhood group, North Walden Neighbors, has submitted materials to the Board including:

1. A BZA Briefing Document (delivered in hard copy and attached electronically to this message) including Objectives and Recommendations for project redesign signed by over 75 close neighbors and abutters; and detailing concerns of 20+ abutters in the Russell Apartments senior and disabled affordable-housing complex, who are an integral part of our group.
2. A petition signed by over 350 Cambridge residents opposing the project (submitted separately)

Through these documents we have clearly stated our concerns about:

- **Excessive size and density:** 9 stories is extremely out of context for the neighborhood and is not what was envisioned or agreed for either base zoning laws or the AHO. The developers are taking advantage of 40(B) to override locally-defined zoning laws. It sets a very worrying precedent that could lead to Mass Ave becoming an a "concrete canyon" of high rises in future. We recommend 6 stories on Mass Ave with a step-down to 3 stories in back to reduce impact on the vulnerable abutters in Russell Apartments and respect the neighborhood context.
- **Unaddresed Traffic and Safety Concerns:** The parking study conducted by the developers did not address pedestrian, bicycle and vehicle TRAFFIC around the Walden/Mass Ave intersection which has been a subject of community concern for over a decade, with public meetings held on the subject as recently as early 2020. We were deeply disappointed that the City DTPT dismissed and overlooked these concerns in signing off on the 2072 Mass Ave project.
- **Procedural violations and shortcuts:** We are concerned that the project has been rushed through public consultation and review processes, often with erroneous or incomplete documentation submitted to public authorities, with no apparent accountability to the rules and procedures laid out for 40(B), Planning Board and BZA hearings.

NEW INFORMATION: BUILDING-HEIGHT CENSUS OF MASS AVE STRUCTURES

Our group conducted a census of building heights along the 2.3-mile stretch of Mass Ave from Harvard Square to Arlington. Key findings include:

- Out of 195 structures on this 2.3-mile stretch of Mass Ave, there are only four buildings (2% of total) which are 7 stories or more, all built 40-50 years ago. NONE of these four are located on a busy intersection. The nearest tall building to #2072, an 8-story brick structure at #2130 Mass Ave that was built in 1981, is placed on a 40,000-foot lot with significant setbacks, greenspace and a large parking lot. These four buildings do not constitute meaningful precedent or context to justify the 9-story height of the proposed building on an 8.515 square foot lot at 2072 Mass Ave.
- 94% of all buildings in this stretch of Mass Ave are 5 stories are less.
- The most prevalent building heights are 3 stories (38%) and one story (27%) followed by four stories (14%).
- The least prevalent building heights are 9 stories (0.5%), 7 stories (0.5%), and 8 stories (1%).
- Only 4% are 6 stories, which remains a rare and significant height in North Cambridge.

We hope this illustrates that the Board's concern about building height and precedent is well-founded. The full data summary is pasted below for your reference.
Thank you for your consideration,
Lisa Dreier, Cogswell Avenue

Mass Ave Building-Height Census

Conducted by North Walden Neighbors on Dec 23, 2020

Notes: Census covers the 2.3-mile stretch of Mass Ave between Cambridge Street (Harvard Square) and Alewife Brook Parkway. "Structures" are defined as buildings evidently built at one time based on one continuous design, regardless of whether they are multi-unit (e.g, a single-family home, a large apartment building, or a long 1-story commercial building housing multiple independent retail shops - any of these would be counted as "one structure")

Building Height (# stories)	# structures	% of total	Address / notes
1	53	27%	
2	18	9%	
3	74	38%	74% of all structures are 3 stories or less
4	28	14%	
5	10	5%	94% of all structures are 5 stories or less
6	8	4%	98% of all structures are 6 stories or less
7	1	0.5%	#1600 Mass Ave, built in 1982
8	2	1%	#1580 (built 1978); #2130 (built 1981)
9	1	0.5%	#2353 Mass Ave (built 1973)
			2% of all structures are 7 stories or more, all constructed 40-50 yrs ago; none on a busy intersection
Total	195	100%	

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave

From: Wayne Welke <wayne.welke@gmail.com>
Sent: Monday, January 4, 2021 1:31 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave

Dear Mr Pacheo and ZBA Board Members:

As a 50-year resident of Cambridge and 25 years in North Cambridge, I urge the Zoning Board of Appeals to approve the project proposed for 2072 Mass. Ave. The presence of an existing 8-story building less than a block away makes the arguments against this building's proposed height baseless. I live half a block from Mass. Ave., and close to an existing 9-story condo building that has NO redeeming public value such as affordable housing clearly does. Cambridge has a huge shortage of affordable housing and subtracting 14 units to make the proposed building shorter than its neighbors makes no sense at all.

Please approve the project as presented!

~Wayne Welke

Wayne Welke
30 Dover Street - #3
Cambridge, Mass. 02140
617.441.2922 (landline)
603.264.3674 (cell)

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Point of Order - 2072 Mass Ave Comprehensive Permit Application

---

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 1:47 PM
To: Glowa, Nancy <nglowa@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Solicitor Glowa,

To follow up on Assistant Commissioner Sisia's response, I would like to request your legal opinion on the right of the property tax payer to raise a point of order during a City's public hearing such as the Planning Board and Board of Zoning Appeal hearings on 2072 Mass Ave comprehensive permit application.

As I wrote to the city officials after the Planning Board hearing, I could not raise a point of order to challenge the legality of the applicant presenting material that had not been properly submitted. And once again, it appears I can't raise a point of order challenging the standing of the applicant to appear before BZA at the hearing. In the comments I submitted to BZA today, which you should have received a copy of, I have documented all the prerequisites for filing CP application as mandated by MA Chapter 40B Handbook for Zoning Boards of Appeal that the applicant failed to comply as well as City's apparent failure to comply to the Project Eligibility application procedures. Does "the applicant's due process right to be heard" still apply and override public's right when the applicant does not have a "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook"?

Thank you for your guidance on this matter. Would greatly appreciate hearing your opinion before the continued hearing on Thursday, 1/7/2021.
Respectfully yours,
Young Kim

On Mon, Jan 4, 2021 at 10:36 AM Daglian, Sisia <sdaglian@cambridgema.gov> wrote:

> Young,
>
> I will submit your email to the Board Chair during his review of the case file prior to the hearing this week.
>
> However it is the applicant's due process right to be heard, and the Board can then decide if their submission is sufficient.
>
> Regards,
>
> Sisia Daglian

Inspectional Services
617-349-6107

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 7:01 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Assistant Commissioner Sisia,

According to MA Chapter 40B Handbook for Zoning Boards of Appeal, the applicant, CC HRE, does not have "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook. I will be documenting specific instances of such violations by the applicant as well as by the City in my comments to the Board of Zoning Appeal later today.

Therefore, through you, I would like to raise a point of order to the Board of Zoning Appeal to dismiss the 2072 Mass Ave Comprehensive Permit application without further hearing the case on 1/7/2021. I would greatly appreciate your guidance on how to raise this point of order at the start of the hearing. This will be more crucial if CC HRE does not submit the preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", that they submitted as part of the Project Eligibility Application to the Massachusetts Department of Housing and Community Development dated 10/14/2020 as justification for the 9-story height as requested by BZA. If CC HRE submits a modified plan, they should also submit a modified pro forma with changes from the original clearly identified.

Thank you for your cooperation and I look forward to your guidance.
Respectfully yours,
Young Kim
17 Norris Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:18 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave - Public Comment,

From: Camilla Elvis <camillaelvis@gmail.com>
Sent: Monday, January 4, 2021 1:52 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave - Public Comment,

To the Board of Zoning Approval,

I am writing to you, as a Porter Square resident, to urge you to approve the affordable housing construction at 2072 Mass Ave without reducing the number of units. Leaving aside the incredibly important issues of the housing crisis and climate change, and the fact that it has been enthusiastically endorsed by several City departments, and received a unanimous recommendation by Planning Board, I think a 9 story building on Mass Ave would be an excellent addition to the Neighborhood! Certainly a far better use of this prime location than a former taco bell drive-thru.

Sincerely,
Camilla Elvis
28 Linnean St

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA Testimony for 2072 Mass Ave.

From: Elaine DeRosa <ederosa67@gmail.com>
Sent: Monday, January 4, 2021 2:21 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA Testimony for 2072 Mass Ave.

Dear Members of the BZA,
My name is Elaine DeRosa, I live at 4 Pleasant Place.
I am writing in support of the development of 49 urgently needed and fully affordable homes at 2072 Mass Ave. This development responds to the critical need for affordable housing in Cambridge that has been documented in every local, regional and national study. The Cambridge City Council continues to prioritize the crisis of the lack of affordable housing in Cambridge. The Cambridge Planning Board has also approved this development unanimously. This project meets all city priorities and can provide housing for some of the thousands of households on the Cambridge Housing Authority waiting list for housing.

The city's recent 2020 Resident Survey also ranked affordable housing number one out of 15 issues for Cambridge. Development and density were ranked 14th out of 15. The survey also asked what would be the 2-3 issues you would recommend the city to address, affordable housing was cited again as number one.

Having this building on Mass Ave, a major corridor, with access to public transportation, is an ideal location for the development as most housing development studies recommend. The development would provide for larger family units for which under-housed families are desperate.

The issue of precedent has been raised if this building is approved. Right now the precedent before the Cambridge community is that households are trading food for rent and still many people will lose their homes before this pandemic is over. This is the precedent about which the Board should be concerned, you see a building, and those who fear displacement/eviction once the moratoriums expire, see potential homes to shelter them from the impacts of the pandemic. Trading 14 homes for height is not a moral option given the need before us. People are already sacrificing.

I urge you to approve this project. Thank you.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Proposal for 2072 Mass Ave

From: Pepi Fabbiano <pepi.fabbiano@gmail.com>
Sent: Monday, January 4, 2021 2:22 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Proposal for 2072 Mass Ave

Dear BZA,
As a Porter Square resident, I am writing in support of the proposal for 2072 Mass Ave. I grew up in a similar building to this (though not as environmental as this one) and think it would be a welcome addition to Mass Ave.

Best,
Giuseppina Fabbiano
28 Linnaean St, Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:32 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Comp Permit—CASE NO. BZA-017326-2020—Jan 7 Meeting Comments
Attachments: BZA-017326-2020-5WaldenComments-JAN 7.pdf

From: Cyrus Dochow <cyrus.dochow@gmail.com>
Sent: Monday, January 4, 2021 2:31 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: 2072 Mass Ave Comp Permit—CASE NO. BZA-017326-2020—Jan 7 Meeting Comments

Dear Members of the Zoning Board,

Attached is a letter expressing concern and proposing a compromise for the project at 2072 Mass Ave (BZA-017326-2020). This letter is prepared on behalf of a majority of the Condo Association at 5 Walden Street (a direct abutter).

Thank you for your consideration.

Cyrus Dochow
Trustee, 5 Walden Condo Association

January 4, 2021

5 Walden Condo Association
Cyrus Dochow, Trustee
5 Walden Street, Apt. 8
Cambridge, MA 02140

Zoning Board of Appeal
Inspectional Services-Zoning
831 Massachusetts Ave.
Cambridge, MA 02139

Re: 2072 Massachusetts Avenue Comprehensive Permit—CASE NO. BZA-017326-2020

Dear Members of the Zoning Board,

I write to you on behalf of the 5 Walden Street Condominium Association to voice concern about the height of the proposed development at 2072 Massachusetts Avenue where it meets the low-lying surroundings of Walden Street. We are direct abutters to the development site, located immediately across Walden. We strongly urge the Zoning Board to require, as a condition of approval, that the height of this rear step-down be reduced from six to five stories, while maintaining the nine stories on Mass Ave.

The modest reduction of height from six to five stories will create the best urban environment for direct abutters, the surrounding neighborhood, and all those who travel Walden on a daily basis. Only marginally more expensive on a per unit basis, this compromise will maintain the ambitious criteria of the base scheme: high unit density (a reduction of only two units), construction of a high-quality sustainable building, and much-needed improvements to Walden Street. The project team will not pursue a 9/5-story scheme unless the Zoning Board requires it as a condition of approval.

Our productive dialogue with the project team and neighbors over the past several months suggests that a 9/5-story scheme is the best and most feasible compromise. Although we disagree with our neighbors who call for a much smaller building, they agree that any reduction in height should prioritize lowering the rear step-down. The alternate 8/6 scheme offered by the project team in direct response to the Zoning Board comments does not satisfy direct abutters or our neighbors. Furthermore, the height adjacent to Russell apartments is partially *raised* to 7-stories with the additional unit at the rear.

Our earlier (12/7/20) written comments remain valid: where the project abruptly meets the surrounding low-lying residential buildings and narrow public way of Walden Street it will negatively impact the transition to and from Mass Ave, both at ground level and from a distance. We again refer you to the attached cross sections (figs. 1 & 2) that describe the relationship between existing and proposed heights and their relationship to the street.

As those who will be substantially impacted by this project, we want a high-quality sustainable building that improves its surroundings and provides urgently needed units of affordable housing. The project team has demonstrated they are creative and capable of fulfilling this goal. By requiring them to lower the rear portion of the building to 5 stories, you will help them reach a praiseworthy compromise and produce the best project for the greatest number of people.

Sincerely,

Cyrus Dochow, Trustee, Unit 8
Registered Architect

Inger Kwaku, Trustee, Unit 2
Pei-yu Lin, Unit 5
Dennis Li, Unit 3
Marie Stroud, Unit 6
Tien-Yi Lee, Unit 4

Attachment: figs. 1 & 2, cross-sections through Walden Street and Mass Ave

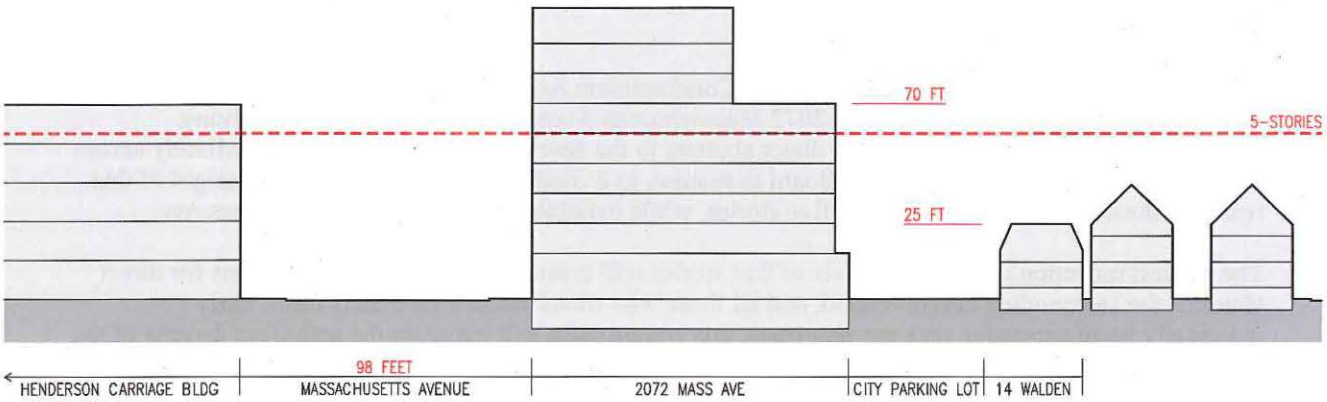


FIG. 2
MASSACHUSETTS AVENUE SECTION

FIG. 1
WALDEN STREET SECTION

0 10 50 FT

2072 MASSACHUSETTS AVENUE
CASE NO. BZA-017326-2020

PREPARED BY CYRUS DOCHOW ARCHITECT
5 WALDEN STREET, APT. 8 CAMBRIDGE MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:33 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Affordable Housing in Porter Square

From: Martin Elvis <martinselvis2@gmail.com>
Sent: Monday, January 4, 2021 2:33 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Affordable Housing in Porter Square

As a Porter Square resident I strongly support replacing the ugly, under-utilized lot at 2072 Mass Ave with the proposed Green, affordable housing, building. The scale of the proposed building is in keeping with other Mass Ave buildings nearby, and will be a positive improvement to the neighborhood.
Yours,
Martin Elvis
28 Linnaean St.

Martin Elvis
28 Linnaean St. Cambridge MA 02138
cell: 617 331 3009

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Massachusetts Avenue

From: eric <ericpfeufer@hotmail.com>
Sent: Monday, January 4, 2021 2:47 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Massachusetts Avenue

Dear ZBA Members:

Thank you for delaying a decision on the referenced project at your last hearing. It was good to hear some reasoned thinking about the height and density of the building which is far greater than even the new zoning for the specific use of the building allows.

This note is to object to the proposed 2072 Mass Ave project as it stands right now and to point out representations to the Board by the Developers that are not true.

My objections to the project are

- the request for so many variances without public process, the developers have said they have had many meetings with the City about this but those, with the exception of two, have been behind closed doors.
- the unprecedented height without any regard to the neighboring buildings or the tiny footprint which exacerbates the height as there is not sufficient area for setbacks.
- the density which far exceeds the FAR for the base zoning in the area
- The project's rushed filing with the City so that it could be filed under 40B regulations just prior to the City's adoption of the Affordable Housing Overlay zoning.
- Their parking study, not a traffic study, which was conducted last summer with no apparent attempt to find out if the parking had been impacted by changes in habits and habitation due to the Covid-19 pandemic. As a resident in this area for 35 years, I can assure you have been many more empty parking spaces since the spring of 2020.

The developers have frequently referenced their unprecedented public process as well. This has not been evident.

I live on Sycamore Street, the first street off Walden closest to the project. Prior to the ZBA meeting, I had been informed of two meetings with the community. The first was at the end of September and I am sure was called so that they could say in their application that they had met with the public.

There has not been very much engagement with the neighbors. The responses to the questions raised were easily glossed over given the zoom format with questions submitted in writing. There was no chance to follow up when a question was misunderstood or an answer deliberately dismissive of the question. The public engagement for such a project has been inadequate.

Dennis Carlone's op ed laid out more clearly than I most of the concerns that I have for this building and site, I hope you have read it.

I hope you will insist the developers at least adhere to the process laid out in the Cambridge Zoning Code so that the concerning aspects of the design can be studied resulting in a final design that is compatible with the zoning, the neighborhood and provides safety and livability for the residents and their neighbors.

Sincerely,
Jean Hermann
9 Sycamore Street
Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:55 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave - Comment

From: Dave Madan <davemadan@gmail.com>
Sent: Monday, January 4, 2021 2:52 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave - Comment

Dear Ms. Pacheco & Board of Zoning Appeals --

I am writing to express support for the affordable housing project at 2072 Mass Ave. I grew up within a quarter/half-mile of the project at 117 Rindge Ave and 49 Sacramento St, and I own a house at 23A Kelly Road. I have always felt that Mass Ave falls short of its potential as a more vital community corridor, and I believe that the portion of Mass Ave surrounding Porter Sq is suitable for taller development as proposed, particularly because a similar sized building is located closeby. Additionally, I'm sure many will make the case at the significant need for affordable housing to be built, and not just in concentrated locations, but ideally in places surrounded by economic vitality and opportunity. I support the development as proposed.

Thank you.

Dave Madan
617-981-1078

DeAngelo, James

From: Daglian, Sisia
Sent: Monday, January 4, 2021 5:01 PM
To: DeAngelo, James
Subject: FW: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing
Attachments: PB Hearing 2072 Mass Ave Capstone.png

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Monday, January 4, 2021 4:46 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing

can you attach this to the file

From: SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent: Monday, January 4, 2021 3:20 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; City Manager <CityManager@CambridgeMA.GOV>; Carlone, Dennis <dcarlone@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing

To the members of the Board of Zoning Appeal:

Please see these bullet points below that include new information regarding a **census of building structures and their heights** along the 2.3 mile stretch of Mass Ave from Harvard Square (Cambridge St intersection) to Arlington (Rte 16 / Mass Ave intersection).

- Out of 195 structures fronting Mass Ave, **98% of the buildings are 6 stories or less**.
- Only 4 structures (2%) are 7 stories or more.
- The most prevalent building height along Mass Ave west of Harvard Square is 3-stories (38%) followed by 1-story (27%) and 4-stories (14%).

These data illustrate that the proposed 2072 Mass Ave building design not only **does not fit the neighborhood in the context of Walden Street and its 2- to 3-story homes**, but is also a **massive outlier for Mass Ave in North Cambridge**.

Please note: The 4 structures greater than 6 stories were built 40-50 years ago, and none are on a busy intersection.

Please note: There is more building footage frontage along Walden Street than there is along Mass Ave.

Also please see the attached elevation rendering that shows the massively out of scale context of the proposed 2072 Mass Ave building.

Thank you for your attention to these data,

Susan Frankle
3 Houston Park
300 feet from the 2072 Mass Ave site

TIONS North | View from Mass Ave

DeAngelo, James

From: Daglian, Sisia
Sent: Monday, January 4, 2021 5:03 PM
To: DeAngelo, James
Subject: FW: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Monday, January 4, 2021 4:51 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: lou soltys <lsoltys@comcast.net>
Sent: Monday, January 4, 2021 1:58 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Cc: 'Anna Soltys-Morse' <lsoltys@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal,

We live 1 block from the 2072 Mass Ave. site and have been there for 27 years.

We strongly oppose the proposed development at 2072 Mass Ave.

There are many red flags:

- Red flag - 18 waivers for zoning relief
- Red flag - 9-stories, 102 feet
- Red flag - only one elevator for 150-200 residents
- Red flag - virtually no parking; only 3 restricted on-site parking spaces
- Red flag - more than 3x the density of other Porter Sq. affordable housing
- Red flag - no ground level green space; no setbacks
- Red flag - negative impact to light and privacy to the seniors in affordable housing who live right next door

Please use the **height maximums from the recently-enacted AHO** (6 stories, 70 feet) to guide what should be allowed to be built at the site.

Please listen to the voices from the immediate neighborhood. There is a groundswell of opposition, many of those live very close to the site (**350+ petition signers** object to the size and have safety concerns regarding the intersection). We want there to be affordable housing, but feel the developers dismiss all the neighbors' concerns and have not provided for the safety considerations, density issues, parking concerns, and neighborhood vitality that need to be addressed.

Please don't let these developers **set a dangerous precedent** that will define the future of North Cambridge.

What we advocate for is reasonable. A 6-story building that steps down to meet the neighborhood. What we ask for is for zoning laws to be upheld.

If the developers cannot make a 6-story building financially viable, then it's clear this is not the right site and these are not the right developers. They are trying to do too much on a small 8,500 square foot lot.

Please use the AHO as THE guideline to protect the residents of North Cambridge.

Sincerely,
Lou Soltys and Christopher Morse
26 Creighton St, Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 5:04 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Case no. BZA 017326-2020

From: ired.eggers@gmail.com <ired.eggers@gmail.com>
Sent: Monday, January 4, 2021 3:01 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave Case no. BZA 017326-2020

- RE: 2072 Mass Ave CASE NO. BZA-017326-2020
  - I oppose the proposed development at 2072 Mass Ave. as is for the following reasons:

1. **Setting reckless precedents for violating required limits of two different city ordinances**

17 waivers of these requirements (many major regulations, such as Large Porject Review) are part of this proposal. That is untenable and unacceptable and a betrayal of civic process.

The scale and scope are horrific in this context and all along North Mass Ave. The developers argue that there are nearby comparable buildings. The study exposed by the North Walden group shows otherwise. In addition, please do not ignore that the only building somewhat comparable in height was so outrageous that it triggered the exisiting Overlay District Zoning.

The set requirements for height, set backs, FAR and other regulations were stretched to accommodate affordable housing needs, but the developers chose to skip this AHO procedure

and limitations. Even so, they ignore several of the most basic requirements.

2. **Setting precedents for violations and skirting of various requirements of the Chapter 40B application.**

These have been described in the North Walden Neighbors' Presentation to the BZA, January 4, so I point to one particular discrepancy and misrepresentation that is key to the spirit of any housing equity project, and part of the Chapter 40B petition requirements, as well as any AHO proposed project.

Community involvement

The developers claim repeatedly to have engaged in a robust community process and have been responsive to neighborhood feedback and concerns. That robust process consisted in many months with city departments, behind closed doors. Neither CDD nor developers reached out to the community during the planning phase. The developers responded to one abutter who they contacted in August, ignoring more than 350 abutters and neighbors who hadn't been contacted until september 29 or later.

Since then, neighbors have repeatedly reached out to the developers to join neighborhood meetings and have attended zoom meetings with the developer. The plan was in final stages and the developers *were not responsive* to our significant suggestions on height, set backs and major safety issues from our groups of neighbors, except for one neighbor who got height reduction on his side in exchange for height increase on the other sides. The developers were asked to meet once again with a neighborhood group before the January BZA meeting to

present their new changes, but declined. Public money is fronting this project. The public most affected should be part of the design team.

3. Safety

According to the Vision Zero website, the city promises to:
"**Ensure equity in Vision Zero:** The City will ensure all Vision Zero efforts promote equity and inclusiveness and protect people of all ages and abilities, paying particular attention to vulnerable and underserved populations.
Use Data to Direct Efforts and Measure our Progress: The City will develop metrics to guide decision-making, measure progress on Vision Zero activities and share successes and challenges in a transparent way."

Not only have neighbors been advocating for increased safety measures for years, as outlined in the North Walden Neighbors' presentation, but existing crash reports for the past 5 years have shown Walden Street, a feeder into Mass Avenue near a very busy square, to be particularly problematic: 92 crashes reported in 5 years, not counting crashes on Mass Ave!

"Intersections are where people walking, biking, and driving interact most. Making these locations as safe as possible is a key element of our Vision Zero commitment," said Joseph Barr, Cambridge's Director of Traffic, Parking, and Transportation, quoted in the national organization of traffic engineers. And yet, this organization's own standards and priorities were ignored in this case. "NACTO's new intersection design guidance gives cities like Cambridge direction on how to approach some of the most complex pieces of our street networks and make the best use of the space on our streets."

Therefore, a widening of the street is NOT a viable measure as I understand the NACTO recommendations.

Please deny this application!

I want to end by thanking the board members for remaining bequitable and rigorous in their decisions despite significant political pressure to accept this application.

Costanza Eggers
A neighbor three blocks away, longtime activist for social equity and supporter of fair housing.

Sent from my iPad

Daglian, Sisia

From: Singanayagam, Ranjit
Sent: Thursday, December 31, 2020 6:15 PM
To: Daglian, Sisia; Pacheco, Maria
Subject: Fwd: 2072 Mass Ave Concern

Get Outlook for iOS

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Sent: Thursday, December 31, 2020 6:13:18 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave Concern

Begin forwarded message:

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Subject: 2072 Mass Ave Concern
Date: December 31, 2020 at 6:08:54 PM EST
To: mpacheco@cambridgema.gov

To the Board of Zoning Appeal:
I am concerned about the current proposed development at 2072 Mass Ave. for many reasons. **The most important reason is that it is a racist development that disenfranchises those who do not have easy access to capital. Why did the city not find a minority-owned development company? The developer is a white cisgender male who lives in the wealthy suburban community of Newton. His life experiences do not match those of the buildings' proposed residents and directly disenfranchises local minority-owned developers which is a disgrace to our community and our taxpayers.**

As a taxpayer, I expect a response to my comments!

As a graduate of the Cambridge Public Schools, I wanted to make sure it was understood that there is a school bus stop right there at Walden and Mass Ave exactly where the project is slated to be built. I waited at that stop for 8 years when I took the bus to King Open. I wonder if CPS school transportation has been consulted about this development in terms of the safety of children. I have walked my kids and waited at that stop with my kids for years... it is a dangerous intersection only to be made more dangerous with this project. Has there been any communication with CPS transportation?

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Also, sadly it is obvious that the needs of proposed building residents have not been considered. There is limited parking and only one elevator for 200 people. That is crazy. If this building were really about helping those who need it, the plan wouldn't forget about their needs for elevators and cars.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Zev Shapiro

Lifelong Cantabrigian and Harvard '24

35 Walden St

Daglian, Sisia

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 7:01 AM
To: Daglian, Sisia
Cc: DePasquale, Louie; Singanayagam, Ranjit; Glowa, Nancy; Siddiqui, Sumbul; City Clerk; Pacheco, Maria
Subject: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Assistant Commissioner Sisia,

According to MA Chapter 40B Handbook for Zoning Boards of Appeal, the applicant, CC HRE, does not have "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook. I will be documenting specific instances of such violations by the applicant as well as by the City in my comments to the Board of Zoning Appeal later today.

Therefore, through you, I would like to raise a point of order to the Board of Zoning Appeal to dismiss the 2072 Mass Ave Comprehensive Permit application without further hearing the case on 1/7/2021. I would greatly appreciate your guidance on how to raise this point of order at the start of the hearing. This will be more crucial if CC HRE does not submit the preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", that they submitted as part of the Project Eligibility Application to the Massachusetts Department of Housing and Community Development dated 10/14/2020 as justification for the 9-story height as requested by BZA. If CC HRE submits a modified plan, they should also submit a modified pro forma with changes from the original clearly identified.

Thank you for your cooperation and I look forward to your guidance.
Respectfully yours,
Young Kim
17 Norris Street

Daglian, Sisia

From: James in Cambridge <tompaine@hotmail.com>
Sent: Thursday, December 31, 2020 7:16 AM
To: Daglian, Sisia
Cc: Singanayagam, Ranjit
Subject: Fw: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

[NB: Maria Pacheco is "out of the office" until January 4. (Ms. Daglian: Hi. Please reply.)]

From: James in Cambridge <tompaine@hotmail.com>
Sent: Thursday, December 31, 2020 12:12 PM
To: BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>
Subject: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

December 31, 2020

To: Maria Pacheco, Board of Zoning Appeals
Cc: Ranjit, ISD (BZA)

Hi Maria, As I believe you must know, the BZA Rules (posted) require that everyone provide their *home address* when giving public testimony. This was overlooked at the last public hearing on the 2072 Mass Ave. application.

Could we be assured that this requirement will be honored at the hearing on January 7? Would you please share this email and request with Gus, Brendan, and remaining Board members?

In addition to its being *a published rule for BZA Hearings*, I firmly believe we are all entitled to know where people actually live when giving public testimony about matters in Cambridge.

Thanks.

Section 6. Rules of Procedure at Public Hearings
[...] **Every person appearing before the Board or submitting a statement in writing must identify himself for the record by full name and current residential address.**
https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/BZA/bzarulesofpracticeandprocedure.pdf

Also, as you may know, the last meeting was a catastrophe in several respects.

I'm not in favor of letting politicians (a/k/a, "elected officials") "jump the queue" when others are waiting to give testimony. But if this must be allowed, could we limit the time permitted? Marjorie Decker was allowed to opine at great length at the start of the hearing, unfairly to everyone else waiting to testify.

Later on, after this, and then the customary "three minutes" for others, still others who

had been waiting to make comments were summarily reduced in an impromptu manner by Jim Monteverde (no doubt trying to do his best under difficult circumstances) to a "one minute" allowance. This was obviously unfair - and I believe unnecessary - discriminating against those who just happened to be later in the queue. This can and should be avoided on, in my opinion, on January 7 by limiting "speeches" by politicians, and holding everyone to a reasonable time allowance, announced - for all equally - at the start of the meeting.

Hopefully the fact that this is a "special meeting" (if it is not cancelled or postponed) will allow everyone interested in providing testimony a reasonable opportunity to be heard.

Thanks. I would appreciate your sharing this with the Chair and Vice Chair, especially, and letting me know what response they may have.

Happy New Year - hopefully - to all of us!

Sincerely, James Williamson
1000 Jackson Place
Cambridge, MA. 02140

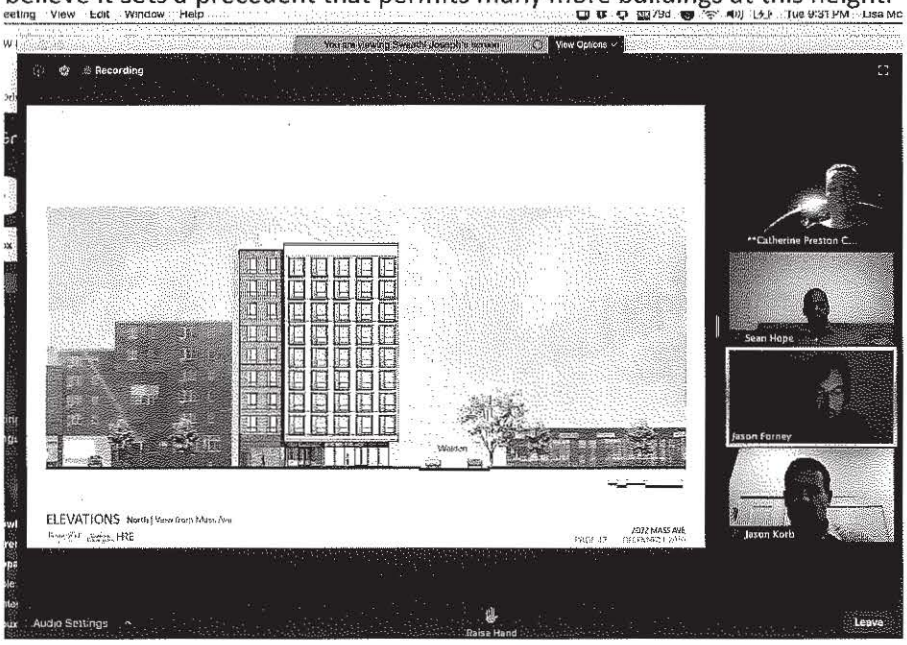
Daglian, Sisia

From: Lisa McManus <lisaxmcmanus@gmail.com>
Sent: Thursday, December 31, 2020 8:30 AM
To: Daglian, Sisia
Subject: Fwd: 2072 Mass Ave CASE NO. BZA-017326-2020

---------- Forwarded message ---------
From: **Lisa McManus** <lisaxmcmanus@gmail.com>
Date: Wed, Dec 30, 2020 at 7:35 PM
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020
To: <mpacheco@cambridgema.gov>

Ahead of the Jan. 7 meeting, I wanted to send this image of the project to the BZA members. **It's a rendering of the building that the developers and their architect rarely show.**

I am an abutter. I am for affordable housing but think this building is pretty clearly out of scale and too big for the site. I believe it sets a precedent that permits many more buildings at this height.



Lisa McManus
17 Creighton Street
Cambridge, MA 02140

Daglian, Sisia

From: Singanayagam, Ranjit
Sent: Thursday, December 31, 2020 1:33 PM
To: Daglian, Sisia; Pacheco, Maria
Subject: Fwd: 2072 Mass Ave: Support

Get Outlook for iOS

From: Kathy L Dalton <kd@well.com>
Sent: Thursday, December 31, 2020 1:30:51 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 2072 Mass Ave: Support

I would like to register my support for this project. I believe this is very well located as a transit dependent affordable housing project.
I would however like the Cambridge BZA to exercise whatever authority it has to make this a more livable project for the residents.
For example, I am concerned to hear it will have only one elevator.

As it is a for-profit developer I am concerned that the need to profit from the project rather than creating quality livable housing for the residents will take precedence.
Also, if there are design amendments that improve things for abutters, particularly for the adjacent senior housing, I would approve of those as long as they do not lead to making the project unbuildable.

Kathy L. Dalton
Arlington Street

Daglian, Sisia

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, January 4, 2021 5:11 AM
To: Pacheco, Maria; Daglian, Sisia
Subject: Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

January 3, 2020

Re: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

Dear Chairman Constantine, Vice-Chairman Sullivan,
and Members of the Board:

I suspect you are facing a tough decision this Thursday night, struggling to balance the obvious need for affordable housing in Metropolitan Boston with good design, reasonable scale, and the stated needs and interests of numerous neighbors here in Cambridge, including, importantly, *the residents of existing affordable elderly housing at the Russell Apartments* (whose very modest rear patio, absent suitable adjustments to the proponents' plan, will be put in shadow by this project on otherwise lovely summer afternoons. [Thanks, "supporters" of affordable housing...])

In my nearly fifty years of living in Cambridge, I can't remember a single developer ever having had the *chutzpah* to offer as a purported "compromise" increasing the already egregious height of a building from 8 stories to an even more egregious 9! (Wow; that's a "stretch," as they say...)

Since when is responsible, intelligent, and artful "urban form" something we just toss out the window, because a for-profit developer can slap the evidently "magical" words "affordable housing" on their gargantuan, out-of-scale project?

I attended the first online "community meeting" ready to support *a significant building at this corner.* I was shocked when, after considerable introductory "hoopla" evidently contrived to enthrall the public, they finally unveiled their "masterpiece," AT A FULL EIGHT STORIES. Again, I was, quite literally, shocked. And greatly disappointed. I had been looking forward to supporting a project at this corner and now felt offended and angry at the excesses of this applicant.

Six or seven stories, at most, would suffice here. An even more modest height in the back would seem appropriate, as well, despite pressures to cram as much FAR on the lot as possible. If context is relevant, just one other building, a block away, appears to be eight stories, but it has significant

set-backs in the front and at the sides, with grass and open space.

While parking is being limited, based in part, IMO, on spurious claims regarding the alleged ease of "access" to public transportation, in particular, one wonders how they've come up with "51 bike storage spaces" in the basement, when their own paid survey indicates bicycle use at "6 percent." How does that compute? (A "vanity" for bicycling enthusiasts??) *Is anyone aware of the fact that the MBTA plan to reduce service on the 83 and 77 Bus Routes by 20 percent this year as part of their recently announced "service" cuts??*

I live not far from this location in what was once Public Housing. I have some understanding of what this is all about. I go by here every day on the "public transit" others love to preach about. I don't want to have to see an oversized building here. We can do better. The dismal political failure of our dysfunctional government here in Cambridge to address affordability in housing, despite rather significant achievements, should not be the occasion to "stick it" to one particular diverse group of residents at this particular corner.

Thank you for insisting on a *reasonable project* that furthers a goal of adding affordable units in Cambridge, albeit for the entire region, while respecting the community of which we're all trying to be a part.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA

p.s. I found this billboard depicted at 'google maps' across Walden Street a wonderfully ironic commentary on what the applicants seek here:
https://www.google.com/maps/place/2072+Massachusetts+Ave,+Cambridge,+MA+02140/@42.3914078,-71.1232798,3a,23.9y,255.27h,103.27t/data=!3m6!1e1!3m4!1sK-lXqzhMyzNIWnr5COPVYw!2e0!7i16384!8i8192!4m5!3m4!1s0x89e3771790994495:0x4f2a3d7e2d3a3e20!8m2!3d42.3911207!4d-71.12329

2072 Massachusetts Ave

Building · 2072 Massachusetts Ave

www.google.com

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Changes to the January 7 "Special Meeting" Agenda? [2072 Mass Ave.]

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, January 4, 2021 11:25 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Cc: NorthWaldenNeighbors@gmail.com <NorthWaldenNeighbors@gmail.com>; Nolan, Patricia <pnolan@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Totten, Daniel <dtotten@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>
Subject: Re: Changes to the January 7 "Special Meeting" Agenda? [2072 Mass Ave.]

[Hi, Maria, Would you be sure to timely share this email with Gus and Brendan?
Thanks. JMW]

January 4, 2020

Hi Ranjit, and/or Maria,

As I believe you know, the BZA announced at the conclusion of the last meeting on this matter that January 7 would be a "Special Meeting" devoted *exclusively* to the 2072 Mass Ave. "Comprehensive Permit" application.

It seems this plan has been changed.

I learned this evening, when I was trying to find a suitable link for the 2072 Case File (itself a bit of a conundrum), that there have now been new items added to the Agenda for January 7.

Could you (or Ranjit) please explain why that is? (I know there is a widely shared concern *that there be sufficient time for public comment from all interested parties at this important hearing*; I worry that this will no longer be the case with the addition of more items.)

Could you please explain how you anticipate the new items on the revised Agenda for January 7 to be managed? *Will they be heard in the order in which they are listed?? And what is the estimated time required for each of these cases, to the extent you can anticipate that?*

As you know, it would be very helpful to have a sense of when

the Board will likely be turning their attention to the case at hand, as we are now no longer assured that the hearing on the 2072 Mass Ave. case will commence at 6 p.m., as previously promised.

Thanks.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA

See: http://cambridgema.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=9693

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Dewey Dellay <scewby@earthlink.net>
Sent: Tuesday, January 5, 2021 6:21 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Hello

To Members of the Board of Zoning Appeal

I oppose the proposed development of 2071 Mass Ave.

I live three blocks from the proposed site on King Street and travel past it every day by either foot or car. I believe the proposed 9 story front o the building is way way out of proportion to our smaller neighborhood buildings. I am completely in favor of affordable housing and think it is extremely important, but I believe it can be done and incorporated in to neighborhoods in a much more seamless way that compliments it's surroundings. I believe the developers can reasonably settle for less stories. Many have said the 6 stories but I can accept more, but not nine stories. It will set a precedent for future buildings and start a type of destructions of our neighborhood. The argument that we need all the housing we can muster is a fair one but will not be solved with this one building, and then the acrimony that it would bring. Also, I am extremely concerned about the parking in the neighborhood with more cars coming from the tenants of the building, and so would also think this adds to the argument against nine stories. Lastly, the corner of Mass Ave and Walden has always been a complicated area to drive through, and then on top of this it is crammed during rush hour. Having a car entrance added to the density that converges at that corner seems unadvisable for an uncontested safe traffic flow. I'm sure you know that we have had a death at that corner already.

Thank you for giving this email your time and I would urge that you work with the developers to reduce the size of their proposal so that we cn have a win win situation with this need affordable housing.

Dewey Dellay

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:25 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [livablecambridgeopen] [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Marilee Meyer <mbm0044@aol.com>
Sent: Monday, January 4, 2021 5:30 PM
To: peterglick@comcast.net <peterglick@comcast.net>; rryals@comcast.net <rryals@comcast.net>
Cc: mjbrandon@gmail.com <mjbrandon@gmail.com>; Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Wilson, Anthony <awilson@cambridgema.gov>; rclarey@aol.com <rclarey@aol.com>; portersquare@googlegroups.com <portersquare@googlegroups.com>; NorthCommons@groups.io <NorthCommons@groups.io>; livablecambridge@googlegroups.com <livablecambridge@googlegroups.com>
Subject: Re: [livablecambridgeopen] [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

There is still confusion between 8 and 9 stories.
8 was original proposal which required variances as well. Now it seems criteria is being cherrypicked between comprehensive permitting, AHO and 40 B. Take your pick.
Housing is needed, but tweaking is needed including more elevators.

On Monday, January 4, 2021 Peter Glick <peterglick@comcast.net> wrote:

But when the neighbors are disenfranchised by a political system that appears to be tilted in the developers' favor, and then the developers choose extreme outside of the envelope approaches, such as those that go beyond even the AHO and require 18 variances to the rules, it is completely understandable that some neighbors would believe that their only chance at fairness is a day in court.

Personally, I live too far away to sue, but close enough to enjoy walking by regularly. I hope the developers are persuaded to build a nice building with several stories of affordable housing and ground floor retail.

Peter Glick

On Jan 4, 2021, at 5:30 PM, Ruth Ryals <rryals@comcast.net> wrote:

I am sorry, but someone has to say it.

This is a lousy way to build affordable housing (or to stop it), by threatening to sue, add costs, delay a project. And note, all of you who will follow the singing mermaid, it will cost you -- a lot, and the mermaid will never put in a dime.

This is how we got the AHO, for those of you who are suggesting it means we should never build an affordable housing development on Mass Ave near a major transit hub greater than 6 stories tall (which is absurd when 8 story buildings stand nearby), because of the threat of a suit from this mermaid's followers.

This is not the way of reasonable civic discourse to determine, as far we can, what best suits the City's and the neighborhood's needs.

This is -- I will get my way, or I will throw a fit, a monkey wrench in the works , so you won't be able to proceed for maybe 10 years, never mind that the premise of the suit will eventually be found lacking of merit.

Could we please ignore the signing mermaid and go back to talking about the pros and cons of the project?

Ruth Ryals

From: PSNA <portersquare@googlegroups.com> on behalf of Michael Brandon <mjbrandon@gmail.com>
Date: Sunday, January 3, 2021 at 11:59 PM
To: "Glowa, Nancy" <nglowa@cambridgema.gov>, Cambridge City Manager Louis DePasquale <ldepasquale@cambridgema.gov>, Lisa Peterson <lisap@cambridgema.gov>, Ranjit Singanayagam <ranjits@cambridgema.gov>, BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Cambridge City Council c/o City Clerk <awilson@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
Subject: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Ms. Glowa:

Thank you for your reply referring me to the Cambridge Board of Zoning Appeal. Unfortunately, the board and its staff have not responded to our entreaties.

While the BZA in a sense operates independently under the enabling statute, City Manager DePasquale as the board's appointing authority and you as the City's attorney presumably have a fiduciary duty to intercede in order to prevent the unnecessary expenditure of public resources on another improper hearing, as well as an obligation to protect the body from a lawsuit that your office or outside counsel hired and paid for by the City will have to defend against, most likely to no avail.

Under the Commonwealth's Chapter 40B published procedures, department heads such as you, Mr. DePasquale, and ISD Commissioner Singanayagam are expected to review and

provide advice to the local zoning board on comprehensive permit applications, which in this case is one that seeks to circumvent local needs on a breathtaking scale.

If you and the City administration inexplicably have no comments or reservations about the highly irregular process that is occurring and for some reason support this unlawful application, it seems incumbent on you to notify the BZA and explain why before the January 4 comment submission deadline announced by Mr. Alexander.

But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

> Mr. Brandon:
>
> We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.
>
> Nancy E. Glowa
>
> City Solicitor
>
> ---
>
> **From:** Michael Brandon <mjbrandon@gmail.com>
> **Sent:** Wednesday, December 30, 2020 4:45 PM
> **To:** DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
> **Cc:** Wilson, Anthony; Richard Clarey
> **Subject:** ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:

We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

> Mr. DePasquale, Ms. Peterson, and Ms. Glowa:
>
> I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.
>
> Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.

Thanks for your prompt attention to this.

Michael

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

---------- Forwarded message ---------

From: Michael Brandon <mjbrandon@gmail.com>
Date: Tue, Dec 8, 2020 at 8:32 PM
Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sogrady@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>

Chairman Alexander and Members of the BZA:

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook*and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

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View this message at https://groups.google.com/d/msg/portersquare/topic-id/message-id

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To post to this group, send email to portersquare@googlegroups.com
Visit this group at https://groups.google.com/d/forum/portersquare

To unsubscribe from this group, send email to portersquare+unsubscribe@googlegroups.com
For more options, visit https://groups.google.com/d/optout

You received this message because you are subscribed to the Google Groups "Porter Square Neighbors Association" group.
To unsubscribe from this group and stop receiving emails from it, send an email to portersquare+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/CACMjiqqTKfA-msZc%3D3uB0zNjRRsJaZcf-j-yyFhKxV6KPG4QPQ%40mail.gmail.com.

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Livable Cambridge is a consortium of neighborhood associations that encourages and supports citizen input to ensure that Cambridge remains a livable and sustainable community. This is a public group. If you feel the frequency of these emails is too much. you might want to consider consolidating the communications to a once a day summary. Join our Livable Cambridge Facebook Group! https://www.facebook.com/groups/327170258117294/

How do I join the LivableCambridgeOpen Public Google Group?
1. For those who have an email address: https://groups.google.com/forum/#!forum/livablecambridge/join
2. For those without a Google account, you can email: livablecambridge+subscribe@googlegroups.com
---
You received this message because you are subscribed to the Google Groups "LivableCambridgeOpen" group.
To unsubscribe from this group and stop receiving emails from it, send an email to livablecambridge+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/livablecambridge/0CC53680-938F-44CE-9116-1B2F1D32ADF7%40comcast.net.

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How do I join the LivableCambridgeOpen Public Google Group?
1. For those who have an email address: https://groups.google.com/forum/#!forum/livablecambridge/join
2. For those without a Google account, you can email: livablecambridge+subscribe@googlegroups.com
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You received this message because you are subscribed to the Google Groups "LivableCambridgeOpen" group.
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.

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:26 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Nancy E. Phillips <nanphill73@gmail.com>
Sent: Monday, January 4, 2021 4:42 PM
To: Ruth Ryals <rryals@comcast.net>
Cc: Michael Brandon <mjbrandon@gmail.com>; Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Wilson, Anthony <awilson@cambridgema.gov>; Richard Clarey <rclarey@aol.com>; PSNA <portersquare@googlegroups.com>; North Commons <NorthCommons@groups.io>; livablecambridge@googlegroups.com <livablecambridge@googlegroups.com>
Subject: Re: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Bravissimo!

On Mon, Jan 4, 2021 at 5:31 PM Ruth Ryals <rryals@comcast.net> wrote:

> I am sorry, but someone has to say it.
> This is a lousy way to build affordable housing (or to stop it), by threatening to sue, add costs, delay a project. And note, all of you who will follow the singing mermaid, it will cost you -- a lot, and the mermaid will never put in a dime.
> This is how we got the AHO, for those of you who are suggesting it means we should never build an affordable housing development on Mass Ave near a major transit hub greater than 6 stories tall (which is absurd when 8 story buildings stand nearby), because of the threat of a suit from this mermaid's followers.
> This is not the way of reasonable civic discourse to determine, as far we can, what best suits the City's and the neighborhood's needs.
> This is -- I will get my way, or I will throw a fit, a monkey wrench in the works , so you won't be able to proceed for maybe 10 years, never mind that the premise of the suit will eventually be found lacking of merit.
> Could we please ignore the signing mermaid and go back to talking about the pros and cons of the project?
> Ruth Ryals

From: PSNA <portersquare@googlegroups.com> on behalf of Michael Brandon <mjbrandon@gmail.com>
Date: Sunday, January 3, 2021 at 11:59 PM
To: "Glowa, Nancy" <nglowa@cambridgema.gov>, Cambridge City Manager Louis DePasquale <ldepasquale@cambridgema.gov>, Lisa Peterson <lisap@cambridgema.gov>, Ranjit Singanayagam <ranjits@cambridgema.gov>, BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Cambridge City Council c/o City Clerk <awilson@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
Subject: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Ms. Glowa:

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While the BZA in a sense operates independently under the enabling statute, City Manager DePasquale as the board's appointing authority and you as the City's attorney presumably have a fiduciary duty to intercede in order to prevent the unnecessary expenditure of public resources on another improper hearing, as well as an obligation to protect the body from a lawsuit that your office or outside counsel hired and paid for by the City will have to defend against, most likely to no avail.

Under the Commonwealth's Chapter 40B published procedures, department heads such as you, Mr. DePasquale, and ISD Commissioner Singanayagam are expected to review and provide advice to the local zoning board on comprehensive permit applications, which in this case is one that seeks to circumvent local needs on a breathtaking scale.

If you and the City administration inexplicably have no comments or reservations about the highly irregular process that is occurring and for some reason support this unlawful application, it seems incumbent on you to notify the BZA and explain why before the January 4 comment submission deadline announced by Mr. Alexander.

But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

> Mr. Brandon:
>
> We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.
>
> Nancy E. Glowa
> City Solicitor
>
> ---
>
> **From:** Michael Brandon <mjbrandon@gmail.com>
> **Sent:** Wednesday, December 30, 2020 4:45 PM
> **To:** DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
> **Cc:** Wilson, Anthony; Richard Clarey
> **Subject:** ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)
>
> **Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:**
>
> **We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.**

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

> Mr. DePasquale, Ms. Peterson, and Ms. Glowa:
>
> I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.
>
> Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.
>
> Thanks for your prompt attention to this.
>
> *Michael*
>
> **Michael Brandon, Clerk**
> **North Cambridge Stabilization Committee**
> **About the NCSC**
> **Tel. 617-864-3520**
> **Fax 617-948-5971**
>
> ---------- Forwarded message ---------
>
> From: Michael Brandon <mjbrandon@gmail.com>
> Date: Tue, Dec 8, 2020 at 8:32 PM
> Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
> To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
> Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sograd y@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
>
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Michael Brandon

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View this message at https://groups.google.com/d/msg/portersquare/topic-id/message-id

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To post to this group, send email to portersquare@googlegroups.com
Visit this group at https://groups.google.com/d/forum/portersquare

To unsubscribe from this group, send email to portersquare+unsubscribe@googlegroups.com
For more options, visit https://groups.google.com/d/optout

You received this message because you are subscribed to the Google Groups "Porter Square Neighbors Association" group.
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To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/CACMjiqqTKfA-msZc%3D3uB0zNjRRsJaZcf-j-yyFhKxV6KPG4QPQ%40mail.gmail.com.

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View this message at https://groups.google.com/d/msg/portersquare/topic-id/message-id

--
To post to this group, send email to portersquare@googlegroups.com
Visit this group at https://groups.google.com/d/forum/portersquare

To unsubscribe from this group, send email to portersquare+unsubscribe@googlegroups.com
For more options, visit https://groups.google.com/d/optout

You received this message because you are subscribed to the Google Groups "Porter Square Neighbors Association" group.
To unsubscribe from this group and stop receiving emails from it, send an email to portersquare+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/0CC53680-938F-44CE-9116-1B2F1D32ADF7%40comcast.net.

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:26 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.
Attachments: Neighbors in Support of Affordable Housing at 2072 Massachusetts Avenue.docx

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From: Tom Burke <tburke@wellesley.edu>
Sent: Monday, January 4, 2021 4:00 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.

Dear Members of the Board of Zoning Appeals,

please see the attached petition signed by roughly 150 neighbors of this proposed development.

Sincerely,

Tom Burke
11 Buena Vista Park

--
Tom Burke
Ralph Emerson and Alice Freeman Palmer Professor and Chair
Political Science Department
Wellesley College

Dear Board of Zoning Appeals and Cambridge City Officials,

as neighbors of the proposed affordable housing apartment building at 2072 Massachusetts Avenue, we write in strong support of this project, which we believe will enhance our neighborhood and our city.

There is an extreme shortage of affordable housing both in Cambridge and in our neighborhood. A nearby affordable housing development, the Finch, recently received more than 2,200 applicants for 98 apartments, and the Cambridge Housing Authority currently has more than 20,000 applicants for housing on its waitlist. This new development would give 49 families who might otherwise be forced out of Cambridge a chance to live at a convenient location in first-rate apartments.

The apartment complex would be a huge improvement over the current building at that site, a fast-food restaurant on a tar parking lot. Massachusetts Avenue, a busy thoroughfare lined by many large commercial buildings, is an appropriate place for this development, and the design is properly scaled for the neighborhood. We oppose efforts to reduce the building size and so lock out more families from living there.

The developers, Capstone, have an excellent track record, and have been responsive to neighborhood concerns. They have included in their design thoughtful touches such as a green roof, solar panels, and extensive bike parking. Cambridge has reached a point where adding more parking spots--and more cars--is counterproductive. This project is designed in with the future of transportation in Cambridge in mind rather than its past.

We love our neighborhood and understand why our fellow neighbors may be fearful about any change they imagine might reduce its beauty, convenience and friendliness. We believe, however, that their fears are exaggerated, and that the changes this project creates will on balance improve our neighborhood, most of all because it will bring to us new neighbors. The cost of living in Cambridge has escalated to a point where many are locked out, threatening the vibrancy of our city. This development represents an attempt to preserve one of Cambridge's greatest strengths, the diversity of its residents. We urge you to move this project forward.

Sincerely,

Concerned Neighbors

Ying Dong & Tom Burke	11 Buena Vista Pk.
Ruth Ryals & James Cornie	115 Upland Rd.
Becky Sarah	14 Whittier St.

Irene Gates	11 Buena Vista Park #2
Yajun Mo	11 Buena Vista Park #2
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Mary Hermann	84 Raymond st Cambridge
James Cornie	115 Upland Rd.
Larry Field & Cheryl Suchors	42 Mt Vernon Street
Elizabeth Fels-McDowell	205 Walden St.
Mary Baine CAMPBELL	36 Linnaean St, Apt 9
Melissa Ludtke	30 Buena Vista Park Apt 2
Jay R. Warren	30 BUENA VISTA PARK, unit 3
Margaret Levin	35 BUENA VISTA PK. Apt. 1
Lydia Lowe	45 Rindge Avenue, Cambridge 02140
Julie Duncan	11 NORTON PLACE
Walter Kasell	175 Richdale Ave, Unit 308
Steven Miller	92 Henry St.
Cleta Booth	36 Highland AV #35
Joe Sullivan	79 Upland Rd.,Cambrdige Ma 02140
Megan DeMott-Quigley	45 Fenno Street
Patricia Lorsch	108 Washington Avenue, Cambridge, 02140
Oliver Radford	24 Cambridge Ter #1
Pamela	15 Sherman street
Janet Randall	64 Granville Road
Barbara Thimm	144 Upland Road, Cambridge MA 02140
David Sullivan	16 Notre Dame Ave
Joshua Goodman	50 Roseland St
Saul Tannenbaum	16 Cottage St., Cambridge MA 02139
Brenda Steinberg	63 Washington ave
Gordon Fellman	15 Sherman St.
Andres de Loera	9 Elmer St Unit 1, Cambridge MA 02138
SUSAN MILLER-HAVENS	24 BRADBURY STREET
Lindsey Dollard	4 Cambridge Terrace, Unit #3, Cambridge, MA
Kristine Jelstrup	120 Pleasant St. #2
Kaya Mark	45 Rindge Ave

Calla Walsh	24 Decatur St.
Elsa Mark-Ng	13 George street
Will MacArthur	18 Shea Rd
Tine Christensen	490 Huron Ave, Cambridge MA 02138 (formerly of 18 Buena Vista Park)
Sharon deVos	118 Antrim st Cambridge
Zach Goldhammer	167 Pemberton St
Ginger Ryan	35 Crescent Street
Susan Redlich	19 Sacramento Street
Eric Leslie	1 Washburn Ter
Shirley Mark	3 Hollis Park, Cambridge, MA 02140
Anne Shumway	57 Fenno Street
Seamus Lombardo	111 Sciarappa St.
Judy Leff	34 Prentiss St. Cambridge
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Susan Donaldson	187 Harvey St, Cambridge
Jenny Netzer	57 Crescent Street
Ellis Seidman	57 Crescent St., Cambridge, MA
John Bell	100 Jackson Street
Brinda Kirpalani	31 Crescent street
Peter Kelsey	35 Crescent St., 02138
Nelson Dow	3 Hollis Park, Cambridge MA 02140
Janet Axelrod	21 Berkeley St. Cambridge, MA 02138
Stella Plenk	21 Berkeley St
Carolyn Stonewell	7 Arlington St. Apt. 56
Margaret Drury	1 Dudley Ct Cambridge
Marcia Hams	95 Clifton St.
Sandra Diener	31 Wood Street
Anna Kelsey	35 Crescent St. Cambridge, MA 02138
Brinda Kirpalani	31 Crescent street
Beverly Neugeboren	18 Tenney St
Angelee Russ-Carbin	34 Cambridge Terrace, Cambridge MA 02140
Skip Schiel	9 Sacramento Street

ManChak Ng	13 George Street
Carolyn Fuller	12 Douglass St, Cambridge, MA 02139
Matt Bagedonow	118 Oxford Street
Joshua Driesman	334 Harvard Street, Cambridge, MA
Kaustubh Girme	332 Broadway Unit 3 Cambridge MA 02139
Bridget Kostigen	2022 Massachusetts Ave
James Zall	203 Pemberton St, Unit 6, Cambridge
Susan Zall	203 Pemberton St, Unit 6, Cambridge
Kristine Jelstrup	120 Pleasant St. #2
Christopher Schmidt	17 Laurel St., Cambridge, MA 02139
Kelsey Harris	8 Newport Rd
Larissa Brown	42 Madison Ave
Sharon Mombru	195 Upland Rd
Anna Spier	16 Cambridge Terrace #2
Eli Plenk	21 Berkeley St, Cambridge, MA 02138
Kathleen Riesing	91 Sherman St. Apt. #1
Maryann Doiron	98 Avon Hill Street
Rob Emslie	98 Avon Hill Street
Preston Neal	16 Cambridge Terrace #2
Josiah Bonsey	16 Prentiss St
Elisabeth Keller	16 Prentiss Street
Moana Bentin	100 Harvey St, Cambridge 02140
Manju Gokhale	9 Poplar Road
Dita Obler	318 Brookline St, Cambridge 02139
Robert Leigh	175 Harvey St #10
Amy Sloper	47 Cogswell Ave, #26
Diane Baden	35 Walden St
Claire Silvers	26 Mead St
Margaret Studier	14A Allen St
Nancy E. Phillips	36A Rice St., Cambridge
Cynthia Reid	20 Hubbard Ave Cambridge
Steve Bardige and Kay Hurley	55 Stearns Street
Deb Morse	45 Harris Street

Sally Arnold	10 Rogers St, Apt 402
Jeff Byrnes	294 Summer St, Somerville
Tim Bancroft	14 Orchard St, Cambridge, MA 02140
Alison Mitchell	23 Buena Vista Park, Cambridge
John Grady	34 Creighton Street
Grace Nauman	44 Cherry St Apt 2, Somerville, MA
Noah Schoen	
Corey Purcell	19 Burnside Ave, Apt #3, Somerville (barely on the Somerville side of the plaza)
Don Michaelis	15 Richdale Ave Apt 304
Andrew Sinclair	39 Mount Pleasant Street
Susan Resnick	15 Richdale Ave.
Lijun Li	3 Porter Park
Camilla Elvis	28 Linnaean st
Benjamin Stein	47 Cogswell Ave, apt 26
Pattie Heyman	66 Martin Street, Cambridge, MA
Martha Collins	66 Martin Street #3
Karin Downs	16 Seagrave Road, Cambridge, 02140
Ana Vaisenstein	26 Hurlbut St, Apt 4
Rebekah Bjork	20 Concord Ave unit C Cambridge, MA
Connie Chamberlain	42 Bowdoin Street
Serena Fix	16R Bowdoin Street Cambridge 02138
Debbie New	14 Cambridge Terrace
Peter Lowber	66 Martin Street
Lawrence A Boins	5 Arlington Street #36
Susan Broner	8F Sherman Street, Cambridge, MA 02138
Jeff Petrucelly	17 Kenwood street
Susan Resnick	15 Richdale Ave.
Virginia Swain	21 Bowdoin St.
Perry Lubin	12 Gray Gardens E
Laura Heath-Stout	22 Creighton St., Apt. 2,
Allegra Heath-Stout	22 Creighton St.
Michael James Roberson	94 Richdale Avenue

Kate Goodale	38 Bowdoin St, Cambridge, MA
Wendy Schoener	15 Arlington St.
Peter Levine	16 Martin Street
Sarah A Forrester	St James's Episcopal Church member. I live in Lexington but used to live in Cambridge. I've been going to St James's for 26 years.
Michael Carbin	34 Cambridge Terrace #1
Margaret Lourie	175 Sherman St
Lois Markham	316 Rindge Ave. Unit 10
Nadine Berenguier	10 Howland Street Cambridge, MA 02138
Stephen Klesert	316 Rindge Avenue, Unit 10, Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:27 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [Porter square] ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Mary Baine Campbell <campbell@brandeis.edu>
Sent: Monday, January 4, 2021 3:38 PM
To: Ruth Ryals <rryals@comcast.net>
Cc: Michael Brandon <mjbrandon@gmail.com>; Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Wilson, Anthony <awilson@cambridgema.gov>; Richard Clarey <rclarey@aol.com>; PSNA <portersquare@googlegroups.com>; North Commons <NorthCommons@groups.io>; livablecambridge@googlegroups.com <livablecambridge@googlegroups.com>
Subject: Re: [Porter square] ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Bravo.

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Date: Sunday, January 3, 2021 at 11:59 PM
To: "Glowa, Nancy" <nglowa@cambridgema.gov>, Cambridge City Manager Louis DePasquale <ldepasquale@cambridgema.gov>, Lisa Peterson <lisap@cambridgema.gov>, Ranjit Singanayagam <ranjits@cambridgema.gov>, BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Cambridge City Council c/o City Clerk <awilson@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
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Under the Commonwealth's Chapter 40B published procedures, department heads such as you, Mr. DePasquale, and ISD Commissioner Singanayagam are expected to review and provide advice to the local zoning board on comprehensive permit applications, which in this case is one that seeks to circumvent local needs on a breathtaking scale.

If you and the City administration inexplicably have no comments or reservations about the highly irregular process that is occurring and for some reason support this unlawful application, it seems incumbent on you to notify the BZA and explain why before the January 4 comment submission deadline announced by Mr. Alexander.

But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

> Mr. Brandon:
>
> We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.
>
> Nancy E. Glowa
> City Solicitor
>
> ---
>
> **From:** Michael Brandon <mjbrandon@gmail.com>
> **Sent:** Wednesday, December 30, 2020 4:45 PM
> **To:** DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
> **Cc:** Wilson, Anthony; Richard Clarey
> **Subject:** ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)
>
> **Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:**
>
> **We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.**

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

> Mr. DePasquale, Ms. Peterson, and Ms. Glowa:
>
> I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.
>
> Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.
>
> Thanks for your prompt attention to this.
>
> *Michael*
>
> **Michael Brandon, Clerk**
> **North Cambridge Stabilization Committee**
> **About the NCSC**
> **Tel. 617-864-3520**
> **Fax 617-948-5971**
>
> ---------- Forwarded message ---------
>
> From: Michael Brandon <mjbrandon@gmail.com>
> Date: Tue, Dec 8, 2020 at 8:32 PM
> Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
> To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
> Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sograd y@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
>
> **Chairman Alexander and Members of the BZA:**

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook* and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

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--
Mary Baine Campbell
Professor of English, Comparative Literature,
Women's and Gender Studies (Emerita)
Brandeis University
Waltham, MA 02454-9110

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:28 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Reference Case Number BZA 017326-202 2072 Mass Avenue
Attachments: Support for 2072 Mass Ave.pdf

From: Polly Carpenter <pollycarpenter@outlook.com>
Sent: Monday, January 4, 2021 3:36 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Reference Case Number BZA 017326-202 2072 Mass Avenue

Hello Maria - attached please find this letter of support for 2072 Mass. Ave.

Thank you.

Polly Carpenter FAIA
George Perkins AIA, LEED AP BD+C
11 Yerxa Rd.
Cambridge MA 02140

1/4/2021

To: Maria Pacheco, Secretary-Board of Zoning Appeal

Re: Case Number BZA 017326-202 2072 Mass Avenue

We support this fine and beneficial project.

The proposed building is designed to the highest level of environmental standards and is closely located near mass transit. It is just the sort of project that the world so desperately needs as it confronts the overarching issue of climate change.

It also effectively serves to contribute to address the local issue of a dearth of affordable housing.

It also serves to beautify this stretch of Massachusetts Ave. What had been a handsome brick workhorse building was lost to fire years ago and replaced by the ugly parking lot and fast food structure that currently sits on the lot. The architecture of this proposed building is not of the cookie cutter prefab language seen so much in new projects locally. Rather, it is a handsome, thoughtful and contributing work of architectural merit, at appropriate scale for this prominent North Cambridge corner.

As architects and Cambridge residents, who live close by, while we certainly empathize with the emotions of the abutters whose light and air are impacted by this project, we would expect that the common and greater good, however intrusive on the abutters, should prevail here.

This is a fine project, clearly serving the public good.

Thank you,

George H. Perkins, AIA, LEED AP BD+C
Polly Carpenter FAIA
11 Yerxa Road Cambridge MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:29 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Comment for BZA Special Meeting

From: Kavish Gandhi <kmbrgandhi@gmail.com>
Sent: Monday, January 4, 2021 3:20 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Comment for BZA Special Meeting

Hi,

I wanted to write to comment on the proposed 2072 Mass Ave project. I do think there are legitimate potential concerns for the project, especially as relates to parking and traffic – I am much less concerned about the height, and think that a double-standard is being applied in this case compared to other buildings nearby in Porter. I don't know all of the details about the project, so don't pretend to know the intricacies of how the project has attempted to mitigate these concerns

However, I do think the benefits of the project – 49 new affordable units! – outweigh those issues. I encourage the board to support it as a result, albeit potentially with some steps to mitigate the aforementioned concerns, if deemed necessary.

Kavish Gandhi, 115 Hampshire Street #4

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 9:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

From: Linda Stein <linda@lindastein.com>
Sent: Tuesday, January 5, 2021 7:14 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

To Members of the Board of Zoning Appeal,

I oppose the proposed development of 2072 Mass Ave.

I live at 1 Walden Mews, Cambridge and oppose the project for the following reasons:

1. **Size**—the 9 story, 102-foot tall height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden. I call on you to enforce zoning for affordable housing which is 6 stories maximum; this could set a troubling precedent for other 9-story developments to be built in North Cambridge. This is quite out of character with the neighborhood.

2. **Safety of the intersection**
The intersection is already excessively narrow, dangerous, and congested. The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions.

3. **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers. Where do you imagine that the new residents will park their vehicles, given that you have made no provisions for parking?

4. **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.

5. **Increased density of the neighborhood** will undermine the good relations among neighbors and cause unnecessary problems of noise, trash, and crowding of local parks and facilities, which are already at or over capacity.

6. **Negative effects of an all-rental project** provides no incentive for residents to assimilate to the neighborhood and moreover threatens to create problems of excessive transience.

7. **This neighborhood already has a variety of affordable housing units and is not needed**.

8. **This neighborhood already suffers from a lack of stores and facilities; 200 new transient residents will inevitably degrade the owner-occupier character of the neighborhood.** It is not difficult to foresee that the proposed project would create significant problems.

I have lived in this neighborhood since 1992 and vote here. I implore you to give up or relocate the project.

Linda Stein

Linda Stein
One Walden Mews
Cambridge, MA 02140
Cell: 917. 902. 8500

www.LindaStein.com
www.HaveArtWillTravel.org

CITY OF CAMBRIDGE
TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Board of Zoning Appeal

From: Joseph E. Barr, Director

Date: December 10, 2020

Subject: 2072 Massachusetts Avenue Comprehensive Permit Application – Supplemental Information

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The Cambridge Traffic, Parking, and Transportation Department (TP+T) has reviewed the transportation-related materials that have been submitted to the Board of Zoning Appeal by CC HRE 2072 Mass Ave Tenant LLC, in relation to the Comprehensive Permit Application for the proposed 49-unit affordable housing development at 2072 Massachusetts Avenue. This memorandum provides information that is supplemental to the communication that we submitted to both the Planning Board and the Board of Zoning Appeal, dated November 20, 2020.

Based on our review of the materials (including the "Parking and Traffic Assessment" prepared by Vanasse & Associates, Inc. dated November 9, 2020), the information submitted to date is sufficient to provide us with an understanding of this project, including the transportation-related impacts. As a result, we support the applicant's request for a waiver of the Article 19 requirement to perform a Traffic Impact Study (TIS). Completing a TIS is unlikely to provide us with any meaningful additional insight into the project and the resulting impacts, particularly given the minimal trip generation estimates included in the Parking and Traffic Assessment. TP+T's support for this waiver is conditional on their agreement to implement the mitigation measures described in our November 20, 2020 memorandum, including both physical infrastructure and ongoing transportation demand management measures.

TRAFFIC, PARKING, + TRANSPORTATION | JOSEPH E. BARR, DIRECTOR
344 Broadway, Suite 102, Cambridge, MA 02139
617-349-4700 | cambridgema.gov/traffic

Nancy E. Glowa
City Solicitor

Arthur J. Goldberg
Deputy City Solicitor

Samuel A. Aylesworth
First Assistant City Solicitor

Assistant City Solicitors
Paul S. Kawai
Keplin K. U. Allwaters
Sean M. McKendry
Megan B. Bayer
Brian A. Schwartz
Katherine Sarmini Hoffman

Public Records Access Officer
Seah Levy

CITY OF CAMBRIDGE

Office of the City Solicitor
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

TO: **Board of Zoning Appeal**
CC: **Louis A. DePasquale, City Manager**
Ranjit Singanayagam, Commissioner of Inspectional Services

FROM: **Nancy E. Glowa, City Solicitor**

DATE: **December 10, 2020**

RE: **2072 Massachusetts Avenue, Case No. BZA-017326-2020 - Comprehensive Permit Application review**

Pursuant to the provisions of G.L. c. 40B, we have reviewed the application of CC HRE 2072 Mass Ave Tenant LLC's (the "Applicant") to the Board of Zoning Appeal ("BZA") for a Comprehensive Permit pursuant to G.L. c.40B (the "Application") for the construction of an affordable housing development at 2072 Massachusetts Avenue (the "Property"). The Application requests a waiver of Section 4.37(B)(2) of the Cambridge Zoning Ordinance (the "Zoning Ordinance"), which regulates light industrial, wholesale business and storage uses, and specifically regulates "[m]anufacturing, processing, assembly and packaging [of] ... [f]ood products, including bakery, confectionary and dairy products." The Applicant states that it "seeks [this] zoning relief to allow a Catering or Commercial Kitchen in the area shown on the plans as Retail." For the reasons set forth below, please be advised that the Board lacks authority to grant the requested waiver.

The Applicant is seeking to construct an affordable housing development that will consist of 49 affordable rental units, a resident amenity space within the first floor, and a retail space within the first floor along Massachusetts Avenue. The majority of the Property is located within the Business A-2 zoning district, with a portion of the Property located in the Residence B zoning district. The plans presented as part of the Application show the retail area of the development located within the Business A-2 zoning district.

Pursuant to Zoning Ordinance Section 4.37(B)(2), the "[m]anufacturing, processing, assembly and packaging [of] ... [f]ood products, including bakery,

confectionary and dairy products" is prohibited in the Business A-2 zoning district (as well as the Residence B zoning district). Accordingly, the Applicant is seeking a waiver of Section 4.37(B)(2) in order to allow a catering or commercial kitchen in the retail space in the development.

The Supreme Judicial Court (the "SJC") has held that there can be a commercial component of a development authorized pursuant to a comprehensive permit, and the comprehensive permit can waive dimensional requirements for the commercial component. Jepson v. Zoning Board of Appeals of Ipswich, 450 Mass. 81, 93-95 (2007). The SJC stated that "[e]xtending [dimensional] flexibility to allow an incidental commercial component under the umbrella of the comprehensive permit provides additional incentives, including economic, to developers to establish affordable housing, and serves to further the development of affordable housing." However, the SJC limited this holding to instances where the commercial use is an allowed use in the applicable zoning district. "Nothing in G.L. c.40B, §§20-23, expressly prohibits the inclusion of incidental commercial uses **(when such uses are permitted on the proposed property by zoning ordinance or bylaw)** to complement an affordable housing development." Id. at 95 (emphasis added).

Accordingly, while the Board can waive dimensional requirements for the proposed retail use, the Board cannot allow the use if it is not an allowed use in the zoning district. The retail portion of the development is proposed to be located within the Business A-2 zoning district, and the proposed retail use is a catering or commercial kitchen pursuant to Zoning Ordinance Section 4.37(B)(2). That use is not allowed in the Business A-2 zoning district. The Board cannot waive the requirement of Zoning Ordinance Section 4.37(B)(2) and cannot allow a catering or commercial kitchen as part of the development, unless the Applicant obtains a variance for that use. An application for a variance was not included as part of the requested relief and therefore, in order to obtain this relief, the Applicant would have to submit a new application seeking a variance.

CITY OF CAMBRIDGE
TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board and Cambridge Board of Zoning Appeal (BZA)

From: Joseph E. Barr, Director

Date: November 20, 2025

Subject: 2072 Massachusetts Avenue Comprehensive Permit Application

---

The Cambridge Traffic, Parking, and Transportation Department (TP+T) has been working with Sean Hope and Jason Korb on the proposed affordable housing project at 2072 Massachusetts Avenue submitted for CC HRE 2072 Mass Ave Tenant LLC, an affiliate of Capstone Communities LLC and Hope Real Estate Enterprise LLC).

The Project proposes to construct 49 affordable housing rental apartments and first floor retail space for community use at the corner of Massachusetts Avenue and Walden Street. The site is currently occupied by a 1,860 sf Darul Kabab restaurant and was known as the Kentucky Fried Chicken site for many years. The Project proposes three accessible on-site parking spaces, two on-site short-term drop-off/pick-up parking spaces, and 51 long-term bicycle parking spaces located on the lower floor of the building (48 regular and 3 tandem bike spaces) accessible from an elevator.

Mr. Hope and Mr. Korb has been working very cooperatively with TP+T on the Project. TP+T has reviewed the Comprehensive Permit Application and would like to provide the Cambridge Planning Board and Board of Zoning Appeal (BZA) the following comments on the Project:

- TP+T strongly supports this Project. We are particular very supportive of the plan to accommodate three ten-feet wide travel lanes on Walden Street, which we have worked closely on with this developer. This will make the Massachusetts Avenue/Walden Street intersection more functional and safer for traffic moving through the intersection. We believe the change will make the intersection operate more efficiently and more safely by reducing vehicle queuing, it will better fit large vehicles and trucks, and it will create a more comfortable condition for bicyclists.
- At the approach to Massachusetts Avenue, Walden Street is currently 26'8" wide curb to curb, which is substandard for a three-lane intersection approach with a northbound left-turn lane and right-turn lane, and one southbound receiving lane. Typically, TP+T supports narrowing streets for traffic calming measures, not widening streets. However, in this case we believe the modification will help make the intersection dimensions "just right". If intersection lanes are too narrow (which is the current condition), then the intersection will not function well, causing safety issues and traffic impacts (e.g., unnecessary queuing of vehicles because they cannot fit in narrow lanes or do not line-up efficiently at the red light). The condition

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344 Broadway, Suite 102, Cambridge, MA 02139
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causes delay when the light turns green in order for vehicles to proceed through the intersection. TP+T believes that the proposed plan will be beneficial, and it is the right time to make the adjustment as part of the 2072 Massachusetts Avenue site being redeveloped.

- Along with the adjustment to Walden Street, the Walden Street sidewalk adjacent to the Project will also be widened (from approximately 6.5 feet to 7.2 feet). This will be accomplished by setting back the first floor of the building from the property line to maintain an acceptable sidewalk width. Furthermore, in order to maintain the number and size of the affordable housing units, which is a key goal for the City, there will be a slight overhang of the building above the sidewalk, but the Applicant will provide a sidewalk easement. The site plan was carefully developed and reviewed by City Departments, including the Community Development Department, TP+T, and DPW. TP+T and the other departments believe that the plan is well balanced and is an approach that we support. The final details or adjustments will be reviewed by the City as part of the Building Permit process, including any underground utilities.
- TP+T believes that the Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project.
- TP+T believes that the proposed location for the curb cut on Walden Street is the preferred location for various reasons. It allows vehicles to enter or exit the site to either direction on Walden Street or Massachusetts Avenue by using the Massachusetts Ave./Walden Street traffic signal. A curb cut on Massachusetts Avenue would only allow a right turn in or out (providing fewer options) and it would create a conflict with a bus stop and any existing or future bicycle or bus facilities on Massachusetts Avenue. Massachusetts Avenue currently carries the highest volumes of people walking and bicycling in the city, and conflicts with turning vehicles and people on foot and bicycles present safety problems. Eliminating this conflict provides a significant safety benefit. Even though the site has an existing curb cut on both Walden Street and Massachusetts Avenue, eliminating the curb cut on Massachusetts Avenue and consolidating to one curb cut off Walden Street is TP+T's strongly preferred design. Furthermore, TP+T does not believe that three accessible parking spaces and two drop-off/pick-up spaces will cause a significant impact or safety concern. As part of the Building Permit process, TP+T will work with the Applicant and DPW to make sure that the curb cut and parking spaces are properly designed.
- The Comprehensive Permit included a Parking and Traffic Assessment by Vanasse & Associates Inc. which TP+T believes was acceptable for this Project, although we have not formally reviewed or approved that assessment. The Project is located near public transportation including the Porter Square MBTA Red Line Station (located a 5 to 10 minute walk from the site) and the MBTA Bus Routes #77 and #83, including a bus shelter in front of the site (which will need to be temporarily relocated during construction of the Project). There is also a Bluebikes Station located directly across the street and carshare spaces nearby. Given the availability of the various nearby transportation services, and the findings of the Parking and Traffic Assessment, TP+T believes that the Project will not have a substantial traffic or parking impact. Data from other affordable housing projects in Cambridge have shown low

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automobile ownership in affordable housing buildings compared to other uses, such as office, research and development projects or market rate housing projects.

- To mitigate the Project's traffic and parking impacts, the Project proposes a package of Transportation Demand Management (TDM) measures including the following items:
    - Designate an on-site employee as the site's Transportation Coordinator to oversee marketing and promoting of transportation options at the site.
    - Provide new residents transportation information packets with information on getting around Cambridge sustainably.
    - Install a real-time transit display screen in the lobby to make it simpler for residents, visitors and employees to access real-time transit and Bluebikes availability information in the area. The screens will also post other useful information such as carpool/vanpools to supermarkets, etc.
    - Subsidize 100% of the cost of an MBTA T pass for employees (building property management/maintenance staff) or $240 annual reimbursement for bike maintenance for employees who choose to commute by bike.
    - Organize orientation sessions with residents to teach biking rues, safe biking measures, basic maintenance and repairs and help identify bike routes to various locations.
    - Provide a bicycle repair station on-site.
    - Annually, upon initial move-in and lease renewal, residents will be offered the choice of: (1) annual Bluebikes membership (including one-time discount helmet through Bluebikes), (2) $90 credit for ride share services, (3) 1-month adult MBTA Monthly LinkPass, and/or (4) 3-month Student or Senior Monthly LinkPass. This will be provided per resident (not per household) on an annual basis.
- TP+T expects that when repaving the sidewalks as part of the Project construction, the Applicant and their construction contractors, in coordination and as approved by the City, will remove the curb extension at the northwest corner of the Massachusetts Ave./Walden Street intersection. That curb extension is not needed at the signalized intersection and its removal will provide the City with more flexibility for that intersection in the future for bus or bicycle facility designs. TP+T and DPW will work with the Applicant on this item.
- Finally, overall TP+T supports the Project and the Applicant's application for a Comprehensive Permit.

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CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

December 3, 2020

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments
2072 Massachusetts Avenue, Cambridge, MA

Dear Board of Zoning Appeal Members:

Pursuant to 760 CMR 56.04, we are submitting revised materials for the 2072 Mass Ave Comprehensive Permit Application. While the design has changed, the unit mix has not. The project continues to include 71% two (2) and three (3) bedroom apartment homes for families as indicated in the following table.

1BR	**2BR**	**3BR**	**Total**
14	21	14	49
29%	42%	29%	71% Family

The project's design changes are enumerated below and incorporate significant feedback from the site's direct abutters, the neighborhood and the City of Cambridge's urban design, traffic, and community development staff.

1. Increased height of the "floating cube" along Mass Ave. from eight (8) stories to nine (9) stories to concentrate the building's height fronting along Mass Ave.;

2. Lowered height of rear residential volume from eight (8) stories to six (6) stories to step down the building facing the residential neighborhood; and,

3. Added active landscaped terrace on the 6th floor roof for resident use (~1,850 SF).

As indicated above, the most significant change is in the building's massing. After discussions and further review with the City of Cambridge's urban design staff and abutters on Walden Street, the design was modified to increase the height along Mass Ave. by one (1) story (from 8 to 9 stories) and to decrease the height of the rear residential anchor by two (2) stories (from 8 to 6 stories). This results in the building stepping down to the neighborhood and rising up at the major urban street.

A landscaped terrace is now included at the residential anchor's sixth floor roof, which will support a flexible outdoor space that may safely accommodate raised gardens, native plantings, and unique programming opportunities for residents. These changes are shown throughout the architectural drawings, but best seen in the rendering sheets A-305 to A-310, elevation sheets A-300 to A-304 and plan sheets A-107 to A-110.

The widening of Walden Street, which was included in the original BZA application, requires the proposal to provide an easement to the City of Cambridge over a portion of the 2072 Mass Ave land to be utilized as a public sidewalk. The metes and bounds of the easement cannot be finalized until the building is constructed. Therefore, if this application is approved, we respectfully request the following condition be added to any BZA Decision:

> Prior to the issuance of the Project's final certificate of occupancy, the Applicant shall record a pedestrian easement along Walden Street from the Applicant and Owner in favor of the City of Cambridge, the location of which is generally as indicated on C-101 Proposed Easement Plan dated November 10, 2020 by Nitsch Engineering. The easement shall be approved by the Department of Public Works staff, which approval shall not be unreasonably withheld, conditioned or delayed, and shall not require additional approvals by this Board.

The following plans and materials dated December 3, 2020 (unless otherwise noted) reflecting these changes are included herein. These plans and materials replace (or supplement where applicable) the plans and materials submitted on November 10, 2020.

1. **Plans**
   Cover Page, G-100, G-101, EC (10/5/20), C-100 (11/9/20), C-101 (11/9/20), A-100, A-101, A-102, A-107, A-108, A-109, A-110, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-400, A-401, A-402

2. **Dimensional Information dated November 24, 2020**

3. **List of Requested Exemptions/Waivers from the Applicable City of Cambridge Ordinances and Regulations**

4. **Shadow Studies**

5. **Recorded Notice of Ground Lease dated November 9, 2020 (recorded November 16, 2020)**

The community process has been robust and responsive to neighborhood feedback and concerns. The development team has met with the following direct abutters multiple times: the Cambridge Housing Authority (2050 Mass Ave/Russell Apartments), The Davis Companies (2067 Mass Ave/Henderson Carriage), and the 5 Walden Street Condominium. There have also been two large virtual community meetings, two virtual meetings with the Porter Square Neighbors Association, an upcoming meeting with the North Cambridge Stabilization Committee, a virtual meeting with neighbors on Creighton Street, and multiple email and phone communications with neighborhood residents. The project also has an active website (www.2072massaveapts.com) that includes all current materials, FAQ's and a comment forum for residents to comment on the project. A copy of the website FAQ's and comment forum are included herein for your reference. Finally, the development team has engaged with the residents of 2050 Mass Ave (Russell Apartments) by working with CHA management to place presentation boards (the original proposal and then later the revised proposal) in the lobby. Recognizing that many Russell residents are elderly, COVID-19 is a major concern, and do not have internet access, the development team placed in the lobby comment cards and copies of a memo with color renderings attached so that residents could view the proposal in the safety of their apartment home.

We believe the changes outlined in these supplemental materials are extremely positive and respond to feedback from various stakeholders. We look forward to presenting these plans to you at our December 10th hearing. Please contact Sean Hope at (617) 953-8369 if you have any comments.

Sincerely,

Jason Korb
managing member of managing member

Sean D. Hope
managing member of managing member

Enclosures

Cc: Louis A. DePasquale, City Manager, City of Cambridge
City of Cambridge Community Development Department

2072 MASS AVE

2072 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

COMPREHENSIVE PERMIT REVISIONS

DECEMBER 3, 2020

CC HRE 2072 MASS AVE TENANT LLC
OWNER

C/O CAPSTONE COMMUNITIES LLC
1087 BEACON ST, SUITE 302
NEWTON CENTRE, MA 02459

C/O HOPE REAL ESTATE ENTERPRISES LLC
907 MASSACHUSETTS AVE, SUITE 300
CAMBRIDGE, MA 02139

BRUNER/COTT ARCHITECTS
ARCHITECT

225 FRIEND ST, SUITE 701
BOSTON, MA 02114

NITSCH ENGINEERING INC.
CIVIL ENGINEER

2 CENTER PLAZA, #430
BOSTON, MA 02108

PETERSEN ENGINEERING INC.
MEP/FP ENGINEER

127 PARROTT AVE
PORTSMOUTH, NH 03801

L.A. FUESS PARTNERS
STRUCTURAL ENGINEER

211 CONGRESS ST, SUITE 810
BOSTON, MA 02110

LEMON BROOKE LLC
LANDSCAPE ARCHITECT

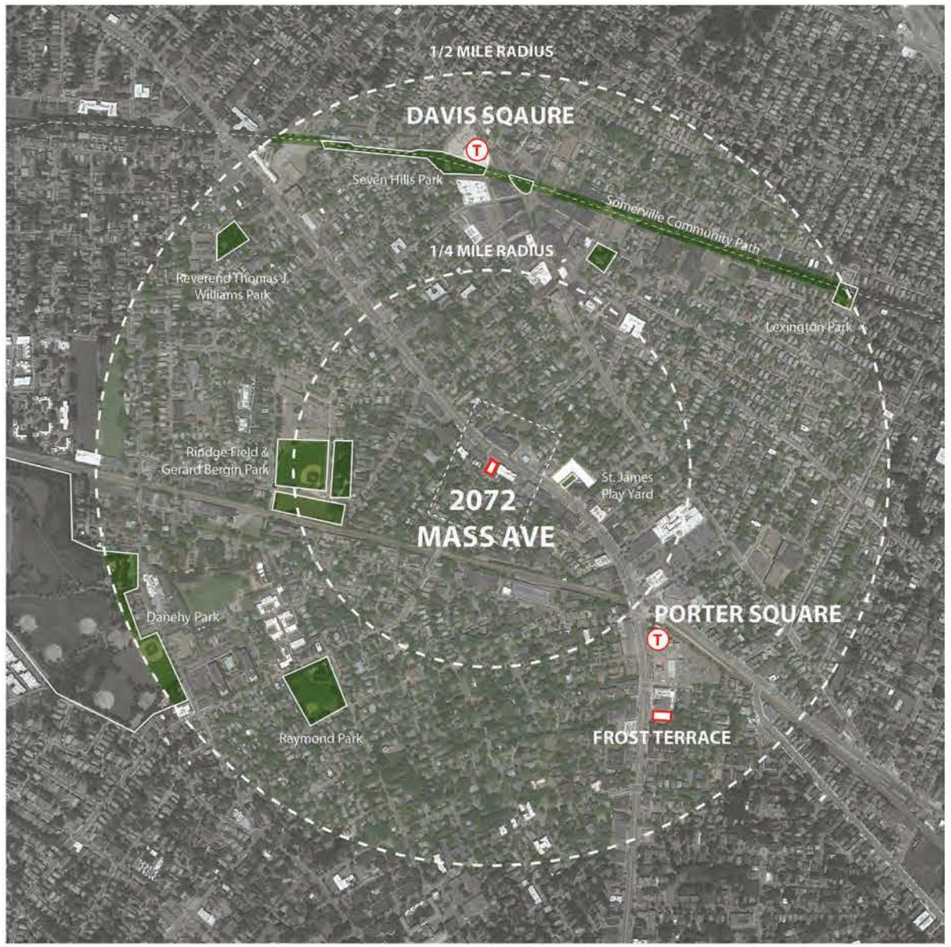
56 D WINTHROP ST
CONCORD, MA 01742

NEW ECOLOGY INC
SUSTAINABILITY CONSULTANT

15 COURT SQ, SUITE 420
BOSTON, MA 02108

CODE RED CONSULTANTS LLC
CODE CONSULTANT

154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772



NEIGHBORHOOD MAP

SITE PLAN

Bruner/Cott
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225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	DECEMBER 3, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

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NEIGHBORHOOD MAP/ SITE PLAN

G-100

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12/4/2020 2:39:02 AM

DRAWING LIST

GENERAL

G-100	NEIGHBORHOOD MAP/ SITE PLAN
G-101	DRAWING LIST, UNIT MATRIX, ZONING SUMMARY
EC	EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

CIVIL

C-100	CIVIL SITE UTILITY AND LAYOUT PLAN
C-101	PROPOSED EASEMENT PLAN

ARCHITECTURAL

A-100	BASEMENT FLOOR PLAN
A-101	FIRST FLOOR PLAN
A-102	TYPICAL FLOOR PLAN (FLRS 2-6)
A-107	FLOOR PLAN - FLR 7 & TERRACE
A-108	FLOOR PLAN - FLR 8
A-109	FLOOR PLAN - FLR 9
A-110	ROOF PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-304	EXTERIOR ELEVATIONS
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES
A-400	STREET SECTIONS
A-401	BUILDING SECTION
A-402	BUILDING SECTION

2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA
BUILDING TABULATIONS
PREPARED BY BRUNER/COTT ARCHITECTS

SITE AND BUILDING

BUILDING GROSS FLOOR AREA (GFA) (PER ZONING)

BASEMENT	Excluded
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,386
EIGHTH FLOOR	5,530
NINTH FLOOR	5,530
TOTAL GFA	**60,751**

BUILDING GROSS SQUARE FOOTAGE (GSF)

BASEMENT	5,465
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,386
EIGHTH FLOOR	5,530
NINTH FLOOR	5,530
TOTAL GSF	**66,216**

TOTAL PARCEL SIZE (SF)	8,515
FAR	7.13
PARKING RATIO (EXCLUDES DROP-OFF/PICK-UP)	6%
LONG TERM BIKE PARKING RATIO	104%
OPEN SPACE	22%
CONSTRUCTION TYPE *	Type IA construction (2-story podium, basement and first floor), Type IIA construction (above podium, second to ninth floors)

* Alternative option of seeking a variance to permit the use of the new construction type classifications found in the 2021 IBC and classifying the tower as Type IV-B

PARKING

	HC	TOTAL *	HC UNIT : SPACE RATIO
COVERED PARKING	3	3	1:1

* Commercial parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

* Two (2) pick-up/drop-off spaces will also be provided

	LONG-TERM	TANDEM	SHORT-TERM	TOTAL
BIKE PARKING	48	3	0*	51

* Project team is seeking alternative public contribution option of satisfying short-term bike parking requirements per Article 6.104.2 (b)

UNIT MIX

	STUDIO	1 BR	2 BR	3 BR	TOTAL
SECOND FLOOR	0	2	3	2	7
THIRD FLOOR	0	2	3	2	7
FOURTH FLOOR	0	2	3	2	7
FIFTH FLOOR	0	2	3	2	7
SIXTH FLOOR	0	2	3	2	7
SEVENTH FLOOR	0	2	2	1	5
EIGHTH FLOOR	0	2	2	1	5
NINTH FLOOR	0	0	2	2	4
TOTAL	**0**	**14**	**21**	**14**	**49**

% PER UNIT TYPE	0%	29%	42%	29%
% 2 AND 3 BR COMBINED	71%			

	STUDIO	1 BR	2 BR	3 BR	TOTAL
TOTAL NUMBER OF BEDROOMS	0	14	42	42	98

UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)	UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)
UNIT X01 *	1 BR	569	UNIT 701/801	1 BR	569
UNIT X02 *	1 BR	681	UNIT 702/802	1 BR	681
UNIT X03 *	3 BR	1144	UNIT 703/803	3 BR	1144
UNIT X04 *	2 BR	800	UNIT 704/804	2 BR	800
UNIT X05 *	2 BR	850	UNIT 705/805	2 BR	823
UNIT X06 *	3 BR	1031	UNIT 901	3 BR	1130
UNIT X07 *	2 BR	823	UNIT 902	3 BR	1249
* For second through sixth floors			UNIT 903	2 BR	823

UNIT TYPE	AVERAGE AREA (SF)
STUDIO	N/A
1 BR	625
2 BR	821
3 BR	1110

201120 - 2072 Mass Ave_Building Tabulation Form

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2072 MASS AVE

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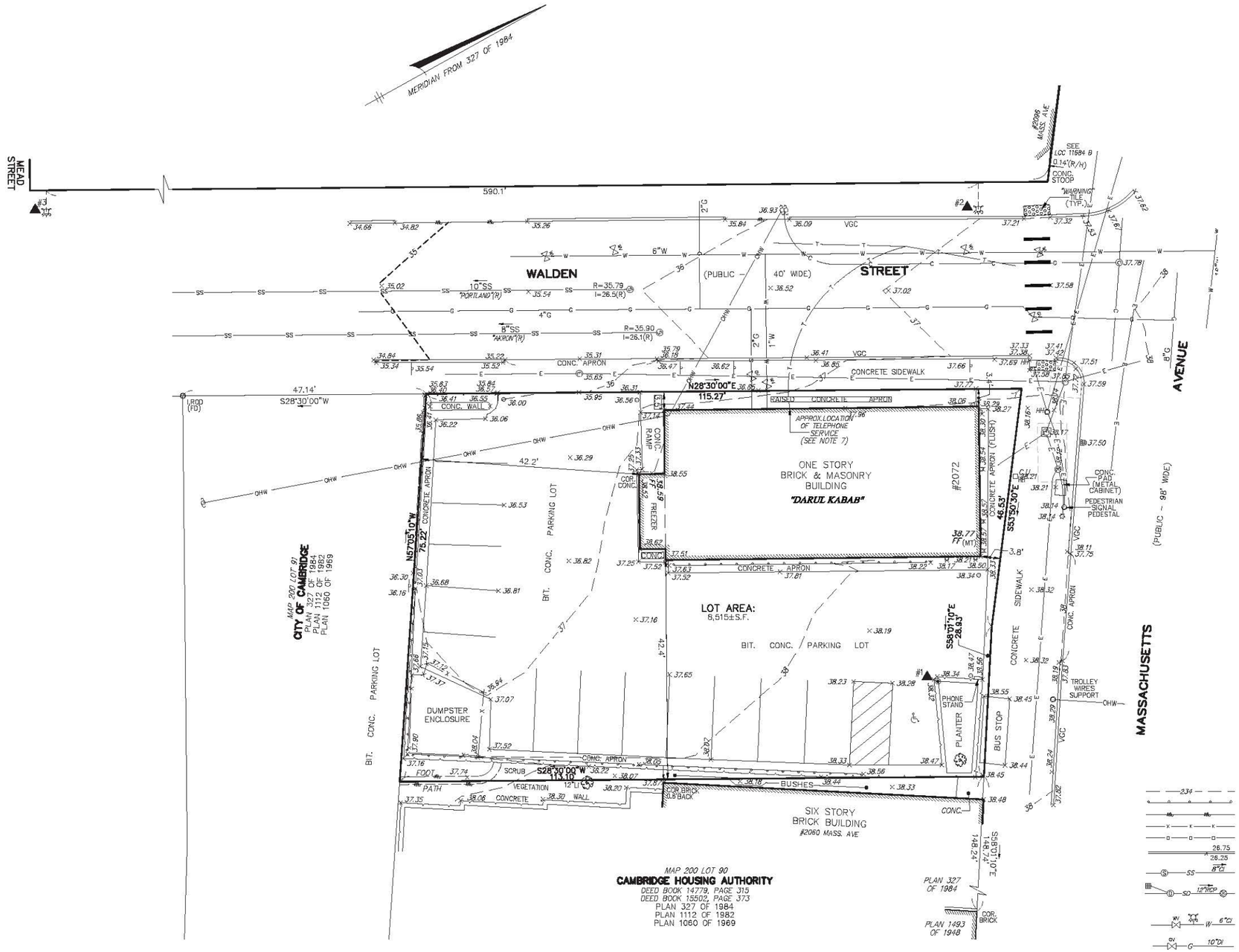
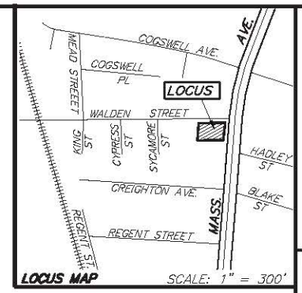
DRAWING LIST, UNIT MATRIX, ZONING SUMMARY

G-101





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.

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

LEGEND

234	SURFACE CONTOUR
GR	METAL GUARDRAIL
EOP	EDGE OF PAVEMENT
X X X	CHAIN LINK FENCE
WF	WOOD FENCE
26.75 / 26.25	CURB WITH TOP AND BOTTOM CURB ELEVATION
SS 8"CI	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
SD 12"RCP	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
W 6"CI	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
G 10"DI	GAS MAIN WITH SIZE & GATE VALVE
OHW	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
E	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
C	CABLE TV MANHOLE & UNDERGROUND CABLE LINES
T	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
28.8 / 23.2	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS
232.6	SPOT ELEVATION
☼	LIGHT POLE
205.24 MW	MONITORING WELL WITH TOP METAL CASING EL.
⊞	D GRATE CATCHBASIN
	PROMINENT DECIDUOUS TREE
12"LI	12" LINDEN TREE
○	BOLLARD
	SIGN
M	MANHOLE (UNKNOWN UTILITY)
RCP	REINFORCED CONCRETE PIPE
CI	CAST IRON
CMP	CORRUGATED METAL PIPE
ASB.	ASBESTOS PIPE
VC	VITRIFIED CLAY
PVC	POLYVINYL CHLORIDE
(R)	RECORD
(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 FF (MT) ×	ENTRANCE ELEV. (METAL THRESHOLD)

SCALE: 1" = 10'
0 10 20 40

2072
MASSACHUSETTS
AVENUE

Cambridge, Massachusetts

PREPARED FOR:

CC HRE
2072
MASS AVE
LLC

1155 Walnut Street #31
Newton Highlands, Massachusetts 02461

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS
JOSEPH M. SMALL
No. 45717
REGISTERED PROFESSIONAL LAND SURVEYOR

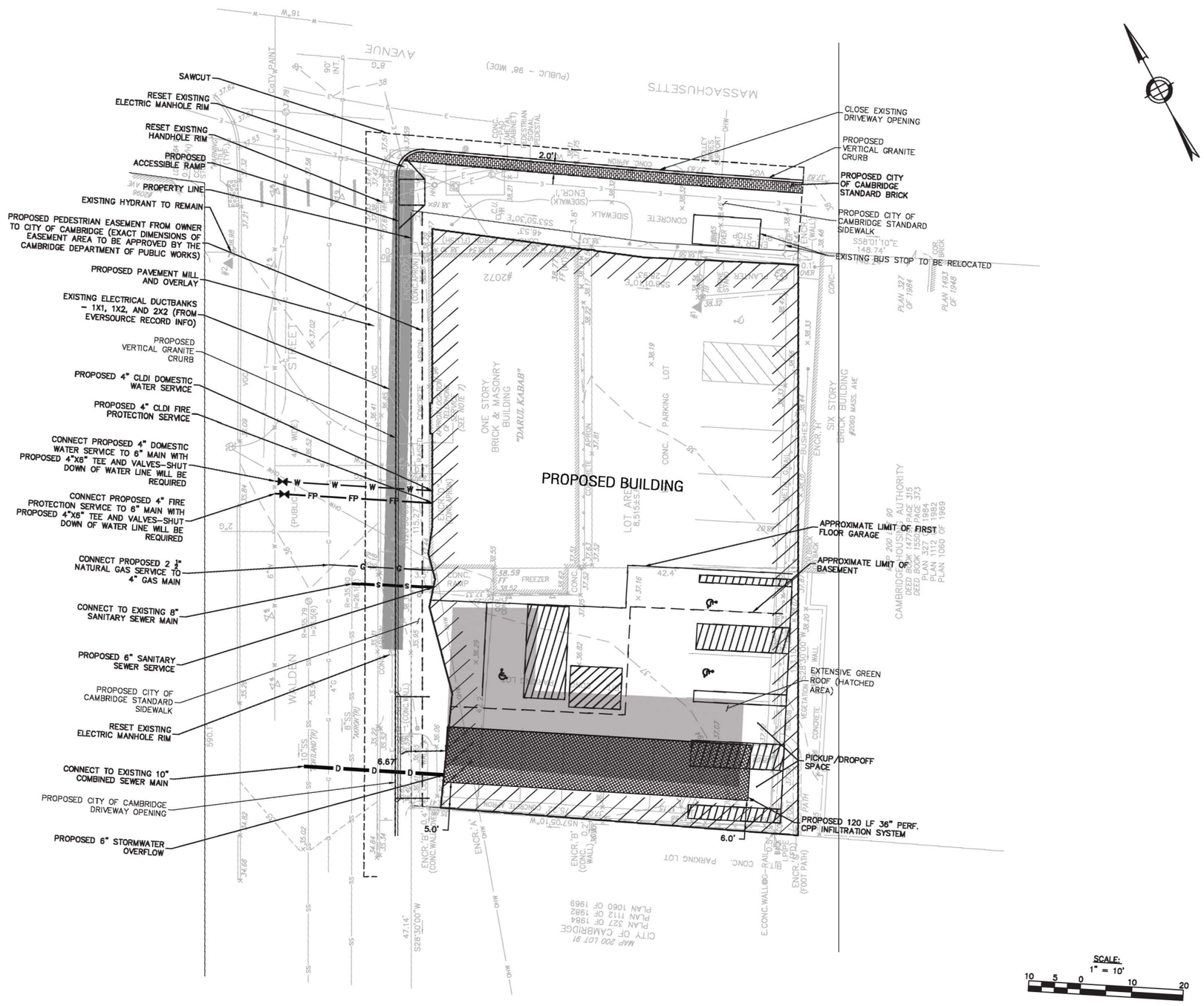
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	10/5/20	ADD ABUTTING TREE

DATE: 03/12/2018 DRAWN BY: JMS
SCALE: 1" = 10' CHECK BY:

EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Oct 20, 2020 10:20 am
PATH: P:\CAD 20 Projects\21130 - Dipisano Communities - Cambrid

DWG: 21130sv.dwg
LAYOUT: EC
SHEET: 1 OF 1
PROJECT NO.: **21130**



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617.492.8400
www.brunercott.com

2 Center Plaza, Suite 430
Nitsch Engineering
www.nitscheng.com
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472
Land Surveying
Transportation Engineering
Structural Engineering
Green Infrastructure
Planning

Rev Date Remarks

Date	NOVEMBER 10, 2020
Scale	1"=10'
Project Number	NITSCH #14047
Drawn By	MLC

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2072 Massachusetts Avenue, Cambridge, MA 02140

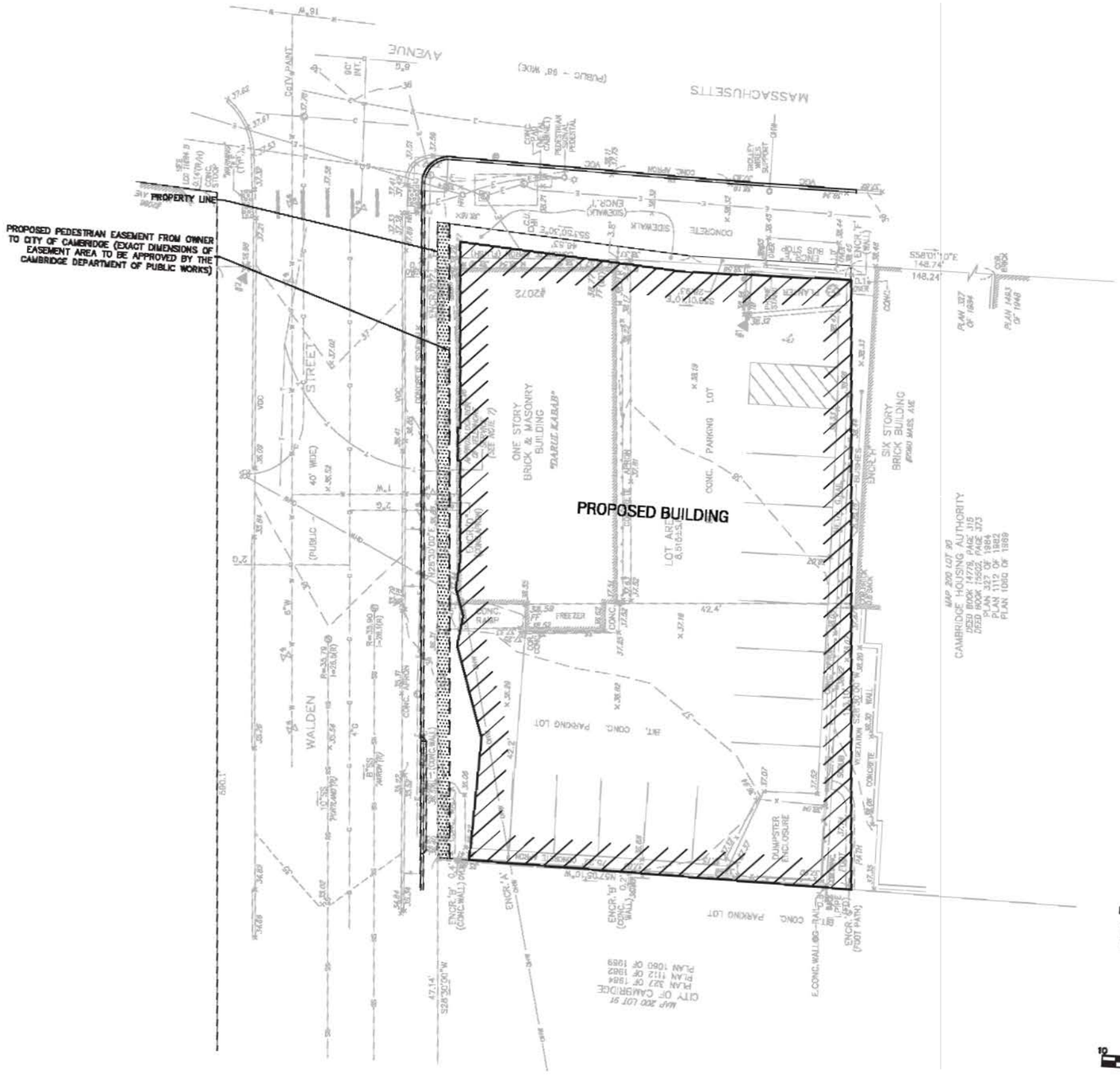
COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
CIVIL
No. 49556
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020

CIVIL SITE UTILITY AND LAYOUT PLAN

C-100



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Nitsch Engineering
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

Date NOVEMBER 10, 2020
Scale 1"=10'
Project Number NITSCH #14047
Drawn By MLC

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NITSCH PROJECT #14047
MICHELLE L. CALLAHAN
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020

PROPOSED EASEMENT PLAN

C-101

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1 FLOOR PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

BIKE RM	2130 SF
CORR	524 SF
ELEC RM	434 SF
ELEV MACHINE RM	58 SF
FIRE PUMP RM	211 SF
FUEL STORAGE FM	156 SF
STAIR 01	232 SF
STAIR 02	185 SF
STORAGE	214 SF
TRANSFORMER RM	738 SF
WATER ENTRY RM	122 SF

0 4' 8' 16'

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Project Number	20.001
Drawn By	Author

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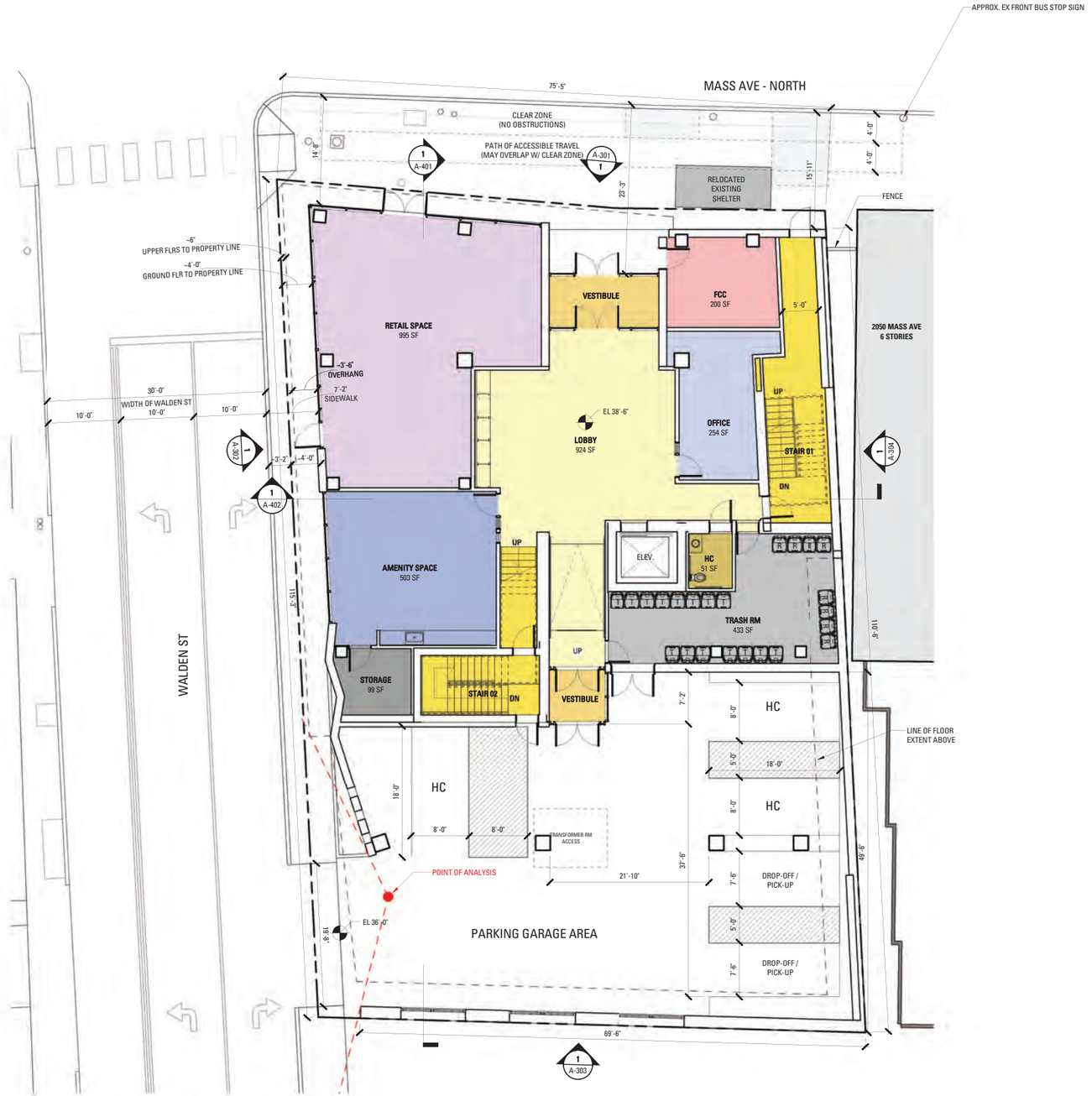
BASEMENT FLOOR PLAN

A-100



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

AMENITY SPACE	503 SF
LOBBY	200 SF
RETAIL SPACE	51 SF
FCC	924 SF
HC	254 SF
OFFICE	995 SF
STAIR 01	315 SF
STAIR 02	259 SF
STORAGE	99 SF
TRASH RM	433 SF
VESTIBULE	174 SF

0 4' 8' 16'

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REGISTERED ARCHITECT
JASON TORNEY
No. 31469
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

FIRST FLOOR PLAN

A-101

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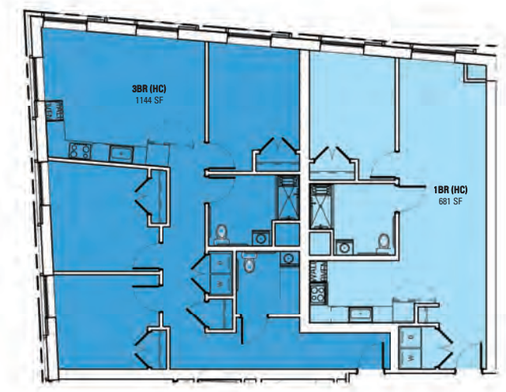
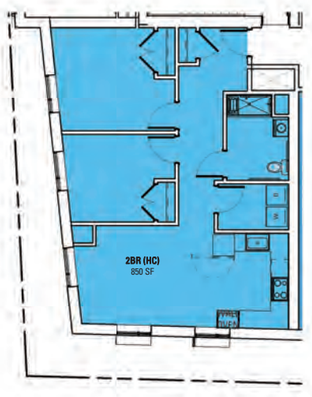


*NOTE: 3 BR GROUP 2 UNIT LOCATED ON FLR 3
1 BR GROUP 2 UNIT LOCATED ON FLR 8

2 GROUP 2 UNITS - 1 BR & 3 BR

SCALE: 1/8" = 1'-0"



*NOTE: 2 BR GROUP 2 UNIT LOCATED ON FLR 4

3 GROUP 2 UNITS - 2 BR

SCALE: 1/8" = 1'-0"

1 FLOOR PLAN - TYP FLOORS (FLRS 2-6)

SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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REGISTERED ARCHITECT JASON TORNEY No. 31469 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

TYPICAL FLOOR PLAN (FLRS 2-6)

A-102

1 FLOOR PLAN - FLR 7
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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REGISTERED ARCHITECT JASON TORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

FLOOR PLAN - FLR 7 & TERRACE

A-107

1 FLOOR PLAN - FLR 8
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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REGISTERED ARCHITECT JASON TORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

FLOOR PLAN - FLR 8

A-108

1 FLOOR PLAN - FLR 9
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

2BR	1623 SF
3BR	2379 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF
STORAGE	48 SF

0 4' 8' 16'

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REGISTERED ARCHITECT JASON TORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

FLOOR PLAN - FLR 9

A-109

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

MECH RM	363 SF
STAIR 02	132 SF

0 4' 8' 16'

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Date	DECEMBER 3, 2020
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Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
NOT FOR CONSTRUCTION

ROOF PLAN

A-110

1 MASSACHUSETTS AVENUE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

2 WALDEN STREET ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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REGISTERED ARCHITECT JASON FORREST No. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-300

1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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REGISTERED ARCHITECT JASON FORNEY No. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-301

1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A-302

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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2072 MASS AVE

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COMPREHENSIVE PERMIT REVISIONS
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EXTERIOR ELEVATIONS

A-303

1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

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2072 MASS AVE

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EXTERIOR ELEVATIONS

A-304

RENDERING - VIEW AT MASS AVE TOWARDS WALDEN ST LOOKING NORTH-WEST

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2072 MASS AVE

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COMPREHENSIVE PERMIT REVISIONS
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PERSPECTIVES

A-305

RENDERING - VIEW OF MASS AVE & WALDEN ST INTERSECTION LOOKING SOUTH-EAST

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Project Number	20.001
Drawn By	Author

2072 MASS AVE

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REGISTERED ARCHITECT
GREGORY FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

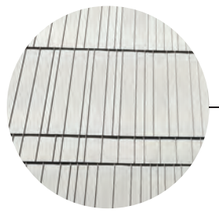
PERSPECTIVES

A-306

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

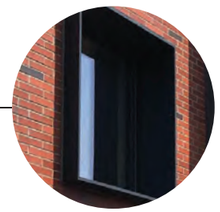
12/4/2020 2:38:43 AM

RENDERING - VIEW OF MASS AVE LOOKING SOUTH



METAL PANEL WITH EXPOSED SEAMS

LONG MASONRY AT STREET LEVEL



HIGH PERFORMANCE UPVC WINDOW WITH METAL FRAME

VERTICAL INFILL WOOD TEXTURE COMPOSITE PANEL

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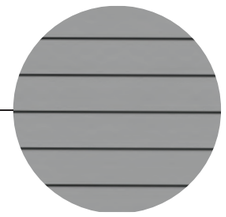
PERSPECTIVES

A-307

RENDERING - VIEW OF WALDEN ST LOOKING WEST

MASONRY SOLDIER COURSE AT HEADER



FIBER CEMENT CLAPBOARD SIDING, PTD

OPENINGS IN MASONRY FACADE

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PERSPECTIVES

A-308

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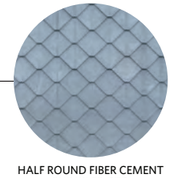
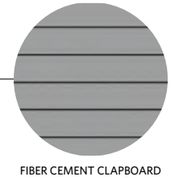
RENDERING - VIEW OF WALDEN ST TOWARDS MASS AVE LOOKING NORTH

PERFORATED MTL SUN SHADES

GREEN ROOF



HALF ROUND FIBER CEMENT SHINGLES, PTD



FIBER CEMENT CLAPBOARD SIDING, PTD

FIBER CEMENT SHAKE SHINGLES, PTD

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PERSPECTIVES

A-309

RENDERING - VIEW ALONG MASS AVE LOOKING SOUTH-EAST

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PERSPECTIVES

A-310

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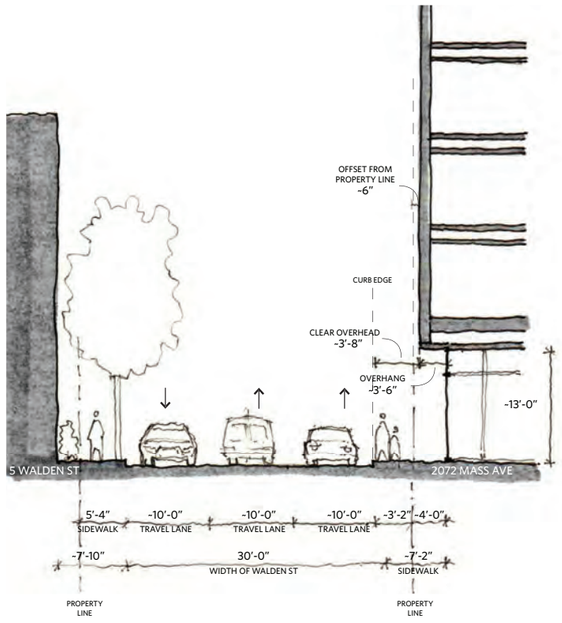
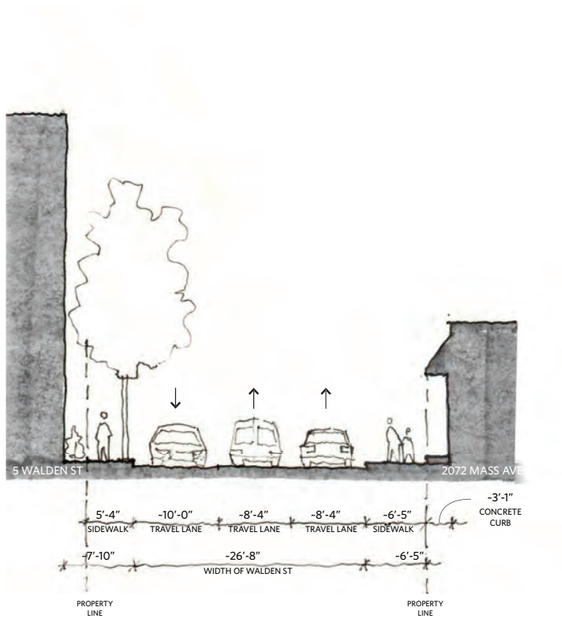
KEY PLAN



STREET SECTION - PROPOSED DEVELOPMENT WITH WIDENED WIDTH OF WALDEN ST
NTS

KEY PLAN



STREET SECTION - EXISTING CONDITIONS
NTS

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STREET SECTIONS

A-400

1 BUILDING SECTION - NORTH-SOUTH
SCALE: 1/8" = 1'-0"

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COMPREHENSIVE PERMIT REVISIONS
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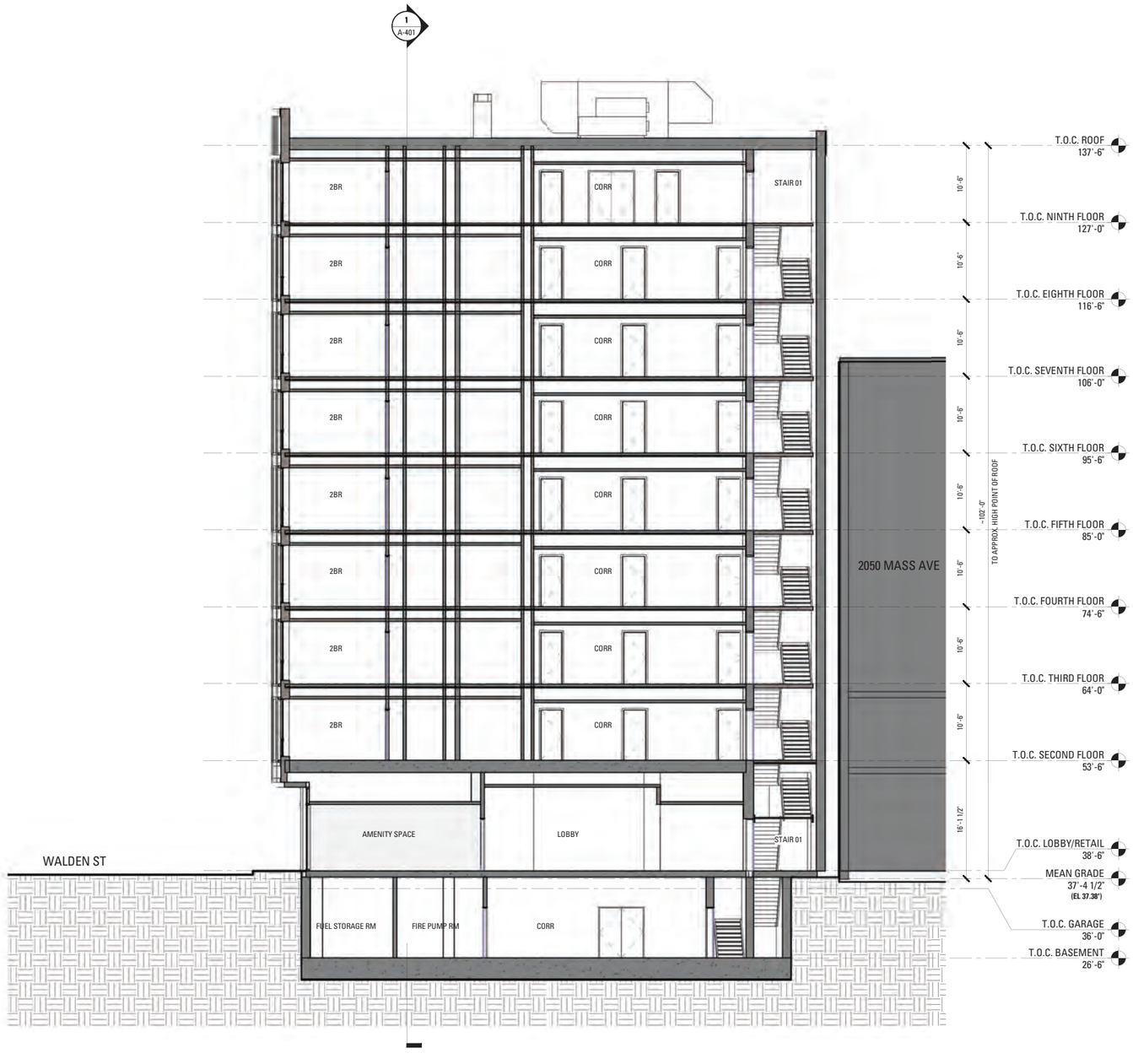
BUILDING SECTION

A-401



1 BUILDING SECTION - EAST-WEST
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT REVISIONS
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BUILDING SECTION

A-402

DIMENSIONAL INFORMATION

Project Address: 2072 Massachusetts Avenue

		EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
			BA-2 / BUSINESS A-2	RESIDENCE B	
Lot Area (SF)		8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
Lot Width (Ft)		~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
Total Gross Floor Area (GFA)(SF)		1,860 SF	15,755 SF (max.)**(g)**	608 SF (max.)**(g)**	60,751 SF **(h)**
Residential Base		0	13,129 SF (max.)**(g)**	507 SF (max.)**(g)**	56,171 SF
Non-Residential Base		1,860 SF	0	0	4,580 SF **(d)**
Inclusionary Housing Bonus w/20% affordable		N/A	2,626 SF (max.)**(g)**	101 SF (max.)**(g)**	N/A
Ratio of Floor Area to Lot Area	Baseline:	N/A	1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	7.13
	MAOD:		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	7.13
Residential Base	Baseline:		1.75	0.5/0.35 for portions exceeding 5,000 SF	6.60
	MAOD:		1.75	1.75	6.60
Non-Residential Base	Baseline:		1.0	N/A	0.54
	MAOD:		N/A	N/A	0.54
Inclusionary Housing Bonus - %	Baseline/MAOD:		20% bonus = 2,626 SF (GFA)**(g)**	20% bonus = 101 SF (GFA)**(g)**	N/A
Total Dwelling Units	Baseline/MAOD:	N/A	16 (max.)	0	49
Base Units			600 SF / D.U. = 12	2,500 SF / D.U. = 0	49
Inclusionary Bonus units - 20%			2	0	N/A
Base Lot Area / Unit (SF)			625 SF / D.U. @ 12 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Total Lot Area / Unit (SF)			536 SF / D.U. @ 14 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Building Height(s) (Ft)		13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	9 Stories ~102'/6 Stories ~69'-6" **(j)**
	MAOD : Requirements:	N/A	50' max. (Massachusetts Avenue Overlay District) *- Active non-residential ground floor use* *- Minimum ground-floor use depth of 40'* *- Ground floor located at mean grade of abutting sidewalk* *- Minimum 75% Mass Ave frontage occupancy* *- Minimum 15' ground floor height* *- Maximum 5,000 sf per ground floor tenant* *- No bank frontage > 25'*		
Front Yard Setback - Massachusetts Avenue (Ft)**(a)** [*Baseline Zoning - Article 5.33, Table 5-3, footnote (m)]*		3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		0'
Front Yard Setback - Walden Street (Ft)**(a)**		3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	~0'-6" along Walden St **(l)**
Side Yard Setback - Abut City of Cambridge parking lot (Ft)**(a)**		42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
Side Yard Setback - Abut Cambridge Housing Authority (Ft)**(a)**		42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
Open Space (% of Lot Area)		0.0%	No minimum	40% Minimum Private Open Space to Lot Area = 405 SF (min.)**(g)**	0
Private Open Space		0.0%	No minimum		0
Permeable Open Space		0.0%	No minimum		0 **(m)**
Other Open Space (Specify)		N/A	No minimum		0
Off-Street Parking Spaces	Baseline and MAOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible **(b)(c)**
Long-Term Bicycle Parking		0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 **(c)**
Short-Term Bicycle Parking		0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 **(e)**
Loading Bays		0	N/A	N/A	N/A
Allowable Uses		N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant **(f)** and other uses as described on the Waiver List

(a) Lot is located on a corner. Project team assumed two front and side yards with no rear yard.

(b) Accessible parking requirement rounded up under UFAS (required for Section 504) to three (3) spaces.

(c) Commercial Parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots.

(d) Garage and bicycle parking exempt from calculation.

(e) Project team pursuing public contribution approach for short-term bicycle parking per Article 6.104.2 (b).

(f) Along with other future possible uses as described on the Waiver List.

(g) ~1,013 SF of the total lot area is in Residence B, with the remainder in BA-2.

(h) Total GFA has increased due to the addition of roof terrace area (1,856 sf) and the net sf addition of the ninth floor on Mass Ave. (1,500 sf).

(j) 9 stories reference front volume along Mass Ave and front end of Walden St, 6 stories reference rear volume towards rear of lot along Walden St facing neighborhood.

(k) Building is sited to align with building next door which is right on the sidewalk.

(l) Along Walden Street for the length of the proposed building at the ground floor, Owners are granting City of Cambridge an easement.

(m) Roof terrace at 6th floor roof will contain combination of occupiable area and permeable open space.

LIST OF REQUESTED EXEMPTIONS/ EXCEPTIONS/WAIVERS FROM THE APPLICABLE CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS for CC HRE 2072 MASS AVE TENANT LLC (Updated as of December 3, 2020)

CAMBRIDGE ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 4.21 Special Classification Rules (Accessory Uses)	Allowed accessory uses include, inter alia, off-street parking, customary home occupations and certain service establishments and eating establishments for residents of multi-family dwellings.	To the extent that the proposed building amenity uses are not enumerated in Section 4.21, the Applicant seeks zoning relief to allow the proposed amenity uses for the building occupants.
3.	§ 4.37(B) (2) Light Industry, Wholesale Business and Storage	Table of Uses in article 4.30 prohibits Catering Commercial kitchen as known as wholesale food products, including bakery, confectionery and dairy products	The Applicant seeks zoning relief to allow a Catering or Commercial Kitchen in the area shown on the plans as Retail.
4.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
5.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes. In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. The proposed private open space has a width and length of less than 15', as shown on the Plans. All private open space is located at ground level. At least 50% of the provided private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required private open space requirement. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Ratio of Floor Area to Lot Area = 1.0 for Non-residential Uses and 1.75 for Residential Uses. Residence B Maximum Ratio of Floor Area to Lot Area i s .50. For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.22 and the proposed Ratio of Floor Area to Lot Area is approximately 7.13.
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Lot Area for Each Dwelling Unit = 600 sf. Per dwelling unit. Residence B Minimum Lot Area for Each Dwelling Unit = 2,500 per dwelling unit. For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The proposed 49 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Front Yard = 5’ Residence B Minimum Front Yard = 15’	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing front yard setback is approximately 0’; the smallest proposed front yard setback will be approximately 0’.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Side Yard = 10’ on both side yards. Residence B Minimum Side Yard = 7'6" (sum of 20).	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 42.4’; the smallest proposed side yard setback will be approximately 0’.
10.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Height = 45’ Residence B Maximum Height =35’	Due to the need for a building height of approximately 102’/9 stories on Mass Ave and 69.6’/6 stories on Walden and considering the adjustments that may occur during development of the plans and drawings from design development to full construction drawings, the Applicant seeks a waiver of the height requirement not less than 68’ and not greater than 102’.
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Business A-2 District, there is a one parking space per dwelling requirement. In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, the Applicant seeks a waiver to allow the proposed Multifamily Dwelling with three (3) proposed accessible off-street parking spaces and two (2) drop off spaces as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Dimensions for off street parking spaces. Aisle Width of 22' required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed dimension of parking spaces shall be less than minimum required aisle width will be less than the required 22'.
13.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to constraints of the driveway location and building, the clear view from the proposed driveway to Massachusetts Avenue when looking south may be compromised. The Applicant requests a waiver from the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
14.	Article 19 – Project Review	Establishes traffic and urban design standards for development projects exceeding 20,000 gross square feet that are likely to have a significant impact on abutting properties and the surrounding urban environment. Requirements include a Special Permit from the Planning Board including Traffic Impact Review (including a Traffic Impact Study), Urban Design Review, Tree Study, Sewer Service Infrastructure Review, Water Service Infrastructure Review, Noise Mitigation Review, Citywide Advisory Development Consultation and specific building and site plan elements.	To waive all of the applicable Article 19requirements for a Planning Board Special Permit and other requirements and to allow the proposed Multifamily Development that exceeds 20,000 gross square feet. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
15.	§20.100 Massachusetts Avenue Overlay District	Contains specific requirements for projects located within the Massachusetts Avenue Overlay District, including use regulations, dimensional requirements, and design standards. Projects are also required to comply with the Large Project Review process.	To waive all of the applicable requirements of Section 20.100 without the need for a Planning Board Special Permit and to allow the proposed Multifamily Dwelling without a Special Permit from the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers and Notes
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 - Curb Cut	The City Council shall approve the Curb Cut modification to support the proposed multifamily development as shown on the plans.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council for the modification to the curb cut on Walden Street as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 9:00am

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 12:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 6:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 9:00am

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 12:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

DECEMBER 3, 2020

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 214319
Document Type	: LEASE
Recorded Date	: November 16, 2020
Recorded Time	: 01:39:06 PM
Recorded Book and Page	: 76174 / 595
Number of Pages(including cover sheet)	: 6
Receipt Number	: 2555550
Recording Fee	: $105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

EXHIBIT C
NOTICE OF LEASE

Pursuant to Massachusetts General Laws, Chapter 183, Section 4, as amended, notice is hereby given of a ground lease (the "Lease") as follows:

Deed Reference: Book 70850, Page 295

EFFECTIVE DATE:	November 9, 2020
LANDLORD:	CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company
TENANT:	CC HRE 2072 Mass Ave Tenant LLC, a Massachusetts limited liability company
DATE OF EXECUTION OF LEASE:	November 9, 2020
DESCRIPTION OF PREMISES:	The parcel of land located in Cambridge, Massachusetts, more particularly described in Exhibit A attached hereto.
COMMENCEMENT DATE OF ORIGINAL TERM:	November 9, 2020
TERM:	99 years expiring on November 9, 2119

Signed, sealed and delivered as of November 9, 2020.

LANDLORD:

CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

By: _____

Name: Sean D. Hope
Title: Managing Member

TENANT:

CC HRE 2072 MASS AVE TENANT LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

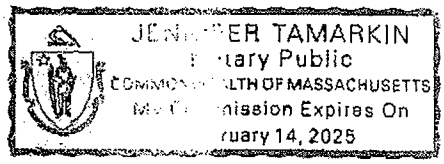
By: _____

Name: Sean D. Hope
Title: Managing Member

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.

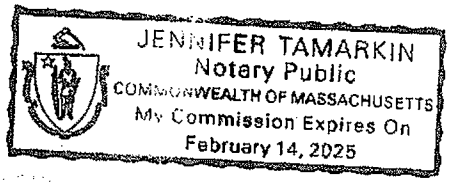


(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Sean D. Hope, managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.

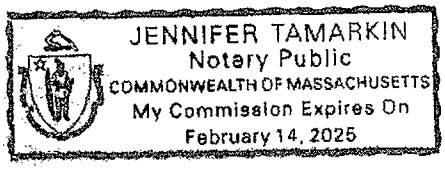


(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, as the voluntary act of CC HRE 2072 Mass Ave Tenant LLC.

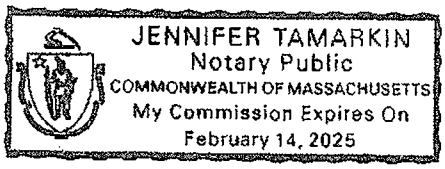


(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Sean D. Hope, managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, as the voluntary act of CC HRE 2072 Mass Ave Tenant LLC.



(Official signature and seal of Notary)
My Commission Expires:

EXHIBIT A TO NOTICE OF LEASE
Description of the Premises

2072 Massachusetts Avenue, Cambridge, Massachusetts

A certain parcel of land with the buildings thereon situated in said Cambridge on the Southeasterly corner of Massachusetts Avenue and Walden Street, and more particularly bounded and described as follows:

NORTHWESTERLY:	By said Walden Street, one hundred and fifteen and 27/100 (115.27) feet more or less;
SOUTHWESTERLY:	By land of Ferguson, seventy-five and 22/100 (75.22) feet more or less;
SOUTHEASTERLY:	By land of Daniel O'Connell, one hundred and thirteen and 10/100 (113.10) feet more or less;
NORTHEASTERLY:	By said Massachusetts Avenue, seventy-five and 46/100 (75.46) feet more or less in two lines.

Containing eight thousand five hundred and fifteen (8515) square feet of land more or less.

2072 Mass Ave

Frequently Asked Questions

(Updated 11/23/2020)

Table of Contents

Developers
General Information
Affordable Housing
Sustainability
Exterior Design
Interior Design
Ownership and Management
Parking and Transportation
Permitting and Next Steps

Capstone Communities and Hope Real Estate Enterprises

Sean D. Hope, a third generation Cantabrigian, is the founder and principal of Hope Real Estate Enterprises LLC in Central

Square, Cambridge. Sean has leveraged his experience as a Land Use attorney and former member of the Cambridge Zoning Board in partnership with Capstone Communities LLC to develop Port Landing, a 20 apartment 100% affordable housing development at 131 Harvard Street in The Port and Frost Terrace, a 100% affordable development at 1791 Massachusetts Avenue in Porter Square (currently under construction).

Sean is deeply committed to improving the quality of life for Cambridge residents through his work with the Margaret Fuller Neighborhood house, Cambridge Children and Family Services (CFCS), and the Cambridge Historical Society.

Jason Korb is the principal of **Capstone Communities LLC** where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of $60,000,000 in development transactions in Cambridge, Somerville, Arlington, Newton and Brockton Massachusetts. Prior to forming Capstone, Jason was the Vice President of Acquisitions at Beacon Communities LLC, a developer, owner, and manager of over 10,000 apartment homes.

Jason is a Director of the Citizens Housing and Planning Association and was formerly a Director of Caritas Communities and the Vice-Chair of Preservation Massachusetts.

Capstone and Hope purchased the 2072 Mass Ave site in 2018 for $3.6 million utilizing loan proceeds from the Cambridge Affordable Housing Trust.

General Information

What is the proposed mix of apartments?

The development proposal includes 49 apartments, including 14 one-bedrooms, 21 two-bedrooms, and 14 three-bedrooms. The apartments will be on floors 2-9. With over 71% two- and three-bedroom apartments, 2072 Mass Ave will provide desperately needed affordable housing to families.

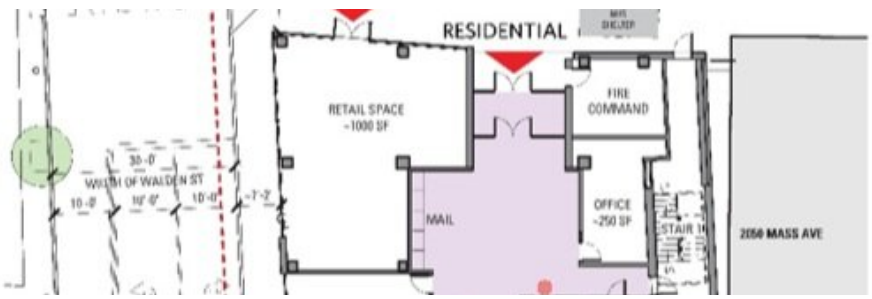
Floors 2-6

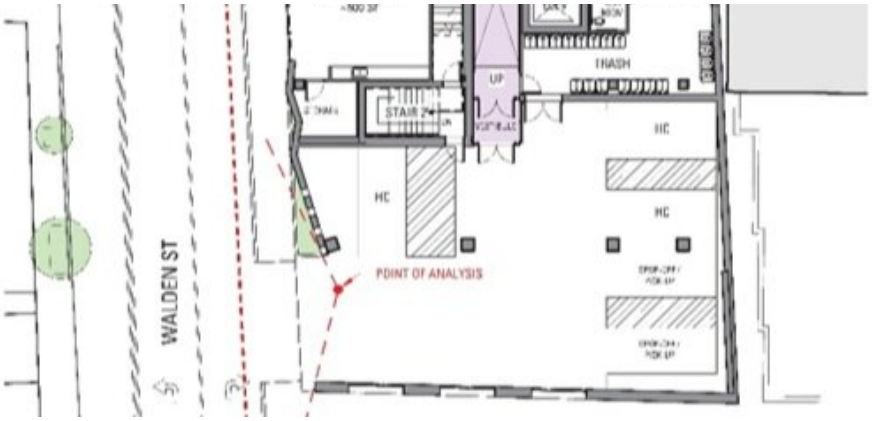
Floors 7-8

Floor 9

What will be located on the first floor and basement?

The building's first floor will include retail and residential entrances fronting Massachusetts Avenue. The residential entrance will include a large lobby, a management office, and resident amenity space. The corner of Mass Ave and Walden Street will include approximately 1,000sf of retail space that will be programmed for a community-oriented retailer at modest rents. A vehicular entrance off Walden Street will provide access to three (3) handicap accessible parking spaces and two (2) short-term drop off/pick up parking spaces.





Ground Floor Plan

The building's basement includes bicycle storage and mechanical rooms.

Basement Plan

What is the building's height and number of stories? Will someone be able to see the rooftop mechanical equipment?

The height to the top of the building's parapet facing Mass Ave is approximately 102' and the rear six (6) story portion is approximately 69.5'. The rooftop mechanical equipment will not be visible from the public way.

Since the building is oriented to families, where will kids be able to play?

The building includes a large indoor amenity space on the first floor that will be programmed for children. In addition, the sixth-floor roof will support a flexible outdoor space that may safely accommodate an open children's play area. There are also public playgrounds and parks in the area, including the play yard at St. James Church one block from the site, which will be available to the public during specific hours.

There is significant vacant retail space on Mass Ave, is retail the only way the ground floor can be activated?

The site is in the Massachusetts Avenue Overlay District (MAOD) which requires ground floor retail/active uses to help activate the streetscape and support the other small businesses along the Porter Square and north Mass Ave corridor. The size and layout of the proposed retail space at 2072 Mass Ave is intended to be consistent with the standards for ground floor retail spaces and will allow for flexibility to accommodate a range of allowed uses. Additionally, the project's Comprehensive Permit Waiver List

requests flexibility so that the retail space, if unsuccessful, may also be used for building amenity and or function space.

What are the plans for Darul Kabab, the current restaurant?

The development team has been working with Darul Kabab through COVID-19 and it is anticipated that it will be allowed to remain as a tenant until its lease expiration at the end of 2021.

BACK TO FAQ TABLE OF CONTENTS

Affordable Housing

What is the demand for affordable housing in Cambridge?

There has been overwhelming demand for affordable housing in Cambridge for many decades and COVID-19 has resulted in an even sharper increase in the need for affordable housing. As of September 28, 2020, the Cambridge Housing Authority has 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 CHA's mobile voucher waitlist only (12,081 applicants on waitlist) there are 5,657 applicants for one-bedrooms, 4,086 applicants for two-bedrooms, and 2,352 applicants for 3

bedrooms or larger. Of applicants that qualify for a local preference (applicants that live and/or work in Cambridge), there are 2,464 applicants for one-bedrooms, 1,325 applicants for two-bedrooms, and 732 applicants for 3-bedrooms or larger.

Homeowner's Rehab recently leased up The Finch and had 2,261 applicants for 98 affordable apartments. Capstone and Hope's Port Landing had 1,386 applicants for 20 affordable apartment units. The property management team at Frost Terrace, Capstone and Hope's newest development leasing up in Porter Square, estimates that the project will have 4,000 – 5,000 applicants for 40 apartments.

What is considered affordable housing in the context of 2072 Mass Ave?

Affordable housing typically includes apartments that limit household income to at or below 30%, 50% and 60% of the area median income (AMI). For 2020, the adjusted gross income limits in Cambridge for a family of four range from $38,370 to $76,740. For 2020, three-bedroom monthly rents (including all utilities) would range from $997 to $1,995, and two-bedroom monthly rents would range from $864 to $1,728. HUD annually updates these rents and incomes.

If someone has very little income but significant assets, could they qualify to live at 2072 Mass Ave?

No. For purposes of qualifying residents to live in the building, income is imputed from assets in addition to being

calculated in more standard ways, such as from W2s, 1099s, etc.

How long will the apartments be restricted as affordable housing?

The apartments at 2072 Mass Ave will be affordable in perpetuity.

How would I apply for an apartment home at 2072 Mass Ave?

If the project is approved, approximately six months prior to the project being completed, the property management team will distribute applications for a public lottery for the apartment homes at 2072 Mass Ave. There will be a 60-day application period during which time applications for the lottery are accepted. If you are looking for an affordable apartment home now, the development team's Frost Terrace Apartments, also in Porter Square, is currently accepting applications. Visit www.FrostTerApts.com for more information.

Do Cambridge residents or household members who work in Cambridge have priority for any of the apartments?

Subject to state and City approval, 70% of the affordable homes would be set-aside for current Cambridge residents and those who work in Cambridge. The City of Cambridge requires the maximum amount of local preference which is capped at 70% by state and federal funders.

Why are all of the apartments rental and not ownership?

A significant portion of the development's funding sources include the Low-Income Housing Tax Credit, a federal subsidy that requires the development to be rental housing.

BACK TO FAQ TABLE OF CONTENTS

Sustainability

What does it mean that the development will be Passive House (PHIUS+) certified?

Pursuant to phius.org:[1] Passive building comprises a set of design principles used to attain a quantifiable and rigorous level of energy efficiency within a specific quantifiable comfort level. "Optimize your gains and losses" based on climate summarizes the approach. To that end, a passive building is designed and built in accordance with these five building-science principles:

- Employs continuous insulation throughout its entire envelope without any thermal bridging.
- The building envelope is extremely airtight, preventing infiltration of outside air and loss of conditioned air.
- Employs high-performance windows (double or triple-paned windows depending on climate and building type) and doors - solar gain is managed to exploit the sun's

energy for heating purposes in the heating season and to minimize overheating during the cooling season.

- Uses some form of balanced heat- and moisture-recovery ventilation.
- Uses a minimal space conditioning system.

Passive building principles can be applied to all building typologies – from single-family homes to multifamily apartment buildings, offices, and skyscrapers.

Passive design strategy carefully models and balances a comprehensive set of factors including heat emissions from appliances and occupants to keep the building at comfortable and consistent indoor temperatures throughout the heating and cooling seasons. As a result, passive buildings offer tremendous long-term benefits in addition to energy efficiency:

- Superinsulation and airtight construction provide unmatched comfort even in extreme weather conditions.
- Continuous mechanical ventilation of fresh filtered air provides superb indoor air quality.
- A comprehensive systems approach to modeling, design, and construction produces extremely resilient buildings.
- Passive building principles offer the best path to Net Zero and Net Positive buildings by minimizing the load that renewables are required to provide.

Visit phius.org for more information on Passive House.

In addition to PHIUS+, what other sustainability measures will the building incorporate?

The proposal includes significant and broad sustainability measures. The building will include a rooftop solar array, a green roof on the ninth-floor roof, EV charging stations, EnergyStar appliances, LED lighting throughout, building materials with fewer toxins and chemicals than traditional materials, solar shades at the rear façade, large fenestration for natural light, and raised gardens and native trees and shrubs on the sixth floor's roof that will be accessible to residents.

[1] https://www.phius.org/what-is-passive-building/passive-house-principles

BACK TO FAQ TABLE OF CONTENTS

Exterior Design

How was the proposed height and density determined?

The development team based the proposed density and Floor to Area Ratio (FAR) on adjacent and nearby properties and its proximity to Mass Ave and Porter Square. The nearby properties include the adjacent six (6) story, 60' Russell

Apartments; the five story, 68' Henderson Carriage House directly across Mass Ave; and the eight (8) story, 71' building located at 2130 Mass Ave. It also noted the nine (9) story, 85' Northview Condominiums building located at 2353 Massachusetts Avenue. The development's architects designed the building in the context of the property fronting onto Mass Ave (the busiest street in Cambridge) and is 0.3 miles from Porter Square, which offers numerous amenities within a short walking distance to the building's future residents.

Where does the building cast its shadow?

The proposed building primarily casts its shadows to the north and northeast across Massachusetts Avenue throughout the year, having minimal impact on the residential neighborhood located behind the proposed site along Walden Street. Please refer to the supplementary shadow studies package for more details.

How was the building's design developed?

The development's design balances a complex set of contextual priorities, which have arisen from analysis, community meetings, and various meetings with the City of Cambridge Urban Planning, Community Development and Traffic and Parking teams. The design goals are:

Create a high-quality affordable housing apartment community for families in Cambridge

The design reflects its context, a strong corner on Cambridge's main street. The building massing is slender,

allowing for light and air for all apartment homes. The site is linked to amenities and services in this walkable neighborhood and the unit interiors are simple, but elegant.

Create significant transparency: Activate the streetscape

A primary design goal is to maintain transparency at street level to facilitate visual connections and to activate the streetscape. The first floor along Mass Ave will be wrapped with transparent storefront glazing and will include both the retail and residential entryway. The residential entryway will be pushed back to create a more pedestrian-scaled experience for residents. The storefront turns the corner onto Walden St and continues along with transparency into the retail and resident amenity spaces. An entrance limited to parking and a services area is hidden on the rear part of the site.

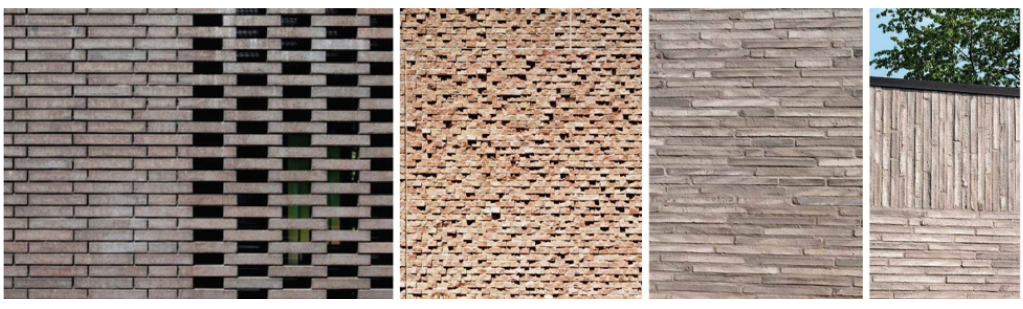
Shaping: Building Form

The building consists of two interconnected volumes – a nine (9) story volume on Massachusetts Avenue and a six (6) story volume at the rear. Along Massachusetts Avenue and West along Walden Street, the nine-story suspended aluminum clad volume is clad in light colored anodized aluminum / zinc vertical panels with a staggered pattern, creating a light and airy volume that floats above one story of recessed storefront glazing. The mass of the building has a strong corner presence that is visible from the street intersection and a grid of openings accentuates the volume, incorporating large windows which provide natural daylight into the interior units, as well as vertical infill composite panels that

resemble wood, bringing warmth and texture. The building steps down to a six (6) story residential anchor towards the rear of the site in response to the transition between the denser urban corridor along Massachusetts Avenue to the residential neighborhood lining Walden St. On the roof of the sixth floor, a landscaped roof terrace will provide amenity space for the enjoyment of residents, while also providing opportunities for green plantings that liven the building's appearance from the surrounding context.

Human Scale: Material Palette

The residential anchor consists of a materials palette that relates to the surrounding residential buildings. The brick plinth / base is located on the ground floor, most prominently at the residential entry which is recessed along Mass Ave, adjacent to the retail space and bus shelter. The crafted long brick at street levels enlivens the pedestrian experience and allows for interactions as the wall angles back and forth. This culminates in a gradient of increasingly frequent openings that also serve as visibility into the parking area, as well as creating ventilation. Above the parking entry, the brick is oriented vertically as a contemporary response to the traditional lintel approach, while highlighting the playfulness of the material.



Brick pattern material precedents

Above the brick plinth, painted clapboard comprises the main field of the body. Proportionately sized and spaced windows bordered by a trim are located along all orientations of the residential anchor. On the south elevations, each window has an infill panel below, clad in a lighter colored shingle panel to provide an accent from the main field, as well as to give the perception of the same proportions compared to windows on the north and west facades. In addition, solar shades are proposed on the South façade that not only livens the rhythm of the façade, but also serves a functional purpose of providing shade to reduce the building's overall energy consumption. The top of the residential anchor is defined by a cornice band of half-round shingles.

Suspended cube and residential anchor material precedents

There is a mature existing tree on the property line between 2050 and 2072 Mass Ave. Will the development team attempt to save this tree?

The 12" diameter at breast height (DBH) Littleleaf linden

has been reviewed by the development team's master arborist, Daniel Cathcart, who believes the tree can be retained. Mr. Cathcart drafted a tree protection plan that will be incorporated into the development's construction plans.

Electrical transformers in new developments in Porter Square have been placed in conspicuous locations and have reduced visible green space and are unattractive. What steps are the development team taking to conceal the building's transformer?

Pursuant to discussions with Eversource, the electrical transformer has been allocated sufficient space in an enclosed vault under the parking area so that it will not be visible nor will it impede any of the building's amenities.

The development team was aware of this issue at Frost Terrace and located that project's transformer below the front yard and fully out of view.

Since the rooftop amenity space will be accessible to the residents, how will you ensure safety for all?

Safety from the distinct dangers presented by a recreational space on a rooftop is paramount for residents, operational staff, and pedestrians on the street. All current best-practices will be employed to create pleasing, yet effective barriers, for users of all ages and abilities, that meet or exceed building codes.

BACK TO FAQ TABLE OF CONTENTS

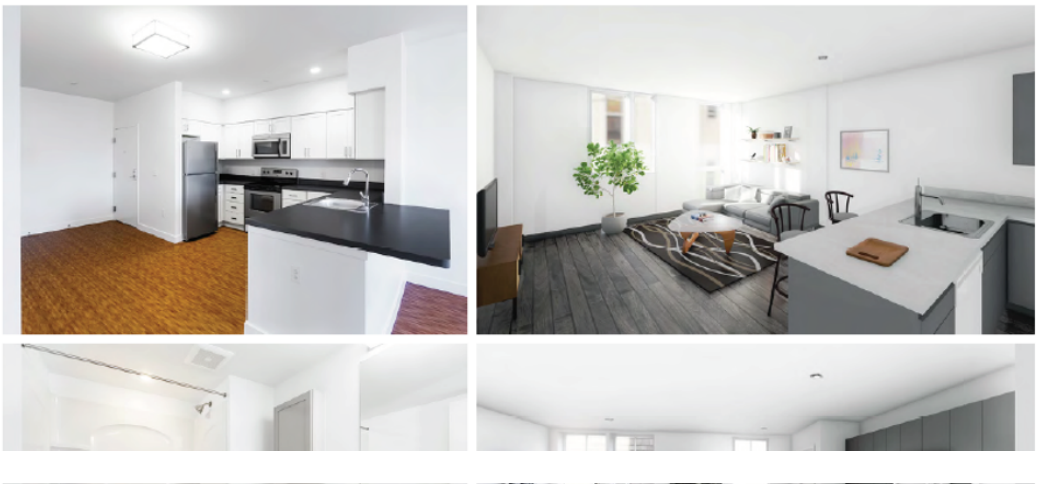
Interior Design

Will the apartments be duplexes, flats, etc.?

All of the apartments will be flats.

How will the interior of the apartments and common areas be finished?

The apartments and common areas will be modern with contemporary fixtures. Below are photographs from the development team's Port Landing development at 131 Harvard Street that was completed in 2016 and renderings from the development team's Frost Terrace development at 1791 Mass Ave that will be completed in spring 2021. The finishes at 2072 Mass Ave will be similar in quality and appearance but will also express the proposal's unique character.



Port Landing

Frost Terrace (renderings)

Will the apartments be accessible to individuals with mobility and sensory difficulties?

All of the apartments will be designed in accordance with the Massachusetts Architectural Access Board 521 CMR 5.00 Group 1 standards that require accessible routes throughout an apartment and include features that can be modified without structural change to meet the specific functional needs of an occupant with a disability. In addition, three (3) apartments will be fully accessible Group 2B units for individuals with mobility disabilities and one (1) apartment will be designed for individuals with sensory disabilities.

Will an elevator be provided?

One elevator will be provided.

What amenities will be in the building?

There will be an onsite management office that will be staffed part-time. In addition, there will be a resident community room where management will organize programming for families, seniors and children. The rear, sixth floor roof will support a flexible outdoor space that may safely accommodate an open children's play area, raised gardens, native trees and shrubs, and unique programming opportunities for residents. There will be enclosed bicycle parking in the basement.

Ownership and Management

How are residents selected? Do current Cambridge residents have any priority?

Current Cambridge residents and certain others will have priority to apply to 70% of the apartments.

Resident screening will follow all federal and state fair housing laws in addition to the requirements specified by the Cambridge Community Development Department and the Massachusetts Department of Housing and Community Development.

Prior to construction completion, there will be a random public lottery that will determine the order in which future residents will be screened. The development team's Frost Terrace apartment community is currently accepting applications for its lottery, visit **www.FrostTerApts.com** for more information.

Who will manage the community once it opens and for how long will you own the building?

Capstone and Hope will be hiring a professional property management company that specializes in multi-family affordable housing. Capstone and Hope opened the 100% affordable **Port Landing** apartment community in The Port (Cambridge) in 2016. Port Landing is currently managed by Trinity Management Company, a highly respected

management company that currently manages over 6,000 market rate and affordable apartments and over 538,500 square feet of commercial space. Trinity Management is also managing the lease-up and management for Frost Terrace. Under the various affordable housing subsidy programs, Capstone and Hope are required to own 2072 Mass Ave for a period of no less than 10-15 years after the development is completed. This long-term ownership requirement ensures that Capstone and Hope have a vested interest in constructing a high quality and sustainable apartment community.

BACK TO FAQ TABLE OF CONTENTS

Parking and Transportation

The proposal includes only 3 onsite parking spaces and 2 short-term drop off spaces, will residents have cars and where will they park?

The development's parking consultant, VAI, estimates that the building's residents will have approximately 25 vehicles. VAI surveyed the surrounding streets within ¼ mile of the site and determined that there are a total of 928 parking spaces. At the peak demand time of 12pm, there were 281

available parking spaces. **Click here to review the parking study.**

What will the developer do to reduce residents' dependence on cars?

Management will employ traffic demand measures (TDM) that include 1) designating an on-site employee as the site's Transportation Coordinator to oversee marketing and promoting of transportation options at the site, 2) providing new residents transportation information packets with information on getting around Cambridge sustainably, 3) installing real-time transit display screen in the lobby to make it simpler for residents, visitors, and employees to access real-time transit and BLUEbikes availability information in the area. The screens will also post other useful information on single occupancy modes of travel, such as carpool/vanpool to supermarkets, etc., 4) subsidizing 100 percent of the cost of a MBTA T pass for employees (building property managers/maintenance staff) or $240 annual reimbursement for bike maintenance for employees who choose to commute by bike, 5) organizing orientation sessions with residents to teach biking rules, safe biking measures, basic maintenance and repairs and help identify bike routes to various locations, 6) Bicycle racks and a bicycle "Fix-it" station will be provided on-site, 7) annually, upon initial move-in and lease renewal, residents will be offered the choice of: 1. annual BLUEbikes membership (including one-time discounted helmet through bluebikes), 2. $90 credit for ride share service, 3. 1-month adult MBTA Monthly LinkPass, and/or 4. 3-month Student or Senior

Monthly LinkPass. This will be provided PER RESIDENT (not per household) on an annual basis.

The above strategies will encourage non-auto travel by the residents.

Will bicycle parking be provided?

Covered and accessible bike parking will be provided in the building's basement. 48 long-term and three (3) tandem bicycle parking spaces will be provided in a separate bicycle room, which is fully compliant with the City's zoning code.

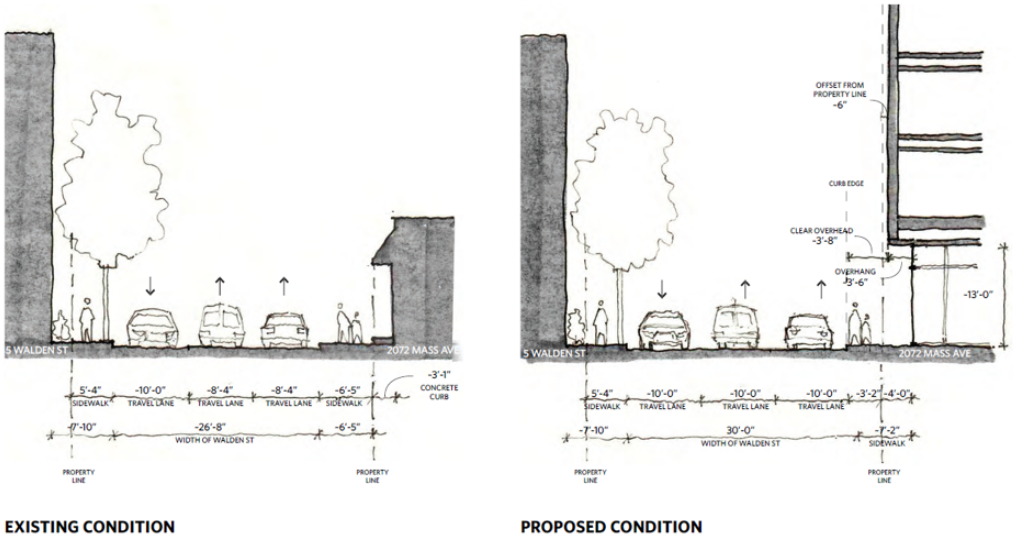
The intersection at Mass Ave and Walden Street is congested and difficult to navigate. What will the proposal do to improve the intersection?

The portion of Walden Street adjacent to the 2072 Mass Ave is unusually narrow for a three-lane street. Currently Walden Street is ~26'-8", with a ~10'-0" travel lane outbound from Massachusetts Avenue and two ~8'-4" travel lanes inbound. This constriction slows traffic moving through the intersection, makes turns difficult, and does not align with best practices and guidelines.

The proposed design includes the widening of Walden Street from ~26'-8" to 30'-0". This is achieved by locating the exterior walls of the ground floor ~4'-0" inside the property line and then granting an easement to the City for a sidewalk in that area, resulting in three (3) 10'-0" travel lanes and making a more spacious street condition. The proposed design also improves the sidewalk by widening it from its current ~6'-5" width to be ~7'-2" wide, both measurements

are inclusive of the curb. The proposed upper floors of the new building overhang the sidewalk by ~3'-6" with an overhead clearance of ~13'-0".

The opportunity to widen Walden Street and significantly relieve its congestion is only possible because the development team is providing a portion of the 2072 Mass Ave land (via an easement) to the public way.



EXISTING CONDITION **PROPOSED CONDITION**

The building will add additional vehicles to the currently constrained adjacent roadways, will this further exacerbate traffic?

The site is currently occupied by a fast-casual restaurant with curb cuts on Mass Ave and Walden Street. The restaurant generates more vehicle trips than the proposal, so the net impact to the roadways is reduced vehicle trips.

How will the short-term drop-off parking spaces be monitored so that residents do not stay for longer than the designated period?

The drop-off spaces will properly function only if they are constantly monitored. The development team is exploring the installation of devices that will alert management and a local towing company if a vehicle stays longer than permitted. The garage has been designed so that a tow truck can access the parking area and tow a vehicle.

Why are no street trees included in the proposal?

The development team had hoped to add as many street trees as feasible; unfortunately, several electrical duct banks under the Mass Ave and Walden Street sidewalks prevent the planting of any street trees at these locations.

BACK TO FAQ TABLE OF CONTENTS

Permitting and Next Steps

What mechanism is being proposed to permit 2072 Mass Ave?

2072 Mass Ave is being proposed to be permitted through a Comprehensive Permit under MGL Chapter 40B. A Comprehensive Permit application permits an applicant to request all local permits through the Board of Zoning Appeal, including a request for any waivers from the underlying zoning.

The Affordable Housing Overlay (AHO) was recently enacted, why is 2072 Mass Ave not permitting the project under the AHO?

The AHO is one of a number of tools to permit an affordable housing development in the City of Cambridge. The AHO would require setbacks and a lower height than currently proposed at 2072 Mass Ave. The development team believes that setbacks are not appropriate along Mass Ave (most of the adjacent buildings have no setbacks) and believes the proposed nine (9) stories along Mass Ave is appropriate and warranted at this location.

What steps have the development team taken to solicit feedback from the elderly residents at the adjacent Russell Apartments located at 2050 Mass Ave?

The development team has twice met with the Cambridge Housing Authority (CHA), the owner and property manager of the Leonard J. Russell Apartments, to present the proposal and recent modifications and solicit feedback. The development team, in conjunction with CHA property management, have displayed renderings and other project information in the Russell lobby along with comment cards for residents to provide feedback. A Russell resident is also a formal liaison and is providing feedback to the development team on behalf of the Russell residents.

How has the development team solicited comments and feedback from the community?

By the time the proposal is presented to the Planning Board on December 1, the development team will have presented and solicited feedback at two (2) large virtual community meetings, two (2) Porter Square Neighbors Association virtual meetings, and many private virtual and phone meetings with direct abutters. In addition, the development team has responded to comments posted on this website and emails it has received from abutters.

What changes to the proposal have resulted from the community process?

The current plans reflect significant feedback from abutters, the neighborhood, and the City. These changes include but are not limited to:

- Allocating of a portion of the 2072 land to the public way in the form of an easement so that each Walden Street vehicular travel lane can be widened to 10’ and so that the sidewalk adjacent to 2072 Mass Ave along Walden Street can also be widened;
- Relocating the residential entrance from Walden Street to Mass Ave so that package delivery, ride shares, and pedestrian traffic will be oriented to busier Mass Ave;
- Setting back the first floor of the building along Walden Street;
- Angling the wall adjacent to the driveway along Walden Street back toward the building to provide additional pedestrian safety;

- Adding street level landscaping planters at the garage entrance;
- Reducing the height of the rear residential anchor from eight (8) stories to six (6) stories so that the building steps down to the residential community (the front floating cube increases to 9 stories along Mass Ave); and,
- Adding a flexible outdoor space on the sixth-floor roof that may safely accommodate an open children's play area, raised gardens, native trees and shrubs, and unique programming opportunities for residents.

When are public hearings scheduled for this proposal?

The Planning Board is scheduled to hear the proposal on December 1, 2020 and the Board of Zoning Appeal is slated to hear the proposal on December 10, 2020. Visit **https://www.2072massaveapts.com/updates** for details on these hearings.

If 2072 Mass Ave is approved by the Board of Zoning Appeal, when is the earliest construction could start?

If the proposal is approved by the Board of Zoning Appeal, the earliest the project could start would be in spring/summer 2022. The development would need to apply for and receive additional City and state financing resources before commencing construction. This process takes a minimum of 6-9 months but could take significantly longer.

BACK TO FAQ TABLE OF CONTENTS

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Comments

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Preview POST COMMENT...

Ann Ferraro 15 hours ago · 0 Likes

This is a terrible idea ! This corner is congested to begin with but a giant building blocking your vision without any parking ? You got to be kidding . First it's taller than any other building , how did you get zoning from a one story building to 9?????? Also, you say it's affordable units , but so did the project at upland and the project at porter rd . They are now hotels . It's not noticeable right now , because of covid, but normally it's impossible to navigate that neighborhood during rush hour traffic - it takes me 15 minutes to get out of my driveway some days . You are doubling down on the inconvenience of the residents , and it's just horrible .

Ted Hoff 3 days ago · 0 Likes

My family and I have lived in the Porter Square neighborhood for o er 33 years. My wife and I love this neighborhood and Cambridge overall. Our two sons, now adults, grew up herand love this area as well and would like to live here. We ;know first hand in our family how the housing shortage in Cambridge is preventing all kinds of people from living in this area. We are all so fortunate to have the T stop in Porter Square. Many people can live and work without having to own a car or drive all that frequently. The Porter Square Shopping Center is also a wonderful resource and permits us all to buy almost anything we need without driving far or even driving at all. All of this provides context for why I so enthusiastically support the proposed housing project at 2072 Mass Ave. For years in fact I have thought that this corner would make a great site for an affordable housing project, primarily because of its proximity to Porter Square. I am not a developer so I just kept my thoughts to my wife and myself. But I am delighted that such an impressive project is now being proposed. The project will bring additional vibrancy to our whole area, including for all the terrific local businesses and restaurants we enjoy. I will enable many people to be able to live here, and it seems designed in a way to minimize the environmental impact of the new housing. Thank you.

Jason Korb 3 days ago · 0 Likes

Thank you Ted for your support of the project and for articulating so well all of the positive aspects you see in our proposal. We greatly appreciate your feedback and thoughtful comments.

Hi! This seems like a great project and I look forward to welcoming high-density transit-focused affordable housing to the neighborhood. One question: I am not seeing in-building or in-unit laundry facilities in any of the design materials,

which are often a huge boon to residents. Are you planning to provide that, or is there a nearby laundromat facility?

Jason Korb 3 days ago · 0 Likes

Hi Grace - thank you for supporting the project! Great question - each apartment will have its own washer and dryer hook-up and will be provided with a full size washer and dryer.

Nancy Phillips A week ago · 0 Likes

I wholly support this project, despite its height, because of the critical importance of adding as many affordable units as possible to Cambridge's overwhelmingly UNafffordable housing stock. I do need to mention, though, that the design of the 3-bedroom units is sub-par: far too much circulation space -- which is essentially wasted space -- and much too cramped common space: a combined kitchen-dining-living area. Surely the architects can make these units more liveable!

Jason Korb A week ago · 0 Likes

Nancy,
Thank you for your comments and your support.
Regarding the unit layouts, we 1,000% agree with you. We plan to relook at each unit layout and reconfigure where necessary. The units as currently laid out are initial layouts, but as you astutely point out, the 3 beds especially need more work to incorporate the changes you suggest. Since unit layouts are not directly considered in the zoning process, we have focused on

other aspects of the project, but internally have already discussed how we can improve all of the layouts, recognizing the 3 beds need the most work.

We'll make sure to provide updated unit plans as they evolve.

Best,
Jason

James Zall 2 weeks ago · 0 Likes

I've just reread all of the comments posted here so far. Of the 21 people who shared their views of the proposed housing, 15 declared themselves in favor of the project (71%). The most frequently given reasons were the design of the building (10 people), the housing shortage (6) and environmental benefits (5). For the 6 opposed (29%), the most frequent issues were size/density (7 people), traffic (5) and parking (4). (These numbers reflect the fact that most people, not surprisingly, gave more than one reason for their opinion).

I also notice that a slight majority of the opponents declared themselves in favor of affordable housing, some specifically in connection with this proposal and others in a more general way. This indicates that 90% of the people concerned enough to post their thoughts here seem to recognize the harmful effects that the ongoing, worsening housing shortage is having on our city and its residents, on our economy and our environment.

As we're approaching the inauguration of a new, less-divisive administration in Washington, I would like to take the opinion sample here as a local sign of hope. Unlike most new housing developments in Cambridge, this one aims to provide housing for people in the lowest 30% of the overall income distribution. Unlike some of the alternative suggestions that have surfaced in public meetings about this proposal -- like closing Walden St. to traffic at the overpass, thus reducing traffic for the North Walden area but increasing it in surrounding neighborhoods while making it harder for residents to get around the city, or calling for housing to be

housing plan seems to have substantial community support. Can we yet manage to focus on what unites us and not on what divides us?

Young Kim 2 weeks ago · 0 Likes

Hi James,
Thank you for such an excellent, deep dive analysis of the public comments. However, one key factor is missing from your analysis which unfortunately you could not have come up as a community commenter - the residential makeup of proponents and opponents into immediate abutters; residents of North Cambridge (say within 1/2 mile of 2072 Mass Ave); Cantabrigians outside North Cambridge and non-residents.
I agree with you 100% on focusing on what unites us and I think I am not too far off the mark when I say that should be reasonable development that respects the rights of the immediate abutters and that preserves the character of Cambridge we will be proud to leave as our legacy to our children and future generations to come.

Jenny Tamarkin 2 weeks ago · 0 Likes

James: thank you for your feedback and for taking the time to read through all of the comments - we are happy to hear that 71% of the commenters support our proposed development! It makes it much easier to digest when you break it down the way you did, thank you, and we definitely understand that those who oppose our proposed development do not necessarily oppose affordable housing in general. We look forward to hearing additional comments and feedback from the neighborhood as this project advances and hopefully at the end of the day we can find a way to stand in unison as advocates for safe, quality, affordable housing. - Jenny

---

Daniel Smith 4 weeks ago · 0 Likes

Jenny,
Thank you for your response.
I can tell you categorically that the parking difficulties now are less severe than under normal non-Covid conditions,

notwithstanding what Traffic and Parking may guess the situation is. (It seems Cambridge Traffic and Parking examiners work 9:00 to 5:00 and give diminished attention to parking concerns outside those hours.) The parking problem in our neighborhood is not during the day, but during the evening and weekends when residents return from work and local businesses (e.g.; yoga studio, gyms), are open. Many of these businesses are barely operating now. Many residents have headed for the hills during the pandemic, leaving the streets comparatively empty. Furthermore, the 26 unit apartment building 70-80 Porter Road is currently undergoing renovation (as affordable housing). This building has no dedicated parking. Because it is now vacant during construction there are currently no residents from there vying for parking spaces. All of these things will come to an end. People will return along with their automobiles and the parking situation will revert to a scarce situation not reflected by the recent parking study.

Jenny Tamarkin 2 weeks ago · 0 Likes

Hi Daniel,
I apologize for the delay in my response. We hear your concern and we appreciate your feedback, we definitely understand that our new development will impact street parking in both the covid and post-covid worlds. However, we maintain our position that this is an appropriate location to build dense housing within close proximity to transit and other services. Our proposal aligns with the City of Cambridge's goal to provide environmentally friendly housing that will allow residents to be less dependent on their cars. We believe that the addition of 25 cars parking in the neighborhood is a reasonable tradeoff to allow 49 families access to high quality housing in a city that has seen an extreme increase in the cost of living over time.

Thank you,
Jenny

Young Kim A month ago · 0 Likes

I have asked Jason to save a large, mature tree on the northwest corner of Russell Apt that overhangs onto 2072 Mass Ave lot if at all possible as even one mature tree is a valuable urban asset. He responded by locating that tree on their property survey and has engaged an expert to generate a preservation plan. I want to thank Jason for listening to my concern and taking these steps to preserve that tree.
I look forward to continue to work together to bring about a reasonable 100% affordable housing development that will integrate into the residential neighborhood harmoniously.

Jason Korb 4 weeks ago · 0 Likes

Thank you Young for your comments and for pointing out the tree to us. As you mentioned, we hired a master arborist to develop a tree preservation plan for this tree.

Daniel Smith A month ago · 0 Likes

While I support the aspirations of this project, I have concerns about the density and parking impact.
No parking or traffic study done during this time of Covid can arcuately reflect the typical conditions that are normal for this area. It just can't – these are not normal times. Current conditions do not reflect the usual reality on the streets in this neighborhood.
Though you may shun anecdotal information, I can tell you, observationally, that under normal circumstances parking is frustrating and challenging, especially in the evening when residents return home after work. Parking is not bad today,

usual the difficult parking situation will return too.
An additional 25 or so cars, by the developers' own estimate, will compete for the same scarce parking spaces (along with St. James Place and Frost Terrace – all new to Porter Square).
For a development project to be successful it must address all issues, not some issues. The parking demand will

inevitably have a negative impact on the surrounding neighborhood and residents unless addressed in the design of the building.
No validity can be ascribed to a traffic and parking study conducted under the current pandemic conditions. In my opinion, the current project design raises problems of density and parking in particular.
Daniel Smith - Regent Street

Jenny Tamarkin A month ago · 0 Likes

Daniel,

Thank you for your comment. We are aware that the current COVID-19 health pandemic is impacting the data and had spoken to the Cambridge Traffic and Parking department to express these concerns before commencing the study. They felt, and we agree, that imperfect data is better than no data at all. COVID could be impacting parking availability in a different direction than you suggest - for example, many people are working from home so their cars are parked on the street, rather than driving to work every day, so there would be less parking available during the day time and into the evening because people are not community in or out of the neighborhood for work. This is why we felt it was important to engage a professional firm who specializes in this type of data and research. If there were an end in sight to the current health pandemic, we may have been able to wait a few months before commencing the parking study, but unfortunately that is not the case. COVID-19 cases are on the rise again and the demand for affordable housing continues to grow.

I would like to point out that the estimated addition of 25 cars was from the parking and traffic report created

data. However, we do understand that there are a few new developments in the neighborhood that will increase parking demand and that the Walden Street and Mass Ave intersection can be a huge headache and safety hazard even during COVID times, so we are exploring a few different measures that should help to

combat the congestion on Walden Street and the surrounding neighborhood which we hope to reveal to the community in the next few weeks.

We understand that our development is going to have an impact on the neighborhood, but we hope that the benefits of providing affordable housing, ethnic and socio-economic diversity and families will outweigh the impact on available street parking.

Thanks,
Jenny

Young Kim A month ago · 0 Likes

I would like to offer a comparison of the proposed 2072 Mass Ave 100% Affordable Housing development (Development) with four existing/under construction 100% affordable housing developments (AHD) within ½ mile of Porter Square:
1. Frost Terrace at 1791 Mass Ave/1 & 2 Frost Terrace under construction
a. CC HRE 1791 Mass Ave LLC C/O Capstone Communities LLC
b. 40 units with 3 accessible parking
c. Multi -stories with 5-story being the tallest.
d. The Floor Area Ratio (FAR; gross floor area/lot size) = 2.3.
2. Russell Apt next to 2072 Mass Ave, affordable housing for the elderly
a. Cambridge Housing Authority (CHA)
b. 51 units with 10 parking spaces one of which is accessible; garden in the rear
c. 6-story building
d. FAR = 2.9.
3. 78 Porter Road
a. Cambridge Affordable Housing Corp, a subsidiary of CHA and currently undergoing renovations.

vouchers after construction is complete. No parking but is set back from property boundaries.
c. 4-story building
d. FAR = 3.3.
4. 1713-15 Mass Ave
a. CHA

b. 16 units; 8 parking spaces one of which is accessible parking; a large backyard;
c. 3-story building
d. FAR = 0.5.

The total number of units in these AHDs is 133 with average FAR of 2.1. In comparison, the Development will be an 8-story building with 49 units; 3 accessible parking and 2 drop off spaces; no setback and no ground level greenspace; and the densest with FAR of 6.7. The proposed number of units is 36.8% increase from the existing number of units and FAR is 315% of the average FAR. Looking at another way, the Development's lot size of 8515 sq. ft. is only 4.7% larger than 78 Porter Road. But the proposal calls for an 8-story building, twice as tall, and twice the FAR occupying the entire lot.

Many people have commented that the Development is a vast improvement over the existing drab commercial buildings in that neighborhood. But the Development is all residential except for the ground level retail so it should be compared to the residential units in the neighborhood and it should provide the quality of life amenities of a residential development. At the very least, it should be set back from the property boundaries and should have ground level greenspace.

Finally, the impact of the Project should be assessed in context of the St. James Church development which is nearing completion (Planning Board's Special Permit PB-241) that will add another 46 dwelling units just 0.1 mile from 2072 Mass Ave. Together these two projects will add 95 dwelling units creating tremendous new demand on City's resources and potentially worsen the traffic and parking problems in the Porter Square area.

I know Capstone Communities/Hope Real Estate Enterprises, proponents of AHDs and residential property owners in this

constitutes a reasonable development but I hope we can all work together to come up with a compromise plan for 2072 Mass Ave that will fit more harmoniously in the neighborhood as a warm, safe and welcoming home to the residents especially the children.

Cyrus Dochow

A month ago · 0 Likes

I live across Walden Street in the three-story apartment building. I appreciate the ambitions of the project but do not support the project in its current form. The scale of the building as it meets Walden street and the traffic congestion as a result of the location of the vehicular entry are major concerns.

The building has strong connections to Mass Ave: scale, access to mass transit, and ground floor program. The sustainability goals—Passive House and the reduction of parking—are ambitious and set the standard for future development (affordable or otherwise). The contribution to affordable housing and the Mass Ave streetscape are significant. These are all good things.

The consequence of the strong connection to Mass Ave is that the building poorly relates to Walden, I have two main concerns:

Scale. The change from 8 stories to the existing 2-3 story buildings along Walden is too abrupt. The setback of the "residential anchor" extending down Walden and the change in materials insufficiently transitions to the vastly smaller scale of the neighboring buildings. A reduction in height along the Walden anchor—perhaps offset by taller massing on Mass Ave—would be an improvement.

Traffic. As many of my neighbors have noted, the Walden-Mass Ave intersection is dangerous and over capacity. The location of the vehicular entrance on Walden will stress this situation beyond repair. Per the intent of the design, the dedicated pickup and drop off spaces will experience high turnover—getting in and out will be next to impossible at many hours of the day. A right turn will always compete with cars waiting at (or speeding to) the light, a left turn will be at

risk of colliding with the aggressive turns from Mass Ave (provided one can pass through the two lanes of traffic first). The consequences for pedestrians and bicycles are similarly dangerous. The development team isn't responsible for correcting the existing traffic problems but should make every effort to lighten the impact.

I urge the design team to re-evaluate the ground floor plan circulation and consider using the existing curb cut along Mass Ave—it is offered modest protection by the traffic signal and would still provide adequate ground floor retail space (evidenced by the existing restaurant). The orientation of traffic toward Mass Ave would be consistent with the scale of the building.

Jason Korb A month ago · 0 Likes

Thank you Cyrus for your thoughtful feedback. We greatly respect your opinions and the time you put into your comments as well as our previous meeting. We will convey your comments regarding the scale and the relationship to Walden to our architects to see if they have any further ideas. We do note that the City parking lot provides a large buffer between our property and our side of Walden Street (we also acknowledge you are across the street, not on our side). In addition, most of the shadow cast by our building does not cast onto the residential neighborhood but rather onto Mass Ave and to the south. That being said, we understand your concerns and will continue to consider them.

With regard to traffic, we are working on a number of mitigation measures that we hope to publicly reveal in the next 1-2 weeks that we believe will address many of your concerns. Pursuant to your feedback and our previous discussions, we are also working to reorient the pedestrian entrance onto Mass Ave instead of Walden Street.

We would be glad to have another Zoom meeting with you and your neighbors at 5 Walden to continue discussing these issues and to present you with revised plans. Thank you again for engaging with us in

Matt Goldstein A month ago · 0 Likes

I live in the neighborhood, pass through this intersection 2-3 times a day (my kids are at Graham and Parks). We're excited about this neat looking project to bring more good looking ,affordable housing to Cambridge! Also really interested in the proposed wood construction. Please let us know how we can help keep this project moving forward!

Jason Korb A month ago · 0 Likes

Thank you Matt for your support, we will continue to keep you in the loop as the public process proceeds.

Seymour Kellerman A month ago · 0 Likes

Thanks for your comment, Michael. I also live nearby, on Cogswell, and have experienced the same congestion and backup that you have. At times it was hard to drive my car out of the driveway. I wanted to add a note about the meeting held this February regarding this problem.

Responding to complaints from our neighbors, two members of the Cambridge Community Development Department convened a meeting to discuss these concerns. The CDD people were surprised at the size of the turnout - at least 40 people by my count. They proposed a solution: allow only a right turn at the corner of Cogswell and Mass Ave. That is a good idea for Mead St. and Cogswell Ave, but it would not improve matters on the cornet of Walden and Mass Ave. Construction of an eight-story building at that corner would not help either.

Michael Kennedy

2 months ago · 0 Likes

Hi,
I'm more than a little dubious. Let me share a few reasons. First, the positive comments seem overly enthusiastic. I've only read a few so far and they sound the same--hyperbolically positive (as if paid for or written by one person with people's names attached) in order to support the project.

Second, I live a stone's throw from this--and I notice not one of these overly enthusiastic commenters lives in this neighborhood though somewhat nearby--, and while I am not against affordable housing this really isn't affordable housing; it is something else, unfortunately: a rental property to make money for someone/group's investment portfolio or private bank account. Why rent to people who are low-middle income when it does not help them get ahead? If this project were truly interested in helping the neighborhood, the era (green buildings and alternative transportation), and low-middle income Cantabridgians, it would help low-middle income residents realize home ownership, not rentals...'into perpetuity' as this slick piece of advertising states. Apparently, someone or group of investors stand to make and continue to make a pretty penny off the backs of renters who are 'being offered a deal.' And what's to keep it from becoming a big hotel of Air-B-&Ber's? The drop off and pick up spaces (carport) is more like a hotel drop off than an apartment building.

If this were to go forward, maybe about half the size at best? Where's the green space? This building would take up the entire footprint of the lot; it would expand beyond the footprint of the commercial space that it would replace. Does Cambridge Zoning Board allow for this? Seems that it takes advantage of the spirit of any subsidy to encourage low income affordable housing.

Next, because I live nearby and have been watching this once great little residential neighborhood (we are not Brooklyn) erode through overdevelopment and traffic overflow, I know that this extremely congested corner (and dangerous) cannot stand this size project: 49 apartments will bring owners with cars regardless of the projects design to be 'commuter

encouraging. And, more pedestrians means more potential accidents at the corners of Walden-Mass-Cogswell-Mead, which has become a big drag race, daily, in the mornings and afternoons when the traffic backs up over the bridge on Walden street and cars go careening through Mead to Cogswell to Mass Ave in order to try to beat the light at

Walden and Mass Ave to avoid traffic and get across Mass Ave from Cogswell to Russell and into Davis.

And , I did see one woman's comment on here, Susan, and agree with her comments whole-heartedly.

(I will check back to see that my comment remains: the rules state that all germane comments will be post and remain live. I consider this comment in the community 'community feedback' section absolutely germane as I live in this community and in the shadow of this project and would like to hear, primarily, from others who live here and what they believe and feel about this development.)

Thank you for reading, everyone.

Sean Hope A month ago · 0 Likes

Hi Michael,

Thank you for your comments. While this forum is designed for questions, answers and feedback about our proposed redevelopment many of your statements/questions appear to be misleading (intentional or not) and could be easily be answered/disputed by reading the material provided for on the https://www.2072massaveapts.com/about website. That said, I will respond to some of what I believe are actual questions and not the editorial comments although I would gladly discuss offline the reasons why my partner and I have dedicated years of our lives, taken substantial risk and feel so rewarded by this important work.

Now to your questions. First, as you can see, we require that all of the commentors to the website provide real names and anyone could easily fact check who wrote

the comment. It is unfair and contrary to a fruitful neighborhood discussion to disparage the motives and opinions of other commentors that express feelings different than your own. This type of rhetoric has dominated our national discourse and resulting in alternative facts and often unnecessary finger pointing.

We are choosing to be transparent and honest about the work we do and hope that in return our motives wouldn't be unfairly called into question.

Secondly, your comment "Why rent to people who are low-middle income when it does not help them get ahead" to me highlights how deep the equity and income gap has become in Cambridge that the day to day struggles of the working poor and middle-income families in our city are just missed. Historically, for many working families in Cambridge, multi-family rental housing was often the primary housing option for low and middle-income families and immigrants like my grandparents who emigrated from the Caribbean to Cambridge in the 1950's. From living in rental housing as a tenant in Cambridge my grandparents were able to save enough money and with the assistance of the G.I. Bill purchase a multi-family dwelling. As an owner they were able to provide housing for other immigrant families for over 30 years while living in one of the units and raising a family. My mother and her two brothers were the first in our family to even graduate high school. Due to the schools, close community in the Port and faith-based institutions in Cambridge all three went on to earn graduate degrees and changed the trajectory of our family. This is just one example of how "rental" housing has helped my family get ahead and prosper but there are countless others I could share with you. It should also be no surprise that the number of children in the Cambridge school system has dropped dramatically since the end of rent control in 1997 as well as the number non-white Cambridge residents. Further, if by "get ahead" you mean that our renters will likely never experience the exponential appreciation of real estate values that you and many other property owners in Cambridge now benefit from having purchased homes in 90's, then you are likely correct. Our residence won't likely have the 1st world privilege

of resting on a Million dollar asset and the economic mobility to move where the jobs are most prevalent but living in this great location will allow our residents immediate access to many of the vital services for families at the Porter Shopping Center (grocery store,

hardware, pharmacy), well-funded schools and religious institutions all within walking distance.

Additionally, the website clearly states that our proposed building is required by statute to remain affordable in perpetuity which means no big hotel or air-b&ber's. The City of Cambridge and State will have invested significant funds into this redevelopment so if ever the affordable covenants were breached there would be numerous mechanisms to correct any improper use. Jason and I will provide personal guarantees to the construction and permanent lenders some of which last 15 years.

Lastly, we are fully aware of the existing hazardous conditions on Walden Street and have committed to working with the neighborhood and Cambridge Traffic & Parking to improve Walden street for pedestrians, cyclist, automobiles and our future residents. We have hired a traffic consultant and a host of engineers to determine what improvements are possible. We recently mentioned at the Porter Square Neighborhood Association (PSNA) meeting a few possibilities we are researching that will potentially involve rethinking the ground floor plan, increasing the width of Walden Street and other traffic calming measures.

I respectfully ask for your continued patience as we incorporate neighborhood feedback into the design and present alternatives that will improve the building for our residents and the Walden Street and Mass Ave intersection.

"If you want to touch the past, touch a rock. If you want to touch the present, touch a flower. If you want to touch the future, touch a life." – Author Unknown

Susan Frankie 2 months ago · 0 Likes

What is the maximum capacity of the building?

Jason Korb A month ago · 0 Likes

Hi Susan - your question is answered pursuant to 105 CMR 410.400: Minimum standards of fitness for human habitation (State Sanitary Code, chapter II) which applies to housing of all types, affordable and market rate, and states: (A) "[E]very dwelling unit shall contain at least 150 square feet of floor space for its first occupant, and at least 100 square fee of floor space for each additional occupant...." and (B) "In a dwelling unit, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space; every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant."

Therefore, for the 2072 Mass Ave proposal the MAXIMUM number of potential occupants would be 217. All of the occupants would also need to be related to each other or be a caregiver for one of the other occupants. We have never seen a building occupied to the maximum number of occupants. A better determination of the projected occupancy is from HUD, which estimates that in affordable housing there are an average of 1.5 individuals in a 1 bed, 3 individuals in a 2 bed, and 4.5 individuals in a 3 bed. This would result in an expected occupancy of 147 individuals. This is also more consistent with what we observe in other similar developments.

Young Kim 2 months ago · 0 Likes

Thank you for posting the Parking and Traffic Assessment report by Vanasse & Associates (V&A).

but it has several flaws and it didn't go far enough. I am not a parking or traffic expert by any means but offering my comments as a retired system engineer and a long-time resident of North Cambridge ½ mile north of 2072 Mass Ave.

The most glaring flaw is that the effects of COVID-19 on parking and traffic were not factored in. I live on Norris Street and the normal, pre-COVID-19, morning rush hour traffic heading into Porter Square and beyond regularly backed up to Norris Street making it very difficult to exit the street to get onto Mass Ave in either direction. The reverse was true in the evening on the northbound side heading towards Alewife Brook Parkway compounded by two traffic lights separated only by a block at Cameron Ave and Cedar Street intersections. And there were hardly any parking spaces available on Norris Street after 6 PM. But since COVID-19 shut-down began, there have been plenty of parking spaces available and I hardly have to wait to make the turn onto Mass Ave, just enough time to come to full stop and observe the oncoming traffic.

The second flaw is that the study was not done from the point of view of residents in the neighborhood nor did it consider the effect of the business establishments in the area. It is impressive that V&A surveyed parking availability within a quarter-mile, 1320 feet, radius. That is almost 4 football-field lengths, including the end zones! Can you imagine yourself circling around to find a parking space and then trudging home in a pouring rain or blinding snowstorm that far? Mr. Korb stated that the proposed project was planned with family in mind. Can you imagine dragging your child even half that distance with groceries? When you purchased your house, I am sure your expectation was to be able to park on your block if you didn't have a driveway.

The meter and unrestricted parking spaces around the project will be taken up by the customers of the existing businesses as well as the proposed 1040 square feet on-site ground floor retail during the business hours. The stay-at-home parents or caregivers of children/elderly, let alone the customers of the proposed retail space, will have a hard time finding parking spaces during these hours.

Another example of this flaw is that the study was conducted for just one weekday, namely Tues, ignoring the bustling social activities around that neighborhood on weekends starting from Fri evening.

The traffic study didn't go far enough in only considering the estimated trip generated by the project. The study should have considered the road configuration at that intersection and the impact of the project on the traffic flow. Walden Street at the intersection is a 3-lane road; one westbound lane and two eastbound lanes with one for right turn only and the other left turn only. The solid lane marking separating the turning lanes starts well west of the property; and the two turn arrows start just about even with the curb cut into the current Darul Kabab. It is not hard to imagine the gridlock a delivery truck could cause when it attempts to turn into the property after turning into Walden Street during the rush hour from Mass Ave. It will immediately get stuck trying to cut across two lanes of eastbound traffic waiting to turn left or right onto Mass Ave.

The study should also have counted the current traffic volume at the intersection and counted the number and duration of cars waiting to make turns either onto Mass Ave from Walden Street or vice versa during the peak commuting hours. This could have been done easily by using strategically placed traffic counters. These counts should then have been extrapolated into normal, pre-COVID estimates to be used in assessing the impact of the new vehicle traffic. Furthermore, the study should have addressed the issue of bicycle traffic and pedestrian foot traffic at this very busy intersection for people trying to get to Porter Square T station or to their destinations. Finally, the study should have assessed the social issue I mentioned above. When we return to "normal" after COVID-19, I envision a vibrant neighborhood with area restaurants and other businesses running at full capacity creating a heavy congestion at this intersection during peak social gathering times.

Jason Korb 2 months ago · 0 Likes

Young - thank you for your comments, our response is as follows:

Paragraph 1 - your comments are anecdotal and perceptual and do not provide data pre-Covid, if you have actual data to present regarding pre-COVID traffic and parking counts please provide those. Our proposal will add 25 cars to on-street parking. The parking study indicates at the peak time (8pm) there are 316 on-street parking spaces available within 1/4 mile of the site. After the 25 cars associated with the proposal park on the street there will still be 291 available remaining on-street parking spaces.

Paragraph 2 - walking 1/4 mile to your home is not unreasonable in the City. This is approximately a 5 minute walk, people do this across all cities all the time, including Cambridge. The proposal includes 2 short-term drop off spaces to allow residents to drop off groceries or other packages prior to parking their car. In addition, the study provides data on a street by street level, so you can extrapolate any distances you would like. We also disagree regarding your expectation that you should be able to park on the street where your home is located. It is a public street paid for by the entire City's taxpayers and to the best of our knowledge no guarantee has ever been provided to anyone regarding parking expectations. Homeowners without parking consciously chose to purchase that home without parking without any guarantees whatsoever regarding availability of on-street parking in front of their home. On-street parking spaces are for the benefit of all Cambridge residents with a parking permit, not just those who reside adjacent to those spaces.

Paragraph 3 - the peak parking demand is at 8pm when most of the retail stores are closed, residential is a perfect shared use with commercial metered parking spaces. The Urban Land Institute and others have done multiple data-driven studies indicating this fact.

Paragraph 4 - weekdays are by far busier than weekends when people travel, businesses are closed, etc. so it is not best practices to survey weekend activity.

Paragraph 5 - we are working on potential solutions to make Walden Street safer overall and address

follow.

Paragraph 6 - the parking study indicates that the building will generate a TOTAL of 98 vehicle trips on an average weekday, 6 of which will occur during morning peak hour and 9 of which will occur during evening peak hour. Considering the current high volume of traffic on Walden Street and Mass Ave, this is an immaterial impact. In addition, the existing restaurant on the site generates multiple vehicle trips per day as is.

Lastly, part of creating a "vibrant neighborhood" is providing housing opportunities for residents of all incomes, including lower income residents, which this proposal accomplishes.

Taylor Pratt 2 months ago · 0 Likes

I live about a quarter mile from this address, and increased density of affordable housing is sorely needed in our neighborhood. I'm very excited and heartened by the scope of this proposal and amount of housing it intends to add. Taking into consideration some of the other surrounding (and much less visually appealing) buildings, I simply don't understand the comments here that want to cap this building at 3 stories. I very much hope the project goes forward as-is and does not decrease the number of units.

Jason Korb 2 months ago · 0 Likes

Thank you Taylor for your support of the project.

Sarah Klein 2 months ago · 0 Likes

I live around the corner on Russell St. and I'm very excited to see this proposal. I'm very happy to see this focus on affordable housing, particularly for families and during this very difficult time for many, financially. Visually, it will be an improvement relative to some of the surrounding buildings.

Jason Korb 2 months ago · 0 Likes

Thank you Sarah for your support of the project and for your thoughtful comments.

Susan Frankle 2 months ago · 0 Likes

Can you please give as much information as possible on the finances of this venture? Who will profit from it now and over time, how much is taxpayer money, and how is the rest of it getting funded? Why are these rental units vs. home ownership. If this information is already on the website could you point me to it? I think posting it here in the comments section for all who are commenting would be helpful. As much transparency as you can give would be appreciated and I'll post anything I find out with the City as well.
Thank you.

Jason Korb 2 months ago · 0 Likes

Susan,
Current and projected funding for the project includes the following:
- The Cambridge Affordable Housing Trust (CAHT) provided a $3.8M loan in 2018 for the site's acquisition and early predevelopment costs (additional CAHT funding will be requested after zoning);
- Net income from the restaurant;
- Funding from the Commonwealth of Massachusetts Department of Housing and Community Development ("DHCD") will be requested in the form of 9% low income housing tax credits, state low income housing tax credits and subordinate debt;

- Construction and permanent financing most likely from a local or regional bank;
- Project based Section 8 financing either from the Cambridge Housing Authority or DHCD for 8 apartments;
- We are also proposing to defer a material portion of our eligible developer fee and contributing that as a funding source;
- Sean and Jason will provide personal guarantees to the construction and permanent lender and low income housing tax credit investor. Some of these guarantees continue for 15 years.

The development team receives a developer fee in accordance with the guidelines set forth by DHCD. You can find the developer fee calculation in DHCD's 2020-2021 Qualified Allocation Plan on pages 61-62. https://www.mass.gov/doc/2020-2021-qap-low-income-housing-tax-credit-qualified-allocation-plan-qap/download
Non-profit and for-profit developers receive the same fee. At the completion of construction an independent audit and cost certification is completed by licensed CPA's and submitted to DHCD and the City for their review. Annual independent audits are also completed.

These projects typically generate little ongoing cash flow once the building is in operation. The development team receives a modest annual asset management fee to asset manage the property's operations, but only receives this fee to the extent there is available cash flow to pay it after all expenses and debt service is paid. If there is material ongoing cash flow that cash flow is split 50/50 between the development team and the City/State.

In addition to the development team managing the entire development process (acquisition, design, permitting, financing, construction, lease-up) over the course of many years, the development team is responsible ongoing operations and are personally liable for ensuring the development is properly maintained and occupied by qualified households for 15 years. Any failure to do so results in the "recapture" or

clawback of the tax credits, which results in the tax credit investor calling Jason and Sean's guarantees.

From start to finish these projects take +/-5-6 years minimum. Until the financing closing, the development team receives almost no compensation. The financing closing typically does not occur for at least 3-4 years from when the development team first starts working on a project.

Please advise if you have further questions.

Young 2 months ago · 0 Likes

Great question re finances. To my offline follow up question after the Community Meeting Mr. Korb informed me they plan to file a comprehensive permit zoning application to the BZA. Now that the 100% AHO Amendment has passed the final vote at the Monday's City Council meeting, it would be great if the answer to Susan's question include an explanation of funding difference between comprehensive permit project vs 100% AHO Amendment project.
Thank you

Jason Korb 2 months ago · 0 Likes

The financing and the zoning are separate issues. As we discussed on the community presentation, the AHO would cap the height at 6 stories. We believe that from an urban design perspective this site can support 8 stories due to its location on Mass Ave, near services, transit, etc. I would like to remind everyone that a 6 story building has 14 fewer apartments for low and very low income households and would result in 35 apartments instead of 49 apartments. Considering the incredibly high demand for affordable housing right now in Cambridge, reducing the proposal to 6 stories would frankly be a lost opportunity to house these individuals and families who so desperately need quality housing, now more than

ever.

Young Kim 2 months ago · 0

Likes

Thank you for pointing out that financing and the zoning are separate issues. I realize I should have asked what is the difference between zoning (permitting) difference between comprehensive permit project vs 100% AHO Amendment project. Will the decisions of Planning Board or the Zoning Board by binding or advisory only?
Thank you

Jason Korb

2 months ago · 0 Likes

Hi Young. The Planning Board will review the plans in an advisory capacity with a focus on the design and provide a recommendation to the Zoning Board. The Zoning Board hearing will follow the Planning Board hearing and the Zoning Board be responsible for providing the project's comprehensive permit approval, which is in its sole discretion. Both the Planning Board and Zoning Board hearings will be public with public comment. Thanks.

Susan Frankle 2 months ago · 0 Likes

Seymour thank you for posting this well articulated and well

neighbors (more and more each day that I speak with) who live in the immediate neighborhood. Your suggestion of 3 floors, 20 units is much more in line with what is size appropriate for the neighborhood. Adding some green space which is sorely needed in our area would be a good idea too.

Your question if this is family appropriate is also a great question. There is nowhere for children to play and it's a very dangerous intersection for adults, much less children.

Thank you for speaking up in the interest of our small residential neighborhood.

Sean Hope 2 months ago · 0 Likes

HI Susan,

Thank you for comments and I look forward to our offline conversation later this week. I did want to direct you to the response that I sent to your neighbor Seymour Kellerman in the comment section. Many of your issues were similar and I believe my responses covers your concerns as well.

Seymour Kellerman 2 months ago · 0 Likes

On Sept. 29, Capstone Communities presented their proposal for an affordable housing project at the corner of Massachusetts Ave and Walden Street. This was the first time i heard about this project.

In the small space adjacent to the Cambridge Senior Center, Capstone plans to construct a 49-unit, 8-floor building. No parking.

The building will impact our neighborhood negatively, crowding further an already densely-populated area. The parking needs of the 150 residents of the proposed building will crowd nearby streets such as ours.

The corner at Walden and Mass Ave is a traffic flow problem.

February of this year, responding to numerous complaints about traffic congestion on Walden St., Mead St., and Cogswell Ave, the Cambridge Community Development Department hosted a well-attended neighborhood meeting. The CDD officials acknowledged the pedestrian safety and traffic flow problems, and they proposed a solution.

An 8-story apartment building on a small space at this busy corner is not a solution. Both during construction and after project completion, traffic flow will be significantly impeded. We cannot imagine that safety will be improved. Is this an appropriate location for family living?

i support affordable housing. However, we oppose the construction of a building this size in such a small and busy area. At the very least, cut the size to 20 units and 3 floors. Or build 4-6 affordable townhouses. Or move the Victory Gardens from Pemberton Street here and build the housing there.

Sean Hope 2 months ago · 0 Likes

Seymour, thank you for comments and for taking the time to express your views. We have heard similar feedback about the existing congestion issues near the corner of Massachusetts Avenue and Walden Street. Please know that we are taking this condition seriously and will continue to work with Cambridge Traffic and Parking and our consultant to try and implement measures to improve this condition both for our future residents and the neighborhood as a whole. In my experience often public infrastructure improvements occur when there are new projects being proposed and this is no different just because this is 100% affordable. We respectfully request your patience as work with our traffic engineer and other consultants to explore and propose solutions that may improve the pedestrian, cyclist and vehicle circulation on Walden Street.

That said, I think we all can agree that no one development can fix a decades old urban congestion traffic issue and hopefully we can similarly agree that it's unfair to place the burden for "solutions" for Walden

we have an obligation to be thoughtful about all the issues surrounding the development and evaluate the inevitable trade-offs keeping front of mind the health and safety of the abutting neighborhood and our future residents.

As a life-long Cambridge resident, I have sadly watched the disappearance of children from our communities especially middle/lower income children and families of color. Housing affordability and equity has become a crisis throughout the commonwealth and environmentally responsible projects such as this that are located close to transit, with the adjacent family services (Porter Square Shopping mall) are a uniquely rare opportunity. Your question about the appropriateness of family living on this site seemingly fails to appreciate the large numbers of families that are in desperate need of high-quality family sized affordable housing. Additionally, the benefits to our residents, especially school age children, will be much more than simply housing. The access to Cambridge's schools, churches, community centers and neighborhoods can alter the trajectory of an entire family and have generational impact. I have personally experienced this and would gladly share stories with you offline. This building has the potential to be occupied by a multitude of families in my lifetime and I believe that working through challenges of where children will play and how best to navigate a challenging existing traffic corner is worth the hard work that it will take to make this development great. As for the appropriate height(s), reasonable minds can disagree although for context the abutting building on Massachusetts Avenue and across the street are both 6 stories with an 8 story building further down Massachusetts Avenue. We do understand that what we are proposing is a substantial change from the existing condition and look forward to continuing the dialogue as we work to improve this project in the weeks to come.

Jeanine Pearson 2 months ago · 0 Likes

I live on Cogswell Ave (1 block away) and I'm very excited to see this proposal. I fully support the design as-is. It's an aesthetic improvement over the existing building on the lot and visually I think it will make our neighborhood more appealing. I'm not concerned about the height as there are many other buildings of a similar size nearby. Cambridge desperately needs more affordable housing (as evidenced by the demand laid out in the presentation). I'm much happier to see new affordable housing than luxury housing in our area.

I also like the focus on sustainability in the design with the Passive House certification. Similarly, I think the location is great because of its access to public transit which helps to reduce the total number of cars on the road. W.r.t parking, I'm interested to see the study, as I live one block away and I never have trouble finding parking even on street sweeping days.

Jason Korb 2 months ago · 0 Likes

Thank you Jeanine for your support of the project! We'll circulate the parking study as soon as we receive it.

Noah Sawyer 2 months ago · 0 Likes

I like the project design, and appreciate how it relates to the neighboring building towards Porter Sq. It creates a nice continuity along the block.

I'm interested in the retail dimensions and what kind of tenants might make sense for the space. Please focus on street visibility, good signage, and room for front of the house/back of the house operations. This opens up the space for more kinds of small businesses.

Jason Korb 2 months ago · 0 Likes

Thanks Noah for your feedback. We are still working on the retail component, recognizing that retail is

moment in time too. The details you point out about retail are much appreciated. We are not retail developers so suggestions such as these are very welcome. We will look into all of these ideas.

Jefferson Smith 2 months ago · 0 Likes

As a Cambridge resident, and the Executive Director of the non-profit Massachusetts Housing Coalition (MHC), I'd like to offer my full support, as well as the full support of our coalition for this project. I believe that Capstone and Hope Real Estate have set the standard for housing not just in Cambridge, but in Massachusetts, and that every resident in our city can and should stand behind this project.

Our coalition is the voice of the grassroots pro-housing movement in the Commonwealth. Instead of building barriers by using zoning regulations to stop homes from being built, MHC believes that we should encourage building homes for every income level, for every family, and in every neighborhood in Massachusetts.

It's been said many times that we are in a housing crisis. Our organization is responding directly to this crisis by advocating for brand new homes just like the ones being proposed at here. Our mission is to reduce the harmful influence of restrictive zoning regulations that have slowed production and increased housing inequality and insecurity. MHC recognizes that we must do better for our residents and for the people that need housing regulations to work for them, not against them.

As far as parking for this project, the next generation of tenants and homeowners have little use for single occupancy vehicles and therefore little need for parking spaces. Our environment is also desperately in search of relief from single occupancy vehicles - we should be helping in any way that we can to make residents LESS dependent on cars. When you allow more parking, more pavement, or any other way to squeeze in more cars, you only succeed in increasing traffic. More parking spaces equal more cars. As a result of these well-known and well-documented facts, we should be doing

just what 2072 Mass Ave is proposing — reduce parking spaces. Parking requirements are a costly and outmoded infrastructure requirement. We can make affordable housing more affordable by lowering costs for great projects like this and helping our environment, too.

Honestly, a very sincere thank you to Sean Hope, Jason Korb, and the Capstone Communities team for their vision and persistence in making this project a reality and prioritizing affordable housing for our community. There is no doubt that our organization and many others like it will be holding this as a model for future 100% affordable development and encouraging more like it throughout the state. Thank you again and congratulations on a very important project for our community!

Jason Korb 2 months ago · 0 Likes

Thank you Jefferson for your thoughtful comments.

Lee Farris 2 months ago · 0 Likes

I like that 71% of the units in the building 2 and 3 bedroom apts., which are much needed so families can stay in Cambridge, and that 8 apts. will be for very low income people, which is rare.

Jason Korb 2 months ago · 0 Likes

Thank you Lee, creating family and deeply affordable housing is of utmost importance to our development team and the City Council.

Larry Field 2 months ago · 0 Likes

This project checks critical boxes for me: 1) 100% permanently affordable, 2) in a suitable location for density,

rail and steps from bus, 3) Passive House, so cutting edge on climate, and 4) elegant design.
Even though the preliminary plan is suggesting the kind of use the City usually wants on the street level, I think the development team and the City should look at alternatives. We all know that retail was hard even before COVID and its future is more uncertain now. Vacancies don't help the owner or neighborhood.
I live on the other side of Porter Square (Mt Vernon), 2 blocks from the Frost Terrace project. Jason and Sean listened to community input and improved the design/lessened impact on abutters, while keeping the original vision. The traffic and parking study done for that project was very useful in assessing the neighborhood impact and I look forward to seeing the findings for 2072 Mass Ave.

Jason Korb 2 months ago · 0 Likes

Thank you Larry for your feedback and support.

Young Kim 2 months ago · 0 Likes

Although this is a very well thought out design for much needed affordable housing, it is far too out of scale with no setbacks from the property boundaries and no ground level greenspace at all. The rooftop greenspace is a great concept but unless the tenants have access to it, it will be of little benefit to them. The proposed 8 story height (reaching almost 100 ft to the roof of the mechanical room) is even taller than what would be allowed by the 100% Affordable Housing Overlay Amendment if it is ordained.
The property is at a very busy intersection of Walden Street and Mass Ave. The design is based on residents' using bicycles and public transit for transportation with no car ownership as only 3 accessible parking spaces and 2 drop-off spaces are planned. The reality is that you can't mandate car-ownership and will create a tremendous parking issue in the neighborhood. Furthermore, cyclists will face very dangerous entry/exit competing with cars especially during rush hours.

Jason Korb 2 months ago · 0 Likes

Thank you for your feedback Young and all your thoughtful questions offline. With regard to your assertion that the project is out of scale with the neighborhood and setbacks, I would encourage you to compare it with the setbacks on both sides of Mass Ave near the site. I believe every other building has no setbacks along the Avenue, so this proposal is in line with those. The side of the building facing Walden Street is setback and the building above overhangs that setback.

Your comment regarding the 100' height is misleading. While the mechanical equipment may reach that high, almost none of it is visible from Walden or Mass Ave in any direction. The renderings posted on our website have the mechanical equipment built into them - you just can't see them because they are not visible from the ground level. This is very different than a 100' building where you can see all the way up 100'. This is an 89' building.

Regarding your other points, please see my responses to Susan and others. Our conversations with the Traffic department and our transportation engineer will continue to focus on bicyclist safety as well as vehicular and pedestrian safety. We appreciate that bicyclist safety is of paramount concern.

As I mentioned at the community presentation, I believe we can all agree that there are tradeoffs to everything in life. We plan to further address the traffic issues and will ensure that the intersection meets all safety standards for bicycle, pedestrian and vehicular traffic. Assuming those safety issues will be addressed to the satisfaction of the City's Traffic and Parking

Department (they must, otherwise the development cannot be approved), the debate then becomes one of: (1) slightly fewer on-street parking spaces for the neighborhood's existing residents, and (2) height. We believe the height is appropriate in this location and do not believe it is out of scale with being on the Mass Ave

corridor. Until we have our parking study we cannot assess the on-street parking situation. Some neighbors have said it is not an issue, others have indicated it is an issue. Only the actual independent data can inform our decision making process.

As you know, you can reach out to us anytime. We genuinely want to work with you and your neighbors to make this proposal as beneficial as possible to the neighborhood and to our building's future residents.

Young Kim 2 months ago · 0 Likes

Your architects should be commended for their innovative, elegant and forward-looking design of the building such as hiding the rooftop mechanicals in a room setback so that "almost none of it is visible from Walden or Mass Ave in any direction" and "The side of the building facing Walden Street is setback and the building above overhangs that setback." These are really excellent design features and I would like to request that you go one step further by staggering the top 2 floors (perhaps breaking up the building into 7-story southern half and 8-story northern half) and even set back the top two floors so that the added height of the building would blend in more harmoniously with the surrounding buildings as the Cambridge Housing Authority's Leonard J. Russell Apartments next door shown in the RENDERING Mass Ave | View Towards Walden St. Intersection in your presentation package.

Young Kim 2 months ago · 0 Likes

I fully agree with you that other buildings do not have setbacks along Mass Ave. However, most of the buildings have setbacks on the rear; with parking and/or green space, however modest they may be. Also, I believe we need to compare your plans against other residential buildings, not

commercial buildings, in evaluating your plans. What I love about, and what I am trying to preserve, is the suburban-like residential neighborhoods in this vibrant urban city with so much amenities and so close to a major metropolitan city that Boston is. Almost everywhere you look in Cambridge, residential houses are set back from their property lines with nice greenspace of trees, plants, and lawn. Just walk north along Mass Ave and take a look at 2130 and 2192 Mass Ave. 2130 Mass Ave is an 8-story building like your proposed building but it is set back from Mass Ave and Cogswell Ave and has a large backyard as well. 2192 Mass Ave is a 4-story building and is well set back on all sides with greenspace all around. It would be great if your architects could superimpose your proposed building on the 3D satellite view of Existing Site (page 17 of the presentation package) to contrast the difference. One might argue that the need of affordable housing is more urgent than niceties such as the building set back away from the property line.

I grew up in Manhattan in a 16-story high (if my memory serves me right) corner building with no private space except for the service area around it. One of the development goals as stated in your 2072 Mass Ave Community Presentation is to " (c)reate a High-quality Affordable Housing apartment community with a large percentage of homes for families". This will mean there will be many children and I hate to see them growing up in a building with no outdoor private space. They should be able to come home from school to a nurturing, inviting family neighborhood and not just to a jungle of commercial buildings along Mass Ave.

planters but you have told me offline that the roof will not be accessible to the residents. So, these greeneries will be of no benefit to the children. The presentation also included an excellent Neighborhood Map - Quarter and Half Mile highlighting the greenspace near the site.

However, according to googlemaps, the three nearest recreational area are Rev. Thomas J. Williams Park (0.6 miles walk along Mass Ave), Gerard Bergin Park/Pemberton tennis courts/basketball courts (0.4 miles walk via Mass Ave & Pemberton St) and Raymond Park (0.4 miles walk via Walden St); all along very busy streets and none within a quarter mile of walking distance. Children need and deserve recreational areas closer to home. Providing them with an indoor play area/gym along with atrium/plant walls (as in the Harvard Holyoke Student Center) would do them a world of good.

Jason Korb 2 months ago · 0 Likes

Hi Young - the play yard at St. James Church will be open to our residents as well as the public from 8am to dusk every day of the week with few exceptions. As you probably know, it is one block from 2072 Mass Ave. at 1991 Mass Ave.

Susan Frankle 2 months ago · 0 Likes

Hi, I'm wondering if you can encourage people who are commenting on this website to mention if they live in the immediate neighborhood that will be impacted by this project (Mead, Cogswell, Walden near Mass Ave). Not a half mile away, not in other parts of Cambridge, but in the direct path of this project and who have experienced the day to day challenges of our neighborhood. Our small residential neighborhood has suffered through congestion and

dangerous traffic conditions for bikers, pedestrians, and cars to the point where we had an overfilled community meeting with the city because of concerns. These conditions will likely return once we are on the other side of the pandemic. The size and scope of this project (49 apartments, roughly 150 people, and likely 25-30 cars) where the building fills almost the entire footprint, is out of zoning, and offers no parking only furthers the crowded conditions and dangerous traffic / road situation. Why wouldn't you consider proposing affordable housing that meets current Cambridge zoning requirements?

Jason Korb 2 months ago · 0 Likes

Thank you Susan for your feedback, we certainly respect your opinion and sympathize with the challenges residents endure as the City grows and evolves. We appreciate your suggestion requesting commenters to indicate if they live in the immediate area and have made that change to the website.

I think James did a good job of explaining some of the reasons why the proposal is not meeting current zoning.

We are continuing to work on the parking and traffic issues and have meetings scheduled with the City's transportation department and our traffic engineer. We are taking those concerns very seriously.

With regard to the proposed density, we respectfully disagree with your assertion that this site is not appropriate for height and density. The demand for affordable housing in Cambridge is overwhelming. As indicated in our presentation, there are over 7,000 unique households on the waitlist who either work or live in Cambridge or are a veteran that need affordable housing. We and others (including most of the urban planning community) believe that in order to meet that demand, sites such as 2072 Mass Ave, being located on Cambridge's busiest street (Mass Ave is four lanes in front of the site as you know), its adjacency to public transit (Red Line and bus), and its proximity to services such as healthcare, education, retail (including a larger

our proposal.

All of that being said, we respect your opposition to the project and are committed to working with you and your neighbors - regardless of whether you support or oppose the project - to design the project in a way that

minimizes adverse impacts to the neighborhood and maximizes benefits to the community.

James Zall 2 months ago · 0 Likes

Also, given Cambridge's high land costs, limiting the number of units to what zoning allows makes the housing no longer affordable to many if not most in Cambridge.

James Zall 2 months ago · 0 Likes

The reason that affordable housing proposals usually do not meet current Cambridge zoning requirements is that those zoning requirements have been designed to prevent affordable housing in particular, and to limit housing in general. About 65% of Cambridge housing does not meet current zoning requirements. That includes many buildings that seem perfectly fine to most Cambridge residents. My home is included in that 65%; odds are that yours or your neighbors' homes are too.

---

claire silvers 2 months ago · 0 Likes

This seems to be a very well thought through project and there is no doubt that this kind of housing is sorely needed. (Anyone who doubts that should spend 5 minutes looking at available rentals within a mile's radius.) We live a block away on Mead St, and have been pondering the fate of this parcel for years. First choice would have been what used to be called a vest-pocket park, esp. so the senior housing residents would have an outdoor place within reach that

didn't require getting in a van. That is no doubt unrealistic. Then we are concerned about the fate of the restaurant's staff. But if the space is to be devoted to housing, this project is far & away better than the "luxury" overpriced block blot that we had assumed would materialize. The 1st floor treatment set-back makes it more appealing and our 1st impression of the design is that it is distinctive without being jarring, and the apts are well-laid out. Interesting materials. You will get many complaints about adding to parking. That doesn't worry us. The drop-off spots are essential--but the only thing we wonder about is the difficulty of making left turn off south-bound Walden into those spots. As you know, that intersection can become crazed at times, & even during calmer periods complex dynamics can develop when someone tries to left-turn into the restaurant parking lot. Don't know what the solution would be.

Jason Korb 2 months ago · 0 Likes

Thank you Claire for your thoughtful feedback and support as a neighbor of the project. We agree regarding the left turn into our building, as well as a left turn out of our building could also snarl traffic on Walden. We are working with the City's transportation department and our traffic engineer to see if we can prevent and/or limit these movements. We will definitely keep you in the loop as to our progress.

Deb Gallagher 2 months ago · 0 Likes

I live on Cogswell and support the project, as we do need a lot more affordable housing in Cambridge. I'm a little worried about parking, as Cogswell may be the closest street parking that the residents will be able to find. But the need for the housing, I think, is the predominant factor.

Jason Korb 2 months ago · 0 Likes

Thank you Deb for your support of the project. We will be receiving our parking study this week and will post it

here when we receive it. If the parking study shows a significant lack of on-street parking near the site we will look at other possible options for off-street parking.

Michael Salib 2 months ago · 0 Likes

This project looks absolutely amazing! We desperately need more housing, and the building looks beautiful. I think it will fit in very well with that area. I live about a half mile away in North Cambridge and it is so wonderful to see projects like this coming online; I only wish we could get more and that the city would allow an extra floor or two. I hope that permitting and construction go smoothly so we can welcome our new neighbors!

Jason Korb 2 months ago · 0 Likes

Thanks Michael, we look forward to working with you and your neighbors!

James Zall 2 months ago · 0 Likes

I'm glad to see such a well-designed building and well-planned project coming to our neighborhood. With many stores and amenities within walking and biking distance and so close to subway and buses, this is an ideal location for the kind of affordable housing that is in short supply and so badly needed in Cambridge right now.

Thanks for your detailed presentation earlier this week. I hope you'll continue to keep the neighborhood informed as the project progresses.

Jason Korb 2 months ago · 0 Likes

Thanks James! We'll continue to keep the community in

the loop throughout the entire process!

Christopher Schmidt 2 months ago · 0

Likes

This project is super exciting! I really enjoy how this project connects to the context on Mass Ave: while it's slightly taller than some of the surrounding buildings, it flows well in the overall street, and doesn't "overpower" any of the nearby buildings.

The first floor amenity and retail space should provide a good frontage on Mass Ave, and I appreciate the thought that's gone into pulling back from the sidewalk on the corners of the lot to create more walking space -- I know that intersection can be narrow right now.

The location's strong access to transit -- both Davis and Porter, as well as the bus access -- make it a really good candidate for lowered parking; it's so important we move away from the induced demand of creating parking, for climate and other reasons.

I'm also really excited to see that the team is considering mass timber construction! I'd love to know more details about what we can do to support that, since I believe this is also an important climate mitigation element and will require additional state or city rules before it can be done, so I hope you'll share more on that as well.

I'm sure that there are some elements of this project that will raise concerns in the community, but I am super excited by the possibilities here and really look forward to it moving forward.

Jason Korb 2 months ago · 0 Likes

Thank you Chris for your feedback and support for the project!

Eric Herot 2 months ago · 0 Likes

This project is very exciting and I would love to see it move forward. Zero parking projects are the future of Cambridge and I hope to see more projects like this go forward in the future. I strongly support this project as-is.

Jason Korb 2 months ago · 0 Likes

Thanks Eric!

Tom Chase 2 months ago · 0 Likes

Thank you Capstone, HRE, and Bruner/Cott for bringing this extremely well thought-out, beautiful, and deserving proposed project to the neighborhood. As a resident of the Porter Square area for six years, the last three of those on nearby Pemberton Street, I'm thrilled to see this level of design brought to the dual challenges of affordability and sustainability. We live in a fairly large city right next to an even bigger city. Providing extremely energy efficient housing close to transit, jobs, schools, and services is a big step towards making Cambridge an even more welcoming place, and towards addressing the local and global crises brought on by climate change. Well done. - Tom Chase

Jason Korb 2 months ago · 0 Likes

Thanks Tom, we are looking forward to working with you and the entire NEI team on implementing the Passive House design goals and many other sustainable and energy efficient measures!

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

December 8, 2020

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-017326-2020 2072 Mass Avenue

The Planning Board reviewed this application for a comprehensive permit at its meeting on December 1, 2020. The Board heard a summary of the project by the applicant, received written and oral testimony from the public, and received written materials from the Community Development Department (CDD), Traffic, Parking & Transportation Department (TP&T), and Department of Public Works (DPW).

Planning Board members were supportive of the proposed project and recommended sending a favorable recommendation to the Board of Zoning Appeal (BZA) to grant the requested relief by a vote of 5-0.

Generally, Planning Board members were encouraged by the provision of affordable housing units, particularly family-sized units, in a development with convenient access to nearby transit. Board members commented that the proposed building is well-designed and will be an improvement over the current one-story commercial building and associated surface parking, which does not contribute positively to the intersection. Board members noted that the height of the proposed building is greater than the immediately surrounding buildings, but also noted that there are examples of buildings of this height elsewhere on northern Massachusetts Avenue. Board members also expressed the view that the additional density is not a concern in this location, and that the acute need for affordable housing justifies an exceptional approach in order to make developments feasible and serve the community to the greatest extent possible.

Cambridge Affordable Housing Trust

December 1, 2020

Mr. Constantine Alexander
Chairman, Board of Zoning Appeal
c/o City of Cambridge Inspectional Services Division
831 Massachusetts Avenue
Cambridge, MA 02139

RE: 2072 Massachusetts Avenue - Comprehensive Permit Application

Dear Mr. Alexander and Members of the Board:

On behalf of the Cambridge Affordable Housing Trust, we are writing to share our strong support for Capstone Communities LLC and Hope Real Estate Enterprises LLC's application for a Comprehensive Permit for their proposed redevelopment of 2072 Massachusetts Ave.

Capstone/Hope's thoughtful design will result in a development which will transform an underutilized site into 49 units of vibrant family housing. The Trust has already financed the acquisition of this site and is looking forward to reviewing requests for additional funding at an upcoming Trust meeting as the project proceeds towards development.

The acquisition and redevelopment of this site represents a unique and important opportunity to create a substantial number of affordable family-sized apartments. As you know, the need for affordable housing is as great as ever, as market rents in Cambridge continue to far outpace what low and moderate-income families can afford. Unfortunately, we anticipate that the need for affordable housing will only intensify as an increasing number of residents experience job and housing insecurity due to the COVID-19 and the resulting economic fallout. Capstone/Hope's plan to create almost 50 new affordable rental units, including 21 two-bedroom and 14 three-bedroom apartments, will go a long way toward helping to address this need.

The site is ideally located for housing, in close proximity to the many amenities of Porter Square, including the MBTA and Commuter Rail Station, shopping center, and many restaurants and retail along Mass. Ave, and with Davis Square only a few blocks further away.

In addition to providing new affordable housing, the proposal to redevelop 2072 Massachusetts Avenue also includes a plan to widen Walden Street, as well as the sidewalk in front of the new building, improvements which will greatly benefit the broader community.

Affordable housing development opportunities such as this are rare, given the challenges of finding sites and assembling feasible development plans. We support the decision to pursue a comprehensive permit in order to obtain the relief needed for the proposed design and are hopeful that this project will be able to move forward quickly so that families can benefit from this badly needed housing.

We appreciate the Board's longstanding support of affordable housing and thank you for your consideration of this important project.

Sincerely,

Peter Daly

Florrie Darwin

Elaine DeRosa

Gwen Noyes

Susan Schlesinger

James Stockard

Elaine Thorne

Elaine Thorne

William Tibbs

Pacheco, Maria

From: Marilee Meyer <mbm0044@aol.com>
Sent: Thursday, December 10, 2020 4:49 PM
To: Pacheco, Maria
Subject: VOTE NO ON 2072 MASS AVE AS IT STANDS

Dear BZA Members,

I'm concerned about tonight's 2072 Mass Ave housing project and am interested in the shifting zoning sands,-- how the Mass Ave overlay and the Affordable Housing Overlay will affect the many variances and permits it needs.

I WOULD ALSO LIKE TO STATE THAT JUST BECAUSE PEOPLE HAVE QUESTIONS ABOUT THIS PROJECT- doesn't mean THEY ARE AGAINST 100% AFFORDABLE HOUSING. That binary argument included extensive name-calling
and didn't allow for thoughtful dialogue or tweaks of disparate elements.

I am familiar with the developers work and think their Frost Terrace is very successful only after public push-back against its wearhouse proportions and POTENTIAL demo of 2 historic houses. They lost a few units in favor of a better balance and context.

Mass Ave is basically a good location for development. But according to the AHO, it is only supposed to be 8 stories instead
of the newly proposed 9 stories (102 ft). Tonight's public agenda still has it listed at 8 stories which is misleading.

Given the lack of real setback, its density and location on a dangerous corner which is to include pick-up and drop-off-- this project needs more study. The number of variances and permits alone says it needs help.

The comparison blocks away is disingenuous. Number of elevators may be an issue.
THOUGH much needed, this building doesn't feel safe as it stands.
AND WITH THE FLEXIBILITY OF variances, why bother having regulations with a project like this.

thank you,

Marilee Meyer
10 Dana St #404
Cambridge, 02138
mbm0044@aol.com

Pacheco, Maria

From: Gabriela Cipriano <gabi.cipriano@yahoo.com>
Sent: Monday, November 30, 2020 8:38 PM
To: Pacheco, Maria; Clerk
Subject: BZA-017326-2020

Hello Board of Zoning Appeals,

My name is Gabi Cipriano and I live at 79 Allston St in Cambridge. I am asking you to support the development of affordable housing units at 2072 Massachusetts Ave, case number BZA-017326-2020.

I support this development in Cambridge because it will make Cambridge a more equitable city to live in and is one small step in the right direction to relieving our current housing shortage. The development can benefit others in a mix of ways; it can ease the burden of rent on current residents who are currently paying the market rate or allow new people to move to Cambridge who could not otherwise have afforded it. I think it would be a shame to deny people these benefits over the concern of parking - a reason which is likely overstated given that the apartment is within blocks of transit so it is unlikely that every new resident comes with their own car.

Regardless of how many cars are added to the nearby streets from this development, our first priority should be to allow more people to live, work, and thrive in our community since it can offer many benefits to an individual and, reciprocally, new residents would benefit our community in many ways including, but of course not limited to, increased foot traffic, participation in civic institutions, and spending at our local small businesses.

Thank you,

Gabi

Pacheco, Maria

From: Dan Smith <dansmith56@comcast.net>
Sent: Monday, December 14, 2020 10:05 PM
To: Pacheco, Maria; Daglian, Sisia; O'Grady, Sean; Singanayagam, Ranjit
Subject: FW: 2072 Mass Ave proposed development parking concerns BZA-017326-2020

RE: BZA-017326-2020 2072 MASS AVENUE

Hello,

Please find the email below regarding my parking and density concerns with the proposed 2072 Mass. Ave. development. I addressed this letter originally the Joseph Barr on 12/9/2020.

Thank you for considering this input.

Sincerely,

Daniel A. Smith
45 Regent Street

From: Dan Smith <dansmith56@comcast.net>
Sent: Wednesday, December 9, 2020 4:49 PM
To: 'jbarr@cambridgema.gov'
Cc: 'pbaxter@cambridgema.gov' <pbaxter@cambridgema.gov>; 'dcarlone@cambridgema.gov'; 'pnolan@cambridgema.gov'; 'mp_kennedy@hotmail.com'; 'mcarvello@cambridgema.gov'; 'lisap@cambridgema.gov'; 'bmckenna@cambridgema.gov'; 'ncasimir@cambridgema.gov'; 'susanfrankle@comcast.net'
Subject: 2072 Mass Ave proposed development parking concerns

Dear Mr. Barr;

At the December 1st Cambridge Planning Board meeting regarding 2072 Massachusetts Avenue you included in your comments (I paraphrase);

> *It's hard to say what the impact of the pandemic is on parking. A large percent of the available parking is vacant.*

I found it disconcerting that your professional opinion is; "hard to say". You seem to be saying you don't know, and yet went on to endorse the proposed development, a new 49 unit building with virtually no new parking provided. This in a context where parking is already a known concern. Endorsing this project in the absence of complete information gives short shrift to the concerns of neighbors with parking concerns.

The developers traffic study claimed to find ample available parking, but no parking or traffic study done during this time of Covid-19 can arcuately reflect the conditions that are typical for this area. It just can't – these are not normal times. I've lived on Regent Street for over 30 years. I can tell you categorically that the parking demand now is less than under normal non-Covid-19 conditions. At the height of the pandemic our street was a veritable ghost town – it's only now beginning to revert to more normal and more crowded conditions. The parking problem in our neighborhood is greatest during the evening when residents return from work and on weekends when local businesses (e.g.; yoga studio, gyms,

restaurants), are open. Many of these businesses are barely operating now. The streets are comparatively empty - despite what Traffic and Parking may guess the situation is.

While I support the aspirations of the 2072 project, I have great concerns about the density and parking impact. Density is not a problem in its own right – it is a problem when the infrastructure cannot support it. An additional 25 or so cars, by the developer's own estimate, will compete for already scarce parking spaces (along with St. James Place and Frost Terrace new to Porter Square and the 26-unit apartment building at 70-80 Porter Road currently undergoing renovation).

For a development project to be successful it must address all issues, not only some issues. The parking demand will inevitably have a negative impact on the surrounding neighborhood and residents unless addressed in the design of the building. The 2072 Mass. Ave. proposal ignores the concern of scarce parking in this neighborhood. If this project is permitted to go ahead as proposed, what happens a couple years from now when the project is complete and residents return home from work in the evenings and find no place to park? Does the city have a Plan B to optimize or develop and integrate the city owned lot adjacent to the proposed building site?

In my opinion, the current project design raises problems of density and parking in particular. It should not be approved without a credible parking study followed by a reasonable response to the anticipated increased demand on parking as it impacts the local neighborhood.

Sincerely,

Daniel A. Smith
45 Regent Street

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2020 DEC 14 PM 2:44
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-017326-2020. -Comprehensive permit

Address: 2072 Mass Avenue.

□ *Owner,* □ *Petitioner, or* □ *Representative:* Sean Hope,
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The □ *Owner,* □ *Petitioner, or* □ *Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.*

Date: 12/14/20

Sean Hope
Signature

Pacheco, Maria

From: Baden, Howard P.,M.D. <HBADEN@mgh.harvard.edu>
Sent: Monday, December 21, 2020 2:24 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.

Howard Baden

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Mass General Brigham Compliance HelpLine at http://www.massgeneralbrigham.org/complianceline . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

Pacheco, Maria

From: Charles Wyzanski <wyzanski@gmail.com>
Sent: Monday, December 21, 2020 1:14 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the ZBA and All Others Concerned:

I attended the ZBA Zoom hearing on December 10, 2020. I would have liked to put in my two cents worth but that, and much more, had already been deposited!

I was gratified when those ZBA members present ultimately decided to postpone any decision. While Marjorie Decker and others had tried to suggest that those who were questioning the building proposal were somehow opposed to affordable housing, that certainly was not the case. Rather, as repeatedly stated, the proposed nine-story building would be jarringly out of scale with what exists in the neighborhood and would only be used to set a precedent for more of the same.

Marjorie Decker is obviously correct in saying that "every (affordable housing) unit matters." But that does not begin to explain why affordable housing need not be in harmony with the neighborhood. After all, even public housing in Cambridge manages to achieve that much.

Yes, however reluctantly, Sean Hope will have to go back to the developer and maybe his investors, as well, to determine if a sufficient profit can still be made if the building were limited to six stories. If not, perhaps another developer could be found and, failing that, the City Council should no longer delegate the problem to developers and the ZBA but devote the time and public resources necessary to make it happen.

Very truly yours,
Charles M. Wyzanski

75 Francis Avenue
Cambridge, MA 02138-1911
617-999-2103 (cell)
617-876-1983 (home)
617-547-7890 (fax)

Pacheco, Maria

From: Helle Alpert <helle.alpert@gmail.com>
Sent: Monday, December 21, 2020 10:39 AM
To: Pacheco, Maria
Subject: Zoning

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear. We need to preserve the character of Cambridge.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.

Pacheco, Maria

From: Eva Alpert <bevalasvegas@gmail.com>
Sent: Monday, December 21, 2020 11:02 AM
To: Pacheco, Maria
Subject: 9 stories no way

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 4 story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 2-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.
Eva Alpert, 28 Regent Cambridge, MA 02130

Sent from my iPhone

Pacheco, Maria

From: Smith, Joanna Handlin <jfhsmith@fas.harvard.edu>
Sent: Monday, December 21, 2020 10:53 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave

To the Board of Zoning Appeal:

I oppose the current proposed development at 2072 Mass Ave.

The size of the building and lack of setbacks will add more congestion to an intersection that is already dangerous. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Having experienced how much traffic through that and the Porter Square intersections has deteriorated over the past thirty years, I think a traffic impact study should be conducted.

I hope to attend the January 7 hearing to voice my concerns.

Joanna Handlin Smith
1010 Memorial Drive, 16A
Cambridge, MA 02138-4858
617-491-6217

Pacheco, Maria

From: Audra Murphy <audra.murphy93@gmail.com>
Sent: Monday, December 21, 2020 9:57 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.
Audra Murphy

Pacheco, Maria

From: Singanayagam, Ranjit
Sent: Monday, December 21, 2020 10:51 AM
To: Pacheco, Maria
Subject: FW: Petition from 290 Cambridge residents
Attachments: 2072 Mass Ave Safety Petition Signed_290.pdf

From: Seymour Kellerman <seymourkellerman@gmail.com>
Sent: Monday, December 21, 2020 10:39 AM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Petition from 290 Cambridge residents

Commissioner Singanayagam,

Please read the attached petition, signed by 290 Cambridge residents (and counting).

As a homeowner and taxpayer who lives a block away from the proposed 2072 Mass Ave building, I ask you to:

- Visit the corner of Mass Ave and Walden St and visualize 49 units and 200 people crammed into an oversized building on this tiny site, at a dangerous intersection.
- Speak to the senior residents of the abutting affordable housing at 2050 Mass Ave and hear their concerns.
- At the Jan. 7 BZA meeting, **advocate for further study of the safety and size of the proposed project.**

I know you advocate affordable housing, as do I. We should also care about **current** affordable housing residents such as those at 2050 Mass Ave.

Sincerely,
Seymour Kellerman, for North Walden Neighbors
21 Cogswell Ave

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeals:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Hillary Abbey	42 Cogswell Ave #3, Cambridge 02140	12/20/20
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Carol Anastasi	70 Mt. Vernon St, Cambridge 02140	12/8/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Laura C Arena	11 Sacramento St 3rd fl, Cambridge 02138	12/8/20
John Armstrong	36 Orchard Street, Cambridge 02140	12/18/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Howard Baden, MD	1010 Memorial Dr 4G, Cambridge 02138	12/19/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Janet Barker	59 Regent St, Cambridge 02140	12/21/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Robert Beerman	16 Newman St, Cambridge 02140	12/7/20
Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Marina Blaisdell	16 Cogswell Ave, Cambridge 02140	12/20/20

Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
Suzanne Blier	6 Fuller Place, Cambridge 02138	12/9/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20
Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	2050 Mass Ave #307, Cambridge 02140	11/30/20
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20
Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Lorraine M. Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Patrick Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Susan M. Carter	41 Holden St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20

Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20
Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20
Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20
Richard Curran	175 Richdale Ave, Cambridge 02140	12/19/20
Kellie DeJon	46 Sargent St, Cambridge 02140	12/7/20
Dewey Dellay	9 King St, Cambridge 02140	12/3/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Lianna Doan	35 Walden St. #1C, Cambridge 02140	12/8/20
Una Doherty	16 Walden St #3, Cambridge 02140	12/18/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20

Jean C. Evans	142 Garden St, Cambridge 02138	12/7/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20
Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20
Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	Harvard Medical School	12/4/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20
Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsy Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20

Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Peter Glick	6 Donnell St, Cambridge 02138	12/9/20
Ellen Glisker	56 Porter Rd, Cambridge 02140	12/18/20
Merav Gold	7 Shady Hill Square, Cambridge 02138	11/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20
Lesli Gordon	63 Mt. Vernon St #2, Cambridge 02140	12/8/20
Lydia Gralia	19 Beech St, Cambridge 02140	12/10/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Nenad Grubor	35 Walden St, Cambridge 02140	12/8/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Thomas Hayes	39 Walden St, Cambridge 02140	12/9/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20

Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20
Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Judy Hikes	52 Creighton St, Cambridge 02140	12/14/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Ali Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Dac Hoang Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Miriam Isoun	57 Creighton St, Cambridge 02140	12/8/20
Diana Jelescu	8 Cypress St, Cambridge 02140	12/10/20
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20
Margit Hammerstrom	42 Cogswell Ave #6, Cambridge 02140	12/20/20
Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20

Marybeth Joyce	5 Arlington St B1, Cambridge 02140	12/13/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20
Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20
Sarah Krieger	71 Avon Hill St Cambridge 02140	12/8/20
Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Ali Laurens	9 Washington Ave #4, Cambridge 02140	12/14/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Christina Leshock	16 Newman St, Cambridge 02140	12/7/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20

Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
Ayala Livny	20 Norris St #2, Cambridge 02140	12/10/20
Ruth Loetterle	29 Cogswell Ave, Cambridge 02140	12/18/20
Christopher Mackin	48 JFK St #2, Cambridge 02138	12/9/20
John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St #400, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20
Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
Lisa McManus	17 Creighton St, Cambridge 02140	12/14/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Babette Meyer	8 Newport Rd #7, Cambridge 02140	12/9/20
Marilee Meyer	10 Dana St #404, Cambridge 02138	12/9/2

Debra Mills	39 Cogswell Ave, Cambridge 02140	12/20/20
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Aimee Moreno	125 Garden St, Cambridge 02138	12/10/20
Tony Moreno	125 Garden St, Cambridge 02138	12/10/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Audra Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Kara Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
Evan Nelson	35 Walden Street #3A, Cambridge 02138	12/8/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20
Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20

Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Roberta Pasternack	10 Chester St, Cambridge 02140	12/7/20
Anita Patterson	14 Hilliard St, Cambridge 02138	12/9/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave, Cambridge 02140	11/28/20
Hugh Phillips	35 Walden St #22, Cambridge 02140	12/8/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20
Rebecca Rohr	72 Walden St #3, Cambridge 02140	12/19/20
Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20

Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Doug Safran	35 Walden St. #1C, Cambridge 02140	12/8/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20
Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Gefen Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Nancy Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Johana Handlin Smith	1010 Memorial Dr 16A, Cambridge 02138	12/18/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20
Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20

Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Barbara Sokol	35 Walden St #2C, Cambridge 02140	12/8/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Caroline Stowell	49 Cedar St #1, Cambridge 02140	12/10/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20
Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Ami Teruya	35 Walden St #34, Cambridge 02140	12/8/20
Eva Thibodeaux	126 Richdale Ave, Cambridge 02140	12/18/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20
Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20

Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Anne Warner	21 Grozier Rd, Cambridge 02138	12/7/20
Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Nicola Williams	8 Brewer St, Cambridge 02138	12/9/20
James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Robert Woodward	48 Russell St #1, Cambridge 02140	12/13/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20
Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20

Jonathan Yu Chi Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Linda Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Timothy Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Electronic and printed signatures are available on request.

Pacheco, Maria

From: Hanna <hannaegerman@gmail.com>
Sent: Monday, November 30, 2020 10:44 PM
To: Pacheco, Maria
Subject: Writing in support of BZA-017326-2020

Hello,

I'm writing to voice my support for case #BZA-017326-2020 to support affordable housing. I live a couple blocks down from the proposed site, and would be delighted to have this building in my neighborhood. With housing so expensive in this area, it's important to me that everyone has somewhere they can afford to live, and this building will provide units toward that goal. I'm also glad to see that there are units for families with children and that this site will help families with kids remain in their community. Further, the designs look beautiful, and the designers took care to ensure that it is harmonious with the streetscape and human-scale. It certainly seems like it will be nicer to walk by than the empty parking lot currently on half of the site. I was also very excited to read about the environmental considerations--like the passive house standards, green roof, and solar panels--and how efficient this building will be. I'm always proud to live in a such a forward thinking city where we have buildings like this. In summary, I support BZA-017326-2020.

Thank you for your time,
Hanna

Hanna German
4 Beech St #3
Cambridge, MA

Pacheco, Maria

From: Cathy Korsgren <cathykorsgren@gmail.com>
Sent: Monday, December 21, 2020 9:30 AM
To: Pacheco, Maria
Subject: Case no. BZA-017326-2020. 2072 Mass.Ave.

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Thank You,

Cathy Korsgren
10 Hollis St.
Cambridge, MA 02140

Pacheco, Maria

From: Hillary Abbey <hillary.r.abbey@gmail.com>
Sent: Monday, December 21, 2020 9:54 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Thank you.
Hillary Abbey
42 Cogswell Ave, Cambridge, MA 02140

Pacheco, Maria

From: Andy Zucker <andyzucker@gmail.com>
Sent: Friday, December 18, 2020 2:19 PM
To: City Council
Cc: Clerk; City Manager; Pacheco, Maria
Subject: Proposed new building at Porter Square

Dear City Council members:

Yesterday the Cambridge Chronicle published an op-ed by Councillors Siddiqui, Mallon, McGovern and Simmons, "Proposed affordable housing project in Porter Square should be applauded." These councillors object to the BZA's decision not to waive restrictions on height and parking for the proposed 90-foot building.

It seems clear that reasonable people can and do disagree about waiving these restrictions. I happen to agree with the BZA decision. That does not make me a demon.

The op-ed uses misleading arguments to make its case, noting that "since its inception, zoning has been used as a tool of exclusion, and of privilege." I'm sure that is true.

It is also true that zoning is used for many other reasons, including health, safety, welfare, beautification, and such practical matters as planning transportation, parks, and other features of urban living. The way the op-ed is written suggests (a) zoning is bad (because it promotes exclusion) and (b) anyone who thinks the same way as the BZA has no regard for low-income families (because making the building conform to code would be "unconscionable").

I wish I were surprised at these deceptive and damaging lines of argument, but I am not, because I've seen this before from some of the same councillors. Rather than build bridges among constituents during a time of unprecedented political polarization, these councillors demonize those who hold a different point of view. That is a shame. Cambridge deserves better. Unfortunately, we probably won't have it better until our political leaders start respecting reasonable people with other points of view.

Andy Zucker
35 Winslow Street
Cambridge, MA 02138

Pacheco, Maria

From: Tom Brewitt <tom.brewitt@yahoo.com>
Sent: Monday, December 21, 2020 8:08 AM
To: Pacheco, Maria
Subject: 2070 Mass Ave building proposal

Hello,

I oppose the proposed new affordable housing building at 2070 Mass Ave.

I am all for affordable housing, but feel this is a very bad location for such a building.

I live on Mead St. and experience the regular traffic backups at that corner coming down from the Walden St bridge and foresee even bigger traffic problems should such a building be put there.

I'm also fearful for the elderly directly adjacent to the lot.

Please consider moving the project to a safer location.

Thank you,

Tom Brewitt

Pacheco, Maria

From: Young Kim <ycknorris@gmail.com>
Sent: Friday, December 18, 2020 6:34 AM
To: Siddiqui, Sumbul; Mallon, Alanna; McGovern, Marc; Simmons, Denise
Cc: City Clerk; Carlone, Dennis; Sobrinho-Wheeler, Jivan; Nolan, Patricia; Zondervan, Quinton; Toomey, Tim; DePasquale, Louie; Singanayagam, Ranjit; Farooq, Iram; Pacheco, Maria; Paden, Liza; Jason Korb; Sean Hope
Subject: Your OP-ED: Proposed affordable housing project in Porter Square should be applauded
Attachments: Alternate 2072 Mass Ave Plan.pdf

Dear Mayor Siddiqui, Vice-Mayor Mallona and Councilors McGovern and Simmons,

Thank you for your impassioned Op-Ed dated 12/17/2020 in Cambridge Chronicle on behalf of those in need of affordable housing. I can't agree with more on the critical need for affordable housing but at what cost? At any cost? Please permit me to plead with you for a balanced development at the very dangerous intersection of 2072 Mass Ave and Walden Street on behalf of other vulnerable residents in that neighborhood with few specific statements from your Op-Ed. Please consider more holistic approach in the attached below and let's all work together to make that corner a vibrant anchor of the residential and retail community.
Thank you for your consideration.

"The Planning Board approved the project unanimously, where it then went to the BZA for zoning relief. For the project to be viable, the builders applied for zoning relief for additional height up to 90 feet and a waiver of onsite parking." - The initial design that was submitted in the original application (with 8 Stories/ ~ 89'-8" plan, pg 2 of BZA agenda file at https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/bzadocuments/2072massavebza0173262020.pdf (agenda file)) was modified with supplemental material that changed the height to " **9 Stories ~102'**/6 Stories ~69'-6" (j)" (pg. 53 of agenda file)

"Collectively, we've worked with so many families to find emergency housing who have been living with relatives or friends or constantly being on the edge of being evicted or kicked out. Many others have lived in crowded homeless and family shelters, and congregate housing. These are precisely the residents at most risk for COVID-19, since they do not have access to safe, affordable housing where they can isolate" -. Only "8 UNITS AT OR BELOW 30% AMI". (pg. 2 agenda file); these are the ones who truly need emergency housing. To serve these populations, why not make all 49 units at or below 30% AMI?

""removing 14 units is a sacrifice..." who is making said sacrifice? It certainly cannot be members of the BZA," - How about the elderly and disabled residents at Russell Apartment next door whose quality of life would be severely impacted? They matter too. How many units are you willing to sacrifice for the sake of these vulnerable residents who must endure the hardship during the construction (most of these residents do not have air conditioning and must keep their windows closed during the hot summer months to keep the noise and dust out) and after the new residents move in (traffic, noise, loss of privacy)? Where are the mitigation plans?

These are REAL people, people we've gotten to know, love, and care for as friends and valued members of our community. These residents are not abstract, and their future should not be callously discussed and dismissed. - But the elderly and disabled residents at Russell Apartment next door are "REAL people" too. I beg you to talk to them in COVID-19 safe way (most of them do not have the technology for virtual meeting) and get to "know, love, and care for as friends and valued members of our community."

We need to define the "character of our neighborhoods" as the residents who live in the buildings, and not the buildings themselves. - Yes, but also the residents who live in the nearby residential buildings including the residents of Russell Apartment. They must all be considered as a community.

Respectfully,
Young Kim
17 Norris Street

Proposed Alternate Option
2072 Mass Ave

Young Kim

17 Norris Street

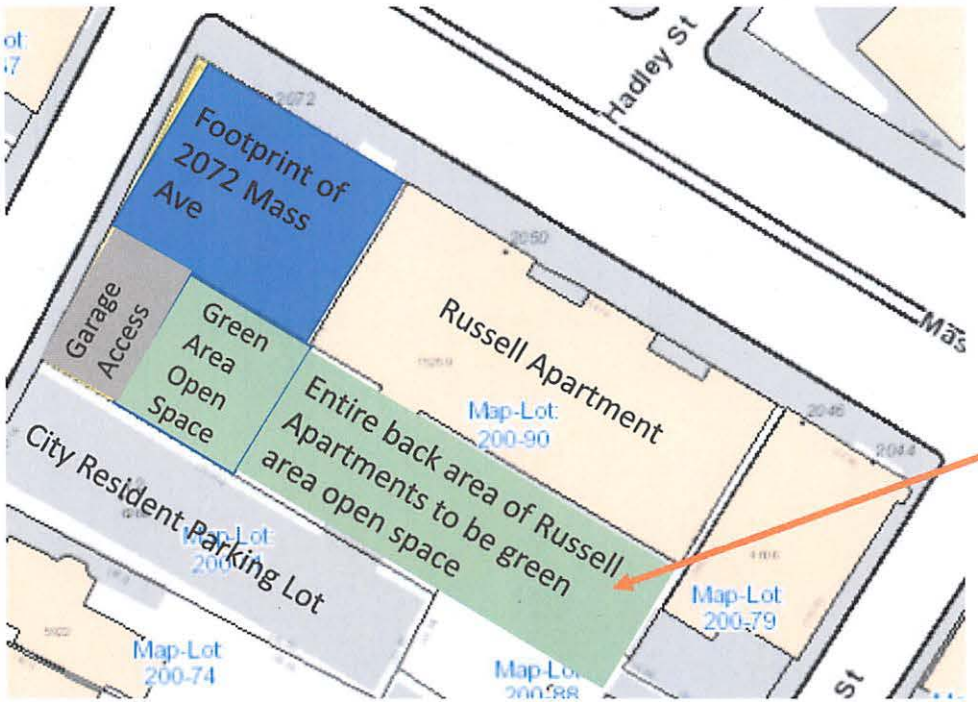
Alternate Option – Holistic Approach

- Stakeholders
  - CC HRE 2072 Mass Ave Tenant (J. Korb, S. Hope)
  - Cambridge Housing Authority (M. Johnston)
  - Housing Division of Community Development Department (C. Carter)
  - Traffic, Parking & Transportation Department (J. Barr)
  - Cambridge Affordable Housing Trust (L. DePasquale, C. Cotter)
- It is not just 2072 Mass Ave development
- Consider it as a Mass Ave/Walden Street Neighborhood Revitalization Project
  - 2050 Mass Ave Russell Apartments
  - 2072 Mass Ave Proposed 100% Affordable Housing
  - 12 Walden St City Resident Parking Lot (owned by CDD)
- Each stakeholder to give up something for the good of remaking this corner a vibrant & safe community
- All to consider ways to compensate for any financial loss

2072 Mass Ave / Russell Apt Considerations

- Hold brainstorming session with all stakeholders as a pre-design Community Outreach
- CC HRE to build on 2072 Mass Ave as an extension of Russell Apartments
  - Same depth and height as Russell Apt
- Relocate Senior Center to Mass Ave/Walden corner
  - Replaces proposed 2072 Mass Ave retail space
  - Reduces foot traffic in front of Russell Apartment
  - Same financial arrangements as with CHA
  - CHA can use the vacated space for ground level accessible housing units
- Common open area green space
  - Rear of 2072 Mass Ave, apprx 40% of the lot, 3400 sq. ft.; split between garage access & green space
  - Existing Russell Apartments open area & parking lot
- Common parking lot for both developments that is safer for all residents and the neighborhood
  - Underground; multi-level automated parking system (ex: https://cityliftparking.com/ courtesy of Jason)
  - Double door (on opposite sides) elevator(s) access instead of ramp
  - Access to the elevator(s) to be worked out
  - Entry/Egress turnaround in the basement garage

Alternate Site Plan



Parking and open space can remain unchanged if residents feel more comfortable with old configuration

Mitigation Plans

- Find alternate property for CC HRE to develop to make up for the lost financial opportunities of 2072 Mass Ave.
  - Existing CHA development that can be redeveloped similar to Port Landing
    - Essentially a land swap to benefit everyone
  - City owned property
  - New Acquisition
- Congestion Mitigation
  - Do Not Block box on eastbound Walden Street at entrance to 2072 Mass Ave
  - Redesign Resident Parking Lot entrance to be able to share Do Not Block box
  - Right or Left turn out of 2072 Mass Ave and parking lot depending on time of day
  - Designate couple of parking space in the Resident Parking Lot for delivery
  - Passenger car pick-up/drop-off to use underground garage

Pacheco, Maria

From: Jero Nesson <jero.nesson@gmail.com>
Sent: Monday, December 21, 2020 8:41 AM
To: Pacheco, Maria
Subject: Proposed 2072 Mass. Ave. Project

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Thank you.

Pacheco, Maria

From: Roberta Pasternack <rodi9254@gmail.com>
Sent: Monday, December 21, 2020 8:59 AM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASENo. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Thank you.
Roberta Pasternack
10 Chester Street
Cambridge,02140

--
Roberta Pasternack
617-851-2895

Pacheco, Maria

From: Merry White <corkela2@gmail.com>
Sent: Monday, December 21, 2020 7:49 PM
To: Pacheco, Maria
Subject: To the Zoning Board, on 2072 Mass. Ave.

To the Board of Zoning Appeal

Thank you for your continuing consideration on this matter.

I was dismayed to read the recently published Op Ed by Mayor Sumbul Siddiqui and others regarding a proposed affordable housing development in North Cambridge.

I live a block and a half from the proposed site, and have been actively involved in neighborhood discussions on this topic both in person (aka over zoom) and in social media. The discussions regarding the proposed building at 2072 Massachusetts Avenue have been strikingly heated, escalating in this Op-Ed piece and strident voices on various social media and in neighborhood discussion groups. The lines are drawn and the noisy rhetoric of some City officials appears to have lost any connection to the actual people who would be involved, indeed, whose lives will be seriously influenced. Ideology and selected (and often irrelevant) examples of "victims" are used in place of practical, humane and respectful reasoning.

Some of us have wrongly been characterized as "the enemy."

I want there to be respect: it is a value we espouse, all of us. Instead, there's hypocrisy ("affordable housing" begins to stand for much more than a nuanced view of its complexities: it looks like a sacred object on a civic altar, instead of something that is indeed very much needed but must also serve the needs both of its residents and its neighborhoods.) In the case of 2072 Massachusetts Avenue, you have at the very least three constituencies to respect: the tenants of the building of course; the vulnerable elderly and disabled residents only a few feet away who already feel left out of the discussion; and the wider neighborhood which wants to welcome the new neighbors but has also experienced no genuine communication and conversation about the proposed out-of-scale building, on a relatively small site, at a dangerous, congested intersection. It should be noted that the density of this development (as measured by FAR) is three times the average of the other affordable housing units that are located within ½ mile of Porter Square. In addition, the building as proposed will tower at 102 feet over the abutting Russell Apartments (at 57.6 feet), and loom over Henderson Carriage Building (at 68 feet) – not to mention casting its shadow over the neighboring 12-13 foot building across Walden.

We too are talking to many people: city officials, journalists, experts on zoning law and above all, the growing number of neighbors wanting to be heard, and signing on to be counted. These people are not "elitists" or NIMBYs. We find the easy slurs doled out by the defenders of the project insulting and they end discussion rather than engaging in possibly productive talk, talk which could lead to a useful and liveable solution – and a more liveable and safer streetscape.

I've lived in Cambridge since 1953. I love Cambridge for a whole slew of reasons and I have walked, biked and roller-skated (well, not recently) almost every block of our City from elementary school on. And I will fight to make it better: I don't oppose affordable housing – I want to improve it.

What do I want in this case? A building that is set back, offering a better "built environment" – a building that is at the most six stories on Mass. Ave and three to the rear, a building that doesn't heavily shadow Russell Apartments and impose itself on the privacy and comfort of the neighboring community of seniors. Above all, I want it to be part of the neighborhood, created in cooperation and consultation. Tell me what I can do to help.

We can do this, Cambridge!

Merry White
6 Cypress St
Cambridge 02140

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Mark: Gaffey **Date:** 12/21/2020
(Print)

Address: 2072 Mass Ave

Case No. BZA-017326-2020

Hearing Date: 1/7/21

Thank you,
Bza Members

Pacheco, Maria

From: Jean Leventhal <jean.leventhal@gmail.com>
Sent: Monday, December 21, 2020 5:26 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:

As a resident of Cambridge, I strongly oppose the current proposed development at 2072 Mass Avenue for affordable housing.

I am very concerned about the size of the project, the lack of appropriate setbacks, and its location at a dangerous, congested intersection. I am also concerned about the well-being and safety of the seniors and people with disabilities who reside at Russell Apartments and are direct abutters to the proposed building.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building facing Massachusetts Avenue that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear, where it intersects with a neighborhood of mostly two- and three-story buildings.

I plan to attend the January 7 hearing to voice my concerns. Cambridge should be building affordable housing, but it must not lose its character in the attempt to be sensitive to the needs of its citizens.

Thank you.

Jean H. Leventhal
25 Vassal Lane, Unit 2
Cambridge, MA 02138

December 5, 2020

Dear Members of the Board of Zoning Appeal,

I am writing to support the proposal of Capstone Communities LLC for a 100% affordable housing development at 2072 Massachusetts Avenue. I have lived in North Cambridge since 1987, and I have watched in amazement the huge increase in the cost of housing, both rental and homeownership in our neighborhood. The addition of 49 units of permanently affordable, family-sized apartments will constitute an important step forward in the City's effort to enable low- and moderate- income families to continue to live in Cambridge.

The site is conveniently located close to public transportation. There is regular bus service along Massachusetts Avenue. The Porter Square T station and the adjacent commuter rail stop are no more than a quarter mile from the site. Residents will be able to easily walk to grocery stores, pharmacies, etc., and will be able to access Porter Square's broad variety of retail and commercial entities without reliance on cars.

As such, the site is a "main corridor" site. Main corridor sites are sites at locations close enough to public transit to significantly decrease car use. Main corridor sites like 2072 Mass can accommodate buildings with additional height, and, in my opinion, should be allowed to do so, especially when the height will enable construction of much-needed housing for low- and moderate- income residents.

Because of its location on Massachusetts Avenue it will provide the kind of walkable and convenient urban site that enables the families who live there to provide their children with the best of urban living in an environment that does not overwhelm the occupants. This is not a proposal for a 300 ft high-rise building; nor is it a proposal for a location right beside an expressway with no way to cross the street. The City has done a lot of work on the pattern of traffic signals at that corner to develop a safe, albeit busy, intersection. The plans for the building show an attractive building that will fit well into the overall built environment on that part of Massachusetts Avenue.

For the above reasons, and most importantly, for the addition of much-needed affordable housing for low- and moderate-income families, I urge the Board of Zoning Appeals to act favorably on this proposal. Thank you for your consideration.

Sincerely,

Margaret Drury
I Dudley Court
(North) Cambridge

Pacheco, Maria

From: Sam Seidel <seidel.sam@gmail.com>
Sent: Friday, December 4, 2020 10:23 AM
To: Pacheco, Maria
Subject: Letter in support of 2072 Massachusetts Avenue

Dear Board of Zoning Appeal:

I am writing in support of the proposed project at 2072 Massachusetts Avenue, brought forward by Capstone Communities and Hope Real Estate Enterprises in conjunction with Bruner/Cott Architects. I live in the Agassiz Neighborhood, so I view this project as impacting my broader neighborhood.

There are many aspects that recommend this project's approval by the BZA. Let me take a few paragraphs to outline a some of the ones that I see:

From a planner's perspective, Massachusetts Avenue near Porter Square still needs work.

Massachusetts Avenue from Walden Street to Roseland Street needs continued planning attention. The arrival of the Red Line in Porter Square in the 1980s created the possibility for transit-oriented development, increased density, an improved street wall and heightened retail, but actual changes to the avenue have lagged decades behind. Only now, following one of the hottest real estate markets in memory, are we seeing the creation of new housing units — at Beech Street and at Roseland and now the possibility of additional units at Walden. From an urban design perspective, this is a good thing. With regard to the proposed building at Walden, a taller building at that corner (Walden and Mass Ave) fills in a design gap along the avenue and creates a needed visual marker for the beginning of Porter Square. The proposed project at 2072 Mass Ave serves that function well and it does so with design sense, thankfully forgoing red brick in favor of a new material that introduces a new visual cue to Porter.

—

The team behind the proposed project at 2072 Mass Avenue is the right team.

I mentioned the new housing going up at Roseland — that project is in construction, with attractive design and good contextual layout. It is being developed by this exact same team, working along with the city to create more affordable units on Mass Ave. The HRE/Capstone track record is exemplary and their ability to work with the neighborhood and deliver on their commitments is well established. You couldn't ask for a better, more committed group of people shepherding this process.

—

The need for affordable housing hasn't diminished in the past decade — it has only increased. With Covid, that need continues to expand.

I won't go through Chapter and Verse of the affordable housing story — the BZA is too familiar with the regional pressures on the housing market and the specific pressures that Cambridge is facing. I will only note that opportunities to create new affordable units in the city is rare and to be able to create them near a transit node is rarer. This site provides both — the opportunity for a significant number of new affordable units in close proximity to a T stop. Additionally, the development team's commitment and ability to deliver is second to none.

In each of their previous projects, they have fostered a good working relationship with all the parties involved to make a better project in the end. This project will be no different, I'm certain.

—

Finally, I'll close with a list of particulars — the Capstone-HRE-Bruner/Cott list of "Community Process Design Improvements."

This list shows the team's engagement with the local community, their willingness to on-board feedback and comment, and shows their significant [and in my view, very relevant] design improvements to improve their project — such as setting back the building's ground floor along Mass Ave and stepping the building down as it recedes back into the neighborhood. This active dialog will continue as the project moves forward. Of that I'm certain. Here is their list:

- 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

I hope the Board of Zoning Appeal will look favorably on this project and help the creation of much-needed new housing in the city of Cambridge.

Sincerely,

Sam Seidel
43 Harris St.
Cambridge

Pacheco, Maria

From: Norma Wassel <normawassel@yahoo.com>
Sent: Tuesday, December 1, 2020 8:27 PM
To: Pacheco, Maria
Subject: BZA-017326-2020

To Members of the Board of Zoning Appeals:

I am writing to urge the board to grant the request for zoning variances in order for the proposed residential building on **2072 Mass. Ave.** to move forward. **(BZA-017326-2020)**
I live @ 175 Richdale Ave. between Walden and Raymond Streets and support this project. I do not own a car and routinely bike through the corner of Walden St. and Mass. Ave. as well as take the bus directly in front of 2071 Mass. Ave. I do not feel that this location would be unsafe for children if families were to live on that corner as some people had said.
I also am a social worker who consults with a number of social service agencies in Cambridge. Lack of affordable housing for families, including many of those who are at risk, is a crisis in our city and I feel that the city should do everything possible to provide more units. Although homeless families are more hidden than the individuals that many of us see in many neighborhoods in Cambridge, the need is there.
I have had a chance to review the project design and I feel very positive about the specifics - the ground floor design that would improve the sidewalk visibility and the focus on being environmentally responsible which will be a prototype for other cities considering similar projects.
I urge you to support this housing project. The variances requested are not significant enough to prevent this critical housing from being built.

Please feel free to contact me if you have any questions.

- Norma Wassel 175 Richdale Ave. unit 214 617-306-4916

Pacheco, Maria

From: Ann Fleck-Henderson <afleckh@gmail.com>
Sent: Tuesday, December 1, 2020 9:32 PM
To: Pacheco, Maria
Subject: for the Board of Zoning Appeals

I am a resident of 113 Richdale Avenue. This note is to express my support for the building proposed by Capstone Communities for the lot at the corner of Walden and Massachusetts Avenue where the Indian restaurant is, on the site of the former KFC. I understand the issues raised by some of my neighbors about congestion at that corner, parking, and the height of the proposed building. I trust that the transportation and parking people will do due research on the first two issues. While the height of the building is somewhat out of scale with the surrounding buildings, I believe that the building may need that height to accommodate enough units to make the whole project feasible. The value to the area of economic diversity outweighs, for me, the aesthetic issue of the proposed building's height.

Ann Fleck-Henderson

Pacheco, Maria

From: Marian Swain <marianswain@gmail.com>
Sent: Tuesday, December 1, 2020 9:16 PM
To: Pacheco, Maria
Cc: Clerk
Subject: Comment on BZA-017326-2020

To the BZA:

I am a Cambridge resident writing in support of the affordable housing development at 2072 Mass Ave (BZA-017326-2020). Cambridge needs more affordable housing built near public transit, which this development offers, and it is also designed to the passive house energy standard, which will contribute to the city's climate goals as well as reduce energy bills for the residents. I urge you to support this development, which will contribute to a more just and sustainable city.

Thank you,

Marian Swain
988 Memorial Dr. #181
Cambridge, MA 02138

Pacheco, Maria

From: Seymour Kellerman <seymourkellerman@gmail.com>
Sent: Friday, December 4, 2020 11:51 AM
To: Pacheco, Maria
Subject: Capstone 2072 Mass Ave Comprehensive Permit application

Members of the Board of Zoning Appeal:

On Sept. 29, 2020, Capstone Communities LLC presented a proposal for a mixed-use housing project at the corner of Massachusetts Ave and Walden Street. This was the first time I heard of this project. Were there any negotiations with CDD before public disclosure?

I ask you, members, to visit the Russell Apartments and Senior Center, a few feet away from the proposed tower site, and speak to the affordable housing residents (one is 101 years of age). They will tell you in detail how the project will diminish the quality of their lives. Do you support decent affordable housing for the elderly and disabled?

I ask you to visit this corner and visualize 49 dwelling units crammed into the 8 residential floors with no adjacent open space and with significant traffic hazards on two sides of the building during much of the day. Is that a model for community zoning?

I ask you to reject the rash decision of the Planning Board on Dec. 1 to approve the Capstone comprehensive permit application.

I ask you to take part in amending the current plan by requesting a decrease in its size and density and by adding open space for the building's residents in order to improve health, safety and quality of life for the residents, while reducing the project's impact on the neighborhood. Isn't that kind of oversight the responsibility of BZA?

I ask you to demand a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (taking into account pre-pandemic conditions).

Respectfully,
Seymour Kellerman
21 Cogswell Ave
617.833.3963

BZA Case # 017326-2020

To The Members of the Cambridge Zoning Board of Appeal,

My name is Margaret Rueter. I live at the Leonard J Russell Senior and Disabled building at 2050 Mass Ave. I have communicated with many of my neighbors. I speak for a group of residents that are afraid to give voice for they are tenants of the city of Cambridge.

Our building is just 3 feet from the planned new affordable housing project to be located next door at 2072 Mass Ave. Indeed the new building as planned is not just tight next to us, adding 150-200 more people at a very unsafe corner just feet from us, but also does include adding a proposed additional anchor building as a part of the design. The anchor building, as proposed, is to run along Walden Street and is to be a six-story windowed facade to run across the entirety of our open space and just three feet away from us . The building will tower over and cast shadows along our sunny residential landscaped terrace where gardening has been encouraged. The new neighboring windows and rooftop play space will change the environment from a restful, restorative and quiet area to one of an experience of shared sound and space, with a much more active population. This has seismic implications to this Russell Apartments population which includes some of the city's oldest, most needy and vulnerable citizens. We are people who were vacated for two years due to construction and who have only JUST moved back (spring 2019, during the pandemic) into a completely renovated building which also houses the North Cambridge Senior Center.

The city of Cambridge is experiencing an urgent housing crisis. Cambridge as always, is at the forefront - working to solve this crisis. Further, it is my belief that all of us as citizens give a little something to help the community meet the goal of additional affordable housing. However, the building as

proposed is asking those of us next door to sacrifice our health, safety, and quiet environment.

This is too big a demand on us, if this city really cares to protect their very own most vulnerable tenants. I ask you to imagine it is your grandparent with Alzeimers, your sister with PTSD, your brother with debilitating clinical depression, or maybe your adult child disabled by breathing issues living here at Russell - for this is who we are. Now imagine, the loss of our outdoor enjoyment, neighbors just feet away, seeing into our windows, and then the worst – constant noise, completely appropriate to a family housing environment, and all of this of course after several years of intolerable construction noise. Perhaps many of us will need to move again. Essentially, we are being asked to sacrifice our own mental and physical health by this design. Is this really what we want to do, and is it really what the City wants to do?

Beyond the very real implications to a vulnerable population there are separate but severe safety concerns at the building site's corner. The intersection of Walden and Mass Ave is fraught with issues. Others will speak to them, but there is one area going to be made far worse because of the proposed Massachusetts Avenue entrance. Seniors at both Russell and the North Cambridge Senior Center park behind our building. There is an entrance through an arch between sections of the building. It is already unsafe and dangerous to approach Russell for those of us who use this lot. As one comes through the Mass Ave light or makes the right turn at Walden to approach Russell there is danger. One must IMMEDIATELY have quick reaction times to watch traffic speeding behind us just after the light. We must signal right, hug the right lane while watching for pedestrians, bikes, runners, delivery vehicles, and the bus and The Ride used by our population. All of this happens within feet of the intersection. The addition of an entrance at Mass Ave will bring additional Ubers, delivery vehicles, and drop off and pick ups pulling up at the new front residential entrance just after this corner. Again, I ask you to consider your parents and grandparents trying to navigate this short shared distance to

our building. A death will occur. It is only a matter of when and how many. How many are we willing to accept?

We are all very grateful tenants. We are grateful to both the city of Cambridge and to the Cambridge Housing Authority for their compassionate and steady care.

What I ask, for all of us here at Russell, is that you complete a proper and thorough review of this project before any approval. I also ask that you consider the context of location and ask for a design review. The developer has delivered a beautiful architectural design. However, at this location and given the intersection so near to our senior and disabled community, and the North Cambridge Senior Center, I would further ask for a "reimagining" of design. The building could be shorter, cast less shadow on our only place of outdoor recreation. It could have a population of tenants more commensurate with the lower density we need for safety. It could be set back from the property line – especially from our own walls.

Please don't sacrifice us in the name of Affordable Housing Let's work together in the best, generous and humane spirit of Cambridge.

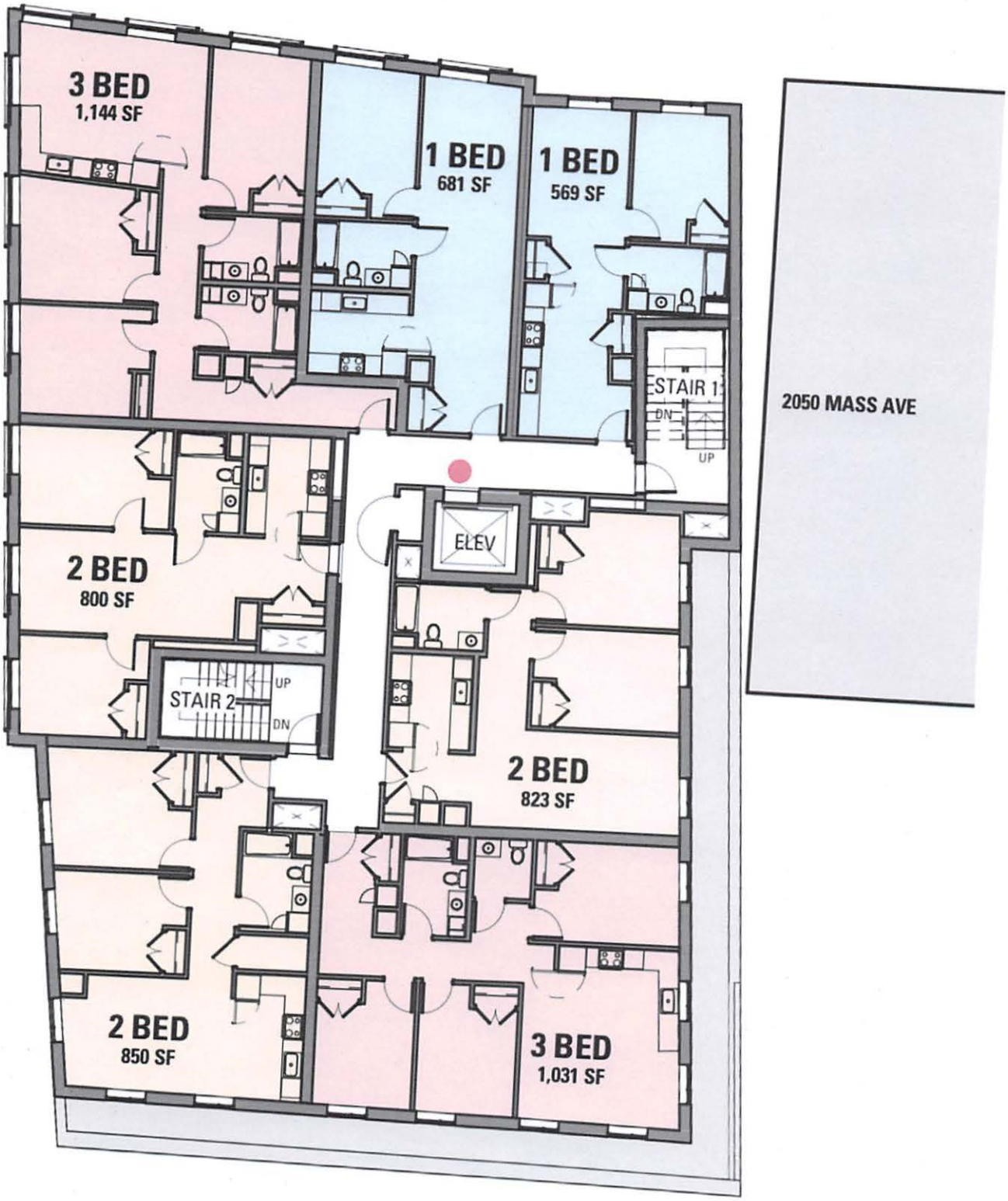
Sincerely,

Margaret B Rueter
2050 Mass Ave
Cambridge, MA 02140

Darul Kabab
2072 Mass
Ave

Russell Apartments.
2060 Mass Ave

MASS AVE



WALDEN ST

ELEVATIONS North | View from Mass Ave

DON'T TEXT
AND DRIVE

ow

CE | June 21, 6:00pm

TUDIES

MT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSAC

N

Pacheco, Maria

From: Kelsey Harris <kelsey.m.k.harris@gmail.com>
Sent: Monday, December 7, 2020 9:48 AM
To: Pacheco, Maria
Subject: CASE NO. BZA-017326-2020

Hello,

I am writing in support of BZA-017326-2020.

I think it's a lovely-looking building that will provide much-needed subsidized housing mere steps from the red line, right on a major bus corridor. I know the area well; I live down the block, abutting the still-under-development Frost Terrace.

Although construction is always a little disruptive (perhaps more so right now, as so many of us are almost always at home), that is a much easier cost to bear than the huge rents we ask working families to bear every single day.

I would like to add that I think the parking planned for the building is entirely adequate, if not even excessive. The 42-unit apartment building I live in has 0 dedicated spots, and it works just fine. Additionally, our planet is warming by the day because of human emissions, causing destruction across the country and globe. Anything we can do to reduce emissions, including reducing parking and including solar, is a step in the right direction.

Please approve the permit,
Kelsey Harris
8 Newport Road

Pacheco, Maria

From: Singanayagam, Ranjit
Sent: Monday, December 7, 2020 11:54 AM
To: Pacheco, Maria
Subject: FW: What did the Planning Board vote to recommend favorably to BZA on 12/1?
Attachments: Height Map 2072 Mass Ave.xlsx

From: Young Kim <ycknorris@gmail.com>
Sent: Thursday, December 3, 2020 12:01 PM
To: Farooq, Iram <ifarooq@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; Mallon, Alanna <amallon@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; McGovern, Marc <mmcGovern@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>; Simmons, Denise <dsimmons@cambridgema.gov>; Sobrinho-Wheeler, Jivan <jsobrinhowheeler@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Toomey, Tim <ttoomey@CambridgeMA.GOV>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Barr, Joseph <jbarr@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Paden, Liza <lpaden@cambridgema.gov>; Joseph, Swaathi <sjoseph@cambridgema.gov>
Subject: What did the Planning Board vote to recommend favorably to BZA on 12/1?

Dear Assistant City Manager Farooq and Commissioner Singanayagam,

I would like to call your attention to the Dec. 1 Planning Board (PB) hearing of the Board of Zoning Appeal (BZA) Comprehensive Case 2072 Mass Ave Project (2072 case). I would also like to beg your pardon for a rather lengthy email and ask your patience in reading it in its entirety. Then you will understand the subject line.

I should have known but I was surprised to find out that the PB hearings are now scheduled weekly which seems to be very aggressive given that the members are volunteers with full time jobs and families. I don't know how they could possibly read through all the material associated with complex agenda items such as the two cases on Dec. 1.

The 2072 CP case will have a profound impact not only on the Porter Square neighborhood but throughout the City as it sets very dangerous precedence going well beyond even the limits of the recently ordained 100% Affordable Housing Amendment. It was heard as a BZA Case and I would like to point out two major flaws in this hearing. To the PB's credit, I must thank them for allowing public comments albeit at a reduced time limit of 2 minutes. The public comment lasted about an hour but the debate and decision took less than half that.

In the past, it was my understanding that the public comments and developer's material have to be in by close of business the Thursday before the hearing. However, because the City offices were closed for Thanksgiving holiday, the comments were due by close of business on Wed (which PB couldn't have seen anyways since the offices were closed) with additional comments accepted on Monday through noon on the day of the hearing. Getting this submittal schedule was very difficult and I am sure the Board members didn't have adequate time to review all the comments we submitted. I want to thank the staff for their tireless work in assembling all the comments we sent in and getting them to the PB members.

In particular, I submitted a slide presentation package on behalf of the North Walden Neighbors to voice the concerns for/by the senior and disabled residents of Russell Apt and to make a case why the 2072 Mass Ave project does not fit in that neighborhood. We were very disappointed that we could not even make a request to pool our time to present the case more cohesively because we could not raise our hands.

But the most alarming flaw was that the Comprehensive Permit - 2072 Massachusetts Avenue - Materials in the Planning Board's Meeting table (https://www.cambridgema.gov/CDD/zoninganddevelopment/planningboard/planningboardmeetings) was a link to Comprehensive Permit Application received by the City Clerk on Nov 12 which stated: DIMENSIONAL INFORMATION Project Address; 2072 Massachusetts Avenue Building Height(s) (Ft) - REQUESTED CONDITIONS 8 Stories/ appx 89'-8". There was no updated material available and the new design of 9 stories/102 ft. facing Mass Ave and 6 stories facing Walden neighborhood was presented to the PB and the staff only at the hearing. This would mean that all the CDD, TP+T, DPW Staff Memos were based on the old design. The hearing should have been called off since the developer team did not submit the most up to date material in time. Once again, we could not raise point of order as we could not raise our hands.

One of the PB members said that the height of the building is not much taller than other buildings near the proposed site including the Henderson Carriage House. Perhaps he was referring to the 8 story original design. The only other building taller than 100 ft. that I am aware of near 2072 Mass Ave is 2373 Mass Ave which is 0.5 mile north of 2072 Mass Ave. Please see the attached height map as an excel spreadsheet with graphical representation of heights of various buildings we have used for comparison

In view of the failure of CC HRE to submit the revised application to the City Clerk to be distributed to the PB and BZA, there is a serious question as well as legal implications as to what the Planning Board had voted unanimously (with one absentee) to recommend favorably to the BZA. Therefore, I beg you to reschedule the Dec. 10 BZA hearing of this case and direct the applicant, CC HRE, to submit revised documents in accordance with established data submittal guidelines, not presenting them at the hearing. Furthermore, PB should rehear this case after all the City had the time to review the revised documents and resubmit their updated memos and the public and PB members had adequate time to review the material.

Going one step further, a project that exceeds the threshold of Article 19 Project Review Special Permit by the PB by more than factor of 2.5 (57391 sq. ft, living space waiver requested for 20,000 sq. ft. threshold) should NOT be granted a waiver even for a "friendly 40B". If this waiver is granted for this project, I shudder to think where this will lead to.

Thank you very much for your attention to this matter and looking forward to your response

Respectfully yours,

Young Kim

17 Norris Street

	78 Porter Rd	Frost Terrace (1791 Mass Ave under construction)	Russell Apts (2060 Mass Ave)	1713-15 Mass Ave	Total Existing/under construction
Land (sq. ft.)	8,130	22000	15,258	14,499	59,887
No of Stories (highest)	4	5	6	3	
Living Area (sq. ft.)	26,970	49,772	43,864	7,485	128,091
Floor Area Ratio	3.32	2.26	2.87	0.52	2.14
No of Units	26	40	51	16	133
No of Parking Space	0	3 HP	10 total with 1 HP	8 total with 1 HP	
Distance (miles) to Porter Square	0.1	0.2	0.2	0.4	

Note - FAR for 2072 Mass Ave is from Email respose from Mr. Korb dated 9/20/2020

2072 Mass Ave (Proposed)	Total incl 2072 Mass Ave	Increase above existing
8,515	68,402	
9/6		
57391	185,482	44.8%
6.74	2.71	315.1%
49	182	36.8%
3 HP; 2 drop off		
0.3		

Pacheco, Maria

From:	SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent:	Monday, December 7, 2020 12:39 PM
To:	Pacheco, Maria
Cc:	Carlone, Dennis; Nolan, Patricia; north-walden-neighbors@googlegroups.com; Mitzi Fennel; Singanayagam, Ranjit; Barr, Joseph; Baxter, Patrick; Farooq, Iram; City Manager
Subject:	CASE NO. BZA-017326-2020 - 2072 Mass. Ave. Proposed Development
Attachments:	2072 Mass Ave Objectives v3.pdf

To the Cambridge Board of Zoning Appeals:

We, the undersigned, all Cambridge residents who live in close proximity to the intersection of Mass. Ave. and Walden Street, are writing to you in regard to the Proposed Development of 2072 Mass. Ave. CASE NO. BZA-017326-2020. The signatories to this letter represent a broad coalition of the North Walden Neighbors leadership team, neighbors from Creighton Street, and the Russell Apartments. We are long-term neighborhood residents, homeowners, and affordable housing residents.

We welcome affordable housing in our community.

We are supportive of the 2072 Mass. Ave. site being developed for affordable housing and applaud the mission of developers who build affordable housing units in Cambridge. There is an urgent need in Cambridge for affordable housing and we are committed to helping the City further this mission.

But the project is fundamentally flawed.

SIZE: We have significant concerns about the height, density, and footprint of the proposed building, particularly in light of the small lot size (8,514 square feet), the lack of setback, the community context, and the dangerous, congested intersection that is the corner on which this site is located. The building is dramatically out of scale given the lot size and context of the neighboring structures.

TRAFFIC: We have experienced, especially pre-pandemic, safety issues that exist for pedestrians, bicyclists, and vehicles at this corner and in the surrounding streets. The City is well aware of these issues, having hosted a community meeting in February 2020 to listen to neighborhood concerns during which the City voiced a commitment to solve these issues. Additionally, there is a plan by Capstone to widen Walden leading into the corner. However, there is no scientific evidence that traffic and safety will be improved due to the extra width. There has been no objective, comprehensive study of the actual traffic measures to accommodate this project.

VULNERABLE ABUTTERS: Finally, and importantly, the proposed building directly abuts Russell Apartments, an affordable housing community of vulnerable residents including seniors and people with disabilities; and also houses the North Cambridge Senior Center. Having this vulnerable population next door creates additional challenges that must be considered to protect the health and well-being of these residents. The City has not incorporated appropriate measures to safeguard one of the area's most precious, valued, and respected City institutions.

We believe these important issues have not been adequately addressed to date, and the community consultation around this project has been incomplete and rushed (many nearby residents are only

now finding out about the proposed development). As a result, community members have strong concerns and opposition to certain aspects of the project plans which the Board of Zoning Appeals (BZA) will consider in its December 10 meeting.

We request that the BZA require a Project Review, as required by Zoning Ordinance Article 19, to allow sufficient analysis, consultation and co-design of the project plans to benefit both new residents and the existing neighborhood.

Every great urban project requires careful planning and coordination.

The attached Objectives Document outlines our specific requests. These objectives, once acted upon, will help mitigate the safety issues related to the location and size of the proposed development.

We urge the BZA to require adequate review of this project. We look forward to working cooperatively with the City of Cambridge and Capstone Communities to ensure that the development is a true win-win for the new residents who will live there, as well as the larger community.

Respectfully yours,

Christin Cleary, 51 Creighton Street
Bryan Cook, 23 Creighton Street
Lisa Dreier, 38 Cogswell Avenue
Mitzi Fennel, 37 Creighton Street
Pauline Fennel, 35 Creighton Street
JaneAnn Fisher, 16 Creighton Street
Susan Frankle, 3 Houston Park (19 Rear Walden)
Cheryl Gault, 47 Creighton Street
Doug Gault, 47 Creighton Street
Kristen Graves, 28 Creighton Street
Anna Jeffers, 37 Creighton Street
Douglas Jeffers, 37 Creighton Street
Peter Katz, 41 Creighton Street
Ailish Keating, 41 Creighton Street
Seymour Kellerman, 21 Cogswell Avenue
Michael Kennedy, 8-B Cogswell Avenue
Elizabeth Kenney, 33 Creighton Street
Elizabeth Kon, 23 Creighton Street
A. M. Kubilius, 21 Cogswell Avenue
Hugh McManus, 17 Creighton Street
Lisa McManus, 17 Creighton Street
Lucie Prinz, 31 Creighton Street
Margaret B. Rueter, Russell Apartments, 2050 Mass Avenue, #210
Lou Soltys, 26 Creighton Street
Lein Tung, 28 Creighton Street
John Uzzolino, 3 Houston Park (19 Rear Walden)
Gatewood West, 63 Creighton Street
Merry White, 6 Cypress Street

Objectives: 2072 Mass Ave Proposed Development

Representing Consensus of North Walden Neighbors Leadership and Representatives from Creighton Street and Russell Apartments

1. TRAFFIC / PARKING

Require full compliance with Article 19 of Zoning Ordinance, specifically:

- Project Review Special Permit (19.20): **Traffic Impact Review and Urban Design Review**

- Citywide Urban Design Objectives (19.30)
  responsive to the existing or anticipated pattern of development
  pedestrian and bicycle-friendly, with a positive relationship to its surroundings
  mitigate adverse environmental impacts of a development upon its neighbors
  enhance the urban aspects of Cambridge as it has developed historically.
  Enhancement and expansion of open space amenities in the city

- Development Consultation Procedures (19.40) to provide
  "the opportunity for City staff and the general public (1) to review and comment on development proposals prior to the formulation of final plans and before the issuance of a building permit and (2) to determine compliance with the zoning requirements" and conduct Large Project Review

Provide at least 0.5 offsite and/or onsite parking spaces per unit

- Mitigate the significant impact on streets in the immediate area
- Provide specifics as to location to be determined by the above requested Traffic Impact Review

2. SIZE OF BUILDING

Reduce building size

- Reduce Mass Ave-facing height to 6 stories in accordance with the Affordable Housing Overlay provisions for building height and with input from the Project Review conducted under Article 19
- Reduce the Walden side of the building to 3 stories to reduce impacts on Russell Apartments and 5 Walden as well as other adjoining neighbors

Reduce building footprint to allow **setbacks** and provide **green space**

- Setbacks per zoning ordinance: 10' on Walden St and to City parking lot
- Developer provides detailed professional landscape plan before construction
- Green space to protect Russell Apartment residents and North Cambridge Senior Center visitors

Change composition of units to serve neediest families

- Increase the percentage of units for the lowest income families from 16% to 25%

3. CONSTRUCTION MITIGATION

Develop a construction mitigation plan with abutters to include:

- On-site rep with cell phone who can respond immediately to resident concerns
- Community liaison and regular communication
- Community review of construction staging and construction schedule
- Provide parking for project workers
- Noise abatement
- Provide air conditioners and air filters for Russell Apartment residents and payment for extra electricity, to shield residents from construction dust and fumes
- No work on weekends
- Compensation plan for any and all damage to surrounding structures
- Compensation for residents who will be moved
- Sound-proofing windows and other sound-proofing mitigation measures as needed for abutting properties
- Third-party safety supervisor
- Conformity to demolition and construction regulations
- No smoking on site
- Plan for rats and rodent control
- Clean site at end of work day

4. COMMUNITY AMENITIES

Provide additional safety measures and neighborhood enhancements to include:

- Traffic calming on Walden St., Mead St., and Cogswell Ave.
- Street improvements for Walden, Cogswell, Sycamore, Cypress, and King: repaving, sidewalk maintenance, trees
- Green median and trees on Mass Ave from Regent to Rindge
- Crosswalk and traffic box at the end of Cogswell and Mass Ave
- Added services for elderly in Russell Apartments and Senior Center
- Improvements to permit parking lot on Walden Street, such as repaving with arable top, gardening plots at borders, stacked wall of solar panels, bike rack, and electric power charging stations

December 6, 2020
Cambridge Planning Board
344 Broadway, Third Floor
Cambridge, MA 02139

Re: 2072 Massachusetts Avenue Comprehensive Permit

Dear Members of the Planning Board,

This letter is written on behalf of Creighton Street residents regarding the proposed development at 2072 Massachusetts Avenue. Creighton Street is located one block southeast of the development site.

First, to be clear, we are unanimous in our strong support of affordable housing on the proposed site. We are heartened that it is 100% affordable, appreciate many aspects of the design, and believe in the good will of the developers. Our concerns are strictly a question of scale and the resulting impact to residents of the area. We appreciate that some zoning restrictions may on occasion need to be relaxed in the interest of providing housing access, and also appreciate the need for due diligence in making intelligent choices and exceptions. These building decisions are not reversible.

This communication is focused on parking issues. Other issues, addressed in concert with the North Walden Neighbors group, also have the support of many Creighton residents.

Our objective with this letter is to see provision made for resident vehicle parking. We understand that zoning specifies a 1.0 space per unit requirement for new construction, but we accept the developers' estimates of the number of resident vehicles, which would limit the need to .5 space per unit. We believe that a parking solution can be found without jeopardizing the project.

Below is our reasoning regarding the parking issues.

We understand that Article 19 of the Zoning Ordinance was not strictly followed, and we believe that the parking study commissioned by Capstone was insufficient in the following areas:

- It was limited to a census count of available spaces on a single day during the pandemic, which does not reflect an average situation, or post-pandemic realities.
- It did not take into account unique geographical considerations of the adjacent dead-end streets: Creighton Street, Regent Street, and Porter Road (see details below).
- The study's count differs from that taken by a resident on the same date and time (October 20 at 6:00 p.m.); the study showed 8 spaces while the resident counted only 4.
- The resident conducted a count showing 5 out of 10 mornings with no spaces available (reflecting the lack of overnight capacity).

Other relevant issues:
Creighton Street (along with Regent Street and Porter Road) challenges:

- It is a single block long, only one lane, and is bounded by the commuter rail tracks; if parking can't be found, one can't just continue to the next street, but rather has to either back out or turn around to exit Creighton.

- It is used for commercial parking by those visiting stores and restaurants on Mass Ave.
- It has traffic issues with those looking for parking or reversing direction on Mass Ave, then traveling the length of the street and turning around in driveways or at the end of the street.

Creighton Street is a logical first place for residents of the new construction to seek parking:

- It is the next street closest to the building and the easiest to access coming from Walden or Massachusetts Ave.
- Residents will likely prefer not to cross the busy Walden/Massachusetts Avenue intersection.
- Creighton Street will fill up every day, with spillover filling up Regent Street and Porter Road.
- Regardless of whether the developers count is correct, all available spaces would be filled by the, possibly underestimated, 25 building residents with cars.

Capacity:

- Historically, Creighton Street has had very few to no spaces in the evenings. Currently, two 3-family homes have been vacant while undergoing renovations, so there has been less of a challenge.
- Prior to these homes being vacant, residents had difficulty parking upon return from work or going out in the evening, on street cleaning days, and when accumulated snow reduced the number of spaces.

Being able to park is a quality of life issue:

- Creighton Street has a high number of senior residents and families with young children; parking blocks away from home is not reasonable.
- If no parking is available on Creighton and the next 2 streets, residents will have to drive at least ½ mile in a circle to get back to the neighborhood, due to the layout of dead-end streets.
- Many residents commute to job locations that are not accessible by public transportation and senior residents with mobility issues rely on cars.

The developers have researched onsite parking stackers and have determined that they can accommodate 11 cars onsite at 2072 Mass Ave; they are also willing to lease off-site parking spaces.

We believe that we can work together to make this project an outstanding success, that much needed housing can be provided without impacting the quality of life for those on Creighton Street and in the neighborhood.

Sincerely,

Ailish Keating	Doug Gault	John Grady	Lucie Prinz
Anna Jeffers	Douglas Jeffers	Kamran Rastegar	Mitzi Fennel
Bryan Cook	Elizabeth Kenney	Kristen Graves	Pauline Fennel
Cheryl Gault	Elizabeth Kon	Lein Tung	Peter Katz

Christin Cleary	Gatewood West	Lisa McManus	Tesair Lauve
Christine Bustany	Hugh McManus	Lou Soltys	

Pacheco, Maria

From: Ausra Kubilius <ausmkub@gmail.com>
Sent: Monday, December 7, 2020 12:30 PM
To: Pacheco, Maria
Subject: dangerous project--action needed

Dear Maria Pacheco, Board of Zoning Appeals:

Please help avoid more deaths and accidents at the notoriously dangerous intersection of Mass Ave and Walden St in North Cambridge.

As you know, an affordable housing high-rise--to house many children--has been proposed for 2072 Mass Ave at this corner. **And no Traffic Impact Study has been done.** Without any evidence, the developers claim their widening of Walden St will solve the problem.

Please help ensure that the Zoning Board of Appeals, meeting on Dec. 10, honors Article 19 and requires a full Traffic Impact Review and Study.

Also, the proposed looming project abuts (only 4 feet away) the Russell affordable housing apartments for seniors/disabled and the North Cambridge Senior Center. The safety (and access to sunshine) of us seniors must be taken into account. Again, please enforce all provisions of Article 19.

Many, many, many Cambridge neighbors and commuters are concerned about this issue.

Thank you, A.M. Kubilius (close neighbor at 21 Cogswell Ave)

PS: Our North Cambridge Neighbor group's petition for action from the BZA/city government has already been signed by over 200--and counting.

Pacheco, Maria

From: Cyrus Dochow <cyrus.dochow@gmail.com>
Sent: Monday, December 7, 2020 4:31 PM
To: Pacheco, Maria; Daglian, Sisia
Subject: 2072 Mass Ave Comp Permit—CASE NO. BZA-017326-2020 Comments
Attachments: BZA-017326-2020-5WaldenComments.pdf

Dear Members of the Zoning Board,

Attached is a letter expressing concerns regarding the proposed project at 2072 Mass Ave (BZA-017326-2020). This letter is prepared on behalf of a majority of the Condo Association at 5 Walden Street (a direct abutter).

Thank you for your consideration.

Cyrus Dochow
Trustee, 5 Walden Condo Association

5 Walden Condominium Association
Cyrus Dochow, Trustee
5 Walden Street, Apt. 8
Cambridge, MA 02140

December 7, 2020

Zoning Board of Appeal
Inspectional Services-Zoning
831 Massachusetts Ave.
Cambridge, MA 02139

Re: 2072 Massachusetts Avenue Comprehensive Permit—CASE NO. BZA-017326-2020

Dear Members of the Zoning Board,

I write to you on behalf of the 5 Walden Street Condominium Association to raise concerns about the height of the proposed development at 2072 Massachusetts Avenue as it meets the residential buildings of Walden Street. We are direct abutters to the development site, located immediately across Walden Street. Although we support the many positive impacts of the project, we strongly urge the Zoning Board to require that the development team reduce the height of the building along the Walden portion from the proposed six-stories by at least one-story as a condition of approval.

The proposed six-story portion along Walden abruptly meets the surrounding low-lying residential buildings and narrow public way, negatively impacting the transition from Mass Ave to Walden, both at ground level and from a distance. We refer to the following:

- The existing adjacent buildings along Walden (5 and 14 Walden) are three and two stories (approximately 32 and 25 feet tall respectively). The six-story (~70 ft) portion is greater than double the height of the neighboring residential buildings (figs. 1 & 2)
- The width of the Walden public way is 40 feet, less than half the width of Mass Ave (98 feet). The narrow width will further contribute to the perception of excess height along Walden (figs. 1 & 2).
- From a distance (corner of Mead and Walden), the six-story portion exceeds the top of the tree canopy, contributing to the perception of excessive bulk and reinforcing the insufficient transition from Mass Ave to Walden.

To date there has been little attention given to the urban design of the six-story portion of the building. The CDD memo dated November 25, 2020 places due emphasis on the positive urban design impact of the development on Mass Ave, but offers few details on how the building addresses the adjoining Walden context. Similarly focused, the discussion of the Planning Board at last week's public hearing failed to scrutinize the proposal's dimensional relationships to Walden and the scale of the surrounding two and three-story buildings.

The negative impacts of the six-story portion of the proposal can be remedied with modest changes to the height. A reduction of one floor (~11 ft) would result in two fewer units; a reduction of two floors (~22 ft) would result in four fewer units. Reducing the six-story portion by one or two floors would not require a wholesale redesign of the project, nor would it require the dramatic reductions to the overall unit count associated with a building designed in accordance with the Affordable Housing Overlay. This more substantial step-down from Mass Ave would have a positive and permanent impact for all who visit and use Walden on a daily basis (including the future residents of the proposed development).

We support the many positive aspects of the project: the major contribution to affordable housing stock, widening of Walden to accommodate three lanes of traffic, the two foot easement along Walden, sustainability goals, and the major contributions to the Mass Ave streetscape. We are grateful for the professionalism with which the development team has engaged our group and look forward to continue working with them toward a project that addresses the scale of the Walden neighborhood.

We urge the Zoning Board to employ their expertise to evaluate the project as it meets Walden and to exercise their authority to compel the development team to reduce the height of the six-story portion to address the low-lying residential scale of the immediate surroundings. This pragmatic revision would improve the urban design of the project and restore faith in the public review process.

Sincerely,

Cyrus Dochow
Registered Architect
Trustee, owner Unit 8

Cosigned by owners of 5 Walden:

Inger Kwaku, Trustee, Unit 2
Marie Stroud, Unit 6
Pei-yu Lin, Unit 5
Tien-Yi Lee, Unit 4
Dennis Li, Unit 3

Attachment: figs. 1 & 2, cross-sections through Walden Street and Mass Ave

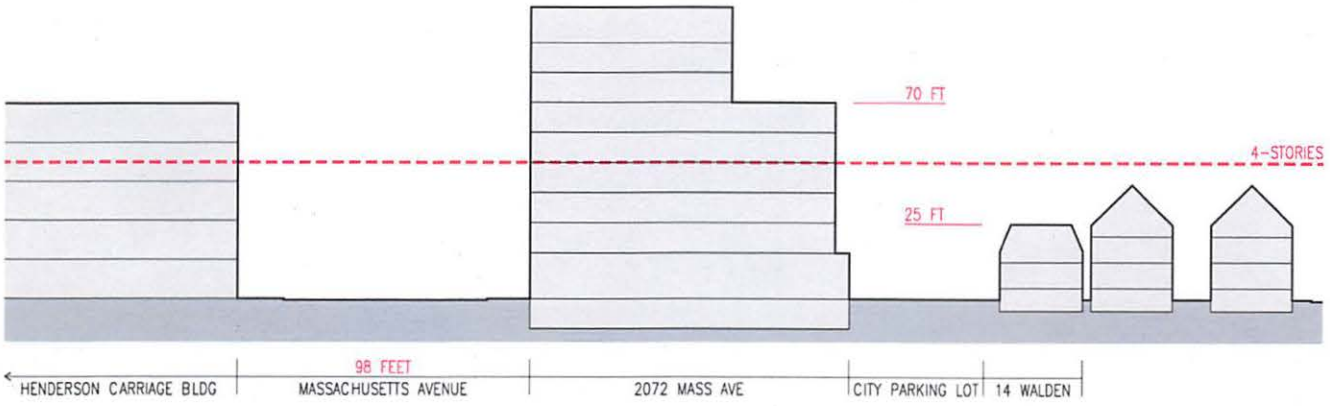


FIG. 2
MASSACHUSETTS AVENUE SECTION

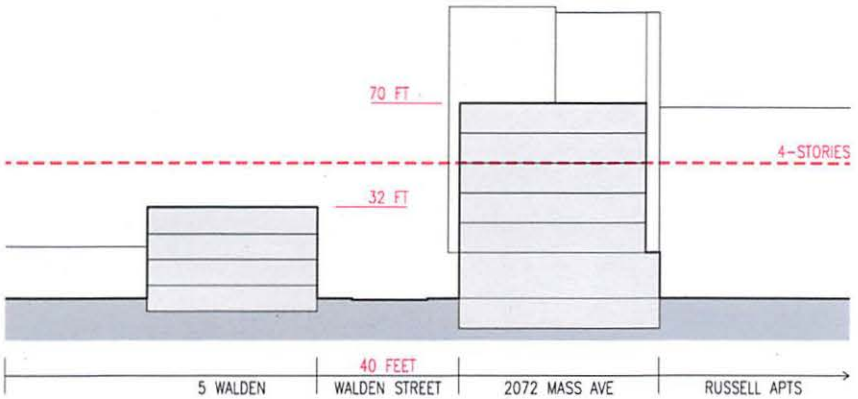


FIG. 1
WALDEN STREET SECTION

0 10 50 FT

2072 MASSACHUSETTS AVENUE
CASE NO. BZA-017326-2020

PREPARED BY CYRUS DOCHOW ARCHITECT
5 WALDEN STREET, APT. 8 CAMBRIDGE MA 02140

Pacheco, Maria

From: mariestroud@verizon.net
Sent: Monday, December 7, 2020 4:41 PM
To: Pacheco, Maria
Subject: BZA Case No. 017326-2020 - 2072 Mass Avenue Permit

December 7, 2020

Zoning Board of Appeal
Inspectional Services - Zoning
831 Massachusetts Avenue
Cambridge, MA 02139

To the Members of the Zoning Board:

I am writing to reiterate my support for the letter written by architect and trustee Cyrus Dochow on behalf of the 5 Walden Street Condominium Association in regards to the 2072 Massachusetts Avenue project. Although his suggested proposal of altering the Walden Street height would diminish the intended number of affordable units from 49 to 47 or 45 units in a time of dire need, I compel you to give it full your attention.

While this proposal does not satisfy the needs of all, it is intended, on balance, as a compromise in the interests of the common good. Importantly too, it would foster a more positive relationship between the CDD, the developers and the members of our neighborhood, and in turn, all citizens of Cambridge.

I encourage the Zoning Board to give this proposal serious scrutiny and hope you will see it for what it it is - a practical and elegant solution to a complex problem in urban planning and design.

Sincerely,

Marie Stroud
5 Walden Street, Unit 6
Cambridge, MA 02140

Pacheco, Maria

From: Merry White <corkela2@gmail.com>
Sent: Monday, December 7, 2020 4:53 PM
To: Pacheco, Maria; Carlone, Dennis; Nolan, Patricia; north-walden-neighbors@googlegroups.com; Mitzi Fennel; Singanayagam, Ranjit; Barr, Joseph; Baxter, Patrick; Farooq, Iram; City Manager
Subject: To the City of Cambridge and its Agencies

Dear all,

I'm a very long term resident - we moved here when I was 12 in 1953. I have lived in many of Cambridge's neighborhoods but for the last 30-plus years have lived at 6 Cypress Street, a cul-de-sac off Walden Street between Mass. Ave and the railroad bridge. My son and daughter grew up here, and felt the neighborliness and safety of the block.

I love it here. I love my neighbors, I love the community, I love walking in our diverse streets and taking in minute changes as the seasons go by - even in Covid-19 time, it is a place of peace and comfort.

That comfort is about to be seriously damaged, and for the rest of my life here. The project to build a 9-story building on the corner of Mass. Ave and Walden is a dramatic slap in the face to the neighborhood. We all want affordable housing - and are very hurt when promoters of the project choose to call us NIMBYs or elitists or even, a few times, racists. We want it, and we want it here but we want it in context.

My concerns are many and you will have heard them from other neighbors too. I am worried about the density and height of the building, concerned that the building is planned to go right to the edge of the plot without set-backs. I just took a walk around the neighborhood as I do every day, and at sunset came to the top of the railroad bridge and saw the sun hit the Henderson Carriage Building on Mass. Ave, illuminating brightly the red brick against the darkening sky. Wow. And I realized, if that building goes up, it will block that view.

A view is not the most important thing in the world but it stands for an imposition, a dangerous one too in this case as the traffic on Walden, now a speeding thoroughfare from West Cambridge to Mass Ave - except at rush hour when it stalls back to Huron - is dangerous and has been investigated and found to be so by the City. The corner at Mass Ave will, I hear, be given some "relief" in the form of a few feet more to make the lanes larger - but only for the length of the proposed building - not going farther back which of course is impossible.

I am also seriously concerned for the residents of Russell Apartments, adjoining the proposed building with only three-four feet between them. The residents recently returned after about two years of absence while their building was remodeled and now, many will be forced to leave again or suffer noise and dust and worse. And when it is done, lose the little sunlight they have in their small patio and garden in the rear, the only place of outdoor recreation for many in the building.

I understand that the project is requesting up to 18 waivers of building code and other "exemptions" to regulations usually required. One is a Project Review which I would strongly recommend, before the whole project advancess. In a recent Planning Board meeting, I and my attending neighbors felt unheard as we requested this and other measures to make the building and the neighborhood fit - and safe. There is much more to say, but above all, please consider closer coordination with those who will experience a great impact from the building's construction, its neighbors.

I look forward to hearing from, and to working with, you. Thank you for your consideration.

Sincerely,

Merry White
6 Cypress St
Cambridge MA 02140

Pacheco, Maria

From: Rosemary Mosco <rmosco@gmail.com>
Sent: Monday, December 7, 2020 4:54 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave

Dear Ms. Pacheco,

I'm a Cambridge resident (I live at 120 Rindge Ave) and I'm writing to voice my support for the nearby 49-unit affordable housing project at 2072 Mass Ave. I have lived in Cambridge and Somerville for many years, and though I have off-street parking options now, I have never found myself unable to find parking. Instead, I find myself dismayed that my neighborhood is so economically unfriendly. Projects like this will make my community much stronger.

Thanks so much,
-Rosemary Mosco

Pacheco, Maria

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, December 7, 2020 4:58 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit
Subject: Comments on the 2072 Mass. Ave. Project: CASE NO. BZA-017326-2020

December 7, 2020

Re: 2072 Mass. Ave. - CASE NO. BZA-017326-2020

Dear BZA Members:

If you haven't already, please be sure to listen to the comments of Dennis Carlone, which come near the end of the public comment portion of the video of the Planning Board review of this BZA Case. (Approx. -50 mins.)
[See: https://cambridgema.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=2768&Format=Agenda]

These comments were very good, I thought, and summarize well a body of good argument for a far more reasonable approach to permitting an appropriately scaled affordable housing project at 2072 Mass. Ave.

The zoning and planning documents for this part of Cambridge call for a building of significantly more modest height and scale. The desire to support affordable housing is real, and shared by neighbors, but should not "trump" all other important considerations at this location, which also, incidentally, will seriously affect the people who currently live in the affordable housing right next door at the Russell Apartments.

A building of 4 or 5 storeys in the rear, and an ample 6 or 7 storeys in the front along Mass. Ave. would be a significant and handsome building which would be future-looking in scale, fit better in this context and location, and be welcomed happily by neighbors and the neighborhood and community.

The applicant will still receive many advantages, e.g., Russell Apts. actually have 9 parking spaces for a similar number of units. (What will happen to their small, pleasant, rear patio?)

We can do significant affordable housing here we can feel good about without having to play, "Beggar they neighbor."

Thanks for being reasonable and just, to all.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA. 02140

Pacheco, Maria

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, December 7, 2020 4:58 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit; Siddiqui, Sumbul; Mallon, Alanna; Carlone, Dennis; McGovern, Marc; Nolan, Patricia; Simmons, Denise; Sobrinho-Wheeler, Jivan; Zondervan, Quinton; Toomey, Tim; Barr, Joseph; City Clerk; DePasquale, Louie
Subject: 2072 Mass. Ave. – CASE NO. BZA-017326-2020
Attachments: email to Commissioner Rajit et al.pdf; 2072 Mass Ave AHD Submit.pdf

Dear Chairman Alexander and Members of Board of Zoning Appeal:

I am a long time resident of North Cambridge and I am writing in opposition to Case No. BZA-017326-2020 2072 Mass Ave. Comprehensive Permit application by CC HRE 2072 MASS AVE TENANT LLC (CC HRE). I submit to you the attached presentation package to present our case on behalf of North Walden Neighbors, a neighborhood group with more than 220 people, many in close proximity to the proposed site, who have signed on with concerns (petition was submitted to you via separate email).

I am also attaching the email I sent to Assistant City Manager Farooq and Commissioner Singanayagam asking them to reschedule the Dec. 10 BZA hearing of this case and direct the applicant, CC HRE, to submit revised documents to the Planning Board (PB) in accordance with established data submittal guidelines. I requested that PB should rehear this case after all the City had the time to review the revised documents and resubmit their updated memos and the public and PB members had adequate time to review the matter. Finally, I urged that a project that exceeds the threshold of Article 19 Project Review Special Permit by the PB by more than factor of 2.5 (57391 sq. ft, living space waiver requested for the 20,000 sq. ft. threshold) should NOT be granted a waiver even for a "friendly 40B". If this waiver is granted for this project, I shudder to think where this will lead to. I discussed this email with Commissioner Singanayagam today, 12/7/2020, and he assured me that he will make sure the Board will receive a copy of it.

I would like to request that you do not accept the PB's favorable recommendation because the CC HRE plans that were presented at the 12/1/2020 PB hearing was not what they had submitted for the hearing; rather, it was a modified version for which they had not provided any supplemental data before the hearing. So, the plan on record for that hearing was the original 8 story building whereas the case before you is the amended version of 9 story facing Mass Ave with 6 story facing Walden neighborhood. What guarantee does anyone have, including yourselves, that there aren't any new changes since the PB hearing? If you let the PB recommendation stand, you will be setting a dangerous precedence of allowing developers to present conflicting, undocumented changes to their application material to PB and BZA hearings and other agencies per requirements of 40b Comprehensive Permit regulations. Clearly, the developer is rushing this process and creating confusion for everyone involved and may lead to lasting unforeseen/unintended consequences to the community.

I would also like to ask you to consider a fundamental question of the motive behind this application. If it is purely to provide critically needed affordable housing, which I do not deny, then why wouldn't CC HRE work with the community and City to design a building that will meet that demand at the same time satisfy the needs of the community around 2072 Mass Ave? Why is 49 the magic number of units? Certainly, this project alone will not solve the need, so why is CC HRE so adamant about the number of units? Too, the city of Cambridge has already met a 10% threshold for affordable housing, so the 40b Comprehensive Permitting policy is not to be automatically granted without careful consideration. When CC HRE agreed to lower the western section of the building to 6 stories at the request from some of the neighboring property owners, they compensated that by raising the eastern section to 9 stories in order to keep the number of the units the same.

There must be a reason to keep the number of units to 49. Is that driven by their financial viability and if so is that worth sacrificing the needs of the community that includes the senior and disabled residents of Cambridge Housing Authority's Russell Apartments? Why must the residents of this neighborhood have to bear the brunt of this proposed 100% affordable housing development for the sake of developer's financial viability when Frost Terrace, the same CC HRE is building only ½ mile south of this site, is so much less dense with plenty of open space, and only 5 stories high that blends far better into the surrounding neighborhood rather than sticking out like a sore thumb? And when there are already 133 affordable housing units with 128,091 square feet of living space with average Floor Area Ratio (FAR) of 2.14 within ½ mile of Porter Square along or just off of Mass Ave. The proposed 2072 project will add 49 more units, a 36.8% increase, at a FAR of 6.74, more than triple the FAR of existing AHUs.

I implore you to continue this case until CC HRE works out a compromise plan with the community that will satisfy our valid concerns, and send this application back to the PB for a full Project Review in accordance with Article 19 in conjunction with any and all related parking and traffic issues as described in the Zoning Ordinance.

Thank you for your kind attention,

Respectfully
Young Kim
17 Norris Street

Gmail

Young Kim <ycknorris@gmail.com>

What did the Planning Board vote to recommend favorably to BZA on 12/1?

Young Kim <ycknorris@gmail.com> Thu, Dec 3, 2020 at 12:01 PM
To: "Farooq, Iram" <ifarooq@cambridgema.gov>, "Singanayagam, Ranjit" <ranjits@cambridgema.gov>
Cc: "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "Mallon, Alanna" <amallon@cambridgema.gov>, "Carlone, Dennis" <dcarlone@cambridgema.gov>, "McGovern, Marc" <mmcgovern@cambridgema.gov>, "Nolan, Patricia" <pnolan@cambridgema.gov>, "Simmons, Denise" <dsimmons@cambridgema.gov>, "Sobrinho-Wheeler, Jivan" <jsobrinhowheeler@cambridgema.gov>, "Zondervan, Quinton" <qzondervan@cambridgema.gov>, "ttoomey@cambridgema.gov" <ttoomey@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Glowa, Nancy" <nglowa@cambridgema.gov>, Joseph <jbarr@cambridgema.gov>, "cityclerk@cambridgema.gov" <cityclerk@cambridgema.gov>, "Paden, Liza" <lpaden@cambridgema.gov>, Swaathi <sjoseph@cambridgema.gov>

Dear Assistant City Manager Farooq and Commissioner Singanayagam,

I would like to call your attention to the Dec. 1 Planning Board (PB) hearing of the Board of Zoning Appeal (BZA) Comprehensive Case 2072 Mass Ave Project (2072 case). I would also like to beg your pardon for a rather lengthy email and ask your patience in reading it in its entirety. Then you will understand the subject line.

I should have known but I was surprised to find out that the PB hearings are now scheduled weekly which seems to be very aggressive given that the members are volunteers with full time jobs and families. I don't know how they could possibly read through all the material associated with complex agenda items such as the two cases on Dec. 1.

The 2072 CP case will have a profound impact not only on the Porter Square neighborhood but throughout the City as it sets very dangerous precedence going well beyond even the limits of the recently ordained 100% Affordable Housing Amendment. It was heard as a BZA Case and I would like to point out two major flaws in this hearing. To the PB's credit, I must thank them for allowing public comments albeit at a reduced time limit of 2 minutes. The public comment lasted about an hour but the debate and decision took less than half that.

In the past, it was my understanding that the public comments and developer's material have to be in by close of business the Thursday before the hearing. However, because the City offices were closed for Thanksgiving holiday, the comments were due by close of business on Wed (which PB couldn't have seen anyways since the offices were closed) with additional comments accepted on Monday through noon on the day of the hearing. Getting this submittal schedule was very difficult and I am sure the Board members didn't have adequate time to review all the comments we submitted. I want to thank the staff for their tireless work in assembling all the comments we sent in and getting them to the PB members.

In particular, I submitted a slide presentation package on behalf of the North Walden Neighbors to voice the concerns for/by the senior and disabled residents of Russell Apt and to make a case why the 2072 Mass Ave project does not fit in that neighborhood. We were very disappointed that we could not even make a request to pool our time to present the case more cohesively because we could not raise our hands.

But the most alarming flaw was that the Comprehensive Permit - 2072 Massachusetts Avenue - Materials in the Planning Board's Meeting table (https://www.cambridgema.gov/CDD/zoninganddevelopment/planningboard/planningboardmeetings) was a link to Comprehensive Permit Application received by the City Clerk on Nov 12 which stated: DIMENSIONAL INFORMATION Project Address; 2072 Massachusetts Avenue Building Height(s) (Ft) - REQUESTED CONDITIONS 8 Stories/ appx 89'·8". There was no updated material available and the new design of 9 stories/102 ft. facing Mass Ave and 6 stories facing Walden neighborhood was presented to the PB and the staff only at the hearing. This would mean that all the CDD, TP+T, DPW Staff Memos were based on the old design. The hearing should have been called off since the developer team did not submit the most up to date material in time. Once again, we could not raise point of order as we could not raise our hands.

One of the PB members said that the height of the building is not much taller than other buildings near the proposed site including the Henderson Carriage House. Perhaps he was referring to the 8 story original design. The only other building taller than 100 ft. that I am aware of near 2072 Mass Ave is 2373 Mass Ave which is 0.5 mile north of 2072 Mass Ave. Please see the attached height map as an excel spreadsheet with graphical representation of heights of various buildings we have used for comparison

In view of the failure of CC HRE to submit the revised application to the City Clerk to be distributed to the PB and BZA, there is a serious question as well as legal implications as to what the Planning Board had voted unanimously (with one absentee) to recommend favorably to the BZA. Therefore, I beg you to reschedule the Dec. 10 BZA hearing of this case and direct the applicant, CC HRE, to submit revised documents in accordance with established data submittal guidelines, not presenting them at the hearing. Furthermore, PB should rehear this case after all the City had the time to review the revised documents and resubmit their updated memos and the public and PB members had adequate time to review the material.

Going one step further, a project that exceeds the threshold of Article 19 Project Review Special Permit by the PB by more than factor of 2.5 (57391 sq. ft. living space waiver requested for 20,000 sq. ft. threshold) should NOT be granted a waiver even for a "friendly 40B". If this waiver is granted for this project, I shudder to think where this will lead to.

Thank you very much for your attention to this matter and looking forward to your response

Respectfully yours,

Young Kim

17 Norris Street

Height Map 2072 Mass Ave.xlsx
24K

Comments to the City of Cambridge
Board of Zoning Appeal
2072 Mass Ave Affordable Housing Project

North Walden Neighbors

December 7, 2020

Table of Contents

Data Sources	3
Purpose	4
Current Conditions	8
Comparison of Proposed 2072 Mass Ave Affordable Housing Development with nearby AHD	13
Comparison of Proposed 2072 Mass Ave AHD with Nearby Residential Property	20
COVID-19 Traffic	21
Conclusion	23
Appendix	24

Data Sources

- Satellite Views from Google Maps
- GIS Maps from the Assessor's Property Database of City of Cambridge
- Property information from the Assessor's Property Database of City of Cambridge
- Additional property information and rendering from CC HRE's Community Presentation packages (https://www.2072massaveapts.com/plans-reports) and email exchanges with Mr. Jason Korb of Capstone Communities
- Property Condition Report for Cambridge Housing Authority Leonard J. Russell Apartments, Cambridge, MA dated January 18, 2017
- Input and comments from the neighbors of 2072 Mass Ave, including seniors from Russell Apartments

Prepared by : Young Kim

Submitted on behalf of North Walden Neighbors, a neighborhood group with more than 220 people in close proximity to the proposed site, who have signed on with concerns

North Walden Neighbors Contact : Northwaldenneighbors@gmail.com

Proposed 2072 Mass Ave Development

By many metrics including height, density, and footprint, this building is not suited to be on a small lot next to dangerous, congested intersection

- 102 Feet high – jarring drop to one story building next block
- ~150-200 occupants
- No set back from dangerous intersection
- No Green Area Open Space
- Infringes on quality of life for seniors and disabled residents at Russell Apartments

ELEVATIONS North | View from Mass Ave

HRE

Purpose

- Illustrate that proposed project is too high and dense in this neighborhood and that the parking study performed by Vanasse & Associates on behalf of Capstone Communities HRE is insufficient in that it did not measure the proposed development's traffic and safety-related impact on the surrounding neighborhood in non-COVID-19 conditions

- Request Board of Zoning Appeal to require:
  - **Full Project Review** by the Planning Board (including Traffic Impact Review and Urban Design Review)
    - Requested Comprehensive permit is for "friendly 40b" project
    - Proposed plan of 57,391 sq. ft. of living space far exceeds Project Review threshold of 20,000
    - Requires more stringent review for its impact for now and for future.
  - Applicant to provide necessary documents required for the Project Review in accordance with Article 19
  - Context Study by the Applicant
  - Reduction in the size / height of the proposed development to **6 stories facing Mass Ave and 3 stories facing Walden Street** to be more in line with other 100% affordable housing developments (AHDs) in Porter Square neighborhood
  - 10 foot setback along Walden Street

Require CC HRE to Guarantee in Writing

guarantee during construction and/or in perpetuity or

- Construction mitigation plan for noise, traffic and parking associated with the construction; comfort and safety of the residents in Russell Apt during construction
- Privacy/Noise mitigation plans for privacy and noise issues posed by the windows looking into the open space and western windows of Russell Apartment
- Master Arborist/Landscape plan for the active landscaped terrace on the 6th floor roof with deep enough soil to support mature trees
- Easement guarantee that it shall not be less than what was proposed and approved by the BZA

Proposed 2072 Mass Ave Development (as Presented by Capstone at Planning Board Hearing)

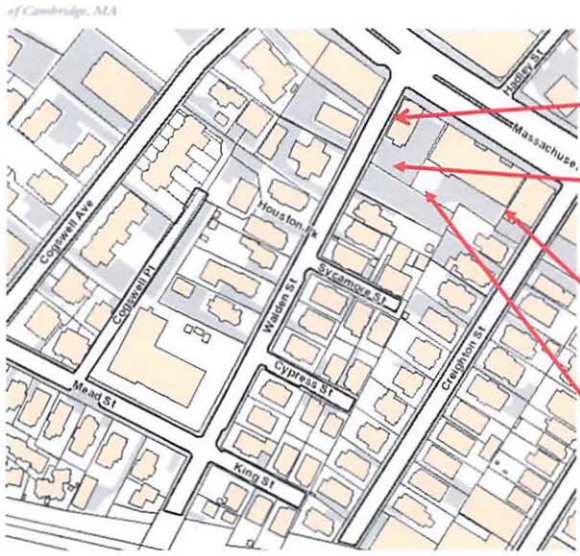
Building towers over Russell Apartments and 1-story building across Walden

- 44 feet higher than Russell Apartments
- 89-90 feet higher than 1-story retail building on Mass Ave between Walden St and Cogswell Ave

2072 Mass Ave Neighborhood GIS Map Legend

Context: the surrounding neighborhood is comprised of residential buildings with setbacks and open space

GIS Map of the Walden Street neighborhood shows residential properties well set back from the property lines with abundant open spaces



2072 Mass Ave

Paved Surface

Building Footprint

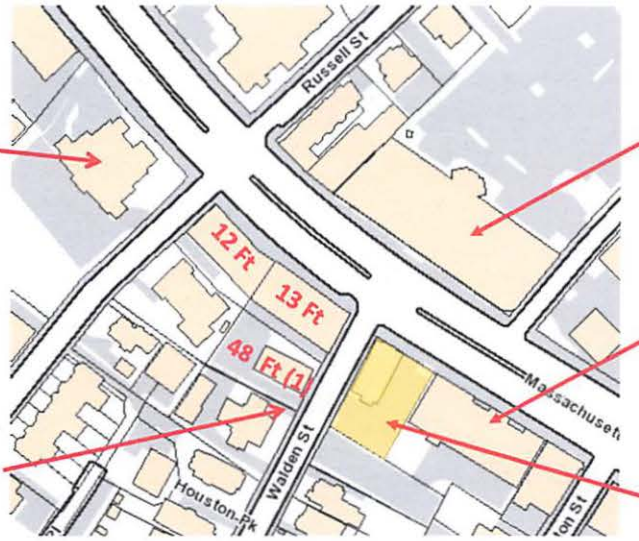
Open Space – hardscaped; landscaped greenspaces;

Height Map Near 2072 Mass Ave

Office/Condo
2130 Mass Ave
8 story; **96 feet**
(Note 1)

Apartment
4 Cogswell Ave
4 story; **40 feet**

Note 1 – Wall Height not available in Property Database; assuming **12 ft**.

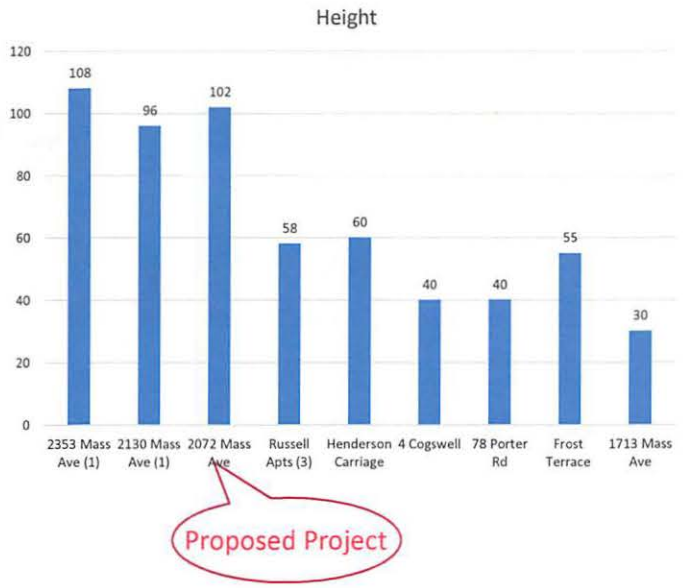


Henderson Carriage
2067 Mass Ave
5 story; **60 feet**

Russell Apartments
2050 Mass Ave
6 story; **58 feet**

Proposed 100% AHD
2072 Mass Ave
9 story Mass Ave facing;
102 ft without roof
mechanical room

Height of Relevant Buildings Near 2072 Mass Ave



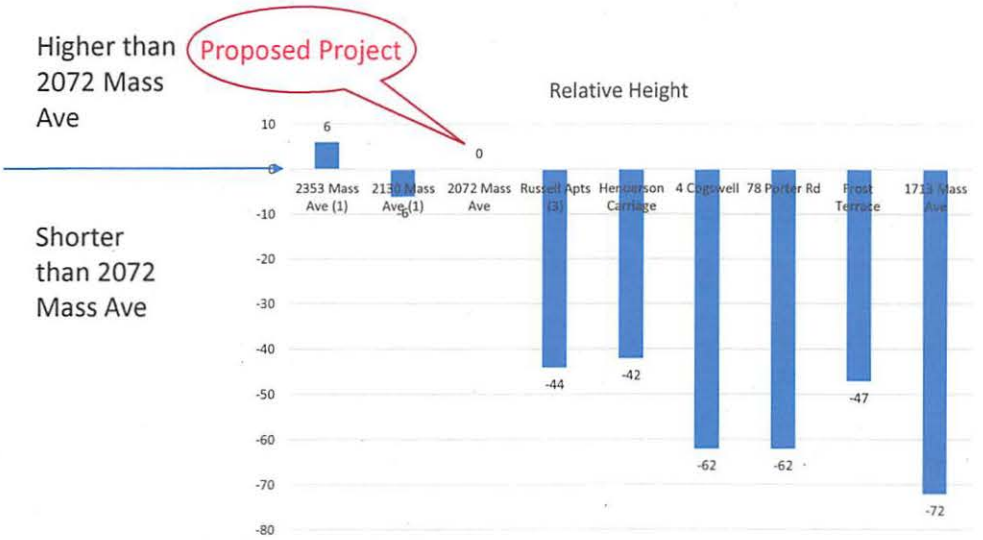
Address	Distance from 2072 Mass Ave (2)
2353 Mass Ave (1)	-2640
2130 Mass Ave (1)	-482
2072 Mass Ave	0
Russell Apts (3)	85
Henderson Carriage	100
4 Cogswell	400
78 Porter Rd	1056
Frost Terrace	2112
1713 Mass Ave	3168

Note 1 – Wall Height not available in Property Database; assuming 12 ft.

Note 2 - As measured using Google maps (negative is north of 2072 Mass Ave)

Note 3 - Property Condition Report for Cambridge Housing Authority

Relative Height of Relevant Buildings Near 2072 Mass Ave



Proposed 2072 Mass Ave & Russell Apartments Satellite View

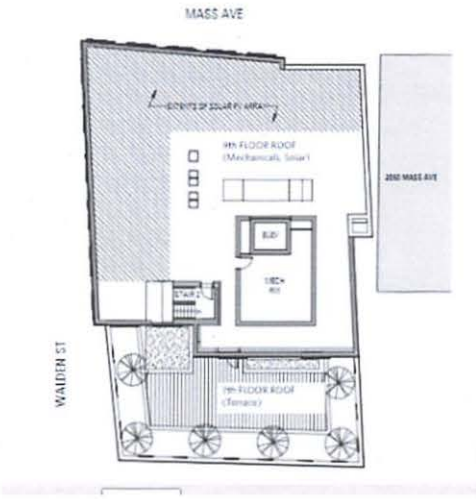
Darul Kabab
2072 Mass Ave

Russell Apartments.
2050 Mass Ave

Cambridge Permit
Parking Lot
12 Walden Street

Proposed 2072 Mass Ave Footprint

The proposed building occupies the entire site with no setbacks and only 4' distance from the adjoining Russell Apartments



Proposed Roof Plan showing Building Footprint

Existing Site GIS Map

Darul Kabab
2072 Mass Ave

Russell Apartments.
2050 Mass Ave

Cambridge
Resident Parking
12 Walden St.

Comparison to Nearby Affordable Housing Developments

The proposed building has significantly greater height and density than the other affordable housing in the Porter Square area

	2072 Mass Ave	Frost Terrace	Russell Apartments (Note 2)	78 Porter RD (Note 2)	1713-15 Mass Ave (Note 2)
Stories	9 (Mass Ave)/6 (Walden neighborhood)	5 at highest	6	4	3
Height (feet; Note 1)	102 - Tallest towering 44 ft over Russell Apt. (Note 3)	55 (Note 3)	58 (Note 4)	40	30
Units	49	40	51	26	16
Parking	3 accessible 2 Drop off	3 accessible	10 including 1 accessible	None	8 including 1 accessible
Lot (Square Feet)	8,515	22,000	15,258	8,130	14,499
Living Area(Sq. Ft.)	57,391	49,772	43,864	26,970	7,485
FAR	6.74 - highest; more than 3X avg of other 4	2.26	2.87	3.32	0.52

Note 1 – Based on Wall Height in Property Database and information from Mr. Korb
Note 2 – Owned by Cambridge Housing Authority or its subsidiary
Note 3 – To rooftop; 2072 Mass Ave will also have mechanical room on the roof which will be visible from nearby public way
Note 4 - Property Condition Report for Cambridge Housing Authority

Concerns from Russell Apartments' Seniors and Disabled Residents

Many residents express they feel vulnerable to voice their concerns

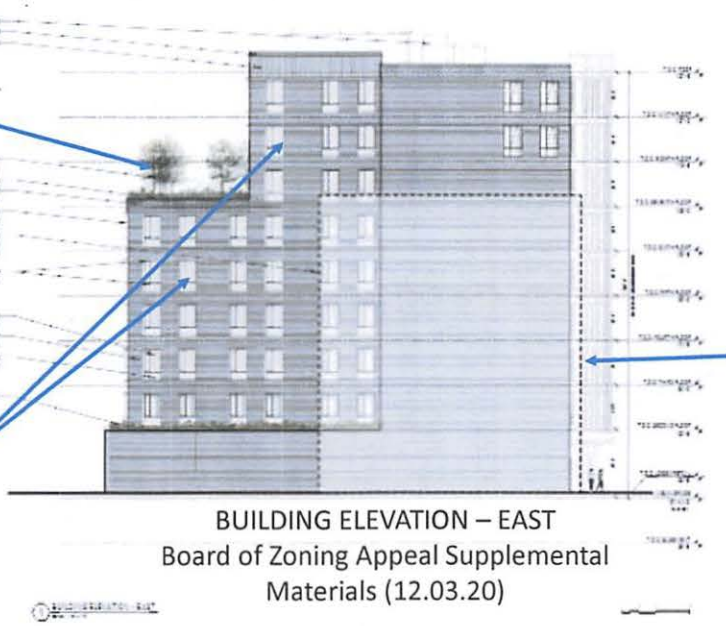
- Residents have just moved back to their building after 2-year rehab. Construction will mean some people may have to move again. **Density of proposed 2072 Mass Ave building next door will impose additional hardship** to elderly residents including one who is 101 years old.
- Drilling so close for the deep foundation required for a 9-story building will cause **vibration to be felt by the residents** and may even damage their interior.
- Russell Apartments is not air conditioned. **Residents are concerned they will not be able to open windows during construction due to noise and dust**.
- **Daily noise** from the densely-populated building next door is a pervasive concern for residents, who currently enjoy peace and quiet.
- Russell Apartments and the Senior Center has an entry to their parking on Mass Ave and turning into it is often treacherous, with fast moving traffic, a bike lane and cyclists, a sidewalk and pedestrians, a bus stop, and drop off / pick up for 2050 Mass Ave. An additional 150+ residents at 2072 site exacerbates these issues.
    - Congestion (pedestrians, cyclists) and traffic (drop off, pick up, deliveries) near the entrances and driveway will increase greatly due to the close proximity to 2072 Mass Ave residential entrance.
    - There is concern for safety for those who use mobility scooters and for senior pedestrians with reduced situational awareness.

Noise and Privacy Concerns from Russell Apartments' Seniors and Disabled Residents

Opposing windows and Roof Terrace looking directly into open space of Russell Apartment

Noise and Privacy : Rooftop gatherings and opposing windows

These windows look directly into Russell Apt open space and even into some of Russell tenants' windows



DASHED LINE INDICATES EXTENTS OF ADJACENT 2050 MASS AVE BUILDING

BUILDING ELEVATION – EAST
Board of Zoning Appeal Supplemental Materials (12.03.20)

Russell Apartment Resident Outdoor Amenity

Russell Apartments' outdoor space would be impacted by the proposed design

Gardening Containers

Mature Littleleaf linden although to be protected during construction as outlined in CC HRE's Tree Protection Plan; tree will receive far less sunlight due to building footprint

Concern for being dwarfed by new building;

Now threatened

- Fenced in patio area will have shadow causing loss of sunlight due to shadow cast by proposed 2072 Mass
  - Enjoyment of fresh air in the sun will be diminished
  - Residents' ability to grow vegetables and flowers will be diminished
- Loss of privacy with people looking down from the southern windows and the 7th floor roof terrace of proposed 2072 Mass Ave

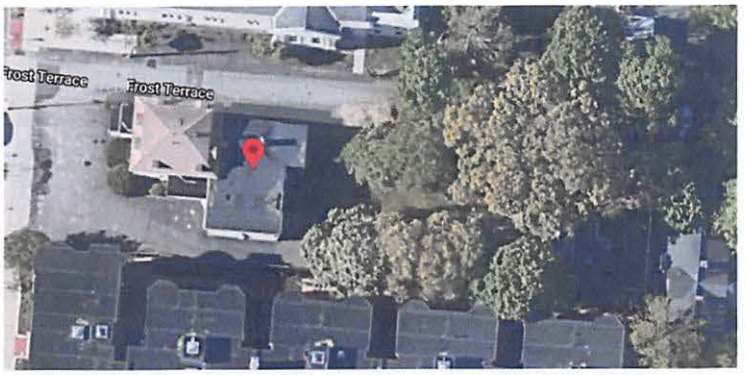
78 Porter Road Affordable Housing

A nearby affordable housing complex with the same lot size as 2072 Mass Ave, but half the density

- 2nd building in from Mass Ave on Porter Road
- Currently undergoing renovation
- **Same size lot as 2072 Mass Ave but half the density**
- No green space but set back from property line

Frost Terrace Affordable Housing

Other nearby affordable housing complexes offer designs more appropriate to the neighborhood context



- Same development team
- Less dense with 2.5 times the lot size (22000 sq. ft.) as 2072 Mass Ave, only about half the living space (49,772 sq. ft) and 1/3 the FAR (2.26)
- Considerable green area open space with trees

2130 Mass Ave

This building, often used as a comparable, is significantly mitigated by building setback, large parking area, and greenspace; on a 40,000+ square foot lot

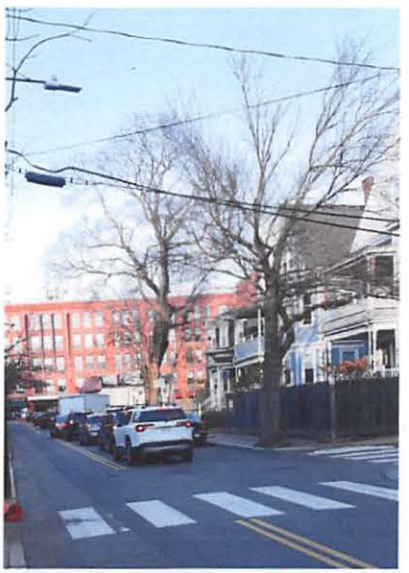
8-story building at 2130 Mass Ave
Extensive garden and play areas
beyond the tenant parking area

- At Corner of Mass Ave & Cogswell Ave
- 8 Stories
- 33 Office-Condo/Condo units
- Off-street parking with underground garage
- Lot Size 11,999 Sq. feet
- Living Sq. Feet 40,958
- FAR = 3.4

East Bound Traffic on Walden Street (Even during Pandemic)

The Walden Street / Mass Ave intersection had chronic, significant traffic congestion pre-Covid-19

View from the corner of Mass Ave and Walden St.



View from Sycamore Street

- Traffic Assessment conducted by Vanasse & Associates is flawed in not considering the normal pre-COVID conditions at Mass Ave and Walden St intersection
- Traffic will return to pre-COVID levels, where daily traffic backups went past Raymond Park (1/2 mile away)
- Neighborhood residents met with City of Cambridge Traffic department (more than 50 people in attendance) in Feb 2020 to discuss safety concerns due to the untenable traffic issues at this intersection
- Public records search revealed no available pre-COVID-19 traffic studies done by the City of Cambridge

Photos taken at 3 PM, Friday Nov 20, 2020

2072 Mass Ave Proposed Development Not Suited For the Location

The current proposed building is not appropriately scaled for the North Walden neighborhood and will pose safety issues due to the dangerous traffic conditions at the Mass Ave / Walden intersection

- Vehicles turning onto Walden Street from Mass Ave will have difficulty crossing eastbound traffic on Walden Street to enter 2072 Mass Ave development causing gridlock
- Drop off / pick up parking entrance and exit location on Walden Street will likely exacerbate traffic issues
- Pick up / drop off / deliveries will also happen on Mass Ave, causing dangerous traffic concerns
- Senior Center driveway entrance, Russell parking driveway, bus stop, pick up / drop off and 2072 Mass Ave residential entrance all within a few feet of one another

Conclusion

- The proposed project is too high and too dense for this neighborhood and the traffic analysis performed by Vanasse & Associates on behalf of Capstone Communities HRE needs to be augmented with a full traffic impact study.

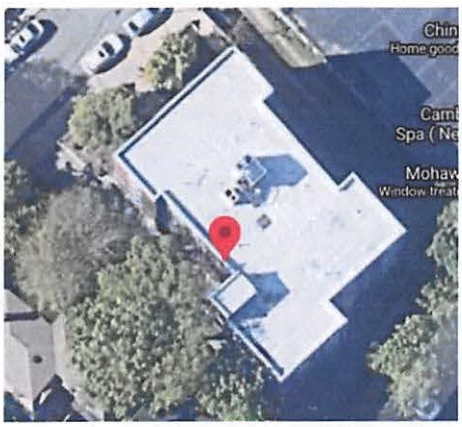
- We are requesting the Board of Zoning Appeals require the following:
  - No waiver granted for Article 19. Planning Board to Conduct **Project Review per Article 19**– including Traffic Impact Review and Urban Design Review)
  - Context Study by the Development Team
  - Reduction in the scale and height of the proposed development to **6 stories facing Mass Ave and 3 stories facing Walden Street** to be more in line with other 100% affordable housing developments (AHD) in Porter Square neighborhood

Appendix: Additional Comparisons

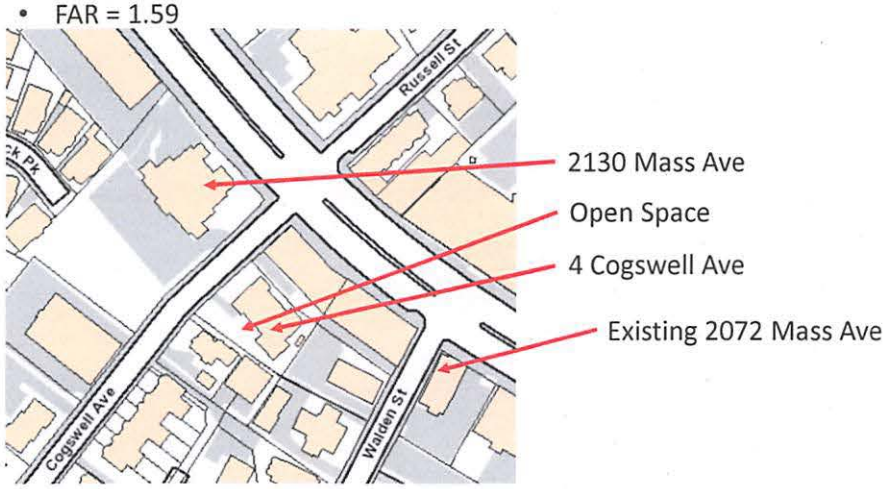
1713-1715 Mass Ave

- At Corner of Mass Ave & Garfield Street
- Less dense with 1.7 the lot size but 13% living space
- Abundance of open space

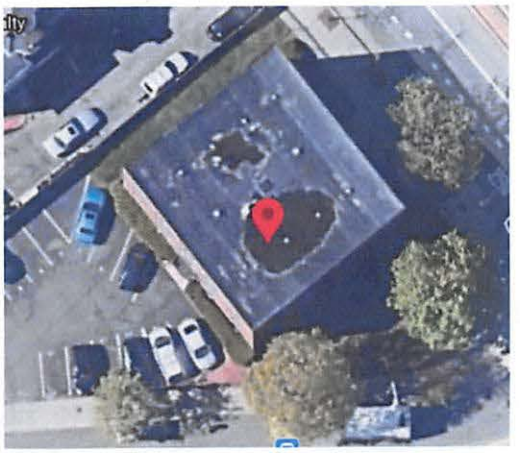
4 Cogswell Ave



- South side of Cogswell Ave; 2nd building in from Mass Ave; across from 2130 Mass Ave
- 4 Stories; 28 units
- No off-street parking
- Lot Size 9,279 Sq. feet
- Living Sq. Feet 14,800
- FAR = 1.59



2192 Mass Ave



- At Corner of Mass Ave & Rindge Ave
- 4 Stories
- 16 Condo units
- Lot Size 11,999 Sq. feet
- Living Sq. Feet 10,827
- FAR = 1.1

Fw: dangerous project--action needed

DS Daglian, Sisia
To Pacheco, Maria

If there are problems with how this message is displayed, click here to view it in a web browser.

From: Ausra Kubilius <ausmkub@gmail.com>
Sent: Monday, December 7, 2020 3:22 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: dangerous project--action needed

Dear Sisia Daglian, Zoning Division of Institutional Services Department:

Please help avoid more deaths and accidents at the notoriously dangerous intersection of Mass Ave and Walden St in North Cambridge.

As you know, an affordable housing high-rise--to house many children--has been proposed for 2072 Mass Ave at this corner. **And no Traffic Impact Study has been done.** Without any evidence, the developers claim their widening of Walden St will solve the problem.

Please help ensure that the Zoning Board of Appeals, planning to meet on Dec. 10, honors Article 19 and requires a full Traffic Impact Review and Study.

Also, the proposed looming project abuts (only 4 feet away) the Russell affordable housing apartments for seniors/disabled and the North Cambridge Senior Center. The safety (and unhindered access to sunshine) of seniors must be taken into account. Again, please enforce all provisions of Article 19.

Many, many, many Cambridge neighbors and commuters are concerned about this issue.

Thank you, A.M. Kubilius (close neighbor at 21 Cogswell Ave)

PS: Our North Walden Neighbors group's petition for action from the BZA/city government has already been signed by over 220--and counting.

Reply Forward

Liza Paden

Pacheco, Maria

From: Rachel Grashow <rachel.grashow@gmail.com>
Sent: Monday, December 7, 2020 5:24 PM
To: Pacheco, Maria
Cc: Derek Etkin
Subject: Creating affordable housing on Mass Ave- in support

To the Board of Zoning Appeal,

As a homeowner and parent in Cambridge, I would like to add my voice to those who support the affordable housing project at 2072 Mass Ave (CASE NO. BZA-017326-2020).

These are exactly the housing options we need to have if we are to hold onto one of the aspects that make Cambridge great- the chance for all types of families to enjoy the high quality education, transit and community benefits I get to enjoy.

These are at least 49 more potential people to befriend, to have as parents in our classrooms, and for my children to have playdates with. Guaranteeing options like these is what keeps me in Cambridge.

Please make sure this voice is heard on the 10th.

Best,
Rachel Grashow
107 Rindge Avenue
Cambridge, MA 02140

Pacheco, Maria

From: Alex Wang <awswim@gmail.com>
Sent: Tuesday, December 8, 2020 10:56 PM
To: Pacheco, Maria
Subject: Board of Zoning Appeal BZA-017326-2020

Hello board members,

I write in support of the 100% affordable housing being built at 2072 Massachusetts Ave. We are in the midst of a housing crisis and the more units we can build, the better. I'm in support of a waiver for height and parking requirements. This spot is on the busy Mass Ave. corridor and a close walking distance to both Porter and Davis T stops. Many bus stops are closer, along with restaurants and Star Market. As long as our city and state continue to support the services and businesses in the area, the walkability makes this one of the most desirable spots to live in Cambridge and the whole country. We have such a large waiting list for affordable housing, surely a significant majority of the units can be made up of new residents that want to take advantage of this walkability and don't need a car.

Alex Wang
45 Market St.

Pacheco, Maria

From: Rebekah E Bjork <bjork@mit.edu>
Sent: Tuesday, December 8, 2020 10:20 PM
To: Pacheco, Maria
Cc: jtamarkin@capstonecommunities.com; jkorb@capstonecommunities.com; sean@hopelegal.com
Subject: ZBA 017326-2020.

Members of the Board of Zoning Appeals

I am writing to express support for the affordable housing development proposed to be built at 2072 Massachusetts Avenue. Cambridge is in desperate need of more affordable housing and I am very impressed with the proposed building for 2072 Massachusetts Ave. North Cambridge is a logical part of the city in which to increase density in order to meet our growing demand for housing, especially for affordable housing. I am pleased to see this proposal moving forward in North Cambridge and specifically in this location between Porter and Davis Square. This particular location is particularly appealing for those opting to live car-free or car-minimum use lifestyle since its between 2 subway stops near multiple bus lines and also within walking distance of both the stores at Porter square and Pemberton farms and other stores along Mass ave. It is also within easy biking distance of the plazas at the Fresh Pond Rotary.

In addition to being 100% affordable housing I am pleased that the proposed building includes a range of apartment sizes from studios through 3 bedrooms so that individuals and families of varying sizes will all be represented in the new community. I was also pleased to see that 70% of the units will be reserved for those already living or working in Cambridge. I think a city is most vibrant and equitable when those who work in the city, in particular in retail, restaurant and other jobs that create a vibrant city, can afford to live in the city.

I am also excited by the environmentally friendly green roof, solar panels and other sustainability features of the design. Additionally the inclusion of bike parking, along with proximity to public transit, and electric vehicle charge will allow people to limit their contribution to climate change by opting to bike, walk and take the T for more trips and enable residents to opt for an electric car if they choose to own a car. Additionally taller buildings, which allow for more density in a given footprint, are a powerful way to lower the per person contribution to climate change through more efficient energy use.

Thank you
Rebekah Bjork
20 Concord Ave Unit C
Cambridge, MA 02138

December 8, 2020

City of Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Via email to: mpacheco@cambridgema.gov

RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for the 49-unit 100% affordable housing apartment building proposed at 2072 Massachusetts Avenue. At a time when housing prices are out of reach for most families and many of our neighbors are unemployed and living with the increased threat of eviction, it is essential that Cambridge approve the 2072 Mass Ave project and others like it.

We are long-time residents of Cambridge (one of us grew up on Lakeview Ave). We chose to make Cambridge our home and raise our kids here (currently Graham and Parks and VLUS) because of the rich socioeconomic and ethnic diversity of this city. Building projects like 2072 are key to preserving this diversity. We live directly across the street from the Daniel Burns apartments, a 200 unit complex for seniors and know that many of our neighbors in these units (some of whom grew up in the neighborhood) would not be able to live in Cambridge if it weren't for this kind of affordable housing.

Residents opposed to this project point to congested traffic through the intersection as one reason the project should not go forward. In non-Covid times, we traverse the Walden Street/Mass Avenue intersection 2-3 daily. We experience this intersection as both drivers and pedestrians and are delighted the Developer is going to improve safety here for the entire community. Rush hour congestion in this area occurs because it is one of the few ways for regional commuters to traverse the train tracks (Mass Ave and Sherman St have the exact same issue). We would sometimes wait 10 minutes or more to make the left onto Mass Ave from Walden. A bit of traffic is part of life in a vibrant city! As residents, we should be far more concerned about making good on our commitment to giving low income families an opportunity to live in the city and attend its excellent schools.

We hope you will support this beautiful, site-appropriate project that will enhance our streets and provide much needed housing to our residents.

Sincerely,

Miranda Pearce and Matt Goldstein
Owners/Residents of 52 Clarendon Ave
415-215-2396

Pacheco, Maria

From: Aaron Homer <aaron.homer@gmail.com>
Sent: Tuesday, December 8, 2020 5:43 PM
To: Pacheco, Maria
Subject: Supporting Proposal BZA-017326-2020

Hello,

As a Cambridge resident, I'm writing to express my support for the proposed new affordable housing development at 2072 Mass Ave. More housing close to public transportation is exactly what Cambridge needs.

Aaron Homer
90 Grozier Rd, Cambridge, MA 02138

Pacheco, Maria

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Tuesday, December 8, 2020 8:33 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit; O'Grady, Sean; Daglian, Sisia; Richard Clarey
Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)

Chairman Alexander and Members of the BZA:

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook* and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

Alice K. Wolf

48 Huron Avenue
Cambridge, MA 02138
Phone (617) 868 - 9653
E-mail Alicekwolf@gmail.com
www.alicewolf.org

December 8 2020

Mr. Constantine Alexander Chairman, Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

Re: 2072 Mass Ave Affordable Housing Development (ZBA 017326-2020)

Dear Mr. Alexander and Members of the Board of Zoning Appeal:

Please support the comprehensive permit application of Capstone Communities for a 100% affordable housing building at 2072 Massachusetts Avenue. I live about a half a mile from the corner of Walden and Mass. Ave — I get my medical care directly across Mass Ave from that corner.

I support this housing for several reasons:

*Housing affordable for low and moderate income people and families is in very short supply. Particularly, during this time of crisis, we see how close to homelessness many people are. 49 new homes is meaningful.

*This housing will be permanently affordable — in contrast to some earlier generations of affordable housing whose uses expired — an ultimately harmful way of producing affordable housing.

*For future tenants, the location affords a bus stop right in front, a subway line pretty close, and food and other shopping opportunities within walking distance — ideal for at least some carless persons or families.

*Capstone communities has had a history of success in creating100% affordable housing in Cambridge, most recently at Frost Terrace, on which the BZA also had to act.

I know that you, the members of the BZA, have to take into account many technical aspects of the proposal as well as the question of whether the controversy it has generated has any merits.

I want to speak to my experience as a community member and a former public official in Cambridge with regard to controversy around affordable housing. — In my experience, there is virtually always controversy around the creation of new affordable housing, especially of any size, but not only large buildings.

The aforementioned Frost Terrace and the CHA housing at Garfield street come to mind because they are each about the same 1/2 mile distant from my house as 2072. You are familiar with Frost Terrace. You may not be familiar with the controversy around the original Garfield/Mass Ave CHA construction.

In the mid to late 1980s, the Garfield/Mass Ave site was transferred to the City by the MBTA. The CHA proposed building affordable housing on the site. The need for such housing was great then, too. There was strong opposition from the neighborhood for at least a couple of years. — maybe more. I will not go through the arguments, but basically the neighbors fought for a park. As you know from the housing there now, the proposal was for low—rise buildings.

Within the first month after I became Mayor, in 1990, Vice-Mayor Kenneth Reeves and I went to have a meeting with neighbors. We told them that this site would be affordable housing. Period. That ended the controversy and the housing was built. So, since the early 1990s, many low income families have been successfully housed in a convenient location.

Thank you for your consideration of my concerns. I hope 2072 Mass ave. proposal is approved by the BZA.

Sincerely yours,

Alice Wolf

NOAH MASLAN & JOCELYN KASPER
194 WALDEN STREET, CAMBRIDGE MA 02140

December 8, 2020

City of Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139
Via email to: mpacheco@cambridgema.gov

RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for the 49-unit 100% affordable housing apartment building proposed at 2072 Massachusetts Avenue. We live at 194 Walden Street with our children, just a few blocks down from the proposed building. This project will improve the corner of Walden Street and Mass Ave, address the housing shortage, and help fight climate change.

This affordable housing is critically needed considering that thousands of families routinely apply for any newly built affordable housing in our city. Additionally, by increasing residential units with access to strong bus service and the Porter Square T Station, a resident of 2072 Massachusetts Avenue will not need a car to commute around Cambridge and/or to adjacent cities—what better way to combat climate change than to reduce the number of single-occupant vehicles on the road?

Not only will this building provide 49 homes for families near public transit at reduced rents, but it will improve the safety of the intersection. It is no secret that the corner of Walden and Massachusetts Avenue is difficult to navigate due to the narrow width. The project proposes to provide several feet of their private land for public sidewalk in order to widen the two narrow lanes on Walden by over three feet and widening the sidewalk by approximately one foot. We experience this intersection as cyclists, drivers, and pedestrians almost every day and we are delighted the Developer is going to improve safety here for the entire community.

The Developer has worked diligently to address issues raised by some concerned neighbors and has a strong track record in Cambridge building great buildings that enhance our streets and provide much needed housing to our residents. Cambridge is a city striving to fight climate change and provide more housing on so many fronts. What better way than to approve well-designed building close to excellent transit that will enhance the built environment?

Please support this effort.

Sincerely,
Noah Maslan & Jocelyn Kasper, Owners/Residents of 194 Walden Street

Pacheco, Maria

From:	Seymour Kellerman <seymourkellerman@gmail.com>
Sent:	Monday, December 7, 2020 4:12 PM
To:	Pacheco, Maria; ranjits@cambridgema.go; O'Grady, Sean; Daglian, Sisia
Subject:	CASE NO. BZA-017326-2020 - 2072 Mass Ave Comprehensive Permit Application
Attachments:	2072 Mass Ave Safety Petition Signed.pdf

To: Cambridge Board of Zoning Appeal
From: North Walden Neighbors
Date: December 7, 2020
Re: Petition regarding Capstone Communities application for Comprehensive Permit

To date, 228 Cambridge residents have signed the attached petition. Many of the signers live in close proximity to the intersection of Mass Ave and Walden St. Signatures keep coming in.

Please see the petition for our recommendations with regard to the Comprehensive Permit application by Capstone Communities.

Respectfully,
Seymour Kellerman for North Walden Neighbors
21 Cogswell Ave Cambridge 02140
617.833.3963

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeals:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20

Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	1. 2050 Mass Ave #307, Cambridge 02140	11/30/20
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20
Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20
Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20
Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20
Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20

Dewey Dellay	9 King St, Cambridge 02140	12/3/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20
Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20
Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	Harvard Medical School	12/4/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20

Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsey Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Merav Gold	7 Shady Hill Square, Cambridge 02138	11/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20
Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20

Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20
Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20

Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20
Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20
Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20

Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20
Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20

Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave, Cambridge 02140	11/28/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20
Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20

Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20
Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20
Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20

Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20
Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20
Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Ann Warner	21 Grozier Rd, Cambridge 02138	12/7/20
Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20

James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20
Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Electronic and printed signatures are available on request.

Pacheco, Maria

From: David Smith <dsmith@affordablehousinginstitute.org>
Sent: Wednesday, December 9, 2020 8:47 AM
To: Pacheco, Maria
Subject: Case No BZA-017326-2020, 2070 Massachusetts Avenue

To the Zoning Board of Appeals:

I write to support the proposed affordable housing project at 2072 Massachusetts Avenue because Cambridge needs more affordable housing, larger projects are the only way to move the needle in a meaningful way, and properties like this belong on major commercial streets.

I have lived in Cambridge for 49 years, eight of them in the Porter Square area, and know the area and location quite well. It is highly suitable, with buildings of similar height in the immediate vicinity, including a six-story elderly property next door, and very convenient to buses. It will be affordable in perpetuity. Cambridge needs more affordable properties like this, and the ZBA should approve it.

David A. Smith
21 Francis Avenue
Cambridge, MA 02138

Pacheco, Maria

From: Anabelle Rondon <anabelle@livablestreets.info>
Sent: Wednesday, December 9, 2020 9:19 AM
To: Pacheco, Maria
Cc: Stacy Thompson
Subject: 2072 Mass Avenue, BZA-017326-2020

LivableStreets
Connecting People + Places
livablestreets.info
70 Pacific Street • Cambridge, MA 02139 • 617.621.1746

December 9, 2020

Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139
mpacheco@cambridgema.gov.

Re: 2072 Mass Avenue, BZA-017326-2020

Dear Secretary,

We appreciate the opportunity to comment on the affordable housing project proposed for 2072 Mass. Ave. LivableStreets fully endorses this project. LivableStreets is a 15-year old non-profit advocating for innovative and equitable transportation solutions that create safe, affordable, and convenient options for everyone in Metro Boston. Our Great Neighborhoods program, which recently shifted over to us from the Smart Growth Alliance, fosters and supports local grassroots groups, and provides a digital platform for a statewide network of activists who recognize the importance of amplifying home affordability and racial justice across Massachusetts. In addition to commenting on transportation projects, we regularly provide testimony on development projects in the greater Boston region with an emphasis on the land-use and transportation connections.

Like so many municipalities in our region, Cambridge is in desperate need of more affordable housing. The housing crisis prevents teachers, nurses, and so many other essential workers from living in the communities they serve. When it is possible to build near public transit, as this project does, we support zoning relief to increase the number of units possible. This proposed 100% affordable housing project proposed for the corner of Mass. Ave and Walden Street, a site along an active urban corridor and a 5-minute walk from Porter Square is exactly the type of location to increase density and reduce parking requirements. Unlike most market-rate developments, the developers for 2072 Mass. Ave. include 70% family-friendly (2BR and 3BR units.) The height of the building could be reduced if the units were all studio and 1BR, but this is precisely the opposite of what is needed and what is reflected in city policy. We commend the project for the limited parking included in the proposal-- again, the tradeoff permits additional units which means more affordable housing. Through the Affordable Housing Overlay, Cambridge residents have spoken and they demand more affordable housing.

In this letter, we would like to highlight several transportation-related issues. We have been made aware that opponents to the project point to three assumptions we would like to address.

1. **Safety.** The Mass. Ave/ Walden Street intersection is not unsafe, and adding more residents will in no way make it less so. In fact, the more people walking and bicycling, the safer the urban environment will be for everyone. The very tight dimensions for cars, such as the small turning radii at the corners and the narrow travel lanes on Walden Street, result in slower vehicular movements and therefore reduce

risk of injury. When infrastructure around drivers forces them to go slowly, they are to more quickly react to people walking and bicycling and avoid collisions. In addition, the changes to the signal timing at the intersection implemented several years ago provide exclusive turning movements (i.e., a specific turn arrow) thereby reducing the possibility of conflicts. We believe that those claiming that the intersection is "unsafe" are actually conflating that concern with "traffic congestion". Yes, there is congestion during peak time, but congestion does not lead to a degradation of safety, rather the opposite. Congestion results in slower-moving vehicles. The plan includes the widening of the Walden Street sidewalk which will contribute to a better environment for walking.

2. **Congestion.** The project will not lead to an increase in traffic congestion. The project is right on the Mass. Ave. transit corridor and a 5-minute walk to the Porter Square MBTA station. This, in combination with limited parking, will induce residents to take trips by public transit, bicycling, and walking and not by vehicle. In addition, the vast majority of traffic during peak hours is generated not by local residents but by regional commuters who have limited options for crossing the commuter rail tracks, Walden Street being one of them. Any increase in trips by residents of this development will be negligible. Conducting a regional traffic study will not provide any additional insight than we already have today. We are fully aware that the only way to reduce congestion is to reduce regional reliance on single-occupancy vehicle trips, not avoid constructing desperately needed affordable housing near public transit. Vehicle trip generation by residents of this development will be far lower than what occurs now with the property's current use as a fast-food restaurant. In a rare gesture for such a small project, the developer has agreed to provide an easement to the city allowing the traffic lanes on Walden Street to be widened to 10' each-- this will be advantageous to drivers by potentially reducing congestion somewhat because it will reduce conflicts that sometimes limit the throughput traffic turning right from Walden onto Mass. Ave., but best not to consider this a "safety" measure.

3. **Parking.** The project will not have a significant enough impact on local on-street residential parking to warrant concern. Projects like this need to take into consideration the longer-term trajectory. The trends are that vehicle ownership in Cambridge has been declining since the early 2000s, as evidenced by the declining number of parking permits requested by residents over time. There are several contributing factors: robust car-sharing programs lead to households shedding one of their two cars, an exponential shift in reliance on bicycling public transit, and a cultural shift to eschewing car ownership. Clearly, not everyone lives or wants to live, in a zero-car household, but the number of cars per household is expected to continue to decline over time. Charging more for residential parking permits (and providing relief to individuals based on income if needed) will do more to reduce the pressure on limited on-street residential parking than not building affordable housing. The developers have a Demand Management proposal which will further incentivize a reduction in car ownership.

We would also like to commend the developers for several aspects of the project. Instead of a consistent height throughout, the building will have 9-stories along Mass Ave down to 6-stories along Walden Street to better respect the neighborhood fabric. Their innovative design techniques to make such a proposal tenable financially should be commended and hopefully will be used by other developers. The project includes 1000 square feet of ground-floor retail space along with a very thoughtful leasing approach to ensure a small-business community-supported uses. The building is designed to Passive House standards and includes both green roofs accessible by residents and solar panels. Finally, Capstone Communities and Hope Realestate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to the community.

If we can provide any additional details regarding these comments, please do not hesitate to reach out to us. We enthusiastically support this project and all the work the developer has done to address concerns posed to them from neighbors. We look forward to celebrating with the 49 families who will soon have access to affordable housing and be able to enjoy the benefits of living in Cambridge. They will live alongside those who can afford market-rate housing and also those who are lucky enough to have purchased their property decades ago.

Sincerely,

Anabelle Rondon, Great Neighborhoods Network Director
Stacy Thompson, Executive Director

==========

Anabelle Rondon | Great Neighborhoods Network Director
LivableStreets Alliance
anabelle@livablestreets.info
www.livablestreets.info
Pronouns: she, her, hers
@StreetsBoston | Facebook.com/LivableStreets

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Pacheco, Maria

From: Melissa Ludtke <melissa.ludtke@gmail.com>
Sent: Wednesday, December 9, 2020 9:53 AM
To: Pacheco, Maria
Subject: Thursday BZA hearing on 2072 Massachusetts Avenue project; writing, as neighbor, to endorse the plans

Hello:

I write to you as a neighbor of the proposed 2072 MA Avenue project. I live on Buena Vista Park and therefore often walk to MA Ave via Walden Street, so I am very familiar with this location. I want to highlight a few responses to what I've heard from those expressing concerns, either in public meetings or on Next Door posts, about this project's plans.

1. I have no concern about the height of this building. If, in this space and with this height, the city is able to house more people in affordable units, then I believe that the "extra" height, which makes this project feasible for the affordable housing developers, ought to be allowed to happen. We live in a **CITY**, after all, and I much prefer buildings going up to address such pressing needs rather than experiencing urban sprawl with scattered "units," as other cities do. Given the height of the senior center next door (and other buildings across the street), I don't feel that this building, as planned, is out of "character" in this neighborhood. I also feel its design has a light feeling that will actually improve the look and feeling of this location in Cambridge; it will be a vast improvement on the paved fast food restaurants that have been in this space for decades.

2. I also do not feel that the project's lack of numerous designated parking spaces should be seen as a drawback either. Plenty of surveys are telling us that many in younger generations do NOT want to own a car; they much prefer living near public transportation and within walking distance of stores at which they can purchase their daily goods at reasonable prices. Porter Square enables this lifestyle, which is increasingly preferred by many. And with a parking sticker from the city, there are parking spaces available on nearby streets, such as mine (Buena Vista Park).

3. I commend Capstone Communities for including in their design the "green roof" area they show on the back side of the building and for preserving the trees on the property. These steps are an important indicator to me that these developers understand – and are responding to – our pressing climate crisis needs. (The green roof fits well with the development's lack of emphasis on cars as the primary means of transportation.) Study after study tells us that adaptation to climate change – and mediation of its consequences – needs to be built into any new structures being built in our city today. And in this project, I feel these concerns are well addressed.

In short, I strongly support this project going forward, and I encourage the BZA to act favorably in its review.

If you have any questions about my comments, please don't hesitate to be in touch,

Melissa

Melissa Ludtke
Author, Book in progress: Locker Room Talk: A Woman's Struggle to Get Inside
https://www.melissaludtke.com/
Co-Producer, *Touching Home in China: in search of missing girlhoods*
Website

phone: 617-354-1728 (home/work)
cell: 617-416-1989

CHA Cambridge Housing Authority
362 Green Street, Cambridge, MA 02139 | P: 617.864.3020 F: 617.868.5372 | www.cambridge-housing.org

December 9, 2020

Mr. Constantine Alexander
Board of Zoning Appeal
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application
2072 Massachusetts Avenue, Cambridge, MA

Dear Mr. Alexander and Members of the Board:

On behalf of the Cambridge Housing Authority, I am writing to express my strong support of CC HRE 2072 Mass Ave Tenant LLC's Comprehensive Permit application for the proposed redevelopment of 2072 Massachusetts Avenue. As you may know, the CHA owns the Leonard J. Russell Apartments at 2050 Massachusetts Avenue, which is immediately adjacent to 2072 Massachusetts Avenue. The addition of 49 high-quality, 100% affordable apartment homes at 2072 Mass Ave that will provide its residents with access to public transportation and various community services and amenities is more dire now than ever. The densely populated makeup of the neighborhood makes this an ideal location for this proposed building.

As a direct abutter of the proposed development and with over 20,000 unique applicants across the CHA's waitlists, we have made it our mission to provide safe and high-quality affordable housing to individuals and families in Cambridge. The proposed redevelopment of 2072 Mass Ave will offer many families and individuals the opportunity to have a safe, new, affordable home.

Unfortunately, with the pandemic raging, it has been impossible to get a clear read on this project from our residents at Russell Apartments. To date, we have heard from a very small group of residents indicating they are not happy with the thought of any construction occurring at this neighboring site. They rightly cite the noise and the dust that will be created by construction activities, but this would be true no matter what is built on the site. I also understand they have mentioned increased vehicle congestion and density as concerns, and these were our concerns as well, but Capstone Communities has addressed those concerns with changes to the project that help mitigate these issues. The improvements now proposed to Walden Street coupled with the elimination of the curb cut on Mass Ave and the limited onsite parking will improve traffic flow and reduce the congested feel on Walden Street. As to density, yes, this new community will add about 147 new residents, just a small addition to an

urban census tract that already contains about 2,922 people, including the 52 residents at Russell Apartments all in the third most expensive housing market in the country.

Finally, our track record with Capstone Communities on other projects in Cambridge has been exceptional. We have found them to be responsive not only to their neighbors during construction but also to CHA voucher participants that call a Capstone project "home". Capstone Communities has already used feedback from meetings with the Cambridge Housing Authority and other neighbors to make significant changes to their design, specifically with respect to the busy intersection of Walden and Massachusetts Avenue. While I know that living next door to an active construction site will present challenges for our residents, I am 100% confident that this developer will do whatever is necessary to mitigate those challenges and for that reason, the Cambridge Housing Authority urges you to give this application your strongest consideration and support, and we thank you for your consideration.

Sincerely,

Michael J. Johnston
Executive Director

CC: Jason Korb, CC HRE 2072 Mass Ave Tenant LLC

Pacheco, Maria

From: Laurie LaPorte <laurie.laporte@gmail.com>
Sent: Wednesday, December 9, 2020 10:43 AM
To: Pacheco, Maria
Subject: Support for housing construction at 2072 Mass Ave

To the Board of Zoning Appeal,

I am writing in support of the proposed multi-family affordable housing construction at 2072 Mass Ave (CASE NO. BZA-017326-2020) that the Board of Zoning Appeal is considering at their hearing tomorrow (December 10, 2020).

Housing prices and rents are ridiculous in the city of Cambridge, and I am writing in support of the city zoning housing for individuals and families without the means to buy/rent on the open market. This is the ethical thing to do.

Thank you,

Laurie LaPorte
86 Harvey Street

Pacheco, Maria

From: Ruthann Rudel <rarudel@gmail.com>
Sent: Wednesday, December 9, 2020 2:40 PM
To: Pacheco, Maria
Subject: Writing in support of the 2072 Mass Ave affordable housing development

Dear Cambridge Board of Zoning Appeals members:
I am writing in support of the 2072 Mass Ave affordable housing development proposal. The city needs more affordable housing and I am especially excited that the proposed development is using a sustainable design in many aspects including transportation. I support that this valuable site is not being used to store private vehicles, but instead will provide housing. As a future neighbor (I live on Rindge Ave), I would like to see more bike and transit infrastructure, increased safety and comfort for people walking and biking, and less deference to private motor vehicles as a primary mode of transportation.

The project is in an ideal location for sustainable mobility. The project includes 3 accessible spaces and 2 short-term spaces, which matches the availability of sustainable transit in that location. In addition, the developer agreed to all of the Transportation Demand Management recommendations from the city, meaning that they will be adding additional incentives to encourage mobility uses that don't include a car.

1. **Proximity to high-quality transit (subway, frequent bus, commuter rail).** The location is only a 5-minute walk to Porter Square, which is serviced not only by the Redline but also the commuter rail, greatly increasing the range of mobility for commutes and recreation. The location is also directly on Mass Ave which has frequent bus service. Davis Square, with even *more* bus lines, is only a 10 minute walk away. As a city trying to address our affordable housing issue, I can't imagine a more perfect location to build in terms of mobility.
2. **Many stores/restaurants/places of interest in walking distance.** The Walk Score is a measure from 0-100 of how easy it is to do daily errands without a car. 2072 Mass Ave has a near-perfect Walk Score of 97. Even one of the more cumbersome errands, getting many bags of groceries, is not difficult since Porter has a grocery store, something that cannot be said of other transit stops in Cambridge. Bergin Park and Rindge Field are only 10 minutes away by foot, and Danehy is only an additional 5 minutes away.
3. **Access to bike facilities.** Porter Square was recently updated with separated bike lanes. Portions of Mass Ave also have separated bike lanes and the rest have demarcated lanes, though unprotected. 2072 Mass Ave is a 7-minute ride from the Alewife Linear Park (community path).
4. **Minimal impacts on traffic.** Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project." In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.

Thank you for your attention,
Ruthann Rudel
205 Rindge Ave
Cambridge

Pacheco, Maria

From: Mark Boswell <markaboswell@gmail.com>
Sent: Wednesday, December 9, 2020 2:35 PM
To: Pacheco, Maria
Subject: I Support 2072 Mass Ave Project

Dear Board of Zoning Appeals,
I support the affordable housing project at 2072 Mass Ave as proposed. Affordable housing located near transit is exactly what Cambridge needs, and especially this neighbhorhood. As a resident living on Walden Street, I appreciate its thoughtful design. Based on the developer's parking study I do not believe there will be significant negative traffic impacts.

Please vote to approve this project.

Kind regards,
Mark Boswell
105 Walden Street, Cambridge

Pacheco, Maria

From: Young Kim <ycknorris@gmail.com>
Sent: Wednesday, December 9, 2020 11:10 AM
To: Singanayagam, Ranjit; Farooq, Iram
Cc: Daglian, Sisia; Glowa, Nancy; DePasquale, Louie; Barr, Joseph; Carlone, Dennis; Nolan, Patricia; City Clerk; Pacheco, Maria; Paden, Liza; Joseph, Swaathi
Subject: Please Reschedule 2072 Mass Ave Comprehensive Permit hearing on 12/10/2020

Dear Commissioner Singanayagam and Dear Assistant City Manager Farooq,

I am following up on my email dated Dec 3, 2020 with the subject line *What did the Planning Board vote to recommend favorably to BZA on 12/1?*

Capstone Communities LLC and Hope Real Estate Enterprises LLC's (CC HRE, applicant) material for the 2072 Mass Ave Comprehensive Permit hearing is confusing and clearly demonstrates their rush to get the application through the Board of Zoning Appeal's (BZA's) hearing as they have done for the Planning Board (PB) hearing. This should raise many questions and concerns. The material is in four sections as outlined below (all page numbers refer to 2072massavebza0173262020.pdf posted online). On the other hand, the project material for the PB hearing was all located in one place https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/bzadocuments/2072massavebza0173262020documents.pdf.

1. Front part of the application same as submitted to PB hearing:
    a. Comprehensive Permit Application stamped of Nov 12 2:47 PM by the City Clerk (pgs. 1-4)
    b. Comprehensive Permit Application 2072 Mass Ave Apartments Section 1 Cover Letter and Narrative (pgs. 5-20)
2. The supplemental material for this application starting with a cover letter on pgs. 23-73
3. 2072 Mass Ave Frequently Asked Questions and Comments from project's website (https://www.2072massaveapts.com/) on pgs. 74-146
4. Comprehensive Permit Application on pgs. 219-368

The cover letter in pg. 2 states "see sections 3-16 for a complete description of the proposed project and the following Items" a- j. but they are not included here. Furthermore item (a), Site Development Plans are nowhere to be found in the application packet except in the cover letter.

The major change to the original plan was changing 8 stories to 9 stories facing Mass Ave and 6 stories facing Walden neighborhood. Yet, there are 3 Dimensional Information Tables on pages 4, 53, and 244 with the Building Height(s) (Ft) listed as 8 Stories/ ~89'·8" on pages 4 and 244 and 9 Stories ~102'/6 Stories ~69'-6" on page 53. In fact, the description of the case still says the "proposal includes an eight (8) story building".

The applicant included FAQ and Comments from the project website yet did not include 2072 Mass Ave Planning Board Presentation (12.01.20). Why are the FAQ's more important than the PB presentation and are there any inconsistencies between PB presentation and the material submitted to BZA?

How are the board members supposed to piece together the full project material from these disjointed and conflicting material and figure out what changed from the original application or from the PB Presentation? This is the question I raised in my Dec. 3 email and I am writing again to ask you if this meets the BZA document submittal requirements.

The PB's decision memo (pg. 379) recommending "sending a favorable recommendation to the Board of Zoning Appeal (BZA) to grant the requested relief" also has two serious deficiencies. First, the memo stated that Board members "also noted that there are examples of buildings of this height (the height of the proposed building) elsewhere on northern Massachusetts Avenue." But if you look at my presentation (pgs. 200-201),

you will see there is only one such building, 2353 Mass Ave 0.4 mile north of the proposed site. Before BZA accepts PB's recommendation, I urge you to conduct a survey, either by the City or CC HRE, of the height of all buildings along Mass Ave north and south of 2072 Mass Ave to determine how many buildings are of comparable height. I am sure the survey will show 5 or 6-story building will be more appropriate at the site.

The second deficiency is that the memo does not address a serious reservation a PB member brought up about parking. If the memo is to state positive reasons for a favorable recommendation, then it should also note the negative ones which PB decided were not sufficient enough to outweigh the positive ones. In fact, the suggested comment to acknowledge in the decision memo that there continues to be residents and at least one board member who have expressed concerns over parking overflow in the neighborhood was rejected without a vote after one board member's comment opposing it . Chairwoman Connolly concluded the hearing noting that the many attendees for PB hearing will certainly bring up traffic and Parking to BZA and PB will let BZA determine whether or if they want to address that with the applicant. This, in my humble opinion, should have been conveyed to BZA.

I beg you to postpone the hearing of this case until

a) the project material is posted in a cohesive manner with changed in supplemental material clearly identified from the original material (for ex pages x,y,z are replaced by a, b, c or replace entire sections X,Y,Z by A, B, C)

b) Project Review Special Permit from the PB is approved or a compromise plan worked out with the community in lieu of Project Review SP.

Thank you for your attention and consideration to this matter,
Respectfully yours,
Young Kim
17 Norris Street

Pacheco, Maria

From: Sam Shoap <sam.shoap@masshousingcoalition.org>
Sent: Wednesday, December 9, 2020 2:35 PM
To: Planning Board Comment
Subject: 2072 Mass Ave project (ZBA 017326-2020)

To whom it may concern,

I write to you today on behalf of the Massachusetts Housing Coalition to declare our support for Capstone Communities LLC and Hope Real Estate Enterprises LLC development of a multi-family 100% affordable housing community at 2072 Mass Ave., with 49 residential rental units, as well as ground floor commercial and building amenity space.

The Massachusetts Housing Coalition (MHC) is a non-profit organization founded by Massachusetts residents, tenants, homeowners, and property owners. MHC is focused on protecting and increasing access to affordable and workforce housing options in Massachusetts by promoting economic and systemic equity, racial and social justice, and by advocating for sustainable and smart growth housing, along with transportation infrastructure that supports residents and vulnerable populations.

MHC is supportive of this project for many reasons, but the most pertinent reason is also the most simplistic - our region *desperately* needs more affordable housing. While the issues of housing shortages, affordability, and accessibility have been discussed for decades, with potential solution after potential solution proposed, a simple, straightforward solution is right in front of us; If we want more affordable housing, we need to build more affordable housing.

An article published this past summer in the Boston Globe[1] sought to highlight the massive shortage of affordable housing in the Boston area, saying "Amid a housing crunch and a rental market upended by COVID-19, lengthy queues for affordable housing continue in Boston, with one organization that owns 500 residential units in Allston and Brighton seeing its waitlist top an eye-popping 17,000."

It continued, "There are other wait lists. The Boston Housing Authority, which provides affordable housing to more than 58,000 residents in and around the city, said it had more than 49,000 applicants for its affordable housing programs as of July 6.

Albert Caldarelli, the executive director of the East Boston Community Development Corporation, said recently that between 4,000 and 5,000 people are now in the queue for the agency's affordable housing.

Leslie Reid, the chief executive of Madison Park Development Corporation, which has 790 residential units in Lower Roxbury, the vast majority of which are subsidized housing, said there are currently about 7,300 on its waitlist."

With such profound, widespread need, restricting or denying the development of more affordable housing - especially units designed for full families - would be incredibly disappointing and unnecessary.

Additionally, the effects of this development go far beyond waiting list numbers.

These units will bring more families and long-term renters to the area, increasing consistent economic activity regardless of whether school is in session.

It is also worth considering the potential societal benefits related to this development. Cambridge is predominantly white (67% of the population)[2], but, according to the National Low Income Housing Coalition[3], "Black, Native American, and Hispanic households are more likely than white households to be extremely low-income renters - with incomes at or below the poverty level or 30% of their area median income – for whom there is a dire shortage of affordable and available homes; nationally there are just 37 rental homes for every 100 extremely low-income renter households. Twenty percent of black households, 18% of American Indian or Alaska Native (AIAN) households, and 16% of Hispanic households are extremely low-income renters.". It is therefore worth pointing out the likelihood that this will increase the diversity of Cambridge. A paper put out by the Urban Institute[4] elaborates on "the substantial body of evidence that residential segregation undermines the well-being of individuals, communities, and American society as a whole. Although we know much less about the potential benefits of neighborhood diversity than about the costs of segregation, considerable

research finds that both whites and minorities gain from diverse communities." This is a real chance to make tangible progress in Cambridge's pursuit of social and racial justice.

We hope that you will consider the importance of this project to so many families in need, as well as the societal benefits it would entail, in voting to approve this proposal.

Thank you, Sam Shoap Outreach Director Massachusetts Housing Coalition

1. https://www.bostonglobe.com/2020/07/20/metro/affordable-rental-housing-allston-brighton-waiting-list-17000/?p1=Article_Inline_Text_Link
2. https://www.census.gov/quickfacts/cambridgecitymassachusetts
3. https://nlihc.org/resource/racial-disparities-among-extremely-low-income-renters
4. https://www.urban.org/sites/default/files/publication/30631/411955-Promoting-Neighborhood-Diversity-Benefits-Barriers-and-Strategies.PDF

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Sam Shoap
Outreach Director
Massachusetts Housing Coalition
Sam.Shoap@masshousingcoalition.org | 215-630-4318
website | facebook

Pacheco, Maria

From: Annie Michaelis <anniemichaelis@gmail.com>
Sent: Wednesday, December 9, 2020 11:35 AM
To: Pacheco, Maria
Cc: Jennifer Tamarkin
Subject: Zoning Board of Appeal--support for 2072 Mass Ave project

Greetings,

I am writing to express my heartfelt support for the proposed affordable housing development at 2072 Mass Ave. I believe our community is facing a housing affordability crisis, and allowing these much-needed homes to be built would help families in our community who need it most. Since this site is on the busy Mass Ave. corridor, replaces an unsightly parking lot, and is very close to transit (and many other services, including grocery stores and child care centers), it appears to be an ideal location to allow much-needed density.

I am a homeowner who lives around the corner from this site and I walk by it daily. I do not think any hypothetical concerns about access to on-street parking or increased traffic justify slowing down or downscaling the project. In terms of respecting the immediate neighbors' desires, the developers have already reduced the scale of their original plan to add an attractive rear roof-deck that will create a 'step down' to nearby homes. It would be a sad and shortsighted loss to see the project downscaled further or delayed.

I hope you support this project, and bring more desperately-needed homes to my neighborhood.

Sincerely,

Annie

Annie P. Michaelis

175 Richdale Ave., #105

Cambridge MA, 02140

Pacheco, Maria

From: Lawrence Bluestone <lbluestone@verizon.net>
Sent: Wednesday, December 9, 2020 12:58 PM
To: Pacheco, Maria
Subject: Letter of Support for 2072 Mass Ave. Affordable Housing Development

Re: 2072 Mass Ave (BZA-017326-2020) - Letter of Support

Dear BZA Members -

As a long-time Cambridge resident, I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Ave. near Porter Square. Today, more affordable housing is our city's #1 need. This project helps meet that urgent need. So, I urge the BZA to approve this most important project.

1. **100% affordable housing units.** Market-rate projects in Cambridge are required to include 20% affordable units, but this project has every single unit one of the 49 units as affordable. In addition, 30% are family-friendly 3-BR apartments and 40% are 2-BR units. If we want housing for families, we need to provide them with places to live. The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development.
2.
3. **Dense mixed-use development.** "The current site, a 1-story, single-tenant commercial building with a large accompanying parking lot, represents a past pattern of automobile-oriented planning principles. Recent planning and zoning efforts point to a different kind of land use and development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.
4. **Close to transit.** The project is directly on the Mass Ave transit corridor, and is just a 5 minute walk to the Porter Square T station and commuter rail station. 2072 Mass Ave does not include on-site parking beyond 3 accessible spaces and 2 short-term parking spaces, but the concerns about traffic and parking are unfounded. Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project," and the developer has agreed to all of the Transportation Demand Management recommendations from the City.
5. **Step-down urban design, ground-floor retail, and green design.** Instead of a uniform height, the building will have 9 stories along Mass Ave and then step down to 6 stories along Walden Street to better respect the existing scale of the adjoining neighborhood . It includes 1,000 square feet of ground-floor retail space. The building is also designed to Passive House standards and includes both solar panels and green roofs accessible to its residents.

5. **Developers' excellent reputation.** Capstone Communities and Hope Real Estate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to community.
6.

Again, I urge the BZA to approve this critical affordable housing development.

Respectfully submitted,

Lawrence Bluestone
18 Centre St. / Cambridge MA 02139

Pacheco, Maria

From: Randy Stern <stern.cport@gmail.com>
Sent: Wednesday, December 9, 2020 12:34 PM
To: Pacheco, Maria
Cc: Jake
Subject: We support the affordable housing project at Mass Ave and Walden St

Hi,

We are writing to the Cambridge Board of Zoning Appeal to express our full support for the 100% affordable housing project that is proposed for the corner of Mass Ave and Walden Street. Cambridge is in desperate need of more affordable housing. The project is not too large for the neighborhood - only a few stories taller than nearby buildings, and well located close to the Porter Square mass transit hub.

Please approve moving forward with this project expeditiously.

Randy and Rosanne Stern
12 Kenwood St.

Pacheco, Maria

From: Annie Tuan <atunafsh@gmail.com>
Sent: Wednesday, December 9, 2020 2:00 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave (BZA-017326-2020)

Dear Members of the Board of Zoning Appeal,

As a Cambridge resident and imminent Porter Square resident (moving at the end of the month), I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Avenue in Cambridge. I urge the BZA to approve this important project.

1. **Ideal location for sustainable mobility.** The project includes 3 accessible spaces and 2 short-term spaces, which matches the availability of sustainable transit in that location. In addition, the developer agreed to all of the Transportation Demand Management recommendations from the city, meaning that they will be adding additional incentives to encourage mobility uses that don't include a car.
    1. **Proximity to high-quality transit (subway, frequent bus, commuter rail).** The location is only a 5-minute walk to Porter Square, which is serviced not only by the Redline but also the commuter rail, greatly increasing the range of mobility for commutes and recreation. The location is also directly on Mass Ave which has frequent bus service. Davis Square, with even *more* bus lines, is only a 10 minute walk away. As a city trying to address our affordable housing issue, I can't imagine a more perfect location to build in terms of mobility.
    2. **Many stores/restaurants/places of interest in walking distance.** The Walk Score is a measure from 0-100 of how easy it is to do daily errands without a car. 2072 Mass Ave has a near-perfect Walk Score of 97. Even one of the more cumbersome errands, getting many bags of groceries, is not difficult since Porter has a grocery store, something that cannot be said of other transit stops in Cambridge. Bergin Park and Rindge Field are only 10 minutes away by foot, and Danehy is only an additional 5 minutes away.
    3. **Access to bike facilities.** Porter Square was recently updated with separated bike lanes. Portions of Mass Ave also have separated bike lanes and the rest have demarcated lanes, though unprotected. 2072 Mass Ave is a 7-minute ride from the Alewife Linear Park (community path).
    4. **Minimal impacts on traffic.** Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project." In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.
2. **100% affordable housing units.** Instead of only 9 out of 49 units as required by the 20% stipulation, all of the 49 units will be affordable. A higher portion are family-friendly 3-BR and 2-BR, as opposed to many 1-BR to maximize profit. The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development. Porter Square is a hotspot of retail locations and is a good candidate for more residential.
3. **Step-down urban design**, ground-floor retail, and green design. Instead of a consistent height, the building will have 9 stories along Mass Ave down to 6 stories along Walden Street to better respect the neighborhood fabric. It includes 1000 square feet of ground-floor retail space. The building is designed to Passive House standards and includes both solar panels and green roofs accessible by residents.
4. **Dense, mixed-use development**. "The current site, a 1-story, single-tenant commercial building with a large accompanying surface parking area, represents a past pattern of automobile-centric urban planning and development principles. Recent planning and zoning efforts point to a different kind of land use and

development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.

Annie Tuan
129 Franklin Street
(soon: 139 Oxford Street)

The Davis Companies

T 617.451.1300
F 617.451.3604

125 High Street
Boston, MA

December 7, 2020

Mr. Constantine Alexander
Board of Zoning Appeal
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application
2072 Massachusetts Avenue, Cambridge, MA

Dear Mr. Alexander and Members of the Board:

I am writing on behalf of The Davis Companies to express our strong support for CC HRE 2072 Mass Ave Tenant LLC's Comprehensive Permit application for the proposed redevelopment of 2072 Massachusetts Avenue in Cambridge. As the owner and operator of the Henderson Carriage Building, a 95,000sf office and retail building located at 2067 Massachusetts Avenue directly across the street from the 2072 Massachusetts Avenue proposed development, we were thrilled to hear about the developer's plans to transform the site into much-needed affordable housing.

Along with retail and office space, The Davis Companies also specializes in residential construction, development and management and is all too familiar with the housing crisis affecting the Boston metro area and how it particularly affects low- and moderate-income individuals and families. We commend the developers for proposing a 100% affordable housing development that will serve those earning between 30% and 60% of the Area Median Income, while also providing potential ground-floor retail which will help to activate and enhance Massachusetts Avenue.

The Porter Square and North Cambridge neighborhoods are very dense, diverse, and well-served by transit and public accommodations, making this location extremely suitable for a building of this size. The Davis Companies strongly supports the developer's plans for 2072 Massachusetts Avenue and we kindly request that you give this application your consideration and approval. Thank you for your attention to this matter.

Sincerely,

Stephen Davis
Managing Director

CC: Jason Korb, CC HRE 2072 Mass Ave Tenant LLC

Pacheco, Maria

From: Grace Nauman <grace.a.nauman@gmail.com>
Sent: Thursday, December 10, 2020 9:01 AM
To: Pacheco, Maria
Subject: BZA-017326-2020 Comment

Dear Board of Zoning Appeals,

I'm Grace Nauman and live at 44 Cherry St. in Somerville, near Porter Square and a short walk from where the proposed 2072 Mass Ave. Development is being planned. I just wanted to reach out to you and say that I fully support the 2072 development going forward as planned. I think the high density affordable housing near transit will be a huge boon for the neighborhood, and that developments like that will be critical for keeping the Camberville area sustainable, both economically and environmentally.

Thanks you so much for your time and attention,

Grace Nauman

Pacheco, Maria

From: McGovern, Marc
Sent: Wednesday, December 9, 2020 7:34 PM
To: Pacheco, Maria
Subject: BZA

Dear members of the Board of Zoning Appeals:

We, the undersigned members of the Cambridge City Council, would like to express our strong support for the Capstone Communities LLC and Hope Real Estate Enterprises LLC Comprehensive Permit Application (Case number: 017326) being proposed at 2072 Massachusetts Avenue.

Not a day goes by when we do not have conversations with those struggling to find affordable housing in Cambridge. Many are life-long Cambridge residents, who have children in our public schools, who work in our city and have their families here, yet they are faced with having to move from the only city they have ever known because of rising rents. As you know, this project will create 49, 100% affordable units, 71% of which will be two- and three-bedroom, family sized apartments. This project will change lives for hundreds, for decades to come.

So often when a development is proposed we focus on height, density, parking, and traffic. All important, however, we rarely stop and talk about the people who will have the opportunity to live in these buildings. And because these people are not yet living in these units, they have no voice in the call for there creation, requiring us to be their voices. People like Ellen, who is a 35-year-old, single mother, who has been on the Cambridge Housing Authority waiting list for 6 years. Ellen grew up in Cambridge. Her daughter attends Cambridge Rindge and Latin. She is being forced to leave her current apartment and doesn't know where she and her daughter are going to live. Or people like, James, who graduated from Cambridge Rindge and Latin, is a veteran who has been struggling with homelessness for a decade, but even with a voucher, can't find an apartment he can afford in the city he grew up in. These are real people who could benefit from this building.

As if the 49 affordable units were not enough, this building will be built with the highest environmental standards. Just this week, at City Council, we forwarded to the Ordinance Committee a citizens' petition filed by Mother's Out Front of Cambridge, to require green roofs to be built on new construction projects. This project will have a green roof, setting an example for future projects that balance both affordability and environmental protections. This building will be built with Passive House standards. Add the buildings proximity to the Porter Square T station, it being on numerous bus lines, and you have a building that will be one of the most environmentally friendly, transit-oriented buildings in our city.

We would also like to acknowledge Capstone and Hope Legal's work with the city and with the community. In total, they have met with city departments and officials 15 times and with community groups and community members an additional 20 times. But they didn't just meet. They listened and they acted. They redesigned their building to incorporate many of the desires of both the city and the community. From concentrating the building's height along Mass Ave and lowering the height facing the neighborhood, to relocating the main residential entrance to Walden Street to divert pedestrian traffic, drop offs and pick-ups, and package deliveries to Mass Ave., to widening Walden Street to provide three 10' wide driving lanes that will help relieve significant existing traffic constriction at the busy intersection with Mass Ave. These are just a few of the adjustments made by Capstone at the request of the city and community.

This is a building we should be celebrating. If we cannot rally behind a 100% affordable, family friendly, environmentally sound, transit-oriented development on a main thoroughfare, then what project we can get behind?

We thank you for your time and your service to our community. We respectfully ask that you approve this comprehensive permit to advance this project and help create life-changing housing to those who want nothing more than to live in our wonderful city and all it has to offer.

City Councillor Marc McGovern
Vice-Mayor, Alanna Mallon
City Councillor Denise Simmons
Mayor Sumbul Siddiqui

Pacheco, Maria

From: Erik Spek <erikjspek@yahoo.com>
Sent: Wednesday, December 9, 2020 7:24 PM
To: Pacheco, Maria
Cc: Sonja Kenny
Subject: RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

RE: Support for 2072 Massachusetts Avenue Case Number BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for the apartment building proposed at 2072 Massachusetts Avenue. We are a family of four that own and live in an apartment on Raymond Street, just off Walden Street.

The proposed building on the corner of Walden and Mass Ave will increase the number of affordable housing units in Cambridge, which is very much needed. In addition, the project will improve the corner of Walden Street and Mass Ave.

We hope that you consider the Appeal for the apartment building proposed at 2072 Massachusetts Avenue favorably.

Sincerely,
Sonja Kenny and Erik Spek
150 Raymond Street
Cambridge, MA 02140

Pacheco, Maria

From: Shenandoah Paun <shennyp@gmail.com>
Sent: Wednesday, December 9, 2020 6:35 PM
To: Pacheco, Maria
Subject: BZA-017326-2020

To whom it may concern,

I am writing to voice my support for the proposed affordable housing project at 2072 Mass. Ave. I have looked over the plans, and I applaud the design and choice of location. I am thrilled to see a transit-oriented building that focuses on people instead of cars. Porter square is an ideal location for this to be a success. While this building is tall, I think it will fit right in on Mass Ave, and the green roof on the back side facing Walden will look really great. All in all I think it will look better than what is there at present. The widened intersection and sidewalk will improve the safety of the area. I appreciate that there will be a mix of different unit types that will provide comfortable homes for individuals, couples, and families. And of course, the fact that it is 100% affordable in perpetuity is wonderful. In short, this is EXACTLY the type of development that Cambridge needs, and I hope there will be more of it in the future.

I know that some neighbors are drumming up opposition to the project on social media based on unfounded (and easily disproved) claims and false information. Most who have voiced their opposition seem to be ignorant of key facts about the project, and are proposing alternatives or suggesting changes without looking into their actual viability. If there are legitimate safety concerns, I have yet to hear them. I trust that the City of Cambridge and Capstone will take care to make sure that this project is carried out in a way that is safe and responsible without letting naysayers block the effort or reduce the number of affordable units in order to fit with some people's idea of aesthetic ideals. I think the building looks great as planned, and I look forward to seeing it completed!

Thank you for your time.

Sincerely,

Shenandoah Paun
12A Lopez St

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 Fax: 617-349-6165
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

November 19, 2020

To: Maria Pacheco, Secretary
Board of Zoning Appeal

From: Charles Sullivan, Executive Director
Cambridge Historical Commission

Re: BZA-017326-2020, 2072 Massachusetts Avenue

The Cambridge Historical Commission is in receipt of a Comprehensive Permit application for the above referenced property, which is proposed for redevelopment as a new multi-family affordable housing building with 49 residential rental units.

The existing building on this site is a former fast-food restaurant constructed in 1971 that has no historic or architectural significance. Historical Commission staff will sign off on the demolition permit application at the appropriate time. No public hearing will be necessary.

I also find that this project will have "no adverse effect" on the adjacent Henderson Carriage Building, which is listed on the National Register of Historic Places, or on any other designated historic resource in the vicinity.

cc: Jason Korb and Sean Hope, CC HRE 2072 Mass Ave Tenant LLC, c/o Capstone Communities LLC

Pacheco, Maria

From: Wayne Welke <wayne.welke@gmail.com>
Sent: Wednesday, December 9, 2020 5:17 PM
To: Pacheco, Maria
Subject: Re: 2072 Mass Ave (BZA-017326-2020) – Letter of Support

Re: 2072 Mass Ave (BZA-017326-2020) - Letter of Support
Dear Members of the Board of Zoning Appeal,
As a Cambridge resident, I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Avenue near Porter Square in Cambridge; I hope that the BZA will agree and approve this important project.

1. **100% affordable housing units.** Market-rate projects in Cambridge are required to include 20% affordable units, but this project has every single unit one of the 49 units as affordable. In addition, 30% are family-friendly 3-BR apartments and 40% are 2-BR units. Other developers would have focused on 1-BR units to maximize profitability and minimize space. If we want housing for families, we need to provide them with space to live! The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development.
2. **Dense, mixed-use development.** "The current site, a 1-story, single-tenant commercial building with a large accompanying surface parking area, represents a past pattern of automobile-centric urban planning and development principles. Recent planning and zoning efforts point to a different kind of land use and development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.
3. **Close to transit.** The project is right on the Mass Ave transit corridor and a 5 minute walk to the Porter Square T station. The project does not include on-site parking beyond 3 accessible spaces and 2 short-term parking spaces, but the concerns about traffic and parking are unfounded. Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project," and the developer has agreed to all of the Transportation Demand Management recommendations from the city. In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.
4. **Step-down urban design, ground-floor retail, and green design.** Instead of a consistent height, the building will have 9 stories along Mass Ave down to 6 stories along Walden Street to better respect the neighborhood fabric. It includes 1000 square feet of ground-floor retail space. The building is designed to Passive House standards and includes both solar panels and green roofs accessible by residents.

5. **Developer reputation.** Capstone Communities and Hope Real Estate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to community. Sean Hope was born in Cambridge and is raising his family here, and Jason Korb's dad grew up in Cambridge. The Department of Housing and Community

Development audits the developers' finances for the project to ensure a fair overhead and fee is charged.

Wayne Welke
30 Dover St - #3
North Cambridge, MA

Pacheco, Maria

From: Larry Field <lfield1007@aol.com>
Sent: Wednesday, December 9, 2020 6:16 PM
To: Pacheco, Maria
Subject: Public comment on 2072 Mass Ave

Dear Board Members:

We support the application to build 49 affordable residential units and ground floor retail/amenity space at 2072 Mass Ave. We live in Porter Square. We frequently walk in the immediate vicinity of this proposed development and use Walden Street and Mass Ave when we drive. (ZBA 017326-2020)

Boards, of course, apply legal standards when they review an application. As residents, we are using a different standard: will this project make our area and our city better? We think yes.

Throughout the development of the East Cambridge and Alewife areas over the last 8 years, many have advocated for 100% affordable projects rather than market rate developments with inclusionary units. Throughout the Affordable Housing Overlay debate, many said it was more appropriate to have denser 100% affordable development along major corridors like Mass Ave and near subway stations. The 2072 Mass Ave proposal obviously would bring 49 affordable units within a few blocks of a subway/commuter rail station and is on one of the major corridors highlighted for more density in the Envision Cambridge report.

The proposed development would be a very positive transformation of the site. First, going from an auto-centric to transit-oriented use is what we want in Porter Square. Second, this is a corner lot that should help mark the northern edge of Porter Square. A significant structure (if well-designed) would match the Henderson Carriage building across the street and provide that strong edge. Third, this is an elegantly-designed building. It has a visual lightness in the cube that is on Mass Ave and interesting, changing facades along both frontages. The step-back on Walden Street works well. In short, we'd like what this proposal does for Porter Square even if it did not bring 49 affordable units.

The affordable units are particularly welcome because the unit mix will include more two and three bedroom units than other recent developments (with a couple of exceptions). This is important, as you know, because of the relative scarcity of family-sized units here and in the region.

Most of the arguments against this project are ones that this board sees with every project: traffic, parking, too big. But it is fair to ask about the height on Mass Ave and the limited parking.

We're not bothered by the extra floors in relation to 2050 Mass Ave or the Henderson Carriage building across the street. To our eyes, the additional massing works, particularly because of the strong design. Having those additional floors helps more households and makes it more likely that the project will receive state funding. The DHCD rental round is intensely competitive and Cambridge's high development costs are a burden on every application from our city. Spreading the cost amongst more units makes a difference.

There will be more cars using resident parking because of this project. The question is what effect that will have on the ability to park in the neighborhood. We've lived in a Cambridge neighborhood that has truly tight parking and had to circle for a space several times a week. That is not the area around 2072 Mass Ave. I know many never believe traffic/parking studies, but this parking study seems to match the reality, i.e., that the area can absorb additional cars on both sides of Massachusetts Avenue. And one of the ironies of parking debates is that if the developers had provided on-site parking, opponents would say that tenants would not lease the spaces and instead would park on the street. (Not that on-site parking is feasible on the site, as the cost would be prohibitive and it probably would require cutting the number of units.)

We urge you to approve the 2072 Mass Ave proposal.

Thank you,

Larry Field & Cheryl Suchors
Mt. Vernon Street

Pacheco, Maria

From: Debra Fox <dfox228@gmail.com>
Sent: Wednesday, December 9, 2020 5:05 PM
To: Pacheco, Maria
Subject: 2072 MASS Ave

I am a homeowner and long time resident at 35 Blake Street- several blocks across Mass ave from this proposed development . I am very concerned about the lack of affordable housing opportunities in Cambridge and urge you to approve this project.

Sincerely,

Debra Fox

Pacheco, Maria

From: Bill McAvinney <bmcavinney@earthlink.net>
Sent: Wednesday, December 9, 2020 4:51 PM
To: Pacheco, Maria
Cc: William Mcavinney
Subject: Please approve the Comprehensive Permit for 2072 Mass Ave (Case No. BZA-017326-2020

Dear BZA members,

It is much more important to me to have a roof over my head than to have a place to park a car. I suspect I'm not alone in that priority. That is the essence of the decision we as a city have to make about this project, and I hope you and our city as a whole will follow those priorities.

This project will provide affordable housing that we are in dire need of, with a minimal adverse impact on our environment. To my eye it will also be a significant improvement to the visual appeal of this corner. I ask you to approve these plans for 2072 Mass. Ave. without adding any additional parking requirements and without reducing the amount of housing.

Sincerely,
Bill McAvinney

Pacheco, Maria

From: Janie Katz-Christy <jkatzchristy@gmail.com>
Sent: Wednesday, December 9, 2020 4:18 PM
To: Pacheco, Maria
Subject: Support (with more operable windows, small balconies/decks, better bike parking) for 2072 Mass Ave

Dear Cambridge Board of Zoning Appeals members:

I am a neighbor who has lived on the other side of Mass Ave for almost 35+ years and travel past this corner daily -- by foot, bike, bus, kick scooter, and occasionally by car. I am writing with qualified support of the 2072 Mass Ave affordable housing development proposal. The city needs more affordable housing and am excited to see the proposed development using many aspects of sustainable design, including transportation.

I would like to the Zoning Board to ask for the following changes:

More and better bike storage (easier access, accessible without elevator, and greater numbers of bike parking spots): It seems ironic for a sustainable project to require an elevator to use a bike. Imagine a family of 5 going out for a quick ride to school. How many elevator trips would that require?! While bike parking at grade would be ideal for all, regular two-wheeled bicycles could be wheeled directly out of the basement, on a ramp-sided, straight-run staircase. And there must be room for larger and cargo bikes. Even residents with no children (I just got one at age 63) should be able to park/store a cargo bike, which will not fit in elevators. These bicycles cannot be stored in the basement without a gentle ramp, and are key to truly sustainable mobility living.

The amount of bike storage shown, while better than many projects, is inadequate for a bike-friendly project that aims to encourage car-free mobility. Keep in mind that a typical family of 5 should be able to store more than 1 bicycle and often, *at least,* five. This plan does not accommodate enough bike parking for the number of residents, and that will limit these residents' ability to travel in reasonable car-free ways.

Individual units' access to the outdoors for people and plants: For these units and the building as a whole to feel livable and nurturing, especially with such a relatively small shared roof deck and no ground floor greenspace, people need private exterior space to enjoy fresh air and small outdoor plants. If it is absolutely not possible to provide such exterior space, there should be tall (door-like or other creative approaches) openings so that the residents would be able to "bring the outside in" to at least some extent, though this is a much less adequate way to give some outdoor space to the units.

More operable windows: In order to minimize the use of even "green" air conditioning, these units should be able to make use of natural ventilation. While the windows shown in the elevations might be able to be partially opened, they seem to have a large area that is not operable, and the ventilation they provide does not seem adequate, livable, or sustainable.

Thank you for your attention,
Jane Katz
166A Elm St.
N. Cambridge

Pacheco, Maria

From: Michael Hoff <hoffmichaelao@gmail.com>
Sent: Wednesday, December 9, 2020 4:13 PM
To: Pacheco, Maria
Subject: BZA-017326-2020

Hello,

My name is Michael Hoff and I am writing in to voice my support for the 2072 Mass Ave project. As a lifelong resident of Porter Square, I think the project proposal is just what the area needs. No parking is the right trend for 2020, despite what anyone may say. If we are to be serious about addressing affordable housing and environmental impact in our city, adding 49 affordable units that also serve to encourage the use of public transportation and walkable neighborhoods is a tremendous step in both of these directions.

Also, if we want to support racial justice with actions and not just words, we need to step up with affordable housing so that many long time minority residents can stay in Cambridge. This project would help that effort.

Sincerely,
Michael Hoff
17 Hillside Ave

Pacheco, Maria

From: Patrick Joyce <patrick@joycemail.net>
Sent: Wednesday, December 9, 2020 4:01 PM
To: Pacheco, Maria
Subject: Public comment for Board of Zoning Appeal case #BZA-017326-2020

Hi, we live at 2130 Mass. Ave. in North Cambridge. This is our first time giving public comment at a zoning hearing, so thank you for the opportunity. We're asking you to support the affordable housing community development proposed at 2072 Mass. Ave, case #BZA-017326-2020.

My (Rajee's) parents had never owned a home of their own until they retired and moved to Cambridge, when they bought a home that was subsidized under the city's affordable housing program.

We would like Cambridge to continue to provide opportunities like that to families, and we would very much like it to happen in our neighborhood, as well as others around the city. We believe it's important for us to do what we can to address the housing crisis for low-income families, in as many ways as possible.

There may be residents who feel the proposed building should be reduced in size or built to include more parking. We believe Cambridge needs to do more, not less, for families in need. And that includes families who do *not* need cars, in a place as transit-rich and with as many opportunies as here in Cambridge. Parking spots add to the cost of homes, which only makes it more difficult for families with few financial resources if they don't need a car.

We also support the proposal because it helps Cambridge promote a future with less traffic and less pollution. And appreciate the easement it would grant the city to widen Walden St at Mass Ave, which is sorely needed.

Patrick and Rajee Joyce
2130 Massachusetts Ave., #7C
Cambridge, MA 02140

Pacheco, Maria

From: Itamar Turner-Trauring <itamar@itamarst.org>
Sent: Wednesday, December 9, 2020 3:49 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave project public comment (ZBA 017326-202)

Hi,

I'm writing in support of the project on 2072 Mass Ave.

I live in Porter Square, so this is in my general neighborhood, and I live two blocks from the developers' other project (Frost Court), which is going quite nicely.

In general, the city needs more affordable housing, and this project will provide it.

Lack of parking should not be a reason to stop it; it's on major bus routes, near the subway, and the city will hopefully be adding protected bike lanes on Mass Ave now that that Cycling Ordnance has been updated with a 7-year timeline (the report on Mass Ave is due back by May.)

I've seen opponents talk about this being a dangerous intersection, which makes no sense: that is the city's responsibility (though I got the impression the developers were trying to take steps to help).

While I'm sure some tweaks could be made to improve it, this is a great improvement over what's there now, just one restaurant for all that vertical space. And the senior center has no windows on the side facing 2072, so it's possible to build quite close to the senior center without blocking their light or windows.

Please allow this building to go through.

Regards,

--
Itamar Turner-Trauring

Pacheco, Maria

From:	ashleygpittman@comcast.net
Sent:	Wednesday, December 9, 2020 3:34 PM
To:	Pacheco, Maria
Cc:	'Monique Fischer'
Subject:	Comments for Board members, proposed building at 2072 Mass. Ave., BZA 017326-2020

Dear Ms. Pacheco,

Enclosed are comments for the Board members, regarding the proposed project noted above. Kindly forward to them. Thank you for your assistance in this matter.

Very truly yours,
Ashley G. Pittman
47 Cogswell Ave. #19
Cambridge, MA 02140

Dear Members of the Board of Zoning Appeals:

Please use your authority to rein in the 2072 Mass. Ave. affordable housing project (Case No. BZA 017326-2020) for two reasons: it's too large as currently proposed, and no proper traffic studies have been performed.

The City has an opportunity for a win/win/win situation here: it can increase its affordable housing supply AND improve an awful intersection AND hopefully discourage aggressive driving in a congested neighborhood.

The developers for this housing project appear to be well regarded; however, we believe the project needs some thoughtful re-sizing and other conditions ordered by or negotiated with this Board.

First, the building is far too large as currently proposed, size-wise and density-wise.

It is nice looking, but it is disproportionately large, both for the site in particular and for the neighborhood in general.

The front portion (Mass. Ave. side, 9 stories) will loom over the adjacent senior housing building at 2060 Mass. Ave. by 42 feet.

It will surpass the Henderson Carriage Building at 2067 Mass. Ave. by about 34 feet.

We believe that its Walden Street section (6 stories) will tower over the Walden Street area buildings (which are mostly one, two, and three stories high) by about 30-33 feet.

Please order the proponents to scale their building back to a size more in keeping with the immediate surroundings, perhaps 70' on the Mass. Ave. side and 45' on the Walden St. side.

Some of the 49 units may need to be eliminated due to the reduction in size.

Further, during the 12/1/20 Planning Board meeting, the proponents claimed that there are other tall buildings "nearby."

We believe that statement is misleading at best.

If proponents meant the Cornerstone Park Condos at 2130 Mass. Ave., that structure is admittedly tall at eight stories with 32 units; however, it does observe setbacks and more importantly, it boasts a huge lot (1.3 acres), much of which (a third?) is maintained as a yard & garden.

Contrast that with 2072's site: nine stories in front; six stories on the side; a total of 49 units plus retail; located on a site that's only two-tenths (0.2) of an acre. This is like comparing chalk and cheese.

If proponents meant the Northview condos way down at 2353 Mass. Ave., that structure is NOT "nearby"; claiming that it is strains credulity. Enough said.

Second, please arrange for proper traffic studies to be performed for the intersection of Walden St. and Mass. Ave. and two other problem intersections nearby: Cogswell Ave. & Mass. Ave., and Mead St. & Walden St.

It is wonderful that the proponents of 2072 agree to widening two of the turn lanes on Walden Street from 8.5' to 10', but will that single adjustment be sufficient to meaningfully improve traffic flow in the neighborhood?

Pre-Covid shutdown, the TP&P Department had been holding public meetings to discuss traffic difficulties and delays at that intersection and the other two listed above.

Pre-pandemic, afternoon traffic regularly backed up from the Walden/Mass. Ave. intersection beyond Raymond Park towards Sherman Street, and beside Raymond Park towards Linnean Street.

Many drivers became impatient and aggressive, most likely from frustration at the loss of momentum and time spent inching down the road. Sometimes they would try to shoot through an intersection, endangering pedestrians.

Quite often, just below the Walden St./ MBTA bridge (heading towards Mass. Ave.), some drivers would pull into the oncoming traffic lane in order to turn left onto Mead Street. Very dangerous! (Some folks are still doing this.)

Some drivers also engaged in "stunt driving" in order to turn left from Cogswell Ave. onto Mass. Ave. towards Arlington. Again, very dangerous for other drivers and pedestrians alike!

There were several ideas put forward by the attendees at the February 5th meeting: among them re-timing the Walden St. traffic light; installing a "right turn only" sign at Cogswell and Mass. Ave.; and restricting parking on a portion of Walden Street during late afternoon, a la restrictions on parts of Memorial Drive; however, to date none of these measures have been implemented. Hopefully some traffic studies were already underway at that point; if so, please use them as you evaluate this project; if not, then please insist that they be performed, but take into account that traffic at the moment is much lighter than normal due to the pandemic.

In short, having a clean slate at the corner of 2072 Mass. Ave. presents a rare opportunity to remedy the situations outlined above. Please capitalize now, while we have this chance! Thank you for your attention to these concerns.

Very truly yours,
Ashley G. Pittman and Monique C. Fischer
47 Cogswell Ave. #19
Cambridge, MA 02140

Pacheco, Maria

From: Jennifer Gilbert <jennifer.gilbert@gmail.com>
Sent: Wednesday, December 9, 2020 9:00 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave

Hello, I am writing to express my support for the project proposed at 2072 Massachusetts Avenue. I am a nearby North Cambridge resident on Fairfield Street, a five minute walk to the site.

It is recognized that Cambridge needs more affordable housing. I am not sure how we begin to fill the considerable gap of need without building more densely wherever possible. This site--along a major thoroughfare with multiple buildings of its scale-- would allow more low and moderate income households to enjoy the many neighborhood amenities I am fortunate to enjoy everyday including access to the T, shopping, etc.

I do not find the height out of character...a large seven story building is only a block away.

The attractive building going up at Frost Terrace is a strong indication of the ability of this development team. They have also shown a high ability to work with the neighborhood. They have proposed a sensitive plan within the constraints and challenges of this corner site and I very much hope it will be approved. Thank you, Jennifer

--

Jennifer Gilbert
48 Fairfield St Cambridge

Pacheco, Maria

From: Jae Storozum <jsstoroz@gmail.com>
Sent: Monday, November 30, 2020 11:37 AM
To: Pacheco, Maria
Cc: Clerk
Subject: Case BZA-017326-2020: Support Affordable Housing

Dear Board of Zoning Appeal members,

I support the affordable housing project at 2072 Mass Ave near Porter Square (Case number #BZA-017326-2020). I have lived in the Porter Square area for four years and have always wanted to see larger, denser housing near the T station in the square. The project will be close enough to the Porter T and along several major bus routes that any claims that the development will negatively affect parking and traffic in the neighborhood are baseless, rooted in irrational fear of change and willfully ignorant of the need for affordable housing in Cambridge.

I would like to remind the Board that many of the local buildings were actually originally built quite tall compared to their "neighborhood context", but were downsized during the Great Depression to avoid property taxes and then down-zoned as a product of racist redlining policies in the mid-20th century. If the Board cares at all about housing justice, they should approve this project as soon as possible.

Thank you,

Jae Storozum
16 Whittier St.

Pacheco, Maria

From: Brian Thompson <Brian.Thompson@umb.edu>
Sent: Wednesday, December 9, 2020 10:46 PM
To: Pacheco, Maria
Subject: Affordable housing, Walden @ MassAve

I fully support this project. We NEED affordable housing here in Cambridge!

Brian Thompson
170 Appleton Street (since 1969)

Brian THOMPSON, Professor of French *emeritus*
University of Massachusetts Boston
www.faculty.umb.edu/brian_thompson/home.htm
Comité exécutif, webmestre, AATF Eastern Massachusetts
Co-Founder, Member of the Board, **EVkids**, evkids.org
Webmaster, New England Speaks French
Radio show "French Toast", live **Wednesdays 6-7 am** (88.1 FM), live and archived on wmbr.org
Conseil d'administration, Amitiés Internationales André Malraux
EVkids: Tutoring for School.Mentoring for Life.

Pacheco, Maria

From: Jalen Bernard <jalentbernard@gmail.com>
Sent: Thursday, December 10, 2020 10:23 AM
To: Pacheco, Maria
Subject: Case Number: BZA-017326-2020

Hello,

My name is Jalen Bernard, I am a resident of Cambridge and graduate of CRLS. I am writing in support of the 2072 Mass Ave project. The city is in desperate need of 49 affordable units. There is a major housing crisis in Cambridge. Affordable living opportunities need to expand. Finding ways to retain cambridge residents with all of the gentrification that is underway is crucial to keeping socioeconomic diversity in Cambridge.This project would help that effort. No parking would allow for Cambridge to continue its efforts in reducing the city's carbon footprint by forcing residents to find other modes of transportation, other than a car.

Nothing should get in the way of creating more affordable living opportunities for cambridge residents.

Regards,
Jalen
130 cambridgepark drive

Pacheco, Maria

From: Daglian, Sisia
Sent: Thursday, December 10, 2020 10:05 AM
To: Pacheco, Maria
Subject: FW: Procedure for tonight's hearing on 2072 Mass Ave Comprehensive Permit

Regards,

Sisia Daglian
Inspectional Services
617-349-6107

From: Young Kim <ycknorris@gmail.com>
Sent: Thursday, December 10, 2020 7:27 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Procedure for tonight's hearing on 2072 Mass Ave Comprehensive Permit

Dear Assistant Commissioner Daglian,

I submitted a letter to BZA requesting that the Planning Board's (PB's) favorable recommendation for the case be declared invalid because the plans CC HRE presented at the 12/1/2020 PB hearing was not what they had submitted for review. I also sent a letter to Commissioner Ranjit asking him to postpone the hearing of 2072 Mass Ave comprehensive permit case because of issues with application material and its supplemental material along with deficiencies in the PB decision memo. Mr. Michael Brandon also sent in a letter requesting the hearing to be cancelled because the comprehensive permit application lacked Project Eligibility Letter from a state funding agency in violation of 760 CMR 56.05(2)(g).

In view of all these communications, I would like to revisit what we talked over the phone. I see two ways how the hearing could proceed

1. The Board decides that the above letters have merits and continues the case with conditions

or

2. The Board decides to continue with the case
   a. The applicants present their case
   b. Board may ask the public for comments

I apologize for having to ask you again, when and how could we ask for continuance because of the above objections?

I am still mulling over how I would approach the Board with my comments. One option is still to use 3-4 slides from the PowerPoint file I sent you earlier. I will let you know before noon.

Thank you for your attention

Young

617-714-3386

PS - By the way, even after living in the States over 1/2 century, my Korean upbringing is still ingrained in me and I always use one's title in my salutation. Some people find this odd or even uncomfortable where greeting by first name is the norm. I do hope you understand and if you prefer, I am more than happy to continue to address you by your beautiful first name. Thought you might wanted to know

Pacheco, Maria

From: Liam Greenwell <liam.greenwell@gmail.com>
Sent: Thursday, December 10, 2020 10:06 AM
To: Pacheco, Maria
Subject: BZA project comment

Hello,

I am writing in support of case BZA-017326-2020, the Mass Ave developments. I am a lifelong Cambridge resident and I feel we need to develop more affordable housing, putting our money where our mouth is as a city. We need to put people first, not parking! This is a well designed project and I heartily support it.

Liam Greenwell
209 Lakeview Ave, Cambridge

--
Liam R. Greenwell
he / him / his
@liam_greenwell / 617-909-5057

Pacheco, Maria

From: Daglian, Sisia
Sent: Thursday, December 10, 2020 10:05 AM
To: Pacheco, Maria
Subject: FW: Comments on tonight's meeting...unable to access meeting on the internet

I think this is for 2072

Regards,
Sisia Daglian
Inspectional Services
617-349-6107

-----Original Message-----
From: Ronald Axelrod <Ronaldaxelrod@aol.com>
Sent: Wednesday, December 9, 2020 6:44 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Comments on tonight's meeting...unable to access meeting on the internet

Due to my limited computer capability I am not able to join the meeting tonight and have the following comments:

I support the proposal and the extreme need we have in Cambridge and Mass for affordable housing.

Concern for an 8 story building on a major wide avenue needs to consider the neighboring 6 story elderly housing, the 8 story building one block to the west and 5 story old Henderson Carriage building with high flr to ceiling heights.

Traffic circulation can be mitigated with curb bumpouts and other traffic planning

The site is within 2 blocks of a major multi modal subway, commuter rail, and bus terminal and more than appropriate for those that don't need or can afford cars.

I SUPPORT AND HOPE THE BZA WILL APPROVE THIS NEEDED HOUSING DEVELOPMENT.

Thank you,
Ron Axelrod, 26 Shepard St. a 53 year Resident of Cambridge.

Sent from my iPad
Typos happen

CAMBRIDGE CITY COUNCIL

Timothy J. Toomey, Jr.
City Councillor

December 10, 2020

Board of Zoning Appeal
831 Mass Avenue, Cambridge, MA

Re: 2072 Massachusetts Avenue (Comprehensive Permit)

Dear Board Members,

Please accept my strong support for Capstone Communities LLC and Hope Real Estate Enterprises LLC ("CC HRE") 2072 Mass Ave Tenant LLC 's application for its proposed redevelopment at 2072 Mass Ave (corner of Mass Ave. and Walden St.)

The forty nine (49) unit, 100% affordable residential community will be located in close proximity to one of Cambridge's major transit hubs, Porter Square, providing several family serving amenities including a grocery store, pharmacy and public schools all within a 5 minute walk from the Site. The proposed development will transform an underutilized urban site currently occupied by a one-story restaurant (Dural Kabob) building, asphalt paving, parking spaces and two curb cuts. The proposed redevelopment will activate the site into a thriving community; a majority of the apartments will be family sized units.

I have been a strong proponent of the production of high quality, affordable family housing units dispersed equitably throughout the city. Despite our best efforts, Cambridge has continued to experience a severe shortage of affordable housing units. It is my understanding that over 70% of the units will contain two and three bedrooms, which will be specifically designed to attract families. Additionally, I support the project's forward leaning approach to managing project costs by providing three accessible and two drop-off parking spaces thereby leveraging the adjacency to the multiple modes of public transit including the Red Line Transit Station, Commuter Rail Fitchburg/South Action Line, four MBTA bus lines (Bus Route #77, 96, 83 and 87) and several car and bike sharing locations all within walking distance.

I am very satisfied with the proponent's bold and innovative plan and I strongly support the Comprehensive Permit application and respectfully request the Board's approval.

Sincerely,

Timothy J. Toomey, Jr.
City Councillor

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139
(617) 349-4280 FAX (617) 349-4287 TTY/TDD: (617) 349-4242 EMAIL: timtoomey@aol.com

Pacheco, Maria

From:	Steven Miller <semiller48@gmail.com>
Sent:	Thursday, December 10, 2020 10:34 AM
To:	Pacheco, Maria
Cc:	Decker, Marjorie - Rep. (HOU)
Subject:	2072 Mass Ave (BZA-017326-2020) – Letter of Support

Re: 2072 Mass Ave (BZA-017326-2020) - Letter of Support
Dear Members of the Board of Zoning Appeal,
My family has lived on Henry Street in Cambridgeport for nearly half a century. We have watched as this once wonderfully multi-income, multi-ethnic, and multi-generational neighborhood got hollowed out into an up-scale destination, a process set in motion when the dubious repeal of rent control allowed market forces to dictate the nature of our community. So, it is for good reason that I strongly support the proposed 100% affordable housing development at 2072 Massachusetts Avenue near Porter Square in Cambridge -- it is a small but important move in the right directioni. I hope that the BZA will agree and approve this important project.

1. **100% affordable housing units.** Market-rate projects in Cambridge are required to include 20% affordable units, but this project has every single unit one of the 49 units as affordable. In addition, 30% are family-friendly 3-BR apartments and 40% are 2-BR units. Other developers would have focused on 1-BR units to maximize profitability and minimize space. If we want housing for families, we need to provide them with space to live! The 2019 Envision Cambridge comprehensive plan identifies Mass Ave as a Major Mixed-Use Corridor, and noted that it contains underutilized sites which could be opportunities for redevelopment into more dense mixed-use development.
2. **Dense, mixed-use development.** "The current site, a 1-story, single-tenant commercial building with a large accompanying surface parking area, represents a past pattern of automobile-centric urban planning and development principles. Recent planning and zoning efforts point to a different kind of land use and development pattern in which commercial corridors provide opportunities for more dense mixed-use development that allows for safe and convenient multi-modal access to transit, jobs, and proximate community resources," writes the Cambridge Community Development staff.
3. **Close to transit.** The project is right on the Mass Ave transit corridor and a 5 minute walk to the Porter Square T station. The project does not include on-site parking beyond 3 accessible spaces and 2 short-term parking spaces, but the concerns about traffic and parking are unfounded. Cambridge's Traffic, Parking + Transportation department writes, "The Project's traffic impacts will be minimal, especially considering that the previous use of the site was a fast food restaurant use which generates more vehicle trips than the proposed Project," and the developer has agreed to all of the Transportation Demand Management recommendations from the city. In a rare gesture for such a small project, the developer has agreed to an easement to widen the traffic lanes on Walden Street to 10' each.
4. **Step-down urban design, ground-floor retail, and green design.** Instead of a consistent height, the building will have 9 stories along Mass Ave down to 6 stories along Walden Street to better respect the neighborhood fabric. It includes 1000 square feet of ground-floor retail space. The building is designed to Passive House standards and includes both solar panels and green roofs accessible by residents.

5. **Developer reputation.** Capstone Communities and Hope Real Estate Enterprises have dedicated the past decade to affordable housing and are passionate about their work and commitment to community. Sean Hope was born in Cambridge and is raising his family here, and Jason Korb's dad grew up in Cambridge. The Department of Housing and Community Development audits the developers' finances for the project to ensure a fair overhead and fee is charged.

Steven E. Miller
92 Henry St., Cambridge

Pacheco, Maria

From: Luis Mejias <lmejias@gmail.com>
Sent: Thursday, December 10, 2020 10:31 AM
To: Pacheco, Maria
Subject: 2072 Mass. Ave

Dear members of the Board of Zoning Appeal:

Please find my comments of support for the proposed project, as designed and with no further changes, below. Thank you.

My name is Luis Mejias and I live in Wellington Harrington. My mother, who requires the use of a wheelchair, lives at 5 Temple Street, a CHA resident. I am writing on behalf of myself and 49 families currently waiting for an affordable place to call home.

I applaud this project. This is exactly the type of project that should move through the approval process expeditiously. The project is 100% affordable, near significant mass transit, and includes little parking, so its impact on traffic will be minimal by discouraging car ownership.

I want to directly address the parking concerns since this seems to be a primary point of contention. I am a transportation and city planner, with many years of experience, and want to emphasize that having very little on-site parking is good. Further, I'm very familiar with 5 Temple, also near the Red Line, and often see few cars parked in the parking spaces on the ground floor. I wish those spaces were homes for people, not imaginary cars. If you make it hard to park cars, demand to own and use cars is reduced. The solution to parking is to price it correctly, not provide lots of free parking. Let's raise the price of residential permits, not make it easier and more convenient to have them and then complain about traffic and parking.

The same argument can be said for the proposed widening of Walden Street to accommodate three full travel lanes. If we're serious about tackling climate change, we should discourage car use for everyone, not try to relieve congestion by providing more space for cars. The fact that some are arguing for more parking and the City is pushing to widen roads is completely incongruous with the argument that people in this particular project should not have cars.

I implore the BZA and those reviewing this project later to reject <u>any</u> attempt to reduce the size or scope of this project. We need every single affordable home we can get. 49 homes are great. It would be even better with double that number. That being said, if the project is forced to be made smaller, that means fewer homes for those most vulnerable. Fewer homes mean the odds of the 20,000+ on wait lists winning the lottery (itself a travesty, as having a home should not require winning the lottery) are that much greater. Every home that is lost due to downsizing, is forever lost. We won't get it back.

Here we have a project that can house 49 families. Let's make sure 49 families get housed.

Thank you!

Pacheco, Maria

From: Zondervan, Quinton
Sent: Thursday, December 10, 2020 11:22 AM
To: Pacheco, Maria
Cc: Zondervan, Quinton
Subject: Letter of Support for 2072 Mass Ave (BZA-017326-2020)

Dear Members of the Board of Zoning Appeals,

I write to you in support of BZA Case No. 017326, to build 100% affordable housing using the passive house standard at 2072 Massachusetts Avenue. In addition to using this stringent environmental standard to minimize energy consumption and the resulting climate change emissions, the development's location near a major transit hub and extremely limited parking (3 disabled parking spaces and 2 pickup/dropoff spaces) are the model we should be following for housing construction in Cambridge.

The developers are negotiating in good faith with the neighbors to arrive at a development that maximizes the affordable housing that can be constructed on the site without excessively impacting the neighborhood. To ensure traffic safety, it would seem advisable to require a full traffic impact report.

It's notable that the developers could build fewer units as of right under the newly adopted Affordable Housing Overlay, but are instead pursuing a larger development under 40B. While this is riskier for them, it will hopefully result in a greater number of affordable units to help combat the affordable housing crisis in Cambridge.

These are exactly the kinds of projects we should be considering along major corridors like Massachusetts Avenue and in close proximity to mass transit. Thanks for your consideration.

Sincerely,

Quinton Y. Zondervan
Cambridge City Councilor
617-901-2006

Pacheco, Maria

From: steve bardige <sbardige@gmail.com>
Sent: Monday, November 30, 2020 1:28 PM
To: Pacheco, Maria
Subject: 2072 MasssAve. BZA-017326-2020

Cambridge Board of Zoning Appeals

Re: 2072 Massachusetts Ave, BZA-017326-2020

November 30, 2020

We support the application for a comprehensive permit to build new multi-family affordable housing located at 2072 Massachusetts Avenue Cambridge MA

My wife and I have lived in Cambridge, about half mile from the corner of Walden and Mass Ave. for 47 years, and we have walked and driven by that corner thousands of times.

The need for affordable housing, especially for families, in Cambridge is clear. Building affordable housing on Mass Ave, near bus and subway, makes sense. We applaud the developer for his innovative efforts to take some of his land on Walden and use it to widen Walden. While this in and of itself will not solve the long-standing traffic issues at the corner of Walden and Mass Ave, it will help. And moving the primary entrance from Walden to Mass Ave. was a big improvement.

We like the reduction to six stories in the back of the building to address some of the neighbors concerns. We also like the passive house attributes, and the green amenities on the roof.

Advocating increased density is not something We do lightly, but in this case, given the location on Mass Ave, the need for affordable housing, the proximity to public transportation, the efforts the developer has made to accommodate many of the neighborhood concerns. We support this application.

Kay Hurley and Stephen Bardige

55 Stearns Street

sbardige@gmail.com

617-230-0030

Pacheco, Maria

From: Karen Leiter <kasuzle@gmail.com>
Sent: Thursday, December 10, 2020 11:00 AM
To: Pacheco, Maria
Subject: 2072 Mass. Avenue,BZA-017326-2020

Re:2072 Mass. Avenue, BZA-017326-2020
mpacheco@cambridgema.gov

Dear Board of Zoning Appeals,

I am writing to register my full support for the 2072 Mass. Ave. affordable housing project at the corner of Walden Street. I have lived for six years in a rented apartment nearby, at 1775 Mass. Ave. in the Newport Road condominiums. We are desperately in need of affordable housing in Cambridge, especially housing that will accommodate families with children, like mine. Given that the project is on a major thoroughfare, surrounded by businesses, so near to Porter Square, it makes sense to increase the height of the building in order to provide additional apartments. As we are all aware, the cost of housing is very high in Cambridge and surrounding areas, and there is a lack of available rental units. I am pleased to see that the 2072 proposal includes so many two- and three-bedroom apartments.

When new construction is proposed, traffic and parking increases are often raised as objections. I think that the proposed development will be attractive to families like mine who do not own a car. I know of many local families who walk, bike and take public transit everywhere; for many of us a car is not necessary in the Cambridge-Boston area, especially in the Porter neighborhood. For example, the two buildings that make up the Newport Road condominiums have 83 units and are about the same distance from Porter Square as the proposed development at 2072 Mass Ave. Most of the units do not have access to underground parking, and, like myself, many of my neighbors do not own a car. I regularly use Zipcar for errands, and occasionally have access to a borrowed car, and I have never had a problem finding parking within a block or two of my building.

In closing, I want to point out that one of the chief joys of living in Cambridge is living alongside families with a range of incomes and a variety of life experiences. The availability of affordable housing is absolutely essential to maintaining a diverse and welcoming city and a dynamic urban environment.

Sincerely,

Karen Leiter
1775 Mass. Ave., #2
Cambridge

Dear Members of the Board of Zoning Appeal and City planners,

Re: CASE NO. BZA-017326-2020, Dec 10 6:00 P.M.

As President of the Porter Square Neighbors Association (PSNA), I have watched this project with interest. I have also worked to make sure everyone in the area could attend at least one of the many public meetings held by Capstone Communities. PSNA has had the developers come to visit twice, and the NCSC had a meeting on 2072 Mass Ave as well. I have attended them all and the Planning Board Meeting.

I have followed the discussions on Next Door and posted there to be sure everyone knew when the meetings were happening, and where to find the plans/reports and upcoming hearing dates online. I have forwarded all of this information to at least three neighborhood email lists and to the PSNA listserv consistently. I have followed the North Walden group's formation, discussions, and petition. I have read all the reports and have walked and driven through the intersection to gather my own information to think about the proposed building and new residents.

Until now, I have not expressed my own opinion, which is not held by all PSNA members or by some who engage in the discussions on our e-mail list. I intend to do that now.

At first, I found the height at this challenging intersection to be daunting. I acknowledge the concerns of the residents of the first block or two of Walden from that intersection are valid. Yet as I think about the City's housing needs and indeed the vision of a future Cambridge (acknowledged by Envision Cambridge and common sense), I am required to think bigger than that.

Even the prior zoning for Mass Ave allowed for taller buildings than exist there now. There are buildings near that site nearly as tall as the proposed housing development. And, as some of my colleagues have said, "If not there, then where will we build taller buildings?" Two T stations are within an easy walk, buses go by frequently. There are Blue Bikes nearby, and I think the developers should put a zip car on the site, to allow for use by multiple drivers, for short trips for groceries, and so on. I know they have a long list of options they plan to offer tenants to discourage car ownership.

The site is near many neighborhood stores, affordable restaurants, and the Porter Square Shopping Center, all of which offer strong incentives for tenants to stay in the neighborhood and keep their cars (if they have one) parked, or possibly give up a car.

There is, of course, the very real concern about more cars parking on local streets and in the City lot behind the building, which would take some of the spaces the current residents enjoy now. I feel that the number of cars that residents of any new project will introduce is often exaggerated in online discussions. I think most folks will not feel they need a car or want to use the car they may have given the alternatives available and the necessity of finding another space when they return. Still, some will need to use a car to go to jobs not easily accessed by public transit or walking. Or they may actually use their cars for their work. Still others will need to pick up kids from school and other activities or to take food to and check in on parents, like the rest of us. In the end, I believe that the parking issues will work themselves out.

It is very clear to me that the City wants to invest in affordable family housing. It will not invest in parking on the site nor will it allow the curb cut on Mass Ave, no matter how many people want to see that option on a plan.

The City will, no doubt, put a dedicated bike lane in front of the building (on Mass Ave) eventually (probably by the time the building opens), which will alleviate some of the bicycling safety issues raised. That, plus the ability of residents to enter, with bikes, from Mass Ave, will keep many bicyclists from needing to go onto Walden at all Also, the opportunity to widen Walden Street itself and the adjacent sidewalk at Mass Ave with a strip of the lot offers a benefit to all who pass through the intersection.

I have been particularly saddened to see the Russell Apartments representative captured by so much of the negativity from the North Walden group. It is quite possible that the residents of the proposed apartments could be very helpful to their elderly neighbors. They could help Russell residents with groceries, may well want to befriend them, provide company or community, should a resident desire such. How such a relationship could be built is worth some consideration, and construction of that part of this project could begin well before the building itself. The fearfulness may be expected; it does not need to be encouraged.

Finally, I think the changes to the proposal made in response to community input have made the project better. I also think the building is beautiful, as are the Lesley A&D building and the quite different, Frost Terrace affordable housing development further down Mass Ave. I like the roof garden, the solar panels and the green roof. Indeed, there is a lot about the proposed building to like.

The new residents of the proposed apartments may indeed be pinching themselves when they move in, and all of us should reach out to make them welcome them in to our community. I know I will be there invite them to PSNA meetings!

Thank you,

Ruth Ryals

115 Upland Rd

Cambridge, MA 02140

To Whom it May Concern,

I am writing to offer my support of the project proposed at 2072 Mass Ave. by the proponents. It is no secret that Cambridge and the region need more affordable housing but that is not why I support this project. I support this project because from an urban planning and housing strategy for Cambridge development along the Mass Ave corridor is not just needed, its smart design. Where else should a project like this be developed? Cambridge has long abdicated its duty to create a holistic plan for the City. However we have engaged in multiple studies from Envision to K2C2 and beyond. Every single study not only cites housing as a priority but suggests corridors like Mass Ave, Cambridge St, and Broadway as desirable "soft sites" for future housing development. The argument that this project is out of scale with the neighborhood is not something I would entertain much as who can honestly state that 1 to 3 story buildings are appropriate for transit nodes in an urban environment like this? I think it is also worth nothing that under the recently passed Affordable Housing Overlay (of which I am not a fan) this project would be entirely by right though at 7 stories. I applaud Sean Hope and Jason Korb as some of the most ethical developers in Cambridge and enthusiastically support this project. Please approve and let start taking these corridors seriously as we push Cambridge into 21st century urban design and planning.

Regards,

Patrick W. Barrett III, ESQ

41 Pleasant Street

Pacheco, Maria

From: Decker, Marjorie - Rep. (HOU) <Marjorie.Decker@mahouse.gov>
Sent: Thursday, December 10, 2020 12:59 PM
To: Pacheco, Maria
Subject: 2072 Mass Ave Affordable Housing Development (BZA 017326-2020)

Mr. Constantine Alexander, Chairman
Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

December 10, 2020

Re: 2072 Mass Ave Affordable Housing Development (BZA 017326-2020)

Dear Mr. Alexander:

I am a strong supporter of the Capstone Communities LLC and Hope Real Estate Enterprises LLC ("CC HRE")Comprehensive Permit application for its proposed 100% affordable housing apartment homes at 2072 Mass Avenue. I could not be more thankful that the building site will become available to 49 families in need of affordable housing.

There are so many strengths to this project; the first being the developers, and in particular Sean Hope. Sean has deep ties to Cambridge; the son of a neighborhood activist mother, he knows this community, loves this community, and has a lifetime commitment and record of caring for the needs of many families who will benefit from these units. Both developers have a successful record of having already developed two 100% affordable housing sites.

The size of this site will allow 49 families to comfortably live and work in our community. A number of family sized units will be available - ranging from 14 one-bedrooms, 21 two-bedrooms, and 14 three-bedroom apartments – and affordable to individuals and families earning a range of incomes – 30% and 60% of the area median income. The site is extremely well-served by public transit, including the Porter Square MBTA Redline and Commuter Rail stations a short walk away. The convenience of public transportation with the bulk of the height of this building on Mass Ave is also consistent with urban smart growth principles.
The public improvements to Walden Street of widening the roadway and sidewalk will be a dramatic and permanent improvement to the Walden Street neighborhood, thereby providing a safer pedestrian and vehicle experience at the currently congested corner of Mass Ave and Walden Street.

Additionally, I commend the developers' willingness to incorporate feedback by shifting the taller heights toward Mass Ave and lowering the rear of the building, creating a step down into the residential neighborhood along Walden Street. This lowering of the rear portion of the building also activates the roof of the lowered portion for planting and a shared outdoor space which will be a wonderful amenity for the building occupants.

I write to you regarding the strengths of this project and who it will serve to ask that you please keep centered in your hearts and mind who is at stake in your deliberations. We are always making decisions on whose needs we can meet, who will be inconvenienced and assessing the strengths and harm of our choices at all

levels of governments but nowhere as clearly as you do serving on the BZA. The design concept and scale of the project are strong. I support this project with all 49 units. I believe the developers have worked hard to respond to the hopes and likes of the immediate surrounding neighbors. I also believe that the possible inconvenience some might fear is outweighed by the overall benefits. I have known the diverse needs of the kind of families that will benefit from these life-changing, live-saving, generationally transforming opportunities.

Many of you know my story, even if you don't know me personally. I stand here today as a State Representative who has, over eight years, proudly passed important legislation that will save lives and strengthen community resiliency. I served as City Councillor for 14 years and am proud of my service to our community in helping to systemically reimagine how we approach and support the issues of domestic violence and sexual assault. I am very proud of the multi-year work I led on how we deliver services to our early educators in Cambridge, expanding our capacity to provide mental support to children and families, and include providers that were excluded from state services. I love that I played an important role in rethinking how we deliver programming to our youth centers and spearheaded the creation of the youth subcommittee on the Kids Council, in which the first group of students included a young CRLS student whose family immigrated to the US and lived in public housing. She now proudly serves as our Mayor.

My point is not so much about me, but to remind you that for EVERY unit of affordable housing, a family's life will forever be changed, transforming generations and in some cases saving lives. Without stable housing in a well resourced community like Cambridge, many children and families will never be able to fully experience their total potential and unleash their gifts and talents that will benefit entire communities. Even the loss of two units is a decision to exclude two families from the opportunity to benefit and contribute to our community.

I can recall when my family and I were living in a two bedroom in Woodrow Wilson Court--my younger brother and I shared a bedroom. It was fine until it wasn't. Until we became self-actualized individuals who developmentally needed our space and were confined in a home that was already strapped by the pressure of poverty, a mom who routinely worked double shifts, and a father who was silently suffering from his years of war time combat. We were lucky to secure the golden ticket: a section 8 voucher. We visited two potential homes and were denied both; one did not meet code and the other was less than $50.00 above the voucher limit. For a brief moment, I was able to dream about what it would be like to live in a beautiful home with my own room. If you have been around long enough - then you can appreciate the CHA housing stock in the 1980's greatly suffered the indignity of decades of neglect from the Federal and State government no renovations or upkeep. The living conditions would never meet code today. I would be happy to sometimes share more about how the humiliation of poor living conditions, linoleum floors peeling, asbestos tiles duck taped, rusted dirty appliances that we could not have changed, have on the emotional and physical well-being of children and adults. For every family denied the opportunity to live in Cambridge, these are certainly the conditions they will continue to face outside of our city.

Finally, I will remind you that you have heard from me only a few times at the most since I left the City Council. Even as a city councilor there will be some of you who remember I did not often communicate to the board. I firmly believed then and now your job was to assess these projects independently of the opinions of elected officials. It would then be my job as a city councilor to assess your conclusion to be sure it met the needs of our community priorities and standards. I respect that protocol seems to have shifted and it is far more common for you to hear from local elected officials. I still have tried to honor what I believe is your role in these deliberations. This opportunity is too important and since I will not have a chance to comment, assess and vote on the municipal level, I could not miss the opportunity to weigh in and be a voice for the 49 families

watching and waiting to see their fate unfold in your hands. This project meets the high standards of design, quality, ample community input, smart growth and the overwhelming value to add more affordable housing over market rate when possible.
For all these reasons I urge you to give this Comprehensive Permit application your strongest consideration and I thank you for your attention to this matter.

Sincerely,

Representative Marjorie C. Decker

Pacheco, Maria

From: Sam Shoap <sam.shoap@masshousingcoalition.org>
Sent: Thursday, December 10, 2020 1:13 PM
To: Pacheco, Maria
Cc: Sean Hope; Sean D. Hope Esq.
Subject: 2072 Mass Ave project (ZBA 017326-2020)

Constantine Alexander
Zoning Board Chairman
831 Mass Ave
Cambridge, MA 02139

To whom it may concern,

I write to you today on behalf of the Massachusetts Housing Coalition to declare our support for Capstone Communities LLC and Hope Real Estate Enterprises LLC development of a multi-family 100% affordable housing community at 2072 Mass Ave. (ZBA 017326-2020), with 49 residential rental units, as well as ground floor commercial and building amenity space.

The Massachusetts Housing Coalition (MHC) is a non-profit organization founded by Massachusetts residents, tenants, homeowners, and property owners. MHC is focused on protecting and increasing access to affordable and workforce housing options in Massachusetts by promoting economic and systemic equity, racial and social justice, and by advocating for sustainable and smart growth housing, along with transportation infrastructure that supports residents and vulnerable populations.

MHC is supportive of this project for many reasons, but the most pertinent reason is also the most simplistic - our region *desperately* needs more affordable housing. While the issues of housing shortages, affordability, and accessibility have been discussed for decades, with potential solution after potential solution proposed, a simple, straightforward solution is right in front of us; If we want more affordable housing, we need to build more affordable housing.

An article published this past summer in the Boston Globe[1] sought to highlight the massive shortage of affordable housing in the Boston area, saying "Amid a housing crunch and a rental market upended by COVID-19, lengthy queues for affordable housing continue in Boston, with one organization that owns 500 residential units in Allston and Brighton seeing its waitlist top an eye-popping 17,000."

It continued, "There are other wait lists. The Boston Housing Authority, which provides affordable housing to more than 58,000 residents in and around the city, said it had more than 49,000 applicants for its affordable housing programs as of July 6.

Albert Caldarelli, the executive director of the East Boston Community Development Corporation, said recently that between 4,000 and 5,000 people are now in the queue for the agency's affordable housing.

Leslie Reid, the chief executive of Madison Park Development Corporation, which has 790 residential units in Lower Roxbury, the vast majority of which are subsidized housing, said there are currently about 7,300 on its waitlist."

With such profound, widespread need, restricting or denying the development of more affordable housing - especially units designed for full families - would be incredibly disappointing and unnecessary.

Additionally, the effects of this development go far beyond waiting list numbers.

These units will bring more families and long-term renters to the area, increasing consistent economic activity regardless of whether school is in session.

It is also worth considering the potential societal benefits related to this development. Cambridge is predominantly white (67% of the population)[2], but, according to the National Low Income Housing Coalition[3], "Black, Native American, and

Hispanic households are more likely than white households to be extremely low-income renters - with incomes at or below the poverty level or 30% of their area median income – for whom there is a dire shortage of affordable and available homes; nationally there are just 37 rental homes for every 100 extremely low-income renter households. Twenty percent of black households, 18% of American Indian or Alaska Native (AIAN) households, and 16% of Hispanic households are extremely low-income renters.". It is therefore worth pointing out the likelihood that this will increase the diversity of Cambridge. A paper put out by the Urban Institute[4] elaborates on "the substantial body of evidence that residential segregation undermines the well-being of individuals, communities, and American society as a whole. Although we know much less about the potential benefits of neighborhood diversity than about the costs of segregation, considerable research finds that both whites and minorities gain from diverse communities." This is a real chance to make tangible progress in Cambridge's pursuit of social and racial justice.

We hope that you will consider the importance of this project to so many families in need, as well as the societal benefits it would entail, in voting to approve this proposal.

Thank you, Sam Shoap Outreach Director Massachusetts Housing Coalition

1. https://www.bostonglobe.com/2020/07/20/metro/affordable-rental-housing-allston-brighton-waiting-list-17000/?p1=Article_Inline_Text_Link
2. https://www.census.gov/quickfacts/cambridgecitymassachusetts
3. https://nlihc.org/resource/racial-disparities-among-extremely-low-income-renters
4. https://www.urban.org/sites/default/files/publication/30631/411955-Promoting-Neighborhood-Diversity-Benefits-Barriers-and-Strategies.PDF

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Sam Shoap
Outreach Director
Massachusetts Housing Coalition
Sam.Shoap@masshousingcoalition.org | 215-630-4318
website | facebook

Pacheco, Maria

From: Singanayagam, Ranjit
Sent: Thursday, December 10, 2020 12:27 PM
To: Pacheco, Maria
Subject: FW: 2072 Massachusetts Avenue

From: Barr, Joseph <jbarr@cambridgema.gov>
Sent: Thursday, December 10, 2020 10:28 AM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 2072 Massachusetts Avenue

Ranjit,

Based on my discussions with Susan Frankle (who was also speaking on behalf of the North Walden Neighbors group), she asked me to let you know that there have been ongoing concerns expressed by residents in this local neighborhood about the traffic congestion and cut-through traffic in this vicinity, particularly on Mead Street and Cogswell Avenue. As I've noted in my previous communications, we do not believe that the construction of the proposed projects at 2072 Massachusetts Avenue will lead to any significant changes (positive or negative) to that situation. However, I wanted to make sure that you are aware that these concerns have been expressed to us, and that we have been working with local residents to address the cut-through traffic and safety issues, in case that information is of interest to the BZA.

Thanks, and let me know if you have any questions.

Joe B.

Joseph Barr, AICP
Director of Traffic, Parking, and Transportation
City of Cambridge
617-349-4743 (office)
www.cambridgema.gov/traffic

Pacheco, Maria

From: Abra Berkowitz <abraberkowitz@outlook.com>
Sent: Thursday, December 10, 2020 2:15 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave. Zoning Relief from 16 Walden #2R

Dear Ms. Pacheco and Board of Zoning Appeals Members,

I'm writing as a neighbor of 2072 Mass Ave in support of Capstone's project. I live at 16 Walden Street, one house over from what is now Darul Kabob. I can understand my neighbors' concerns, particularly those from residents of the Russell Apartments and worries re: congestion and traffic. However, the project will have far greater benefits to our rapidly gentrifying neighborhood than drawbacks. The team at Capstone has also worked hard to listen to neighborhood concerns and accommodate them in the version you're seeing tonight.

Pre-pandemic, I was lucky enough to meet different neighbors, whether while hanging out on their stoops, passing by, or playing with their kids. I met two longtime Cambridge residents who were voucher holders. Both needed to leave the North Walden area because their rental units were for sale and they couldn't find neighboring units which fit their vouchers' payment standards. I also met longtime residents who lamented that their children couldn't afford to return home and rent near them after college. The Capstone project will help keep people from our neighborhood in our neighborhood. The project will be an asset to neighborhood stability.

Most importantly, the Capstone project will include Section 8 voucher units and family-sized units. Our lowest income residents face the largest barriers to securing decent and affordable housing: credit checks, prejudice, security deposits and simply being unable to afford market rents, even when employed full-time. As do our city's families. And yet, federal funding for programs like Section 8 continues to decrease annually, putting our poorest residents--who often choose between homelessness and doubling (or tripling) up during a pandemic--in an increasingly unsafe and difficult situation. Waitlists for housing serving residents making at or below 50% the Area Median Income (AMI) often reach over a decade. Cambridge families--including those making 60% of the AMI, this project's other targeted income--also face huge barriers to remaining in our city without overcrowding. We need to jump at the opportunity to house these folks now, in housing which is safe and they can afford. The project provides a rare opportunity to add units for Cambridge residents with the most urgent housing needs.

Sure, I have my worries. Will my old condo collapse during pile driving? (Answer: very probably no, but if there are any issues Capstone says they will document them and resolve them). Will my girlfriend have to circle the block a few times to find a parking space? (Possibly, but no biggie). Will the proposed rooftop patio be loud at night? (I turn into the Grinch after 9pm, so the jury's out on that but it's a city and I have earplugs and a sound machine). The opportunity to build high quality affordable housing Cambridge residents can afford (in the best neighborhood in Cambridge) outweighs any of these concerns by a mile.

Thanks for reading my comments, and thanks to Capstone.

Best,
Abra Berkowitz
16 Walden Street #2R

Cambridge, MA 02140

Sent from Outlook

Pacheco, Maria

From: Elisabeth Werby <eawerby@gmail.com>
Sent: Thursday, December 10, 2020 2:03 PM
To: Pacheco, Maria
Subject: 2071 Mass Ave Project

To the Members of the Cambridge Board of Zoning Appeals,

I am writing to urge you to require the 2071 Mass Ave project to confirm with the AHO (and other City) guidelines.

As I'm sure you will remember, the AFO guidelines were the subject of heated debate, due consideration, and revision in an effort to balance the various interests involved, *including those of developers*. Available to all in the original form years ago, they now stand as law and are designed to ensure that AFO projects are economically viable.

Given this, as well as the fact that the 2071 project is receiving significant public support, it is unnecessary, inappropriate, and a dangerous precedent to waive the AFO height restrictions for this project, which is proposed to be some 30 feet higher than otherwise permitted. The fact that the project is presented under a special permit application allows but does not justify a departure from the AHO guidelines.

As a citizen who was involved in discussions about the AFO, I am deeply troubled by the possibility that this legislation will be effectively ignored. *If a developer can get around the AFO guidelines by filing for a Special Permit, what was the point of the AFO?*

I am also aware of the fact that there are now some 14,000 (!) vacant rental units in Cambridge, with prices decreasing rapidly. There is an opportunity to serve the needs of low-income resident while requiring the developer to redesign that project to conform to the AFO and to conduct a traffic study that takes account of the hazards at the particular location and expectations for life after COVID.

I appreciate your thoughtful consideration of this matter.

Elisabeth Werby
7 Wright St. #1

Dear members of the BZA,

As a lifelong resident of North Cambridge, I am writing to express my strong support for the proposed development at 2072 Mass Ave (CASE NO. BZA-017326-2020). I have commuted from North Cambridge to CRLS and to jobs around Cambridge and Boston on foot, by bicycle, and via the 77 bus and the Red Line, and I know from personal experience that transit-oriented living in North Cambridge affords great opportunities to benefit from and contribute to the city as a whole. I am particularly excited that this project proposes 49 affordable units. As a young person in Cambridge, I know that private market rents have made it nearly impossible for many of my classmates and peers to start their professional lives in the city where they grew up. Just as importantly, these units will provide valuable housing options for families using mobile vouchers, as illegal source-of-income discrimination and the competitive market for two-bedroom and three-bedroom units in Cambridge often makes it very difficult for families to use these vouchers before they expire. Neighbors who have expressed opposition to this project are right that North Cambridge is a great place to live, and this only deepens the city's obligation to provide additional affordable homes here when projects like 2072 Mass Ave are proposed. As such, I strongly encourage the BZA to grant a comprehensive permit in this case, and further encourage you to maintain the proposed density and unit mix.

Thank you for your time and consideration, and best wishes,

Will MacArthur
18 Shea Rd, Cambridge, MA 02140

Pacheco, Maria

From: Ira Nichols-Barrer <nicholsbarrer@yahoo.com>
Sent: Monday, November 30, 2020 4:20 PM
To: Pacheco, Maria
Subject: support for BZA-017326-2020 (2072 Mass Ave)

Greetings,

I am writing to express my strong and heartfelt support for the proposed affordable housing development at 2072 Mass Ave. I believe our community is facing a housing affordability crisis, and allowing these much-needed homes to be built would help families in our community who need it most. Moving forward would be a wonderful idea. Since this site is on the busy Mass Ave. corridor, replaces an unsightly parking lot, and is very close to transit (and a grocery store), it appears to be an ideal location to allow more much-needed density.

I am a homeowner who lives around the corner from this site and walk by it daily, and I do not think any hypothetical concerns about access to on-street parking justify slowing down or downscaling the project. The developers have already reduced the scale of their original plan to add an attractive rear roof-deck that will create a 'step down' to nearby homes, and it would be a sad and shortsighted loss to see the project downscaled even further.

I hope you see fit to grant approval, and bring more desperately-needed homes to my neighborhood.

Sincerely,
Ira

Ira Nichols-Barrer
175 Richdale Ave., #105
Cambridge MA, 02140

Pacheco, Maria

From: Barbara Strom <barbara.a.strom@gmail.com>
Sent: Thursday, December 10, 2020 3:18 PM
To: Pacheco, Maria
Subject: Case BZA-017326-2020 2072 Mass Ave

Hello -

I'm writing in support of the 2072 Mass Ave affordable housing development.

It may need some tweaks to be closer to the AHO guidelines, but I can understand starting out with an ambitious design in order to wind up with the most possible affordable housing.

Please keep this project moving forward. Cambridge desperately needs more affordable housing; that means increased density, which is most acceptable on major streets like Mass Ave.

Thanks,
Barb Strom
3 Olive Pl #2
Cambridge MA 02140

Pacheco, Maria

From: Carl Nagy-Koechlin <carlnagy-koechlin@justastart.org>
Sent: Thursday, December 10, 2020 4:02 PM
To: Pacheco, Maria
Subject: 2072 Mass. Ave. project

I am writing on behalf of Just-A-Start Corporation (JAS) to convey our support for Capstone Communities development proposal for 2072 Massachusetts Avenue. JAS was founded in 1968 to address the needs of and create opportunities for low- and moderate-income people in Cambridge. We have accomplished this through a variety of programs and initiatives, none of which has been more important than our work to develop affordable housing. As effective as we have been at doing so, the lack of affordable housing in Cambridge requires the efforts of many, including both nonprofit and private developers working in partnership with the City.

Capstone Communities, and its principals Jason Korb and Sean Hope, are among the developers that have been effective in this effort. They have developed well designed and well managed affordable developments in the city, and their proposal for 2072 Mass. Ave. will be another such project. It will contribute 49 much-needed affordable apartments to the city. Like the residents of JAS's developments and other affordable projects in Cambridge, the tenants of 2072 Mass. Ave. will have access to the services and economic opportunity that Cambridge has to offer, giving them - adults and children - access to bright futures.

We're fortunate in Cambridge to have reputable developers, including Capstone, who have and will work with the City to advance our shared affordable housing goals. This project will move us in that direction. I urge you to support Capstones application.

Thank you.

Carl Nagy-Koechlin

--
Carl Nagy-Koechlin
Executive Director
(He/Him/His)
Just-A-Start Corporation
1035 Cambridge Street, #12
Cambridge, MA 02141
Cell: 617-939-4578
Office: (617) 918-7503
carlnagy-koechlin@justastart.org

www.justastart.org

Follow us on Twitter: twitter: @JustAStartCorp
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Like us on Facebook: facebook.com/JustAStartCorp

Pacheco, Maria

From: Mary Baine Campbell <campbell@brandeis.edu>
Sent: Thursday, December 10, 2020 6:02 PM
To: Pacheco, Maria
Cc: Sean D. Hope Esq.
Subject: ZBA 017326-2020

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Pacheco--

I'm sorry for the very late submission of this letter, which will have to be short. (My building has been having a big problem with internet access for the last week, and my email obligations are now huge!)

I wanted to say that I have been part of two or three extended public discussions of close and more distant neighbors to the proposed building at 2072 Massachusetts Avenue, and I continue to be strongly in favor of, in fact quite excited about, the proposed building.

We hold ourselves to standards that are too low when we congratulate ourselves on being a leader in affordable housing here in Cambridge. The city has changed for the worse in almost every way since the banning of rent control became law in the mid-90s and prices and rents doubled, even tripled, in a few short years. Far too many families have had to leave the city they and their parents grew up in. Diversity has diminished, as has the city's liveliness and fellow feeling. And people are struggling, suffering, especially children and young people. I live and work part of the time in Paris, which has also seen rising rents and housing prices and a sort for-the-tourists gentrification, but it has not left people homeless or forced so many to leave their city.

This building is a model of environmental sensitivity. It will encourage use of public transportation and walking, given that only the handicapped will have cars (which is a large part of what gives Parisians significantly greater longevity, across classes). It is in line with the kinds of building that we must have to remain sustainable and to house our fellow citizens, and we know more or coming: the population grows, cities grow, this building is a humane response to those facts of life, and to the biggest fact of life of all, however we may strive to turn away from it: the increasing rate of carbon and methane-related warming and ills associated with it.

I'm happy about the building, and hope to see more like it, in Cambridge and surrounding towns, and soon. I live a few blocks away and do all my shopping and much of my social and even political life on Mass Ave between Linnaean Street and Cameron St.

Thanks for listening,
Mary Baine Campbell
36 Linnaean St, #9
Cambridge, MA 02138

--

Mary Baine Campbell
Professor of English, Comparative Literature,
Women's and Gender Studies (Emerita)
Brandeis University
Waltham, MA 02454-9110

Pacheco, Maria

From: Daglian, Sisia
Sent: Thursday, December 10, 2020 5:55 PM
To: eric
Cc: Pacheco, Maria
Subject: RE: 2072 Massachusetts Avenue

Eric

We will add your dissent to the file for the Board.

Sisia

From: eric <ericpfeufer@hotmail.com>
Sent: Thursday, December 10, 2020 3:35 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: 2072 Massachusetts Avenue

I would like to convey my distress that a project so far in excess of the physical parameters of its base zoning of a district and even greatly in excess of the recently adopted AHO be allowed to proceed as planned.

The information provided by the City describes an older proposal of 8 stories, the current proposal is for 9 stories on the corner of Mass Ave and Walden, stepping down to 6 stories on the 'south' property line.

I strongly object to such great height and density being allowed at all; there is no precedent for this building in North Cambridge.

There has been very little community process.

Sincerely,
Jean Hermann
9 Sycamore St
Cambridge, Ma

Pacheco, Maria

From: Aleida Inglis <akinglis@comcast.net>
Sent: Thursday, December 10, 2020 5:42 PM
To: Pacheco, Maria
Subject: CASE NO. BZA-017326-2020 - 2072 Mass. Ave. Proposed Development

Dear Honorable Cambridge Board of Zoning Appeals Members:

I would like to share some thoughts with you about the proposed development at 2072 Mass Ave, and request that some changes and conditions be added to the proposal prior to allowing it to pass.

The building that Capstone proposes, under the leadership of Jason Korb and Sean Hope, is beautiful and forward-looking in many impressive ways, but its size and the potential impact of some features propose significant concerns, particularly on the small lot on a dangerous intersection whose current traffic problems already pose dangers to those in surrounding streets,

Some background to these concerns, the need and pressure for affordable housing, and to those who are distressed by anyone who does not give unqualified support to the project as is: Whereas the 40B has a history of being considered an anti-snob measure to ensure the development of affordable housing in settings where it is opposed, I want to make it abundantly clear that that situation is not applicable here. To give a sense of context, t he nearby neighbors of the proposed development are a friendly and welcoming community that is diverse culturally, racial and economically, and concerned with social justice and providing high-quality and safe affordable housing.

Regarding the 2072 proposed project, the significant traffic problems start at the Mass Ave /Walden Street (MA/WS) corner, on the edge of the proposed buikding, and continue into other parts of the neighborhood. When traffic is at its normal density, the back-up traffic from the MA/WS congestion continues around the corner to Mead S t. and Cogswell Ave. This causes serious dangers to the Cogswell neighbors when, during rush hour, the Walden overflow traffic backs up from Mass Ave to halfway down Cogswell Ave. and makes it impossible for emergency vehicles like fire-engines and ambulances to get though in a crisis situation .

Those who live here know these dangers exist because they/we live with them and are trying to work with the city to resolve them. It is also clear that <u>any</u> further development near the MA/WS corner will worsen them and, the bigger the development, the more profound the impact will be on an already dangerous situation. There is no guarentee that widening the lanes on Walden, as Capstone has generously proposed to do, will help with this, because much of the backing-up and congestion comes from slow, congested traffic on Mass Ave. which is likely to remain a problem, even with the widened lanes.

Please let's put on the breaks, regroup and go back and address the important issues that have been left out of the planning so far.

By taking into consideration recommendations from the range of experts in the community, in conjunction with a more in depth study by the traffic experts and any other appropriate safety-related departments/ consultants, we can get a broader sense of the changes that need to be made.

By doing that, we can come up with a version of the development that is a win/win undertaking for the City of Cambridge, the development team, the neighborhood and the future 2072 residents, and a proud addition to Capstone's already outstanding set of accomplishments.

Thank you for your consideration.

Aleida Inglis
Cogswell Ave.

Pacheco, Maria

From: Josh Posner <jposner@risingtidellc.net>
Sent: Thursday, December 10, 2020 5:39 PM
To: Pacheco, Maria
Cc: Sean D. Hope Esq.; Jason Korb
Subject: Re: 2072 Mass Ave 100% Affordable Housing Proposal

To: Cambridge Zoning Board

I am a long time resident of North Cambridge and wish to register my strong support for the above referenced affordable housing development at the corner of Walden and Mass Ave. If this is not an appropriate location for a dense efficient housing development there is nowhere that is appropriate. We need the affordable housing in our community. These developers have shown they can make it happen. The architects in particular are strong and have done excellent work right in the immediate vicinity on Mass Ave. I prefer more of a mixed income approach both for reasons of social integration and as a way of leveraging public subsidy dollars but that is not what is on the table. I heartily support this effort and hope that we can overcome the perennial NIMBY concerns that come with every single development project. Lets avoid the hypocrisy of what is too often said at hearings like this, namely: "we support affordable housing just not this project in this location." I hope you just say yes!!
Josh Posner,
32 Arlington Street

Sent from my iPhone
Apologies for typos and bizarre auto-corrects
Joshua Posner
32 Arlington Street
Cambridge, Ma 02140
617-549-3232- phone

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeals:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Carol Anastasi	70 Mt. Vernon St, Cambridge 02140	12/8/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Laura C Arena	11 Sacramento St 3rd fl, Cambridge 02138	12/8/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Robert Beerman	16 Newman St, Cambridge 02140	12/7/20
Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
Suzanne Blier	6 Fuller Place, Cambridge 02138	12/9/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20

David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20
Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	2050 Mass Ave #307, Cambridge 02140	11/30/20
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20
Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Lorraine M. Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Patrick Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Susan M. Carter	41 Holden St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20
Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20

Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20
Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20
Kellie DeJon	46 Sargent St, Cambridge 02140	12/7/20
Dewey Dellay	9 King St, Cambridge 02140	12/3/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Lianna Doan	35 Walden St. #1C, Cambridge 02140	12/8/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20
Jean C. Evans	142 Garden St, Cambridge 02138	12/7/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20
Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20

Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	Harvard Medical School	12/4/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20
Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsey Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Peter Glick	6 Donnell St, Cambridge 02138	12/9/20
Merav Gold	7 Shady Hill Square, Cambridge 02138	11/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20

Lesli Gordon	63 Mt. Vernon St #2, Cambridge 02140	12/8/20
Lydia Gralia	19 Beech St, Cambridge 02140	12/10/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Nenad Grubor	35 Walden St, Cambridge 02140	12/8/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Thomas Hayes	39 Walden St, Cambridge 02140	12/9/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20
Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20
Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Ali Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Dac Hoang Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Miriam Isoun	57 Creighton St, Cambridge 02140	12/8/20
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20

Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20
Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20
Sarah Krieger	71 Avon Hill St Cambridge 02140	12/8/20

Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Christina Leshock	16 Newman St, Cambridge 02140	12/7/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20
Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
Ayala Livny	20 Norris St #2, Cambridge 02140	12/10/20
Christopher Mackin	48 JFK St #2, Cambridge 02138	12/9/20
John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20

Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Babette Meyer	8 Newport Rd #7, Cambridge 02140	12/9/20
Marilee Meyer	10 Dana St #404, Cambridge 02138	12/9/2
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Aimee Moreno	125 Garden St, Cambridge 02138	12/10/20
Tony Moreno	125 Garden St, Cambridge 02138	12/10/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
Evan Nelson	35 Walden Street #3A, Cambridge 02138	12/8/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20

Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Roberta Pasternack	10 Chester St, Cambridge 02140	12/7/20
Anita Patterson	14 Hilliard St, Cambridge 02138	12/9/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave, Cambridge 02140	11/28/20
Hugh Phillips	35 Walden St 2B, Cambridge 02140	12/8/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20

Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Doug Safran	35 Walden St. #1C, Cambridge 02140	12/8/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20
Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Gefen Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Nancy Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20

Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20
Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Barbara Sokol	35 Walden St #2C, Cambridge 02140	12/8/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Caroline Stowell	49 Cedar St #1, Cambridge 02140	12/10/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20
Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Ami Teruya	35 Walden St #34, Cambridge 02140	12/8/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20

Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20
Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Ann Warner	21 Grozier Rd, Cambridge 02138	12/7/20
Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Nicola Williams	8 Brewer St, Cambridge 02138	12/9/20
James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20
Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20

Jonathan Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Linda Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Timothy Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Electronic and printed signatures are available on request.

Pacheco, Maria

From: Lee Farris <Lee@LeeFarris.net>
Sent: Thursday, December 10, 2020 5:09 PM
To: Pacheco, Maria
Subject: Support for 2072 Mass Ave. affordable housing proposal
Attachments: CResA 2072 Mass. Ave. support letter.docx

12-10-20

Dear BZA,

I am writing for the Cambridge Residents Alliance in overall support of the affordable housing proposed at 2072 Mass. Ave., ZBA 017326-2020. (See attached PDF.) The Cambridge Residents Alliance is a city-wide volunteer organization with well over 1000 supporters.

It's impressive that the building will be 100% affordable with lower income thresholds. Things **we especially like** about the proposal:
- Provides homes for residents at 30-60% of AMI
- 71% are 2 and 3 family units
- Passive House
- Developer listened to neighbors and made changes to the design that:
- shortened the height of the building in the rear to 6 floors on Walden St.
- increased safety by widening Walden St. to help with traffic and closing a Mass. Ave. curb cut
- added a landscaped terrace on the sixth floor roof for residents
- Good community process and engagement, and helpful website

While the project is bigger than allowed by the Affordable Housing Overlay, the size is allowable under Ch. 40B, and the project was begun before the Affordable Housing Overlay was passed.

With this level of access to public transit, we can accept the lack of provision of on-site parking, and feel adding about 25 cars to the neighborhood is tolerable, given the addition of affordable housing.

We have some **concerns and requests** regarding the project.
- **Provide 2 elevators,** instead of only one. Would a market rate building have only one elevator? Elevator repairs can take up to three weeks. What would happen to people on the upper floors in that event? And given the height of the building, when the elevator is working, people will have to wait a long time for a single elevator. That will make residents unhappy. Perhaps one elevator could be a larger size and one could be smaller.

- **Protect the residents of the CHA Russell Apts.** next door from the noise and other impacts of construction. Consider paying for temporarily moving residents on that side of the building to other apartments during construction if they want to relocate.

- We ask that the developer **pay for the city to plant trees in the city owned lot,** since no trees fit on its property.

We request that you ask the developer to accept these suggestions.

Thank you for considering these requests.

Sincerely,

Lee Farris, President
Cambridge Residents Alliance
269 Norfolk St. 02139

12-10-20

Dear BZA,

I am writing for the Cambridge Residents Alliance in overall support of the affordable housing proposed at 2072 Mass. Ave., ZBA 017326-2020. The Cambridge Residents Alliance is a city-wide volunteer organization with well over 1000 supporters.

It's impressive that the building will be 100% affordable with lower income thresholds. Things **we especially like** about the proposal:
- Provides homes for residents at 30-60% of AMI
- 71% are 2 and 3 family units
- Passive House
- Developer listened to neighbors and made changes to the design that:
    - shortened the height of the building in the rear to 6 floors on Walden St.
    - increased safety by widening Walden St. to help with traffic and closing a Mass. Ave. curb cut
    - added a landscaped terrace on the sixth floor roof for residents
- Good community process and engagement, and helpful website

While the project is bigger than allowed by the Affordable Housing Overlay, the size is allowable under Ch. 40B, and the project was begun before the Affordable Housing Overlay was passed.

With this level of access to public transit, we can accept the lack of provision of on-site parking, and feel adding about 25 cars to the neighborhood is tolerable, given the addition of affordable housing.

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- **Protect the residents of the CHA Russell Apts.** next door from the noise and other impacts of construction. Consider paying for temporarily moving residents on that side of the building to other apartments during construction if they want to relocate.

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We request that you ask the developer to accept these suggestions.

Thank you for considering these requests.

Sincerely,

Lee Farris, President
Cambridge Residents Alliance

269 Norfolk St. 02139

Pacheco, Maria

From:	SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent:	Monday, December 7, 2020 3:43 PM
To:	Pacheco, Maria
Cc:	Carlone, Dennis; Nolan, Patricia; north-walden-neighbors@googlegroups.com
Subject:	2072 Mass. Ave. – CASE NO. BZA-017326-2020
Attachments:	PB Hearing 2072 Mass Ave.png

To the Cambridge Board of Zoning Appeals:

My husband and I live in North Cambridge . We have owned our home for 25 years. We write to you today with grave concerns about the proposed development at the corner of Mass. Ave. and Walden Street – 2072 Mass. Ave. – CASE NO. BZA- 017326-2020. We live less than 100 yards from this intersection.

To date, the Traffic, Parking & Transportation Department has not yet recommended a Traffic Impact Study. **Joe Barr and Patrick Baxter are well aware** of the traffic and safety issues associated with this corner and the surrounding streets. In fact, members of our neighborhood have been communicating with them since 2016 about these issues and in February of 2020 they hosted a community meeting to begin to address our concerns and pledged they would come back with solutions.

So you could imagine how disconcerted we were to hear Joe at the Planning Board meeting last week give his full support of the proposed project without referencing the known traffic and safety issues in the Mass Ave / Walden neighborhood (which we had brought up during the public comment section of the meeting and which should have refreshed his memory). In his pledge to support the proposed project, he failed to recommend that a **Traffic Impact Study or Project Review** be conducted.

Then there was a statement by **Chairperson Catherine Preston Connolly** during the later part of the meeting, where she said that she believed that traffic could actually be improved by the project. **How could she possibly know this?** No study backs this up. One might conclude this was an irresponsible statement for a City Planning Board member.

Let me set out a few facts:

- The project calls for **a 102 foot, 9 story (6 stories step down** to Walden) building on the corner of Mass. Ave. and Walden St. If built it will be one the highest buildings in the Mass Ave / North Cambridge area. It will likely house 150 to 200 residents. This building is completely out of context with the surrounding buildings and neighborhood and is far higher than the Affordable Housing Overlay allowable maximum height. (I've attached a slide from Capstone, from the Planning Board meeting that shows the scale of the building).
- This project is nearly **3 times the threshold for Project Review** (~58,000 sq. ft., the threshold for Project Review is 20,000 sq. ft.)
- This project has **3 times the density** (as measured by FAR) of the other affordable housing projects within a 1/2 mile radius of Porter Square
- This project **directly abuts a vulnerable population** of seniors and people with disabilities as well as the North Cambridge Senior Center

- This project is being **placed on the very corner** where Joe Barr and colleagues are well aware there were serious safety and traffic concerns due to congestion and gridlock. These conditions will likely return after the pandemic.

How is it possible that this project sailed through the Planning Board discussion without a single Planning Board member even discussing the possibility of Project Review? This is truly shocking given the size and scope of the project, the location next to a vulnerable population, and the history of traffic and safety complaints for that specific intersection.

Many members of this neighborhood have concerns and are voicing them.

You should have concerns too.

There are some changes based on the project proposal that could change the intersection and its traffic flow and safety, including elimination of the curb cut on Mass Ave and a widening of Walden Street. Other conflating factors include drop offs / pick ups / deliveries for the 150 to 200 future residents of the proposed building. This increased activity will happen both at the residential entrance on Mass Ave as well as behind the building off of Walden creating new traffic patterns. The developers point to their parking study that was done, but none of these forementioned factors were considered and their study primarily focused on parking, not traffic and safety issues.

With all of these factors in play, how did the Planning Board not recommend Project Review?

Given the upcoming December 10th Cambridge Board of Zoning Appeals meeting, we urge you NOT to grant a waiver to Article 19, which is being requested by the developers.

Without proper and thoughtful and scientific Project Review, the City is rushing through a process, developing on a scope and scale not seen before at this intersection. Without the relevant information and ensuing recommendations from Project Review, we have only conjecture if the project will improve or exacerbate current and post-pandemic conditions.

Thank you for your consideration of our request for Project Review. We will attend and would like to provide public comment at Thursday's meeting.

Susan Frankle & John Uzzolino
3 Houston Park (19 Rear Walden Street)

View Edit Window Help

Tue 9:31 PM

You are viewing Swaathi Joseph's screen

View Options

Recording

ELEVATIONS North | View from Mass Ave

BrunerCott HRE

2072 MASS AVE

PAGE 42 DECEMBER 1, 2020

**Catherine Preston C...

Sean Hope

Jason Forney

Jason Korb

dio Settings

Raise Hand

BZA

COMPREHENSIVE PERMIT APPLICATION

PETITIONER:	CC HRE 2072 MASS AVE TENANT LLC
PETITIONER'S ADDRESS:	C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459
NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON:	CAPSTONE 2072 MASS AVE LLC C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459 ATTN: JASON KORB 617.513.6320 HRE 2072 MASS AVE LLC C/O HOPE REAL ESTATE ENTERPRISES LLC 907 MASSACHUSETTS AVENUE, SUITE 300 CAMBRIDGE, MA 02139 ATTN: SEAN D. HOPE 617.492.0220
LOCATION OF SITE:	2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
DESCRIPTION OF PROJECT:	CC HRE 2072 MASS AVE TENANT LLC – C/O CAPSTONE COMMUNITIES LLC COMPREHENSIVE PERMIT: TO CONSTRUCT A NEW MULTI-FAMILY 100% AFFORDABLE HOUSING COMMUNITY WITH 49 RESIDENTIAL RENTAL UNITS, GROUND FLOOR COMMERCIAL AND BUILDING AMENITY SPACE. THE PROPOSAL INCLUDES AN EIGHT STORY BUILDING WITH THREE (3) ACCESSIBLE PARKING SPACES AND TWO (2) DROP OFF SPACES.
SPECIFY LOCAL REGULATIONS OR REQUIREMENTS FROM WHICH RELIEF IS REQUESTED:	SEE **SECTION 5** REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS
THE PETITIONER IS:	A LIMITED DIVIDEND ORGANIZATION
IS THE PROPOSED PROJECT NEW CONSTRUCTION:	THE PROPOSED PROJECT IS NEW CONSTRUCTION
SITE CONTROL:	CC HRE 2072 MASS AVE TENANT LLC EXECUTED A 99-YEAR GROUND LEASE WITH CC HRE 2072 MASS AVE LLC (AN AFFILIATE OF CC HRE 2072 MASS AVE TENANT LLC) FOR THE LAND AND BUILDING AT 2072 MASSACHUSETTS AVENUE. CC HRE 2072 MASS AVE LLC CURRENTLY OWNS 2072 MASSACHUSETTS AVENUE.
SITE ELIGIBILITY:	THE PETITIONER IS SIMULTANEOUSLY APPLYING TO DHCD FOR SITE ELIGIBILITY APPROVAL UNDER THE FOLLOWING SUBSIDIES: AFFORDABLE HOUSING TRUST FUND, DHCD HOUSING STABILIZATION FUND (HSF), HUD HOME PROGRAM (RENTAL PRODUCTION), STATE LOW INCOME HOUSING TAX CREDIT PROGRAM AND THE FEDERAL LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC).

2020 NOV 12 PM 2:47
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

TOTAL NUMBER DWELLING UNITS PROPOSED:	49
TOTAL NUMBER OF AFFORDABLE RENTAL UNITS:	49
TOTAL NUMBER OF AFFORDABLE HOME OWNERSHIP UNITS:	0

RESIDENT ELIGILIBITY STANDARDS:	41 UNITS AT OR BELOW 60% AMI, 8 UNITS AT OR BELOW 30% AMI, PURSUANT TO THE LOW INCOME HOUSING TAX CREDIT PROGRAM

PLEASE SEE **SECTIONS 3 – 16** FOR A COMPLETE DESCRIPTION OF THE PROPOSED PROJECT, AND EACH OF THE FOLLOWING ITEMS:

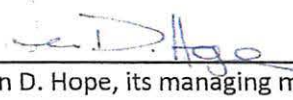
a) Site Development Plans - Site development plans showing locations and outlines of proposed building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
b) Report on Existing Site Conditions - a summary of conditions in the surrounding areas, showing the location and nature of the existing building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
c) Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have Site development plans signed by a registered architect;
d) Building Tabulations - a tabulation of the proposed building by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by the building by parking and other paved vehicular areas and by open areas; (2 copies)
e) Subdivision Plan - where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)
f) Utilities Plan - a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants.
g) Dimensional Form- provided with application; (2 copies)
h) Photographs – photographs of Site and existing building;
i) Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA;
j) Ownership Certificates – 2 Notarized copies, provided application.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

CC HRE 2072 MASS AVE TENANT LLC
By: Capstone 2072 Mass Ave LLC, its managing member

By: Jason Korb, its managing member

By: HRE 2072 Mass Ave LLC, its managing member



By: Sean D. Hope, its managing member

Date: November 10, 2020

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We CC HRE 2072 Mass Ave LLC
(OWNER)

Address: c/o Capstone Communities LLC, 1087 Beacon Street Suite 302, Newton MA 02459

State that I/We own the property located at 2072 Massachusetts Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of CC HRE 2072 Mass Ave LLC

*Pursuant to a deed of duly recorded in the date 04/10/2018, Middlesex South County Registry of Deeds at Book 70850, Page 295; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Jason Korb personally appeared before me, this 9th of November, 2020, and made oath that the above statement is true.

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

Notary

My commission expires _____ (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

DIMENSIONAL INFORMATION
Project Address: 2072 Massachusetts Avenue

		EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
			BA-2 / BUSINESS A-2	RESIDENCE B	RESIDENTIAL USE
Lot Area (SF)		8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
Lot Width (Ft)		~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
Total Gross Floor Area (GFA)(SF)		1,860 SF	15,755 SF (max.)(g)	608 SF (max.)(g)	57,395 SF
Residential Base		0	13,129 SF (max.)(g)	507 SF (max.)(g)	54,425 SF
Non-Residential Base		1,860 SF	0	0	2,970 SF (d)
Inclusionary Housing Bonus w/20% affordable		N/A	2,626 SF (max.)(g)	101 SF (max.)(g)	N/A
Ratio of Floor Area to Lot Area	Baseline:	N/A	1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	6.74
	MAOD:		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	6.74
Residential Base	Baseline:		1.75	0.5/0.35 for portions exceeding 5,000 SF	6.27
	MAOD:		1.75	1.75	6.27
Non-Residential Base	Baseline:		1.0	N/A	0.47
	MAOD:		N/A	N/A	0.47
Inclusionary Housing Bonus - %	Baseline/MAOD:		20% bonus = 2,626 SF (GFA)(g)	20% bonus = 101 SF (GFA)(g)	N/A
Total Dwelling Units	Baseline/MAOD:	N/A	16 (max.)	0	49
Base Units			600 SF / D.U. = 12	2,500 SF / D.U. = 0	49
Inclusionary Bonus units - 20%			2	0	N/A
Base Lot Area / Unit (SF)			625 SF / D.U. @ 12 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Total Lot Area / Unit (SF)			536 SF / D.U. @ 14 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Building Height(s) (Ft)		13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	8 Stories / ~89'-8"
	MAOD : Requirements:	N/A	50' max. (Massachusetts Avenue Overlay District) *- Active non-residential ground floor use* *- Minimum ground-floor use depth of 40'* *- Ground floor located at mean grade of abutting sidewalk* *- Minimum 75% Mass Ave frontage occupancy* *- Minimum 15' ground floor height* *- Maximum 5,000 sf per ground floor tenant* *- No bank frontage > 25'*		
Front Yard Setback - Massachusetts Avenue (Ft)(a) *[Baseline Zoning - Article 5.33, Table 5-3, footnote (m)]*		3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		Building is sited to align with building next door which is right on the sidewalk
Front Yard Setback - Walden Street (Ft)(a)		3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	0' on Walden
Side Yard Setback - Abut City of Cambridge parking lot (Ft)(a)		42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
Side Yard Setback - Abut Cambridge Housing Authority (Ft)(a)		42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
Open Space (% of Lot Area)		78.2%	No minimum		0
Private Open Space		78.2%	No minimum	40% Minimum Private Open Space to Lot Area = 405 SF (min.)(g)	0
Permeable Open Space		0.0%	No minimum		0
Other Open Space (Specify)		N/A	No minimum		0
Off-Street Parking Spaces	Baseline and MAOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible (b)(c)
Long-Term Bicycle Parking		0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 (c)
Short-Term Bicycle Parking		0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 (e)
Loading Bays		0	N/A	N/A	N/A
Allowable Uses		N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant (f) and other uses as described on the Waiver List

(a) Lot is located on a corner. Project team assumed two front and side yards with no rear yard.
(b) Accessible parking requirement rounded up under UFAS (required for Section 504) to three (3) spaces
(c) Commercial Parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots
(d) Garage and bicycle parking exempt from calculation
(e) Project team pursuing public contribution approach for short-term bicycle parking per Article 6.104.2 (b)
(f) Along with other future possible uses as described on the Waiver List
(g) ~1,013 SF of the total lot area is in Residence B, with the remainder in BA-2

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 1
COVER LETTER AND NARRATIVE

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

November 10, 2020

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments
2072 Massachusetts Avenue, Cambridge, MA

Dear Board of Zoning Appeal Members:

CC HRE 2072 Mass Ave Tenant LLC ("Applicant"), an affiliate of Capstone Communities LLC (www.capstonecommunities.com) ("Capstone") and Hope Real Estate Enterprises LLC ("Hope"), propose to construct an affordable housing community located at 2072 Massachusetts Avenue in Cambridge's Porter Square and North Cambridge (the "Site"). The resulting residential community will consist of 49 affordable rental apartment homes with a variety of unit sizes – 14 one-bedroom, 21 two-bedroom, and 14 three-bedroom apartments – that will be affordable to individuals and families earning a range of incomes – from 30% to 60% of the area median income (the "Project"). Capstone is a Newton-based developer of mixed income, affordable, and historic apartment communities, and Hope is a Cambridge-based real estate development company with significant zoning consultation and permitting expertise. Capstone and Hope are currently developing Frost Terrace, a 40-apartment 100% affordable housing community located a few blocks south at 1785-1791 Massachusetts Avenue which is anticipated to open in spring 2021. Previously, Hope and Capstone developed Port Landing, a 20-apartment, 100% affordable housing community in The Port/Kendall Square neighborhood in 2016.

Development Proposal

Existing Site Conditions

Located with frontage on Massachusetts Avenue to the northeast and Walden Street to the northwest, the Site is comprised of one lot with approximately 8,515 square feet. Currently, the Site is occupied by an 1,860 sf, one-story building leased to Darul Kabab restaurant. The building is widely known to have housed Kentucky Fried Chicken for many years.

The immediate context along Massachusetts Avenue includes a mix of commercial, residential, and institutional buildings directly fronting the Avenue. The current one-story building and surface parking lot on the Site were constructed in 1971, having replaced a ca. 1890 four-story Odd Fellows Building which occupied most of the parcel. Though the Massachusetts Avenue corridor maintained a small-scale residential character throughout much of the 19th century, by the early 20th century the blocks north of Porter Square were dominated by multi-story commercial, civic, and religious buildings directly fronting the

Avenue. Massachusetts Avenue remains a densely developed artery lined with multi-story commercial, residential, and institutional buildings.

I.O.O.F. Building formerly located at 2072 Massachusetts Avenue, depicted during the 1968 fire which led to its demolition (*Cambridge Chronicle*).

Proposal Summary

The Project will include forty-nine (49) 100% affordable rental housing apartments. The affordability will be in perpetuity. Approximately 71% (35 apartments) will be two and three bedrooms for families. Specifically, the proposal includes 14 one-bedroom apartments, 21 two-bedroom apartments, and 14 three-bedroom apartments. Units average in size from 625 sf (one-bedroom apartments) to 824 sf (two-bedroom apartments) to 1,087 sf (three-bedroom apartments). The high proportion of two- and three-bedroom apartments will provide safe and accommodating housing to families.

Additionally, the Project will include three handicapped accessible parking spaces and two short-term drop-off/pick-up spaces in a covered garage area at the rear of the Site, along with 51 long term bike parking spaces located on the lower level of the building (48 regular and 3 tandem). Electric vehicle charging stations will be provided for the three accessible spaces and power outlets will be provided in the bike room for electric bicycles and repairs. The Project will also include retail space on Massachusetts Avenue and a resident amenity space within the first floor. The retail space is slated for a community use. The Project's operating budget also includes a part-time resident services coordinator who will plan events for families and others in the building and will assist with creating community building and educational activities.

Current Condition

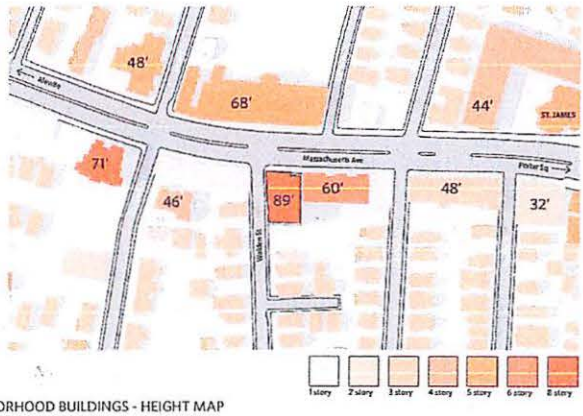
Proposed Condition

The new eight-story building will be constructed to Passive House US (PHIUS) standards and will target PHIUS Certification, and will include a green roof, rooftop solar along with a stormwater management system. The resilient, environmentally friendly materials used to construct the contemporary building façade will ensure long-term sustainability for the Project while adding dimension and rhythm to the Avenue. See **Section 9 Green Building Report** for more information.

Neighborhood

Situated to the northwest (less than 0.3 miles from the center) of Porter Square, the Project will complement an already vibrant mixed-use area of institutional, residential, office, restaurant and retail uses. Located in the North Cambridge neighborhood and adjacent to Neighborhood Nine, the Project's density and scale aligns with other buildings on Massachusetts Avenue. Directly to the Site's southeast and fronting on Massachusetts Avenue is the six-story affordable age restricted Russell House Apartments that is owned and operated by the Cambridge Housing Authority. Russell House Apartments is approximately 60' and contains 52 apartments. The five-story, 68' historic Henderson Carriage Building is located across Massachusetts Avenue from the Site. 2130 Massachusetts Avenue, an eight-story, 71' building is located one block to the northwest of the Site. Directly across Walden Street from the Site is a single-story retail building and the three and a half story 5 Walden Street condominiums. Spanning the entire rear of the Site is a municipal parking lot that provides an almost 50' wide buffer from the mostly three-story multifamily residential neighborhood to the west. The owners of the Henderson Carriage Building and Russell House Apartments support the Project.

The below Neighborhood Buildings – Height Map details the surrounding building heights.



NEIGHBORHOOD BUILDINGS - HEIGHT MAP

Area Amenities

This Site is well-served by public transit. The Porter Square MBTA Redline and Commuter Rail stations are less than 0.3 miles from the Site and the Davis Square MBTA Redline is located 0.5 miles from the Site. In addition, the #77 and #83 MBTA bus routes are at the Site, the nearest BLUEbikes station is located directly across the street, and the nearest Zipcar space is less than 200 feet away. These various rapid transit options provide access to jobs, services, and amenities throughout Cambridge, Boston, and the suburbs. Additionally, the Site is located within walking distance to the Porter Square Shopping Center, which provides several key family-friendly amenities including a grocery store, pharmacy, hardware store and various other community-serving businesses. In the context of Cambridge's extreme shortage of affordable family housing, the Project will provide forty-nine (49) households with access to a desirable, transit oriented, and thriving neighborhood. According to Walkscore.com, the Site's Walk Score is 97, which is considered a Walker's Paradise.

The Site is also within walking distance to a number of public elementary schools and daycare centers including the Rindge Avenue Upper School (0.2 miles or 6-minute walk), Wild Rose Montessori School (0.3 miles or 7-minute walk) and Benjamin Banneker Public Charter School (0.4 miles or an 8-minute walk). Below is a partial list of amenities within 0.5 miles of the Site. The play yard at St. James Church will be open to the Project's residents as well as the general public from 8am to dusk every day of the week with few exceptions. St. James Church, at 1991 Massachusetts Avenue, is one block from the Project.

Restaurants		Groceries		Shopping	
Wasabi at Porter	0.03 Miles	Star Market	0.2 Miles	China Fair	0.01 Miles
McCabe's on Mass	0.08 Miles	Pemberton Farm	0.2 Miles	Barefoot Books	0.04 Miles
Andy's Diner	0.1 Miles	Spindler Confections	0.2 Miles	Seth Berman Gardeners	0.05 Miles
Posto	0.2 Miles	Stop & Shop	0.3 Miles	Drinkwater's	0.05 Miles
Palm Sugar Thai Cuisine	0.2 Miles	Davis Square Farmers Market	0.3 Miles	Big Picture Framing	0.09 Miles
Dakzen	0.2 Miles			General Optical Co.	0.01 Miles
The Shawarma Place	0.2 Miles	Parks		Fun Antiques	0.2 Miles
Newtowne Grille	0.2 Miles	Bergin Playground	0.2 Miles	Stellabella toys	0.2 Miles
Domino's Pizza	0.2 Miles	Rindge Field	0.2 Miles	The Caning Shoppe	0.2 Miles
Sugar & Spice Thai	0.2 Miles	Kenney Park	0.3 Miles	Books by Design	0.2 Miles
Urban Hearth	0.3 Miles	Corcoran Playground	0.4 Miles	Nebia	0.2 Miles
Punjabi Grill	0.3 Miles	Statute Park	0.4 Miles	Buffalo Exchange	0.3 Miles
Rosebud American Cuisine	0.3 Miles	Sheridan Square	0.4 Miles	Watch Shop	0.3 Miles
Snappy Kitchen	0.3 Miles	Seven Hills Park	0.4 Miles	Ace Wheel Works	0.3 Miles
Anna's Taqueria	0.3 Miles	Saint Peters Field	0.5 Miles	Michaels	0.3 Miles
Christopher's	0.3 Miles			Family Dollar Store	0.3 Miles
Café Barada	0.3 Miles	Schools		Magpie	0.3 Miles
Redbones BBQ	0.3 Miles	Ringe Avenue Upper School	0.2 Miles	Sprint	0.3 Miles
Toad	0.3 Miles	Wild Rose Montessori School	0.3 Miles	Mind's Eye Yarns	0.3 Miles
Wok N Roll Restaurant	0.3 Miles	Benjamin Banneker Public Charter	0.4 Miles	Porter Square Books	0.3 Miles
Panera Bread	0.3 Miles	Cambridge Friends School	0.4 Miles	Bike Boom	0.4 Miles

Building Program and Site Design

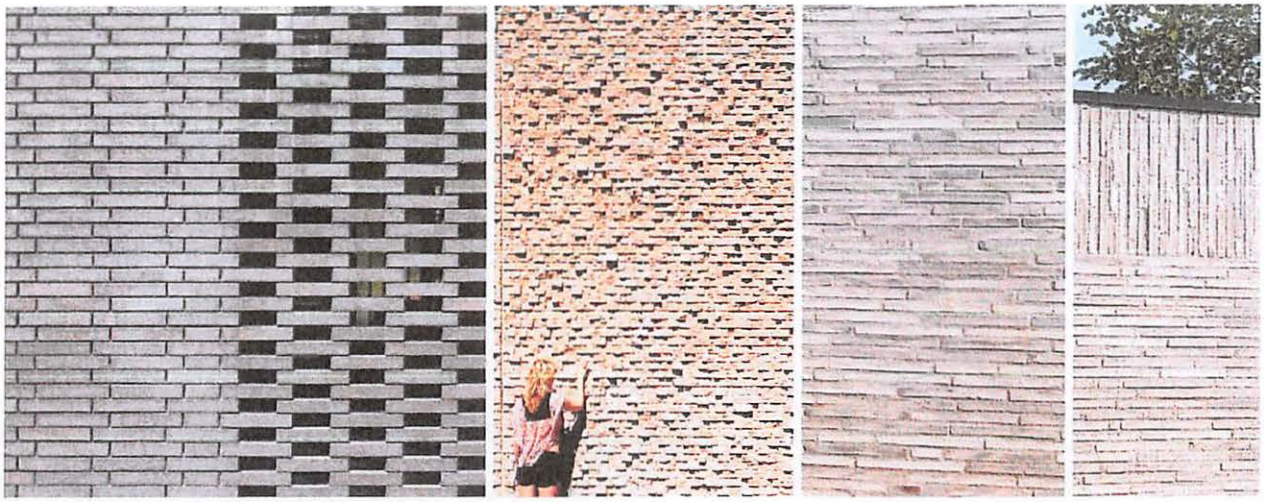
The Project's design balances a complex set of contextual priorities for the Site which have arisen from analysis, community meetings, and various meetings with the City of Cambridge Urban Planning, Community Development and Traffic and Parking teams. The design goals are:

Create a high-quality affordable housing apartment community for families in Cambridge
The design reflects its context, a strong corner on Cambridge's main street. The building massing is slender, allowing for light and air for all apartment homes. The site is linked to amenities and services in this walkable neighborhood and the unit interiors are simple, but elegant.

Create significant transparency: Activate the streetscape
A primary design goal is to maintain transparency at street level to facilitate visual connections and to activate the streetscape. The first floor along Mass Ave will be wrapped with transparent storefront glazing and will include both the retail and residential entryway. The residential entryway will be pushed back to create a more pedestrian-scaled experience for residents. The storefront turns the corner onto Walden St and continues along with transparency into the retail and resident amenity spaces. An entrance to limited parking and services area is hidden on the rear part of the site.

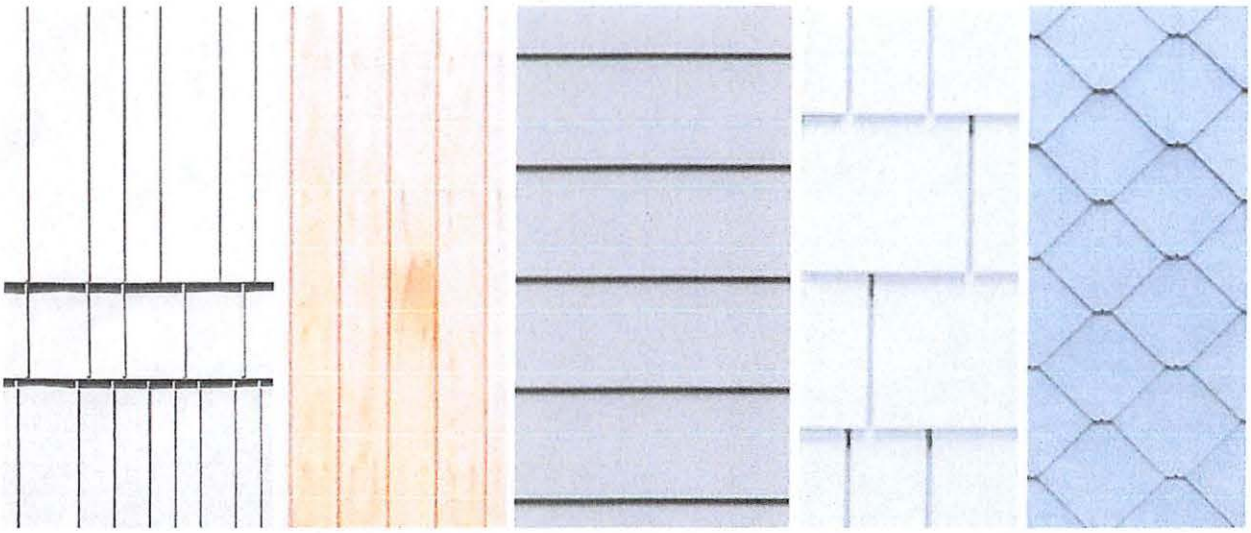
Shaping: Building Form
The building consists of two interconnected 8-story volumes. Along Massachusetts Avenue and West along Walden Street, a seven-story suspended aluminum clad cube sits above one story of recessed with storefront glazing. The suspended cube of the floors is clad in light colored anodized aluminum / zinc vertical panels with a staggered pattern, creating a light and airy volume that floats above the street, minimizing the Project's perceived mass, and also has a strong corner presence that is visible from the street intersection. A grid of openings accentuates the suspended cube, incorporating large windows which provide natural daylight into the interior units, as well as vertical infill composite panels that resemble wood, bringing warmth and texture. Each window and infill panel pair are framed with a metal projection that provides a rhythm to the façade.

Human Scale: Material Palette
The residential anchor consists of a materials palette that relates to the surrounding residential buildings. The brick plinth / base is located on the ground floor, most prominently at the residential entry which is recessed along Mass Ave, adjacent to the retail space and bus shelter. The crafted long brick at street levels enlivens the pedestrian experience and allows for interactions as the wall angles back and forth. This culminates in a gradient of increasingly frequent openings that also serve as visibility into the parking area, as well as creating ventilation. Above the parking entry, the brick is oriented vertically as a contemporary response to the traditional lintel approach, while highlighting the playfulness of the material.



Brick pattern material precedents

Above the brick plinth, painted clapboard comprises the main field of the body. Proportionately sized and spaced windows bordered by a trim are located along all orientations of the residential anchor. On the south elevations, each window has an infill panel below, clad in a lighter colored shingle panel to provide an accent from the main field, as well as to give the perception of the same proportions compared to windows on the north and west facades. In addition, solar shades are proposed on the South façade that not only livens the rhythm of the façade, but also serves a functional purpose of providing shade to reduce the building's overall energy consumption. The top of the residential anchor is defined by a cornice band of half-round shingles.



Suspended cube and residential anchor material precedents

Streetscape and Greenery

Except as indicated below, while there is no open space or landscaping on the Site, several street trees are located on the opposite side of Walden Street. Due to the existing electrical duct banks below the sidewalks adjacent to the Site on Massachusetts Avenue and Walden Street, it is not possible to plant street trees in these locations. Planters and fences supporting the growth of vertical green are located on the Project's

southwest facade, and at the openings to the parking and service areas. An intensive green roof is also visible along Walden Street above the parking entrance, with a variety of non-invasive plant species.

There is a 12" DBH Tilia cordata, Littleleaf linden located on the Site's south property line. This tree is mostly located on the 2050 Massachusetts Avenue property. Daniel E. Cathcart, an ISA Board Certified Master Arborist, developed a Tree Protection Plan (included herein) that will be followed by the development team prior to, during, and after construction. See **Section 10** for the **Tree Protection Plan.**

Accessibility

The Project is designed to comply with the requirements of 521 CMR, Massachusetts Architectural Access Board (MAAB), the Fair Housing Act, the Americans with Disabilities Act (ADA), as well as the Uniform Federal Accessibility Standards (UFAS). 3 apartments (1 of each bedroom type) in the Project will be Group 2 units for individuals with mobility difficulties (521 CMR 9.4), with the rest being Group 1 units (521 CMR 9.3). In addition, 1 apartment will be a Group 1 unit that also provides sleeping accommodations for persons who are deaf or hard of hearing (521 CMR 9.7).

Sustainability

The Project will incorporate sustainable and resilient design strategies that reflect a commitment to environmental stewardship that aligns with affordable housing with a strong focus on lowering utility costs, carbon and greenhouse gases reduction and creating healthy environments. The Project is targeting Passive House certification to the standards set by the Passive House Institute US (PHIUS) for their PHIUS+ Core rating system, as well as certifying through the EPA Indoor air PLUS program. The PHIUS+ CORE rating system includes stringent and verified building performance metrics as well as professional testing of the building envelope and air sealing at two stages during building construction. EPA Indoor air PLUS certification includes verification of indoor air quality (IAQ) quality control measures including but not limited to: moisture control, HVAC venting and sealing, and use of low VOC materials in construction. In addition, the design team is also planning to conduct a systems commissioning process in addition to the envelope. The above will result in a highly efficient building that lowers utility costs, protects occupant health through excellent indoor air quality, as well as contributes to the overall reduction in carbon and greenhouse gases emissions. Specifications for a simple, durable materials palette will emphasize the choice of healthier building materials and reinforce the Passive House approach, these measures also act as quality-of-life improvements for the residents, and will be integrated with the management of the property.

In terms of addressing resiliency concerns such as extreme weather events and future climate change, the project team evaluated the flood risk based on current maps and future projections for the site and surrounding area. In addition, various protection, adaptation, and backup strategies have been incorporated. Additional details can be found in **Section 9 Green Building Report.**

Affordable Housing

Due to its unit mix and income set asides, the Project's 49 apartment homes will attract a variety of households. 41 units will be set aside for households that earn at or below 60% of AMI, currently a household income ranging from $53,760 – $82,920, depending on household size. Eight (8) units will be Section 8 PBV units set aside for households that earn at or below 30% of AMI, currently there is no minimum household income, and a maximum income of $30,720 – $41,460, depending on household size. Including all utilities and for the 60% AMI apartments, monthly one-bedroom rents are estimated to be $1,440, monthly two-bedroom rents are estimated to be $1,728, and monthly three-bedroom rents are

estimated to be $1,995. When accounting for utilities, these rents are approximately 40% of the neighborhood's market rate rents, which are deeply unaffordable to households in this income range.

The proposed income mix provides housing that is affordable to families and individuals earning a range of incomes. The immediate market area shows strong demand for this unit mix as effective vacancy rates are 0%. The demand for affordable units is even more significant than that for market rate apartments. At Port Landing, which was opened in 2016, 1,386 applicants applied for its 20 apartments prior to the lottery. Data obtained from The Finch, an affordable apartment community owned by Homeowner's Rehab which completed its lease-up in 2020, showed that 2,261 individuals or families applied for 98 apartment homes. There are currently 20,703 unique applicants on the Cambridge Housing Authority waitlists.

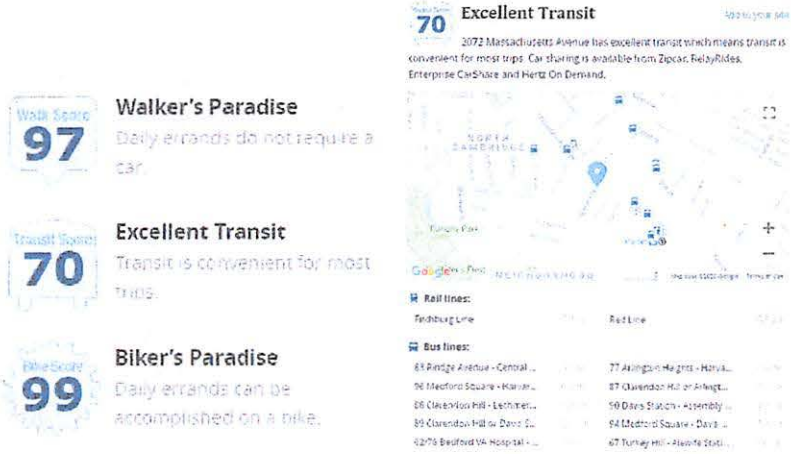
To the extent permitted by Department of Housing and Community Development, 70% of the apartments will give preference to current Cambridge residents, municipal and school department employees, and employees of local businesses.

Transportation and Parking

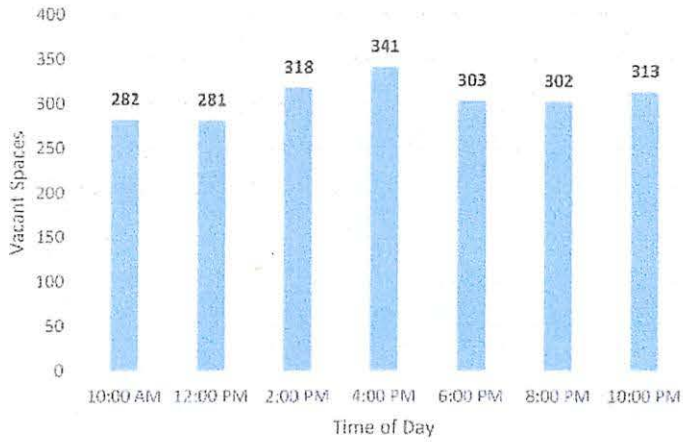
The site plan proposes three (3) covered, on-site accessible parking spaces that will be dedicated to residents and guests with disability plates or placards. In addition, there will be two (2) short-term COVERED drop-off and pick-up spaces to aid in reducing congestion along Walden Street.

As previously indicated, the Site is a short walk from numerous forms of transit options including the Porter Square Station less than 0.3 miles from the Project that includes the MBTA subway Red Line, Fitchburg/South Acton Commuter Rail Line, four Bus Lines (Bus Route #77, 96, 83 and 87) and several car sharing locations. The Parking and Traffic Assessment by Vanasse & Associates, Inc. (VAI) included in **Section 6** suggests approximately half of the building's households, or ~25 households, will have cars. Those residents with or without cars will benefit from Transportation Demand Management (TDM) that will include covering the cost of MBTA passes for property management staff, subsidizing MBTA passes for residents, BLUEbikes memberships, or ride sharing memberships, as further detailed in the VAI report. In addition, the installation of public transportation and ride share timing screens at a centralized location will provide residents with information for easy access to transit. Ownership and building management will provide information at move-in to all residents on all public transportation options within a short distance of the Site.

Below is a map from Walkscore.com highlighting the Site's adjacent transit options:



VAI determined the Project's projected parking demand and quantified the availability of on-street parking within a quarter (0.25) mile from the Site entirely within the City of Cambridge boundaries during peak parking demand hours. In summary, at the time of its study on Tuesday, October 20, 2020, VAI determined that the peak hour demand was at 12:00pm at which time a total of 281 on-street parking spaces were available within a quarter (0.25) mile of the Site. VAI concludes its report by stating: "In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project. The Project proponent is committed to implementing a Travel Demand Management plan which promotes alternatives modes of transportation and will minimize the Project's impact on available on-street parking and traffic in the area."



VAI Parking Study, October 20, 2020, Figure 4

It is expected that many of the Project's residents will utilize alternative modes of transportation other than automobiles. Based upon the U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, the mode split characteristics of the Project are estimated as follows: 32 percent automobile trips; 43 percent transit; 10 percent walk; six (6) percent bicycle, and nine (9) percent other trips. Pursuant to VAI's report, the Project is expected to generate approximately 98 vehicle trips on an average weekday (49 entering/49 exiting), with approximately six (6) vehicle trips (2 entering/4 exiting) expected during the weekday morning peak-hour. During the weekday evening peak hour, the Project is expected to generate approximately 9 new vehicle trips (5 entering/4 exiting).

The Project's proximity to several alternative transit options and community serving amenities (schools, pharmacy, grocery store) within walking distance will produce a thriving walkable residential community. The Project's design is consistent with smart growth principles and the Cambridge City Council's goal to reduce reliance on vehicle usage while promoting alternative forms of transportation.

<u>Walden Street Widening</u>

Through discussions with Cambridge Community Development, Traffic and Parking, Department of Public Works, and community outreach, the development team identified that the portion of Walden Street adjacent to the Site is unusually narrow for a three lane street. Currently Walden Street is ~26'-8", with a ~10'-0" travel lane outbound from Massachusetts Avenue and two ~8'-4" travel lanes inbound. This constriction slows traffic moving through the intersection, makes turns difficult, and does not align with best practices and guidelines.

The proposed design includes the widening of Walden Street from ~26'-8" to 30'-0". This is achieved by locating the exterior walls of the ground floor ~4'-0" inside the property line and then granting an easement to the City for a sidewalk in that area, resulting in three (3) 10'-0" travel lanes and making a more spacious street condition. The proposed design also improves the sidewalk by widening it from its current ~6'-5" width to be ~7'-2" wide, both measurements are inclusive of the curb. The proposed upper floors of the new building overhang the sidewalk by ~3'-6" with an overhead clearance of ~13'-0".

Regarding the constructability of widening Walden Street, the development team approximately located electrical duct banks in the Walden Street sidewalk. Based on visual inspections of the manholes and a utility Ground Penetrating Radar (GPR) report by GPRS, it seems unlikely that the location of these duct banks will conflict with the proposed construction associated with the widening of Walden Street. Conversations with Eversource on the exact elevation of the duct banks are ongoing. The GPR report is included in **Section 8**.

Evidence of Need for Affordable Housing:

The City of Cambridge historically was the home of immigrants and low and middle-income earners that were vital to Cambridge's glassworks and furniture factories from the 1920's through the 1970's. However, since rent control ended in 1994, Cambridge has experienced an exponential increase in land value, resulting in a disproportionate impact on the availability of affordable housing options for low and middle-income individuals and families. HUD defines "cost burdened" households as those who pay more than 30% of their income for housing.[1] According to the U.S. Census Bureau, 43% of renters in Cambridge are paying 30% or more of their household income on rent and are therefore considered cost burdened.[2]

Lower and middle income families in Cambridge find it exceptionally difficult to secure family friendly housing throughout the City. In the last six (6) months, accordingly to MLS, the median sale price for a single family home in Cambridge was $1,733,500 and the average condominium sale price was $812,500. Based on an informal October 2020 survey of larger apartment communities in the immediate market area, two-bedroom apartment rents are $3,600 and three-bedroom apartment rents are $4,500.[3] In order to afford these rents and not be cost burdened, a household would need to earn at least $152,000 – $190,000 annually. Over 60% of Cambridge households make less than $150,000, making these units unaffordable to a majority of current Cambridge residents.[4]

The City's housing stock is also older and many units contain lead based paint hazards, which further constrain families from locating safe, quality housing for their children. In fact, 71.4% of Cambridge's housing inventory was constructed prior to 1980.[5] Upon completion, all of 2072 Massachusett's Avenue's apartments will be new.

Once completed, the Project will provide urgently needed affordable housing in an area where a significant number of families and individuals are unable to afford quality housing. Additionally, the high number of three-bedroom apartments (29%) will specifically be occupied by families.

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[1] U.S. Department of Housing and Urban Development, "Housing Choice Voucher Program" https://www.hud.gov/hudprograms/hcvp (accessed October 9, 2020)

[2] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04

[3] The Wyeth – 120 Rindge Avenue, Cambridge

[4] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID S2503

[5] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04

Financing

If 2072 Massachusetts Avenue's Site Comprehensive Permit application is approved, the development team anticipates applying for an array of local, state and federal subsidies as well as private investments. The development team will apply to the Massachusetts Department of Housing and Community Development (DHCD) for an allocation of state and federal low-income housing tax credits as well as additional subsidies.

In 2018 the Cambridge Affordable Housing Trust provided a $3.8 million loan to finance the Site acquisition and certain predevelopment expenses. If the Project receives its permitting, the development team anticipates applying for additional City funding and for eight (8) Cambridge Housing Authority Section 8 Project Based Vouchers.

Site Control, Permitting and Community Process

Site Control

Capstone and Hope have created separate entities that own/will own the Site/Project and that will develop the Project. CC HRE 2072 Mass Ave LLC, an affiliate of Capstone and Hope, purchased the 2072 Mass Ave land and building using loan proceeds from the Cambridge Affordable Housing Trust in April 2018.

On November 9, 2020, CC HRE 2072 Mass Ave LLC entered into a 99-year ground lease with CC HRE 2072 Mass Ave Tenant LLC for the 2072 Massachusetts Avenue land. See the attached organizational chart that outlines the entity structure once the Project receives all its financing. This ground lease structure is typical of affordable housing developments in Cambridge due to the complicated financing structure required by local and state financing agencies.

Permitting

CC HRE 2072 Mass Ave Tenant LLC is a Limited Dividend Organization under M.G.L. c.40B, §§ 20 through 23. Pursuant to 760 CMR 56, CC HRE 2072 Mass Ave Tenant LLC is applying to the Department of Housing and Community Development, as the Subsidizing Agency, for Project Eligibility under the following subsidy programs: Affordable Housing Trust Fund, DHCD Housing Stabilization Fund (HSF), HUD HOME Program (Rental Production), State Low Income Housing Tax Credit Program, and the Federal Low Income Housing Tax Credit Program (LIHTC). An affordable housing restriction will be recorded against the land and buildings with a term in perpetuity and the Project will comply with the Affirmative Fair Housing Marketing and Resident Selection Plan as required by 760 CMR 56.

According to the Zoning Map, the majority of the Site has a base zoning of Business A-2 and a small portion (13'+/-) at the rear of the parcel is in the Residence B base zoning district. Both districts allow for residential uses as of right although the Business A-2 district also allows for a range of commercial/retail and multi-family residential uses whereas the Residence B district is a one- and two-family district only. The Site also is in the Massachusetts Avenue Overlay District and North Massachusetts Overlay Sub- district (the "Massachusetts Avenue Overlay").

The development team is proposing to obtain all of 2072 Massachusetts Avenue's local approvals through an MGL Chapter 40B Comprehensive Permit from the Cambridge Board of Zoning Appeal (BZA). Since the City of Cambridge has met its obligations under MGL Chapter 40B, the development team is requesting that the BZA accept this Comprehensive Permit application. Pursuant to 760 CMR 56.05(7), please refer to

Section 5 for a detailed list of requested Waivers from Local Requirements and Regulations. **Section 4** is the Dimensional Form.

Community Process

The development team has worked extensively with the City of Cambridge, including the Community Development Department (Zoning, Housing, Sustainability, Urban Design, Pedestrian and Bicycle), Fire Department, Traffic and Parking, Department of Public Works, and Historical Commission.

In addition, the development team has engaged the community through individual abutter Zoom meetings and a large Zoom community meeting on September 29, 2020 that was attended by 82 people. The Project was also presented to the Porter Square Neighbors Association (PSNA) on October 15, 2020 and is schedule to reappear at the PSNA on November 19, 2020. Understanding that many residents of the adjacent Russell House Apartments do not have access to computers and/or the internet, and in conjunction with the building's management, the development team displayed large renderings of the Project and comment cards in the building's lobby so that Russell House residents would have an opportunity to provide input.

Community outreach and various City department input resulted in the following changes to the proposal: (1) setting back further the first floor facing Walden Street, (2) relocating the main pedestrian entrance from Walden Street to Massachusetts Avenue, (3) widening Walden Street and the sidewalk adjacent to the Project, (4) programming the retail space to accommodate varied and community uses, and (4) developing partnerships with community stakeholders to access additional amenities for the Project's residents. An additional community meeting via Zoom is scheduled for November 16, 2020 to share design updates and elaborate on changes that were made to incorporate community feedback. The development team has maintained a website, www.2072massaveapts.com, that provides updated and detailed information on the proposal. The website includes copies of plans, FAQs (forthcoming), news and events, information on the development team, and contact information for the community to provide feedback and ask questions.

Development Team

The following development team has been formed to include industry experts ensuring a seamless and successful completion:

- **Developers:**
    - *Capstone Communities LLC* (www.capstonecommunities.com), is a Newton, Massachusetts based real estate development firm experienced in structuring complex financing involving multiple federal and state subsidies. Jason Korb is the principal of Capstone Communities LLC where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of $60,000,000 of development transactions in Cambridge, Somerville, Arlington, Newton and Brockton Massachusetts. These include converting Brockton's first brick shoe factory into 25 mixed-income apartments, co-developing 20 100% affordable family apartments on a vacant lot in Cambridge's Port neighborhood. Additionally, Capstone and Hope are currently developing Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021.

      Prior to forming Capstone, Jason was the Vice President of Acquisitions at Beacon Communities LLC, a developer, owner, and manager of over 9,000 apartment homes in the Northeast. At Beacon, Jason was responsible for sourcing new acquisitions and overseeing

mixed income, affordable and market rate development and financing opportunities. In his seven years at Beacon, Jason was responsible for developing over 600 apartment homes totaling over $100M. Prior to joining Beacon in 2004, Jason was a Housing Project Manager at the Fenway Community Development Corporation in Boston. Jason is a former Director of Caritas Communities and a former Vice-Chair of Preservation Massachusetts. Jason received an MS from the Massachusetts Institute of Technology's Center for Real Estate and a BA from the University of Michigan, Ann Arbor. Jason's MIT thesis, The Low Income Housing Tax Credit: HERA, ARRA, and Beyond has been cited by Harvard University's Joint Center for Housing Studies and the US Senate Budget Committee.

- *Hope Real Estate Enterprises LLC*, is led by Cambridge based attorney and Real Estate Developer Sean D. Hope who specializes in Zoning and municipal permitting/consulting. Sean was co-developer with Jason Korb of Port Landing - a 100% affordable housing development located in The Port/Kendall Square that opened at the end of 2016 providing 20 units of family friendly housing to the Port neighborhood where Sean's family first moved to from the island of Barbados. Additionally, Hope has partnered with Capstone again to develop Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021. Sean has also represented developers and property owner on numerous construction projects in Cambridge including new construction, historic preservation and adaptive reuse projects. Prior to entering into private practice in 2008 Sean was an associate member of the Cambridge Board of Zoning Appeal voting on several keys applications including Print Shop Condominiums, an affordable home ownership project developed by CASCAP in 2007. Sean also serves as in-house counsel for Pentecostal Tabernacle in Cambridge and is former member of the Cambridge Historic Society.

- **Preconstruction Cost Estimator**: *Callahan Construction Managers* (www.callahan-inc.com): Established in 1954, Callahan Construction Managers is a full-service construction company experienced with a variety of building types and construction methods in Massachusetts and the Northeast. Callahan specializes in a wide range of preconstruction and construction management services, and including projects in multi-family residential, senior housing, hospitality, retail, corporate office, life sciences, educational, and other markets. Most recently, Callahan began the historic renovation, addition, and new construction project at Squirrelwood Apartments, an affordable housing community owned by Just-A-Start Corporation in Cambridge, MA. The Squirrelwood Apartments contain 88 units and the new construction building will be built to Passive House Standards.

- **Architect**: *Bruner/Cott Architects (Bruner/Cott)* (www.brunercott.com): Bruner/Cott is a mid-sized, full service architecture and planning firm, located in Boston, Massachusetts. Founded 45 years ago, Bruner/Cott is dedicated to enhancing the quality of life, economic vigor, and sense of community through thoughtful, sustainable design. As pioneers in transformative reuse, Bruner/Cott strives to recognize the character and value of an existing structure and understand that sustainable design extends beyond the boundaries of a single building. Whether new construction, transformative reuse, historic preservation, or a large-scale planning project, Bruner/Cott makes buildings that communicate with their surroundings, transforming place by creating architecture of enduring value.

  Bruner/Cott is committed to its mission of achieving design excellence through collaboration, creativity, and critical thinking, crafting thoughtful design solutions that fulfill their clients'

aspirations, and enhancing the human experience while respecting the natural environment. The firm's work has been consistently recognized for design, winning awards for renovation, adaptive reuse, and new construction. In the Cambridge/Boston area, Bruner/Cott is working on Frost Terrace (currently under construction), and completed the Lunder Arts Center at Lesley University in Porter Square and The Viridian at 1282 Boylston Street.

- **Legal (General and Zoning)**: *Nixon Peabody LLP* (www.nixonpeabody.com): Nixon Peabody is a full-service law firm with more than 600 lawyers nationwide and internationally. Our clients range from developers (for-profit and nonprofit), financing institutions and governmental entities to *Fortune* 100 companies. Nationally recognized in real estate, the firm handles highly complex development and financing transactions involving every class of assets, and has been at the forefront of financing, developing and preserving affordable housing for more than 45 years. In fact, with approximately 25 attorneys and paralegals possessing significant experience working with federal, state and local governmental agencies, NP has one of the largest affordable housing legal teams in the country.

  The NP team also handles land use, zoning and permitting for a range of development projects, and is regularly brought into transactions to review site plans and perform zoning analyses. Through this work, the team has developed a comprehensive understanding of the local zoning and permitting processes and the multiple administrative steps that developers face during the course of development, which can include navigating the zoning approval process, obtaining Comprehensive Permit approvals, or establishing zoning overlay district areas and zoning map amendments.

Conclusion

The Project will bring high-quality housing to the Porter Square/North Cambridge neighborhood that will be affordable to a diverse array of low- and moderate-income households. With immediate proximity to rapid transit and essential community services, the Project can provide critically needed housing in an attractive, sustainable development. Designed to provide contemporary amenities with a focus on transit-oriented development and sustainability, the Project will be high-quality family housing in the heart of one of Cambridge's most vibrant neighborhoods.

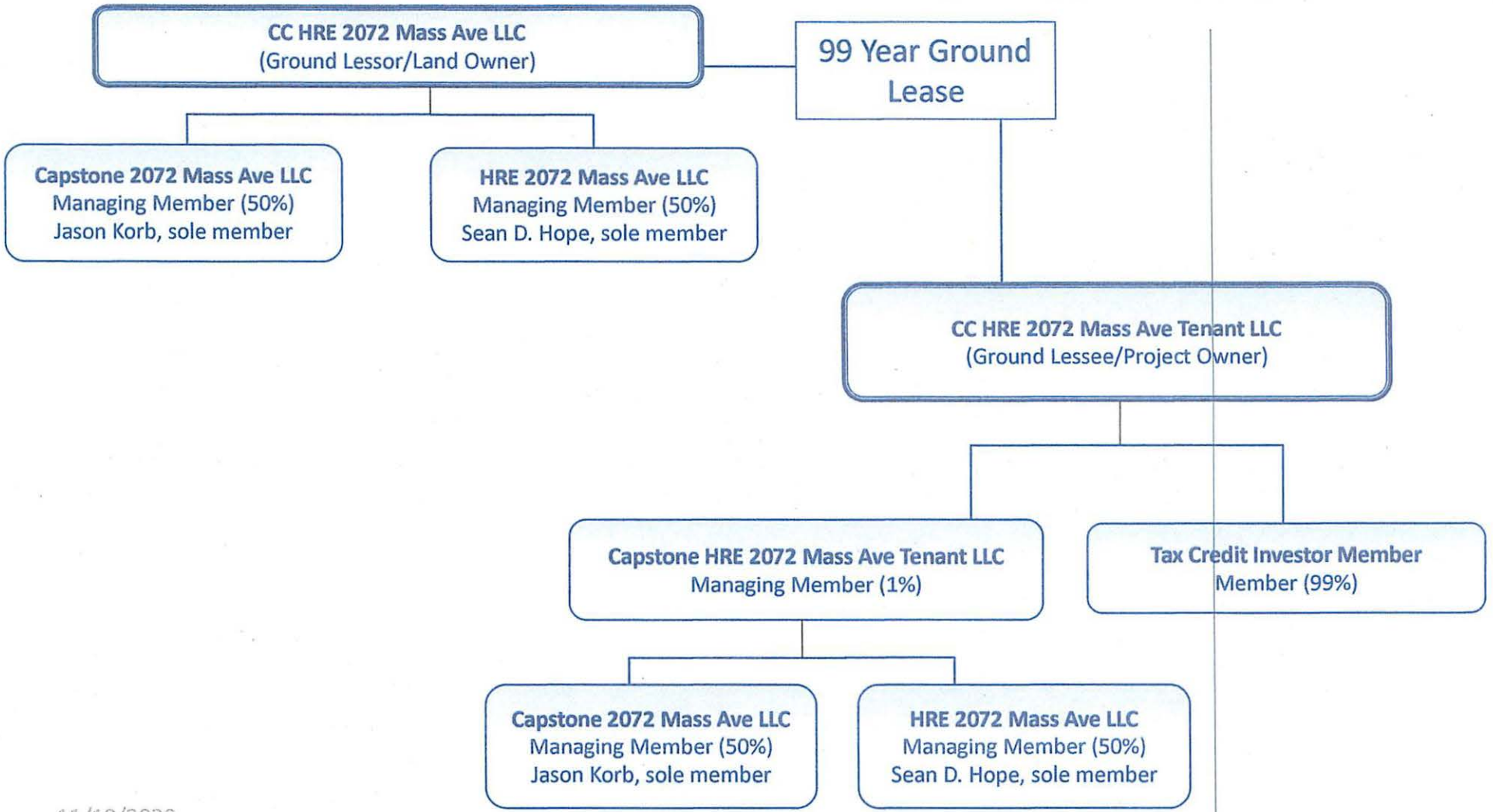
We look forward to presenting this exciting Project to the Board at your earliest convenience.

Sincerely,

Jason Korb
Managing member of managing member

Sean D. Hope
Managing member of managing member

2072 Mass Ave Apartments Organizational Chart



11/10/2020

Comprehensive Permit Application
2072 Massachusetts Avenue
Cambridge, MA 02140

Submitted by:

CC HRE 2072 Mass Ave Tenant LLC

Submitted to:

City of Cambridge Board of Zoning Appeal

November 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS

2072 MASSACHUSETTS AVENUE, CAMBRIDGE 02140

Submitted to:	CITY OF CAMBRIDGE BOARD OF ZONING APPEAL
By:	CC HRE 2072 Mass Ave Tenant LLC
Date:	NOVEMBER 10, 2020

TABLE OF CONTENTS

1) Cover Letter and Narrative
2) Comprehensive Permit Application Form
3) BZA Application Form – Ownership Information
4) Dimensional Form
5) Requested Waivers from Local Requirements and Regulations
6) Parking and Traffic Information
7) Civil Engineer's Narrative
8) Walden Street Utility Report
9) Green Building Report
10) Tree Protection Plan
11) Plans
12) Materials and Perspectives
13) Photographs
14) Shadow Studies
15) Locus Map and Assessor Plat
16) Evidence of Site Control

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 1
COVER LETTER AND NARRATIVE

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

November 10, 2020

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments
2072 Massachusetts Avenue, Cambridge, MA

Dear Board of Zoning Appeal Members:

CC HRE 2072 Mass Ave Tenant LLC ("Applicant"), an affiliate of Capstone Communities LLC (www.capstonecommunities.com) ("Capstone") and Hope Real Estate Enterprises LLC ("Hope"), propose to construct an affordable housing community located at 2072 Massachusetts Avenue in Cambridge's Porter Square and North Cambridge (the "Site"). The resulting residential community will consist of 49 affordable rental apartment homes with a variety of unit sizes – 14 one-bedroom, 21 two-bedroom, and 14 three-bedroom apartments – that will be affordable to individuals and families earning a range of incomes – from 30% to 60% of the area median income (the "Project"). Capstone is a Newton-based developer of mixed income, affordable, and historic apartment communities, and Hope is a Cambridge-based real estate development company with significant zoning consultation and permitting expertise. Capstone and Hope are currently developing Frost Terrace, a 40-apartment 100% affordable housing community located a few blocks south at 1785-1791 Massachusetts Avenue which is anticipated to open in spring 2021. Previously, Hope and Capstone developed Port Landing, a 20-apartment, 100% affordable housing community in The Port/Kendall Square neighborhood in 2016.

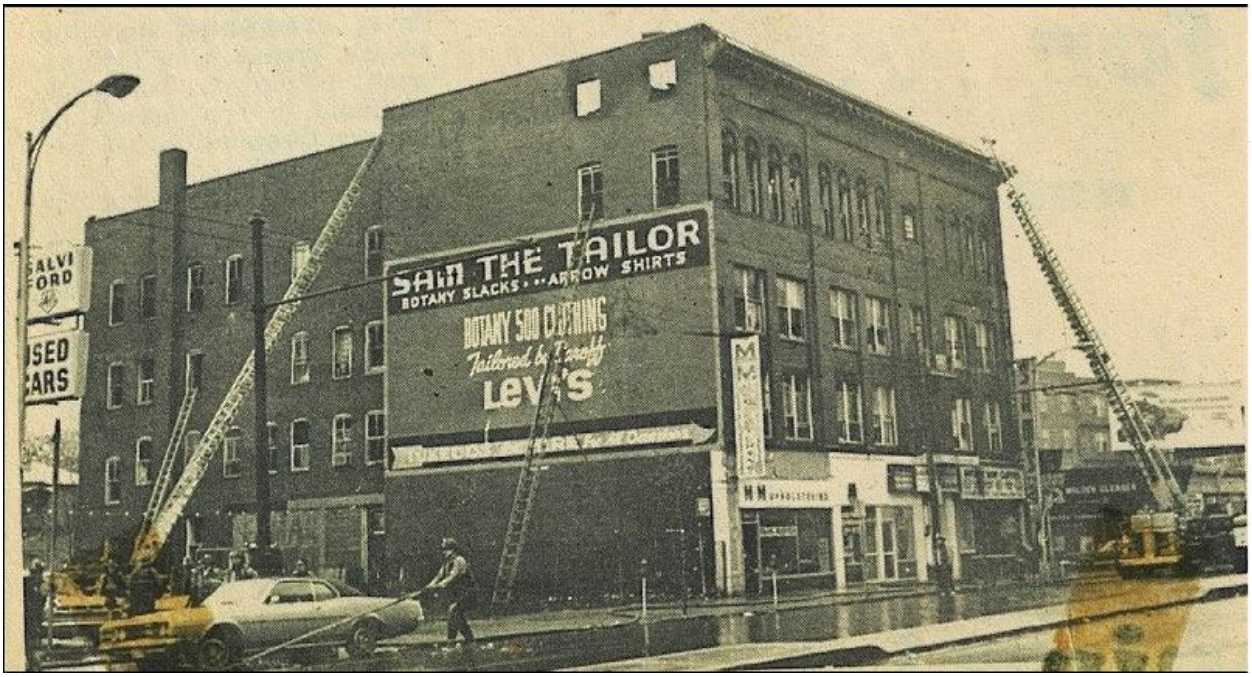
Development Proposal

Existing Site Conditions

Located with frontage on Massachusetts Avenue to the northeast and Walden Street to the northwest, the Site is comprised of one lot with approximately 8,515 square feet. Currently, the Site is occupied by an 1,860 sf, one-story building leased to Darul Kabab restaurant. The building is widely known to have housed Kentucky Fried Chicken for many years.

The immediate context along Massachusetts Avenue includes a mix of commercial, residential, and institutional buildings directly fronting the Avenue. The current one-story building and surface parking lot on the Site were constructed in 1971, having replaced a ca. 1890 four-story Odd Fellows Building which occupied most of the parcel. Though the Massachusetts Avenue corridor maintained a small-scale residential character throughout much of the 19th century, by the early 20th century the blocks north of Porter Square were dominated by multi-story commercial, civic, and religious buildings directly fronting the

Avenue. Massachusetts Avenue remains a densely developed artery lined with multi-story commercial, residential, and institutional buildings.



I.O.O.F. Building formerly located at 2072 Massachusetts Avenue, depicted during the 1968 fire which led to its demolition (*Cambridge Chronicle*).

Proposal Summary

The Project will include forty-nine (49) 100% affordable rental housing apartments. The affordability will be in perpetuity. Approximately 71% (35 apartments) will be two and three bedrooms for families. Specifically, the proposal includes 14 one-bedroom apartments, 21 two-bedroom apartments, and 14 three-bedroom apartments. Units average in size from 625 sf (one-bedroom apartments) to 824 sf (two-bedroom apartments) to 1,087 sf (three-bedroom apartments). The high proportion of two- and three-bedroom apartments will provide safe and accommodating housing to families.

Additionally, the Project will include three handicapped accessible parking spaces and two short-term drop-off/pick-up spaces in a covered garage area at the rear of the Site, along with 51 long term bike parking spaces located on the lower level of the building (48 regular and 3 tandem). Electric vehicle charging stations will be provided for the three accessible spaces and power outlets will be provided in the bike room for electric bicycles and repairs. The Project will also include retail space on Massachusetts Avenue and a resident amenity space within the first floor. The retail space is slated for a community use. The Project's operating budget also includes a part-time resident services coordinator who will plan events for families and others in the building and will assist with creating community building and educational activities.

Current Condition *Proposed Condition*

The new eight-story building will be constructed to Passive House US (PHIUS) standards and will target PHIUS Certification, and will include a green roof, rooftop solar along with a stormwater management system. The resilient, environmentally friendly materials used to construct the contemporary building façade will ensure long-term sustainability for the Project while adding dimension and rhythm to the Avenue. See **Section 9 Green Building Report** for more information.

Neighborhood

Situated to the northwest (less than 0.3 miles from the center) of Porter Square, the Project will complement an already vibrant mixed-use area of institutional, residential, office, restaurant and retail uses. Located in the North Cambridge neighborhood and adjacent to Neighborhood Nine, the Project's density and scale aligns with other buildings on Massachusetts Avenue. Directly to the Site's southeast and fronting on Massachusetts Avenue is the six-story affordable age restricted Russell House Apartments that is owned and operated by the Cambridge Housing Authority. Russell House Apartments is approximately 60' and contains 52 apartments. The five-story, 68' historic Henderson Carriage Building is located across Massachusetts Avenue from the Site. 2130 Massachusetts Avenue, an eight-story, 71' building is located one block to the northwest of the Site. Directly across Walden Street from the Site is a single-story retail building and the three and a half story 5 Walden Street condominiums. Spanning the entire rear of the Site is a municipal parking lot that provides an almost 50' wide buffer from the mostly three-story multifamily residential neighborhood to the west. The owners of the Henderson Carriage Building and Russell House Apartments support the Project.

The below Neighborhood Buildings – Height Map details the surrounding building heights.

NEIGHBORHOOD BUILDINGS - HEIGHT MAP

Area Amenities

This Site is well-served by public transit. The Porter Square MBTA Redline and Commuter Rail stations are less than 0.3 miles from the Site and the Davis Square MBTA Redline is located 0.5 miles from the Site. In addition, the #77 and #83 MBTA bus routes are at the Site, the nearest BLUEbikes station is located directly across the street, and the nearest Zipcar space is less than 200 feet away. These various rapid transit options provide access to jobs, services, and amenities throughout Cambridge, Boston, and the suburbs. Additionally, the Site is located within walking distance to the Porter Square Shopping Center, which provides several key family-friendly amenities including a grocery store, pharmacy, hardware store and various other community-serving businesses. In the context of Cambridge's extreme shortage of affordable family housing, the Project will provide forty-nine (49) households with access to a desirable, transit oriented, and thriving neighborhood. According to Walkscore.com, the Site's Walk Score is 97, which is considered a Walker's Paradise.

The Site is also within walking distance to a number of public elementary schools and daycare centers including the Rindge Avenue Upper School (0.2 miles or 6-minute walk), Wild Rose Montessori School (0.3 miles or 7-minute walk) and Benjamin Banneker Public Charter School (0.4 miles or an 8-minute walk). Below is a partial list of amenities within 0.5 miles of the Site. The play yard at St. James Church will be open to the Project's residents as well as the general public from 8am to dusk every day of the week with few exceptions. St. James Church, at 1991 Massachusetts Avenue, is one block from the Project.

Restaurants		Groceries		Shopping	
Wasabi at Porter	0.03 Miles	Star Market	0.2 Miles	China Fair	0.01 Miles
McCabe's on Mass	0.08 Miles	Pemberton Farm	0.2 Miles	Barefoot Books	0.04 Miles
Andy's Diner	0.1 Miles	Spindler Confections	0.2 Miles	Seth Berman Gardeners	0.05 Miles
Posto	0.2 Miles	Stop & Shop	0.3 Miles	Drinkwater's	0.05 Miles
Palm Sugar Thai Cuisine	0.2 Miles	Davis Square Farmers Market	0.3 Miles	Big Picture Framing	0.09 Miles
Dakzen	0.2 Miles			General Optical Co.	0.01 Miles
The Shawarma Place	0.2 Miles	Parks		Fun Antiques	0.2 Miles
Newtowne Grille	0.2 Miles	Bergin Playground	0.2 Miles	Stellabella toys	0.2 Miles
Domino's Pizza	0.2 Miles	Rindge Field	0.2 Miles	The Caning Shoppe	0.2 Miles
Sugar & Spice Thai	0.2 Miles	Kenney Park	0.3 Miles	Books by Design	0.2 Miles
Urban Hearth	0.3 Miles	Corcoran Playground	0.4 Miles	Nebia	0.2 Miles
Punjabi Grill	0.3 Miles	Statute Park	0.4 Miles	Buffalo Exchange	0.3 Miles
Rosebud American Cuisine	0.3 Miles	Sheridan Square	0.4 Miles	Watch Shop	0.3 Miles
Snappy Kitchen	0.3 Miles	Seven Hills Park	0.4 Miles	Ace Wheel Works	0.3 Miles
Anna's Taqueria	0.3 Miles	Saint Peters Field	0.5 Miles	Michaels	0.3 Miles
Christopher's	0.3 Miles			Family Dollar Store	0.3 Miles
Café Barada	0.3 Miles	Schools		Magpie	0.3 Miles
Redbones BBQ	0.3 Miles	Ringe Avenue Upper School	0.2 Miles	Sprint	0.3 Miles
Toad	0.3 Miles	Wild Rose Montessori School	0.3 Miles	Mind's Eye Yarns	0.3 Miles
Wok N Roll Restaurant	0.3 Miles	Benjamin Banneker Public Charter	0.4 Miles	Porter Square Books	0.3 Miles
Panera Bread	0.3 Miles	Cambridge Friends School	0.4 Miles	Bike Boom	0.4 Miles

Building Program and Site Design

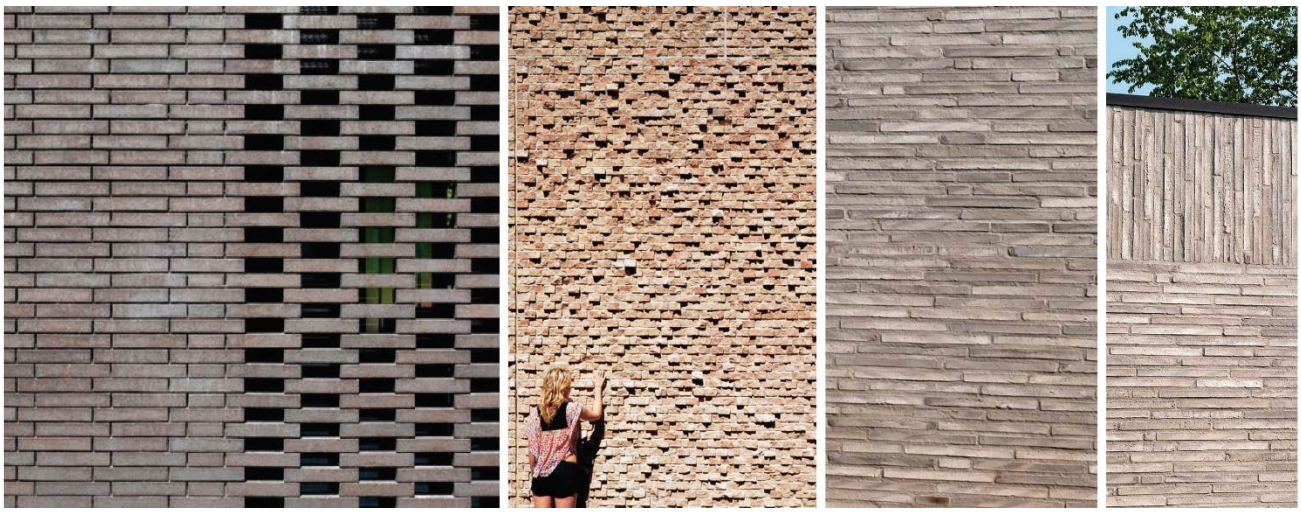
The Project's design balances a complex set of contextual priorities for the Site which have arisen from analysis, community meetings, and various meetings with the City of Cambridge Urban Planning, Community Development and Traffic and Parking teams. The design goals are:

Create a high-quality affordable housing apartment community for families in Cambridge
The design reflects its context, a strong corner on Cambridge's main street. The building massing is slender, allowing for light and air for all apartment homes. The site is linked to amenities and services in this walkable neighborhood and the unit interiors are simple, but elegant.

Create significant transparency: Activate the streetscape
A primary design goal is to maintain transparency at street level to facilitate visual connections and to activate the streetscape. The first floor along Mass Ave will be wrapped with transparent storefront glazing and will include both the retail and residential entryway. The residential entryway will be pushed back to create a more pedestrian-scaled experience for residents. The storefront turns the corner onto Walden St and continues along with transparency into the retail and resident amenity spaces. An entrance to limited parking and services area is hidden on the rear part of the site.

Shaping: Building Form
The building consists of two interconnected 8-story volumes. Along Massachusetts Avenue and West along Walden Street, a seven-story suspended aluminum clad cube sits above one story of recessed with storefront glazing. The suspended cube of the floors is clad in light colored anodized aluminum / zinc vertical panels with a staggered pattern, creating a light and airy volume that floats above the street, minimizing the Project's perceived mass, and also has a strong corner presence that is visible from the street intersection. A grid of openings accentuates the suspended cube, incorporating large windows which provide natural daylight into the interior units, as well as vertical infill composite panels that resemble wood, bringing warmth and texture. Each window and infill panel pair are framed with a metal projection that provides a rhythm to the façade.

Human Scale: Material Palette
The residential anchor consists of a materials palette that relates to the surrounding residential buildings. The brick plinth / base is located on the ground floor, most prominently at the residential entry which is recessed along Mass Ave, adjacent to the retail space and bus shelter. The crafted long brick at street levels enlivens the pedestrian experience and allows for interactions as the wall angles back and forth. This culminates in a gradient of increasingly frequent openings that also serve as visibility into the parking area, as well as creating ventilation. Above the parking entry, the brick is oriented vertically as a contemporary response to the traditional lintel approach, while highlighting the playfulness of the material.



Brick pattern material precedents

Above the brick plinth, painted clapboard comprises the main field of the body. Proportionately sized and spaced windows bordered by a trim are located along all orientations of the residential anchor. On the south elevations, each window has an infill panel below, clad in a lighter colored shingle panel to provide an accent from the main field, as well as to give the perception of the same proportions compared to windows on the north and west facades. In addition, solar shades are proposed on the South façade that not only livens the rhythm of the façade, but also serves a functional purpose of providing shade to reduce the building's overall energy consumption. The top of the residential anchor is defined by a cornice band of half-round shingles.

Suspended cube and residential anchor material precedents

<u>Streetscape and Greenery</u>

Except as indicated below, while there is no open space or landscaping on the Site, several street trees are located on the opposite side of Walden Street. Due to the existing electrical duct banks below the sidewalks adjacent to the Site on Massachusetts Avenue and Walden Street, it is not possible to plant street trees in these locations. Planters and fences supporting the growth of vertical green are located on the Project's

southwest facade, and at the openings to the parking and service areas. An intensive green roof is also visible along Walden Street above the parking entrance, with a variety of non-invasive plant species.

There is a 12" DBH Tilia cordata, Littleleaf linden located on the Site's south property line. This tree is mostly located on the 2050 Massachusetts Avenue property. Daniel E. Cathcart, an ISA Board Certified Master Arborist, developed a Tree Protection Plan (included herein) that will be followed by the development team prior to, during, and after construction. See **Section 10** for the **Tree Protection Plan**.

Accessibility

The Project is designed to comply with the requirements of 521 CMR, Massachusetts Architectural Access Board (MAAB), the Fair Housing Act, the Americans with Disabilities Act (ADA), as well as the Uniform Federal Accessibility Standards (UFAS). 3 apartments (1 of each bedroom type) in the Project will be Group 2 units for individuals with mobility difficulties (521 CMR 9.4), with the rest being Group 1 units (521 CMR 9.3). In addition, 1 apartment will be a Group 1 unit that also provides sleeping accommodations for persons who are deaf or hard of hearing (521 CMR 9.7).

Sustainability

The Project will incorporate sustainable and resilient design strategies that reflect a commitment to environmental stewardship that aligns with affordable housing with a strong focus on lowering utility costs, carbon and greenhouse gases reduction and creating healthy environments. The Project is targeting Passive House certification to the standards set by the Passive House Institute US (PHIUS) for their PHIUS+ Core rating system, as well as certifying through the EPA Indoor air PLUS program. The PHIUS+ CORE rating system includes stringent and verified building performance metrics as well as professional testing of the building envelope and air sealing at two stages during building construction. EPA Indoor air PLUS certification includes verification of indoor air quality (IAQ) quality control measures including but not limited to: moisture control, HVAC venting and sealing, and use of low VOC materials in construction. In addition, the design team is also planning to conduct a systems commissioning process in addition to the envelope. The above will result in a highly efficient building that lowers utility costs, protects occupant health through excellent indoor air quality, as well as contributes to the overall reduction in carbon and greenhouse gases emissions. Specifications for a simple, durable materials palette will emphasize the choice of healthier building materials and reinforce the Passive House approach, these measures also act as quality-of-life improvements for the residents, and will be integrated with the management of the property.

In terms of addressing resiliency concerns such as extreme weather events and future climate change, the project team evaluated the flood risk based on current maps and future projections for the site and surrounding area. In addition, various protection, adaptation, and backup strategies have been incorporated. Additional details can be found in **Section 9 Green Building Report.**

Affordable Housing

Due to its unit mix and income set asides, the Project's 49 apartment homes will attract a variety of households. 41 units will be set aside for households that earn at or below 60% of AMI, currently a household income ranging from $53,760 – $82,920, depending on household size. Eight (8) units will be Section 8 PBV units set aside for households that earn at or below 30% of AMI, currently there is no minimum household income, and a maximum income of $30,720 – $41,460, depending on household size. Including all utilities and for the 60% AMI apartments, monthly one-bedroom rents are estimated to be $1,440, monthly two-bedroom rents are estimated to be $1,728, and monthly three-bedroom rents are

estimated to be $1,995. When accounting for utilities, these rents are approximately 40% of the neighborhood's market rate rents, which are deeply unaffordable to households in this income range.

The proposed income mix provides housing that is affordable to families and individuals earning a range of incomes. The immediate market area shows strong demand for this unit mix as effective vacancy rates are 0%. The demand for affordable units is even more significant than that for market rate apartments. At Port Landing, which was opened in 2016, 1,386 applicants applied for its 20 apartments prior to the lottery. Data obtained from The Finch, an affordable apartment community owned by Homeowner's Rehab which completed its lease-up in 2020, showed that 2,261 individuals or families applied for 98 apartment homes. There are currently 20,703 unique applicants on the Cambridge Housing Authority waitlists.

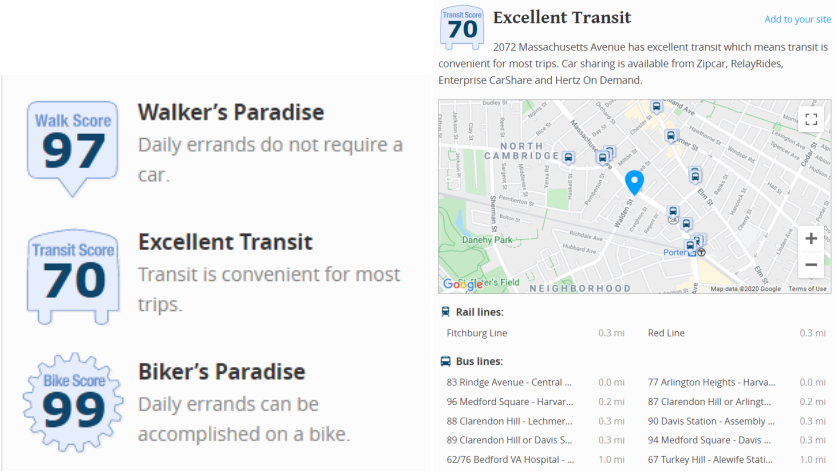
To the extent permitted by Department of Housing and Community Development, 70% of the apartments will give preference to current Cambridge residents, municipal and school department employees, and employees of local businesses.

Transportation and Parking

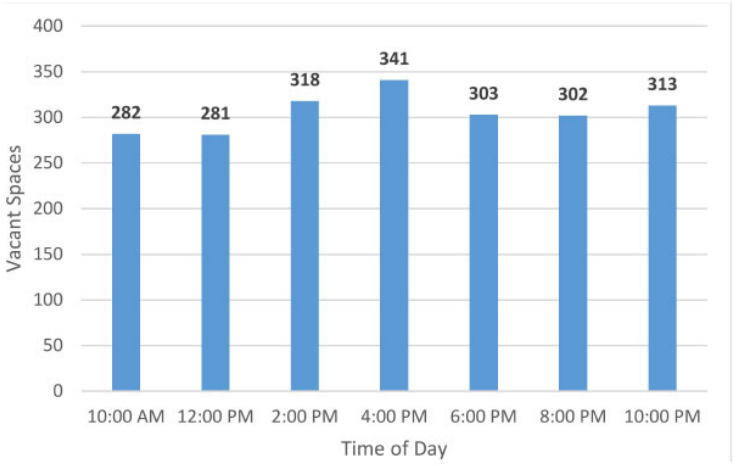
The site plan proposes three (3) covered, on-site accessible parking spaces that will be dedicated to residents and guests with disability plates or placards. In addition, there will be two (2) short-term COVERED drop-off and pick-up spaces to aid in reducing congestion along Walden Street.

As previously indicated, the Site is a short walk from numerous forms of transit options including the Porter Square Station less than 0.3 miles from the Project that includes the MBTA subway Red Line, Fitchburg/South Acton Commuter Rail Line, four Bus Lines (Bus Route #77, 96, 83 and 87) and several car sharing locations. The Parking and Traffic Assessment by Vanasse & Associates, Inc. (VAI) included in **Section 6** suggests approximately half of the building's households, or ~25 households, will have cars. Those residents with or without cars will benefit from Transportation Demand Management (TDM) that will include covering the cost of MBTA passes for property management staff, subsidizing MBTA passes for residents, BLUEbikes memberships, or ride sharing memberships, as further detailed in the VAI report. In addition, the installation of public transportation and ride share timing screens at a centralized location will provide residents with information for easy access to transit. Ownership and building management will provide information at move-in to all residents on all public transportation options within a short distance of the Site.

Below is a map from Walkscore.com highlighting the Site's adjacent transit options:



VAI determined the Project's projected parking demand and quantified the availability of on-street parking within a quarter (0.25) mile from the Site entirely within the City of Cambridge boundaries during peak parking demand hours. In summary, at the time of its study on Tuesday, October 20, 2020, VAI determined that the peak hour demand was at 12:00pm at which time a total of 281 on-street parking spaces were available within a quarter (0.25) mile of the Site. VAI concludes its report by stating: "In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project. The Project proponent is committed to implementing a Travel Demand Management plan which promotes alternatives modes of transportation and will minimize the Project's impact on available on-street parking and traffic in the area."



VAI Parking Study, October 20, 2020, Figure 4

It is expected that many of the Project's residents will utilize alternative modes of transportation other than automobiles. Based upon the U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, the mode split characteristics of the Project are estimated as follows: 32 percent automobile trips; 43 percent transit; 10 percent walk; six (6) percent bicycle, and nine (9) percent other trips. Pursuant to VAI's report, the Project is expected to generate approximately 98 vehicle trips on an average weekday (49 entering/49 exiting), with approximately six (6) vehicle trips (2 entering/4 exiting) expected during the weekday morning peak-hour. During the weekday evening peak hour, the Project is expected to generate approximately 9 new vehicle trips (5 entering/4 exiting).

The Project's proximity to several alternative transit options and community serving amenities (schools, pharmacy, grocery store) within walking distance will produce a thriving walkable residential community. The Project's design is consistent with smart growth principles and the Cambridge City Council's goal to reduce reliance on vehicle usage while promoting alternative forms of transportation.

<u>Walden Street Widening</u>

Through discussions with Cambridge Community Development, Traffic and Parking, Department of Public Works, and community outreach, the development team identified that the portion of Walden Street adjacent to the Site is unusually narrow for a three lane street. Currently Walden Street is ~26'-8", with a ~10'-0" travel lane outbound from Massachusetts Avenue and two ~8'-4" travel lanes inbound. This constriction slows traffic moving through the intersection, makes turns difficult, and does not align with best practices and guidelines.

The proposed design includes the widening of Walden Street from ~26'-8" to 30'-0". This is achieved by locating the exterior walls of the ground floor ~4'-0" inside the property line and then granting an easement to the City for a sidewalk in that area, resulting in three (3) 10'-0" travel lanes and making a more spacious street condition. The proposed design also improves the sidewalk by widening it from its current ~6'-5" width to be ~7'-2" wide, both measurements are inclusive of the curb. The proposed upper floors of the new building overhang the sidewalk by ~3'-6" with an overhead clearance of ~13'-0".

Regarding the constructability of widening Walden Street, the development team approximately located electrical duct banks in the Walden Street sidewalk. Based on visual inspections of the manholes and a utility Ground Penetrating Radar (GPR) report by GPRS, it seems unlikely that the location of these duct banks will conflict with the proposed construction associated with the widening of Walden Street. Conversations with Eversource on the exact elevation of the duct banks are ongoing. The GPR report is included in **Section 8**.

Evidence of Need for Affordable Housing:

The City of Cambridge historically was the home of immigrants and low and middle-income earners that were vital to Cambridge's glassworks and furniture factories from the 1920's through the 1970's. However, since rent control ended in 1994, Cambridge has experienced an exponential increase in land value, resulting in a disproportionate impact on the availability of affordable housing options for low and middle-income individuals and families. HUD defines "cost burdened" households as those who pay more than 30% of their income for housing.[1] According to the U.S. Census Bureau, 43% of renters in Cambridge are paying 30% or more of their household income on rent and are therefore considered cost burdened.[2]

Lower and middle income families in Cambridge find it exceptionally difficult to secure family friendly housing throughout the City. In the last six (6) months, accordingly to MLS, the median sale price for a single family home in Cambridge was $1,733,500 and the average condominium sale price was $812,500. Based on an informal October 2020 survey of larger apartment communities in the immediate market area, two-bedroom apartment rents are $3,600 and three-bedroom apartment rents are $4,500.[3] In order to afford these rents and not be cost burdened, a household would need to earn at least $152,000 – $190,000 annually. Over 60% of Cambridge households make less than $150,000, making these units unaffordable to a majority of current Cambridge residents.[4]

The City's housing stock is also older and many units contain lead based paint hazards, which further constrain families from locating safe, quality housing for their children. In fact, 71.4% of Cambridge's housing inventory was constructed prior to 1980.[5] Upon completion, all of 2072 Massachusett's Avenue's apartments will be new.

Once completed, the Project will provide urgently needed affordable housing in an area where a significant number of families and individuals are unable to afford quality housing. Additionally, the high number of three-bedroom apartments (29%) will specifically be occupied by families.

[1] U.S. Department of Housing and Urban Development, "Housing Choice Voucher Program" https://www.hud.gov/hudprograms/hcvp (accessed October 9, 2020)
[2] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04
[3] The Wyeth – 120 Rindge Avenue, Cambridge
[4] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID S2503
[5] U.S. Census Bureau American Community Survey 2019: ACS 1-Year Estimates TableID DP04

Financing

If 2072 Massachusetts Avenue's Site Comprehensive Permit application is approved, the development team anticipates applying for an array of local, state and federal subsidies as well as private investments. The development team will apply to the Massachusetts Department of Housing and Community Development (DHCD) for an allocation of state and federal low-income housing tax credits as well as additional subsidies.

In 2018 the Cambridge Affordable Housing Trust provided a $3.8 million loan to finance the Site acquisition and certain predevelopment expenses. If the Project receives its permitting, the development team anticipates applying for additional City funding and for eight (8) Cambridge Housing Authority Section 8 Project Based Vouchers.

Site Control, Permitting and Community Process

Site Control

Capstone and Hope have created separate entities that own/will own the Site/Project and that will develop the Project. CC HRE 2072 Mass Ave LLC, an affiliate of Capstone and Hope, purchased the 2072 Mass Ave land and building using loan proceeds from the Cambridge Affordable Housing Trust in April 2018.

On November 9, 2020, CC HRE 2072 Mass Ave LLC entered into a 99-year ground lease with CC HRE 2072 Mass Ave Tenant LLC for the 2072 Massachusetts Avenue land. See the attached organizational chart that outlines the entity structure once the Project receives all its financing. This ground lease structure is typical of affordable housing developments in Cambridge due to the complicated financing structure required by local and state financing agencies.

Permitting

CC HRE 2072 Mass Ave Tenant LLC is a Limited Dividend Organization under M.G.L. c.40B, §§ 20 through 23. Pursuant to 760 CMR 56, CC HRE 2072 Mass Ave Tenant LLC is applying to the Department of Housing and Community Development, as the Subsidizing Agency, for Project Eligibility under the following subsidy programs: Affordable Housing Trust Fund, DHCD Housing Stabilization Fund (HSF), HUD HOME Program (Rental Production), State Low Income Housing Tax Credit Program, and the Federal Low Income Housing Tax Credit Program (LIHTC). An affordable housing restriction will be recorded against the land and buildings with a term in perpetuity and the Project will comply with the Affirmative Fair Housing Marketing and Resident Selection Plan as required by 760 CMR 56.

According to the Zoning Map, the majority of the Site has a base zoning of Business A-2 and a small portion (13'+/-) at the rear of the parcel is in the Residence B base zoning district. Both districts allow for residential uses as of right although the Business A-2 district also allows for a range of commercial/retail and multi-family residential uses whereas the Residence B district is a one- and two-family district only. The Site also is in the Massachusetts Avenue Overlay District and North Massachusetts Overlay Sub- district (the "Massachusetts Avenue Overlay").

The development team is proposing to obtain all of 2072 Massachusetts Avenue's local approvals through an MGL Chapter 40B Comprehensive Permit from the Cambridge Board of Zoning Appeal (BZA). Since the City of Cambridge has met its obligations under MGL Chapter 40B, the development team is requesting that the BZA accept this Comprehensive Permit application. Pursuant to 760 CMR 56.05(7), please refer to

Section 5 for a detailed list of requested Waivers from Local Requirements and Regulations. **Section 4** is the Dimensional Form.

Community Process

The development team has worked extensively with the City of Cambridge, including the Community Development Department (Zoning, Housing, Sustainability, Urban Design, Pedestrian and Bicycle), Fire Department, Traffic and Parking, Department of Public Works, and Historical Commission.

In addition, the development team has engaged the community through individual abutter Zoom meetings and a large Zoom community meeting on September 29, 2020 that was attended by 82 people. The Project was also presented to the Porter Square Neighbors Association (PSNA) on October 15, 2020 and is schedule to reappear at the PSNA on November 19, 2020. Understanding that many residents of the adjacent Russell House Apartments do not have access to computers and/or the internet, and in conjunction with the building's management, the development team displayed large renderings of the Project and comment cards in the building's lobby so that Russell House residents would have an opportunity to provide input.

Community outreach and various City department input resulted in the following changes to the proposal: (1) setting back further the first floor facing Walden Street, (2) relocating the main pedestrian entrance from Walden Street to Massachusetts Avenue, (3) widening Walden Street and the sidewalk adjacent to the Project, (4) programming the retail space to accommodate varied and community uses, and (4) developing partnerships with community stakeholders to access additional amenities for the Project's residents. An additional community meeting via Zoom is scheduled for November 16, 2020 to share design updates and elaborate on changes that were made to incorporate community feedback. The development team has maintained a website, www.2072massaveapts.com, that provides updated and detailed information on the proposal. The website includes copies of plans, FAQs (forthcoming), news and events, information on the development team, and contact information for the community to provide feedback and ask questions.

<u>Development Team</u>

The following development team has been formed to include industry experts ensuring a seamless and successful completion:

- **Developers**:
    - *Capstone Communities LLC* (www.capstonecommunities.com), is a Newton, Massachusetts based real estate development firm experienced in structuring complex financing involving multiple federal and state subsidies. Jason Korb is the principal of Capstone Communities LLC where he has developed market rate, mixed income, and 100% affordable housing. Since founding Capstone in October 2010, Jason has successfully completed a total of $60,000,000 of development transactions in Cambridge, Somerville, Arlington, Newton and Brockton Massachusetts. These include converting Brockton's first brick shoe factory into 25 mixed-income apartments, co-developing 20 100% affordable family apartments on a vacant lot in Cambridge's Port neighborhood. Additionally, Capstone and Hope are currently developing Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021.

      Prior to forming Capstone, Jason was the Vice President of Acquisitions at Beacon Communities LLC, a developer, owner, and manager of over 9,000 apartment homes in the Northeast. At Beacon, Jason was responsible for sourcing new acquisitions and overseeing

mixed income, affordable and market rate development and financing opportunities. In his seven years at Beacon, Jason was responsible for developing over 600 apartment homes totaling over $100M. Prior to joining Beacon in 2004, Jason was a Housing Project Manager at the Fenway Community Development Corporation in Boston. Jason is a former Director of Caritas Communities and a former Vice-Chair of Preservation Massachusetts. Jason received an MS from the Massachusetts Institute of Technology's Center for Real Estate and a BA from the University of Michigan, Ann Arbor. Jason's MIT thesis, The Low Income Housing Tax Credit: HERA, ARRA, and Beyond has been cited by Harvard University's Joint Center for Housing Studies and the US Senate Budget Committee.

- *Hope Real Estate Enterprises LLC*, is led by Cambridge based attorney and Real Estate Developer Sean D. Hope who specializes in Zoning and municipal permitting/consulting. Sean was co-developer with Jason Korb of Port Landing - a 100% affordable housing development located in The Port/Kendall Square that opened at the end of 2016 providing 20 units of family friendly housing to the Port neighborhood where Sean's family first moved to from the island of Barbados. Additionally, Hope has partnered with Capstone again to develop Frost Terrace, a 40 apartment, 100% affordable community in Porter Square which is estimated to be complete in Spring of 2021. Sean has also represented developers and property owner on numerous construction projects in Cambridge including new construction, historic preservation and adaptive reuse projects. Prior to entering into private practice in 2008 Sean was an associate member of the Cambridge Board of Zoning Appeal voting on several keys applications including Print Shop Condominiums, an affordable home ownership project developed by CASCAP in 2007. Sean also serves as in-house counsel for Pentecostal Tabernacle in Cambridge and is former member of the Cambridge Historic Society.

- **Preconstruction Cost Estimator**: *Callahan Construction Managers* (www.callahan-inc.com): Established in 1954, Callahan Construction Managers is a full-service construction company experienced with a variety of building types and construction methods in Massachusetts and the Northeast. Callahan specializes in a wide range of preconstruction and construction management services, and including projects in multi-family residential, senior housing, hospitality, retail, corporate office, life sciences, educational, and other markets. Most recently, Callahan began the historic renovation, addition, and new construction project at Squirrelwood Apartments, an affordable housing community owned by Just-A-Start Corporation in Cambridge, MA. The Squirrelwood Apartments contain 88 units and the new construction building will be built to Passive House Standards.

- **Architect**: *Bruner/Cott Architects (Bruner/Cott)* (www.brunercott.com): Bruner/Cott is a mid-sized, full service architecture and planning firm, located in Boston, Massachusetts. Founded 45 years ago, Bruner/Cott is dedicated to enhancing the quality of life, economic vigor, and sense of community through thoughtful, sustainable design. As pioneers in transformative reuse, Bruner/Cott strives to recognize the character and value of an existing structure and understand that sustainable design extends beyond the boundaries of a single building. Whether new construction, transformative reuse, historic preservation, or a large-scale planning project, Bruner/Cott makes buildings that communicate with their surroundings, transforming place by creating architecture of enduring value.

  Bruner/Cott is committed to its mission of achieving design excellence through collaboration, creativity, and critical thinking, crafting thoughtful design solutions that fulfill their clients'

aspirations, and enhancing the human experience while respecting the natural environment. The firm's work has been consistently recognized for design, winning awards for renovation, adaptive reuse, and new construction. In the Cambridge/Boston area, Bruner/Cott is working on Frost Terrace (currently under construction), and completed the Lunder Arts Center at Lesley University in Porter Square and The Viridian at 1282 Boylston Street.

- **Legal (General and Zoning)**: *Nixon Peabody LLP* (www.nixonpeabody.com): Nixon Peabody is a full-service law firm with more than 600 lawyers nationwide and internationally. Our clients range from developers (for-profit and nonprofit), financing institutions and governmental entities to *Fortune* 100 companies. Nationally recognized in real estate, the firm handles highly complex development and financing transactions involving every class of assets, and has been at the forefront of financing, developing and preserving affordable housing for more than 45 years. In fact, with approximately 25 attorneys and paralegals possessing significant experience working with federal, state and local governmental agencies, NP has one of the largest affordable housing legal teams in the country.

  The NP team also handles land use, zoning and permitting for a range of development projects, and is regularly brought into transactions to review site plans and perform zoning analyses. Through this work, the team has developed a comprehensive understanding of the local zoning and permitting processes and the multiple administrative steps that developers face during the course of development, which can include navigating the zoning approval process, obtaining Comprehensive Permit approvals, or establishing zoning overlay district areas and zoning map amendments.

Conclusion

The Project will bring high-quality housing to the Porter Square/North Cambridge neighborhood that will be affordable to a diverse array of low- and moderate-income households. With immediate proximity to rapid transit and essential community services, the Project can provide critically needed housing in an attractive, sustainable development. Designed to provide contemporary amenities with a focus on transit-oriented development and sustainability, the Project will be high-quality family housing in the heart of one of Cambridge's most vibrant neighborhoods.

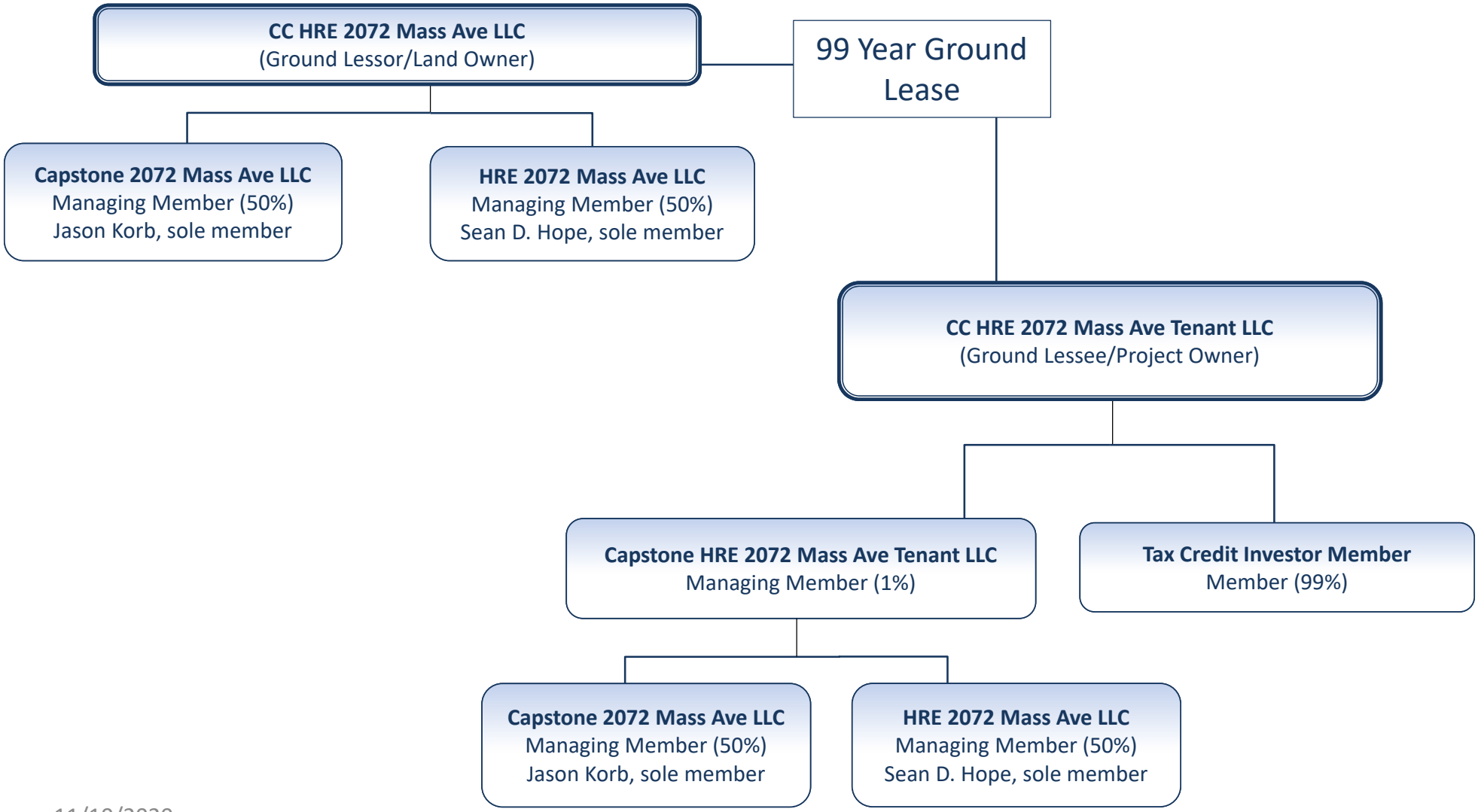
We look forward to presenting this exciting Project to the Board at your earliest convenience.

Sincerely,

Jason Korb
Managing member of managing member

Sean D. Hope
Managing member of managing member

2072 Mass Ave Apartments Organizational Chart



11/10/2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS

2072 MASSACHUSETTS AVENUE, CAMBRIDGE 02140

SECTION 2
COMPREHENSIVE PERMIT APPLICATION FORM

COMPREHENSIVE PERMIT APPLICATION

PETITIONER:	CC HRE 2072 MASS AVE TENANT LLC
PETITIONER'S ADDRESS:	C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459
NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON:	CAPSTONE 2072 MASS AVE LLC C/O CAPSTONE COMMUNITIES LLC 1087 BEACON STREET, SUITE 302 NEWTON, MA 02459 ATTN: JASON KORB 617.513.6320 HRE 2072 MASS AVE LLC C/O HOPE REAL ESTATE ENTERPRISES LLC 907 MASSACHUSETTS AVENUE, SUITE 300 CAMBRIDGE, MA 02139 ATTN: SEAN D. HOPE 617.492.0220
LOCATION OF SITE:	2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
DESCRIPTION OF PROJECT:	SEE **SECTION 1** (COVER LETTER AND NARRATIVE)
SPECIFY LOCAL REGULATIONS OR REQUIREMENTS FROM WHICH RELIEF IS REQUESTED:	SEE **SECTION 5** REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS
THE PETITIONER IS:	A LIMITED DIVIDEND ORGANIZATION
IS THE PROPOSED PROJECT NEW CONSTRUCTION:	THE PROPOSED PROJECT IS NEW CONSTRUCTION
SITE CONTROL:	CC HRE 2072 MASS AVE TENANT LLC EXECUTED A 99-YEAR GROUND LEASE WITH CC HRE 2072 MASS AVE LLC (AN AFFILIATE OF CC HRE 2072 MASS AVE TENANT LLC) FOR THE LAND AND BUILDING AT 2072 MASSACHUSETTS AVENUE. CC HRE 2072 MASS AVE LLC CURRENTLY OWNS 2072 MASSACHUSETTS AVENUE.
SITE ELIGIBILITY:	THE PETITIONER IS SIMULTANEOUSLY APPLYING TO DHCD FOR SITE ELIGIBILITY APPROVAL UNDER THE FOLLOWING SUBSIDIES: AFFORDABLE HOUSING TRUST FUND, DHCD HOUSING STABILIZATION FUND (HSF), HUD HOME PROGRAM (RENTAL PRODUCTION), STATE LOW INCOME HOUSING TAX CREDIT PROGRAM AND THE FEDERAL LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC).

TOTAL NUMBER DWELLING UNITS PROPOSED:	49
TOTAL NUMBER OF AFFORDABLE RENTAL UNITS:	49
TOTAL NUMBER OF AFFORDABLE HOME OWNERSHIP UNITS:	0

RESIDENT ELIGILIBITY STANDARDS:	41 UNITS AT OR BELOW 60% AMI, 8 UNITS AT OR BELOW 30% AMI, PURSUANT TO THE LOW INCOME HOUSING TAX CREDIT PROGRAM

PLEASE SEE **SECTIONS 3 – 16** FOR A COMPLETE DESCRIPTION OF THE PROPOSED PROJECT, AND EACH OF THE FOLLOWING ITEMS:

a) Site Development Plans - Site development plans showing locations and outlines of proposed building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
b) Report on Existing Site Conditions - a summary of conditions in the surrounding areas, showing the location and nature of the existing building, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
c) Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have Site development plans signed by a registered architect;
d) Building Tabulations - a tabulation of the proposed building by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by the building by parking and other paved vehicular areas and by open areas; (2 copies)
e) Subdivision Plan - where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)
f) Utilities Plan - a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants.
g) Dimensional Form- provided with application; (2 copies)
h) Photographs – photographs of Site and existing building;
i) Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA;
j) Ownership Certificates – 2 Notarized copies, provided application.

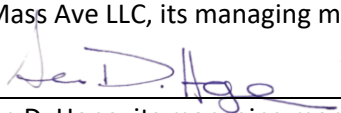
I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

CC HRE 2072 MASS AVE TENANT LLC

By: Capstone 2072 Mass Ave LLC, its managing member

By: Jason Korb, its managing member

By: HRE 2072 Mass Ave LLC, its managing member



By: Sean D. Hope, its managing member

Date: November 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 3
BZA APPLICATION FORM – OWNERSHIP INFORMATION

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We CC HRE 2072 Mass Ave LLC
(OWNER)

Address: c/o Capstone Communities LLC, 1087 Beacon Street Suite 302, Newton MA 02459

State that I/We own the property located at 2072 Massachusetts Avenue, which is the subject of this zoning application.

The record title of this property is in the name of CC HRE 2072 Mass Ave LLC

*Pursuant to a deed of duly recorded in the date 04/10/2018, Middlesex South County Registry of Deeds at Book 70850, Page 295; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name SEAN HOPE personally appeared before me, this 10th of 11, 2020, and made oath that the above statement is true.

CMalagon Notary

My commission expires JAN. 23, 2026 (Notary Seal)

CHRISTIAN JOSUE MALAGON
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 23, 2026

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We CC HRE 2072 Mass Ave LLC
(OWNER)

Address: c/o Capstone Communities LLC, 1087 Beacon Street Suite 302, Newton MA 02459

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*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Jason Korb personally appeared before me, this 9th of November, 2020, and made oath that the above statement is true.

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

Notary

My commission expires _____ (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 4
DIMENSIONAL FORM

DIMENSIONAL INFORMATION

Project Address: 2072 Massachusetts Avenue

		EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
			BA-2 / BUSINESS A-2	RESIDENCE B	RESIDENTIAL USE
Lot Area (SF)		8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
Lot Width (Ft)		~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
Total Gross Floor Area (GFA)(SF)		1,860 SF	15,755 SF (max.)**(g)**	608 SF (max.)**(g)**	57,395 SF
Residential Base		0	13,129 SF (max.)**(g)**	507 SF (max.)**(g)**	54,425 SF
Non-Residential Base		1,860 SF	0	0	2,970 SF **(d)**
Inclusionary Housing Bonus w/20% affordable		N/A	2,626 SF (max.)**(g)**	101 SF (max.)**(g)**	N/A
Ratio of Floor Area to Lot Area	Baseline:		1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	6.74
	MAOD:		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	6.74
Residential Base	Baseline:		1.75	0.5/0.35 for portions exceeding 5,000 SF	6.27
	MAOD:	N/A	1.75	1.75	6.27
Non-Residential Base	Baseline:		1.0	N/A	0.47
	MAOD:		N/A	N/A	0.47
Inclusionary Housing Bonus - %	Baseline/MAOD:		20% bonus = 2,626 SF (GFA)**(g)**	20% bonus = 101 SF (GFA)**(g)**	N/A
Total Dwelling Units	Baseline/MAOD:		16 (max.)	0	49
Base Units			600 SF / D.U. = 12	2,500 SF / D.U. = 0	49
Inclusionary Bonus units - 20%		N/A	2	0	N/A
Base Lot Area / Unit (SF)			625 SF / D.U. @ 12 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Total Lot Area / Unit (SF)			536 SF / D.U. @ 14 UNITS	0 UNITS	174 SF / D.U. @ 49 UNITS
Building Height(s) (Ft)		13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	
	MAOD : Requirements:	N/A	50' max. (Massachusetts Avenue Overlay District) *- Active non-residential ground floor use* *- Minimum ground-floor use depth of 40'* *- Ground floor located at mean grade of abutting sidewalk* *- Minimum 75% Mass Ave frontage occupancy* *- Minimum 15' ground floor height* *- Maximum 5,000 sf per ground floor tenant* *- No bank frontage > 25'*		8 Stories / ~89'-8"
Front Yard Setback - Massachusetts Avenue (Ft)**(a)** [*Baseline Zoning - Article 5.33, Table 5-3, footnote (m)]*		3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		Building is sited to align with building next door which is right on the sidewalk
Front Yard Setback - Walden Street (Ft)**(a)**		3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	0' on Walden
Side Yard Setback - Abut City of Cambridge parking lot (Ft)**(a)**		42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
Side Yard Setback - Abut Cambridge Housing Authority (Ft)**(a)**		42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
Open Space (% of Lot Area)		78.2%	No minimum		0
Private Open Space		78.2%	No minimum	40% Minimum Private Open Space to Lot Area =	0
Permeable Open Space		0.0%	No minimum	405 SF (min.)**(g)**	0
Other Open Space (Specify)		N/A	No minimum		0
Off-Street Parking Spaces	Baseline and MAOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible **(b)(c)**
Long-Term Bicycle Parking		0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 **(c)**
Short-Term Bicycle Parking		0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 **(e)**
Loading Bays		0	N/A	N/A	N/A
Allowable Uses		N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant **(f)** and other uses as described on the Waiver List

(a) Lot is located on a corner. Project team assumed two front and side yards with no rear yard.

(b) Accessible parking requirement rounded up under UFAS (required for Section 504) to three (3) spaces

(c) Commercial Parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

(d) Garage and bicycle parking exempt from calculation

(e) Project team pursuing public contribution approach for short-term bicycle parking per Article 6.104.2 (b)

(f) Along with other future possible uses as described on the Waiver List

(g) ~1,013 SF of the total lot area is in Residence B, with the remainder in BA-2

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 5
REQUESTED WAIVERS FROM LOCAL REQUIREMENTS AND REGULATIONS

LIST OF REQUESTED EXEMPTIONS/ EXCEPTIONS/WAIVERS FROM THE APPLICABLE CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS for CC HRE 2072 MASS AVE TENANT LLC (Updated as of November 10, 2020)

CAMBRIDGE ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 4.21 Special Classification Rules (Accessory Uses)	Allowed accessory uses include, inter alia, off-street parking, customary home occupations and certain service establishments and eating establishments for residents of multi-family dwellings.	To the extent that the proposed building amenity uses are not enumerated in Section 4.21, the Applicant seeks zoning relief to allow the proposed amenity uses for the building occupants.
3.	§ 4.37(B) (2) Light Industry, Wholesale Business and Storage	Table of Uses in article 4.30 prohibits Catering Commercial kitchen as known as wholesale food products, including bakery, confectionery and dairy products	The Applicant seeks zoning relief to allow a Catering or Commercial Kitchen in the area shown on the plans as Retail.
4.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
5.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes. In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. The proposed private open space has a width and length of less than 15', as shown on the Plans. All private open space is located at ground level. At least 50% of the provided private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required private open space requirement. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Ratio of Floor Area to Lot Area = 1.0 for Non-residential Uses and 1.75 for Residential Uses. Residence B Maximum Ratio of Floor Area to Lot Area i s .50. For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.22 and the proposed Ratio of Floor Area to Lot Area is approximately 6.74.
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Lot Area for Each Dwelling Unit = 600 sf. Per dwelling unit. Residence B Minimum Lot Area for Each Dwelling Unit = 2,500 per dwelling unit. For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The proposed 49 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Front Yard = 5’ Residence B Minimum Front Yard = 15’	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing front yard setback is approximately 0’; the smallest proposed front yard setback will be approximately 0’.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Side Yard = 10’ on both side yards. Residence B Minimum Side Yard = 7'6" (sum of 20).	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 42.4’; the smallest proposed side yard setback will be approximately 0’.
10.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Height = 45’ Residence B Maximum Height =35’	Due to the need for a building height of approximately 89’ and considering the adjustments that may occur during development of the plans and drawings from design development to full construction drawings, the Applicant seeks a waiver of the height requirement not less than 89’ and not greater than 95’.
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Business A-2 District, there is a one parking space per dwelling requirement. In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, the Applicant seeks a waiver to allow the proposed Multifamily Dwelling with three (3) proposed accessible off-street parking spaces and two (2) drop off spaces as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Dimensions for off street parking spaces. Aisle Width of 22' required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed dimension of parking spaces shall be less than minimum required aisle width will be less than the required 22'.
13.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to constraints of the driveway location and building, the clear view from the proposed driveway to Massachusetts Avenue when looking south may be compromised. The Applicant requests a waiver from the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
14.	Article 19 – Project Review	Establishes traffic and urban design standards for development projects exceeding 20,000 gross square feet that are likely to have a significant impact on abutting properties and the surrounding urban environment. Requirements include a Special Permit from the Planning Board including Traffic Impact Review (including a Traffic Impact Study), Urban Design Review, Tree Study, Sewer Service Infrastructure Review, Water Service Infrastructure Review, Noise Mitigation Review, Citywide Advisory Development Consultation and specific building and site plan elements.	To waive all of the applicable Article 19requirements for a Planning Board Special Permit and other requirements and to allow the proposed Multifamily Development that exceeds 20,000 gross square feet. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
15.	§20.100 Massachusetts Avenue Overlay District	Contains specific requirements for projects located within the Massachusetts Avenue Overlay District, including use regulations, dimensional requirements, and design standards. Projects are also required to comply with the Large Project Review process.	To waive all of the applicable requirements of Section 20.100 without the need for a Planning Board Special Permit and to allow the proposed Multifamily Dwelling without a Special Permit from the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers and Notes
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 – Street Excavations	No excavation in a public way or disturbance of any sidewalk without a license from the Superintendent of Streets or approval from the City Council.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council. To allow the Board of Zoning Appeals to allow any necessary excavation or disturbance of any public way or sidewalk needed for the construction and operation of the Multifamily Development, as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 6
PARKING AND TRAFFIC INFORMATION

- Parking and Traffic Assessment by Vanasse & Associates, Inc.
- Plans
  - Bike Room Layout Plan
  - Bus Stop Layout Plan
  - Parking Sight Lines

MEMORANDUM

TO: Mr. Jason Korb
Sean Hope, Esq.
CC HRE 2072 Mass Ave LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

FROM: F. Giles Ham, P.E. *and*
Derek Roach, E.I.T
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810
(978) 474-8800

DATE: November 9, 2020

RE: 8716

SUBJECT: Parking and Traffic Assessment - Proposed Residential Development
2072 Massachusetts Avenue, Cambridge, Massachusetts

Vanasse & Associates, Inc. (VAI) has completed a Parking and Traffic Assessment of a proposed 49-unit 100% affordable residential development with 1,040 square feet (sf) or ground floor retail to be located at 2072 Massachusetts Avenue in Cambridge, Massachusetts (Project). This is a revised study of the October 13, 2020 memorandum. The entire study was redone due to some Somerville streets being included in the October study area. Two short-term drop-off/pick-up spaces and three handicap spaces are proposed on-site. Contained within this memorandum is a parking supply and demand analysis within a quarter mile radius of site, estimated trip generation by mode split and a recommended a Travel Demand Management plan (TDM) for the proposed project.

PARKING SUPPLY AND DEMAND ANALYSIS

A comprehensive field inventory of the existing parking supply within approximately a quarter-mile radius of the Project was conducted in September 2020. While residents want to park as close as possible to their residence, the study area radius established by the city is a relatively short walk (5 minutes). Figure 1 depicts the study area. The field inventory consisted of on-street parking by quantity and type (handicapped, permit only and regulations). The study area was subdivided into twenty-seven (27) parking zones in order to identify parking trends occurring within the study area. Figure 2 identifies the parking regulations and number of parking spaces (928) in the area. Figure 3 depicts the residential permit parking spaces, handicap spaces, and spaces with no regulations which total 806 of the 928 spaces.

In order to determine the availability of parking spaces, a parking demand survey was conducted during a typical weekday (Tuesday October 20, 2020). The parking observations were conducted every 2 hours from 10:00 AM to 10:00 PM. Table 1 and Figure 4 summarize the parking demand observations for the available resident parking.

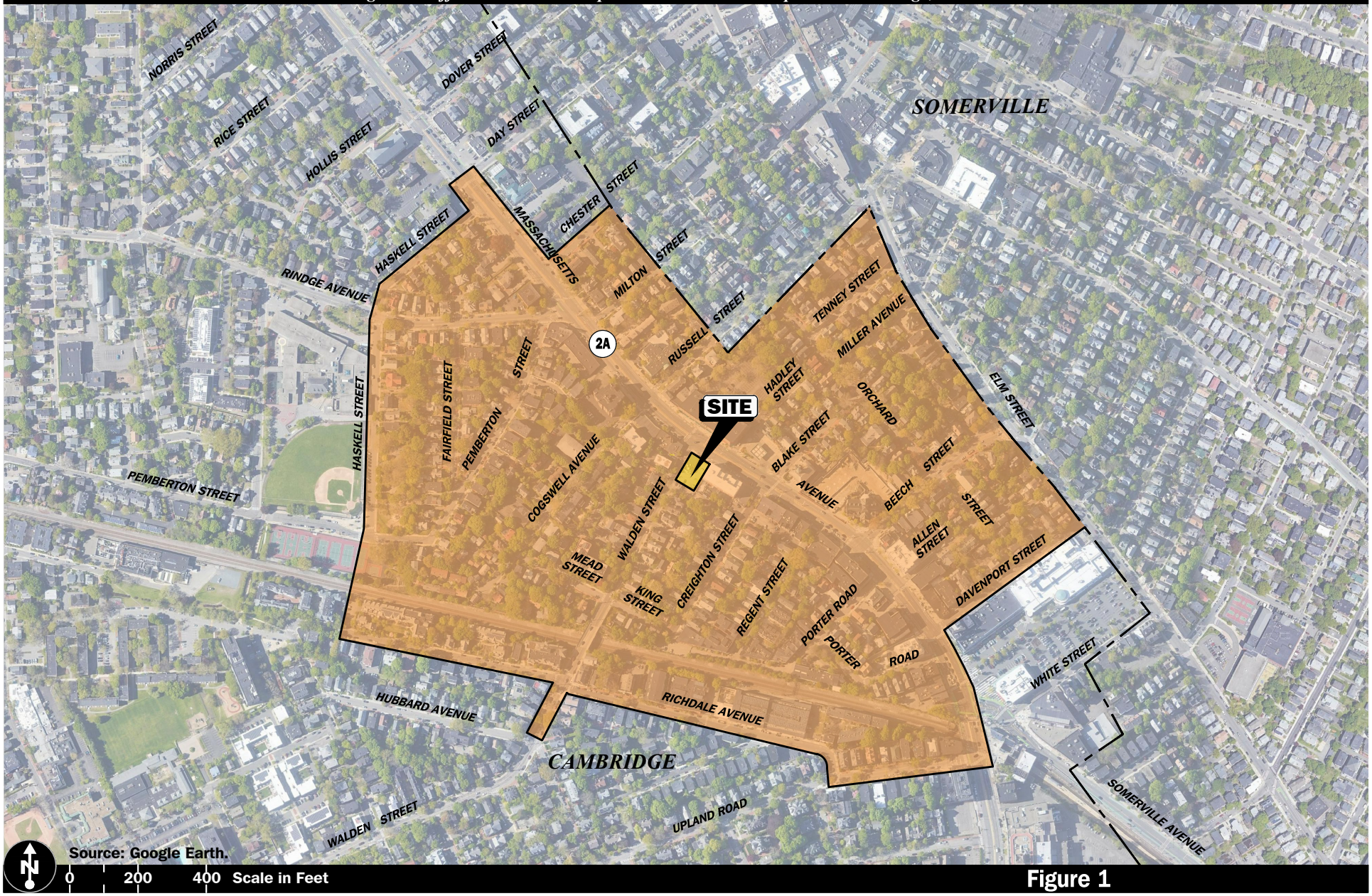

Figure 1

Parking Supply Area

Vanasse & Associates inc

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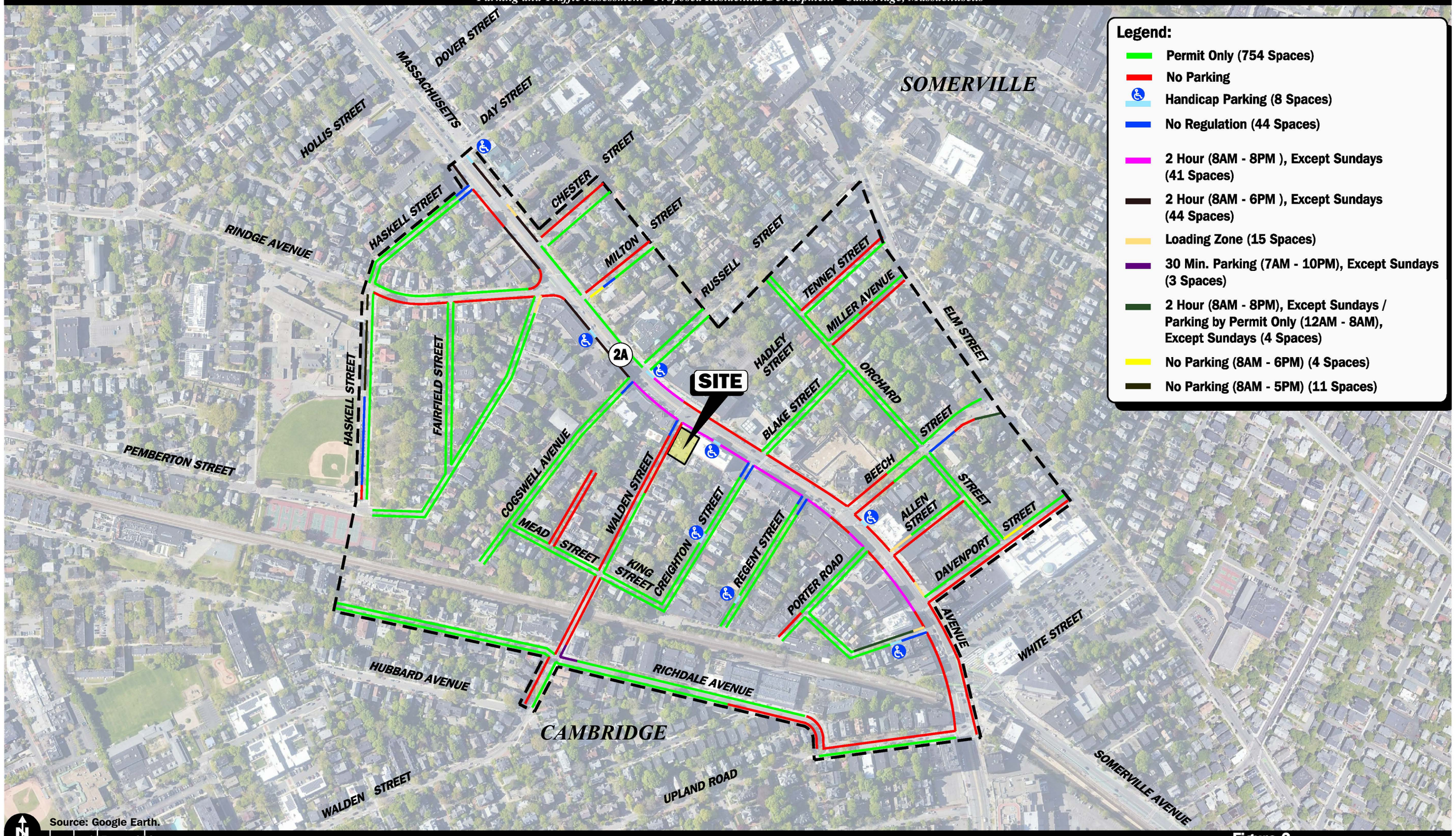

Source: Google Earth.

N

0 175 350 Scale in Feet

Figure 2

Existing Parking Regulations

Vanasse & Associates inc

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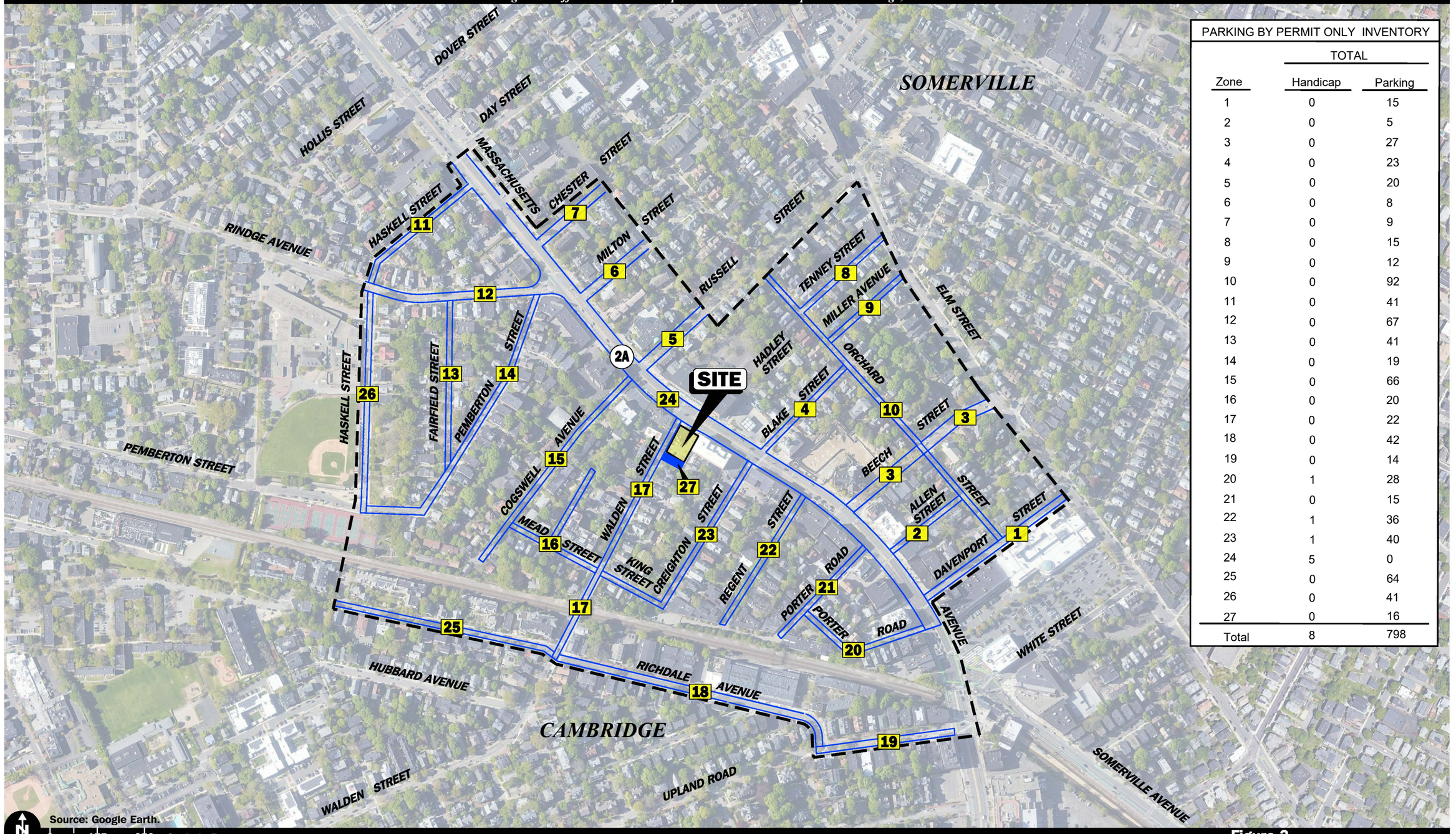

PARKING BY PERMIT ONLY INVENTORY

Zone	TOTAL Handicap	TOTAL Parking
1	0	15
2	0	5
3	0	27
4	0	23
5	0	20
6	0	8
7	0	9
8	0	15
9	0	12
10	0	92
11	0	41
12	0	67
13	0	41
14	0	19
15	0	66
16	0	20
17	0	22
18	0	42
19	0	14
20	1	28
21	0	15
22	1	36
23	1	40
24	5	0
25	0	64
26	0	41
27	0	16
Total	8	798

Source: Google Earth.

N

0 175 350 Scale in Feet

Figure 3

Existing Permit Only Parking / No Regulation Spaces

Vanasse & Associates inc

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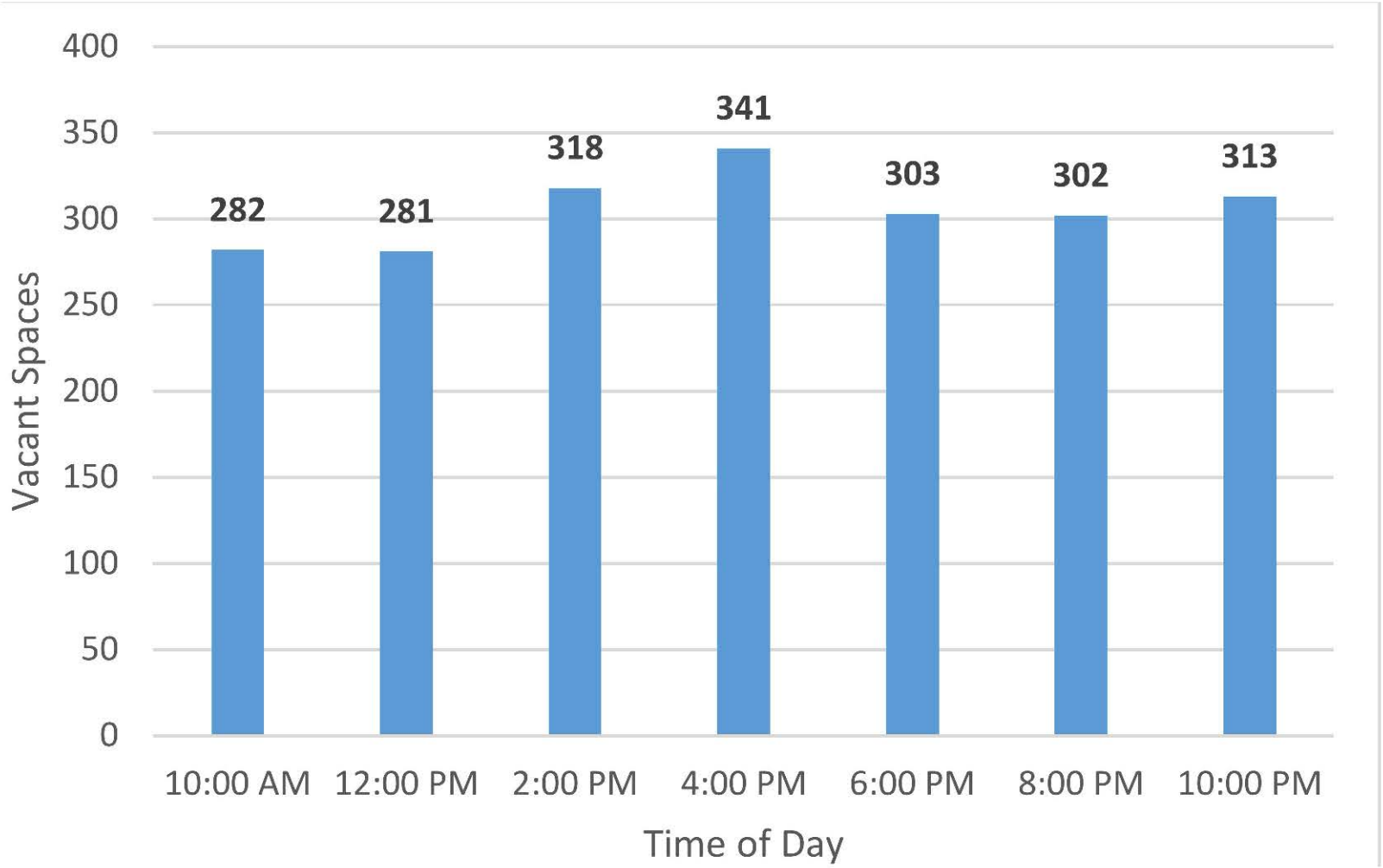

Figure 4

Parking Chart

Vanasse & Associates inc

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Table 1
PARKING OBSERVATIONS
October 20, 2020

Zone	Parking Supply	Vacant Spaces						
		10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM	8:00 PM	10:00 PM
1	20	5	3	8	7	11	10	16
2	6	0	1	1	1	2	1	2
3	30	3	4	6	6	4	6	3
4	23	13	10	11	7	7	7	6
5	22	4	4	4	5	1	6	4
6	8	2	3	3	3	2	2	2
7	9	1	1	2	2	4	0	0
8	15	6	5	6	6	3	3	3
9	12	6	7	7	8	4	6	7
10	92	21	19	18	20	12	14	15
11	41	13	10	9	17	7	9	11
12	70	18	28	30	25	27	30	26
13	41	13	11	13	15	12	9	6
14	19	4	6	9	8	10	10	11
15	66	16	17	14	23	13	13	14
16[a]	20	7	5	6	4	11	10	8
17[a]	23	7	6	5	4	5	7	6
18[a]	44	21	20	24	23	19	14	12
19	14	1	0	0	0	0	0	0
20	35	6	4	6	13	9	9	8
21	15	1	1	1	3	3	1	1
22[a]	37	11	9	14	10	9	8	9
23[a]	41	2	4	2	5	8	6	7
24	93	47	43	55	60	61	63	82
25	64	25	27	27	26	26	28	23
26	52	20	24	28	29	24	24	21
27[a]	16	9	9	9	11	9	6	10
TOTAL	**928**	**282**	**281**	**318**	**341**	**303**	**302**	**313**

[a]Highlighted rows include zones within two block of the site.

As shown in Table 1 and Figure 4 the peak demand occurs at 12:00 PM when 281 spaces were vacant. The Project has proposed only 2 short-term drop-off/pick-up spaces and 3 handicap spaces on-site and all other parking will be on-street. By not providing parking, the Project impact will be minimized as auto ownership will be discouraged. An auto ownership of 0.50 vehicles per unit equates to 25 vehicles. Zoning requires one space per unit. U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, indicates that 32 percent of trips are automobile trips. This suggests that the affordable residential unit ownership may be lower than the 50 percent. The 50 percent auto ownership is conservative. Residents of the site will want to park as close to the site as possible. Focusing on Zones 15, 16, 17, 22, 23, and 27 which are all 2 blocks from the site, there is a minimum of 50 spaces available during the peak parking demand at 12:00 PM. At 10:00 PM there are 54 spaces available in close proximity to the site. Based upon the parking analysis, there is more than adequate on-street parking to accommodate the Project.

PROPOSED SITE TRIP GENERATION

Traffic volumes expected to be generated by the Project were determined by using the ITE *Trip Generation*[1] manual and utilized Land Use Code (LUC 221), Multifamily Housing (Mid-Rise) and LUC 820, Shopping Center. It should be noted that the project is proposing affordable housing units which have lower vehicle trip rates than market rate units therefore the actual trip increases due to the development will be less than what is estimated by LUC 221. In addition, it is expected that a significant portion of the residents of the Project will utilize alternative modes of transportation other than automobiles. Based upon the U.S. Census and 2018 American Community Survey data for Census Tract 3547, the tract in which the Project is located, the mode split characteristics of the Project are estimated as follows: 32 percent automobile trips; 43 percent transit; 10 percent walk; 6 percent bicycle, and 9 percent other trips.

The Project trip generation by mode is summarized in Table 2.

As can be seen in Table 2, the Project is expected to generate approximately 98 vehicle trips on an average weekday (49 entering/49 exiting), with approximately 6 vehicle trips (2 entering/4 exiting) expected during the weekday morning peak-hour. During the weekday evening peak hour, the Project is expected to generate approximately 9 new vehicle trips (5 entering/4 exiting).

[1] *Trip Generation*, 10th Edition; Institute of Transportation Engineers; Washington, DC; 2017.

Table 2
PROJECT TRIP GENERATION SUMMARY

Time Period/Direction	ITE LUC 221 (A)[a]	ITE LUC 820 (B)[b]	ITE Total Vehcile Trips (C=A+B)	Vehicle Occupancy Rate (D)[c]	Person Trips						Total Vehicle Trips (K=F/D)
					Total Trips (E=C*D)	Auto Trips[d] (F=E*0.32)	Transit Trips[e] (G=E*0.43)	Walk Trips[f] (H=E*0.10)	Bicycle Trips[g] (I=E*0.06)	Other Trips[h] (J=E*0.09)	
Weekday Daily:	266	40	306	1.07	328	104	142	32	20	30	98
Weekday Morning Peak Hour:											
Entering	4	1	5	1.07	5	2	2	1	0	0	2
Exiting	13	0	13	1.07	14	4	7	1	1	1	4
Total	17	1	18	1.07	19	6	9	2	1	1	6
Weekday Evening Peak Hour:											
Entering	13	2	15	1.07	16	5	7	2	1	1	5
Exiting	9	2	11	1.07	12	4	5	1	1	1	4
Total	22	4	26	1.07	28	9	12	3	2	2	9

[a]Based on ITE LUC 221 Multifamily (Mid-Rise), 49 units.
[b]Based on ITE LUC 820 Shopping Center, 1,040 sf.
[c]Source: United States Census and American Community Survey 2018 5-year estimates; Census Tract 3547.
[d]Automobile trips are 32 percent of total person trips, Census Tract 3547.
[e]Transit trips are 43 percent of total person trips, Census Tract 3547.
[f]Walking trips are 10 percent of total person trips, Census Tract 3547.
[g]Bicycle trips are 6 percent of total person trips, Census Tract 3547.
[h]Other trips are 6 percent of total person trips, Census Tract 3547. Includes work from home.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

Reducing the amount of traffic generated by the Project is an important component of the development plan. The goal of the TDM plan is to reduce the use of Single Occupant Vehicles by encouraging car/vanpooling, bicycle commuting, the use of public transportation and pedestrian travel. The following measures will be implemented as a part of the proposed project management team in an effort to reduce the number of vehicle trips generated:

- Designate an on-site employee as the site's Transportation Coordinator to oversee marketing and promoting of transportation options at the site.

- Provide new residents transportation information packets with information on getting around Cambridge sustainably.

- Install a real-time transit display screen in the lobby to make it simpler for residents, visitors, and employees to access real-time transit and Bluebikes availability information in the area. The screens will also post other useful information on single occupancy modes of travel, such as carpool/vanpool to supermarkets, etc.

- Subsidize 100 percent of the cost of a MBTA T pass for employees (building property managers/maintenance staff) or $240 annual reimbursement for bike maintenance for employees who choose to commute by bike.

- Organize orientation sessions with residents to teach biking rules, safe biking measures, basic maintenance and repairs and help identify bike routes to various locations.

- Bicycle racks and a bicycle "Fix-it" station will be provided on-site.

- Annually, upon initial move-in and lease renewal, residents will be offered the choice of: (1) annual Bluebikes membership (including one-time discounted helmet through bluebikes), (2) $90 credit for ride share service; (3) 1-month adult MBTA Monthly LinkPass, and/or (4) 3-month Student or Senior Monthly LinkPass. This will be provided PER RESIDENT (not per household) on an annual basis.

The above strategies will encourage non-auto travel by the residents.

SUMMARY

In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project. The Project proponent is committed to implementing a Travel Demand Management plan which promotes alternatives modes of transportation and will minimize the Project's impact on available on-street parking and traffic in the area.

APPENDIX

TRIP GENERATION CALCULATIONS

TRIP GENERATION CALCULATIONS

Institute of Transportation Engineers (ITE)
Trip Generation, 10 th Edition
Land Use Code (LUC) 221 - Multifamily Housing (Mid-Rise)

Average Vehicle Trips Ends vs: Dwelling Units
Independent Variable (X): 49

AVERAGE WEEKDAY DAILY

T = 5.45 * (X) - 1.75
T = 5.45 * 49 - (1.75)
T = 265.30
T = 266 vehicle trips
with 50% (133 vpd) entering and 50% (133 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

Ln T = 0.98 * Ln(X) - 0.98
Ln T = 0.98 * Ln 49 - (0.98)
Ln T = 2.83
T = 17.01
T = 17 vehicle trips
with 26% (4 vph) entering and 74% (13 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

Ln T = 0.96 * Ln(X) - 0.63
Ln T = 0.96 * Ln 49 - (0.63)
Ln T = 3.11
T = 22.33
T = 22 vehicle trips
with 61% (13 vph) entering and 39% (9 vph) exiting.

Institute of Transportation Engineers (ITE)
Trip Generation, 10 th Edition
Land Use Code (LUC) 820 - Shopping Center

Average Vehicle Trips Ends vs: 1,000 Square Feet Gross Leasable Area
Independent Variable (X): 1.040

AVERAGE WEEKDAY DAILY

T = 37.75 * X
T = 37.75 * 1.040
T = 39.26
T = 40 vehicle trips
with 50% (20 vpd) entering and 50% (20 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.94 * (X)
T = 0.94 * 1.040
T = 0.98
T = 1 vehicle trips
with 62% (1 vph) entering and 38% (0 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

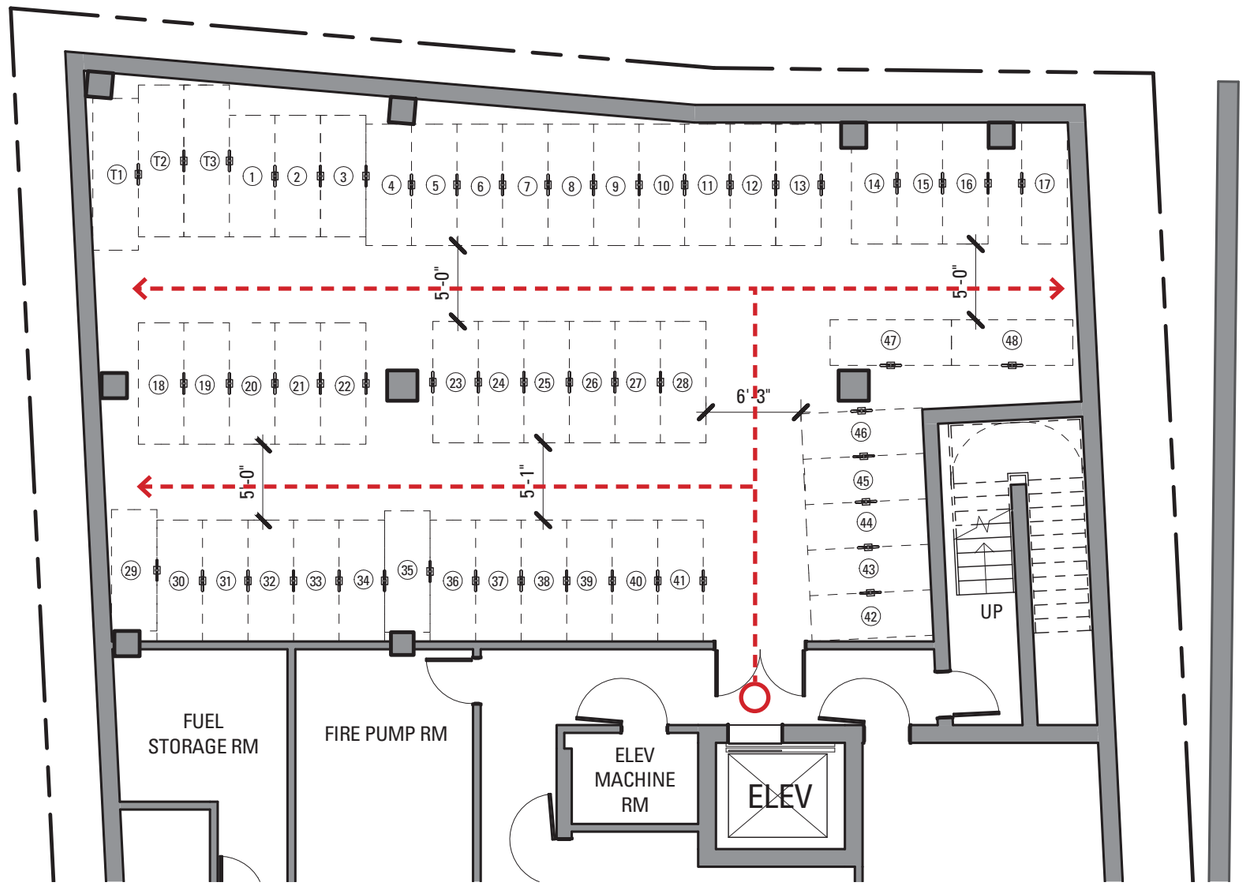
T = 3.81 * X
T = 3.81 * 1.040
T = 3.96
T = 4 vehicle trips
with 48% (2 vph) entering and 52% (2 vph) exiting.

COMMUTING CHARACTERISTICS BY SEX

United States™ Census Bureau

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

	Census Tract 3547, Middlesex County, Massachusetts		
	Total		Male
Label	Estimate	Margin of Error	Estimate
Workers 16 years and over	1,752	±232	865
MEANS OF TRANSPORTATION TO WORK			
Car, truck, or van	31.6%	±6.9	32.8%
Drove alone	27.9%	±6.6	28.9%
Carpooled	3.8%	±2.2	3.9%
In 2-person carpool	3.3%	±2	3.0%
In 3-person carpool	0.0%	±2	0.0%
In 4-or-more person carpool	0.5%	±0.7	0.9%
Workers per car, truck, or van	1.07	±0.05	1.07
Public transportation (excluding taxicab)	42.9%	±6.8	41.3%
Walked	9.5%	±3.9	5.3%
Bicycle	5.8%	±3.7	6.4%
Taxicab, motorcycle, or other means	1.7%	±1.3	3.4%
Worked at home	8.6%	±3.9	10.9%
PLACE OF WORK			
Worked in state of residence	99.0%	±1.2	98.8%
Worked in county of residence	64.4%	±6.2	63.2%
Worked outside county of residence	34.5%	±6	35.6%
Worked outside state of residence	1.0%	±1.2	1.2%
Living in a place	100.0%	±2	100.0%
Worked in place of residence	42.2%	±7.3	41.3%
Worked outside place of residence	57.8%	±7.3	58.7%
Not living in a place	0.0%	±2	0.0%
Living in 12 selected states	100.0%	±2	100.0%
Worked in minor civil division of residence	42.2%	±7.3	41.3%
Worked outside minor civil division of residence	57.8%	±7.3	58.7%
Not living in 12 selected states	0.0%	±2	0.0%
Workers 16 years and over who did not work at home	1,602	±237	771
TIME LEAVING HOME TO GO TO WORK			
12:00 a.m. to 4:59 a.m.	2.8%	±2.8	2.5%
5:00 a.m. to 5:29 a.m.	0.0%	±2.2	0.0%
5:30 a.m. to 5:59 a.m.	0.0%	±2.2	0.0%
6:00 a.m. to 6:29 a.m.	1.1%	±1.2	1.2%
6:30 a.m. to 6:59 a.m.	6.2%	±3.4	6.0%
7:00 a.m. to 7:29 a.m.	16.6%	±4.4	19.8%
7:30 a.m. to 7:59 a.m.	14.9%	±5.7	8.8%
8:00 a.m. to 8:29 a.m.	21.4%	±5.1	24.3%



2050 MASS AVE
6 STORIES

BIKE PARKING

REQUIRED BY ZONING :	PROVIDED BY DEVELOPMENT :
LONG-TERM: 48	STANDARD: 48
TANDEM: 3	TANDEM: 3
SHORT TERM: 5	SHORT TERM: 0 (e)
TOTAL: 56	**TOTAL: 51**

(c) COMMERIAL PARKING IS WAIVED UNDER 6.36 BASED ON ACTUAL QUANTITY REQUIRED BEING BELOW 4 REQUIRED SPOTS

(e) PROJECT TEAM SEEKING ALTERNATIVE PUBLIC CONTRIBUTION OPTION OF SATISFYING SHORT-TERM BIKE PARKING REQUIREMENTS PER ARTICLE 6.104.2 (b)

BIKE PARKING ACCESS

0′ 10′ 20′

SCALE 1″= 10′-0″

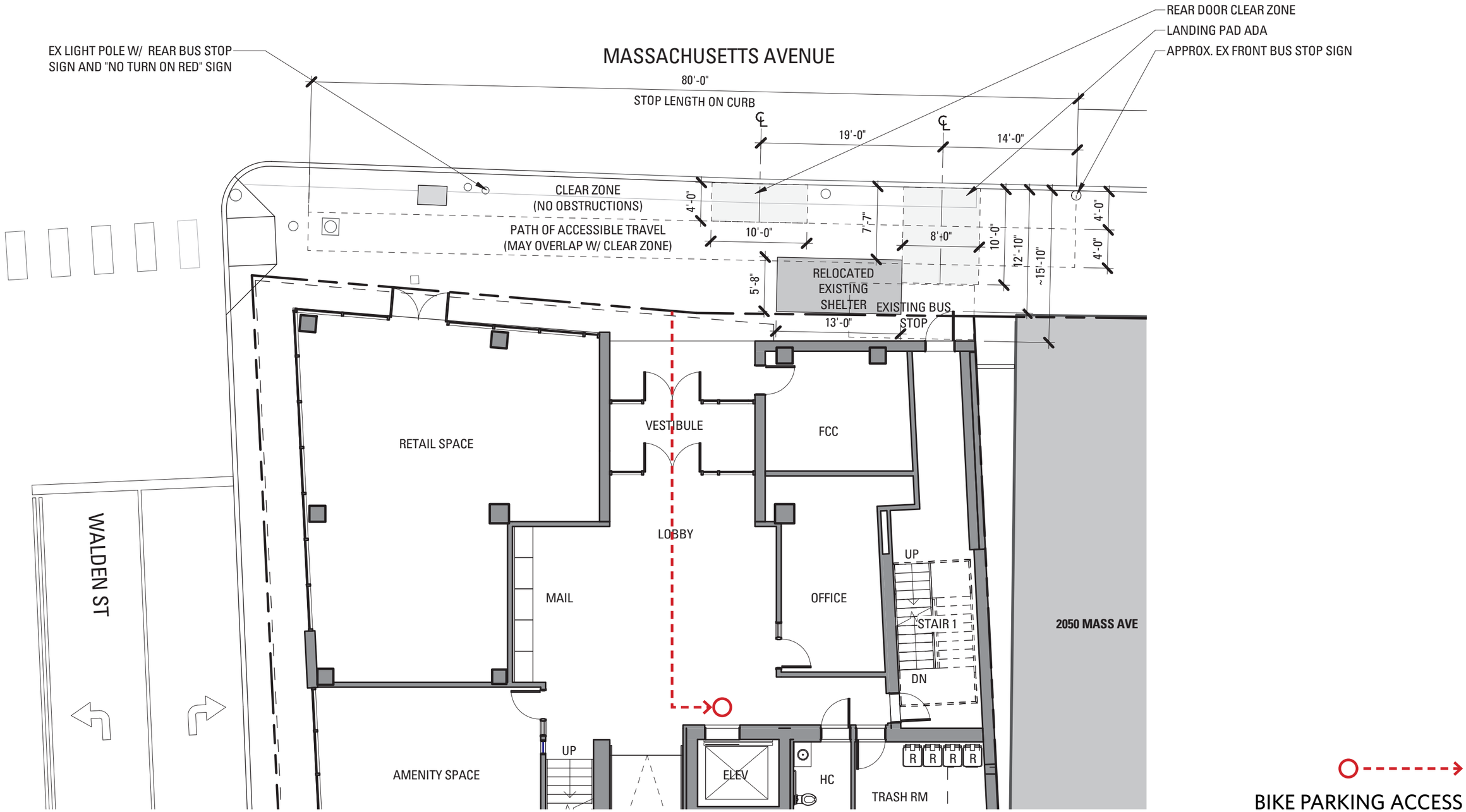
N

BIKE ROOM LAYOUT PLAN

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
NOVEMBER 10, 2020



BIKE PARKING ACCESS

0′ 10′ 20′

SCALE 1"= 10'-0"

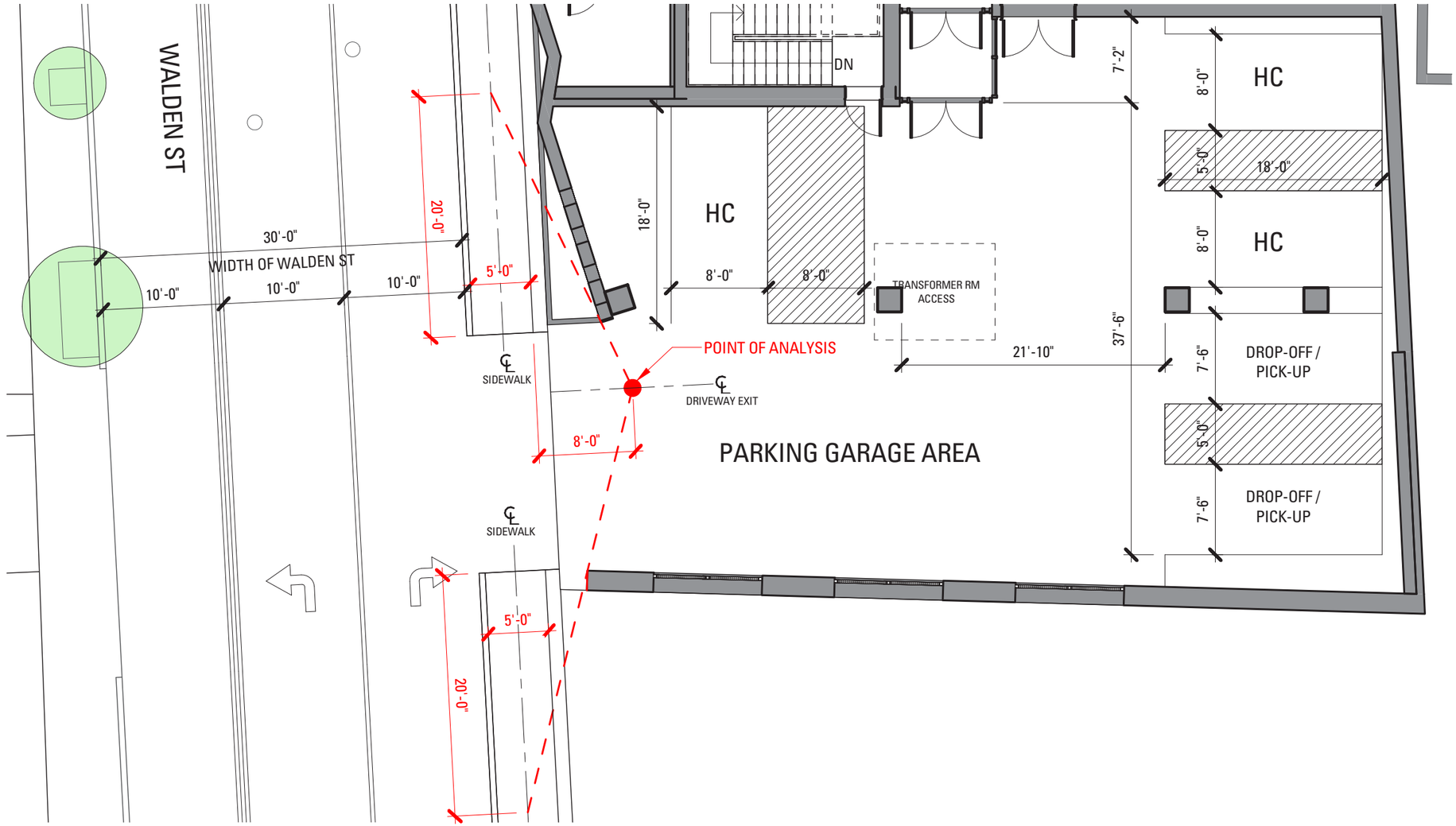
BUS STOP LAYOUT PLAN

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020



PARKING SIGHT LINES

Bruner/Cott
ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

0′ 10′ 20′

SCALE 1″= 10′-0″

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 7
CIVIL ENGINEER'S NARRATIVE

Nitsch Engineering

2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

2072 Massachusetts Avenue – Nitsch Project #14047
Infrastructure Narrative

Sanitary Sewer

The existing site is currently comprised of a restaurant with associated access, parking, and utilities.

A breakdown of the site's existing sanitary sewer flow rates are as follows:

Existing Sanitary Sewer Flows (per 310 CMR 15.203)

Use	Unit Sewer Flow Rate (gpd)	Size	Existing Sewer Flow Rate (gpd)
Restaurant	35 (per seat)	37 seats	1,295
Total			**1,295**

The project proposes to redevelop the site into an eight-story building containing affordable housing units with ground floor retail. The sanitary sewage from the proposed building will be collected in new onsite sewer infrastructure and discharge into the existing 8-inch sewer main in Walden Street.

A breakdown of the site's proposed sanitary sewer design flow rates are as follows:

Proposed Sanitary Sewer Flows (per 310 CMR 15.203)

Use	Unit Sewer Flow Rate (gpd)	Size	Proposed Sewer Flow Rate (gpd)
Residential Occupancy	110 (per bedroom)	98 bedrooms	10,780
Retail	50 (per 1000 sf)	4,380 square feet	219
Total			**10,999**

Stormwater/Drainage

The proposed drainage system is designed in compliance with MassDEP's Stormwater Management Standards, as well as the City of Cambridge's design requirements. These requirements include the use of NOAA Atlas 14 precipitation frequency estimates and the 2030 City of Cambridge storms in stormwater modeling, as well as phosphorus removal.

The majority of the stormwater runoff from the site will be collected and directed to an onsite stormwater detention/infiltration system located underneath the proposed parking garage. The system has been designed to meet the City's attenuation and treatment requirements. The stormwater detention/infiltration system will overflow to the City's combined sewer main in Walden Street.

Peak Runoff Rates

The Project proposes to collect the entire roof area (a majority of the site), including 1,170 square feet of green roof and direct it to an infiltration system. The proposed stormwater system is able to achieve the reduction of the peak flow rate for the proposed 25-year storm event to the existing 2-year storm event using 2030 Cambridge storm events. The project will also reduce the peak flow rates of all analyzed storm events to meet the MassDEP Stormwater Standards.

Peak Rates of Runoff (cfs) for the Total Site

Storm Event	Existing (Total, DP1)	Proposed
2-Year	**0.62***	0.31
10-Year	1.05	0.49
25-Year	1.36	**0.61***
100-Year	1.91	1.88

***Indicates comparison for 25-to-2 Requirement for City of Cambridge**

Water Quality

The proposed infiltration system will provide 80% TSS removal rate as required by the MassDEP Stormwater Standards, as well as 65% Total Phosphorus removal as required by the City of Cambridge.

PHOSPHORUS REMOVAL CALCULATIONS

Land Conversion

	Existing			Proposed		
	Area ac	Export Rate lbs/acre/yr	Phosphorus Load lbs P/yr	Area ac	Export Rate lbs/acre/yr	Phosphorus Load lbs P/yr
Impervious - Pavement	0.15	1.78	0.27	0.02	2.32	0.04
Impervious - Roof*	0.04	1.1	0.05	0.11	1.1	0.12
Pervious - Planted Roof	0.00	0.12	0.00	0.07	0.12	0.01
Pervious **	0.00	0.21	0.00	0.00	0.27	0.00
Total	0.20		0.32	0.20		0.17
Total Phosphorus Removal through Land Conversion						0.14
Phosphorus reduction required (65% of Existing Phosphorus Load)						**0.20**
Remaining reduction required after land-use change						**0.06**

*Export rate using average value from compiled research data

Structural Stormwater Strategies

	Surface Type	Treated Area (ac)	P Load Rate (lbs/ac/yr)	Starting P Load (lbs/yr)	P Removal (%)	P Removed (lbs/yr)
Infiltration	Roof	0.111	1.1	0.122		0.105
	Pavement	0.000	1.78	0.000	86%	0.00
	Landscape	0.000	0.27	0.000		0.000
				0.12		**0.11**

Total Phosphorus Removed	**0.25**

Groundwater Recharge

The annual recharge from the post-development site will approximate the annual recharge from pre-development conditions using the guidelines provided in the MassDEP Stormwater Management Handbook. The guidelines are based on soil type and the Project Site is an HSG C type soil.

Impervious Area in HSG C = 8,510 square feet
Rv (Recharge Volume) = 8,510 x 0.25 in. / (12 inches/ft)
= 177 cubic feet

Proposed Recharge Volumes

Infiltration BMP	Recharge Volume (cf)
Subsurface Infiltration System	**666**

A minimum two feet of separation has been maintained between the bottom of the infiltration system and seasonal high groundwater.

Conclusions

The project has been designed to meet, and in some cases, exceed, the MassDEP Stormwater Standards as well as the City of Cambridge's stormwater requirements.

Domestic Water and Fire Protection Service

The Project's water demand estimate for domestic services is based on the Project's estimated sewage generation, described above. A conservative factor of 1.1 (10%) is applied to the estimated average daily wastewater flows calculated with 310 CMR 15.203 values to account for consumption, system losses and other usages to estimate an average daily water demand. The Project's estimated domestic water demand is 12,099 gallons per day. The project proposes to install new domestic and fire protection services that connect to the City water main in Walden Street in accordance with the Cambridge Water Department regulations and requirements. All water service connections will be fully coordinated with the City Water Department.

A hydrant flow test was recently completed to determine pressure in the existing water main. Based on the results, it is anticipated that a water pressure booster pump will be required for the domestic water system, and a fire pump will be required to provide the required pressure for the building's sprinkler system. The fire protection system design will be coordinated with the City Fire Chief.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 8
WALDEN STREET UTILITIES REPORT

Summary of Underground Utility Locating

Prepared For: Capstone Communities

Prepared By:
Sean Parker
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Project Manager -Boston
617-372-6695

Capstone Communities
Attn: Jenny Tamarkin
Site: 2072 Massachusetts Ave
Cambridge, MA

We appreciate the opportunity to provide this report for our work completed on November 2, 2020.

PURPOSE

The purpose of the project was to search for underground utilities within the project boundaries provided by the client. The scope of work consisted of 1 sidewalk and 2 electrical manholes/vaults. The client was concerned with the depth of the primary electrical lines running up and down the sidewalk adjacent to the building.

EQUIPMENT

- **Underground Scanning GPR Antenna**. The antenna with frequencies ranging from 250 MHz-450 MHz is mounted in a stroller frame which rolls over the surface. The surface needs to be reasonably smooth and unobstructed in order to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the feasibility of GPR. The data is displayed on a screen and marked in the field in real time. The total depth achieved can be as much as 8' or more with this antenna but can vary widely depending on the types of materials being scanned through. Some soil types such as clay may limit maximum depths to 3' or less. As depth increases, targets must be larger in order to be detected and non-metallic targets can be especially difficult to locate. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: Link
- **Electromagnetic Pipe Locator**. The EM locator can passively detect the electromagnetic fields from live AC power or from radio signals travelling along some conductive utilities. It can also be used in conjunction with a transmitter to connect directly to accessible, metallic pipes or tracer wires. A current is sent through the pipe or tracer wire at a specific frequency and the resulting EM field can then be detected by the receiver. A utility's ability to be located depends on a variety of factors including access to the utility, conductivity, grounding, interference from other fields, and many others. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: Link
- **GPS**. This handheld GPS unit offers accuracy down to 4 inches; however, the accuracy will depend on the satellite environment and obstructions and should not be considered to be survey-grade. Features can be collected as points, lines, or areas and then exported into Google Earth or overlaid on a CAD drawing. For more information, please visit: Link

PROCESS

The process typically begins with using the EM pipe locator to locate pipes or utilities throughout the scan area. First, the transmitter is used to connect to and trace any visible risers, tracer wires, or accessible, conductive utilities provided that there is an exposed, metallic surface. The areas are then swept with the receiver to detect live power or radio frequency signals. Locations and depths are painted or flagged on the surface. Depths cannot always be provided depending on the location method and can be prone to error.

Initial GPR scans were then collected in order to evaluate the data and calibrate the equipment. Based on these findings, a scanning strategy is formed, typically consisting of scanning the entire area in a grid with 5x5' scan spacing in order to locate any potential utilities that were not found with the pipe locator. The GPR data is viewed in real time and anomalies in the data are located and marked on the surface along with their depths using spray paint, pin flags, etc.

LIMITATIONS

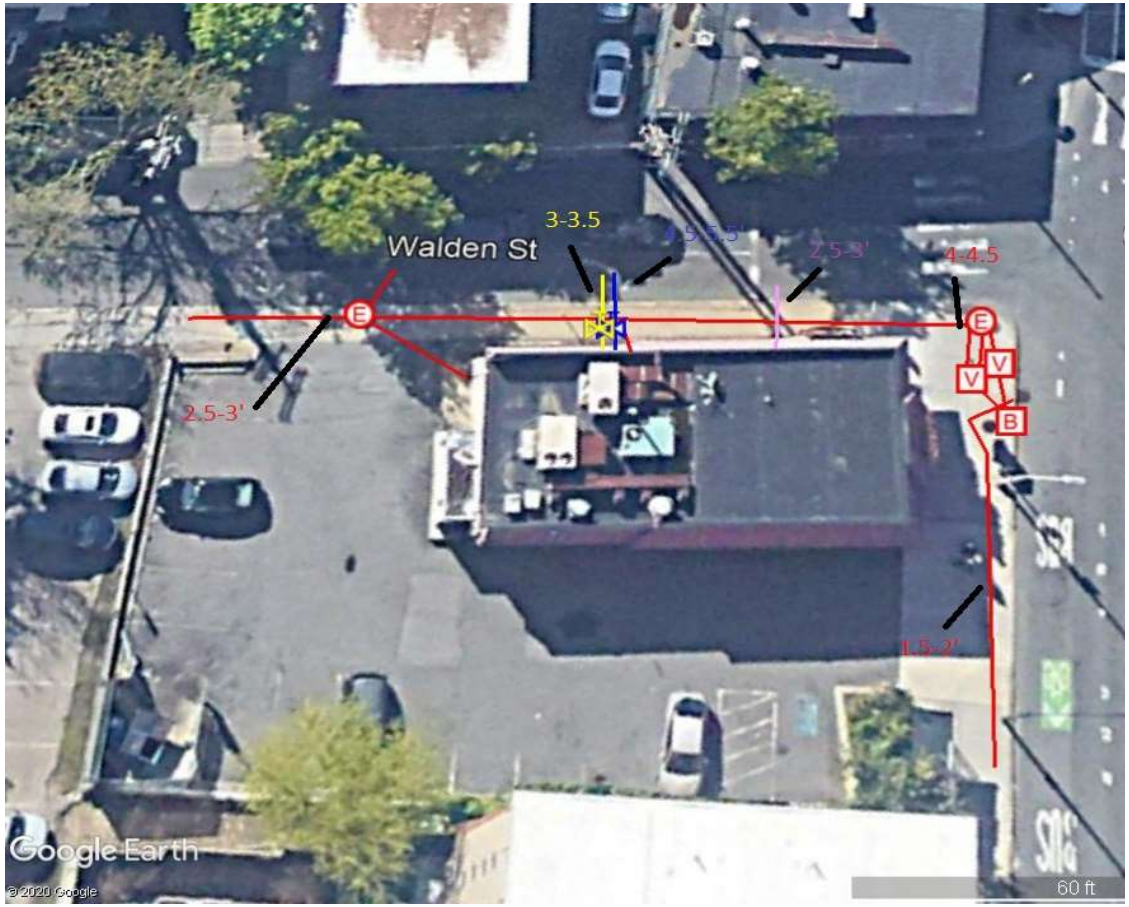
Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above-ground features, and utilization of services such as One Call/811. Depths are dependent on the dielectric of the materials being scanned so depth accuracy can vary throughout a site. Relevant scan examples were saved and will be provided in this report.

FINDINGS

The subsurface conditions at the time of the scanning allowed for maximum GPR depth penetration of 4-5 feet in most areas. Multiple utilities were able to be located such as gas, water, unknown, signal controls and possible secondary lines feeding street lamps using either the GPR or EM pipe locator. Some utilities were not able to be located such as the sanitary line. GPR data did not allow for depth information and exploring manholes located on Walden St did not show any laterals, estimated depth entering the sanitary main would be 7-9 feet.

The primary electrical line was estimated at 3.5-4.5 feet for most of the investigation, one manhole it was measured at 2.5-3 feet from the surface, and after passing through the service utilities it measured 5 feet at the manhole on the corner or Walden and Mass Ave. GPR depths in the middle sections estimated at lines at 3.5-4.5 feet.

The following pages will provide further explanation of the findings.



Terms and Conditions

GPRS does not provide land survey or civil engineering data collection or documentation. This is provided as a reference map of the field markings and is not survey-grade.

LEGEND

	ELECTRIC		SANITARY
	WATER		STORM
	COMM		UNKNOWN
	GAS		

2072 Massachusetts Ave
Cambridge, MA

Prepared by:

GPRS

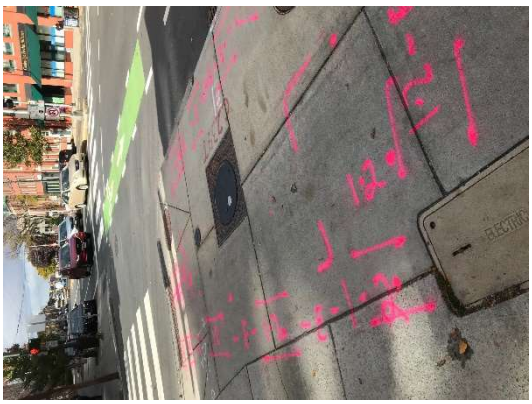
Secondary electrical line to the building exits at 1.5-2 feet and enters the building under the concrete ramp area.

Primary electrical line exits this manhole at 2.5-3 feet from the surface and travels up the sidewalk at a depth of 3.5-4.5 feet.

Water service 4.5-5.5 feet from the surface, valve located on the sidewalk, gas line 3-3.5 deep, valve located on the sidewalk. Electrical line 4-4.5 in this section.

Manhole located on the corner of Walden and Mass Ave, enters the vault at 5-5.5 feet with multiple lines running to adjacent handholes and vaults 2-3 feet from the surface and 1-2 feet.

Possible signal control or site lighting located 1-2 feet from the surface, extending in both directions down Mass Ave.



Electrical handhole located on the bottom right, potential signal or site lighting controls – electrical was being feed from a black transformer located on the sidewalk.

CLOSING

GPRS, Inc. has been in business since 2001, specializing in underground storage tank location, concrete scanning, utility locating, and shallow void detection for projects throughout the United States. I encourage you to visit our website (www.gprsinc.com) and contact any of the numerous references listed.

GPRS appreciates the opportunity to offer our services, and we look forward to continuing to work with you on future projects. Please feel free to contact us for additional information or with any questions you may have regarding this report.

Thank you,

Sean Parker
Project Manager —Boston

Direct: 617-372-6695

Sean Parker

www.gprsinc.com

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 9
GREEN BUILDING REPORT

NEW ECOLOGY
Community-Based Sustainable Development

2072 Mass Ave. Passive House Net Zero Narrative

2072 Massachusetts Avenue Passive House

2072 Mass Ave., Cambridge MA, 02140
September 10, 2020

Submitted To:

Community Development Department, City of Cambridge
344 Broadway, Cambridge MA, 02138

15 COURT SQUARE, SUITE 420 | BOSTON, MA 02108 | P (617) 557-1700 F (617) 557-1770

NEW ECOLOGY
Community-Based Sustainable Development

PROJECT PROFILE

DEVELOPMENT CHARACTERISTICS

Lot Area (sq.ft.):	~8,515 SF
Existing Land Use(s) and Gross Floor Area (sq.ft.), by Use:	BA-2 / Business A02, ~1,860 GSF
Proposed Land Use(s) and Gross Floor Area (sq.ft.), by Use:	Residential Use, ~65,710 GSF (w/Basement), ~57,400 GSF (no basement)
Proposed Building Height(s) (ft. and stories):	~89'-0", 8 Stories
Proposed Dwelling Units:	49 affordable
Proposed Open Space (sq.ft.):	0
Proposed Parking Spaces:	3 handicapped
Proposed Bicycle Parking Spaces (Long-Term and Short-Term):	51 long-term (48 Long-Term & 3 Tandem), 5 short-term

GREEN BUILDING RATING SYSTEM

The Rating System Selected for this project is as follows:

Passive House Institute US (PHIUS)			
Rating System & Version:	PHIUS+ Core	**Seeking Certification?**	YES

PROPOSED PROJECT DESIGN CHARACTERISTICS

BUILDING ENVELOPE

Roof	Roof Trusses w/ ~R-32 c.i. (~6" XPS Insulation)
Foundation	Concrete Foundation w/ ~R-30 c.i. (6" Low GWP Closed-cell Spray Foam Insulation @ R-5/in)
Exterior Walls	6" metal stud wall w/ ~R-18 c.i. (3" Polyisocyanurate or XPS), exterior rainscreen system

Windows	PHIUS approved window assemblies, thermally broken storefront system
Window to Wall Ratio	~30%
Other Components	Project team is considering sun shades on the south facade

ENVELOPE PERFORMANCE

	Proposed		Baseline	
	Area (sf)	U-value	Area (sf)	U-Value
Window	~7,250 SF	U-0.17 (SHGC – 0.32)	~7,250 SF	U-0.38 (fixed), U-0.45 (operable), 0.38 (SHGC - South, East, West), 0.51 (SHGC - North)
Wall	~32,865 SF	~U-0.05	~32,865 SF	U-0.064
Roof	~7,500 SF	~U-0.031 c.i.	~7,500 SF	U-0.032

ENVELOPE COMMISSIONING PROCESS

The project team has planned to test and verify the envelope air barrier and air infiltration rates using bi-directional blower door testing both at construction midpoint and again after construction completion. Two (2) inspections will be performed after framing and air-sealing are complete but before insulation is installed, in order to identify any potential areas of thermal bridging and/or air infiltration. These inspections will be documented with site photos. Once installed, the air barrier will be tested with a bi-directional whole building blower door test conducted to PHIUS+ CORE standards. At the end of construction, the whole building blower door test will be repeated to confirm air-tightness, and 13 units will be blower door tested for air infiltration rates per RESNET sampling protocols. In addition, a two hour inspection using a thermal imaging camera will be conducted to show compliance with thermal bridging and air sealing protocols.

BUILDING MECHANICAL SYSTEMS

SYSTEM DESCRIPTIONS

System	System Description
Space Heating:	Central VRF (11.2 EER, 23.4 IEER, 3.30 COP at 47F, 24.7 SCHE)
Space Cooling:	Central VRF (11.2 EER, 23.4 IEER, 3.30 COP at 47F, 24.7 SCHE)
Heat Rejection:	See above systems
Pumps & Auxiliary:	See above systems
Ventilation:	Central rooftop energy recovery ventilator with 75% heat recovery efficiency wheel and DX coil for heating/dehumidification
Domestic Hot Water:	Central gas-fired boiler plant potentially located at a penthouse level mechanical room to allow for future conversion to an all-electric DHW system
Interior Lighting:	LED
Exterior Lighting:	LED
Other Equipment:	TBD

SYSTEMS COMMISSIONING PROCESS

The project will retain a licensed commissioning agent (CxA) who will develop a detailed commissioning plan based on the building specifications and systems. The CxA will develop a functional performance test sheet for each system to be commissioned, and will commission the following systems: Mechanical systems and equipment including Energy Recovery Ventilation (ERV) systems, common space exhaust fans, the central VRF heating and cooling system and all apartment fan coils, and all direct digital controls. For lighting systems, all common space lighting control systems including occupancy sensors will be commissioned and sampled at the appropriate rate. For plumbing systems, the domestic hot water heating system including hot water heaters, storage tanks, circulating pumps, thermostatic mixing valves, and controls will be sampled at the appropriate rate.

ANTICIPATED ENERGY LOADS AND GREENHOUSE GAS EMISSIONS

Assumptions

The project will pursue Passive House certification and utilize WUFI energy modeling to demonstrate energy loads and energy use. The anticipated baseline building (ASHRAE 90.1-2013) energy use is indicated in the table below. Building heating and cooling loads, hot water heating load, lighting in units and common spaces, appliance and plug loads as well as miscellaneous system loads were included in this preliminary energy model.

	Proposed	Baseline
Site EUI (kBtu/yr./sq.ft.)	20	43.9
Source EUI (kBtu/yr./sq.ft.)	48	124.8

Annual Projected Greenhouse Gas (GHG) Emissions:

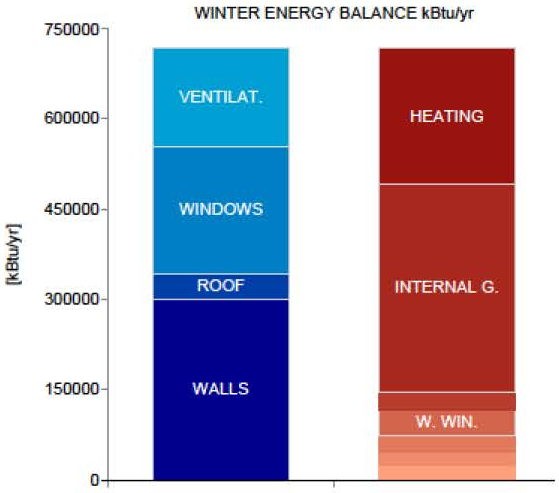
The annual expected Co2 emissions for the building based on the preliminary WUFI energy model are as follows:

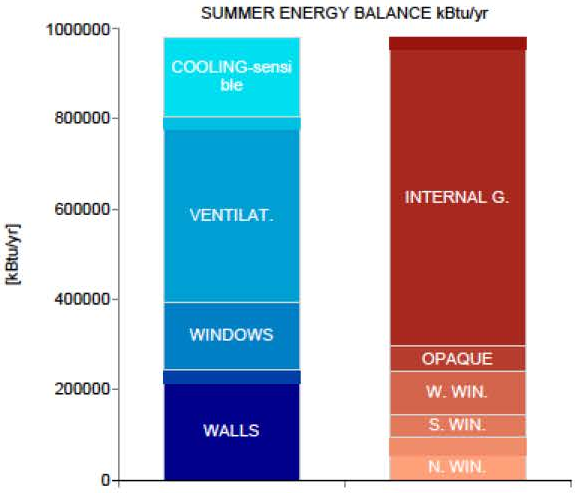
Utility	Co2 emissions in metric tons/yr.
Electricity	69.45
Natural Gas	14.98

Annual Projected Energy Consumption:
The annual expected energy consumption for the project is presented in the tables on the following pages. These tables were generated as part of the preliminary WUFI modeling exercise for the project.

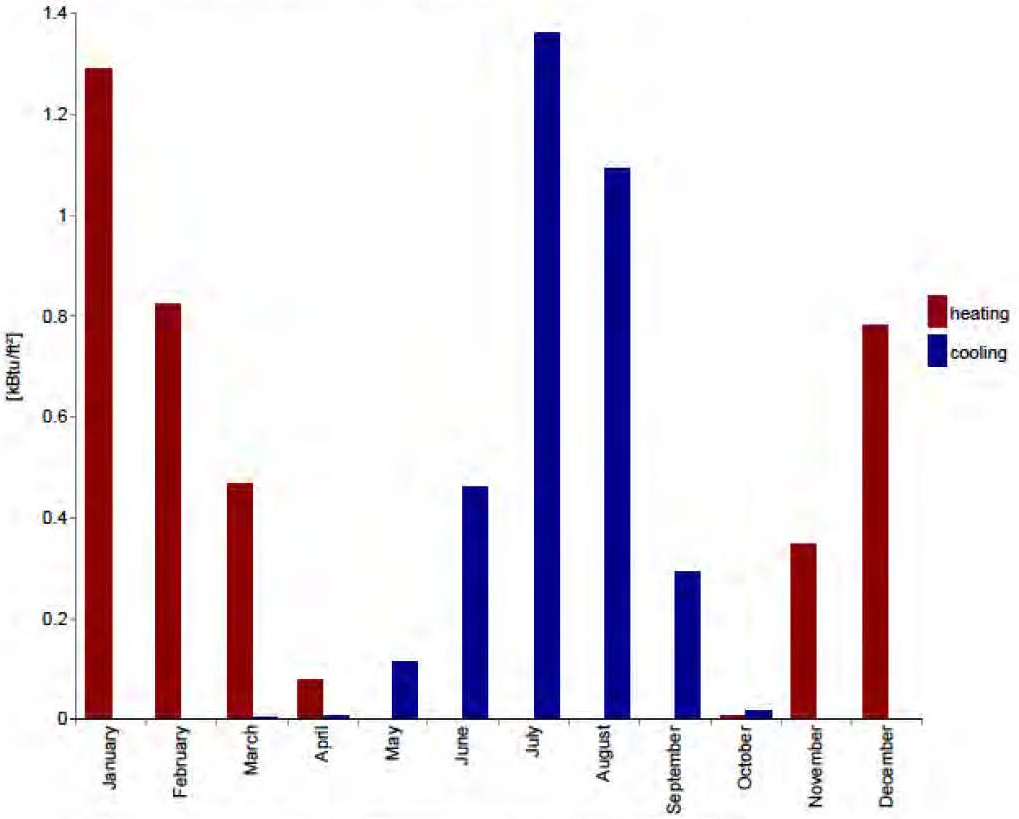
ANNUAL HEAT DEMAND		
Transmission losses :	**551,675**	kBtu/yr
Ventilation losses:	**164,937**	kBtu/yr
Total heat losses:	**716,611**	kBtu/yr
Solar heat gains:	**168,519**	kBtu/yr
Internal heat gains:	**399,611**	kBtu/yr
Total heat gains:	**568,130**	kBtu/yr
Utilization factor:	**86.2**	%
Useful heat gains:	**489,669**	kBtu/yr
Annual heat demand:	**226,943**	kBtu/yr
Specific annual heat demand:	**3,805.2**	Btu/ft²yr

ANNUAL COOLING DEMAND		
Solar heat gains:	**297,293**	kBtu/yr
Internal heat gains:	**656,805**	kBtu/yr
Total heat gains:	**954,098**	kBtu/yr
Transmission losses :	**836,470**	kBtu/yr
Ventilation losses:	**828,133**	kBtu/yr
Total heat losses:	**1,664,603**	kBtu/yr
Utilization factor:	**46.8**	%
Useful heat losses:	**779,693**	kBtu/yr
Cooling demand - sensible:	**174,405**	kBtu/yr
Cooling demand - latent:	**25,356**	kBtu/yr
Annual cooling demand:	**199,760**	kBtu/yr
Specific annual cooling demand:	**3.3**	kBtu/ft²yr





SPECIFIC HEAT/COOLING DEMAND MONTHLY



Month	Heating [kBtu/ft²]	Cooling [kBtu/ft²]
January	1.3	0
February	0.8	0
March	0.5	0
April	0.1	0
May	0	0.1
June	0	0.5
July	0	1.4
August	0	1.1
September	0	0.3
October	0	0
November	0.4	0
December	0.8	0

NEW ECOLOGY
Community-Based Sustainable Development

HEATING LOAD

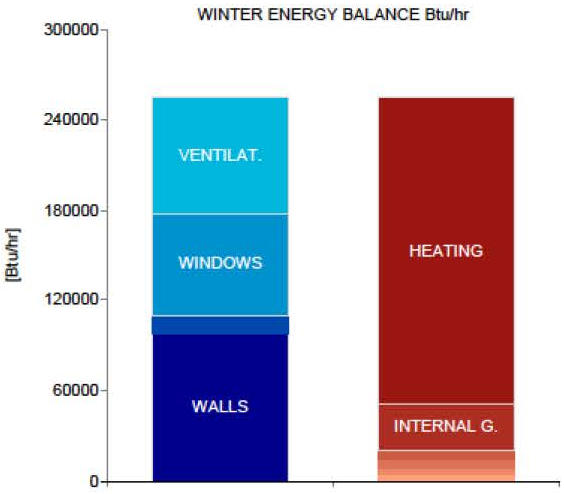
	First climate	Second climate
Transmission heat losses:	**178,137.7** Btu/hr	**126,703.6** Btu/hr
Ventilation heat losses:	**76,794.1** Btu/hr	**54,621.2** Btu/hr
Total heat loss:	**254,931.8** Btu/hr	**181,324.7** Btu/hr
Solar heat gain:	**20,522.7** Btu/hr	**11,605.6** Btu/hr
Internal heat gain:	**30,252.3** Btu/hr	**30,252.3** Btu/hr
Total heat gains heating:	**50,775** Btu/hr	**41,857.9** Btu/hr
Heating load:	**204,156.8** Btu/hr	**139,466.8** Btu/hr

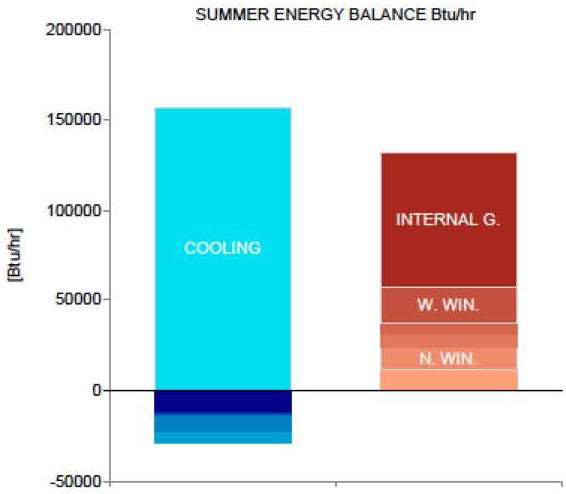
Relevant heating load: **204,156.8** Btu/hr
Specific heating load: **3.4** Btu/hr ft²

COOLING LOAD

Solar heat gain:	**56,811.3** Btu/hr
Internal heat gain:	**74,985.1** Btu/hr
Total heat gains cooling:	**131,796.4** Btu/hr
Transmission heat losses:	**-18,131** Btu/hr
Ventilation heat losses:	**-6,751.1** Btu/hr
Total heat loss:	**-24,882.1** Btu/hr
Cooling load - sensible:	**156,678.6** Btu/hr
Cooling load - latent:	**0** Btu/hr

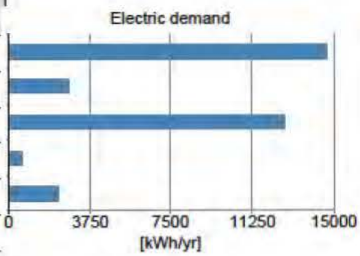
Relevant cooling load: **156,678.6** Btu/hr
Specific maximum cooling load: **2.6** Btu/hr ft²





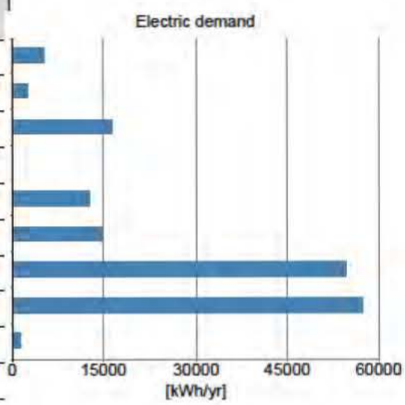
ELECTRICITY DEMAND - AUXILIARY ELECTRICITY

Type	Quantity	Indoor	Norm demand	Electric demand [kWh/yr]	Source energy [kBtu/yr]
Ventilation winter	1	no	1 W/cfm	14719.2	140613.4
Ventilation Defrost	1	no	14,790.3 W	2777.6	26534.9
Ventilation summer	1	no	1 W/cfm	12813.5	122407.8
DHW circulating pump	1	yes	77.8 W	649	6199.6
DHW storage load pump	1	yes	418.9 W	2311.7	22083.8
Σ				33271	317839.5



ELECTRICITY DEMAND RESIDENTIAL BUILDING

Type	Quantity	Indoor	Norm demand	Electric demand [kWh/yr]	Non-electric demand [kWh/yr]	Source energy [kBtu/yr]
Kitchen dishwasher	1	yes	1.2	5192.6	0	49605.4
Laundry - washer	1	yes	0.3	2381.6	0	22751.3
Laundry - dryer	1	yes	3.9	16487.5	0	157506.2
Energy consumed by evaporation	0	yes	3.1	0	1499.5	7350.9
Kitchen fridge/freeze combo	1	yes	0.7	12519.5	0	119599.5
Kitchen cooking	1	yes	0.2	14700	0	140429.9
User defined MELs	1	yes	54,532	54532	0	520947.1
User defined lighting	1	yes	57,607	57607	0	550322.8
User defined lighting	1	no	1,405	1405	0	13422
Σ	8			164825.2	1499.5	1581935.1



DHW AND DISTRIBUTION

DHW consumption per person per day:	**6.6**	gal/Person/day
Average cold water temperature supply:	**52.8**	°F
Useful heat DHW:	**249,984.9**	kBtu/yr
Specific useful heat DHW:	**4,191.6**	Btu/ft²yr
Total heat losses of the DHW system:	**32,418**	kBtu/yr
Specific losses of the DHW system:	**543.6**	Btu/ft²yr
Performance ratio DHW distribution system and storage:	**1.1**	
Utilization ratio DHW distribution system and storage:	**0.9**	
Total heat demand of DHW system:	**282,402.9**	kBtu/yr
Total specific heat demand of DHW system:	**4,735.1**	Btu/ft²yr
Total heat losses of the hydronic heating distribution:	**0**	kBtu/yr
Specific losses of the hydronic heating distribution:	**0**	Btu/ft²yr
Performance ratio of heat distribution:	**100**	%

BUILDING ENERGY PERFORMANCE MEASURES

Overview

Land Uses	The project is a mixed-use affordable housing transit-oriented development that is close to the Porter Square MBTA station. It also promotes walking and bicycling. Efficient use of limited building footprint includes approximately 525 square feet of amenity space, approximately 1040 square feet of neighborhood retail, and pedestrian scaled streetscapes.
Building Orientation/Massing	The proposed project is an eight (8) story tower with residential access to the building on Walden St, and retail space opening onto Mass. Ave.
Envelope Systems	High performance glazing and building envelope reduces the heating/cooling equipment sizes and low air infiltration rates improve indoor air quality and thermal comfort to the occupants.
Mech Systems	High efficiency mechanical systems include energy recovery ventilation, efficient air source heat pump technology, MERV 13 filtration, LED lighting, and low-flow plumbing fixtures.
Renewable Energy Systems	Preliminary WUFI energy models show that the project may meet the PHIUS site energy requirements without the inclusion of Solar PV. The project team will continue to track this item.
District Wide Energy Systems	N/A
Other	The project team has included 3 accessible parking spaces at the ground level and 2 temporary parking spaces to serve as a drop-off/pick-up area. The project has also focused on minimizing auto use, and has included 51 long term bike parking spaces (48 racks and 3 spaces for tandem or utility bikes).

INTEGRATIVE DESIGN PROCESS

The development team will present to the community on potential designs, design features, and the inclusion of affordable units as part of their early stage process. As part of the integrative design process, the developer, architect, mechanical engineer, and environmental consultant team have conducted a Green Charrette early on in the Schematic Design process and developed consensus on building systems and design that is consistent with PHIUS Passive House requirements.

SOLAR READY ROOF ASSESSMENT

To meet the very high level of performance required by the Passive House PHIUS+ CORE standard, results from preliminary energy models run by the project team indicated that this building likely does not require a PV array on the roof to meet the source energy goals. The project team is currently exploring placement of a mechanical room on the roof to enable a conversion to an all-electric DHW system in the future. This will limit available roof space for solar PV, but the building will be solar ready to allow for the potential addition of PV in the future. While this 49 unit building will be as energy efficient as possible, maximizing the potential to be a carbon neutral building in the future would likely involve purchasing renewable energy credits to offset the emissions from grid purchased power.

GREEN BUILDING INCENTIVE PROGRAM ASSISTANCE

Below is a description of programs applicable to this project that support improved energy performance or reduced greenhouse gas emissions, and which of those programs have been contacted and may be pursued.

The project plans to offset the costs of an energy efficient building envelope and electric heating and cooling system cost by utilizing all available rebate programs. The project is enrolled in the MassSave Passive House incentive program, and expects to use the Passive House Feasibility incentives from this program to offset the costs of energy modeling to meet Passive House standards. The project team plans to fully certify the building in order to be eligible for the full incentive package offered by MassSave. In addition, should the building systems qualify for the DOER Alternative Energy Certificate (AEC) incentive program, the project team will register for that incentive package as well.

NEW ECOLOGY
Community-Based Sustainable Development

NET ZERO SCENARIO TRANSITION

Below is a description of the technical framework by which the project can be transitioned to net zero greenhouse gas emissions in the future, acknowledging that such a transition might not be economically feasible at first construction. This description explains the future condition and the process of transitioning from the proposed design to the future condition.

	Net Zero Condition	**Transition Process**
Building Envelope	The building envelope will be built to PHIUS Passive House standards, making it an ideal structure to achieve Net Zero. The envelope will be well insulated and have a low level of air infiltration which will be tested and verified at construction.	This system will be a zero (site) emissions system at installation.
HVAC Systems	The heating system will be all-electric, with a highly efficient central VRF system installed at construction. In addition, central rooftop energy recovery ventilation will be used to capture energy from the ventilation system.	This system will have a zero (site) emissions system at installation.
Domestic Hot Water	A central gas-fired boiler plant will be included at construction. The project team is investigating the potential of locating these systems in a penthouse level mechanical room to allow for future conversion to an all-electric DHW system.	At the end of the system lifetime, the project team expects the all-electric DHW system technology to have advanced sufficiently to allow for conversion of this system to all-electric. The project team is investigating locating the DHW system on the roof specifically to allow for future conversion.
Lighting	The project will use LED lighting throughout at construction. The building energy model for this project, completed using WUFI modeling software for use in Passive House projects, does factor in and measure Lighting Power Density as a calculation in overall building energy	The building and management team will include updated technology as it is available and will update systems at the end of service life of the lighting systems.

	consumption. Fixtures have been modeled and will be specified in project documents to meet or exceed the energy requirement of the WUFI model.	
Renewable Energy Systems	The building will be Solar Ready at construction.	In order to become fully carbon neutral, this project will likely have to purchase renewable energy credits given the building footprint and limited roof area.
Other Strategies	The project is actively considering and modeling the use of window shading to reduce building energy consumption during summer months, while also allowing solar thermal gains during winter months.	

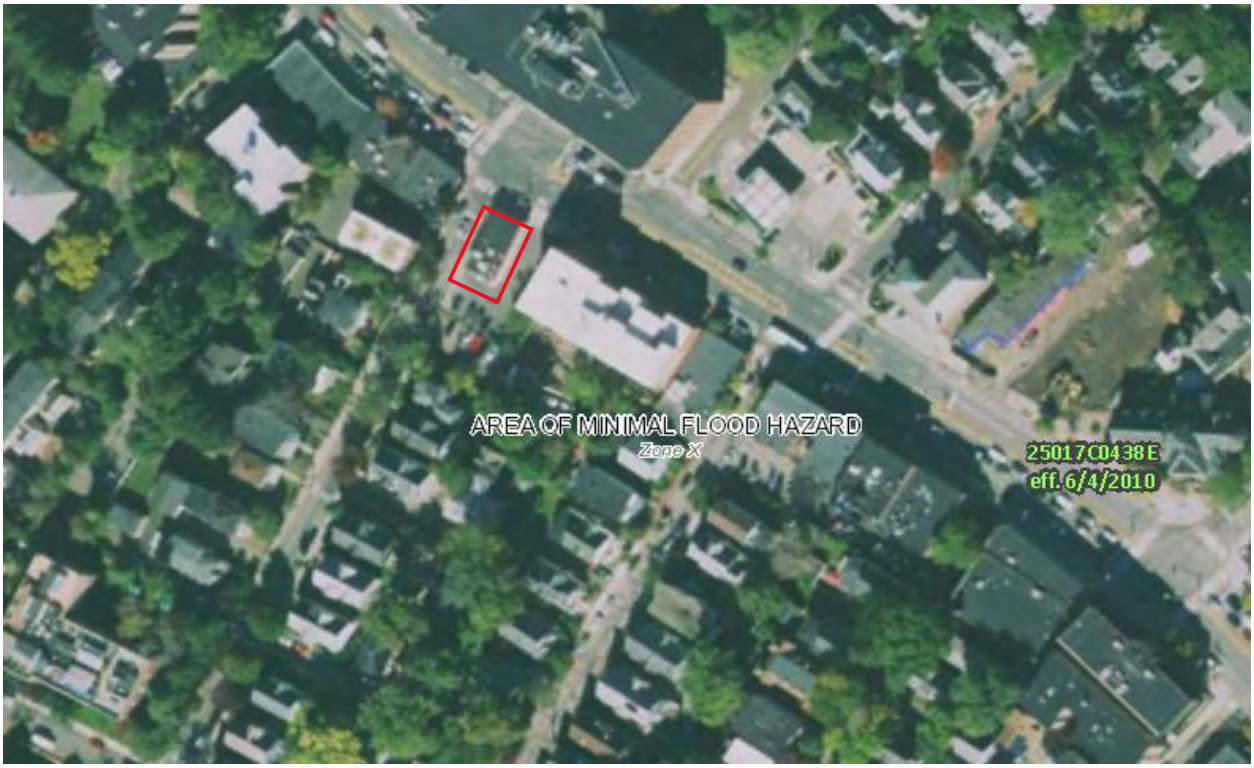
RESILIENCY

The project team has considered various resiliency strategies to reduce the project's and the residents' overall vulnerability. These resilience strategies are identified and summarized below in five sections.

EXISTING SITE ASSESSMENT

The project team has evaluated the flood risk based on current maps and future projections for the site and surrounding area. While the site is not located in a FEMA flood zone, and is not projected to be exposed to flood risk in forward looking models through the year 2070, the project team is actively considering resilience and risk mitigation strategies.

The project is at an average site elevation of ~35.95 ft-CCB, which translates to ~25.11 NGVD (ft-CCB is at 10.84 below NGVD). Based on the 2010 FEMA / FIRM Map, the site is located in Zone X Area of Minimal Flood Hazard, and is determined to be outside the 0.2% annual chance floodplain boundary (500-year flood scenario). Since the project is outside of the FEMA flood zones, FEMA has not determined a base flood elevation for this project site. The image below shows the project's location on the FEMA flood map.



Based on the City of Cambridge FloodViewer v2.1, the site is outside the boundary of both the 2070 – 10 and 100 Year flood elevations. The below diagram indicates the extents of 2070 – 100 Year Precipitation nearby further down Walden St, and across Massachusetts Avenue. Although the project is not projected to be impacted by flooding, the project team has considered how to mitigate impacts from extreme events, and has outlined a number of resilience strategies and actions below.

Address: 12 Walden St

Ground Elevation Min:	35.70 ft-CCB
Ground Elevation Max:	38.90 ft-CCB
2070- 100 Year- SLR/SS	N/A
2070- 100 Year - Precip	N/A
2070- 10 Year - SLR/SS	N/A
2070- 10 Year - Precip	N/A
2030- 100 Year - Precip	N/A
2030- 10 Year - Precip	N/A
Present Day - 100 Year	N/A
Present Day - 10 Year	N/A
FEMA 500 Year	N/A
FEMA 100 Year	N/A

Selected Map-Lot: 200-22
Selected Address: 12 Walden St

PROTECTION STRATEGIES

The project will use strategies to reduce the building's vulnerability to extreme weather. The basement area will be waterproofed, as the building is outside of future projected flood risk zones. Flood resistant materials will be used in the basement, with concrete being the main material used. Sealants will be applied as needed and any cracks and penetrations will be sealed. Drywall use will be minimized in the basement, and any drywall used in the basement will be moisture, mold and mildew resistant purple board.

The transformer room will be waterproofed as needed based on its location in the building. Equipment located in the basement that must be on the floor will be located on 6" or 12" concrete pads as appropriate. Electrical outlets will be located 3'-0" above basement floor level. To prevent water intrusion, backwater valves will be installed as appropriate. In order to remove any water that does enter the basement, a sump pump will be installed and connected to emergency power. The project team will also work with the owner to develop an O&M manual which will include steps to take during flooding events.

ADAPTATION STRATEGIES

The project team is exploring the following strategies to improve the facility's ability to adapt to changing climate conditions. These strategies include both building elements and mechanical systems.

Building adaptation strategies include, but are not limited to, the following: Passive House level building envelope with operable windows to help with "passive survivability" – keeping the building habitable during extended power outages in any season. Reduced urban heat island effect enabled by the use of light colored and vegetated roofs. Window sunshades installed on the southwest façade to reduce solar heat gain during the summer, and interior window treatments (blinds) to reduce heat gain while allowing in light as needed.

Building mechanical system adaptation strategies include, but are not limited to, the following: Decentralized VRF heat pump mechanical system for both heating and cooling locates mechanical equipment on roof and in units instead of an area that can be potentially damaged by flooding. Other mechanical equipment, including air handlers, energy recovery ventilators, and emergency generator, are located on the roof and away from flood risk. All residential living areas are elevated, all are located on the second floor or above. The project team is also actively considering the inclusion of a stormwater capture system, including infiltration tanks.

BACKUP STRATEGIES

The project team is exploring how to provide for critical needs if the building loses power or other services. The project team plans to include an emergency generator located on roof and appropriate emergency lighting for evacuation and “sheltering-in-place”. Storage space will be available to provide access to water storage containers and access to potable water in the event of a power outage.

COMMUNITY RESILIENCE STRATEGIES

The project team is exploring how to encourage behavior which enhances resilience through cooperation. To enable this, the building’s amenity room encourages community building among residents. The planned amenity room includes communications resiliency measures e.g. phone charging, emergency refrigeration, and access to potable water as mentioned above. The project team will also evaluate the creation of an emergency operations manual for residents.

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 10
TREE PROTECTION PLAN

Plant Healthcare Consultants

American Society of Consulting Arborist ▪ International Society of Arboriculture
Massachusetts Arborist Association ▪ Massachusetts Tree Wardens and Foresters Association
TREE INVENTORIES ▪ APPRAISALS ▪ DIAGNOSIS ▪ TREE RISK ASSESSMENTS

Tree Protection Plan
2072 Massachusetts Avenue
Cambridge, MA 02140

Prepared for:

CC HRE 2072 MASS AVE LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

Prepared by:

Daniel E. Cathcart
Certified Consulting Arborist
Plant Healthcare Consultants
76 Stony Brook Road
Westford, MA 01886

November 4, 2020

Table of Contents

Summary 3
Introduction 3
Background & History 3
Assignment 3
Limits of Assignment 3
Purpose and Use of Report 4
Observations 4
Discussion 5
- Tree Projection Zone 5
- Soil Compaction 6
- Mechanical Injury 7
- Change in Grade 7
- Excavation & Trenching 8
- Irrigation 8
- Soil Treatment 8
- Plant Healthcare 8

Conclusion 9
Recommendations 9
Support of Excavation Plan 10
Glossary of Terms 11
Assumptions and Limited Conditions 13
Certification of Performance 14

Summary

I was retained by CC HRE 2072 MASS AVE LLC for perform an evaluation of a Tilia cordata (Littleleaf linden) on the property line between 2050 and 2072 Massachusetts Avenue, Cambridge, MA. The focus of the evaluation was to assess the health and condition of the tree and, if preservation is an option, develop a Tree Protection Plan.

It is my opinion that the tree can be preserved and the specifications for the Tree Protection Plan are included in this report.

Introduction

On October 20, 2020 Jason Korb, of CC HRE 2072 MASS AVE LLC, contacted my office inquiring to retain consulting arborists in regard to a redevelopment project in Cambridge, MA. Mr. Korb informed me that there was a tree on the property line between the property he was redeveloping at 2072 Mass Ave. and the abutter at 2050 Mass Ave. He expressed a desire to preserve the tree and requested specification for a Tree Protection Plan.

I agreed to assist on the project. A site visit was scheduled for October 23, 2020 at 10:00 am.

Background & History

CC HRE 2072 MASS AVE LLC has acquired 2072 Mass Avenue, Cambridge, MA an ~8,500 sq ft property on the corners of Mass Ave and Walden Street. CC HRE 2072 MASS AVE LLC plans to renovate the property. There is one mature tree on the property line between 2072 and 2050 Mass Ave, a 12" diameter at breast height (DBH) Littleleaf linden. CC HRE 2072 MASS AVE LLC's goal is to preserve this tree.

A Tree Protection plan will be implemented to maximize the likelihood of the Littleleaf linden surviving the construction.

Assignment

The scope of the assignment is to assist CC HRE 2072 MASS AVE LLC in creating a Tree Protection Plan for the Littleleaf linden. This plan will have recommendations and specifications to provide the tree with the best chance of surviving the construction project.

The plan is included in this report.

Limits of Assignment

The recommendations and conclusions provided in this report are based on visual observations only. No examinations of the tree's interiors were taken nor were and soil or plant tissue taken and submitted for laboratory testing unless otherwise stated.

Purpose and Use of Report

This report is intended to provide CC HRE 2072 MASS AVE LLC with as much information regarding the tree at 2072 Mass Ave. It will outline the tree protection plan, tree management plan and provide recommendations and specifications for care of the tree in all phases of the site development.

This report is the property of CC HRE 2072 MASS AVE LLC and can be used and shared as they see fit.

Observations

On October 23, 2020 at approximately 10:00 am I visited the site and inspected the Littleleaf linden. At this visit I observed the tree and its surrounding and took measurements and photographs. I also examined the construction plans for the site to determine impact in regard to the tree.

I identified the tree as a 12" DBH Tilia cordata, Littleleaf linden. It is located on the west property line of 2070 Mass Ave that abuts 2050 Mass Ave. It is growing in a strip of land approximately 10' x 55' running in roughly a north-south orientation.

Planting Strip

The Littleleaf linden appears to be in good health and has established itself well in this area.

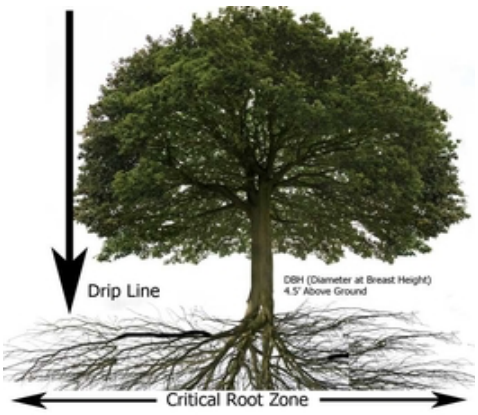
Due to the fact that the roots zone is confined by a retaining wall to the west and the paved parking area to the east, the majority, if not all, of the viable roots of the tree are located in the planting strip. As such, if this area is to be protected and proper steps taken, the root system should remain viable and sustain the tree through construction.

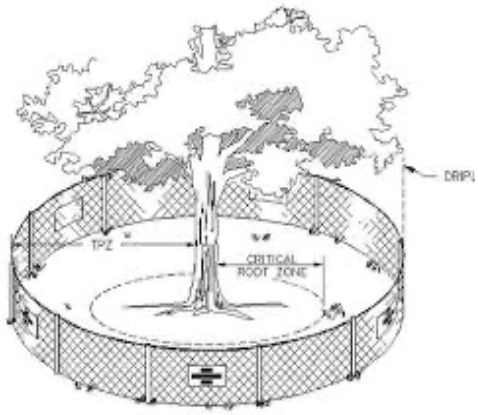
I also reviewed to attached Support of Excavation (SOE), (See page XXX). The proposed soldier piles and lagging, denoted by the red-dashed line on the plans, will allow for the following tree protection plan to be implemented.

Discussion

Tree Projection Zone

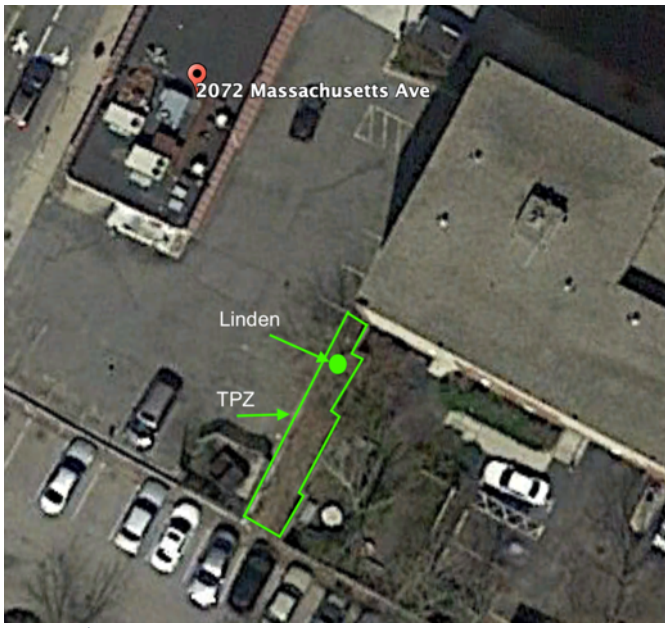
A Tree Preservation Plan has several components, all focusing on giving the tree the best chance for surviving the construction project. The majority of the components involve protection the Critical Root Zone (CRZ). The CRZ is the minimum area beneath the canopy of a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ should be defined, at a minimum, of the tree's dripline, the area represented by the outer canopy of the tree. This is crucial because the absorbing roots, the roots that take in water and nutrients, must be undisturbed or the tree will suffer stress and may decline and even die. The Tree Protection Plan includes the establishment of a Tree Protection Zone (TPZ), ideally, the TPZ must include the CRZ. The larger the TPZ the better as the root zone of a tree could extend as much as two or three times the width of the canopy. This is an area that is enclosed by a semi-permanent fence with appropriate signage. Within the CRZ, trenching, pavement, soil compaction, mechanical injury, storing of materials and spoils and any change in grade should be avoided.





Ideal Tree Protection Zone

In this case the CRZ has been encroached upon by the pavement and retaining wall and the tree has adjusted its root growth accordingly by concentrating its root into the planting strip. As a result of the trees natural compensation to its environment a modified TPZ should be made to include as much of the planting strip as possible.

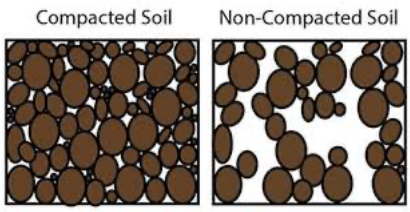


Proposed TPZ

Soil Compaction

All protected trees in the construction zone are subject to soil compaction from heavy vehicles, and any heavy debris placed in the Critical Root Zone (CRZ). Soil compaction occurs when the pore space

between soil particles is greatly reduced. This causes the reduction of oxygen available to the roots and can lead to decline in trees. Use of equipment, grading, digging, and heavily used walking paths can cause soil compaction in a construction area. Use protective fencing, mulching within the protective fencing, and limiting the amount of access routes will minimize soil compaction.



As the root system of trees is far more extensive than just the dripline, in this case in the entire planting strip, all equipment and materials should be kept out of the TPZ.

Mechanical Injury

There will be heavy equipment and vehicles used near the trees that are to be protected.
Wounds to the tree's branches and trunk, caused by mechanical damage, may reduce tree stability by decreasing the wood strength, the internal movement of water and nutrients, and the ability to compartmentalize against decay. Enclosing the Critical Root Zone with protective fencing will prevent damage from construction equipment.

Change in Grade

Lowering or rising of the grade within the root zone can damage or kill a tree. The normal exchange of moisture and gases within the root zone is disrupted with the change in grade. The original grade should be maintained as far out from the trunk as possible. As little as four inches of soil placed over the root system can kill some species of trees. The change in grade can have either immediate or long-term adverse effects on the tree. If grade change is required use of retaining walls or soil cuts can improve the tree's tolerance to the grade change.

Excavation & Trenching

This project will require excavation for foundations. Excavation & trenching within the CRZ can damage the root system of a tree. Practicality requires the need to encroach on the CRZ, but care should be taken to excavate as little of the area adjacent to the tree as possible.

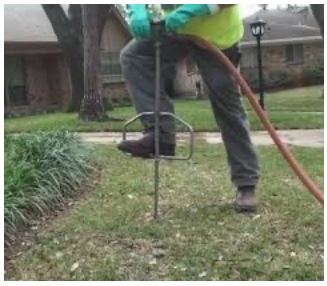
Irrigation

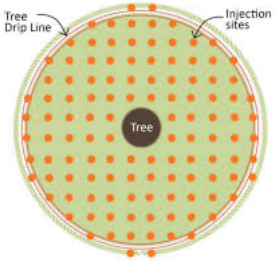
Irrigation should be provided within the CRZ as needed. A deep watering of the trees should take place before construction begins. During construction, the soil in the CRZ should be watered regularly and deeply so water penetrates the root area at least six to eight inches deep. A watering schedule will vary with climatic conditions, but a rule of thumb is 1" of water weekly during construction.

Soil Treatment

I am prescribing a non-nitrogen fertilizer that is high in phosphorus and potassium (0-20-20 fertilizer analysis) to promote root development. I recommend a fertilization in the spring. Applying the fertilizer in the early spring will prepare the trees for a flush of root development. Root development is most critical for the trees to prepare themselves for construction impact. The healthier and abundant the root system the more water and nutrients the tree can take in which is the best defense against stress.

The fertilizer shall be applied in a water solution, injected directly into the CRZ, in this case the entire TPZ, by means of an application needle under pressure. Injections should be made about every foot in a grid-like pattern.





Plant Healthcare

At this stage there does not appear to any major pest concerns on the trees. This will be monitored regularly (monthly) to see if conditions change. If there is a need to address insect, mite or disease pest a proper course of action will be prescribed at that time.

All plant healthcare treatments shall be performed by a certified arborist who is also a licensed pesticide applicator and supervised by an ISA Board Certified Master Arborist.

Conclusion

Based on my education, training and experience it is my opinion that taking this proactive approach to tree preservation will provide the Littleleaf linden at 2070 Mass Ave the best chance of surviving the construction. Setting up tree protection zones around the trees to retain, managing the flow and access of heavy equipment, performing required tree work prior to commencing construction and regular monitoring of the work site to ensure all practices are adhered to should make for a successful worksite.

Recommendations

Pre-Construction

Prior to construction the Tree Protection Zone should be established. A six-foot chain-link fence (or suitable alternative, i.e. snow fence), with signage designating a Tree Protection Zone, Keep Out, should be erected around all the protected tree and encompass the modified Critical Root Zone as explained above. Once installed this fence should not be moved nor the CRZ disturbed for the duration of the construction project.

The access way for heavy equipment should be established, as well as where equipment and materials will be stored. This should be as far away as possible from all protected trees and their root systems. No equipment or material may be stored on the root systems of the protected trees.

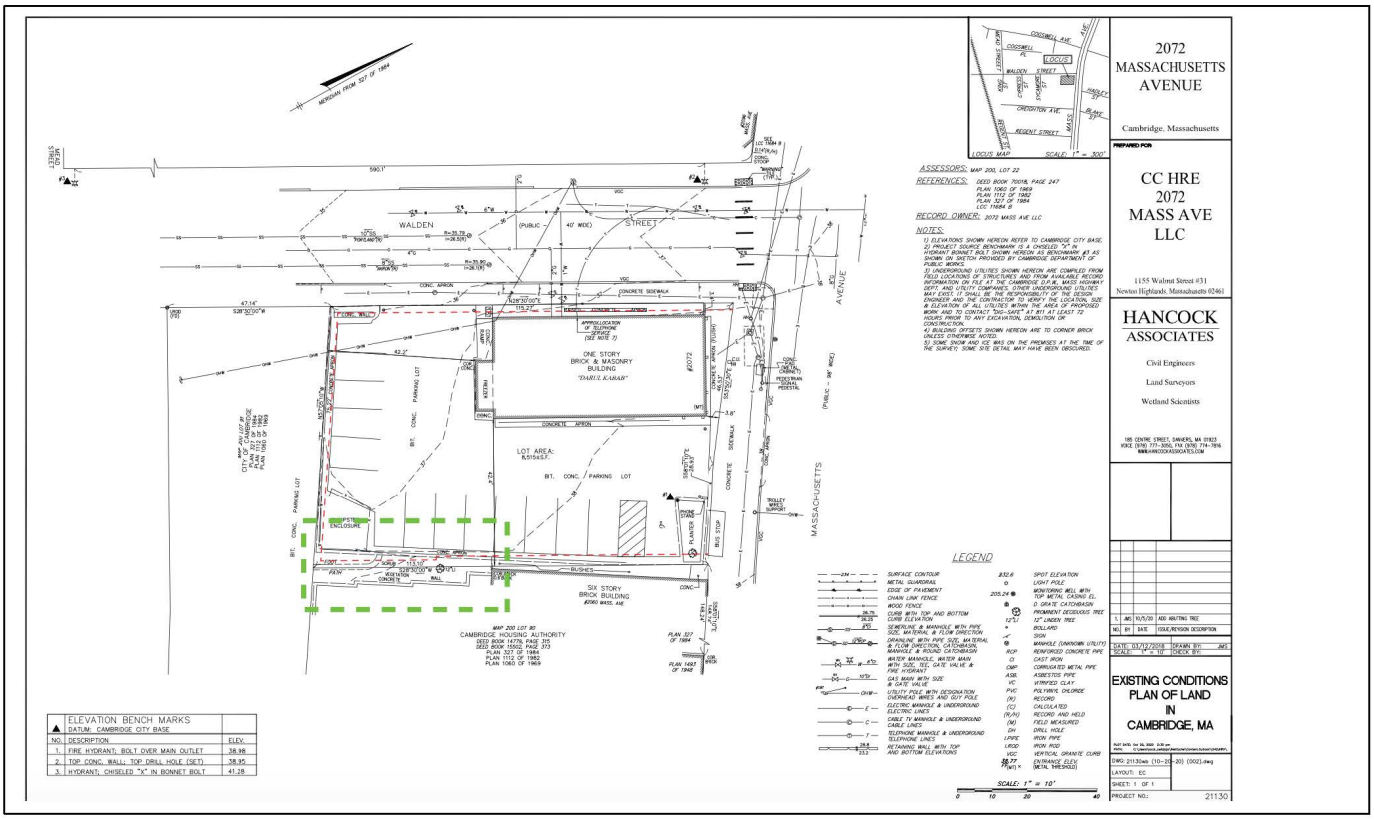
Construction

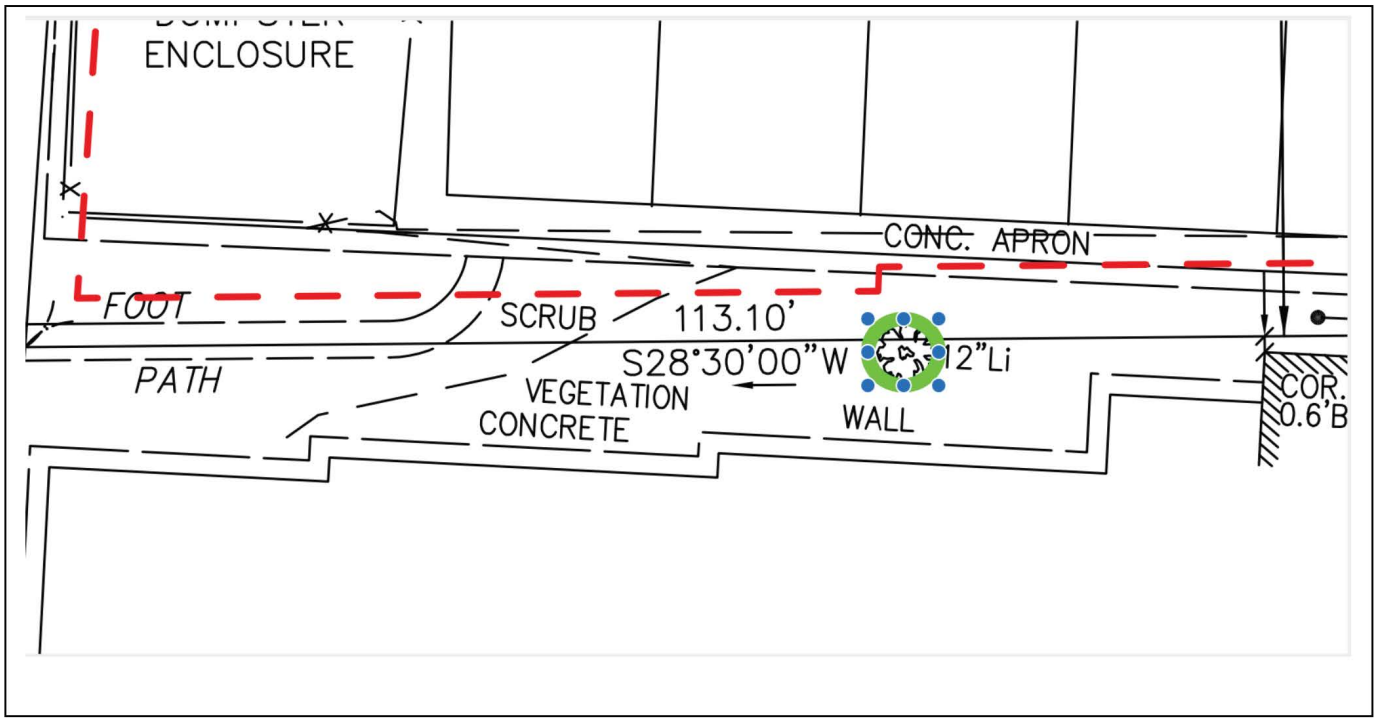
During the construction Phase of the project monitoring of the site is crucial. An ISA Board Certified Master Arborist should inspect the site monthly. The purpose of those visits is to ensure that the Tree Preservation Plan is being adhered to, adequate watering is taking place, trenching and excavations are following plan, inspect the trees for pest issues and make observations regarding any changes to the trees on the site.

Post-Construction

Monitoring after the construction is completed is very important to the long-term health of the trees. For a period of one growing season (starting the April following construction completion through that September) monthly monitoring will continue as during the construction period.

Support of Excavation Plan





Glossary of Terms

Absorbing Roots	Fine, fibrous roots that take up water and minerals; most of them are within the top 12 inches of soil
Branch Union	The structural union of a lateral branch to the tree stem.
Caliper	Is measured approximately 6-12" from the root collar. Caliper is an American Nursery Standard measurement. Synonym for trunk diameter used to measure the size of nursery stock; by convention, measured 6" above the ground.
Canopy	The part of the crown composed of leaves and small twigs.
Certified Arborist	A professional arborist possessing current certification issued by the Massachusetts Arborists Association (MAA) and/or the International Society of Arboriculture (ISA)
Clinometer	A device used to measure the height of an object
Co-dominant	equal in size and relative importance usually associated with either the trunk/stems or scaffold limbs/ branches in the crown.
Critical Root Zone (CRZ)	The minimum area beneath the canopy of a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ is represented by a concentric circle centering on the tree's trunk and extending outward towards the tree's drip-line. The minimum area of the CRZ shall be dependent on the required minimum radius of the CRZ; the required CRZ shall be determined by multiplying a tree's DBH (in inches) by eighteen (18) inches, with the resulting product constituting the minimum radius of the CRZ.
Compost	Organic matter that has been intentionally subjected to decay processes and is more or less decomposed.
Crown	The upper part of a tree, measured from the lowest branch, including all the branches and foliage
DBH	Stands for Diameter Breast Height. The diameter of a tree measured at 4.5 feet above the ground.
Drip-line	Perimeter of the area under a tree including the branches and leaves
Establishment	The process of a tree becoming acclimated to a new environment, usually correlating the new root development that can sustain normal biological functions of the tree

Monitoring	A holistic approach to plant healthcare that includes inspecting plants for cultural problems, proper soil moisture and nutrient content and insect and disease issues-treating as necessary
Parity	The time, usually in years, that it takes for a replacement tree to provide similar attributes and benefits of a removed tree
Pruning	Systematic removal of branches of a plant usually a woody perennial
Restoration/Maintenance Program	A plan of maintenance and monitoring of trees to maximize survival or recovery rate of damaged or newly planted trees
Root Collar	Area at the base of the tree where the roots and the stem merge
Soil Compaction	Compression of the soil resulting in a reduction of the total air or pore space
Specimen Tree	A tree of high perceived value attributed to location, size, aesthetics, form or function
Stress	Any change in environment conditions that produce a less than ideal plant response
Transplant Shock	The stress a tree undergoes as a result of planting in a new location
Tree Protection Plan	Report to identify and protect trees indicated to remain. Procedures shall include protective measures to be used for both above and below grade.
Tree Protection Zone	An area usually defined by the drip-line of a tree. To protect a tree, no construction should ever occur within this area.

Assumptions and Limited Conditions

1. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Unless required by law, otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
5. Unless required by law, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant-particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
6. This report expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by *Plant Healthcare Consultants* as to the sufficiency or accuracy of said information.
8. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring unless otherwise specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
9. Loss or alteration of any part of this report invalidates the entire report.

Certification of Performance

Plant Healthcare Consultants certify that:

1. We have personally inspected the tree and property referred to in this report and have stated our findings accurately.

2. We have no current or prospective interest in the trees or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.

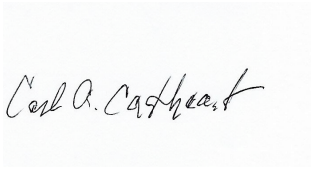
3. The analysis, opinions and conclusions stated herein are our own and are based on current scientific procedures and facts.

4. Our analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.

5. No one provided significant professional assistance to us, except as indicated within the report.

6. Our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

We further certify that Plant Healthcare Consultants is a member in good standing of the Massachusetts Arborist Association, American Society of Consulting Arborists, the International Society of Arboriculture and Massachusetts Tree Wardens and Foresters Association. We have been involved in the field of Arboriculture for over 60 years



Carl A. Cathcart
A.S.C.A. Registered Consulting Arborist RCA #606
Massachusetts Certified Arborist #1114
International Society of Arboriculture #WE-0716A
ISA Tree Risk Assessment Qualified

Daniel E. Cathcart
American Society of Consulting Arborists
Massachusetts Certified Arborist #41801
ISA Board Certified Master Arborist #TX-1357B
ISA Tree Risk Assessment Qualified
Massachusetts Qualified Tree Warden #1097

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 11
PLANS

CC HRE 2072 MASS AVE TENANT LLC
OWNER

C/O CAPSTONE COMMUNITIES LLC
1087 BEACON ST, SUITE 302
NEWTON CENTRE, MA 02459

C/O HOPE REAL ESTATE ENTERPRISES LLC
907 MASSACHUSETTS AVE, SUITE 300
CAMBRIDGE, MA 02139

BRUNER/COTT ARCHITECTS
ARCHITECT

225 FRIEND ST, SUITE 701
BOSTON, MA 02114

NITSCH ENGINEERING INC.
CIVIL ENGINEER

2 CENTER PLAZA, #430
BOSTON, MA 02108

PETERSEN ENGINEERING INC.
MEP/FP ENGINEER

127 PARROTT AVE
PORTSMOUTH, NH 03801

L.A. FUESS PARTNERS
STRUCTURAL ENGINEER

211 CONGRESS ST, SUITE 810
BOSTON, MA 02110

NEW ECOLOGY INC
SUSTAINABILITY CONSULTANT

15 COURT SQ, SUITE 420
BOSTON, MA 02108

CODE RED CONSULTANTS LLC
CODE CONSULTANT

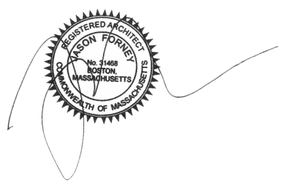
154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772

2072 MASS AVE

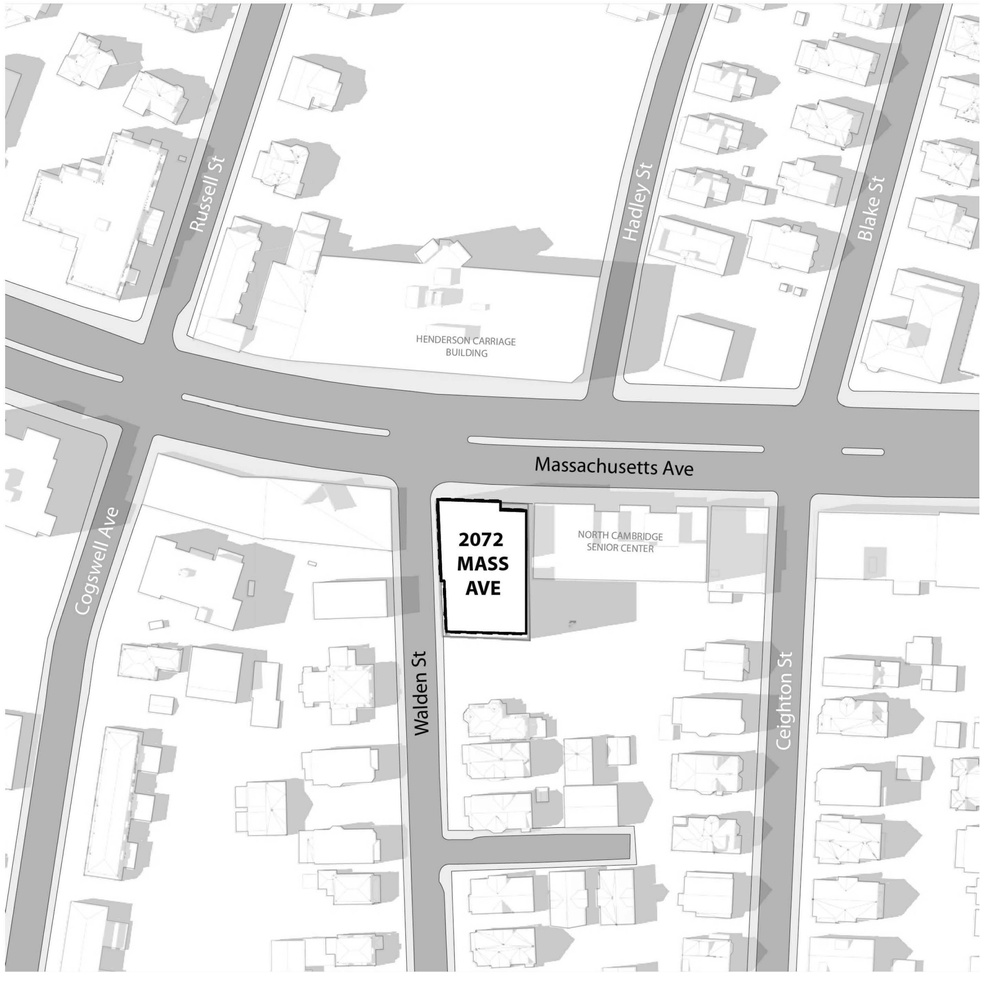
2072 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

COMPREHENSIVE PERMIT

NOVEMBER 10, 2020



NEIGHBORHOOD MAP



SITE PLAN

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

NEIGHBORHOOD MAP/ SITE PLAN

G-100

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.
11/10/2020 1:48:47 PM

DRAWING LIST

GENERAL

G-100	NEIGHBORHOOD MAP/ SITE PLAN
G-101	DRAWING LIST, UNIT MATRIX, ZONING SUMMARY
EC	EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

CIVIL

C-100	CIVIL SITE UTILITY AND LAYOUT PLAN
C-101	PROPOSED EASEMENT PLAN

ARCHITECTURAL

A-100	BASEMENT FLOOR PLAN
A-101	FIRST FLOOR PLAN
A-102	TYPICAL FLOOR PLAN (FLRS 2-8)
A-109	ROOF PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-304	EXTERIOR ELEVATIONS
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES
A-400	STREET SECTIONS
A-401	BUILDING SECTION
A-402	BUILDING SECTION

2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA
BUILDING TABULATIONS
PREPARED BY BRUNER/COTT ARCHITECTS

SITE AND BUILDING

BUILDING GROSS FLOOR AREA (GFA) (PER ZONING)

BASEMENT	Excluded
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,545
EIGHTH FLOOR	7,545
TOTAL GFA	**57,395**

BUILDING GROSS SQUARE FOOTAGE (GSF)

BASEMENT	5,465
FIRST FLOOR	4,580
SECOND FLOOR	7,545
THIRD FLOOR	7,545
FOURTH FLOOR	7,545
FIFTH FLOOR	7,545
SIXTH FLOOR	7,545
SEVENTH FLOOR	7,545
EIGHTH FLOOR	7,545
TOTAL GSF	**62,860**

TOTAL PARCEL SIZE (SF)	8,515
FAR	6.74
PARKING RATIO (EXCLUDES DROP-OFF/PICK-UP)	6%
LONG TERM BIKE PARKING RATIO	104%
OPEN SPACE	0%
CONSTRUCTION TYPE *	Type IA construction (2-story podium, basement and first floor), Type IIA construction (above podium, second to eigth floors)

* Alternative option of seeking a variance to permit the use of the new construction type classifications found in the 2021 IBC and classifying the tower as Type IV-B

PARKING

	HC	TOTAL *	HC UNIT : SPACE RATIO
COVERED PARKING	3	3	1:1

* Commercial parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

* Two (2) pick-up/drop-off spaces will also be provided

	LONG-TERM	TANDEM	SHORT-TERM	TOTAL
BIKE PARKING	48	3	0*	51

* Project team is seeking alternative public contribution option of satisfying short-term bike parking requirements per Article 6.104.2 (b)

UNIT MIX

	STUDIO	1 BR	2 BR	3 BR	TOTAL
SECOND FLOOR	0	2	3	2	7
THIRD FLOOR	0	2	3	2	7
FOURTH FLOOR	0	2	3	2	7
FIFTH FLOOR	0	2	3	2	7
SIXTH FLOOR	0	2	3	2	7
SEVENTH FLOOR	0	2	3	2	7
EIGHTH FLOOR	0	2	3	2	7
TOTAL	**0**	**14**	**21**	**14**	**49**

% PER UNIT TYPE	0%	29%	42%	29%
% 2 AND 3 BR COMBINED	71%			

	STUDIO	1 BR	2 BR	3 BR	TOTAL
TOTAL NUMBER OF BEDROOMS	0	14	42	42	**98**

UNIT NUMBER *	UNIT TYPE	UNIT AREA (SF)
UNIT X01	1 BR	569
UNIT X02	1 BR	681
UNIT X03	3 BR	1144
UNIT X04	2 BR	800
UNIT X05	2 BR	850
UNIT X06	3 BR	1031
UNIT X07	2 BR	823

* For typical floors (second through eight floors)

UNIT TYPE	AVERAGE AREA (SF)
STUDIO	N/A
1 BR	625
2 BR	824
3 BR	1088

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Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

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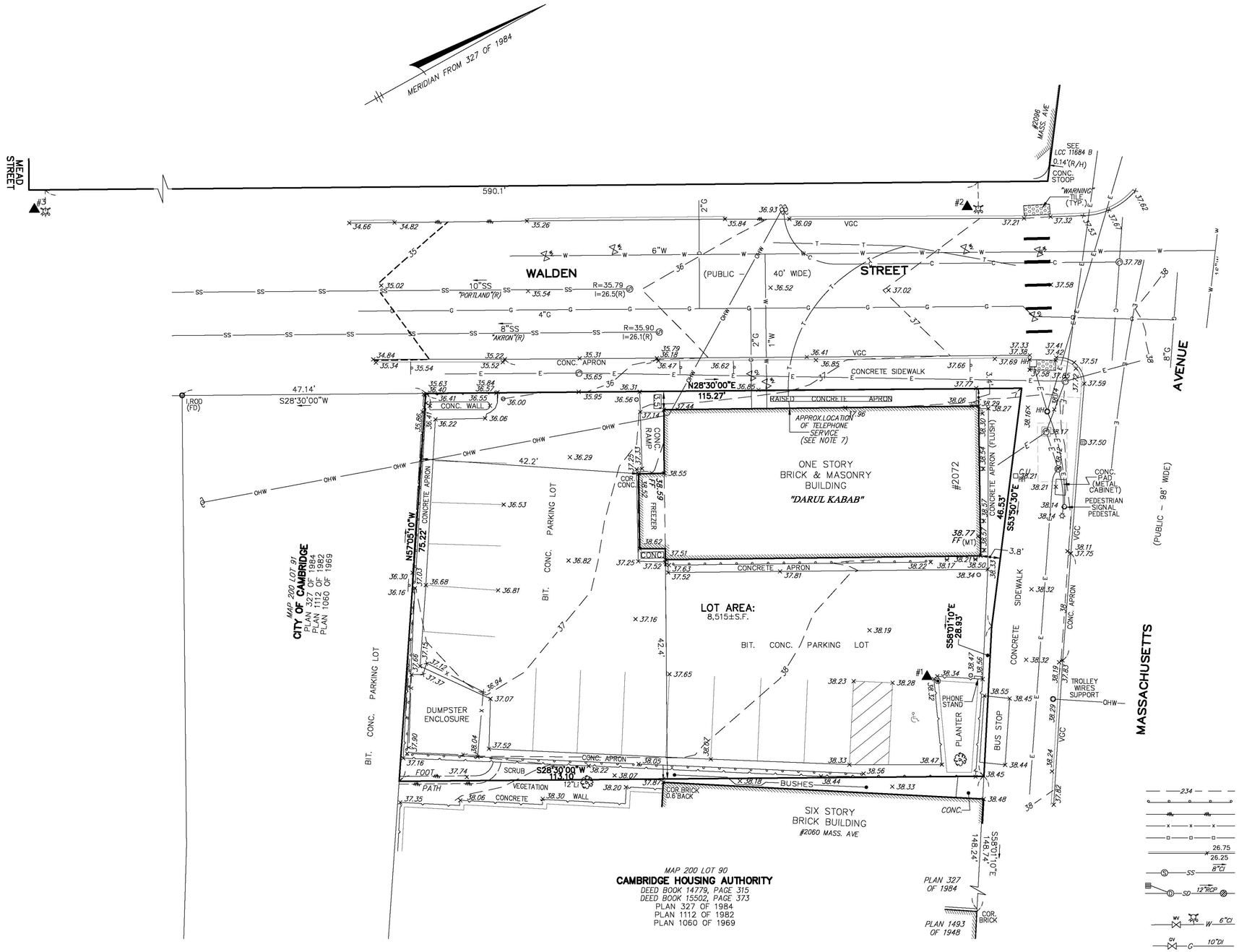
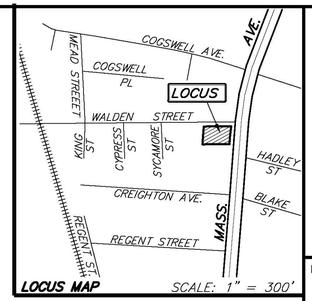
DRAWING LIST, UNIT MATRIX, ZONING SUMMARY

G-101



▲	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



LOCUS MAP SCALE: 1" = 300'

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.

LEGEND

234	SURFACE CONTOUR	232.6	SPOT ELEVATION
	METAL GUARDRAIL	☼	LIGHT POLE
	EDGE OF PAVEMENT	205.24 ⊗	MONITORING WELL WITH TOP METAL CASING EL.
x x x	CHAIN LINK FENCE		D GRATE CATCHBASIN
	WOOD FENCE		PROMINENT DECIDUOUS TREE
	CURB WITH TOP AND BOTTOM CURB ELEVATION	26.75 / 26.25	12"Li 12" LINDEN TREE
SS 8"CI	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	○	BOLLARD
SD 12"RCP	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN		SIGN
		Ⓜ	MANHOLE (UNKNOWN UTILITY)
		RCP	REINFORCED CONCRETE PIPE
W 6"CI	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	CI	CAST IRON
		CMP	CORRUGATED METAL PIPE
G 10"DI	GAS MAIN WITH SIZE & GATE VALVE	ASB.	ASBESTOS PIPE
		VC	VITRIFIED CLAY
#181 OHW	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	PVC	POLYVINYL CHLORIDE
		(R)	RECORD
E	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	(C)	CALCULATED
C	CABLE TV MANHOLE & UNDERGROUND CABLE LINES	(R/H)	RECORD AND HELD
		(M)	FIELD MEASURED
T	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	DH	DRILL HOLE
		I.PIPE	IRON PIPE
		I.ROD	IRON ROD
28.8 / 23.2	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	VGC	VERTICAL GRANITE CURB
		38.77 FF(MT) ×	ENTRANCE ELEV. (METAL THRESHOLD)

SCALE: 1" = 10'
0 10 20 40

2072 MASSACHUSETTS AVENUE

Cambridge, Massachusetts

PREPARED FOR:

CC HRE 2072 MASS AVE LLC

1155 Walnut Street #31
Newton Highlands, Massachusetts 02461

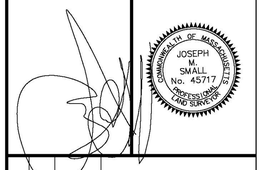
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	10/5/20	ADD ABUTTING TREE

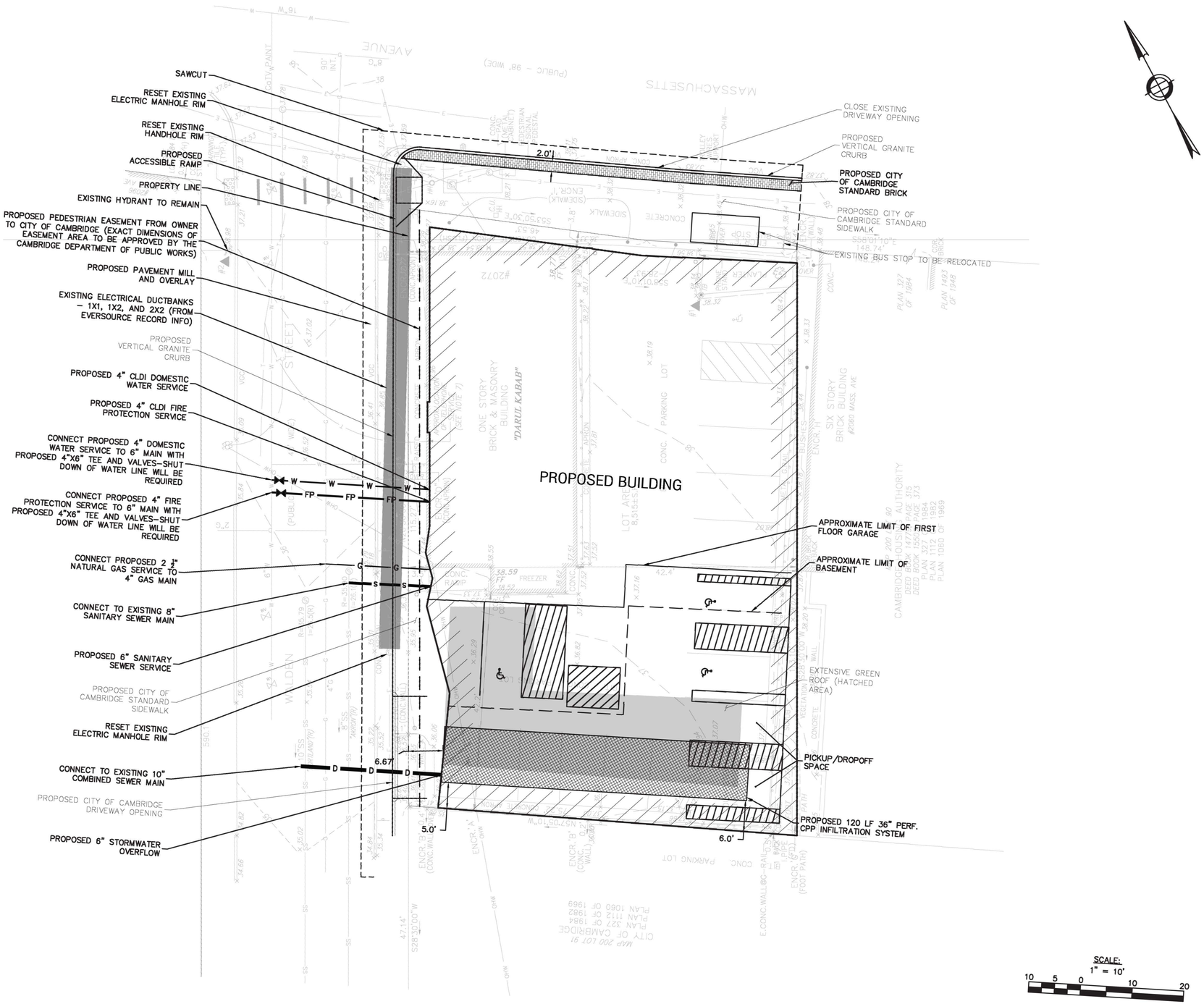
DATE: 03/12/2018 DRAWN BY: JMS
SCALE: 1" = 10' CHECK BY:

EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Oct 20, 2020 10:20 am
PATH: F:\Civil 3D Projects\21130 - Capstone Communities - Cambridge

DWG: 21130sv.dwg
LAYOUT: EC
SHEET: 1 OF 1

PROJECT NO.: 21130



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F: (617) 338-6472
Land Surveying
Transportation Engineering
Structural Engineering
Green Infrastructure
Planning

Rev | Date | Remarks

Date NOVEMBER 10, 2020
Scale 1"=10'
Project Number NITSCH #14047
Drawn By MLC

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NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
CIVIL
No. 49595
REGISTERED PROFESSIONAL ENGINEER

November 9, 2020

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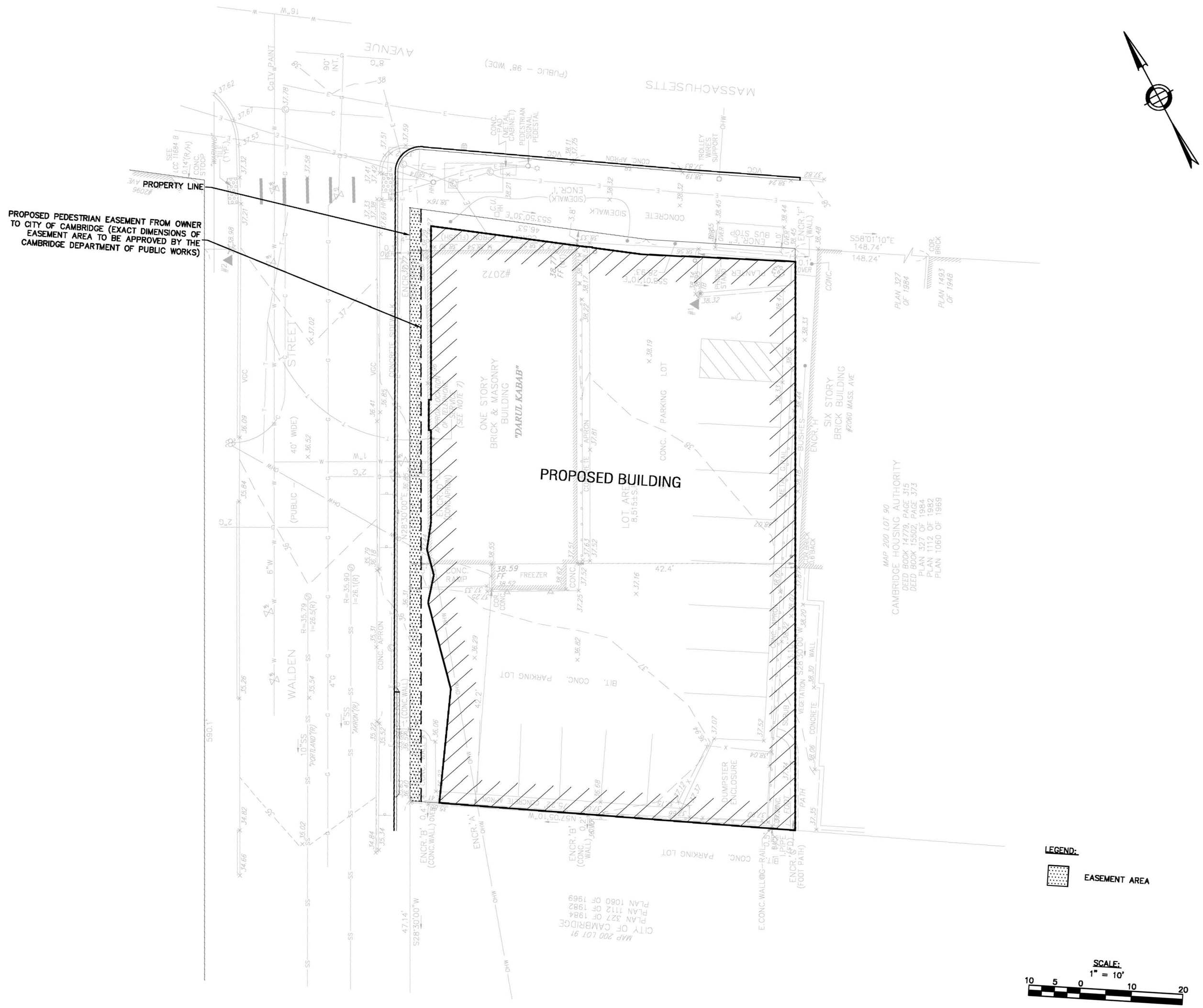
FOR CONSTRUCTION

CIVIL SITE UTILITY AND LAYOUT PLAN

C-100



LEGEND:

EASEMENT AREA

SCALE:
1" = 10'
10 5 0 10 20

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NITSCH PROJECT #14047

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CIVIL
NO. 49566
REGISTERED PROFESSIONAL ENGINEER
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PROPOSED EASEMENT PLAN

C-101

1 FLOOR PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

BIKE RM	2130 SF
CORR	524 SF
ELEC RM	434 SF
ELEV MACHINE RM	58 SF
FIRE PUMP RM	211 SF
FUEL STORAGE FM	156 SF
STAIR 01	232 SF
STAIR 02	185 SF
STORAGE	214 SF
TRANSFORMER RM	738 SF
WATER ENTRY RM	122 SF

0 4' 8' 16'

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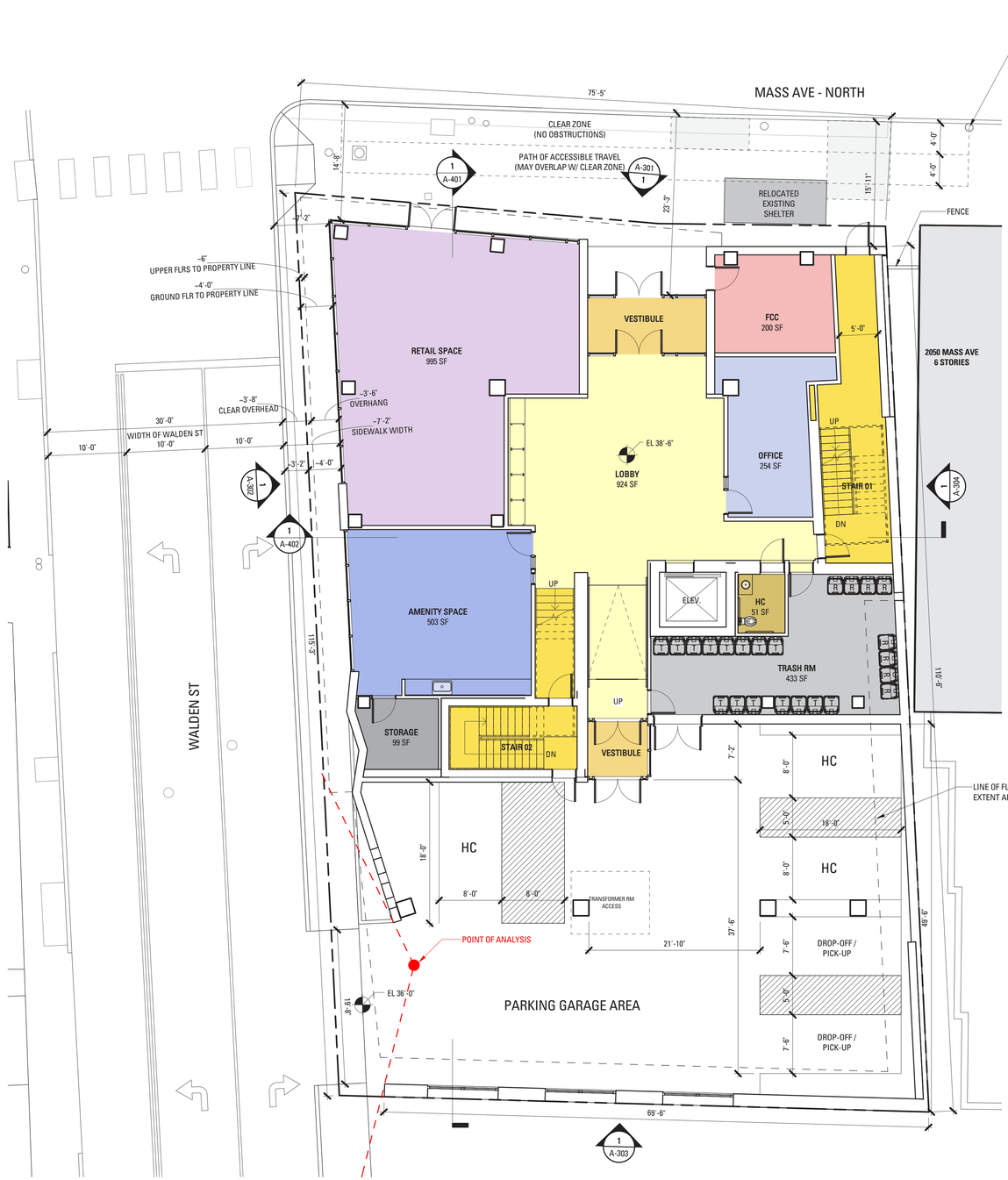
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

BASEMENT FLOOR PLAN

A-100



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

AMENITY SPACE	503 SF
LOBBY	200 SF
RETAIL SPACE	51 SF
FCC	924 SF
HC	254 SF
OFFICE	995 SF
STAIR 01	315 SF
STAIR 02	259 SF
STORAGE	99 SF
TRASH RM	433 SF
VESTIBULE	174 SF

0 4' 8' 16'

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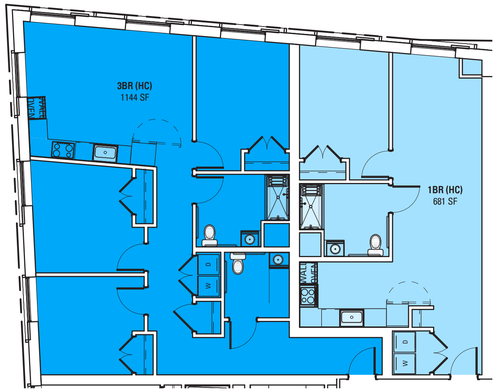
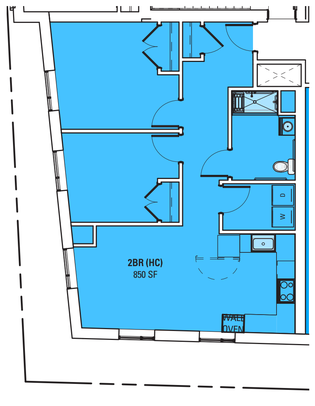
FIRST FLOOR PLAN

A-101



*NOTE: 3 BR GROUP 2 UNIT LOCATED ON FLR 3
1 BR GROUP 2 UNIT LOCATED ON FLR 8

2 GROUP 2 UNITS - 1 BR & 3 BR
SCALE: 1/8" = 1'-0"



*NOTE: 2 BR GROUP 2 UNIT LOCATED ON FLR 4

3 GROUP 2 UNITS - 2 BR
SCALE: 1/8" = 1'-0"

1 FLOOR PLAN - TYP FLOORS (FLRS 2-8)
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	2473 SF
3BR	2175 SF
CORR	389 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

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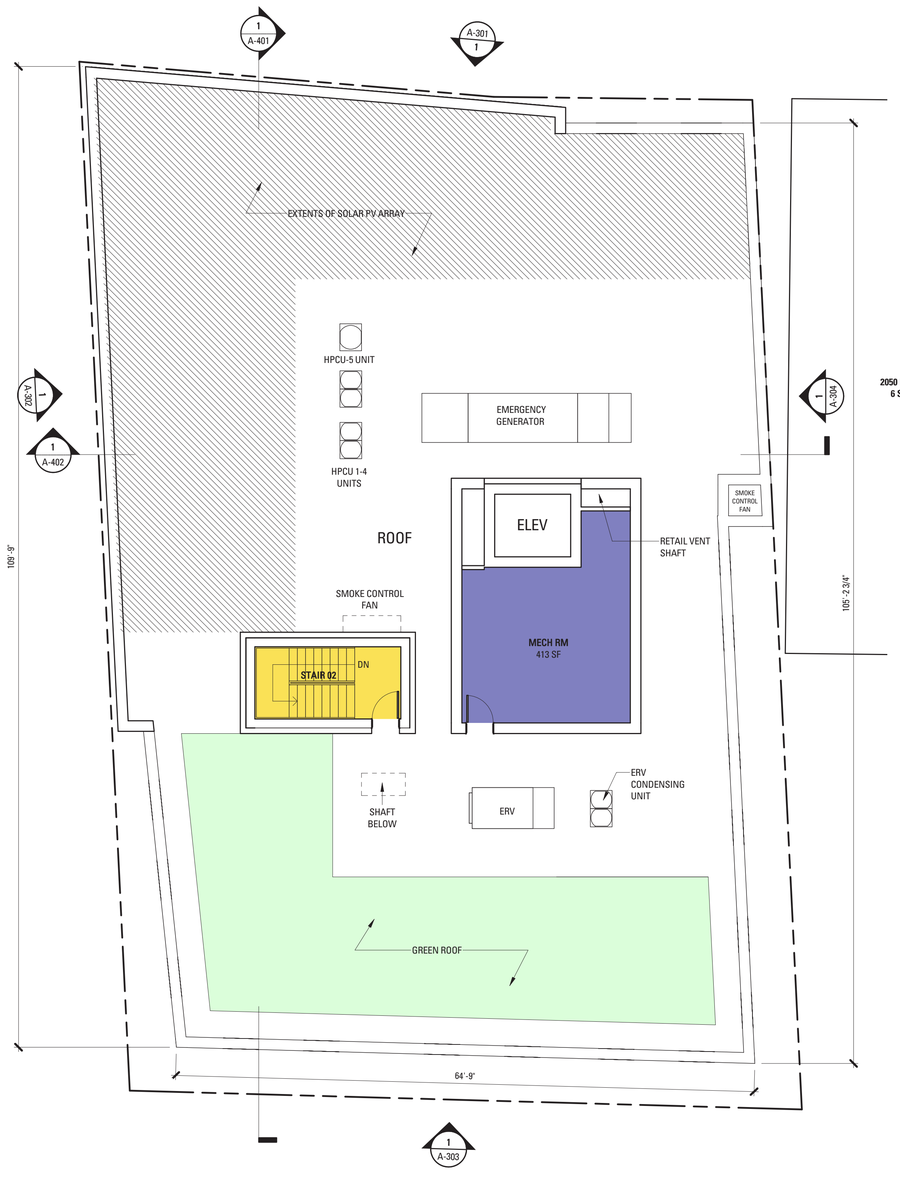
TYPICAL FLOOR PLAN (FLRS 2-8)

A-102



1 FLOOR PLAN - ROOF
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

MECH RM	413 SF
STAIR 02	132 SF

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ROOF PLAN

A-109

1 MASSACHUSETTS AVENUE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

2 WALDEN STREET ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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EXTERIOR ELEVATIONS

A-300

1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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EXTERIOR ELEVATIONS

A-301

1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A-302

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A-303

1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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EXTERIOR ELEVATIONS

A-304

RENDERING - VIEW AT MASS AVE TOWARDS WALDEN ST LOOKING NORTH-WEST

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BOSTON, MASSACHUSETTS
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PERSPECTIVES

A-305

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RENDERING - VIEW OF MASS AVE & WALDEN ST INTERSECTION LOOKING SOUTH-EAST

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PERSPECTIVES

A-306

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RENDERING - VIEW ALONG MASS AVE LOOKING SOUTH-EAST

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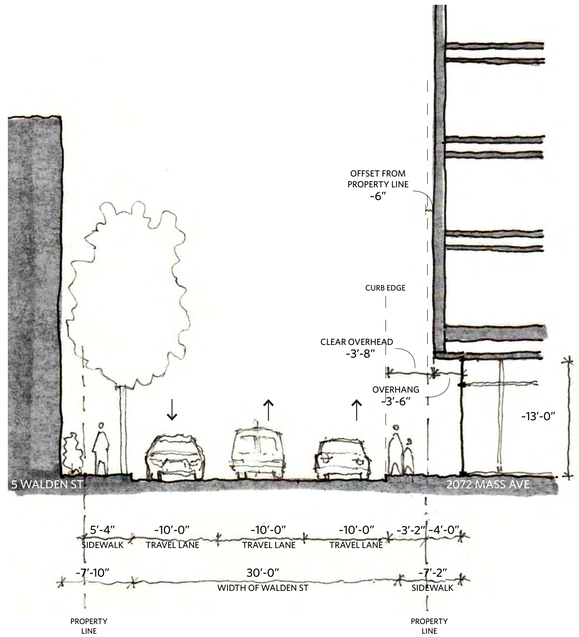
PERSPECTIVES

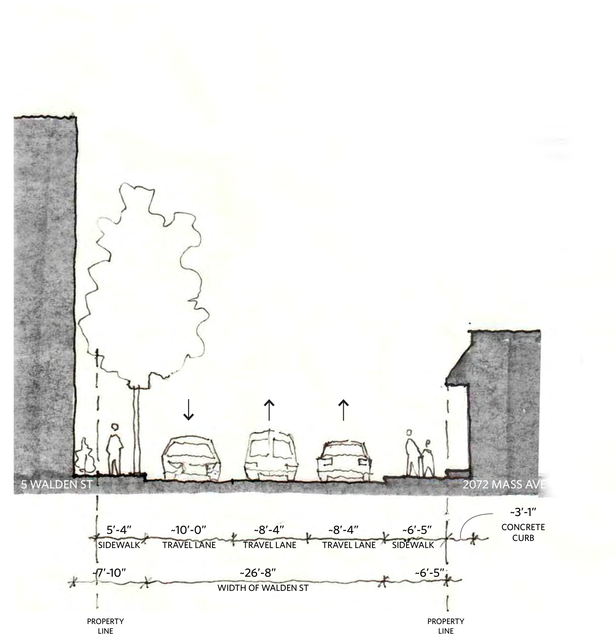
A-310

KEY PLAN



STREET SECTION - PROPOSED DEVELOPMENT WITH WIDENED WIDTH OF WALDEN ST
NTS

KEY PLAN



STREET SECTION - EXISTING CONDITIONS
NTS

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STREET SECTIONS

A-400

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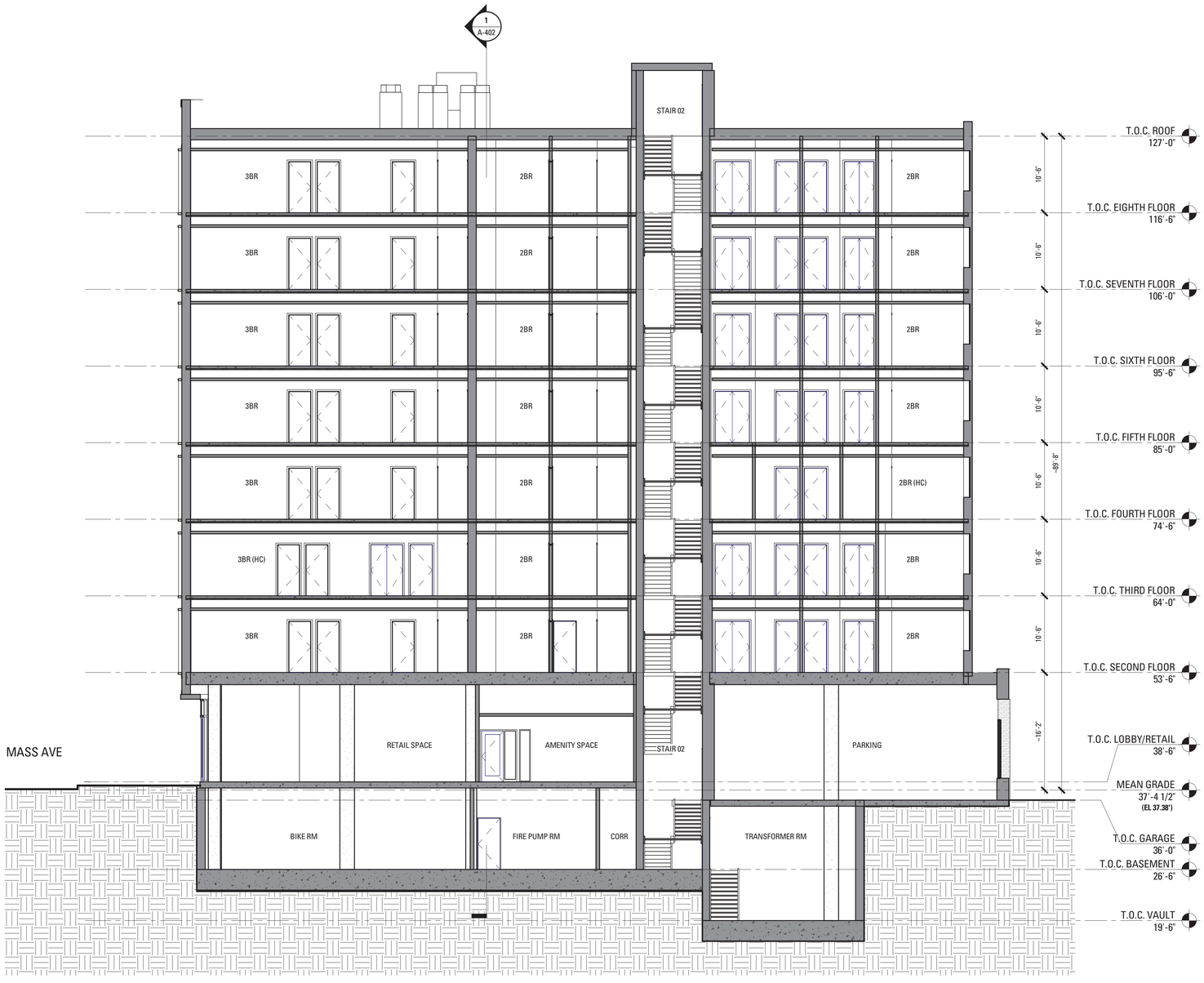


1 BUILDING SECTION - NORTH-SOUTH
SCALE: 1/8" = 1'-0"

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:40 PM

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	EP

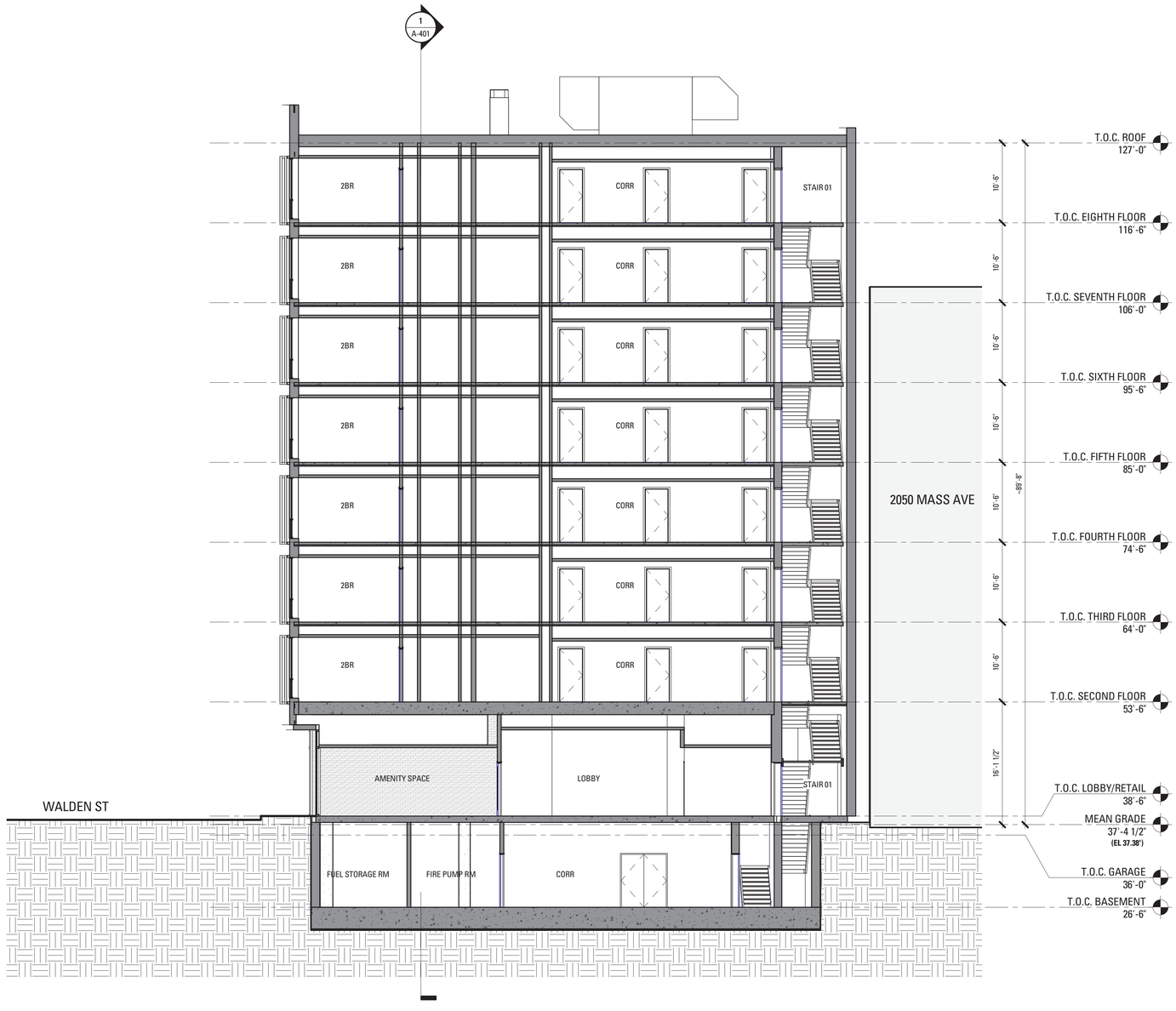
2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

BUILDING SECTION

A-401



1 BUILDING SECTION - EAST-WEST
SCALE: 1/8" = 1'-0"

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:43 PM

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ARCHITECTS
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Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	EP

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

BUILDING SECTION

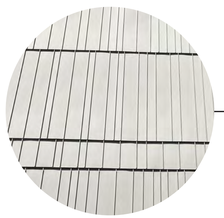
A-402

COMPREHENSIVE PERMIT APPLICATION

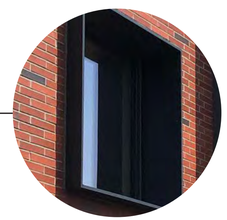
2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 12
PERSPECTIVES AND MATERIALS

RENDERING - VIEW OF MASS AVE LOOKING SOUTH



METAL PANEL WITH EXPOSED SEAMS



HIGH PERFORMANCE UPVC WINDOW WITH METAL FRAME

LONG MASONRY AT STREET LEVEL

VERTICAL INFILL WOOD TEXTURE COMPOSITE PANEL

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:36 PM

Bruner/Cott
ARCHITECTS
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Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

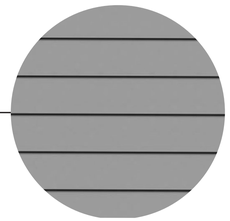
REGISTERED ARCHITECT
JASON FORNEY
No. 31468
BOSTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-307

RENDERING - VIEW OF WALDEN ST LOOKING WEST

MASONRY SOLDIER COURSE AT HEADER



FIBER CEMENT CLAPBOARD SIDING, PTD

OPENINGS IN MASONRY FACADE

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:36 PM

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ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-308

RENDERING - VIEW OF WALDEN ST TOWARDS MASS AVE LOOKING NORTH

PERFORATED MTL SUN SHADES

GREEN ROOF

HALF ROUND FIBER CEMENT SHINGLES, PTD

FIBER CEMENT CLAPBOARD SIDING, PTD

FIBER CEMENT SHAKE SHINGLES, PTD

IF THIS SHEET IS NOT 24" x 36", IT HAS BEEN REDUCED OR ENLARGED.

11/10/2020 1:48:37 PM

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

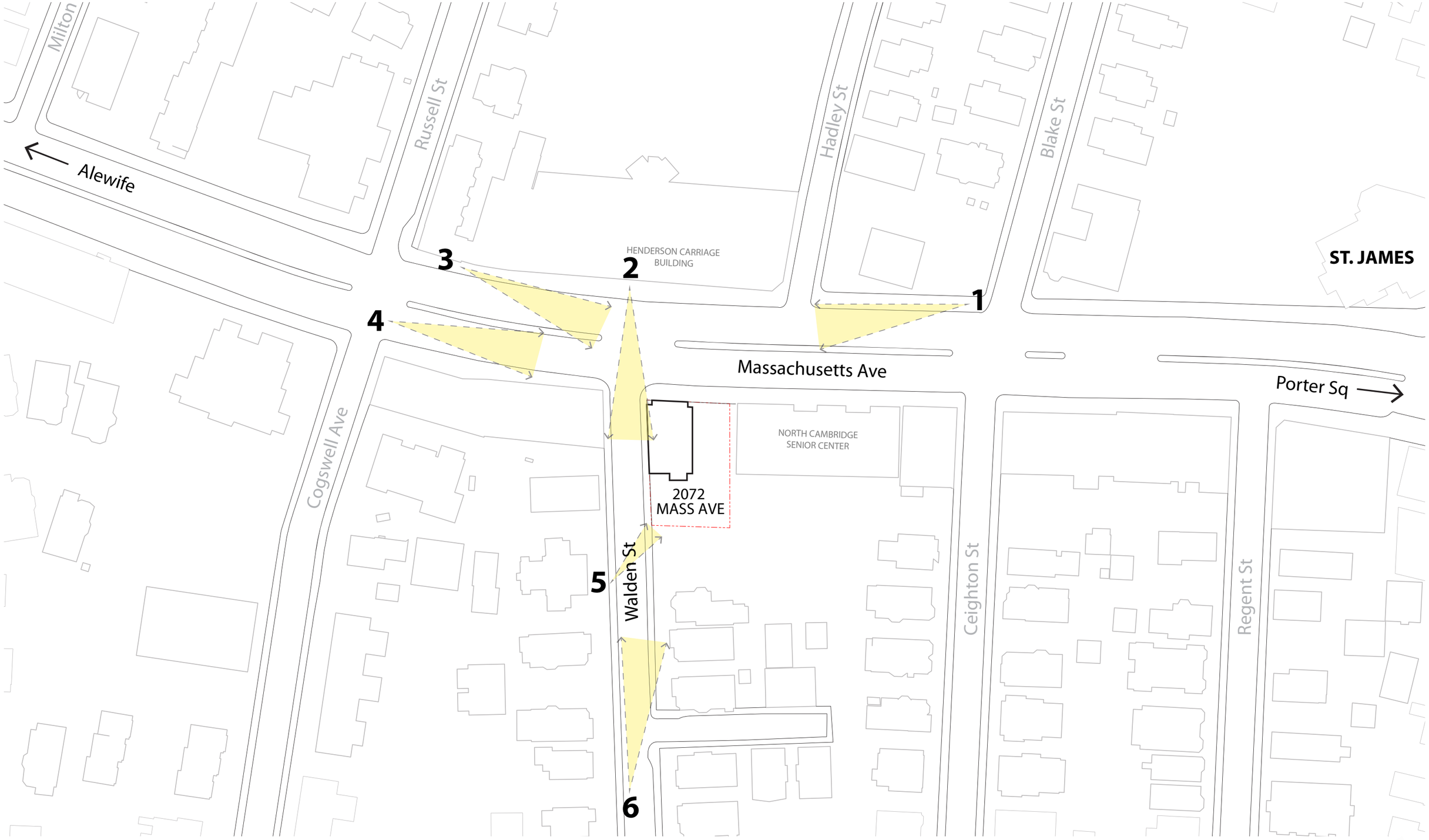
PERSPECTIVES

A-309

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 13
PHOTOGRAPHS



SITE PLAN

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

1

View on Massachusetts Avenue
Looking North-West

SITE PHOTOS

View towards Walden Street
Looking South-East

SITE PHOTOS

Corner of Massachusetts Avenue & Walden Street
Looking South

SITE PHOTOS

4

View on Massachusetts Avenue
Looking South-East

SITE PHOTOS

View of property rear & adjacent city parking lot
Looking East

SITE PHOTOS

View of Walden Street towards Massachusetts Avenue
Looking North

SITE PHOTOS

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 14
SHADOW STUDIES

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

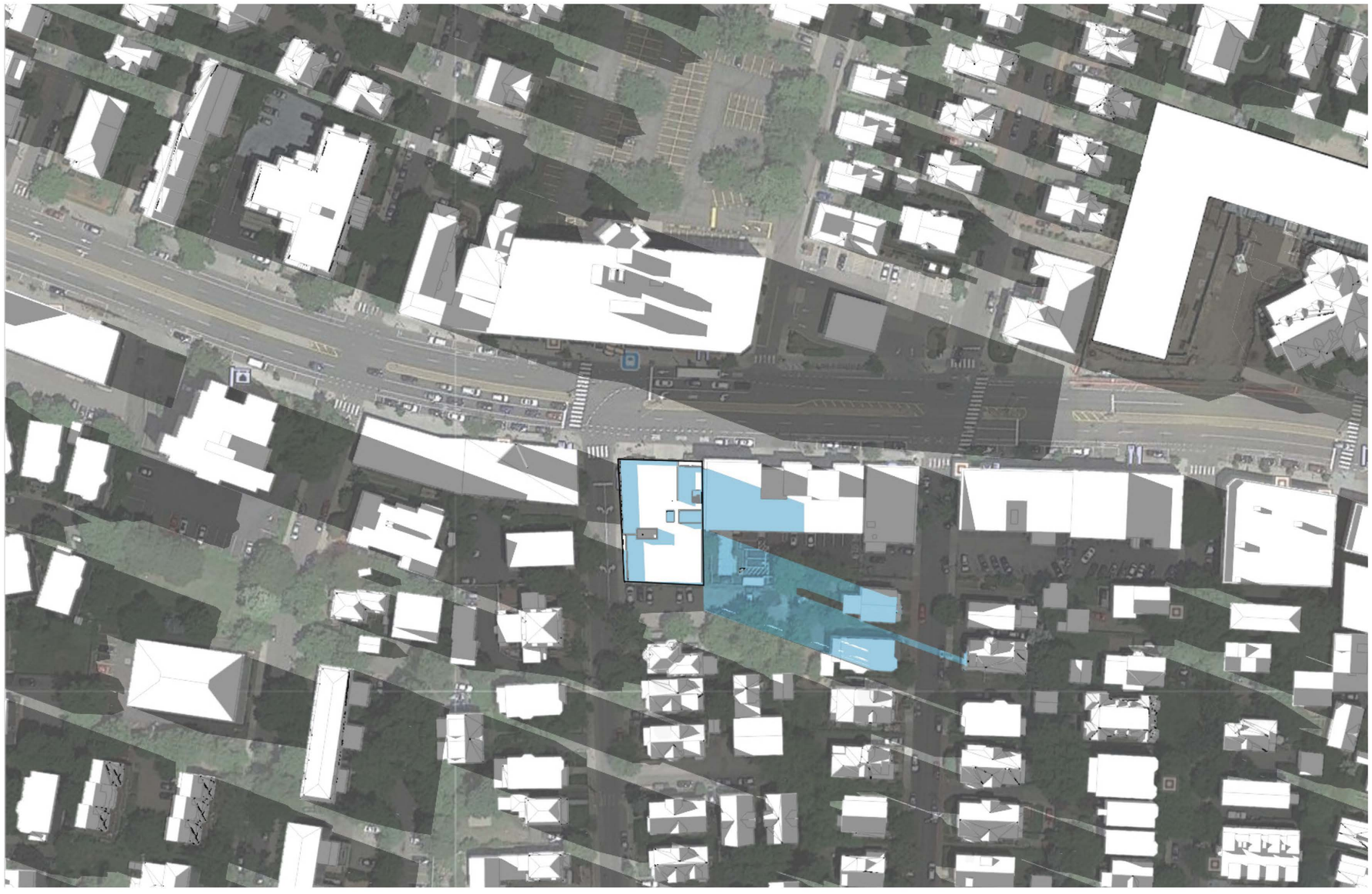
SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020



LEGEND

- Existing Shadow
- New Shadow

SUMMER SOLSTICE | June 21, 6:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

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

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
NOVEMBER 10, 2020

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

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

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

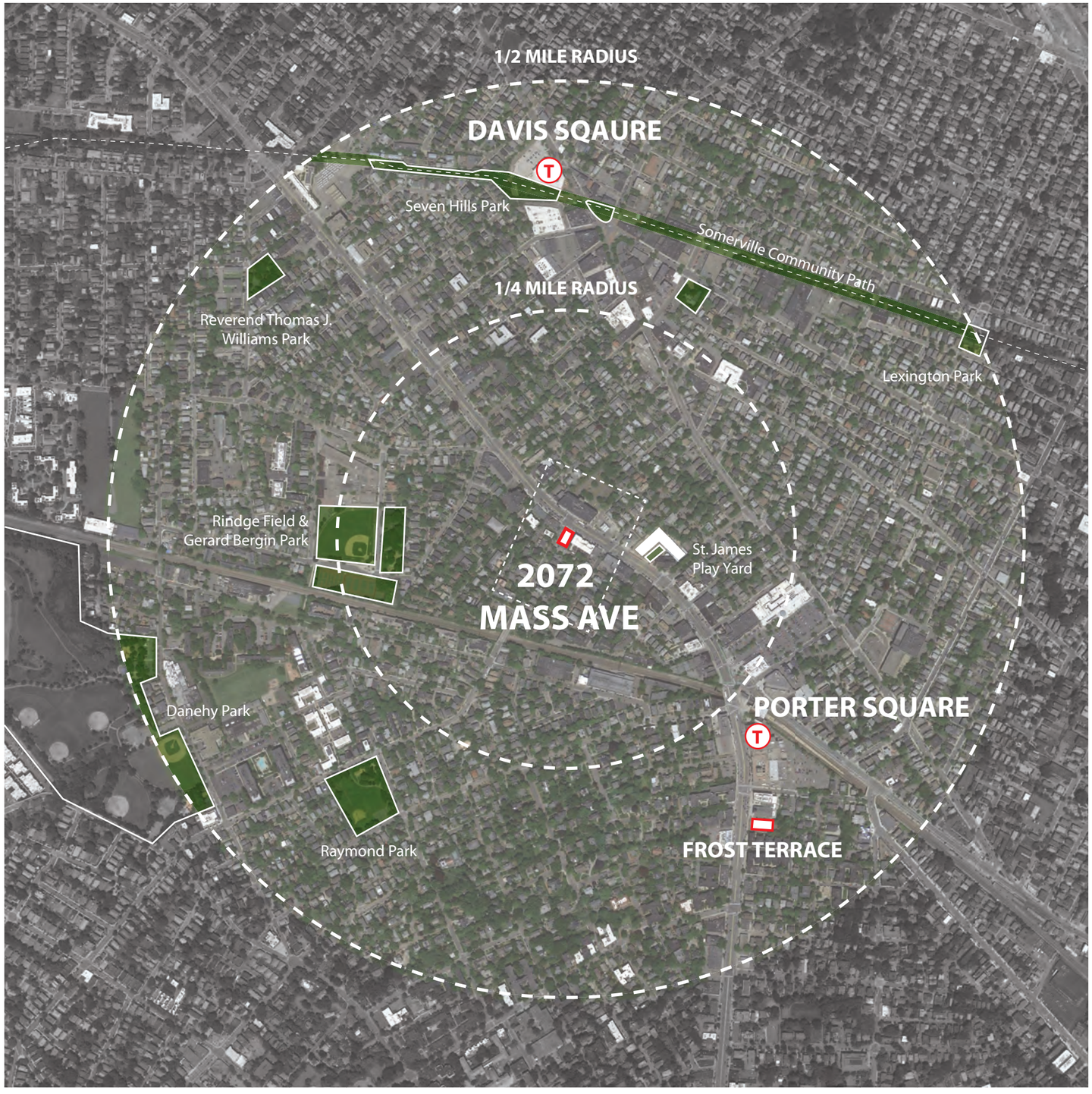
2072 MASSACHUSETTS AVENUE

NOVEMBER 10, 2020

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 15
LOCUS MAP AND ASSESSOR PLAT



LOCUS MAP

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

N

2072 MASSACHUSETTS AVENUE
NOVEMBER 10, 2020

Map-Lot
199-90
Map-Lot
199-89
Map-Lot
199-67
Map-Lot
199-85
Map-Lot
199-86
Map-Lot
199-112
Map-Lot
199-113
Houston Pk
Walden St
Map-Lot
181-88
Hadley St
Map-Lot
181-80
Massachusetts Ave
Map-Lot
200-90
Map-Lot
200-91
Map-Lot
200-74
Map-Lot
200-81
Map-Lot
200-80
Map-Lot
200-79
Map-Lot
200-88
Map-Lot
200-28
Creighton St
Map-Lot
200-68

COMPREHENSIVE PERMIT APPLICATION

2072 MASS AVE APARTMENTS
2072 MASSACHUSETTS AVENUE, CAMBRIDGE, 02140

SECTION 16
EVIDENCE OF SITE CONTROL

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 48349
Document Type	: DEED
Recorded Date	: April 10, 2018
Recorded Time	: 01:57:08 PM
Recorded Book and Page	: 70850 / 295
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2196120
Recording Fee (including excise)	: $16,541.00

****
MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/10/2018 01:57 PM
Ctrl# 279156 10927 Doc# 00048349
Fee: $16,416.00 Cons: $3,600,000.00
****

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

After recording return to:
Day Pitney LLP
One International Place
Boston, MA 02110
Attn: Gemma Cashman, Esq.

QUITCLAIM DEED

2072 Mass Ave LLC, a Massachusetts limited liability company whose address is 33 Church Street, Cambridge, Massachusetts ("Grantor")

for consideration paid of Three Million Six Hundred Thousand and 00/100 Dollars ($3,600,000.00),

grants to CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company whose address is c/o Capstone Communities LLC, 1155 Walnut Street #31, Newton Highlands, Massachusetts ("Grantee"),

WITH QUITCLAIM COVENANTS

A certain parcel of land situated in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

A certain parcel of land with the buildings thereon situated in said Cambridge on the Southeasterly corner of Massachusetts Avenue and Walden Street, and more particularly bounded and described as follows:

NORTHWESTERLY:	By said Walden Street, one hundred and fifteen and 27/100 (115.27) feet more or less;
SOUTHWESTERLY:	By land of Ferguson, seventy-five and 22/100 (75.22) feet more or less;
SOUTHEASTERLY:	By land of Daniel O'Connell, one hundred and thirteen and 10/100 (113.10) feet more or less;
NORTHEASTERLY:	By said Massachusetts Avenue, seventy-five and 46/100 (75.46) feet more or less in two lines.

Containing eight thousand five hundred and fifteen (8,515) square feet of land more or less.

Grantor is not taxed as a business corporation, but rather as a partnership, and therefore is not subject to the provisions of M.G.L. c. 62C.

Property address: 2072 Massachusetts Avenue, Cambridge, MA

The within conveyance is made subject to rights of existing tenants, and easements, rights, reservations and restrictions of record, if any, insofar as the same are in force, applicable, and survive the sale described herein, however not intending to revive any of the same hereby.

For title see deed in Book 70018, Page 247.

[Signature Page to Follow.]

WITNESS my hands and seals this 9th day of April, 2018.

2072 MASS AVE LLC

By: _____
Name: William Senne
Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 9th day of April, 2018, before me, the undersigned notary public, William Senne as Authorized Signatory for 2072 Mass Ave LLC, personally appeared, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signatory of 2072 Mass Ave LLC as the voluntary act of the limited liability company.

_____
Notary Public Gemma R. Cashman
My Commission Expires 12/10/2021

GEMMA R. CASHMAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 10, 2021

EXHIBIT C
NOTICE OF LEASE

Pursuant to Massachusetts General Laws, Chapter 183, Section 4, as amended, notice is hereby given of a ground lease (the "Lease") as follows:

EFFECTIVE DATE:	November 9, 2020
LANDLORD:	CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company
TENANT:	CC HRE 2072 Mass Ave Tenant LLC, a Massachusetts limited liability company
DATE OF EXECUTION OF LEASE:	November 9, 2020
DESCRIPTION OF PREMISES:	The parcel of land located in Cambridge, Massachusetts, more particularly described in Exhibit A attached hereto.
COMMENCEMENT DATE OF ORIGINAL TERM:	November 9, 2020
TERM:	99 years expiring on November 9, 2119

Signed, sealed and delivered as of November 9, 2020.

LANDLORD:

CC HRE 2072 Mass Ave LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

By: _____

Name: Sean D. Hope
Title: Managing Member

TENANT:

CC HRE 2072 MASS AVE TENANT LLC, a Massachusetts limited liability company

By: Capstone 2072 Mass Ave LLC, its managing member

By: _____
Name: Jason Korb
Title: Managing Member

By: HRE 2072 Mass Ave LLC, its managing member

By: _____

Name: Sean D. Hope
Title: Managing Member

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Sean D. Hope, managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of HRE 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave LLC, as the voluntary act of CC HRE 2072 Mass Ave LLC.

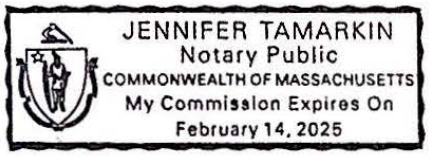
(Official signature and seal of Notary)
My Commission Expires:

JENNIFER TAMARKIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 14, 2025

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this 9th day of November, 2020, before me, the undersigned notary public, personally appeared Jason Korb, managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in my presence as managing member of Capstone 2072 Mass Ave LLC, as managing member of CC HRE 2072 Mass Ave Tenant LLC, as the voluntary act of CC HRE 2072 Mass Ave Tenant LLC.



(Official signature and seal of Notary)
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

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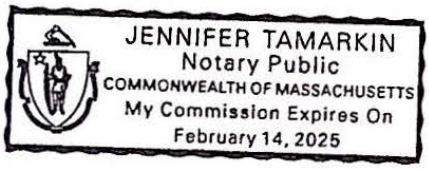

(Official signature and seal of Notary)
My Commission Expires:

EXHIBIT A TO NOTICE OF LEASE
Description of the Premises

2072 Massachusetts Avenue, Cambridge, Massachusetts

A certain parcel of land with the buildings thereon situated in said Cambridge on the Southeasterly corner of Massachusetts Avenue and Walden Street, and more particularly bounded and described as follows:

NORTHWESTERLY:	By said Walden Street, one hundred and fifteen and 27/100 (115.27) feet more or less;
SOUTHWESTERLY:	By land of Ferguson, seventy-five and 22/100 (75.22) feet more or less;
SOUTHEASTERLY:	By land of Daniel O'Connell, one hundred and thirteen and 10/100 (113.10) feet more or less;
NORTHEASTERLY:	By said Massachusetts Avenue, seventy-five and 46/100 (75.46) feet more or less in two lines.

Containing eight thousand five hundred and fifteen (8515) square feet of land more or less.

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

COMPREHENSIVE PERMIT APPLICATION PROCESS

ADDRESS OF PROPERTY: 2072 Mass Avenue

A copy of the proposed plan with description of the project be submitted to the following City Agencies. Please provide evidence of submission to these agencies. Upon completion, this sheet must be submitted to the Board Zoning Appeals case file.

Signature and Date	City Department/Address
11/17/2020	Community Development Department, *344 Broadway*
_____	Conservation Commission, *147 Hampshire Street*
_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

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_____	Conservation Commission, *147 Hampshire Street* Jennifer Letourneau
_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

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_____	Conservation Commission, *147 Hampshire Street*
Capt Paul Marcelle	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

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_____	Conservation Commission, *147 Hampshire Street*
_____	Fire Department, *491 Broadway*
11.17.20	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

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_____	Conservation Commission, *147 Hampshire Street*
_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
11/19/20	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

COMPREHENSIVE PERMIT APPLICATION PROCESS

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_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
Kad Wad	Public Works Department, *147 Hampshire Street*
_____	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

COMPREHENSIVE PERMIT APPLICATION PROCESS

ADDRESS OF PROPERTY: 2072 Mass Avenue

A copy of the proposed plan with description of the project be submitted to the following City Agencies. Please provide evidence of submission to these agencies. Upon completion, this sheet must be submitted to the Board Zoning Appeals case file.

Signature and Date	City Department/Address
_____	Community Development Department, *344 Broadway*
_____	Conservation Commission, *147 Hampshire Street*
_____	Fire Department, *491 Broadway*
_____	Historical Department, *831 Massachusetts Avenue*
_____	Law Department, *795 Massachusetts Avenue*
_____	Public Works Department, *147 Hampshire Street*
_____ 11/16/20	Traffic and Parking Department, *344 Broadway*

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Mariana Dunlington-Pope (Print) **Date:** 11/23/2020

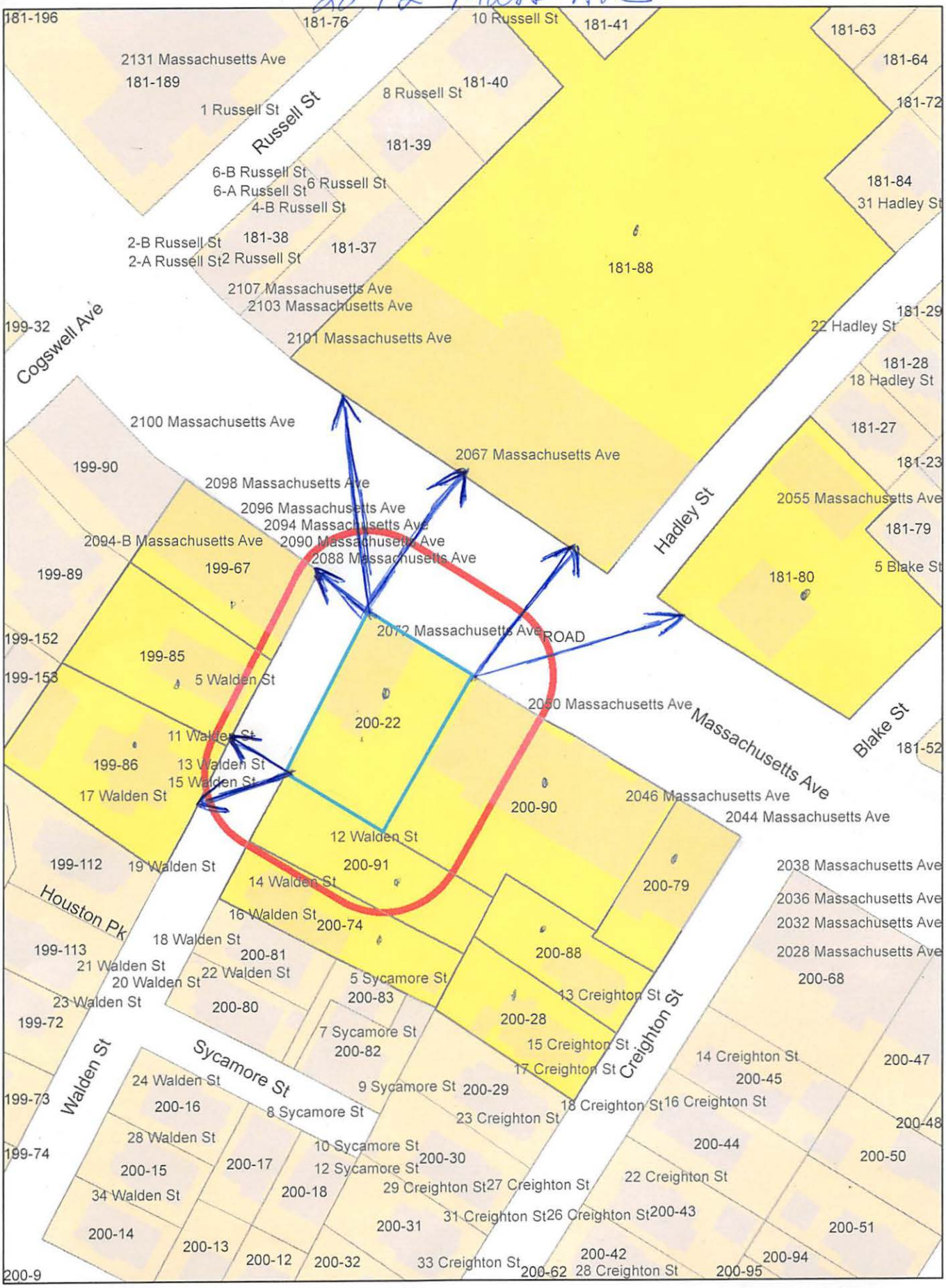
Address: 2072 Mass Ave.

Case No. BZA-017326-2020

Hearing Date: 12/10/20

Thank you,
Bza Members

2072 Mass Ave



2072 Mass Ave

Petitioner

181-80
CHRISTOS POUTAHIDIS MANAGEMENT, LLC.
C/O HESS REALTY LLC, PROPERTY TAX DEPT.
539 SOUTH MAIN ST
FINDLAY, OH 45840

200-22
CC HRE 2072 MASS AVE LLC
C/O CAPSTONE COMMUNITIES LLC
PO BOX 610083
NEWTON HIGHLANDS, MA 02461

HRE 2072 MASS AVE LLC
C/O HOPE REAL ESTATE ENTERPRISES LLC
ATTN: SEAN D. HOPE
907 MASS AVE, SUITE 300
CAMBRIDGE, MA 02139

200-90
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

181-88
HENDERSON CARRIAGE LIMITED PARTNERSHIP
C/O H.J. DAVIS DEVELOPMENT TRUST
125 HIGH STREET 21ST FL
BOSTON, MA 02110

CAPSTONE 2072 MASS AVE LLC
C/O CAPSTONE COMMUNITIES LLC
1087 BEACON STREET, SUITE 302
NEWTON, MA 02459
ATTN: JACOB KORB

200-91
CAMBRIDGE CITY OF COMMUNITY DEV
57 INMNAN ST
CAMBRIDGE, MA 02139

200-91
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

200-91
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

199-85
STROUD, MARY F.
5 WALDEN ST., UNIT# 6
CAMBRIDGE, MA 02139

199-85
LI, XINGFANG
5 WALDEN ST., #3
CAMBRIDGE, MA 02140

199-85
LIN, PEI-YU
5 WALDEN ST., UNIT #5
CAMBRIDGE, MA 02140

199-67
COLANNINO, JOSEPH A., FRANCIS X.,
ROBERT ANTHONY J., MARIAN L. & MARIA C.
C/O RIVERSIDE MANAGEMENT
P.O.BOX 440317
W.SOMERVILLE, MA 02144

199-85
LEE, TIEN-YI
4 IVY STREET
CAMBRIDGE, MA 02138

199-85
CAMBRIDGE AFFORDABLE HOUSING
675 MASS AVE
362 GREEN STREET
CAMBRIDGE, MA 02139-3306

199-86
FOLEY, MARIA HOTTELET
17 WALDEN ST
CAMBRIDGE, MA 02140

199-86
RUBIO, ELAISA E. & ELAISA S. RUBIO
15 WALDEN ST
CAMBRIDGE, MA 02140

199-86
HYDE, SAMUEL MARCELLA HYDE
11 WALDEN ST UNIT #13
CAMBRIDGE, MA 02140

199-86
EGAN, MARYBETH L.
C/O MARYBETH L. EGAN
11 WALDEN ST
CAMBRIDGE, MA 02140

199-85
DOCHOW, CYRUS AIDAN
JENNIFER YESSUE CHUONG
5 WALDEN ST UNIT 8
CAMBRIDGE, MA 02140

199-85
JAS HOMEOWNERSHIP LLC,
ATN: JUST A START CORPORATION
1035 CAMBRIDGE STREET#12
CAMBRIDGE , MA 02141

199-85
KWAKU, INGER MARIE & KEVIN FORREST
43 STEVENS RD
HANOVER, NH 03750

200-79
FITZSIMONS, CHRISTOPHER
TR. THE 2046 MASS AVE. REALTY TRUST
17 REYNOLDS STREET
NORTH EASTON , MA 02356

200-28
MCMANUS, HUGH L. & LISA M. MCMANUS
17 CREIGHTON STREET
CAMBRIDGE, MA 02140

200-74
KEBEDE, MEKONNEN & ALMAZ ABEBE
14 WALDEN ST
CAMBRIDGE, MA 02140

200-88
MCINTOSH, LINDA G.
TRUSTEE OF THE LINDA MCINTOSH 2017 TRUST
80 PARK ST UNT #72
BROOKLINE, MA 02446

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

January 7, 2021

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments – Continuance Request
2072 Massachusetts Avenue, Cambridge, MA 02140
(BZA Case No. 017326-2020)

Dear Board of Zoning Appeal Members:

We are writing to request a continuance for the above referenced BZA Case. On January 5, 2021 we held a Zoom community meeting to present the 8:6 story alternative proposal that we submitted to the BZA on January 4, 2021. At the community meeting, at least one participant challenged the depiction of the abutting Russell Apartments as being out of scale in our architect's renderings. After the meeting, our architect, Jason Forney from Bruner/Cott Associates, reexamined his renderings and discovered that the Russell Apartments' height was in fact incorrect in several of the drawings. Please see the attached memo from Mr. Forney that provides more information regarding this error.

We have worked to ensure that the 2072 Mass Ave permitting process has been robust and transparent with the community. We believe that this error requires us to distribute the corrected plans and renderings to the community and City staff and for us to schedule another community meeting to solicit additional feedback prior to us presenting any further plans to the BZA.

It is of utmost importance to us that the plans we present to the community, City staff, and the BZA are accurate to the best of our ability. Therefore, we believe this continuance is paramount to ensuring the permitting process's integrity is not diminished. We look forward to presenting our corrected plans to the BZA in the near future.

Sincerely,

Jason Korb
managing member of managing member

Sean D. Hope
managing member of managing member

Enclosure

Cc: City of Cambridge Inspectional Services Department
City of Cambridge Community Development Department

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Memorandum

To:	Board of Zoning Appeal City of Cambridge 831 Massachusetts Avenue Cambridge, MA 02139	Date:	Jan 7, 2021
From:	Jason Forney, FAIA Principal, Bruner/Cott Architects	Project:	Comprehensive Permit Application for 2072 Mass Ave Apartments 2072 Massachusetts Avenue, Cambridge, MA
Re:	Comprehensive Permit Hearing for 2072 Massachusetts Avenue		

Dear Board of Zoning Appeal Members:

After discussion at a community meeting on January 5, it has come to our attention that several of the rendered views in our comprehensive permit package contain inaccurate depictions of an adjacent building.

The building in question is 2050 Massachusetts Avenue, the Russell Apartments, a six-story building immediately adjacent to 2072 Massachusetts Avenue. In the drawings and renderings we submitted to the BZA, and have been using in the public process, we erroneously depicted the building as approximately 70 feet tall, based on an assumption of standard residential floor to floor dimensions along with a taller ground floor and a parapet wall.

Several neighbors pointed out that they thought the 2050 building was shorter than it appeared in the rendered views. They explained that they thought it was somewhere between 58 and 62 feet tall, and we agreed to check.

Immediately after the meeting, we collected available survey information, looked at the available as-built structural drawings and counted brick courses on the building. Through these investigations, we have determined that the building is lower than depicted in our drawings. This is primarily due to floor-to-floor dimensions (8'-8") that are much lower than a standard building. Through visual measurements (counting bricks), we conclude that the building is approximately 59 feet to the roof edge at the corner closest to our site. This number is confirmed by an average grade to roof plane calculation based on an available ALTA survey of the property.

We are taking immediate action to correct this unintentional inaccuracy of the following drawings:

- Perspective Renderings on the cover sheet, A304, A305, A 306, A 310
- Massachusetts Avenue Elevation – North A300, A 301
- West Elevation A304
- Building Section A402

Rather than proceed with the scheduled hearing on January 7, we feel that it is prudent to revise these drawings to accurately depict the 2050 building, review the images with the community, and resubmit them to the BZA for the Chapter 40B permit application. I apologize for this inconvenience.

Jason Forney, FAIA

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 2:34 PM
To: DeAngelo, James
Subject: Fw: 2072 Mass. Ave. Case No. BZA-017326-2020

From: Gus Rancatore <gus@tosci.com>
Sent: Tuesday, January 5, 2021 7:29 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass. Ave. Case No. BZA-017326-2020

Dear BZA Members,

I live in Mid-Cambridge on Amory Street, but my partner lives on Cypress Street near the project.

Before I opened Toscanini's ice cream I studied urban geography (City Planning in the Midwest) and City Planning at Harvard's GSD. I support low-income housing and planning but think this project fails to meet many of the standards I studied.

It is too big on too small a plot and lacks qualities valued in public housing by people concerned with the residents of those buildings. It is much too big and sits at an awkward and surprisingly busy intersection that requires more consideration not less consideration of nearby users, including elderly residents, toddlers attending a bilingual day care and patients at the Cambridge Health Alliance facility.

Gus Rancatore
Toscanini's Ice Cream.

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 2:35 PM
To: DeAngelo, James
Subject: Fw: Cambridge Resident Comment for the BZA meeting

From: Anna Rausa <rausaam@gmail.com>
Sent: Tuesday, January 5, 2021 7:33 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Cambridge Resident Comment for the BZA meeting

Greetings Maria & BZA members,

My name is Anna and I'm a resident of Cogswell Avenue, which is a block away from the proposed Affordable Housing project at 2072 Mass Ave. I am one of the residents whom this project would affect, and I'd like to voice my support for it as planned.

Affordable housing in Cambridge is the type of crisis we claim to want an active hand in solving, and doing so aligns with our values as residents. I can't agree with reducing the number of affordable units to preserve the so called "character" of the neighborhood. In Cambridge, our character should be defined by how we take care of one another, and the NIMBY-ism of this situation is deeply hypocritical for a neighborhood that touts Black Lives Matter signs in our windows. This is a call in to my neighbors who believe that eliminating a level of this building protects anything but our insulation from our neighbors in need of housing. This is an opportunity to show up for social justice in a real meaningful way, not just a performative way. Housing justice is social justice, and I implore you to think about what we are really losing by reducing the scope and impact of this project.

Thank you for your time.

-Anna Rausa
Cambridge Resident

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 2:35 PM
To: DeAngelo, James
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Hillary Abbey <hillary.r.abbey@gmail.com>
Sent: Tuesday, January 5, 2021 7:44 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave. I live .2 of a mile from this site - a mear 5 minute walk and am concerned about the size and scope of this project.

The sheer size, lack of set backs and safety concerns at this very congested intersection are my primary issues with this.

I hope you take my concerns and those of my neighbors under consideration.
Thank you
Hillary Abbey

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 2:35 PM
To: DeAngelo, James
Subject: Fw: Development at 2072 Mass ave

From: Helle Alpert <helle.alpert@gmail.com>
Sent: Tuesday, January 5, 2021 7:47 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Development at 2072 Mass ave

To Members of the Board of Zoning Appeal:
I oppose the development at 2072 Mass ave. This is my second letter as a longtime Cambridge resident who wants to preserve the unique character of Cambridge.The project is too big for the space, and it is too high. There is a lack of sufficient set back and green space, so important for our children's health.
There are serious safety concerns about heavy traffic and for setting a precedent for further outsize development in our city.
Stop the project.
Helle Mathiasen Alpert
Longtime Cambridge resident

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 2:36 PM
To: DeAngelo, James
Subject: Fw: Support for 2072 Mass Ave

From: Alyson Stein <stein.alyson@gmail.com>
Sent: Tuesday, January 5, 2021 8:28 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for 2072 Mass Ave

Hello,

I am a Cambridge resident writing to express my support for the proposed 50B permit for 2072 Mass Ave. The project would provide much needed affordable housing and is a nod to where future development needs to go. A few of the reasons why I support this project are:
- Provides units for families
- Smartly centers height on Mass Ave, which has many taller buildings than proposed, then steps down towards the neighborhood
- the developers have been responsive to community feedback
- Will achieve Passive House, which is the highest level of energy efficiency
- has been widely been endorsed by the city

I urge the BZA to approve this project. It provides much needed affordable housing and does so in a way that does not sacrifice good design.

Thanks so much,

Aly Stein
88 Hancock St, Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 2:37 PM
To: DeAngelo, James
Subject: Fw: support for 2072 Mass Ave project!

From: Annie Michaelis <anniemichaelis@gmail.com>
Sent: Tuesday, January 5, 2021 9:34 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: support for 2072 Mass Ave project!

Dear Board of Zoning Appeals,

I am writing to plead that you consider the needs of Cambridge at large, rather than the loud advocacy of a small group of individuals who are opposing or trying to down-scale this urgently needed, environmentally friendly, and well-planned addition to Cambridge's housing supply. I live close to this proposed development (a few blocks away on Richdale Avenue) and walk by the site almost every day. I am strongly in support of it.

I have heard people worrying about the proposed height of the building setting a new precedent, but this is simply not the case: there is already an 8-story building just one block away on Mass Ave! Additionally, what better place to add a little height and desperately needed units than right on an urban corridor near so many amenities?

From my perspective, the planners of this development have done an admirable job adjusting plans to address the concerns stated--for example, after consulting abutters, the plan to amend the plan to be 9 stories on the Mass Ave end, dropping down to 6 stories towards the more residential Walden Ave side, is a creative compromise to meet diverse needs.

While some detractors cite concerns about traffic and safety, I believe these are simply talking points that sound good and are not well considered, evidence-based issues of real concern. It is telling that this plan has been unanimously recommended by the Planning Board, and approved by Traffic & Parking after a professional parking count and traffic projection.

Cambridge is suffering from a terrible housing shortage. Please don't allow the loud voices of a small number of residents to derail a project that is desperately needed and well planned.

Thank you,
Annie Michaelis
175 Richdale Avenue, #105
Cambridge, MA 02140
617-276-7693

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 2:37 PM
To: DeAngelo, James
Subject: Fw: Public comment for BZA meeting 1/7- Porter Square affordable housing

---

From: Sarah Andrews <seandrews29@gmail.com>
Sent: Tuesday, January 5, 2021 9:55 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Public comment for BZA meeting 1/7- Porter Square affordable housing

Hello,

I know that this comment is late for the 5p deadline yesterday -- I totally understand if it can't be included, but wanted to share on the off chance that it will.

I want to speak up in favor of the proposed affordable housing at 2072 Mass Ave. Everyone on the BZA should know about the critical shortage of affordable housing in Cambridge, especially that which addresses the actual needs of residents -- close to public transportation, accessible to full-sized grocery stores and other retail, and sized for families. To suggest that 14 units are disposable for the sake of a precedent is careless at best and harmful at worst. It ignores the fact that the pandemic has disproportionately hurt low-income and housing-insecure residents. I can't say it better than the Mayor, Vice Mayor, and Councillors said in their op-ed: "These residents are not abstract, and their future should not be callously discussed and dismissed."

My best,
Sarah Andrews
20 Portsmouth St

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 2:37 PM
To: DeAngelo, James
Subject: Fw: Development at 2072 Mass Ave.

From: John Grady <grady_john@wheatoncollege.edu>
Sent: Tuesday, January 5, 2021 11:11 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Development at 2072 Mass Ave.

Hi,

I support the development at 2072 Mass Ave. I think we need affordable housing at that spot, and am unconvinced about its possible negative impacts.

John Grady
34 Creighton Street.

John Grady
Professor Emeritus of Sociology
Wheaton College, Norton, MA 02766, USA

Specialist Editor: Film and New Media, *Visual Studies*
http://www.tandfonline.com/loi/rvst20

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 3:27 PM
To: DeAngelo, James
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Steve McCabe <mccabe54@hotmail.com>
Sent: Tuesday, January 5, 2021 1:05 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal

As a resident of 1 Russell, I would like to voice my opposition to the development at 2072 Mass Ave.. as it is currently proposed. I consider the building to be out of scale with the neighborhood both with its proposed height and density. Furthermore, adding 49 new households where no parking will be made available is completely inconsiderate to those of us who have lived in the neighborhood for years.

I don't think that anyone is questioning the need for affordable housing. Nonetheless, I also don't think that the need justifies the impact that this project will have on the people who live just a few blocks from 2072 Mass Ave. Compromise is a key ingredient for neighbors to live together peacefully and happily. In almost every response that is presented on the 2072 website, however, I primarily see justifications being made for the height, the density, the lack of green space, and the lack of parking.

- On the topic of parking, Jason Korb expressed that residents should be willing to park a quarter of a mile from their home. Does he park his car a quarter mile away from his home? I doubt it. We will end up with 25-40 cars crammed into an already congested neighborhood. The proposed building is using the basement level for bikes but not for cars. Many city folks keep their bikes in their apartments. Why can't the basement area be used to keep some of the added vehicles off of our streets?
- Why is there no street level green space being proposed? From Porter Sq. down towards Arlington, there are very few trees and the ones that we have are tiny; at best. This proposal does not take any opportunity to address this problem.
- Before COVID, the intersection of Mass Ave and Walden was always overwhelmed with traffic during rush hour. During COVID, the traffic has been quieter but life and the traffic that is associated with that life is going to return. While there may be a restaurant on the site today, it has nearly no customers. With this proposal, we will be going from a site that has almost no patronage to one where 49 households will be trying to safely use a drop-off /pick-up point?

We should be looking at a proposal that blends in with the current scale and flavor of the area that immediately surrounds 2072 Mass Ave. Please stop discounting the objections that have been expressed. This is an opportunity for a solution that solves a problem but the solution should not be creating new problems in the process.

Steve McCabe
1 Russell Street
Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 3:27 PM
To: DeAngelo, James
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Zachary Goldberg <zackgo@gmail.com>
Sent: Tuesday, January 5, 2021 1:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

I oppose the proposed development at 2072 Mass Ave. The reasons are numerous. Members of the City Council are proposing a rushed, "band aid" approach, with an absence of basic urban planning - a major disappointment for a city like Cambridge. This proposal egregiously exceeds many existing zoning limitations - even with the recently passed AHO. It would set a concerning precedent. While the location makes sense - i.e. on the Mass Ave corridor & near public transportation, the proportions are entirely out of sync with the rest of the neighborhood, and of particular note the building is far too tall. Moreover, the lack of setbacks is concerning, as is the lack of greenspace and entirely inadequate parking.

Of additional concern is that City Councilors would endorse this project without a traffic study, and apparently with little concern for cost; as I understand it the 9-story height makes the project 30% more expensive than it otherwise would be. City Councilors who support this project in its current form are simply acting irresponsibly, and I hope residents vote accordingly in November. That said, I hope the BZA will function as a voice of reason in this deeply flawed approach to affordable housing, and draw a line in the sand with regard to reckless and imprudent upzoning.

Sincerely,
Zack Goldberg

118 Aberdeen Ave
Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 4:26 PM
To: DeAngelo, James
Subject: Fw: I support 2072 Mass Ave

From: Meghan Shaw <meghan.shaw@gmail.com>
Sent: Tuesday, January 5, 2021 1:28 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: I support 2072 Mass Ave

Hello,
I would like to reiterate to BZA my support for 2072 Mass Ave, and want to see the original 9 story option approved. As a mother of young children I think it is very important that the roof deck be maintained as a community space. I can't tell you how important having easily accessible outdoor space is to children and families.

Furthermore, my own family is struggling to find affordable market rate housing for our family of four. We are well compensated professionals who are struggling to find three a 3 bedroom unit that is less than 1 million dollars. It is imperative that we build much more family-sized housing in Cambridge and not eliminate family housing as the 8 story proposal does.

I greatly value Cambridge as a City where me and my children enjoy having racially and economically diverse neighbors. Please approve the 9 story option to maximize the affordable housing in our city and truly live our values of equity and diversity.

Best,
Meghan Shaw
81 Pine St, Cambridge, MA 02139

On Tue, Dec 8, 2020 at 12:36 PM Meghan Shaw <meghan.shaw@gmail.com> wrote:

> I urge the BZA to approve the affordable, sustainably built and transit-oriented development at 2072 Mass Ave. This project is exactly the type of housing development Cambridge should be wholeheartedly supporting.
>
> --
> Meghan Shaw
> 81 Pine Street #5
> Cambridge, MA 02139
> 202-714-7504

--
Meghan Shaw
81 Pine Street #5

Cambridge, MA 02139
202-714-7504

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 4:26 PM
To: DeAngelo, James
Subject: Fw: Comments to BZA on continued 2072 Mass. Ave. – CASE NO. BZA-017326-2020
Attachments: 2072 Mass Ave 8_6 Plan Unit Analysis.pdf

From: Young Kim <ycknorris@gmail.com>
Sent: Tuesday, January 5, 2021 1:30 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; Mallon, Alanna <amallon@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; McGovern, Marc <mmcGovern@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>; Simmons, Denise <dsimmons@cambridgema.gov>; Sobrinho-Wheeler, Jivan <jsobrinhowheeler@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Toomey, Tim <ttoomey@CambridgeMA.GOV>; Farooq, Iram <ifarooq@cambridgema.gov>; Barr, Joseph <jbarr@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>
Subject: Comments to BZA on continued 2072 Mass. Ave. – CASE NO. BZA-017326-2020

Dear Chairman Alexander and Members of Board of Zoning Appeal,

Yesterday, Mr. Korb posted on the project's website supplemental material CC HRE submitted to you "(p)ursuant to your feedback at the December 10, 2020 Comprehensive Permit hearing for 2072 Massachusetts Avenue ("December Hearing")". What you demanded of them at December Hearing was not advisory feedback but rather required condition for the continuance of the hearing.

The "alternative development proposal that reduces the proposed building's height along Massachusetts Avenue from nine (9) stories to eight (8) stories (the "8/6 Plan")" made a token reduction in density in terms of number of units and the gross floor to lot area ratio of less than 5%. Furthermore, the 8/6 Plan made no concessions to the needs of the surrounding community. In fact, it exacerbated the concerns of the elderly and disable residents of Russell Apartments next door.

I just do not understand their rationale behind the 8/6 Plan. Had CC HRE simply lowered the 9/6 plan by one floor but kept the 9th floor layout for the 8th floor, assuming there must have been some architectural constraints for different layout for the top floor due to access to the rooftop mechanicals, the resulting 8/6 Plan would have had 12 1-bdrm, 19 2-bdrm and 13 3-bdrm units for total of 44 units of which 73% would be family sized 2-,3-bdrm units
. Please see the attached spreadsheet for full analysis. Why did they have to make such drastic changes to have 47 units with one less 3-bdrm unit but more 1-bdrm units? Why are they trying so hard to keep as close to the original 49 units?

CC HRE asserted "we continue to advocate that the previous 9 story/6 story proposal presented at the December Hearing (the "9/6 Plan") is a better overall plan as it includes a higher percentage of family apartments and the resident roof deck." Yet, they did not provide any financial justification for the 9/6 story height as you required of them.

A preliminary development pro forma, “a financial analysis of project development costs, anticipated revenues, and the developer’s net financial return”, should answer the financial justification for massively out of context plans; the initial 8 story plan; 9/6 plan and now 8/6 plan. You should require CC HRE to provide 3 versions of the pro forma

1. The original version submitted as part of the Project Eligibility (PE) Application dated 10/14/2020 corresponding to 8-Story Plan
2. The revised version corresponding to the 9/6 Plan which should have been filed with the Project Eligibility Application Supplemental Materials dated 11/24/2020.
3. The revised version corresponding to the 8/6 Plan submitted yesterday for presentation at the continued 01/07/2021 hearing.

The initial PE application as well as any supplemental material should have been posted on the City’s website per MA Chapter 40B Handbook for Zoning Boards of Appeal (Handbook) but to my best knowledge they have not. The version that was posted on the project’s website is an abridged version without stating what was left out. I submitted a public records request for these documents (P201125-123120 on 12/31/2020) but have not received the results yet.

I beg you to dismiss this case unless CC HRE agrees to provide these 3 versions of pro forma, with changes clearly identified, to determine if any of the proposed heights is financially justified.

Thank you for your consideration,
Respectfully your,
Young Kim
17 Norris Street

	9/6 Plan			Total Bdrms	8/6 plan w 9th floor removed			Total Bdrms
Floor	1 bdrn	2 bdrm	3 bdrm		1 bdrn	2 bdrm	3 bdrm	
9	0	2	2					
8	2	2	1		0	2	2	
7	2	2	1		2	2	1	
6	2	3	2		2	3	2	
5	2	3	2		2	3	2	
4	2	3	2		2	3	2	
3	2	3	2		2	3	2	
2	2	3	2		2	3	2	
Subtotal	14	21	14	49	12	19	13	44
% Subtotal	29%	43%	29%		27%	43%	30%	
	29%	71%			27%	73%		
		Family				Family		
	CC HRE Proposed 8/6 Plan				16	19	12	47
					34%	66%		
						Family		

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 4:27 PM
To: DeAngelo, James
Subject: Fw: 2072 Massachusetts Avenue

From: Nancy E. Phillips <nanphill73@gmail.com>
Sent: Tuesday, January 5, 2021 1:30 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Massachusetts Avenue

I live in North Cambridge and am a frequent (and elderly) pedestrian in the vicinity of the proposed affordable housing at 2072 Massachusetts Avenue. I support the proposed project and hope that the ZBA will approve the requested variances.
--Nancy E. Phillips, Rice Street

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 4:28 PM
To: DeAngelo, James
Subject: Fw: Support for Affordable Housing at 2072 Mass Ave

From: Eileen Rudden <eileenrudden@gmail.com>
Sent: Tuesday, January 5, 2021 1:46 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for Affordable Housing at 2072 Mass Ave

Dear Cambridge Board of Zoning Appeals,

I am writing in support of the proposed affordable housing at the corner of Walden and Mass Ave. Both Mass Ave and Walden Streets are heavily trafficked, and having a large apartment building on the corner is in keeping with the streetscape of Mass Ave. We have such a need for affordable housing in Cambridge, and this is a great step forward.

Unfortunately, a group leafletted my home asking that I oppose this development. No people actually signed the letter or identified themselves as a part of this NIMBY group. They mentioned concerns with parking (a short walk to the T and right on a bus route) and how it would affect senior residents. I find these reasons contrived. Cambridge is densely populated and not all residents need or require cars. If they have them, there may be increased competition for parking spaces, but that is the tradeoff which we as a community can make in order to expand affordable housing.

Why would this apartment building affect senior residents more than anyone else? I am a senior.

A root cause of lack of affordable housing in Massachusetts is that it is so hard and costly to get through permitting.

Please approve the project. Mass Ave is the ideal place to build higher and build affordable.

Thank you,
Eileen Rudden

--
Eileen Rudden. 32 Arlington Street, Cambridge, MA 02140. 617-513-0465 @eileenrudden

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 4:28 PM
To: DeAngelo, James
Subject: Fw: 2072 Mass Ave comment

From: Michael Salib <msalib@alum.mit.edu>
Sent: Tuesday, January 5, 2021 2:02 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave comment

Hi,
I live and own a home in North Cambridge and I strongly support the development at 2072 Mass Ave.

I think the building should be larger and I'm outraged that the Zoning Board has refused to just approve the application. I attended the last hearing on line but wasn't able to speak and most of the board's behavior was just so disappointing -- desperately looking for any excuse to make the project smaller and leave more families homeless.

Sincerely,
Michael Salib
51 Dudley St, Cambridge, MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:10 AM
To: DeAngelo, James
Subject: Fw: (Updated) Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. "Comprehensive Permit"

From: James in Cambridge <tompaine@hotmail.com>
Sent: Wednesday, January 6, 2021 5:13 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: Nolan, Patricia <pnolan@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; NorthWaldenNeighbors@gmail.com <NorthWaldenNeighbors@gmail.com>
Subject: (Updated) Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. "Comprehensive Permit"

[maria: please share these comments with members of the board. thank you. james]

January 6, 2021

Re: CASE No. BZA-017326-2020 - 2072 Mass. Ave. "Comprehensive Permit"

Dear Chairman Alexander, Vice Chair Sullivan,
and Members of the Board:

It's difficult to stay up-to-date with any public comment when the applicant may submit last minute changes to the project up until 5 p.m. on the Monday before a hearing, and when it's not clear how or how well any material submitted by the public after that gets distributed and/or read by members of the Board in the short time between learning of any changes and the public hearing on Thursday.

The applicant seems to have decided NOT to reduce the height or scale of this project in any meaningful degree, evidently choosing to try and hang on to as many units as possible (a reduction of only 2, though of different sizes) while insisting on the original height of eight stories, at a minimum, which was already widely seen to be unacceptably large by most neighbors and several members of the Board.

The "offer" to add additional FAR at the rear on a sixth floor would actually worsen the negative impact on the affordable housing residents of the Russell Apartments. The supposed "alternative" of placing *nine stories* on Mass Ave. is no alternative at all. The "concession" is to return, at best, to the original height of eight stories on Mass Ave.? This seems rather disrespectful to the public, the neighbors, and the Board.

There doesn't seem to have been much willingness to compromise or adjust

the scale of this building at all. It remains simply unacceptably large and out-of-scale for this location and for most of the neighbors. Seven stories would be a reasonable height limit on Mass Ave., in my opinion, with a more significant step down to the rear desirable.

But none of this has been offered.

The applicant will now presumably attempt to make an argument about the alleged "financial viability" of the project as is. Without reasonable numbers or a *Pro Forma* there is no reason to accept claims of this kind without evidence, especially when substantial public money is involved. We deserve to know where our money is going and how and how well it is being spent, and whether any claims made about "the numbers" have any validity or not.

I urge the Board to reject the applicant's Permit and let them test any claims they might care to make about financial viability in the venue established for that purpose under the Comprehensive Permit provisions of 40B.

Thank you for joining a significant majority of those who live in this neighborhood, and in Cambridge - including a majority of the 51 elderly residents of the affordable housing next door, in rejecting this unfortunately excessive project. It's time to hold the line to a reasonable scale, or soon we simply won't have any at all.

Sincerely, James Williamson
1000 Jackson Place (Jefferson Park)
Cambridge, MA 02140

p.s. I'm including some comments posted in response to a commendable letter from a resident of the Russell Apartments posted yesterday to CambridgeDay.com:

This is really a wonderful letter from Margaret Rueter. I commend her for speaking up on behalf of the elderly residents of affordable housing next door to 2072 Mass Ave. How people get away with preaching about "affordable housing" while never demonstrating the slightest concern for the people who actually live in it is a great mystery to me. ("Virtue signaling" is the new word for this, I gather.) I fear the real problem here is not so much "affordable housing communities" being pitted against each other, as it is a for-profit developer trying to play one largely united group of neighbors, who are asking for a more reasonably-scaled project overall, against a smaller group, who may be tempted to acquiesce to an extremely modest "concession" in height at the rear of the building, which would hurt residents of the Russell Apartments in particular. No one should fall for such a ruse. In unity has always been our strength, especially in situations like this one. Demand something reasonable that respects the needs of everyone. Cambridge is supposed to be a "center" for the "innovation economy." So, why do we seem unable to "innovate" when it comes to the design and production of affordable housing in a manner which is more compatible with the needs of existing neighbors?? At roughly $700,000 a unit – financed largely with public funds – we certainly deserve something which will pass muster with the majority of those in Cambridge who live closest to this project, while simultaneously meeting a regional need for more affordable housing in general. Let's see if we can "walk and chew gum" at the same time.

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, January 4, 2021 10:11 AM
To: BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>; sdaglian@cambridgema.gov <sdaglian@cambridgema.gov>
Subject: Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

January 3, 2020

Re: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

Dear Chairman Constantine, Vice-Chairman Sullivan,
and Members of the Board:

I suspect you are facing a tough decision this Thursday night, struggling to balance the obvious need for affordable housing in Metropolitan Boston with good design, reasonable scale, and the stated needs and interests of numerous neighbors here in Cambridge, including, importantly, *the residents of existing affordable elderly housing at the Russell Apartments* (whose very modest rear patio, absent suitable adjustments to the proponents' plan, will be put in shadow by this project on otherwise lovely summer afternoons. [Thanks, "supporters" of affordable housing...])

In my nearly fifty years of living in Cambridge, I can't remember a single developer ever having had the *chutzpah* to offer as a purported "compromise" increasing the already egregious height of a building from 8 stories to an even more egregious 9! (Wow; that's a "stretch," as they say...)

Since when is responsible, intelligent, and artful "urban form" something we just toss out the window, because a for-profit developer can slap the evidently "magical" words "affordable housing" on their gargantuan, out-of-scale project?

I attended the first online "community meeting" ready to support *a significant building at this corner.* I was shocked when, after considerable introductory "hoopla" evidently contrived to enthrall the public, they finally unveiled their "masterpiece," AT A FULL EIGHT STORIES. Again, I was, quite literally, shocked. And greatly disappointed. I had been looking forward to supporting a project at this corner and now felt offended and angry at the excesses of this applicant.

Six or seven stories, at most, would suffice here. An even more modest height in the back would seem appropriate, as well, despite pressures to cram as much FAR on the lot as possible. If context is relevant, just one other building, a block away, appears to be eight stories, but it has significant set-backs in the front and at the sides, with grass and open space.

While parking is being limited, based in part, IMO, on spurious claims regarding the alleged ease of "access" to public transportation, in particular, one wonders how they've come up with "51 bike storage spaces" in the basement, when their own paid survey indicates bicycle use at "6 percent." How does that compute? (A "vanity" for bicycling enthusiasts??) *Is anyone aware of the fact that the MBTA plan to reduce service on the 83 and 77 Bus Routes by 20 percent this year as part of their recently announced "service" cuts??*

I live not far from this location in what was once Public Housing. I have some understanding of what this is all about. I go by here every day on the "public transit" others love to preach about. I don't want to have to see an oversized building here. We can do better. The dismal political failure of our dysfunctional government here in Cambridge to address affordability in housing, despite rather significant achievements, should not be the occasion to "stick it" to one particular diverse group of residents at this particular corner.

Thank you for insisting on a *reasonable project* that furthers a goal of adding affordable units in Cambridge, albeit for the entire region, while respecting the community of which we're all trying to be a part.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA

p.s. I found this billboard depicted at 'google maps' across Walden Street a wonderfully ironic commentary on what the applicants seek here:
https://www.google.com/maps/place/2072+Massachusetts+Ave,+Cambridge,+MA+02140/@42.3914078,-71.1232798,3a,23.9y,255.27h,103.27t/data=!3m6!1e1!3m4!1sK-IXqzhMyzNIWnr5COPVYw!2e0!7i16384!8i8192!4m5!3m4!1s0x89e3771790994495:0x4f2a3d7e2d3a3e20!8m2!3d42.3911207!4d-71.12329

2072 Massachusetts Ave

Building · 2072 Massachusetts Ave

www.google.com

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:11 AM
To: DeAngelo, James
Subject: Fw: 2072 Mass Ave/Case # BZA-017326-2020

From: Ruth Ryals <rryals@comcast.net>
Sent: Wednesday, January 6, 2021 12:43 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 2072 Mass Ave/Case # BZA-017326-2020

January 4, 2021

Re: 2072 Mass Ave/100% Affordable Housing Development

Case # BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

I have always admired your service, and your thoughtfulness, at the many meetings I have attended over many years.

But not the last meeting on this topic. I was very disappointed (and I was not alone in this) because what we witnessed was a very reactionary meeting, with many of you apparently thinking that the AHO should rule (even though this project is proposed under 40B) and thereby coming to the point of saying no affordable housing building on Mass Ave should be more than 6 stories high (despite 8 story buildings nearby, and this being near a transit hub).

You paid absolutely no attention to the recommendation of the Planning Board, which praised the building and voted to move it forward.

You opened with every one of the complaints from the near neighbors who don't want this building here, on Mass Ave, near them. That, despite your acknowledgement that many more other neighbors have written letters and signed petitions in support.

Neither the Lesley College of Art & Design nor the Frost Terrace affordable housing would have been built if the Zoning Board (and our other city guardians) had been so timid. The near neighbors fought both of those projects and now they are widely admired by all of us. They are each adding grace and vibrancy to this part of Mass Ave, as will this building. They collectively say that we do not live in a city just defined by triple-deckers and beautiful Victorian houses, but instead a city where major buildings can be built on our major avenues where they can live comfortably with structures from the last century behind them.

I must also say I find it regrettable that the Walden neighbors objecting to this project have cultivated fear in the elderly living in Russell Apartments and Senior Housing, low-income residents who should find allies in the new families to live at 2072 Mass Ave, if this building is built. Kids to make them smile, a neighbor to help with their shopping, perhaps?

Oddly, you did not notice the hypocrisy of people in affordable housing complaining about another affordable housing project being built next to them.

Can we please start again?

While 9 stories may seem “unprecedented”, I ask you to consider that the building on that site, back before the Drupal Kabab and the KFC was a massive (for those times) 4 story commercial building filling the whole block, sidewalk to sidewalk? Walk from Porter Square today and ask yourself if the one-story buildings in each direction are not “unprecedented” for a modern city scape.

We need many more affordable housing units for families, in this part of our city. Please do not nonchalantly cut out 14 units. Let Capstone build the building (9 floors on Mass Ave and 6 floors in the back) that they proposed to you, with 49 housing units, 71% family apartments.

The Walden/Mass Ave intersection is challenging now, but this project will not make it appreciably worse. In fact, with wider lanes on Walden at the corner, more emphasis on no or shared vehicles, use of bicycles or walking to go shopping, it may actually improve the situation. Moreover, when built, there will be caring neighbors living there making sure the dedicated bus and bike lanes get built and that the turn lanes and the lights work to improve the situation.

This site has never been pretty, nor has it been set back with tall (or any) trees. Capstone, and its architects, offer us a beautiful building, possibly a mural, greenery on the roof garden and a green roof, an active street front and a planter along Walden. It will surely be an improvement. In fact, this building will invigorate this part of Mass Ave and, along with the development at St. James, we may actually have a very pleasant place to walk, shop, sit on a bench and look at the mural I hope to see painted on the new building.

Thank you for your thoughtful re-consideration of this proposal,

Ruth Ryals

115 Upland Rd.

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:12 AM
To: DeAngelo, James
Subject: Fw: 2072 MASS AVE - CASE NO. BZA-017326-2020

From: Elaine Soo Hoo <esoohoo@comcast.net>
Sent: Tuesday, January 5, 2021 11:29 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 MASS AVE - CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:
I support Affordable Housing but **I <u>oppose</u> the proposed 2072 Mass Ave. in the current 9 story massing at 102' height and density that is 2 to 2.5 times greater than nearby affordable housing**. I am a Cambridge resident for 40 years and a resident on Regent Street for 30 years. I value Cambridge as a place with diversity and I understand the need for affordable housing to support the continued diversity, however, providing affordable housing should not disregard the basic zoning requirements that make this city livable and allow everybody to be good neighbors.

The proposed 2072 Mass Ave. does not respect, and does not fit into the Neighborhood context. For this proposed building to fit into the neighborhood context, it should be <u>6-7 stories on Mass. Ave</u>. (65'-80') and <u>4 stories on Rear Walden St</u>. (45'-50'), not 9 Stories on Mass. Ave. (102' high) and 6 stories on Rear Walden St. (69.5').

> The Cambridge Affordable Housing Overlay allows for increased heights for that part of Mass. Ave. (Zone BA-2) to be 6 stories, max. height of 65', and only parts of Porter Square (Zone BC) allows for buildings to be 7 stories, max. height of 80'. Only 2% of Cambridge properties, mostly institutional parcel or PUDs allow heights above 80'.

The proposed density (FAR) is 2 to 2.5 times greater than nearby housing. Comparative studies show that the FAR for Frost Terrace is 2.26, Russell Apartments to be 2.87, and 1713 Mass. Ave to be .52 and the Proposed 2072 Mass. Ave. to be 6.74. The project currently shows **49 units** . **If the proposed building was 6 stories (front and rear), it would have approximately <u>35 units.</u> If the proposed building was 6 stories at the front and 4 stories at the rear, it would could have approximately <u>30 units</u>.**

The current proposed development will negatively impact the already acute vehicular and pedestrian traffic issues at that corner of Walden and Mass. Ave. impacting the lives of pedestrians, drivers, bikers and neighborhood residents at the Russell Senior Housing. We want to have a real Traffic Impact Study for the proposed 2072 Mass. Ave. development. Parking is also a big concern, especially for the adjacent streets – Creighton, Regent and Porter Road since they dead-end into the Railroad tracks and provide the parking for the Porter Square businesses (Yoga, Culinary School & restaurants) and will be supporting on-street resident parking from the renovated 78 Porter Road (40 units) affordable housing project.

> The September 2020 Parking Study does not reflect the true parking conditions in this Porter-North Cambridge neighborhood since it was done during the Covid Pandemic when retail and businesses were operating at less

than 100% capacity. 40% of Harvard, MIT and Tufts students were back in school and Lesley College was 100% remote, and restaurants were operating take-out, outdoor dining and also at 40% capacity or closed.
There has been more vacant rental apartments available in the North Cambridge area during the pandemic.

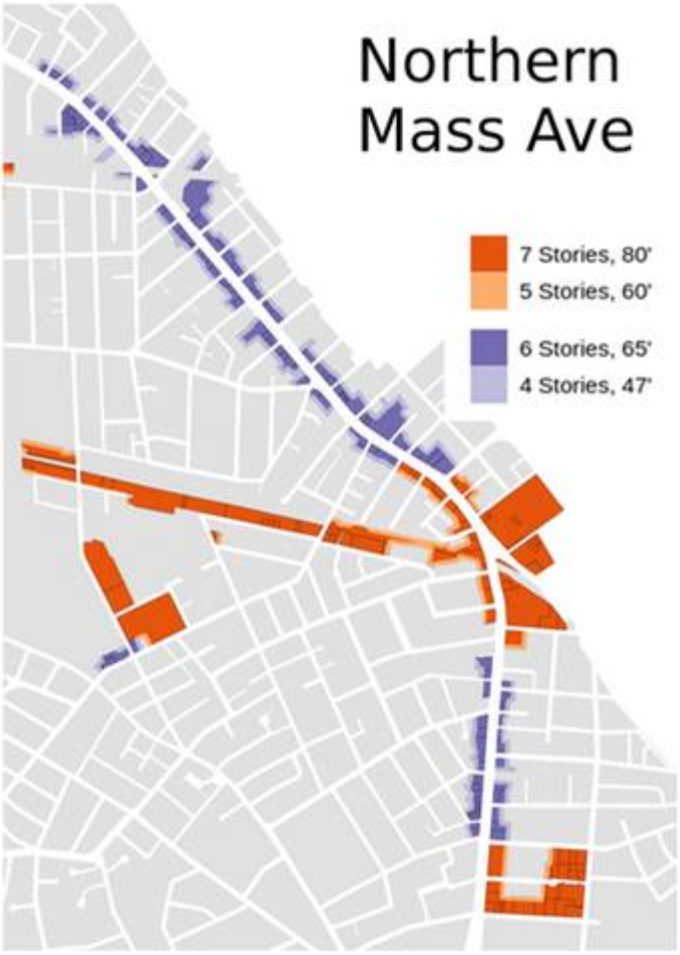
I do not support the current Proposed 2072 Mass. Ave. project and can only support a revised 2072 Mass. Ave. Proposal for Affordable Housing if the building is designed to fit into the Porter Square neighborhood context, and supports the well-being of all the neighbors.

Thank you for your time,

Elaine Soo Hoo
45 Regent Street
Cambridge, MA

REFERENCES from https://www.ahoreality.org/articles/building-height-and-the-overlay :The Affordable Housing Overlay allows for increased heights:

1. 2072 Mass. Ave is in Zone "BA-2" district (marked in purple on the map), the allowed height is 6 stories, with a height of up to 65'.
2. In the other parts of Porter Square zoned as “BC” (marked in orange on the map), buildings are allowed to be built to 7 stories, with a height maximum of 80'.
3. The vast majority of Cambridge residential districts would allow buildings that are only 45' (or in cases of first floor retail uses, 50') tall, and would be limited to a maximum of 4 stories.
4. Approximately 2% of Cambridge properties allowed heights above 80' today, largely in large, institutionally owned parcels or in Planned Unit Developments (PUDs) which would not be redeveloped with affordable housing.


Northern
Mass Ave
7 Stories, 80'
5 Stories, 60'
6 Stories, 65'
4 Stories, 47'

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:12 AM
To: DeAngelo, James
Subject: Fw: In support of affordable housing development in Porter!

From: elliecarver1@gmail.com <elliecarver1@gmail.com>
Sent: Tuesday, January 5, 2021 8:35 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: In support of affordable housing development in Porter!

Hi Maria,

I am writing to the BZA to share my support for the
affordable housing development inPorter Square. As a resident of Cambridge I stronfly supoort thjs plan to increase afforsable ans axxsdivlr gousing.

I know that the BZA requested that the project adjust the design, thus shrinking the building, which results in the loss of affordable apartments, specifically affordable apartments for families with kids.

Please let me know if i should direct this note elsewhere. Thank you for your time and consideration.

Best,
Ellie Carver

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:13 AM
To: DeAngelo, James
Subject: Fw: Comment on Housing Dev in Porter Square

From: Leor Shtull-Leber <leor.shtull.leber@gmail.com>
Sent: Tuesday, January 5, 2021 8:12 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Comment on Housing Dev in Porter Square

Hi Maria,

I'm writing to show my **strong** support for the affordable housing development in Porter Square.

As a Cambridge resident, I place more value on ensuring 14 more families have regular roofs above their head at nights than I do the 90 foot of sky space.

If we cannot address important issues like housing shortages with plans that are well designed, approved by Planning Boards and Traffic and Parking, meeting our mayor's goals, and have already shown accommodation to make adjustments based on neighbor's concerns.. then what are we waiting for? How will we ever accomplish our goals?

Thank you,
Leor Shtull-Leber
14 Remington St, Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:13 AM
To: DeAngelo, James
Subject: Fw: Support for affordable housing in Porter Square

From: Kathleen Westervelt <kathleen.amanda.westervelt@gmail.com>
Sent: Tuesday, January 5, 2021 7:22 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for affordable housing in Porter Square

Dear Ms. Pacheco,

I apologize that this message is after the 5pm deadline for yesterday but was told that you might still receive messages through tomorrow. I am writing to voice my resounding support for the full 49-unit affordable housing development on 2072 Mass Ave in Porter Square. Affordable housing in Cambridge is so desperately needed, as has been brought to even clearer light by the COVID-19 pandemic, and every unit contributes to address the housing shortage.

Thank you for taking the time,

Katie Westervelt

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:14 AM
To: DeAngelo, James
Subject: Fw: Brief but important addition to letter of Support for BZA Case #17326, 2072 Massachusetts Avenue

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From: claire silvers <clairesilvers@gmail.com>
Sent: Tuesday, January 5, 2021 6:57 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Brief but important addition to letter of Support for BZA Case #17326, 2072 Massachusetts Avenue

We sent the message of support shown below for the 2072 Massachusetts Avenue project but would like to make what feels like a crucial addition. We strongly feel that the original 9 story building is a far better plan than the 8 story version the developers were asked to test out.

We have lived at 26 Mead St for many years. As you may know, it is just off Walden & around the corner from this 2072 Massachusetts Avenue proposed project. We have attended the public meetings, scrutinized the plans, listened to much commentary. We are in support of this project. We recognize the great need for affordable housing, and think such structures should be located throughout the city. The building plan seems very well thought out. Many neighbors are voicing skepticism about the parking study, but since we live here, and walk, bike and drive around a lot, we have found the assessment to be accurate. The other major objection that is being raised in the neighborhood is that it will make the Walden/Mass Ave intersection too dangerous. It is our experience that that intersection has always been a giant pain for all concerned and often dangerous. This building project should not be held responsible for that long-standing traffic-engineer's headache.

We would be happy to elaborate on these views if that would be useful, but are trying to keep it brief here.

Sincerely yours,
Claire Silvers and Mark Feeney
26 Mead St
Cambridge,

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:15 AM
To: DeAngelo, James
Subject: Fw: Support for full developer proposal at 2072 Mass Ave

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From: Charles Posner <charles.posner@gmail.com>
Sent: Tuesday, January 5, 2021 6:50 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for full developer proposal at 2072 Mass Ave

Dear Cambridge Zoning Board (BZA),

As a neighbor, I wish to register my strong support for the 2072 Mass Ave affordable housing development in the full number of 49 units proposed by the developers. I was born and raised in North Cambridge and now reside on Raymond Street less than a 1/2 mile from the proposed development. Cambridge has been a leading city for affordable housing in the state and yet still has an enormous problem with the high cost of housing. We cannot let NIMBYs weaken the highest and best use of land that will improve housing accessibility and affordability for the city's residents.

The location of the proposed development is ideal for dense housing. The complaint by opponents about lack of parking fails to acknowledge that this location actually allows residents to live without need of a car. As a nearby resident, I am also not concerned about a few extra cars on the street for resident parking.

The intersection is not ideal, but I fail to see how the development will worsen it. What needs to be done is improve signage, bike lanes and signals, not reduce housing units. I received a flyer from opponents to this development with a petition that uses a scare tactic of a tragic cycling to show the danger of the intersection. As an avid cyclist, I resent the politicization of that accident for a different concern. The city can and should do more to improve cycling safety including at that intersection but that is not related to the density of the development proposal.

Overall, Cambridge needs more affordable housing and needs to take every step to improve housing accessibility for its residents. We must avoid the hypocrisy of what is too often said by opponents: “we support affordable housing just not this project in this location.” With this project, Cambridge can reject NIMBYs and fully support the affordable housing the city needs.

Best,

Charles Posner
156 Raymond Street Unit 1
Cambridge Ma 02140
(617) 549-2489
charles.posner@gmail.com

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:15 AM
To: DeAngelo, James
Subject: Fw: Public Comment for BZA Special Meeting

From: Claire Pryor <clairepryor@college.harvard.edu>
Sent: Tuesday, January 5, 2021 5:44 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Public Comment for BZA Special Meeting

Hello Maria,

My name is Claire, and I'm a resident of Cambridge and undergraduate Harvard student. If you could send my comments along to the BZA before Thursday's meeting, I would be very grateful!

Hello members of the Board of Zoning Appeals,
I am writing to express my support for the affordable housing project proposed for 2072 Mass Ave, Porter Square. Last year, as I volunteered at a shelter for people experiencing houselessness in Harvard Square, and watched people be turned away for lack of space every night, it was clear to me that Cambridge was already in an affordable housing crisis. Of course, the pandemic has only made things worse. Every possible unit of affordable housing is desperately needed right now, and the modifications that the BZA has proposed to the project would mean sacrificing 14 homes for families. This is unacceptable. As many of Cambridge's city councilors have already pointed out in a recent op-ed, zoning has a long history of being used to enforce class and racial barriers, and to uphold wealth and privilege at the cost of exclusion of many. I ask you to reject this history, and reconsider how zoning could be used to make Cambridge a community that people can actually afford to live in.

Thank you!

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:22 AM
To: DeAngelo, James
Subject: Fw: Resident Comment on Upcoming BZA Special Meeting this Thursday

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From: Jamie Willer <jamie.willer26@gmail.com>
Sent: Tuesday, January 5, 2021 3:18 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Resident Comment on Upcoming BZA Special Meeting this Thursday

Good evening Maria,

My name is Jamie Willer and I am a community member residing at 142 Webster Avenue Unit B, Cambridge, MA, 02141 and I also work in Cambridge near Porter Square.

I am writing to submit public opinion for the BZA special meeting this Thursday to express my strong support for the proposed fully affordable housing project at 2072 Massachusetts Avenue in Porter Square. The recent 2020 Cambridge Resident Survey conducted demonstrated how urgent Cambridge residents feel the need for affordable housing is in our city. Access to affordable housing was the only characteristic that 50% or more of residents said was poor in Cambridge and only 1% of Cambridge residents said access to affordable housing was excellent.

The affordable housing project at 2072 Mass Ave. meets the city's major goals and would be a way of working toward the city's commitments to equity and justice. I am demanding that members of the BZA consider the important role they have in fulfilling the city's commitments to be accountable to the community, and more specifically, those most directly affected by the current affordable housing crisis. The small increase in the size of the building is not as important as the livelihoods of human beings in our community. Affordable housing must be a human right in Cambridge. I demand that the BZA consider the gravity of what is at stake when making a decision based on a small change in building height instead of meeting resident's basic needs-which has continuously been identified by residents as a need for affordable housing.

We can and must do better in Cambridge to be responsive to the community's consistent demands for affordable housing, which cannot wait because people's livelihoods are at stake.

Thank you.

Sincerely,
Jamie Willer

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:34 AM
To: DeAngelo, James
Subject: Fw: Support 2072 Mass Ave (CASE NO. BZA-017326-2020

From: Joel T. Patterson <joelpatt@yahoo.com>
Sent: Tuesday, January 5, 2021 2:49 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support 2072 Mass Ave (CASE NO. BZA-017326-2020

To the Board of Zoning Appeal,

I am writing in support of the proposed multi-family affordable housing construction at 2072 Mass Ave (CASE NO. BZA-017326-2020) that the Board of Zoning Appeal is considering.
I have lived in North Cambridge for 18.5 years, and I see a need for more affordable housing. Please allow the full 9 nine stories to be built so that more families of modest means can enjoy the benefits of living in Cambridge.
This year, my son's friend had to move out of Cambridge because his family could not find an affordable place to live after living here for more than a generation.
These extra floors won't affect abutters or the neighborhood much, but the extra condos/apartments will make a big change for the families who can get these homes.

Joel Patterson
8 Reed Terrace
Cambridge MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 9:38 AM
To: DeAngelo, James
Subject: Fw: Please support Capstone Community Housing

From: Cristina S <cristina.sciuto@gmail.com>
Sent: Wednesday, January 6, 2021 7:09 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Please support Capstone Community Housing

Good morning,

I am writing as a Cambridge resident to strongly urge you to allow the Capstone Community on 2072 Mass Ave. It is urgently needed. Please help house more of our residents. Housing should be a human right.

Thank you,
Cristina

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 10:42 AM
To: DeAngelo, James
Subject: Fw: Affordable housing

From: Bridget Seley Galway <brieway82@gmail.com>
Sent: Wednesday, January 6, 2021 8:40 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Affordable housing

In this time of the tidal wave of homeless in one of the richest countries in the world, it is a travesty that housing has become a privilege not a right.

There is no excuse for the lack of funding to create affordable housing for all. This needs to include housing for the homeless that have no financial means to get off the street. When one does not have a roof over there head they do not have the opportunity or means to create a better life. Often times this leads to substance abuse due to their feeling of hopelessness.

People have become apathetic when they walk by the homeless, because the rise in the situation has also created a feeling of powerlessness in them when the situation is so rampant.
What does the powers to be lack of care role model the next generation?

Texas has created housing for the homeless,while incorporating self sufficiency. https://www.businessinsider.com/austin-homeless-tiny-homes-village-community-first-photos-2019-10

This is a great role model every state should and can follow.

I could go on and on.
Yes the Cambridge idea is a good start. But it should include outreach to organizations that work with the homeless population as a network to make the opportunity be available to them, if infact the project comes to fruition.

I am a person who was homeless in my teens. I lived in a van, which was lucky not to be on the streets, also it was the early 70's, an easier time to find ways to survive.
Due to twists of fate, and the skills of survival and smarts I was raised with,I was able to work and get out of being homeless. Eventually going to college, and worked in the arts providing artistic initiatives for low income and youth at risk.

Unfortunately, due to another twist of fate, a car accident, in which I was the passenger, eventually made it more difficult to work, and now I am on disability, and fortunate enough to be on section 8. But I have had to move several times, as those living spaces were sold to become condos.

To some extent I have experienced the gambit of experience that can cause homelessness.

I hope the information I have included in this email of support is helpful.

Sincerely,
Bridget Galway

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 11:12 AM
To: DeAngelo, James
Subject: Fw: Writing in Support of 2072 Mass Ave

From: Daniel Lander <danlander97@gmail.com>
Sent: Wednesday, January 6, 2021 8:47 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Writing in Support of 2072 Mass Ave

To the Cambridge Zoning Board,

My name is Daniel Lander, and I reside at 74R Fayerweather Street in Cambridge.

I am writing in regard to the January 7th hearing about the proposed building at 2072 Mass ave. I am writing in strong support of the original proposal to construct a 9 story all affordable building that will create critical affordable housing units for our community.

We have a critical housing crisis in Cambridge, and in particular we have a desperate shortage of affordable housing. This project will provide 49 new homes to families — this is an opportunity we can not miss. I strongly urge you to approve the 9 story proposal — every extra unit is crucial to meeting the need our city has, and these residents deserve beautiful amenities like a roof garden as much as any other person in the city.

We live in a dense urban city — the size of this building along the major commercial corridor in Cambridge is not out of scale at all. It would serve as a proud symbol of our ongoing commitment to affordable housing.

Thank you for considering this strong proposal. I urge you to approve it swiftly so families can move in as soon as possible.

Thank you all,

Daniel

--
Daniel Lander
danlander97@gmail.com | (617) 304-0680

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 12:03 PM
To: DeAngelo, James
Subject: Fw: 2072 Mass Ave

From: Billie Jo Joy <joy@yogisource.com>
Sent: Wednesday, January 6, 2021 9:19 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave

Dear friends,

Dennis Cardone articulates the current problem and the solutions for solving the affordable housing crisis in Cambridge.
https://www.cambridgeday.com/2020/12/30/cambridge-can-do-better-on-affordable-housing/

The proposed project at 2072 Mass Ave. needs to be scaled down. All the points that Dennis Cardone raises, about the 17 variances, and the building being a high-rise need to be addressed.

I agree completely with his analysis. I would add that some form of rent control will also solve this crisis. The number of high-priced units that exist throughout the city are part of the problem.

Kindly, Billie Jo Joy
2 Sherman Street
Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 12:04 PM
To: DeAngelo, James
Subject: Fw: 2072 Mass Ave. BZA-017326-2020
Attachments: 2072 maas ave Cambridge Board of Zoning Appeals, Jan. 2021.docx

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From: steve bardige <sbardige@gmail.com>
Sent: Wednesday, January 6, 2021 9:59 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave. BZA-017326-2020

Dear Maria, attached please find letter in support of the project in the above matter.
thank you,

steve

steve bardige
Principal Consultant
Bardige Associates
sbardige@gmail.com
617-230-0030

Cambridge Board of Zoning Appeals

Re: 2072 Massachusetts Ave, BZA-017326-2020

January 5, 2021

We support the application for a comprehensive permit to build new multi-family affordable housing located at 2072 Massachusetts Avenue Cambridge MA. We support the nine-story option. In the alternative, in the event the BZA, opts for the eight-story option, we would support that as well.

We urge the BZA to seize the opportunity to approve 47 units of desperately needed affordable housing.

My wife and I have lived in Cambridge, about half mile from the corner of Walden and Mass Ave. for 47 years, and we have walked and driven by that corner thousands of times.

The need for affordable housing, especially for families, in Cambridge is clear. Building affordable housing on Mass Ave, near bus and subway, makes sense. We applaud the developer for his innovative efforts to take some of his land on Walden and use it to widen Walden. While this in and of itself will not solve the long-standing traffic issues at the corner of Walden and Mass Ave, it will help. On balance, widening Walden at the corner, will help far more than the modest increase in activity resulting from the 47 housing units will hurt. And moving the primary entrance from Walden to Mass Ave. was a big improvement.

We like the reduction to six stories in the back of the building to address some of the neighbors' concerns. We also like the passive house attributes, and the green amenities on the roof.

Advocating increased density is not something we do lightly. In this case, given the location on Mass Ave, the need for affordable housing, the proximity to public transportation, the efforts the developer has made to accommodate many of the neighborhood concerns, we support this application.

Kay Hurley and Stephen Bardige
55 Stearns Street
sbardige@gmail.com

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 1:15 PM
To: DeAngelo, James
Subject: Fw: BZA Case # 017326-2020
Attachments: MargaretRueter_Op-Ed_v7 Marc Levy.docx

From: Margaret <mbrueter@comcast.net>
Sent: Wednesday, January 6, 2021 10:20 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA Case # 017326-2020

January 6, 2021

Maria,

I would be so grateful if BZA members could see my letter published yesterday in Cambridge Day.

The Russell Apartment residents are feet away from the new proposed building and we are desperate to have the City hear us

Best to you
Margaret
Margaret Rueter
Leonard J Russell apartments
2050 Mass Ave #210
Cambridge, Ma. O2140

Sent from my iPhone

Cambridge is sacrificing one affordable housing community for another

I am a resident of Russell Apartments, the low-income affordable housing for seniors and disabled people at 2050 Mass Ave in North Cambridge. I've lived in Cambridge for many decades and believe in the importance of civic engagement. That is why when plans were unveiled for a major new affordable housing development next door at 2072 Mass Ave, I volunteered to help collect input from the residents of our building.

The residents of our building know the value of affordable housing -- it is a lifesaver for our community members who could not otherwise afford to live in Cambridge. We want more people to have this opportunity – all the better if they are next door! But while we are the most highly impacted of any abutter to the proposed project, we have been the least consulted or prioritized.

We struggled to get specific visual renderings of the Russell side view of the project from the developers. Communication with our residents about the building plans was limited and ineffective (many residents don't have computers, speak English as a second language, or are afraid to speak out for fear of jeopardizing their housing). We have been ignored: we were not consulted on major design changes that would significantly impact our residents. Despite these challenges, we engaged over 60% of our community in providing feedback about the project.

We quickly realized that the proposed new building was not designed with its neighbors – or neighborhood – in mind. The enormous scale of the proposed building will tower over our home, bringing new traffic and safety risks to the front of the building and removing light, privacy, and quiet from the back of the building. The Walden Street / Mass Ave intersection, already highly congested and risky for our seniors, will become even more dangerous. The construction process is guaranteed to be hellish for us, as the proposed building is only 4 feet from our apartment walls. We have shared our concerns with the developers and city officials, but they did not respond with any significant changes to the building design that address our concerns.

Worst of all, the latest revision in the project design, to be presented at the Board of Zoning Appeal on Thursday, offers no improvements that respond to the needs of our community. It makes almost no reduction in building size and density, while actually expanding the part of the building that looms over our back windows and terrace. These plans were released too late for us to be able to submit comments on them in advance of this week's Board of Zoning Appeal meeting.

The process leading up to this point has been disillusioning. We have watched developers and regulators (such as the Planning Board and city officials) make decisions without considering us or prioritizing our needs. We have seen community dialogue degenerate into insults, caricatures, and ideological rants without considering the realities of our vulnerable population. We hear lots of people making speeches about the need to expand affordable housing at any cost – including the cost of the well-being and safety of the existing affordable-housing community here at Russell Apartments.

I'm disappointed that the city of Cambridge could embrace an approach to development that crams every possible unit into a small space without regard to neighbors or the context of the community. Our hope is that the building could be six stories on Mass Ave and three on Walden. The polarized, moralistic arguments about this project are not helping. We should instead be using visionary urban design, together with community consultation, to bring affordable housing that gives consideration to neighborhoods.

No plan is perfect. But in this case Cambridge is sacrificing one affordable housing community for another.

Margaret Rueter
Russell Apartments

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 1:16 PM
To: DeAngelo, James
Subject: Fw: Front of Russell Apartments
Attachments: IMG_3872.MOV

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Wednesday, January 6, 2021 10:44 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Cc: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: FW: Front of Russell Apartments

From: Margaret <mbrueter@comcast.net>
Sent: Wednesday, January 6, 2021 12:38 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: City Council <CityCouncil@CambridgeMA.GOV>
Subject: Front of Russell Apartments

To Whom it May Concern:

As a senior at Russell, I reach out to document our resident's concerns due to the proposed drop offs, pick ups and deliveries planned for 2072 Mass Avenue

The design was changed without consult to our community

The short distance from a complex and busy intersection to our turn into NCSC and Russell lot is already difficult due to congestion. This is widely acknowledged by those of us who live here or visit

These pictures show a typical day here.

Two cars parked in our HP spaces
2 Cambridge emergency vehicles
Fed Ex delivery at same time pulled up further to front of sr Center
Bike and car diving around Mass Ave emergency pull over just behind two cars at our entrance
Bus shelter behind all activity

We turn into lot just past the cars. Added pull ups along Mass Avenue just beyond the bus shelter and as soon as one rounds the intersection is poor planning. There is no room due to proximity of intersection and for the nature of activity in front of Russell Apartments

We were not consulted. Our population is elderly and disabled. This is a SEVERE SAFETY ISSUE to us.

If this city does not look at this and make changes before final plan for 2072 Mass Ave one of us will be killed.

Why won't city officials respond before someone dies?

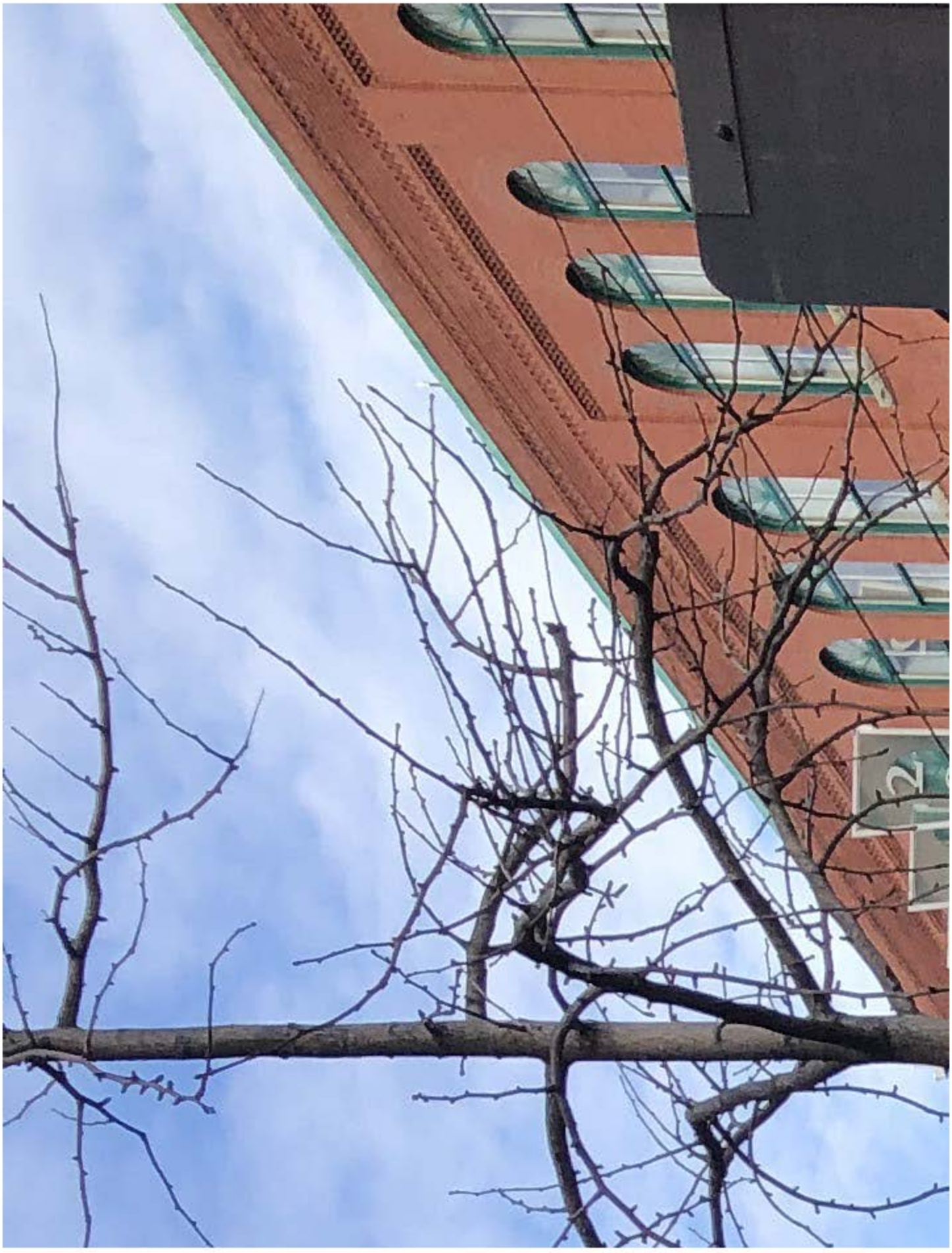
Thank you
Sincerely,

Margaret B Rueter
(For the Russell Apartments and the North Cambridge Senior's)
2050 Mass Ave #210
Cambridge, MA 02140

Sent from my iPhone

Begin forwarded message:

> **From:** Margaret <mbrueter@comcast.net>
> **Date:** January 6, 2021 at 12:22:47 PM EST
> **To:** MBR <mbrueter@comcast.net>



Sent from my iPhone

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 1:17 PM
To: DeAngelo, James
Subject: Fw: Support Affordable oin Cambridge NOW

From: Dorothy McIver <twomoons45@gmail.com>
Sent: Wednesday, January 6, 2021 11:15 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support Affordable oin Cambridge NOW

To the Zoning Board,
We need More affordable housing in MA and Capstone Communities which will be a 49-unit, 100% affordable hosing development in Cambridge needs to be built now without any changes to the number of units or height of the building. Please vote to approve this project as planned when you meet tomorrow. thank you.
Dorothy McIver
88 Columbus Ave
Greenfield, MA 01031

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 1:53 PM
To: DeAngelo, James
Subject: Fw:

From: Anton McInerney <antonmac3@gmail.com>
Sent: Wednesday, January 6, 2021 11:35 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject:

I support the New York plan plus better local adaption

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 3:20 PM
To: DeAngelo, James
Subject: Fw: Affordable housing

From: Judith Murdock <judith.murdock26@gmail.com>
Sent: Wednesday, January 6, 2021 12:27 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Affordable housing

I strongly support more affordable housing in Cambridge
Especially the project on mass ave in Cambridge

Thanks
Judith Murdock
285 harvArd st
Camb ma 02139

Sent from my iPad

DeAngelo, James

From: Pacheco, Maria
Sent: Thursday, January 7, 2021 8:36 AM
To: DeAngelo, James
Subject: Fw: In Support of Case Number BZA 017326-2020, 2072 Mass Avenue

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From: Justin Crane <jfcrane@gmail.com>
Sent: Wednesday, January 6, 2021 7:15 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: In Support of Case Number BZA 017326-2020, 2072 Mass Avenue

Dear Ms. Pacheco,

I'm writing, as a resident of North Cambridge, in support of Case Number BZA 017326-2020, 2072 Mass Avenue.

We are in a severe and well-publicized housing crunch. Many more units are needed if we are to preserve places for families to live in Cambridge. Housing should be 100% affordable whenever possible and should also be located on already disturbed sites, as opposed to greenfields outside urban areas. Locating them on busy thoroughfares such as Massachusetts Avenue will also take pressure off the need to build on smaller residential streets.

Additionally, I compliment the project for working to reduce climate change with Passive House energy efficiency standards, and by minimizing parking by providing only accessible spots.

Thank you for your consideration.

Sincerely,

Justin Crane

3 Saint Gerard Terrace
Cambridge, MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Thursday, January 7, 2021 8:44 AM
To: DeAngelo, James
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Kirsten Greco <greco.kirsten@gmail.com>
Sent: Wednesday, January 6, 2021 2:43 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal
I oppose the proposed development at 2072 Mass Ave. I am the owner of an affordable unit directly across the street from the proposed development and have lived there for the last 12 years.

My specific concerns with this project is the size and scale which do not fit within the context of neighborhood and consider the safety of the residents. I fully understand the need of affordable housing and have benefited from affordable housing, but the City needs to do better not by allowing multiple (18!) zoning variances but by demanding quality affordable housing and creating a unified implementation plan. Not one new unit of affordable housing was built in 2019 and the turnover of existing units is incredibly low due to the way the City calculates the resale price.

All families deserve to live in buildings designed with quality of life in mind. I am concerned this is not the intent of this development and I have experienced the repercussions and negative health consequences of living in a building that does not have these goals in mind.

Thank you,
Kirsten Greco
2103 Massachusetts Ave. #2
Cambridge, MA 02140
617-232-2827

DeAngelo, James

From: Pacheco, Maria
Sent: Thursday, January 7, 2021 9:12 AM
To: DeAngelo, James
Subject: Fw: I support Capstone Communities' 100% Affordable Housing Development

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From: Rachel Sussman <rachelsussman114@gmail.com>
Sent: Thursday, January 7, 2021 7:00 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: I support Capstone Communities' 100% Affordable Housing Development

Dear Cambridge Board of Zoning Appeals,

I am writing to express my strong support for the 49-unit affordable housing development at 2072 Mass Ave. Please promote this project in its entirety, without removing any housing units. Only when there is enough affordable housing will Cambridge be a welcoming and safe place to live.

Warm regards,
Rachel

DeAngelo, James

From: Pacheco, Maria
Sent: Thursday, January 7, 2021 2:51 PM
To: DeAngelo, James
Subject: Fw: Support for affordable housing project at Walden and Mass Ave.

From: Sally Peterson <sallystonepeterson@gmail.com>
Sent: Thursday, January 7, 2021 12:46 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for affordable housing project at Walden and Mass Ave.

Dear Cambridge Board of Zoning Appeals,

I am writing in support of the proposed affordable housing at the corner of Walden St. and Mass Ave. Mass Ave. and Walden Street are heavily traveled thoroughfares. The presence of another apartment building is in keeping with the rest of the neighborhood. We need affordable housing in Cambridge and it makes sense to locate it in a central location near public transportation, grocery stores and other neighborhood services.

I live in the neighborhood and think the possibility of a slight increase in traffic and parking challenges are minor trade offs for creating more affordable housing for Cambridge residents.

I hope the Board of Zoning Appeals will approve this development.

Sincerely,
Sally Peterson
23 Bellevue Avenue

DeAngelo, James

From: Pacheco, Maria
Sent: Thursday, January 7, 2021 3:39 PM
To: DeAngelo, James
Subject: Fw: affordable housing at Mass Ave/Walden needs trees

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From: Sylvia Fine <sylvia.fine@gmail.com>
Sent: Thursday, January 7, 2021 1:28 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: affordable housing at Mass Ave/Walden needs trees

Board of Zoning Appeals:
I am writing in support of the proposed affordable housing at the corner of Walden and Mass Ave. Both Mass Ave and Walden Streets are heavily trafficked, and having a large apartment building on the corner is in keeping with the streetscape of Mass Ave. We have such a need for affordable housing in Cambridge, and this is a great step forward.
I am however concerned that there does not seem to be a plan for street trees at the site. Tree canopy is a vital part of climate change mitigation.
Sincerely,
Sylvia Fine

Daglian, Sisia

From: Singanayagam, Ranjit
Sent: Tuesday, January 5, 2021 10:20 AM
To: Daglian, Sisia
Subject: FW: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.
Attachments: Neighbors in Support of Affordable Housing at 2072 Massachusetts Avenue.docx

From: Tom Burke <tburke@wellesley.edu>
Sent: Monday, January 4, 2021 10:31 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Fwd: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.

Dear Members of the Board of Zoning Appeals,

please see the attached petition signed by roughly 150 neighbors of this proposed development.

Sincerely,

Tom Burke
11 Buena Vista Park

--
Tom Burke
Ralph Emerson and Alice Freeman Palmer Professor and Chair
Political Science Department
Wellesley College

Dear Board of Zoning Appeals and Cambridge City Officials,

as neighbors of the proposed affordable housing apartment building at 2072 Massachusetts Avenue, we write in strong support of this project, which we believe will enhance our neighborhood and our city.

There is an extreme shortage of affordable housing both in Cambridge and in our neighborhood. A nearby affordable housing development, the Finch, recently received more than 2,200 applicants for 98 apartments, and the Cambridge Housing Authority currently has more than 20,000 applicants for housing on its waitlist. This new development would give 49 families who might otherwise be forced out of Cambridge a chance to live at a convenient location in first-rate apartments.

The apartment complex would be a huge improvement over the current building at that site, a fast-food restaurant on a tar parking lot. Massachusetts Avenue, a busy thoroughfare lined by many large commercial buildings, is an appropriate place for this development, and the design is properly scaled for the neighborhood. We oppose efforts to reduce the building size and so lock out more families from living there.

The developers, Capstone, have an excellent track record, and have been responsive to neighborhood concerns. They have included in their design thoughtful touches such as a green roof, solar panels, and extensive bike parking. Cambridge has reached a point where adding more parking spots--and more cars--is counterproductive. This project is designed in with the future of transportation in Cambridge in mind rather than its past.

We love our neighborhood and understand why our fellow neighbors may be fearful about any change they imagine might reduce its beauty, convenience and friendliness. We believe, however, that their fears are exaggerated, and that the changes this project creates will on balance improve our neighborhood, most of all because it will bring to us new neighbors. The cost of living in Cambridge has escalated to a point where many are locked out, threatening the vibrancy of our city. This development represents an attempt to preserve one of Cambridge's greatest strengths, the diversity of its residents. We urge you to move this project forward.

Sincerely,

Concerned Neighbors

Ying Dong & Tom Burke	11 Buena Vista Pk.
Ruth Ryals & James Cornie	115 Upland Rd.
Becky Sarah	14 Whittier St.

Irene Gates	11 Buena Vista Park #2
Yajun Mo	11 Buena Vista Park #2
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Mary Hermann	84 Raymond st Cambridge
James Cornie	115 Upland Rd.
Larry Field & Cheryl Suchors	42 Mt Vernon Street
Elizabeth Fels-McDowell	205 Walden St.
Mary Baine CAMPBELL	36 Linnaean St, Apt 9
Melissa Ludtke	30 Buena Vista Park Apt 2
Jay R. Warren	30 BUENA VISTA PARK, unit 3
Margaret Levin	35 BUENA VISTA PK. Apt. 1
Lydia Lowe	45 Rindge Avenue, Cambridge 02140
Julie Duncan	11 NORTON PLACE
Walter Kasell	175 Richdale Ave, Unit 308
Steven Miller	92 Henry St.
Cleta Booth	36 Highland AV #35
Joe Sullivan	79 Upland Rd.,Cambrdige Ma 02140
Megan DeMott-Quigley	45 Fenno Street
Patricia Lorsch	108 Washington Avenue, Cambridge, 02140
Oliver Radford	24 Cambridge Ter #1
Pamela	15 Sherman street
Janet Randall	64 Granville Road
Barbara Thimm	144 Upland Road, Cambridge MA 02140
David Sullivan	16 Notre Dame Ave
Joshua Goodman	50 Roseland St
Saul Tannenbaum	16 Cottage St., Cambridge MA 02139
Brenda Steinberg	63 Washington ave
Gordon Fellman	15 Sherman St.
Andres de Loera	9 Elmer St Unit 1, Cambridge MA 02138
SUSAN MILLER-HAVENS	24 BRADBURY STREET
Lindsey Dollard	4 Cambridge Terrace, Unit #3, Cambridge, MA
Kristine Jelstrup	120 Pleasant St. #2
Kaya Mark	45 Rindge Ave

Calla Walsh	24 Decatur St.
Elsa Mark-Ng	13 George street
Will MacArthur	18 Shea Rd
Tine Christensen	490 Huron Ave, Cambridge MA 02138 (formerly of 18 Buena Vista Park)
Sharon deVos	118 Antrim st Cambridge
Zach Goldhammer	167 Pemberton St
Ginger Ryan	35 Crescent Street
Susan Redlich	19 Sacramento Street
Eric Leslie	1 Washburn Ter
Shirley Mark	3 Hollis Park, Cambridge, MA 02140
Anne Shumway	57 Fenno Street
Seamus Lombardo	111 Sciarappa St.
Judy Leff	34 Prentiss St. Cambridge
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Susan Donaldson	187 Harvey St, Cambridge
Jenny Netzer	57 Crescent Street
Ellis Seidman	57 Crescent St., Cambridge, MA
John Bell	100 Jackson Street
Brinda Kirpalani	31 Crescent street
Peter Kelsey	35 Crescent St., 02138
Nelson Dow	3 Hollis Park, Cambridge MA 02140
Janet Axelrod	21 Berkeley St. Cambridge, MA 02138
Stella Plenk	21 Berkeley St
Carolyn Stonewell	7 Arlington St. Apt. 56
Margaret Drury	1 Dudley Ct Cambridge
Marcia Hams	95 Clifton St.
Sandra Diener	31 Wood Street
Anna Kelsey	35 Crescent St. Cambridge, MA 02138
Brinda Kirpalani	31 Crescent street
Beverly Neugeboren	18 Tenney St
Angelee Russ-Carbin	34 Cambridge Terrace, Cambridge MA 02140
Skip Schiel	9 Sacramento Street

ManChak Ng	13 George Street
Carolyn Fuller	12 Douglass St, Cambridge, MA 02139
Matt Bagedonow	118 Oxford Street
Joshua Driesman	334 Harvard Street, Cambridge, MA
Kaustubh Girme	332 Broadway Unit 3 Cambridge MA 02139
Bridget Kostigen	2022 Massachusetts Ave
James Zall	203 Pemberton St, Unit 6, Cambridge
Susan Zall	203 Pemberton St, Unit 6, Cambridge
Kristine Jelstrup	120 Pleasant St. #2
Christopher Schmidt	17 Laurel St., Cambridge, MA 02139
Kelsey Harris	8 Newport Rd
Larissa Brown	42 Madison Ave
Sharon Mombru	195 Upland Rd
Anna Spier	16 Cambridge Terrace #2
Eli Plenk	21 Berkeley St, Cambridge, MA 02138
Kathleen Riesing	91 Sherman St. Apt. #1
Maryann Doiron	98 Avon Hill Street
Rob Emslie	98 Avon Hill Street
Preston Neal	16 Cambridge Terrace #2
Josiah Bonsey	16 Prentiss St
Elisabeth Keller	16 Prentiss Street
Moana Bentin	100 Harvey St, Cambridge 02140
Manju Gokhale	9 Poplar Road
Dita Obler	318 Brookline St, Cambridge 02139
Robert Leigh	175 Harvey St #10
Amy Sloper	47 Cogswell Ave, #26
Diane Baden	35 Walden St
Claire Silvers	26 Mead St
Margaret Studier	14A Allen St
Nancy E. Phillips	36A Rice St., Cambridge
Cynthia Reid	20 Hubbard Ave Cambridge
Steve Bardige and Kay Hurley	55 Stearns Street
Deb Morse	45 Harris Street

Sally Arnold	10 Rogers St, Apt 402
Jeff Byrnes	294 Summer St, Somerville
Tim Bancroft	14 Orchard St, Cambridge, MA 02140
Alison Mitchell	23 Buena Vista Park, Cambridge
John Grady	34 Creighton Street
Grace Nauman	44 Cherry St Apt 2, Somerville, MA
Noah Schoen	
Corey Purcell	19 Burnside Ave, Apt #3, Somerville (barely on the Somerville side of the plaza)
Don Michaelis	15 Richdale Ave Apt 304
Andrew Sinclair	39 Mount Pleasant Street
Susan Resnick	15 Richdale Ave.
Lijun Li	3 Porter Park
Camilla Elvis	28 Linnaean st
Benjamin Stein	47 Cogswell Ave, apt 26
Pattie Heyman	66 Martin Street, Cambridge, MA
Martha Collins	66 Martin Street #3
Karin Downs	16 Seagrave Road, Cambridge, 02140
Ana Vaisenstein	26 Hurlbut St, Apt 4
Rebekah Bjork	20 Concord Ave unit C Cambridge, MA
Connie Chamberlain	42 Bowdoin Street
Serena Fix	16R Bowdoin Street Cambridge 02138
Debbie New	14 Cambridge Terrace
Peter Lowber	66 Martin Street
Lawrence A Boins	5 Arlington Street #36
Susan Broner	8F Sherman Street, Cambridge, MA 02138
Jeff Petrucelly	17 Kenwood street
Susan Resnick	15 Richdale Ave.
Virginia Swain	21 Bowdoin St.
Perry Lubin	12 Gray Gardens E
Laura Heath-Stout	22 Creighton St., Apt. 2,
Allegra Heath-Stout	22 Creighton St.
Michael James Roberson	94 Richdale Avenue

Kate Goodale	38 Bowdoin St, Cambridge, MA
Wendy Schoener	15 Arlington St.
Peter Levine	16 Martin Street
Sarah A Forrester	St James's Episcopal Church member. I live in Lexington but used to live in Cambridge. I've been going to St James's for 26 years.
Michael Carbin	34 Cambridge Terrace #1
Margaret Lourie	175 Sherman St
Lois Markham	316 Rindge Ave. Unit 10
Nadine Berenguier	10 Howland Street Cambridge, MA 02138
Stephen Klesert	316 Rindge Avenue, Unit 10, Cambridge, MA

Daglian, Sisia

From:	Singanayagam, Ranjit
Sent:	Tuesday, January 5, 2021 10:20 AM
To:	Daglian, Sisia
Subject:	FW: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.
Attachments:	Neighbors in Support of Affordable Housing at 2072 Massachusetts Avenue.docx

From: Tom Burke <tburke@wellesley.edu>
Sent: Monday, January 4, 2021 10:31 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Fwd: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.

Dear Members of the Board of Zoning Appeals,

please see the attached petition signed by roughly 150 neighbors of this proposed development.

Sincerely,

Tom Burke
11 Buena Vista Park

--
Tom Burke
Ralph Emerson and Alice Freeman Palmer Professor and Chair
Political Science Department
Wellesley College

Daglian, Sisia

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 9:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

From: Linda Stein <linda@lindastein.com>
Sent: Tuesday, January 5, 2021 7:14 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

To Members of the Board of Zoning Appeal,

I oppose the proposed development of 2072 Mass Ave.

I live at 1 Walden Mews, Cambridge and oppose the project for the following reasons:

1. **Size**—the 9 story, 102-foot tall height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden. I call on you to enforce zoning for affordable housing which is 6 stories maximum; this could set a troubling precedent for other 9-story developments to be built in North Cambridge. This is quite out of character with the neighborhood.

2. **Safety of the intersection**
The intersection is already excessively narrow, dangerous, and congested. The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions.

3. **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers. Where do you imagine that the new residents will park their vehicles, given that you have made no provisions for parking?

4. **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.

5. **Increased density of the neighborhood** will undermine the good relations among neighbors and cause unnecessary problems of noise, trash, and crowding of local parks and facilities, which are already at or over capacity.

6. **Negative effects of an all-rental project** provides no incentive for residents to assimilate to the neighborhood and moreover threatens to create problems of excessive transience.

7. **This neighborhood already has a variety of affordable housing units and is not needed**.

8. **This neighborhood already suffers from a lack of stores and facilities; 200 new transient residents will inevitably degrade the owner-occupier character of the neighborhood.** It is not difficult to foresee that the proposed project would create significant problems.

I have lived in this neighborhood since 1992 and vote here. I implore you to give up or relocate the project.

Linda Stein

Linda Stein
One Walden Mews
Cambridge, MA 02140
Cell: 917. 902. 8500

www.LindaStein.com
www.HaveArtWillTravel.org

DeAngelo, James

From: Daglian, Sisia
Sent: Monday, January 4, 2021 12:06 PM
To: DeAngelo, James
Subject: FW: Comments to BZA on continued 2072 Mass. Ave. – CASE NO. BZA-017326-2020
Attachments: 1_7_21 Continued Hearing Comment.docx; Stowe Red Acre Road Design Funds.pdf; ISD CP Application acceptance procedure.pdf; Public Record Request 2072 Mass Ave PEL Process.pdf; Community Outreach Request.pdf; 2072 Mass Ave Projet Timeline Rev.xlsx

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 11:36 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; Mallon, Alanna <amallon@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; McGovern, Marc <mmcGovern@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>; Simmons, Denise <dsimmons@cambridgema.gov>; Sobrinho-Wheeler, Jivan <jsobrinhowheeler@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Toomey, Tim <ttoomey@CambridgeMA.GOV>; Farooq, Iram <ifarooq@cambridgema.gov>; Barr, Joseph <jbarr@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>
Subject: Comments to BZA on continued 2072 Mass. Ave. – CASE NO. BZA-017326-2020

Dear Ms. Pacheco,
Attached is my request to the Board of Zoning Appeal for dismissal of the comprehensive permit (CP) application for 40B 2072 Mass, Ave. affordable housing project for not having fulfilled prerequisites for filing such an application as mandated by MA Chapter 40B Handbook for Zoning Boards of Appeal (Handbook). Also attached are all the backup documents called out in my request.

Since the first BZA hearing of this case on 12/10/2020, I sent several emails to Commissioner Ranjit and other city officials with you cc'ed. I have summarized all those emails in the attached comments to BZA and captured them as pdf files along with other supporting documents. Please enter the attachments in the agenda case file.

I apologize for rather lengthy communication and thank you for your efforts in entering all the attachments in the agenda file. If you have any questions or concerns, by all means do not hesitate to contact me.

Respectfully yours,
Young Kim
17 Norris Street

Dear Chairman Alexander and Members of Board of Zoning Appeal,

I am writing to request dismissal of the comprehensive permit (CP) application for 40B 2072 Mass, Ave. affordable housing project for not having fulfilled prerequisites for filing such an application as mandated by MA Chapter 40B Handbook for Zoning Boards of Appeal (Handbook).

First, I want to acknowledge and thank CC HRE, the applicant, for posting wealth of information on their project website.

Second, I will summarize my claim below with details or backup material in attachments. One key prerequisite is posting of the Project Eligibility (PE) application complete with preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", on City's website. Had it been posted online or included as part of CP application, it would have given you financial justification for the 45 unit, 9-story height design.

1. Supplemental material for the changed plan was not submitted to the Planning Board before their hearing
    - Letter to Commissioner Singanayagam (pg. 164) and Letter to BZA (pg. 187) in BZA-017326-2020 case file for 12/10/2020 BZA hearing
2. Pre-design conceptual options were never discussed with the community by the developer or a funding source
    - Attachment Stowe Red Acre Road Design Funds by Stow Municipal Affordable Housing Trust reporting activities timeline for their Red Acre Road Parcel (an affordable housing development) lists community engagement and communication as the next step to visualize development options with neighborhood input before requesting for Proposal/Qualifications
3. CP application was submitted before permission was given by the MA Department of Housing & Community Development in their Site Approval Letter dated 12/10/2020
    - Site Approval Letter, submitted to BZA at 12/10/20 hearing, "create a presumption of fundability under 760 CMR 56.04, and permits CC HRE 2072 Mass Ave Tenant LLC (the "Applicant") to apply to the Cambridge Zoning Board of Appeals (sic) for a comprehensive permit."
4. Inspectional Services Department does not have a compliance procedure to ensure that all the prerequisite steps prescribed in the Handbook have been met before accepting CP application.
    - email requesting confirmation of phone conversation with Commissioner Singanayagam (Attachment ISD CP Application acceptance procedure) has not been answered
5. City did not follow through with procedures for Project Eligibility (PE) application in obtaining the Site Approval Letter
    - Email to Mayor Siddiqui requesting information on actions required of Chief Elected Official/Chief Executive Officer (mayor or board of selectmen) has not been answered
    - Requested Public Record Request – entered as P201125-123120 on 12/31/2020 (Attachment Public Record Request 2072 Mass Ave PEL Process; includes email to the Mayor); awaiting response
6. PE Application posted on the project website did not include Section 6, Applicant's Operating Agreement. The Table of Contents of the CP application also did not include similar Operating Agreement where the development pro forma might have been disclosed

- Handbook requires a preliminary development pro forma
- Link in the project website https://static1.squarespace.com/static/5f68dd2037c3802f77814310/t/5fc5667d18e72e5fdb8d9fc1/1606772377394/2072+Mass+Ave+Site+Eligibility+Application+10142020+%28Redacted%29.pdf, indicates the document is an abridged version without explicitly identifying material omitted

7. No community involvement in any design changes arising from BZA's request
    - emailed a request (Attachments Community Outreach Request; 2072 Mass Ave Project Timeline Rev) to Commissioner Singanayagam for community meeting to view and comment on CC HRE's response well before the continued hearing so that CC HRE will have time to factor our concerns in their submission to the Board. This email has not been answered
    - Community Meeting scheduled for 1/5/2021 7PM is too late to submit meaningful comment to BZA in time

Article 54:
Red Acre Road Design Funds

Stow Municipal Affordable Housing Trust

Annual Town Meeting 2020

Red Acre Road Parcel Activities Timeline

- ✓Land purchase [$225,000] (2018)
- ✓Barn, Stable, and Riding Arena demolition and disposal [$50,000] 2019
- ✓Pre-Engineering studies [$11,000] (2019)
  - ✓Soil & Percolation Tests
  - ✓Site analysis: topographic, wetlands
- Community Engagement and Communication (Fall 2020)
  - Neighborhood Input needed and encouraged
  - Provide guidance for subsequent steps
  - Visualization of development options
- Request for Proposal/Qualifications (2021)
  - Define project to realize what community desires
  - Develop constraints and requirements for permitting/zoning

Why are these funds needed now?

- First SMAHT project at this scale will require more planning than in past
  - "An ounce of prevention is worth a pound of cure"
- Design concepts will drive discussion during Community Input phase
- Important that development options are realistic and based on specific site
  - Topography, setbacks, site constraints
- Full consideration of project options now will avoid delays and costs
- SMAHT's Housing Consultant to remain focused on overall housing goals
  - Design role has been necessary for rapid response to Chapter 61 withdrawal but not ideal
  - Maintain role as SMAHT technical resource, not as creative asset

$25,000 will cover site examination, conceptual alternatives, zoning options

Gmail

Young Kim <ycknorris@gmail.com>

Urgent, time sensitive request for your confirmation of our conversation on 12/23

Young Kim <ycknorris@gmail.com> Thu, Dec 31, 2020 at 6:13 AM
To: "Singanayagam, Ranjit" <ranjits@cambridgema.gov>
Cc: "Daglian, Sisia" <sdaglian@cambridgema.gov>, "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Farooq, Iram" <ifarooq@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, "Glowa, Nancy" <nglowa@cambridgema.gov>

Dear Commissioner Rajit.
I apologize for ending the year with this urgent request but I respectfully request your confirmation of our discussion on Dec 23 highlighted below by close of business today in order for me to accurately state your assertion that there is no compliance check to see if 40B prerequisites have been met when accepting 40B Comprehensive Permit application to the Board of Zoning Appeal. In my comment to BZA on 1/4/2021, I intend to ask BZA to dismiss the case because according to MA Chapter 40B Handbook for Zoning Boards of Appeal, "Unless it satisfies the regulatory prerequisites, a developer does not have standing to apply for a comprehensive permit and the ZBA should not grant one."
I am attaching an email letter I sent to Mayor Siddiqui, Chief Elected Official according to MA Chapter 40B Handbook for Zoning Boards of Appeal, requesting information regarding 40 B Project Eligibility Letter (PEL) Process for 2072 Mass Ave Comprehensive Permit case to further corroborate my claim that not only did the applicant not met the 40B prerequisite but also City did not follow the state mandated guidelines.

I wish you, your loved ones and all the members of ISD a Happy, Healthy and Prosperous New Year filled joys, new adventures and new accomplishments.

Respectfully your,
Young Kim
17 Norris Street

---------- Forwarded message ---------
From: **Young Kim** <ycknorris@gmail.com>
Date: Wed, Dec 23, 2020 at 5:55 AM
Subject: Shocking broken Comprehensive Permit Process
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>, Pacheco, Maria <mpacheco@cambridgema.gov>

Dear Commissioner Ranjit,

I would like to first apologize for the way I got emotionally charged while discussing the irregularities in the 2072 Mass Ave Comprehensive Permit application process. I would also like to ask for your confirmation that my statement below accurately
captured our discussion yesterday so that I may take appropriate next steps.

As you are well aware, according to MA Chapter 40B Planning and Information, "Chapter 40B is a state statute, which enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions." "In 2008 the Department of Housing and Community Development (DHCD) revised Ch. 40B regulations and created state guidelines for Chapter 40B projects", MA Chapter 40B Handbook for Zoning Boards of Appeal.

I was shocked to learn from you that to submit a Comprehensive Permit (CP) application for a Chapter 40B affordable housing development (AHD), the applicant simply goes to the City Clerk's office to get the application packet timestamped to get the clock started for the application to be scheduled for the Board of Zoning

Appeal (BZA) hearing. There is no compliance procedure at the Inspectional Services Department under which BZA operates to ensure that all the prerequisite steps prescribed in the 40B handbook have been met. This explains why the 2072 Mass Ave CP application was scheduled to be heard by BZA before obtaining the required Site Approval letter from the MA Department of Housing & Community Development which clearly states "creates a presumption of fundability under 760 CMR 56.04, and permits CC HRE 2072 Mass Ave Tenant LLC (the "Applicant") to apply to the Cambridge Zoning Board of Appeals (sic) for a comprehensive permit."

When the applicant submitted the Project Eligibility (PE) Application to obtain the Site Approval letter, "the Subsidizing Agency notifies the Chief Elected Official" (Mayor in the case of Cambridge) who in turn must start a "30-day comment period" and "post the notice and PE application on the community's website and seek comments from municipal boards and departments." Such posting allows "interested residents can have access to the information so they can comment if they wish." The first time the planned development was presented to the interested residents was at the community presentation by the applicant on 9/29/2020, just about 2 weeks before the applicants filed PE Application on 10/14/2020. And the Site Approval letter was submitted at the time of the hearing in clear violation of mandated state guidelines.

This case should be dismissed and the applicant should be directed to refile following the State guidelines.

Thank you for your attention to this matter,

Respectfully yours,

Young Kim

17 Norris Street

Letter to Mayor 40 B PEL Process.pdf
92K

4

Gmail

Young Kim <ycknorris@gmail.com>

Urgent Public Record Request re 2072 Mass Ave 40B Project Eligibility Letter (PEL) Process

Young Kim <ycknorris@gmail.com> Wed, Dec 30, 2020 at 5:35 PM
To: Seah <slevy@cambridgema.gov>
Cc: "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Glowa, Nancy" <nglowa@cambridgema.gov>, "Singanayagam, Ranjit" <ranjits@cambridgema.gov>, "Pacheco, Maria" <mpacheco@cambridgema.gov>

Dear Ms. Levy,
Please provide me with any record of communication from MA Housing Partnership (MHP) or similar state affordable housing agencies regarding PEL application for 2072 Mass Ave affordable housing project. Also, provide me with any record of PEL application being published on the City website other than as part of BZA Comprehensive Permit application. Please see the forwarded email below for the context of this request.
This material is urgently needed to submit my comment to BZA by 5 PM 1/4/2021 for their continued hearing on the 2072 Mass Ave CP case. So this request is extremely time sensitive and I would greatly appreciate it if you could expedite this request,
If you have any questions, by all means please do not hesitate to contact me by email or phone, 617-714-3386.

Thank you for your cooperation,
Young Kim
17 Norris Street

---------- Forwarded message ---------
From: **Young Kim** <ycknorris@gmail.com>
Date: Wed, Dec 30, 2020 at 1:41 PM
Subject: 40 B Project Eligibility Letter (PEL) Process for 2072 Mass Ave Comprehensive Permit case
To: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, Glowa, Nancy <nglowa@cambridgema.gov>

Dear Mayor Siddiqui,

According to the attached document, MA Housing Partnership (MHP), " MHP is required under 40B regulations to provide a 30-day notice ("30-Day Notice") to the "Chief Executive Officer" of the Town/City where the project is located, at least 30 days prior to issuance of a PEL." For Cambridge, I believe the Chief Executive Officer is you as Mayor of Cambridge. MHP will review the submitted PEL application for completeness and if so, MHP will visit the site and make a determination as to whether they are prepared to send a 30-Day Notice to the Town/City. MHP is required to provide notice of the site visit to the Town/City's Chief Executive Officer in order to allow any officials or staff of the municipality to accompany them on the site visit.

Please provide me with the following information:
1) date CC HRE provided a copy of their full PEL application, including the completed PEL Information Form, and any attachments to it. The PEL should have had Preliminary development pro forma which is not available on the PEL Application on the 2072 Mass Ave project's website
2) date you have received the 30-Day Notice
3) if during that 30-day period the PEL application was made public on City's website for the public to submit comments
4) if during that 30-day period you conveyed any comments, either the CIty's or on behalf of the public, to MHP to be considered during their due diligence review
5) date you have received site visit notice
6) if any city official or staff accompanied MHP on the site visit

I am trying to determine if CC HRE satisfied all the regulatory prerequisites. If CC HRE didn't, then they do "not have standing to apply for a comprehensive permit and the ZBA should not grant one" per Chapter 40B Handbook for Zoning Boards of Appeal.

Thank you in advance for your timely response before the continued hearing on this case by BZA on 1/7/2021.

Respectfully yours,

Young Kim
17 Norris Street

Initial 40B Letter to PEL Applicant Boilerplate.pdf
182K

Gmail

Young Kim <ycknorris@gmail.com>

Continued 2072 Mass Ave Comprehensive Permit Case

Young Kim <ycknorris@gmail.com> Tue, Dec 15, 2020 at 10:27 AM
To: "Singanayagam, Ranjit" <ranjits@cambridgema.gov>, "Daglian, Sisia" <sdaglian@cambridgema.gov>
Cc: "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "DePasquale, Louie" <ldepasquale@cambridgema.gov>, "Carlone, Dennis" <dcarlone@cambridgema.gov>, "Nolan, Patricia" <pnolan@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, "Farooq, Iram" <ifarooq@cambridgema.gov>, "Joseph, Swaathi" <sjoseph@cambridgema.gov>, "Pacheco, Maria" <mpacheco@cambridgema.gov>

Dear Commissioner Ranjit and Assistant Commissioner Daglian,

I want to thank members of the Board of Zoning Appeal (BZA) for hearing the community's foremost concern of density and all the associated consequences of such a dense project as 2072 Mass Ave affordable housing project at a dangerous intersection of Mass Ave and Walden Street. I also want to thank BZA for ordering CC HRE to " better justify their additional height. Or to reduce it." (per Cambridge Day (https://www.cambridgeday.com/2020/12/10/zoning-board-postpones-affordable-project-vote-to-january-hesitating-over-its-nine-story-height/)
However, BZA left out the crucial instruction for CC HRE to hold a community outreach meeting and incorporate their concerns in any new design they might be proposing at the continued hearing.

With CC HRE's deadline to submit their response by Mon 1/4/2021 4 PM and the public to submit their comments by the same deadline, the community will have no opportunity to comment on their response. Through you, I beg you to give the community the opportunity to view and comment on CC HRE's response well before the continued hearing so that CC HRE will have time to factor our concerns in their submission to the Board.

Thank you for your understanding and consideration. If you have any questions, by all means let me know,

Respectfully yours,
Young Kim
17 Norris Street

Date	Description	Comment
4/10/2018	Site purchased	
9/29/2020	Community Presentation #1 to NCSC	
10/14/2020	Project Eligibility Application Materials	204 pages long
10/14/2020	Subsidizing Agency notifies the Chief Elected Official and schedules a site visit	Who in City received the notification and was a site visit scheduled?
10/14/2020	Chief Elected Official should start comment period & post the notice and PE application on the community's website and seek comments from municipal boards and departments.	Was this done?
10/14/2020	Making the documents available on the city or town website will ensure that interested residents can have access to the information so they can comment if they wish.	Community never had this opportunity.
11/10/2020	BZA Application	150 pages long; What was left out from PE application and why; the financial transparency ZBA wanted could be in the omitted sections of PE application
11/13/2020	30-day comment period ends	
11/19/2020	Design Updates Presentation for Porter Square Neighbors Association Meeting	Change to 9/6 configuration first revealed
11/24/2020	Community Presentation #2 to NCSC	
11/24/2020	Project Eligibility Application Supplemental Materials	34 pages
12/1/2020	PB Hearing	
12/3/2020	BZA Application Supplemental Material	124 pages
12/3/2020	BZA Hearing	
12/3/2020	Site Eligibility Approval	Comprehensive Permit application should have been applied when the Site Eligibilty Approval letter is received

1/4/2021	5 PM deadline to submit any supplemental material by CC HRE and public comment	If design changed, City should post in city website and give all parties including the public 30 days to review
1/7/2021	Continued 2072 Mass Ave Comprehensive Permit application hearing	If design changed, BZA should reschedule it for board members and public time to review and comment

Source: MA Chapter 40B Handbook for Zoning Boards of Appeal.

DeAngelo, James

From:	Daglian, Sisia
Sent:	Monday, January 4, 2021 12:08 PM
To:	DeAngelo, James
Subject:	FW: 2072 Mass Ave CASE NO. BZA-017326-2020, Jan 7, 2020 BZA meeting
Attachments:	NWN Petition for BZA.pdf

From: Seymour Kellerman <seymourkellerman@gmail.com>
Sent: Monday, January 4, 2021 11:08 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: NWN core group <north-walden-neighbors@googlegroups.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020, Jan 7, 2020 BZA meeting

To the Members of the Board of Zoning Appeal:

358 Cambridge residents (and counting) have signed the attached petition to express their strong opposition to the 2072 Mass Ave project as currently proposed.

Signers include many residents of the affordable-housing Russell Apartments for seniors/disabled, a few feet away from the proposed site.

A large majority of the signers live within 1/2 mile of the proposed project.

We ask the City of Cambridge to conduct a study of safety, space, and setback of the proposed building
before BZA grants permission to build anything.

Respectfully,
Seymour Kellerman for North Walden Neighbors
21 Cogswell Ave, Cambridge 02140

Petition with Signatures

Cambridge Board of Zoning Appeal

CASE NO. BZA-017326-2020, January 7, 2021

Submitted by North Walden Neighbors, January 4, 2021

- **To date, 358 Cambridge residents have signed the enclosed petition to express their strong opposition to the 2072 Mass Ave project as currently proposed.**

- Signers include many residents of the affordable-housing Russell Apartments for seniors/disabled, located a few feet from the proposed site.

- A large majority of the signers live within 1/2 mile of the proposed project.

We ask the BZA to require the study of the safety, space, and setback of the proposed building before granting permission to build anything.

PETITION TO IMPROVE SAFETY AND REDUCE DENSITY OF 2072 MASS. AVE. PROPOSED DEVELOPMENT

To the City of Cambridge Board of Zoning Appeal:

We, the undersigned, Cambridge residents many of whom live in close proximity to the intersection of Mass. Ave. and Walden St., have grave concerns regarding the proposed 100% affordable housing development at **2072 Mass. Ave.**

The building (9 stories facing Mass. Ave. and 6 stories facing the Walden neighborhood) has 49 units for up to 200 residents, a storefront, 3 restricted onsite parking spaces and 2 drop off spaces. The Floor Area Ratio (FAR) of the proposed development is 6.7, too dense for this neighborhood. By comparison, it is 315% higher than the average FAR of 2.1 for the other 4 affordable housing developments within a ½ mile radius of Porter Square.

The proposed development sits on a small 8,514 square foot lot, located on a dangerous, congested corner that poses safety issues for pedestrians, bicyclists, and drivers. There is a history of accidents at the intersection and even a tragic death of a young girl on a bicycle. The current proposal would likely exacerbate these long-standing problems as the building takes up the entire lot, without any setback or ground greenspace.

The developer's application to the City asks to waive 18 separate zoning and other regulations, many of which if waived would make the intersection even more dangerous. The developer's request is well beyond the recently passed Affordable Housing Overlay's maximums that were discussed over a two-year period.

As neighbors who will be directly impacted by this proposed development, we are asking the City of Cambridge to:

- Conduct a Traffic Impact Study to analyze the impact of the proposed development on the Mass. Ave./Walden St. intersection as well as the surrounding streets (using pre-pandemic conditions);
- Instruct the developers to resize the building in accordance with the Mass. Ave. Overlay and with the Affordable Housing Overlay guidelines on building size;
- Enforce the safety- and space-related zoning regulations.

NAME	ADDRESS	Date Signed
Hillary Abbey	42 Cogswell Ave #3, Cambridge 02140	12/20/20
Mark Adams	2517 Mass Ave, Cambridge 02140	12/7/20
Carol Anastasi	70 Mt. Vernon St, Cambridge 02140	12/8/20
Eva Alpert, CPA	28 Regent St, Cambridge 02140	12/7/20
Kate Ardini	60A Porter Rd, Cambridge 02140	1/2/21
Helle Alpert, CPA	56 Winslow St #2, Cambridge 02140	12/7/20
Laura C Arena	11 Sacramento St 3rd fl, Cambridge 02138	12/8/20
John Armstrong	36 Orchard Street, Cambridge 02140	12/18/20
Patricia Armstrong	36 Orchard St, Cambridge 02140	12/7/20
Silvia Marina Arrom	4 Shady Hill Square, Cambridge 02138	12/6/20
Madeleine Aster	67 Rice St, Cambridge 02140	12/7/20
Kristine H. Atkinson	98 Clifton St, Cambridge 02140	12/4/20
Asunción del Azar	700 Huron Ave, Cambridge 02138	12/3/20
Howard Baden, MD	1010 Memorial Dr 4G, Cambridge 02138	12/19/20
Thomas Barfield	51 Chilton St. Cambridge 02138	12/6/20
Janet Barker	59 Regent St, Cambridge 02140	12/21/20
Sylvia Barnes	196 Harvey St, Cambridge 02140	12/3/20
Trumbull Barrett	11 King St, Cambridge 02140	11/30/20
Elizabeth Bartle	45 Bellevue Ave, Cambridge 02140	12/6/20
Robert Beerman	16 Newman St, Cambridge 02140	12/7/20
Annette Benedetto	41 LInnaean St #1, Cambridge 02138	1/3/21
Steven Bennett	29 Cogswell Ave, Cambridge 02140	12/26/20

Theodore C. Bestor	149 Upland Road, Cambridge 02140	12/2/20
Lynn Betlock	146 Rindge Ave, Cambridge 02140	12/7/20
Alka Bhaskar	35 Walden St, Cambridge 02140	12/30/20
Marina Blaisdell	16 Cogswell Ave, Cambridge 02140	12/20/20
Nick Blaisdell	16 Cogswell Ave, Cambridge 02140	12/7/20
Suzanne Blier	6 Fuller Place, Cambridge 02138	12/9/20
William Bloomstein	16 Crescent St, Cambridge 02138	12/1/20
Philip Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
Jaryna Bodrock	10 Goodman Road, Cambridge 02139	12/1/20
David Boufford	104 Jackson St, Cambridge 02140	12/7/20
Sari Boren	189 Walden St, Cambridge 02140	11/29/20
Ezekial Bowman	7 Cypress St, Cambridge 02140	11/30/20
Michael Brandon	27 Seven Pines Ave, Cambridge 02140	11/26/20
Paul Brennan	77 Tremont St, Cambridge 02139	12/6/20
Corlane Brewington	2050 Mass Ave #307, Cambridge 02140	11/30/20
Kristen Brewitt	40 Cogswell Ave, Cambridge 02140	1/3/21
Tom Brewitt	40 Cogswell Ave, Cambridge 02140	11/27/20
Nancy Brickhouse	113 Walden Str, Cambridge 02140	11/29/20
Cy Britt	2 Shady Hill Square, Cambridge 02138	12/6/20
Michael Brodie	45-7 Cogswell Ave, Cambridge 02140	12/21/20
Michael Byrne	77 Kirkland St, Cambridge 02138	12/7/20
Robert Camacho	24 Corporal Burns Rd, Cambridge 02138	12/7/20

Ayesha Cammaerts	31 Wendell St, Cambridge 02138	12/7/20
Felicia Chadbourne	26 Whittier St, Cambridge 02140	1/1/21
Frederic Chereau	160 Upland Rd, Cambridge 02140	1/3/21
RosaMaria Cardoso Pinto	21 Walden St, Cambridge 02140	12/29/20
Maria S. Cardoso	21 Walden St, Cambridge 02140	1/2/21
Lorraine M. Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Patrick Connelly	43 Blanchard Rd, Cambridge 02138	12/8/20
Susan M. Carter	41 Holden St, Cambridge 02138	12/7/20
Winthrop Carty	20 Cogswell Ave, Cambridge 02140	12/7/20
Roberta Caudill	2050 Mass Ave #408, Cambridge 02140	11/29/20
Davis Chaves, Jr.	44 Creighton St, Cambridge 02140	12/6/20
Lisa Ceremsak	8 Cypress Street, Cambridge 02140	11/29/20
Mary Chaves	29 Creighton St, Cambridge 02140	12/2/20
Peter Choo	38 Porter Rd, Cambridge 02140	1/1/21
Stephanie Choo	38 Porter Rd, Cambridge 02140	1/1/21
Nick Chouairi	19 Creighton St, Cambridge 02140	12/2/20
Susan Ciccone	14 Creighton St, Cambridge 02140	12/6/20
Barbara Cipriani	225 Walden St #2E, Cambridge 02140	1/2/21
Cheryl Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Kevin Clifford	64 Clifton Street, Cambridge 02140	12/7/20
Richard Clarey	15 Brookford St, Cambridge 02140	1/2/21
Judy Clark	81 Orchard St, Cambridge 02140	12/7/20

Carol Colsell	35 Wendell St #2, Cambridge 02138	12/7/20
Brian Cook	14 Creighton St, Cambridge 02140	12/7/20
Jan Corash	84 Orchard St, Cambridge 02140	12/7/20
Stephanie Crayton	64 Matignon Rd, Cambridge 02140	12/7/20
Richard Curran	175 Richdale Ave, Cambridge 02140	12/19/20
Mustapha Daraai	2050 Mass Ave #510, Cambridge 02140	12/22/20
Kellie DeJon	46 Sargent St, Cambridge 02140	12/7/20
Dewey Dellay	9 King St, Cambridge 02140	12/3/20
David C Denison	18 Orchard St, Cambridge 02140	12/26/20
Steven Dickman	48 Mount Pleasant St, Cambridge 02140	11/28/20
Thomas Dinwoodie	57 Francis Ave, Cambridge 02140	12/7/20
Joan Ditzion	6 West Bellevue Ave, Cambridge 02140	1/3/21
Lianna Doan	35 Walden St. #1C, Cambridge 02140	12/8/20
Una Doherty	16 Walden St #3, Cambridge 02140	12/18/20
Hillary Dorsk	1 Russell St, Cambridge 02140	12/7/20
Lisa Dreier	38 Cogswell Ave, Cambridge 02140	11/27/20
Costanza Eggers	47 Porter Road, Cambridge 02140	11/27/20
Jean C. Evans	142 Garden St, Cambridge 02138	12/7/20
Sandra Fairbank	221 Mt. Auburn St #705, Cambridge 02138	12/6/20
Mitzi Fennell	37 Creighton St, Cambridge 02140	12/7/20
Pauline Fennell	35 Creighton St, Cambridge 02140	12/2/20
Ann Ferraro	35 Walden St, Cambridge 02140	12/4/20

Lois W. Fine	8 Sycamore Street, Cambridge 02140	11/29/20
Monique Fischer	47-19 Cogswell Ave, Cambridge 02140	11/30/20
JaneAnn Fisher	16 Creighton St, Cambridge 02140	12/7/20
Tony Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Yael Flamand	23 Cogswell Ave, Cambridge 02140	11/26/20
Lawrence W Flint	49 Walker St, Cambridge 02140	11/29/20
Theo Forbath	21 Frost St, Cambridge 02140	12/7/20
Annmarie Flynn	341 Walden St, Cambridge 02138	11/28/20
Susan Frankle	3 Houston Park, Cambridge 02140	11/27/20
A. Lindsay Frazier MD	14 Arlington St, Cambridge 02140	12/4/20
Gretchen Friesinger	18 Orchard St, Cambridge 02140	12/26/20
Marie Gannnon	15 Richdale Ave, Cambridge 02140	12/7/20
Ann Gantz	47 Pemberton St #3, Cambridge 02140	11/29/20
Cecile Garcin	160 Upland Rd, Cambridge 02140	1/3/21
Cheryl Gault	47 Creighton St, Cambridge 02140	12/7/20
Betsy Germanotta	175 Harvey St. #2, Cambridge 02140	12/7/20
Douglas Gessler	16 Bigelow St, Cambridge 02139	12/6/20
Antoinette Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Michael Gilligan	24 Pemberton St, Cambridge 02140	12/7/20
Jean B. Gleason, Ph.D.	110 Larchwood Dr, Cambridge 02138	12/5/20
Peter Glick	6 Donnell St, Cambridge 02138	12/9/20
Ellen Glisker	56 Porter Rd, Cambridge 02140	12/18/20

Merav Gold	7 Shady Hill Square, Cambridge 02138	12/6/20
Zachary Goldberg	118 Aberdeen Ave, Cambridge 02138	11/30/20
Elizabeth Gombosi	42 Irving St, Cambridge 02138	12/27/20
Byron Good	77 Raymond St, Cambridge 02140	12/6/20
Mary-Jo D. Good	77 Raymond St, Cambridge 02140	12/6/20
Barbara Goodchild	41 Bowdoin St #31, Cambridge 02138	12/30/20
Nellie Goodwin	23 Mead Street, Cambridge 02140	11/27/20
Lesli Gordon	63 Mt. Vernon St #2, Cambridge 02140	12/8/20
Lydia Gralia	19 Beech St, Cambridge 02140	12/10/20
Kristen Graves	28 Creighton St, Cambridge 02140	12/7/20
Tara R Greco	30 Linnaean St, Cambridge 02138	12/30/20
Paul Griffin	99 Rindge Ave, Cambridge 02140	12/7/20
Nenad Grubor	35 Walden St, Cambridge 02140	12/8/20
Debra Gustafson	21 Walden St, Cambridge 02140	12/30/20
Scott Haas	27 Gibson St, Cambridge 02138	12/6/20
Bonnie Haddad	175 Richdale Ave, Cambridge 02140	12/1/20
Jackson Hall	51 Sherman St, Cambridge 02140	12/25/20
Sarah E. Hall	1 Russell St #101, Cambridge 02140	12/7/20
Margit Hammerstrom	42 Cogswell Ave #6, Cambridge 02140	12/20/20
Margaret Handy	18 Bellevue Ave, Cambridge 02140	1/3/20
Ned Handy	18 Bellevue Ave, Cambridge 02140	1/3/20
Ann B Hannum	9 Walden Mews, Cambridge 02140	11/29/20

Hurst Hannum	9 Walden Mews, Cambridge 02140	11/29/20
Helen Hardacre	1 Walden Mews, Cambridge 02140	11/29/20
Dennis R. Harp	16 Russell St, Cambridge 02140	12/21/20
Thomas Hayes	39 Walden St, Cambridge 02140	12/9/20
Catherine Hayner	2050 Mass Ave #406, Cambridge 02140	11/29/20
Alice Heller	22 Corporal Burns Rd, Cambridge 02138	12/7/20
Carol Hendrickson	2A Russell St, Cambridge 02140	12/22/20
Jean Hermann	9 Sycamore St, Cambridge 02140	11/26/20
Bart Herskovitz	8B Russell St, Cambridge 02140	12/21/20
Mark Hessler	47 Cogswell Ave #24, Cambridge 02140	11/28/20
Judy Hikes	52 Creighton St, Cambridge 02140	12/14/20
Marjorie Hilton	141 Upland Rd, Cambridge 02140	12/7/20
D. Hives	54 Creighton St, Cambridge 02140	12/6/20
Werner Hofmann	15 Buena Vista Park, Cambridge 02140	12/29/20
Prof. Gerald Holton	64 Francis Ave, Cambridge 02138	12/6/20
Maria Hottelet	17 Walden St, Cambridge 02140	11/29/20
Janneke House	19 Brookford St, Cambridge 02140	1/3/20
Sue Howard	111 Walden St, Cambridge 02140	11/29/20
Kai-Min Hsu	2050 Mass Ave #509, Cambridge 02140	12/22/20
Ali Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Dac Hoang Ibrahim	35 Walden St, Cambridge 02140	12/8/20
Barbara Imperiali	58 Porter Rd, Cambridge 02140	12/27/20

Miriam Isoun	57 Creighton St, Cambridge 02140	12/8/20
Jean Jackson	52 Dana St, Cambridge 02138	12/2/20
Deborah Jancourtz	41 Fresh Pond Place, Cambridge 02138	12/3/20
Anna Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Douglas Jeffers	37 Creighton St, Cambridge 02140	12/7/20
Chris Jeffrey	29 Chauncy St #3, Cambridge 02138	12/3/20
Diana Jelescu	8 Cypress St, Cambridge 02140	12/10/20
Eleanor Jewett	85 Walden St, Cambridge 02140	12/6/20
Shirley Jobe	54 Mount Pleasant St, Cambridge 02140	12/30/20
Lois Josimovich	32 Loomis St #1, Cambridge 02138	11/29/20
Billie Jo Joy	2 Sherman St #3, Cambridge 02138	12/6/20
Marybeth Joyce	5 Arlington St B1, Cambridge 02140	12/13/20
Emily Kahn-Boesel	53 Creighton St, Cambridge 02140	12/6/20
Jane Kamine	5 Scott St, Cambridge 02138	12/7/20
Peter Katz	41 Creighton St, Cambridge 02140	12/7/20
Ailish Keating	41 Creighton St, Cambridge 02140	12/2/20
Mekonnen Kebede	14 Walden St, Cambridge 02140	11/28/20
Seymour Kellerman	21 Cogswell Ave, Cambridge 02140	11/26/20
Michael P. Kennedy	8B Cogswell Ave, Cambridge 02140	11/27/20
Elizabeth Kenney	33 Creighton St, Cambridge 02140	12/2/20
Crystal Komm	10 Walden Mews, Cambridge 02140	11/29/20
Elizabeth Kon	23 Creighton St, Cambridge 02140	12/4/20

Derek Kopon	8 Wright St, Cambridge 02138	1/3/21
Cathy Korsgren	10 Hollis St, Cambridge 02140	12/7/20
Sarah Krieger	71 Avon Hill St Cambridge 02140	12/8/20
Joan Krizack	79 Pemberton St, Cambridge 02140	12/7/20
Ausra Kubilius	21 Cogswell Ave, Cambridge 02140	11/26/20
Ellen Latinen	2050 Mass Ave #304, Cambridge 02140	12/18/20
Ali Laurens	9 Washington Ave #4, Cambridge 02140	12/14/20
Jonathan Lehrich	15 Cogswell Ave, Cambridge 02140	11/27/20
Christina Leshock	16 Newman St, Cambridge 02140	12/7/20
Fred Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Jean L. Leventhal	25 Vassal Lane #2, Cambridge 02138	11/27/20
Joyce Levine	2353 Mass Ave #91, Cambridge 02140	12/7/20
Ilan Levy	148 Spring St, Cambridge 02141	12/7/20
Kris Ellis-Levy	148 Spring St, Cambridge 02141	12/7/20
Sara Levy	51 Davenport St #1, Cambridge 02140	12/29/20
Dennis Like	5 Walden St #3, Cambridge 02140	11/27/20
Stace Lindsay	8 Cypress Street, Cambridge 02140	11/29/20
Ayala Livny	20 Norris St #2, Cambridge 02140	12/10/20
Ruth Loetterle	29 Cogswell Ave, Cambridge 02140	12/18/20
Christopher Mackin	48 JFK St #2, Cambridge 02138	12/9/20
Theresa Madej	2050 Mass Ave #610, Cambridge 02140	12/19/20
James Mahoney	234A Walden St, Cambridge 02140	12/24/20

John Malmstad	8A Cogswell Ave, Cambridge 02140	11/27/20
Gabriel Malseptic	31 Wendell St, Cambridge 02138	12/7/20
Marcelo Marchetti	7 Walden Mews, Cambridge 02140	11/29/20
Jean Ann Martin	13 Leonard Ave #2, Cambridge 02139	12/5/20
Stephen Marx	36 Brookford St, Cambridge 02140	1/2/21
Chris Matthews	43 Creighton St, Cambridge 02140	12/2/20
Stephen McCabe	1 Russell St #400, Cambridge 02140	12/7/20
Elizabeth McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Peter McCann	28 Clarendon Ave, Cambridge 02140	12/7/20
Cathleen McCormick	9 King St, Cambridge 02140	11/30/20
Hugh McManus	17 Creighton St, Cambridge 02140	12/2/20
Lisa McManus	17 Creighton St, Cambridge 02140	12/14/20
John McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Kuniko McVey	47 Vassal Lane #2, Cambridge 02138	11/26/20
Cecile Medine	2050 Mass Ave #204, Cambridge 02140	12/21/20
Jennifer Mekonnen	14 Walden St, Cambridge 02140	12/26/20
James Mercer	51 Cogswell Ave, Cambridge 02140	11/27/20
Zonda Jeanne Mercer	47 Cogswell Ave #21, Cambridge 02140	12/23/20
Judith Merriman	61 Pemberton St, Cambridge 02140	12/22/20
Diana Meservey	57 Francis Ave, Cambridge 02138	12/7/20
Babette Meyer	8 Newport Rd #7, Cambridge 02140	12/9/20
Marilee Meyer	10 Dana St #404, Cambridge 02138	12/9/20

Debra Mills	39 Cogswell Ave, Cambridge 02140	12/20/20
Lia Monahan	11 King St, Cambridge 02140	11/30/20
Patricia Moore	10 West Bellevue Av, Cambridge 02140	1/3/21
Aimee Moreno	125 Garden St, Cambridge 02138	12/10/20
Tony Moreno	125 Garden St, Cambridge 02138	12/10/20
Mark Morley	1 Russell St #400, Cambridge 02140	12/7/20
Alejandra Morterini	20 Cogswell Ave, Cambridge 02140	12/7/20
Christie Morrison	15 Creighton St, Cambridge 02140	12/2/20
Christopher Morse	26 Creighton St, Cambridge 02140	12/7/20
Judith Motzkin	307 Pearl St, Cambridge 02139	12/2/20
Audra Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Kara Murphy	16 Walden St #3, Cambridge 02140	12/18/20
Mariette Murphy	24 Walden St, Cambridge 02140	11/26/20
Lorraine C. Murphy	11 Cypress St, Cambridge 02140	11/27/20
Francis Murphy	11 Cypress St, Cambridge 02140	11/29/20
Annette Nadeau	2050 Mass Ave #402, Cambridge 02140	12/14/20
April Nadeau	2050 Mass Ave #311, Cambridge 02140	11/30/20
Evan Nelson	35 Walden Street #3A, Cambridge 02138	12/8/20
John B. Nelson	175 Richdale Ave #102, Cambridge 02140	12/1/20
Jero Nesson	1 Russell St #305, Cambridge 02140	12/7/20
Joe O'Boyle	24 Walden St, Cambridge 02140	11/26/20
Marisa O'Boyle	24 Walden St, Cambridge 02140	11/26/20

Jacqueline O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Katherine O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
Richard P. O'Brien	11 Walden Mews, Cambridge 02140	11/29/20
David Oldfield	60A Porter Rd, Cambridge 02140	1/2/21
Amy Oliver	38 Orchard St, Cambridge 02140	12/21/20
Joshua Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Tracy Orr	3 Chetwynd Road, Cambridge 02140	11/29/20
Roberta Pasternack	10 Chester St, Cambridge 02140	12/7/20
Anita Patterson	14 Hilliard St, Cambridge 02138	12/9/20
Janet Patterson	1 Russell St #100, Cambridge 02140	12/7/20
Diane B. Paul	1716 Cambridge St #17, Cambridge 02138	12/6/20
Dorothy Perrier	2050 Mass Ave #312, Cambridge 02140	12/21/20
Elizabeth J. Perry	119-B Huron Ave, Cambridge 02138	12/6/20
Matt Pesci	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Deborah Peterson	2050 Mass Ave #208, Cambridge 02140	11/28/20
Dominique Q. Pham, MD	16 Russell St, Cambridge 02140	12/21/20
Hugh Phillips	35 Walden St #22, Cambridge 02140	12/8/20
Megan Postal	25 Hubbard Ave, Cambridge 02140	11/29/20
Christopher Potter	10 Walden Mews, Cambridge 02140	11/29/20
Barbara S. Powell	18 Scott St, Cambridge 02138	12/6/20
Julia S. Powell	18 Scott St, Cambridge 02138	12/6/20
Phyllis Pownall	17 Rindgefield St, Cambridge 02140	12/7/20

Richard Pratt	141 Upland Rd, Cambridge 02140	12/31/20
Lucie Prinz	31 Creighton St, Cambridge 02140	12/7/20
Gus Rancatore	18 Amory Street, Cambridge 02139	11/26/20
L. Michael Rasmussen	36 Hadley St, Cambridge 02140	12/22/20
Rebecca Rohr	72 Walden St #3, Cambridge 02140	12/19/20
Warren Rhodes	217 Thorndike St, Cambridge 02141	12/6/20
Adalicia Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Robert Roth	2 Warwick Pk, Cambridge 02140	12/7/20
Margaret Rueter	2050 Mass Ave #210, Cambridge 02140	11/27/20
Marie Elena Saccoccio	55 Otis St, Cambridge 02141	12/28/20
Doug Safran	35 Walden St. #1C, Cambridge 02140	12/8/20
Alison Sanders-Fleming	77 Pemberton St, Cambridge 02140	11/27/20
F. Duncan Sanders-Fleming	77 Pemberton St, Cambridge 02140	12/1/20
Luisa San Juan	7 Walden Mews, Cambridge 02140	11/29/20
Max Schenkman	14 Creighton St, Cambridge 02140	12/6/20
Thomas A. Scialdone	2050 Mass Ave #303, Cambridge 02140	11/29/20
Elizabeth Scott	2050 Mass Ave #206, Cambridge 02140	1128/20
Dana Schaefer	47 Cogswell Ave #20, Cambridge 02140	11/27/20
Gefen Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Harry Shapiro	41 Orchard St, Cambridge 02140	11/30/20
Nancy Shapiro	35 Walden St #3G, Cambridge 02140	12/8/20
Yona Shapiro	35 Walden St, Cambridge 02140	12/25/20

Guillemette Simmers	8 Alpine St, Cambridge 02138	12/7/20
Richard Simone	7 Buena Vista Park #1, Cambridge 02140	12/23/20
Sarah Slaughter	11 Stearns St Cambridge 02138	12/7/20
Daniel Smith	45 Regent St, Cambridge 02140	12/6/20
Jamal Smith	2050 Mass Ave #508, Cambridge 02140	11/28/20
Johana Handlin Smith	1010 Memorial Dr 16A, Cambridge 02138	12/18/20
Sam Sockwell	58 Porter Rd, Cambridge 02140	12/27/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/6/20
Elaine Soo Hoo	45 Regent St, Cambridge 02140	12/6/20
Jeffrey Spenser	22 Blake St, Cambridge 02140	12/7/20
Fang Shen	25 Cogswell Ave, Cambridge 02140	11/2/20
Adam Simha	84 Rice St, Cambridge 02140	12/6/20
Ovadia R. Simha	84 Rice St, Cambridge 02140	12/6/20
Michael Simone	2050 Mass Ave #410, Cambridge 02140	12/22/20
Susan Sklan	109 Jackson St #1, Cambridge 02140	12/7/20
Barbara Sokol	35 Walden St #2C, Cambridge 02140	12/8/20
Lou Soltys	26 Creighton St, Cambridge 02140	12/7/20
Linda Stein	1 Walden Mews, Cambridge 02140	11/29/20
Marcia Stein	19 Walden St #1, Cambridge 02140	12/5/20
Arielle Stanford	12 Sycamore St, Cambridge 02140	11/28/20
Sue Sternfeld	175 Richdale Ave #122, Cambridge 02140	12/21/20
Joseph Stichter	108 Walden St, Cambridge 02140	12/3/20

Sharon Stichter	108 Walden St, Cambridge 02140	12/3/20
Anna Stothart	25 Wood St, Cambridge 02140	12/7/20
Caroline Stowell	49 Cedar St #1, Cambridge 02140	12/10/20
Ronald Suleski	32 Clarendon Ave, Cambridge 02140	12/7/20
Dan Sullivan	12 Milton St, Cambridge 02140	12/7/20
Anna Marietta Suprilus Charit	2050 Mass Ave #505, Cambridge 02140	12/21/20
David Tang	27 Walden St. #2,Cambrige 02140	1/2/21
Stefan Tassoulas	43 Creighton St, Cambridge 02140	12/6/20
Brian Tavares	1 Russel St, Cambridge 02140	12/7/20
Dan Taylor	69 Pemberton St, Cambridge 02140	12/27/20
Marianne Terrell	2050 Mass Ave #602, Cambridge 02140	12/19/20
Ami Teruya	35 Walden St #34, Cambridge 02140	12/8/20
Eva Thibodeaux	126 Richdale Ave, Cambridge 02140	12/18/20
Lahra Tillman	150 Dudley St, Cambridge 02140	12/7/20
Julio Torres Santana	6 Ellsworth Ave #14, Cambridge 02139	12/28/20
Lein Tung	28 Creighton St, Cambridge 02140	12/7/20
Donna Tutein	2050 Mass Ave #409, Cambridge 02140	11/29/20
John Uzzolino	3 Houston Park, Cambridge 02140	11/27/20
Deborah Valenze	1 Shady Hill Square, Cambridge 02138	12/6/20
Elisabeth VanderWeele	9 Ellery Square, Cambridge 02138	12/4/20
Dane Walther	116 Oxford St, Cambridge 02140	12/29/20
Anne Warner	21 Grozier Rd, Cambridge 02138	12/7/20

Dan Lynn Watt	175 Richdale Ave #315, Cambridge 02140	11/30/20
Molly Lynn Watt	175 Richdale Ave #315, Cambridge 02140	12/1/20
Jennifer Webb	64 Clifton St, Cambridge 02140	12/7/20
Chuck Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Louise Weed	109 Avon Hill Street, Cambridge 02140	12/6/20
Peter Weiler	606 Huron Ave, Cambridge 02138	12/7/20
Susan Wellington	58 Sacramento St, Cambridge 02138	12/4/20
Elisabeth Werby	7 Wright St, Cambridge 02138	12/28/20
Gatewood West	63 Creighton St, Cambridge 02140	12/6/20
Linda Wheadon	34 Hadley St, Cambridge 02140	12/22/20
Merry White	6 Cypress St, Cambridge 02140	11/26/20
Ellen Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Matthew Widmer	120 Fayerweather St #1, Cambridge 02138	12/6/20
Martin Williams	10 Linnaean St, Cambridge 02138	12/30/20
Nicola Williams	8 Brewer St, Cambridge 02138	12/9/20
James M. Williamson	1000 Jackson Place, Cambridge 02140	12/7/20
Pamela Winters	41 Orchard St, Cambridge 02140	11/30/20
Jean True Woodward	49 Walker St, Cambridge 02138	11/29/20
Robert Woodward	48 Russell St #1, Cambridge 02140	12/13/20
Benjamin Aldes Wurgaft	6 Cypress St, Cambridge 02140	11/29/20
Lewis Wurgaft	35 Wendell St #2, Cambridge 02140	12/6/20
Charles M. Wyzanski	75 Francis Ave, Cambridge 02138	12/6/20

Seth Yarden	164 Vassal Lane, Cambridge 02138	11/29/20
Kevin Yearwood	15 Cameron Ave, Cambridge 02140	12/7/20
Jonathan Yu Chi Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Linda Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Timothy Yip	35 Walden St #2D, Cambridge 02140	12/8/20
Le Zou	25 Cogswell Ave, Cambridge 02140	11/27/20

Confirmation of signatures is available on request.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:41 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent: Monday, January 4, 2021 9:30 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; City Manager <CityManager@CambridgeMA.GOV>; Carlone, Dennis <dcarlone@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal,

We live 300 feet from the 2072 Mass Ave. site and have been there 25 years.

We strongly oppose the proposed development at 2072 Mass Ave.

There are many red flags:

- Red flag - 18 waivers for zoning relief
- Red flag - 9-stories, 102 feet
- Red flag - only one elevator for 150-200 residents
- Red flag - virtually no parking; only 3 restricted on-site parking spaces
- Red flag - more than 3x the density of other Porter Sq. affordable housing
- Red flag - no ground level green space; no setbacks
- Red flag - negative impact to light and privacy to the seniors in affordable housing who live right next door

Please use the **height maximums from the recently-enacted AHO** (6 stories, 70 feet) to guide what should be allowed to be built at the site.

Please listen to the voices from the immediate neighborhood. There is a groundswell of opposition, many of those live very close to the site (**350+ petition signers** object to the size and have safety concerns regarding the intersection).

Please don't let these developers **set a dangerous precedent** that will define the future of North Cambridge.

What we advocate for is reasonable. A 6-story building that steps down to meet the neighborhood. What we ask for is for zoning laws to be upheld.

If the developers cannot make a 6-story building financially viable, then it's clear this is not the right site and these are not the right developers. They are trying to do too much on a small 8,500 square foot lot.

Please use the AHO as THE guideline to protect the residents of North Cambridge.

Respectfully yours,
Susan Frankle & John Uzzolino
3 Houston Park, Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:43 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Dennis Harp <dennis_harp@comcast.net>
Sent: Monday, January 4, 2021 8:48 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Dominique Pham <dr_pham@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

We oppose the proposed development at 2072 Massachusetts Avenue. Please note: two individuals reside at 16 Russell Street, Cambridge, MA 02140, which is approximately one block away from the development site. The proposed development is over-scale and will tower above adjacent and surrounding buildings blocking light and casting shadows over the neighborhood. Lacking any green space, or even a sidewalk set back, this proposed development offers residents warehoused living quarters, rather than affordable homes that integrate into the Porter Square community. Further, this development site is located at the very busy and dangerous intersection of Walden Street and Massachusetts Avenue.

Accordingly, we request that a Traffic Impact Study be undertaken for the intersection of Walden Street and Massachusetts Avenue as this intersection is already non-conforming to the required width of Walden Street for three traffic lanes ([1] on-coming traffic from Massachusetts Avenue turning onto Walden Street, [2] Walden Street traffic turning left onto Massachusetts Avenue, and [3] Walden Street Traffic turning right onto Massachusetts Avenue) and a non-conforming turning angle (less than 90 degrees for Walden Street traffic turning right onto Massachusetts Avenue) resulting in vehicles such as larger pickup trucks, delivery vans, and non-semi-tractor trailer trucks routinely clipping the curb when making a right turn and overrunning the sidewalk.

Further, the proposed development at 2072 Massachusetts Avenue would appear to violate several parking and other provisions of: ARTICLE 6.000 - OFF STREET PARKING AND LOADING REQUIREMENTS AND NIGHTTIME CURFEW ON LARGE COMMERCIAL THROUGH TRUCKS. Where are the residents of the proposed development supposed to park? On street parking on Walden Street is limited to only one side near the development site and already is utilized maximally. Limited metered parking on Massachusetts Avenue could be repurposed for Residential Parking, but this would create undue hardships on local small businesses along Massachusetts Avenue that rely on metered parking as an amenity.

We oppose the current development plans and requested zoning variances for 2072 Massachusetts Avenue in their entirety and request a Traffic Impact Study for the intersection of Massachusetts Avenue and Walden Street to determine minimal safety requirements for any future development of the aforementioned address.

Respectfully,

Dennis R. Harp
16 Russell Street

Cambridge, MA 02140-1314

Dominique Q. Pham, MD
16 Russell Street
Cambridge, MA 02140-1314

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:44 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Point of Order - 2072 Mass Ave Comprehensive Permit Application

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From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 8:45 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Thank you for your response and your willingness to forward my request to the Board Chair.
However, it is hard to comprehend how the case can continue when the applicant, and the City, had clearly not fulfilled prerequisites for filing the comprehensive permit application. This would never have been tolerated in my line of work before my retirement working on government contracts.

As I urged Commissioner Ranjit, there has to be a compliance check before accepting CP applications.

Thank you again for your prompt response,

Respectfully,
Young Kim

On Mon, Jan 4, 2021 at 10:36 AM Daglian, Sisia <sdaglian@cambridgema.gov> wrote:

> Young,
>
> I will submit your email to the Board Chair during his review of the case file prior to the hearing this week.
>
> However it is the applicant's due process right to be heard, and the Board can then decide if their submission is sufficient.
>
> Regards,
>
> Sisia Daglian
> Inspectional Services
> 617-349-6107
>
> **From:** Young Kim <ycknorris@gmail.com>
> **Sent:** Monday, January 4, 2021 7:01 AM
> **To:** Daglian, Sisia <sdaglian@cambridgema.gov>
> **Cc:** DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
> **Subject:** Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Assistant Commissioner Sisia,

According to MA Chapter 40B Handbook for Zoning Boards of Appeal, the applicant, CC HRE, does not have "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook. I will be documenting specific instances of such violations by the applicant as well as by the City in my comments to the Board of Zoning Appeal later today.

Therefore, through you, I would like to raise a point of order to the Board of Zoning Appeal to dismiss the 2072 Mass Ave Comprehensive Permit application without further hearing the case on 1/7/2021. I would greatly appreciate your guidance on how to raise this point of order at the start of the hearing. This will be more crucial if CC HRE does not submit the preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", that they submitted as part of the Project Eligibility Application to the Massachusetts Department of Housing and Community Development dated 10/14/2020 as justification for the 9-story height as requested by BZA. If CC HRE submits a modified plan, they should also submit a modified pro forma with changes from the original clearly identified.

Thank you for your cooperation and I look forward to your guidance.
Respectfully yours,
Young Kim
17 Norris Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:44 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave proposal

From: Roberts, Jeffrey <jroberts@cambridgema.gov>
Sent: Monday, January 4, 2021 8:31 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: FW: 2072 Mass Ave proposal

Maria -- This came in when I was on vacation, in case it didn't make it to the BZA.

-----Original Message-----
From: Sarah James <james.s@att.net>
Sent: Monday, December 28, 2020 9:36 AM
To: Roberts, Jeffrey <jroberts@cambridgema.gov>
Subject: 2072 Mass Ave proposal

Mr Roberts:

I am a neighborhood resident near the above project, and I would like to express my support - with qualifications- of this proposal.

I am sure you are aware of the traffic issues at the intersection of Walden and Mass Ave. and concerns from the neighborhood about making these worse. One design feature of the project, which I hope will remain, are the glass walls of the commercial area on the ground level. If these are not impeded, they will allow important visibility of cars that turn into Walden from Mass Ave heading north, for drivers coming to that intersection from Walden Ave.

Concern has been expressed by other neighbors about traffic entering and exiting the Walden St entrance for 2072 Mass Ave. I think dangerous vehicle turns in and out could be avoided by prohibiting left turns into the project entrance on Walden, and prohibiting left turns out of that parking area onto Walden. Delivery vans and ride share cars would then have to enter the project entrance making a right turn from Walden St heading toward Mass Ave, and vehicles leaving the project could only make a right turn onto Walden to Mass Ave. If the developer 's traffic study is to be believed, and it seems reasonable to me, that only 25 or so vehicles will be generated by residents, the parking impact will be not a huge one.

I also support this project because its scale could be much worse, generating even more traffic and parking problems, and having a building height out of scale with its neighboring buildings.

Please forward this email to members of the Zoning Board.

Thank you,

Sarah James

Cogswell Avenue

Sent from my iPhone

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:45 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 - updated comment

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From: Hugh McManus <hlmcmanus@mac.com>
Sent: Monday, January 4, 2021 8:15 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 - updated comment

To Members of the Board of Zoning Appeal:

I am an indirect abutter of the development - our property at 17 Creighton abuts the city lot behind the development. I oppose the proposed development at 2072 Mass Ave. as currently planned. I have signed the petition of and generally support the positions of my neighbors in the North Walden Neighbors group. I have two things to add to their statements.

One - Please continue to balance the needs of all the stakeholders in this issue. This has been portrayed as a case of neighbors against affordable housing. This is false. I have heard no opposition to reasonably scaled affordable house on this site, and I for one will welcome my new neighbors regardless of the outcome of this controversy. The true conflict is between the zoning law (and by proxy the interests of all Cambridge residents, INCLUDING the future residents of the new building(s)) and the for-profit developers and their wealthy backers. The late stage capitalist mode for this development is not a secret (see for example Mr. Korbs MIT Thesis https://dspace.mit.edu/handle/1721.1/54857); public subsides and tax credits are directed to the developers and high-passive-income investors. This may explain why the developers are so insistent on a very large building, which makes little sense from the cost-per-unit perspective that would maximize the amount of housing created with limited public funds.

Two - Please look at the "studies" presented by the developers with a skeptical eye. One of my roles in my teaching job is reviewing senior projects; this has given me plenty of practice in spotting incomplete work. The parking study starts with some unreasonable assumptions (random weekdays during Covid are representative, new residents will not need cars, people will park randomly within a quarter of a mile of home); ignores existing conditions (83 new units of housing coming on line in the next year within a few blocks of the proposed development, many without parking!); and then does sloppy work (the original study included streets in Somerville; the "update" still includes a non-existent street only a block from the development) and does not explore its own data (one study says peek time is 8PM, the other Noon ??). The shadow study has an even more fundamental problem - the analyst seems to have assumed North was towards the top of the map they were using; this is off by at least 30 degrees!! The result is the shadows conveniently fall on Mass. Ave; in fact the morning sun would be blocked much further up Walden than shown in the study. I only caught that error because the study showed massive evening shadows on my property, which would require the sun set pretty close to due north. A quick

check with the compass app on my phone (and watching a few sunsets, correcting for the season...) showed to my relief this would not happen on the planet as currently configured, but my unfortunate Walden neighbors will not be so lucky.

A quick addendum to my comments above - the shadow study has been fixed in the latest version of the developers' materials, possibly at my recommendation (I pointed out the problem to Jason during a community meeting); however they have simply omitted any early-morning views, preserving the incorrect impression that the building will not shade many of its Walden St. neighbors!

Thank you for your consideration

-Hugh McManus
17 Creighton St. Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:45 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Hugh McManus <hlmcmanus@mac.com>
Sent: Monday, January 4, 2021 8:10 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

I am an indirect abutter of the development - our property at 17 Creighton abuts the city lot behind the development. I oppose the proposed development at 2072 Mass Ave. as currently planned. I have signed the petition of and generally support the positions of my neighbors in the North Walden Neighbors group. I have two things to add to their statements.

One - Please continue to balance the needs of all the stakeholders in this issue. This has been portrayed as a case of neighbors against affordable housing. This is false. I have heard no opposition to reasonably scaled affordable house on this site, and I for one will welcome my new neighbors regardless of the outcome of this controversy. The true conflict is between the zoning law (and by proxy the interests of all Cambridge residents, INCLUDING the future residents of the new building(s)) and the for-profit developers and their wealthy backers. The late stage capitalist mode for this development is not a secret (see for example Mr. Korbs MIT Thesis https://dspace.mit.edu/handle/1721.1/54857); public subsides and tax credits are directed to the developers and high-passive-income investors. This may explain why the developers are so insistent on a very large building, which makes little sense from the cost-per-unit perspective that would maximize the amount of housing created with limited public funds.

Two - Please look at the "studies" presented by the developers with a skeptical eye. One of my roles in my teaching job is reviewing senior projects; this has given me plenty of practice in spotting incomplete work. The parking study starts with some unreasonable assumptions (random weekdays during Covid are representative, new residents will not need cars, people will park randomly within a quarter of a mile of home); ignores existing conditions (83 new units of housing coming on line in the next year within a few blocks of the proposed development, many without parking!); and then does sloppy work (the original study included streets in Somerville; the "update" still includes a non-existent street only a block from the development) and does not explore its own data (one study says peek time is 8PM, the other Noon ??). The shadow study has an even more fundamental problem - the analyst seems to have assumed North was towards the top of the map they were using; this is off by at least 30 degrees!! The result is the shadows conveniently fall on Mass. Ave; in fact the morning sun would be blocked much further up Walden than shown in the study. I only caught that error because the study showed massive evening shadows on my property, which would require the sun set pretty close to due north. A quick check with the compass app on my phone (and watching a few sunsets, correcting for the season...) showed to my relief this would not happen on the planet as currently configured, but my unfortunate Walden neighbors will not be so lucky.

Thank you for your consideration

-Hugh McManus
17 Creighton St. Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:48 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Response to BZA-97200

From: Alison Morgan <amoorecamb@gmail.com>
Sent: Monday, January 4, 2021 6:11 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Response to BZA-97200

To the Board of Zoning Appeal,
I am writing to you regarding the proposed addition to the current residence at 74 Larch Road, BZA-97200. My name is Alison Morgan. I am an abutter and live at 67 Larch Road directly across the street. I have lived in my home for 27 years. I was not able to attend the last meeting but I was represented by my son Colin Morgan. As my son stated, I was not informed of the initial proposed addition/extension by the home owners prior to the last meeting. Since that time I have checked on the current meeting date posted on their fence and I am aware that an appeal is scheduled for 1/7/2021. I also received an email on 1/3/2021 regarding changes made to the original plan. However this does not give me enough time to review the plan and seek the professional advice regarding how this would affect my property. I am not an architect or a lawyer. I am a physician working at a hospital in Boston where I am on the front lines daily dealing with the Coronavirus pandemic. As a result my first priority is patient care. I therefore have little free time to spend on issues such as this proposed extension which is not urgent and seems superfluous. I am forced however to pay attention to this issue since it impacts my life in many ways. The following points therefore are of concern to me:
The owners have justified this addition/extension to their house by stating that a larger house is necessary in order to accommodate their family of 4. This is of concern since the size of the house is quite generous and ample.
This rationale therefore rings hollow to me. I feel that I can make this statement since I have been in the house on several occasions, the prior owners are good friends. It was a family of 5. They did an extensive addition to the basement with an au pair suite and a home theater.
The size of the house and the variance sought to extend the house beyond the current property lines is also not acceptable. The claustrophobic feeling and the impact on light and sound that a house of this size and design would impart is inevitable. The word monolithic has been used by some to describe the size and design. I therefore will need to have an architect review the plans and advise me regarding all these issues.
The disruption to the neighbourhood, the noise and dust pollution, the parking problems, possible rodent infestation and the protracted length of time which such a large extension to the home will require is not acceptable and is particularly inappropriate at this time when we are in the throes of a pandemic. This will surely impact in many ways on my job performance and on my other neighbours as well.
The effect on the traffic flow on Fresh Pond Parkway and Larch Road should be considered. There are many accidents that have occurred on the portion of road that is directly in front of the house.
The late notice of the proposed changes to the original plan is also of concern since this was already brought to the homeowners attention and seems to have been disregarded again. Four days before the meeting on 1/7/2021 is not acceptable.
The architectural style of the proposed addition is also not compatible with the other houses in the neighbourhood. No attempt seems to have been made to be part of the surroundings or incorporate some of the elements or the ambiance of the neighbourhood. I will be most affected since I will have to face this structure head on, on a daily basis.

I hope that the homeowners at 74 Larch Road take into account the environment and their neighbors concerns. No man is an island.
I thank the Board of Zoning Appeal for giving me the opportunity and platform to voice my concerns and ask the Board to consider them when making their decision.
I apologize in advance for any grammatical errors or any errors I have made in the interpretation of the current zoning laws.
Thank You,
Sincerely, Alison Morgan
67 Larch Road cambridge Ma 02138.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, January 4, 2021 3:11 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

January 3, 2020

Re: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

Dear Chairman Constantine, Vice-Chairman Sullivan,
and Members of the Board:

I suspect you are facing a tough decision this Thursday night, struggling to balance the obvious need for affordable housing in Metropolitan Boston with good design, reasonable scale, and the stated needs and interests of numerous neighbors here in Cambridge, including, importantly, *the residents of existing affordable elderly housing at the Russell Apartments* (whose very modest rear patio, absent suitable adjustments to the proponents' plan, will be put in shadow by this project on otherwise lovely summer afternoons. [Thanks, "supporters" of affordable housing...])

In my nearly fifty years of living in Cambridge, I can't remember a single developer ever having had the *chutzpah* to offer as a purported "compromise" increasing the already egregious height of a building from 8 stories to an even more egregious 9! (Wow; that's a "stretch," as they say...)

Since when is responsible, intelligent, and artful "urban form" something we just toss out the window, because a for-profit developer can slap the evidently "magical" words "affordable housing" on their gargantuan, out-of-scale project?

I attended the first online "community meeting" ready to support *a significant building at this corner.* I was shocked when, after considerable introductory "hoopla" evidently contrived to enthrall the public, they finally

unveiled their "masterpiece," AT A FULL EIGHT STORIES. Again, I was, quite literally, shocked. And greatly disappointed. I had been looking forward to supporting a project at this corner and now felt offended and angry at the excesses of this applicant.

Six or seven stories, at most, would suffice here. An even more modest height in the back would seem appropriate, as well, despite pressures to cram as much FAR on the lot as possible. If context is relevant, just one other building, a block away, appears to be eight stories, but it has significant set-backs in the front and at the sides, with grass and open space.

While parking is being limited, based in part, IMO, on spurious claims regarding the alleged ease of "access" to public transportation, in particular, one wonders how they've come up with "51 bike storage spaces" in the basement, when their own paid survey indicates bicycle use at "6 percent." How does that compute? (A "vanity" for bicycling enthusiasts??) *Is anyone aware of the fact that the MBTA plan to reduce service on the 83 and 77 Bus Routes by 20 percent this year as part of their recently announced "service" cuts??*

I live not far from this location in what was once Public Housing. I have some understanding of what this is all about. I go by here every day on the "public transit" others love to preach about. I don't want to have to see an oversized building here. We can do better. The dismal political failure of our dysfunctional government here in Cambridge to address affordability in housing, despite rather significant achievements, should not be the occasion to "stick it" to one particular diverse group of residents at this particular corner.

Thank you for insisting on a *reasonable project* that furthers a goal of adding affordable units in Cambridge, albeit for the entire region, while respecting the community of which we're all trying to be a part.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA

p.s. I found this billboard depicted at 'google maps' across Walden Street a wonderfully ironic commentary on what the applicants seek here:
https://www.google.com/maps/place/2072+Massachusetts+Ave,+Cambridge,+MA+02140/@42.3914078,-71.1232798,3a,23.9y,255.27h,103.27t/data=!3m6!1e1!3m4!1sK-IXqzhMyzNIWnr5COPVYw!2e0!7i16384!8i8192!4m5!3m4!1s0x89e3771790994495:0x4f2a3d7e2d3a3e20!8m2!3d42.3911207!4d-71.12329

2072 Massachusetts Ave

Building · 2072 Massachusetts Ave

www.google.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Sunday, January 3, 2021 9:58 PM
To: Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Wilson, Anthony <awilson@cambridgema.gov>; Richard Clarey <rclarey@aol.com>
Subject: Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Ms. Glowa:

Thank you for your reply referring me to the Cambridge Board of Zoning Appeal. Unfortunately, the board and its staff have not responded to our entreaties.

While the BZA in a sense operates independently under the enabling statute, City Manager DePasquale as the board's appointing authority and you as the City's attorney presumably have a fiduciary duty to intercede in order to prevent the unnecessary expenditure of public resources on another improper hearing, as well as an obligation to protect the body from a lawsuit that your office or outside counsel hired and paid for by the City will have to defend against, most likely to no avail.

Under the Commonwealth's Chapter 40B published procedures, department heads such as you, Mr. DePasquale, and ISD Commissioner Singanayagam are expected to review and provide advice to the local zoning board on comprehensive permit applications, which in this case is one that seeks to circumvent local needs on a breathtaking scale.

If you and the City administration inexplicably have no comments or reservations about the highly irregular process that is occurring and for some reason support this unlawful application, it seems incumbent on you to notify the BZA and explain why before the January 4 comment submission deadline announced by Mr. Alexander.

But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

Mr. Brandon:

We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.

Nancy E. Glowa
City Solicitor

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Wednesday, December 30, 2020 4:45 PM
To: DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
Cc: Wilson, Anthony; Richard Clarey
Subject: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:

We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

Mr. DePasquale, Ms. Peterson, and Ms. Glowa:

I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.

Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.

Thanks for your prompt attention to this.

Michael

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

---------- Forwarded message ---------

From: Michael Brandon <mjbrandon@gmail.com>
Date: Tue, Dec 8, 2020 at 8:32 PM
Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sograd y@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>

Chairman Alexander and Members of the BZA:

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook* and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520

Fax 617-948-5971

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:50 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Support for affortable development at 2072 Mass Ave

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From: Suzanne Shaw <suzanne.shaw46@gmail.com>
Sent: Sunday, January 3, 2021 4:39 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for affortable development at 2072 Mass Ave

Dear Members of the Board of Zoning Appeals,

I am writing to express my strong support for the affordable housing plan at 2072 Mass Ave--as a North Cambridge neighbor, a parent, and as a 26-year resident of the city.

At a time when housing prices are out of reach for most families, and many of our neighbors are unemployed and living with the ever present threat of eviction, it is essential that Cambridge work to maximize affordable housing particularly for families and particularly where there is good access to transit. Raising my two kids--both graduates of Cambridge public schools--I know what a challenge housing is to families in our city. That's why I was happy to see the number of 2-3 bedroom units in the 49-unit plan. I hope the BZA will approve the project with no further reduction in units or unit sizes.

This site is ideally located for this kind of dense development--situated on Mass Ave at a MBTA bus stop and a short walk to the Porter Square T stop. The scale is in keeping with the surrounding development, and conscientiously downscaled in the rear of the building to be sensitive to the homeowner on Walden.

I understand, and am somewhat mystified by, the "dangerous intersection" concerns. I live north of this intersection and almost daily bike, walk or drive through this intersection at various times of the day on my way to Porter Square to shop or Harvard Square for work. I have never experienced this as a dangerous intersection. I don't have any concerns about the development causing issues, particularly because it will not have a lot of vehicle traffic associated with it.

Finally, Cambridge is a vibrant and dynamic community in large part to the socio-economic and ethnic diversity of our residents. It is why I chose to raise my children here. I have been continuously impressed by the sensitivity that affordable housing developers have brought to their projects as compared to market-rate developers in North Cambridge. After reviewing the plans for 2072 Mass Ave, I can see similar care and appreciate it. These developments have created stable housing for valued friends and neighbors--some longtime Cambridge residents and new arrivals.

I hope the ZBA will approve this plan so we can continue to add badly needed affordable housing with good access to transit.

Thank you,

Suzanne Shaw
46 Clarendon Avenue

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:53 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

From: Helen Hardacre <hardacre@me.com>
Sent: Sunday, January 3, 2021 3:08 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

To Members of the Board of Zoning Appeal,

I oppose the proposed development of 2072 Mass Ave.

I live at 1 Walden Mews, Cambridge and oppose the project for the following reasons:

1. **Size**—the 9 story, 102-foot tall height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden. I call on you to enforce zoning for affordable housing which is 6 stories maximum; this could set a troubling precedent for other 9-story developments to be built in North Cambridge. This is quite out of character with the neighborhood.

2. **Safety of the intersection**
The intersection is already excessively narrow, dangerous, and congested. The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions.

3. **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers. Where do you imagine that the new residents will park their vehicles, given that you have made no provisions for parking?

4. **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.

5. **Increased density of the neighborhood** will undermine the good relations among neighbors and cause unnecessary problems of noise, trash, and crowding of local parks and facilities, which are already at or over capacity.

6. **Negative effects of an all-rental project** provides no incentive for residents to assimilate to the neighborhood and moreover threatens to create problems of excessive transience.

7. **This neighborhood already has a variety of affordable housing units and is not needed**.

8. **This neighborhood already suffers from a lack of stores and facilities; 200 new transient residents will inevitably degrade the owner-occupier character of the neighborhood.** It is not difficult to foresee that the proposed project would create significant problems.

I have lived in this neighborhood since 1992 and vote here. I implore you to give up or relocate the project.

Helen Hardacre

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:54 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Deborah Valenze <dvalenze@barnard.edu>
Sent: Sunday, January 3, 2021 12:17 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal Case,

I am writing to state my opposition to the proposed plan for 2072 Mass. Ave., a design that fails to provide affordable housing in a manner that integrates a safe, satisfying environment for new members of that neighborhood. Proponents of the hi-rise design will try to denigrate those who protest, saying that they're simply worried about parking and road congestion, but obviously this project fails on many other fronts (as well as in its inevitable impact on the neighboring streets and traffic). Affordable housing should not look like an afterthought that economizes on space, light, and community; residents shouldn't have to be stigmatized by signing on to a warehouse that maximizes points for developers but marginalizes the need for attractive, human-scale dwellings compatible with the surrounding neighborhood. This plan will be egregiously expensive, while breaking precedent after precedent in procedures required by neighborhood development. Why? What is the sudden rush? Have developers finally finished cashing in on luxury condominiums and now see a good time to design plans for affordable housing that will maximize their takings?
Long-term residents of Cambridge like myself can only shake our heads. There is something very odd about this whole rush to build that hideous, out-of-context hi-rise.

It's clear that the City must focus on creating a long-term plan for affordable housing development. It's long overdue. Please stop this development from happening and insist that the City of Cambridge come up with a careful, well-designed plan for affordable housing for the future.

Sincerely yours,
Deborah Valenze
(1 Shady Hill Square)

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:56 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA # 017326-2020 part 2 Russell feedback
Attachments: Russell Apartments_Feedback on 2072 Mass Ave Project_Final.docx

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From: Margaret <mbrueter@comcast.net>
Sent: Sunday, January 3, 2021 11:36 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA # 017326-2020 part 2 Russell feedback

Maria,

Here is part 2 to go with my letter that I just forwarded.

Please let me know, if you could, that you received both letter and feedback doc

Thank you so very much
Sincerely,
Margaret Rueter

Sent from my iPhone

Feedback from Residents of the Leonard J. Russell Apartments Regarding the Proposed Development at 2072 Mass Ave

January 3, 2020

Introduction

- This summary was prepared by Margaret Rueter, a resident of the Russell Apartments, who is the designated liaison representing apartment residents' input on this project.
- Collecting resident feedback was challenging both due to the restrictions imposed by the COVID-19 pandemic; limited English-language proficiency among some residents; and some residents' fear of jeopardizing their housing access by criticizing a project that the CHA has endorsed.
- Despite these challenges, feedback has been collected from over 60% the Russell population via email, phone calls, distribution of printed materials, and limited in-person meetings during the time period of October – December 2020.

Facts about the Russell Community

- The Leonard J. Russell Apartments is an affordable-housing complex administered by the Cambridge Housing Authority (CHA). It is comprised of 51 one-bedroom apartments, located in a 6-story building at 2050 Mass Ave in Cambridge. The building offers laundry, community space and a shared kitchen, a parking lot with 11 spaces, and a shared outdoor terrace. It also houses the North Cambridge Senior Center on its ground floor.
- Russell Apartments are designated for senior and disabled residents in the lowest income bracket. Rent is approximately 30% of their income. Many residents rely heavily on public programs and services including SNAP, Medicaid and Medicare, and The Ride.
- Residents represent a diverse population, including a substantial portion of people of color and many for whom English is a second language. A number of residents are disabled, have limited mobility, or have visual or hearing impairments which affect situational awareness when navigating sidewalks and street crossings.
- Residents had to move out of the building for 2 years during a recent renovation, and reoccupied their apartments starting in March 2019. The prospect of another major disruption due to building construction next door is daunting for many of them.

Concerns about the Proposed Development at 2072 Mass Ave

Nearly half the residents of Russell Apartments (20 out of 51 units) have signed a petition expressing concerns about the 2072 Mass Ave development. Based on resident feedback, the key concerns are summarized below in three main categories including 1) Pedestrian and vehicle safety concerns; 2) Long-term Quality of Life impacts; and 3) Construction Impacts.

1) Pedestrian and vehicle safety on Mass Ave

a) Front-of building vehicle, pedestrian and handicapped access

The block of Mass Ave extending from Russell Apartments past 2072 Mass Ave to Walden Street is already complex and risky for Russell Apartment residents navigating the building entrance, bus stop and sidewalk on foot, with mobility devices or by car. The addition of pedestrian, bike and vehicle traffic for up to 200 residents of 2072 Mass Ave will make this area significantly more crowded and dangerous for Russell Apartments residents. Specifically,

- **Vehicles** turning into the Russell parking lot will have to cross a bus lane crowded with pickup/dropoff vehicles for the 2072 building, as well as increased bicycle traffic;
- The bus stop, which is heavily used by Russell residents including those with disabilities and mobility devices, will be subject to greater crowding and pedestrian / bicycle traffic on the sidewalk;
- The 2 **handicapped-parking spaces** in front of Russell, which are heavily used by both Russell residents and visitors to the Senior Center, are more likely to be occupied by 2072 residents or illegally used by pickup/dropoff vehicles for the 2072 building.
- Russell residents exiting the building as **pedestrians** will be at greater risk of collision and jostling from increased human activity and traffic around their entrance, the bus stop and the corner of Walden.
- While the developers argue that these safety issues are not significant, the bottom line is that we **need a detailed study** to assess and recommend solutions for these concerns.

b) Walden/Mass Ave intersection impacts

The majority of Russell residents navigate the neighborhood on foot to access essential goods and services. The Walden Street / Mass Ave intersection is already highly congested and unsafe particularly at rush hour, and is risky for anyone traveling by foot, bicycle or vehicle through the intersection. The addition of a large-scale residential building at 2072 Mass Ave will increase the pedestrian, bicycle and vehicle traffic at this highly problematic intersection and will thus increase the safety risks to Russell Residents, as well as other vulnerable abutters including the Day Care facility in the ground floor of the Henderson Building.

2) Long-term Quality of Life impacts

The proposed 9-and-6 story building will tower over the 6-story Russell structure and its back terrace and parking areas. The depth of the proposed building extends 46 feet beyond the back of the Russell building (17 feet at 9 stories, 50% higher than the Russell building; and 29 feet at 6 stories, equal to the Russell building). The distance between the two buildings will be only 4 feet. Expected long-term, continuous impacts on Russell residents will include:

- All Russell residents with west-facing windows will be affected by **shadows, reduction of natural light and obstruction of views**, which can negatively affect mental health and quality of life.
- All Russell residents with west-facing windows will face a **loss of privacy** given the close proximity of the 2072 building's residential windows and roof-garden recreational activity.
- All Russell residents with west-facing windows and walls on the north side of the building will be subjected to **noise** from the 2072 building's residential apartments and roof garden.
- All Russell residents will face the **loss of use and quality of their outdoor terrace**, including gardening and other outdoor activities.

3) Construction Impacts

Construction of the 2072 Mass Ave building is expected to commence in 2022 and take 18-24 months. It will be a difficult and highly unpleasant process for all abutters, but the residents of Russell Apartments will be most highly impacted of any abutter, due to both their proximity to the building and their physiological vulnerabilities which render them more affected by noise and other disturbances. Expected impacts will include:

- Continuous loud **noises** affecting residents' sleep, ability to concentrate, and quality of life
- **Fumes and dust** affecting air quality which may pose a risk for medically fragile residents, particularly if they must keep their windows open due to a lack of AC;
- **Vibrations** from excavation and drilling to create the very deep foundation required for a 9-story high-rise building, also expected to have both physical and psychological effects

Proposed Solutions

1) Inclusive, Size-Appropriate Design

- One of the fundamental flaws of the 2072 building is that it is being undertaken as a separate, disconnected and competing installation compared to the Russell building. Instead the 2072 building design should take a holistic approach, creating a design that works for both the 2072 site and the Russell building and its vulnerable community.
- We believe that a significant **reduction in building size to 6 floors on Mass Ave, with a step-down to 3 floors**, would be more appropriate and complementary to the Russell building and its residents.
- We believe the 6-floor portion building should have the **same depth as the Russell building**, not extending 17 feet beyond it (and 44 feet higher) as currently proposed with the 9-floor design.

2) Construction Mitigation

- Once the building design is finalized, we request a written commitment from the Developers to develop a detailed, mutually agreed **construction mitigation plan**; including establishment of contact points at the construction company and CHA to address concerns that may arise during construction.
- The construction mitigation plan should include agreed provisions to limit noise, dust and fume impacts on Russell residents.
- Russell residents should be provided with in-unit air conditioning prior to the start of construction, so that they can keep their windows closed while construction is underway during warmer months
- Other measures to be determined

We look forward to discussing these concerns with Capstone Communities, the CHA, and sharing them with public authorities reviewing plans for the 2072 Mass Ave Development.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:56 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA #017326-2020. 1/7/2021
Attachments: BZA 1_7_2021.docx

From: Margaret <mbrueter@comcast.net>
Sent: Sunday, January 3, 2021 11:33 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA #017326-2020. 1/7/2021

Maria,

Welcome back from your vacation! You will need another by the end of this week

I am a senior and do not quite know how to use all my programs properly

This letter is part one. Letter to BZA board for 1/7/2021 meeting on 2072 Mass Ave.

Part two I will send next. It is my list of gathered info to support my letter.

Thank you so very much for your efforts

Sincerely,
Margaret Rueter

Sent from my iPhone

BZA Case Number #017326-2020

2050 Mass Avenue #210
Leonard J Russell Apartments
Cambridge, MA 02140

January 3, 2021

To Members of the Cambridge Board of Appeal:

Russell Apartments, the CHA owned senior and disabled (51 unit low income affordable) building is located just feet away and next door to the proposed 2072 Mass Avenue project. We are the abutters who will be most affected by both the building design and the complexities of the residential Mass Ave entrance (we were not consulted before this change).

I have worked closely with as many of at least 30 of our residents and serve as their advocate. Many of our residents speak english as a second language or are uncomfortable to write or to speak publicly themselves. Communication has been incredibly difficult because we are a high risk community and no longer gather. We run into one another in the laundry, hallway, elevator, or building entrance. There has not been one person who has not expressed concern.

We are against the current design, and any design that simply reduces the nine stories by a floor or two.

DESIGN

Have you seen any true rendering from the Russell side of the building? Of course not. There is a towering bulky mass to be built just on the other side of us. A building the size of our own footprint is reasonable. The nine story building is 17.1 feet BEYOND our footprint. It is 44 feet higher. The building at this point runs at 90 degree angle so completely dwarfs our own one outdoor area, shades the area and windows are a mere few feet from windows. It is because of the nature of our population this matters.

The drop down building runs along Walden street and along our outdoor landscaped area another 29 feet at six stories with a roof top out doors space at the top level .

Even Mike Johnson ,of the CHA, refers to the City's "elderly and disabled housing population as one of the most vulnerable.of the city" The loss of quality of life is severe. Noise, privacy and sunlight are all compromised. Our one outdoor area will have just six hours a day of sunlight.

The building should be six stories to the Russell footprint and no more than three stories along Russell and Walden Street. Please take into contact our neighborhood and the life issues for Russell vulnerable seniors and elders.

SAFETY

Russell residents traverse the small distance every day between our entrance at 2050 Mass Ave and the Walden Street intersection. We can count the distance in just a few footsteps - 22 steps to bus shelter

and another 30 to the intersection. Many of us use walkers, canes and mobility devices. We do not move quickly. In these few feet there are two handicapped parking spaces, bus shelter, bus lane, bike lane and congested intersection (those of us that live here refer to it as dangerous) **The addition of a residential entrance brings further complexity that need be studied by both the city and the developer before a final design.** Drop offs, pick ups, and the bulk of the 2072 pedestrian traffic will further complicate our navigation. Driving to our entrance from the intersection is already dangerous. We think one of us will be killed if you allow drop offs and pick ups because pulling over so close to the intersection is going to be very dangerous for us to drive around as we make our way to our own entrance just a few feet beyond. While perhaps moving the bus shelter could help, **PLEASE PAUSE THIS PROJECT AND HAVE THE CITY STUDY THE IMPLICATIONS WITHIN CONTEXT OF RUSSELL RESIDENT PEDESTRIANS AND DRIVERS.**

You, the BZA members, are our last hope to stop this project from rushing forward before care and due diligence. Cambridge does need get this building right. Certainly affordable housing is urgent. Housing should not be a privilege.

But let's not forget to build in the context of our neighborhoods and with regard to the policies our own citizens have voted for. We have only this board to see that this occurs.

It is brave in this climate to take a stand to slow this project down just now, or even ask for changes. It is those of us who know this area the best that are able to point out the details that to others may not be so evident.

Please hear the voice of the concerned North Cambridge Seniors and Disabled. Don't let the city forget us - WE ARE HERE.

Thank you for your time.

Sincerely,

Margaret (for the Russell Community)
Margaret B Rueter

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:57 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Marjorie Hilton <margiehill@post.harvard.edu>
Sent: Sunday, January 3, 2021 7:55 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal
I oppose the proposed development at 2072 Mass Ave.

All,
Though I believe in affordable housing, the proposed project goes way overboard. There seems to be little care or concern for how this enormous building will fit into the neighborhood. The concept of acknowledging a neighborhood is not even there. Already, this intersection is not a safe intersection for walkers, bikers, or automobiles. Parking will not be possible in the few spaces allowed. What makes the designers think that those in affordable housing do not own or use their cars.

I hope that there are not other projects of this nature that will demolish the character and other buildings along Mass Ave. Haven't we seen enough empty storefronts and empty new buildings. I resent the way that large developers are allowed to run roughshod without care. Needless to say, the concept of interesting architecture - other than boxes- is not considered.
I hope that the buildings that reflect an older time in the city of Cambridge will not be destroyed.
Thank you.
Marjorie Hilton
141 Upland Road (5 minutes walk to site)
Upland and Mt Pleasant

--
One forges one's style on the terrible anvil of daily deadlines. -Emile Zola, writer (2 Apr 1840-1902)

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:57 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Janet Barker <jsbb@me.com>
Sent: Saturday, January 2, 2021 8:18 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To members of the Board of Zoning Appeal:

I oppose the proposed development at 2072 Mass Ave.

I live nearby on Regent Street. The proposed building is out of character for my neighborhood on so many levels: size, height, lack of set back, lack of green space, insufficient drop off/pick up parking area, etc. etc.

I am shocked that the Board of Zoning Appeal would even consider this proposal since it breaks 18 zoning laws. Imagine how we residents feel when we are so careful to keep any modifications we desire within the existing laws of our city.

Please do not ruin my neighborhood: send this project back and wait until you receive a development proposal for this site that respects the neighborhood and complies with Cambridge's zoning laws.

Sincerely,

Janet B. Barker

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:59 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020
Attachments: 4 Cogswell Ave in full sun: all these apartments will go dark.JPG; 5 Walden and Russell Apt from 3rd flr 8-B Cogswell Ave.JPG; 5 Walden, Russell Apt, Carriage Building: height perspective; all from 3rd flr 8-b Cogswell Ave.JPG

From: michael kennedy <mp_kennedy@hotmail.com>
Sent: Saturday, January 2, 2021 7:15 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

Re: 2072 Mass Ave CASE NO. BZA-017326-2020

I oppose this project as proposed. It is too tall, too dense, and will bring harm and injury to me and others in the neighborhood.

I am an abutter of a direct abutter: I live at 8-b Cogswell Avenue and have lived here since 1988, some 32 years. My property aligns with 5 Walden St, just across the street from 2072.

For a number of years now I have had to contact the city regarding issues of traffic, congestion, and parking with the primary concern of safety: we here in the Walden, Mass Ave, Mead, Cogswell part of the North Cambridge neighborhood have been sounding the safety alarm because the traffic patterns have changed dramatically with the advent of WAYSAPP and other similar technology. There are times when an ambulance or firetruck can not get into our neighborhood. There are times when I cannot get out of my drive to take my kids to school in the morning or to after-school sports in the late afternoon and times when I cannot get back into my drive in the evenings when returning home from work: the congestion makes egress and ingress truly problematic, and dangerous. The city has failed to address these concerns in any measurable manner.

Our neighborhood streets have become cut-throughs of epic proportions during rush hour. Adding a 9 story building at the corner of Mass Ave and Walden St will exacerbate an already dangerous situation that the city has yet to address: how can The Board of Zoning Appeal even consider this project, given all the dangers that pre-date this proposal (to add a building where a dangerous and worsening situation already exists)?

I trust the board members have studied the history of this corner (Mass Ave and Walden) and have apprised each other of its history of accidents for bikes, cars, and pedestrians. The three lanes on Walden Street are not wide enough and the proposed 'widening' Capstone and Hope plan is negligible and will not ameliorate or assuage the conditions there. Adding a building with zero parking will make Walden Street beyond nightmarish, especially when delivery trucks double park on Walden St to make deliveries. And what about

trash? How many recycling bins will be sitting on Walden Street and how long will it take the city trucks to collect the recycling and trash? What about school busses? And the MBTA bus 77 that stops in front of 2072?

But back to traffic and parking:

We gained a meeting, finally-- and after much frustration-- with Patrick Baxter of the traffic and engineering department. After what appeared to be a fruitful if long evening--and very well attended by the many, many, many concerned neighbors, Baxter and company never followed through on our concerns even though they promised to do so; subsequently, we were dismayed and appalled, but now it makes sense to me and my concerned neighbors: for Patrick Baxter and the Cambridge Traffic Department to have officially responded to the issues at Walden, Mass Ave, Mead and Cogswell would then make it impossible for Jason Korb and Sean Hope to qualify for the 40B Comprehensive Permit they seek. It would call into question their bogus traffic-parking study. This is truly upsetting and smacks of 'pressure from the city' to stall on traffic concerns in the Walden-Cogswell Ave secton until the permit for this project is signed off on. Is this corruption truly our reality here in Cambridge? It makes it feel like Washington DC and how much worse the corruptions has been there over the past four years.

This entire enterprise of affordable housing and city politics and developers seeking permission feels both unusual and curious-- and I and others will seek recourse if the board approves this project, plain and simple. As a neighborhood, our concerns are many: we will seek standing as abutters who can furnish incidents of how this project will deliver harm and injury, making for 'aggrieved abutters' who will appeal. And we have not even begun to address the historical buildings on Walden Street and Mass Ave that this construction will harm with drilling, digging and hammering; likewise, the height and density concerns and how the mammoth scale of this building will negatively offset the 19th century buildings on the national register. The precedents here should alarm the board; this development's seeking so many waivers and so much relief should make this a no-brainer for each member of the board: this building is too tall, it asks too much of the neighborhood without any setbacks, and will bring harm and injury without any parking or places where deliveries can be made without stopping traffic on Walden St or Mass Ave, not to mention the elderly who live next door in the Russell Apartments.

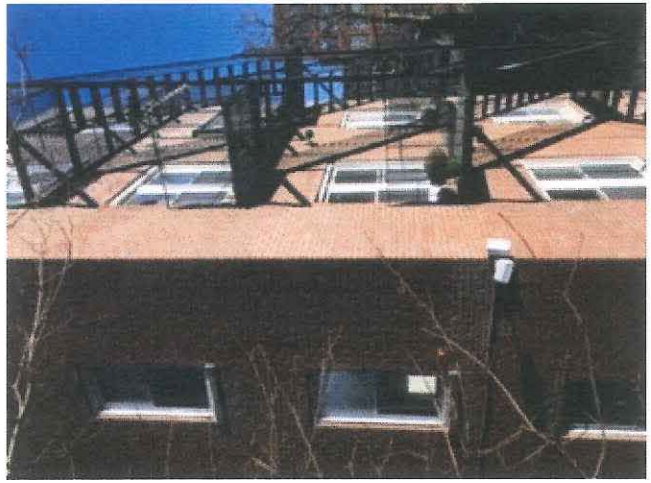
I recommend cancelation of the continued BZA meeting scheduled for January 7th-- on many grounds, many of which you are already well aware because Michael Brandon and others have made it clear to you these myriad ways this project has failed to meet both requirements and responsibilities when seeking a 40B Comprehensive Permit, which is also odd given the fact that there is no need for a 40B given that Cambridge has already met its 10% threshold of affordable housing and is affordable housing friendly, which makes this application for a comprehensive permit specious and disingenuous.

If the meeting for whatever reason cannot be cancelled, then you must insist on a heavy compromise: no more than five stories on Mass Ave and no more than three stories on Walden Street...and provide parking for residents, on-sight. Yes we need affordable housing, but we also need a livable city and livable neighborhood. This project will not rectify, it will worsen. It's time to rethink and revisit the plans and the reasons.

I'm attaching pictures that show the view from the third story bedroom of my house, looking out toward the Henderson Carriage Building and 5 Walden Street and The Russell Apartments: this proposed building would cast shadows across all that you see in these pictures and would disrupt the neighborhood as it is now... forever more. Once it's done, it cannot be undone. Haste makes waste and it's best to practice prudence in all important matters. Why is this process so rushed?

Truly concerned,

Michael Kennedy
8-b Cogswell Avenue/Cambridge, Ma 02140



DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:01 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Christopher Potter <christopher.l.potter@gmail.com>
Sent: Saturday, January 2, 2021 2:16 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Crystal Komm <crystalkomm@gmail.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the members of the Board of Zoning Appeal:
We respectfully oppose the residential building proposed for this address as it is currently conceived, for the reasons set forth by Cambridge city councilor Dennis Carlone:
https://www.cambridgeday.com/2020/12/30/cambridge-can-do-better-on-affordable-housing/comment-page-1/?unapproved=8834&moderation-hash=2a836b3a97f867e722fbe71db33e97c9#comment-8834

Christopher Potter and Crystal Komm
10 Walden Mews
Cambridge MA

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:02 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Dana Schaefer <danaschaefer2@gmail.com>
Sent: Saturday, January 2, 2021 2:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Dear Members of the Board of Zoning Appeal,

I oppose the proposed development at 2072 Mass Ave. As a close neighbor within a few blocks, living on Cogswell Ave for over 18 years, I have several concerns with the current proposal. I recently read the OP-ED written by city councilor Dennis Carlone in Cambridge Day https://www.cambridgeday.com/2020/12/30/cambridge-can-do-better-on-affordable-housing/comment-page-1/?unapproved=8834&moderation-hash=2a836b3a97f867e722fbe71db33e97c9#comment-8834. I'm in total agreement with all the points he made and feel he has a true understanding of all the issues on all sides. I plead with the BZA to listen to our concerns including Dennis Carlone's and do not approve this project. Instead, require the project to adhere to all the requirements that were approved by the affordable housing overlay and have the developers resubmit a new proposal allowing the needed time for community feedback and input.

My concerns are safety for Mass Ave / Walden intersection, size sets a precedent for other large buildings to be built, lack of green space, lack of set back.

Thank you,

Dana Schaefer
47 Cogswell Ave, #20

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:02 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass ave case no. 017326-2020

From: Gefen Shapiro <gefenshapiro@gmail.com>
Sent: Saturday, January 2, 2021 10:31 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass ave case no. 017326-2020

Hello,
To the members of the board of zoning appeal,
I live very close to the proposed development of affordable housing. I am very concerned for the wonderful seniors living in the Russell apartments and I fear that their happiness would be greatly diminished if such an out of proportion building were to be built. With the proposed building towering over 40 feet above russell apartments, I would ask that the building be brought down to 6 stories, with 3 stories in the back. I am also very concerned about parking, with 200 residents and no parking spots I find this to be an appalling lack of judgment. The city must perform a traffic and parking study of the neighborhood to really understand the consequences of not providing any parking whatsoever. Additionally, as someone who has gotten the school bus from the stop right next to the proposed building, I can vouch for the fact that it is a dangerous intersection and adding this kind of congestion with the building would make me very hesitant to even walk near the intersection.
Thank you,
Gefen Shapiro

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:02 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Ellen Glisker <eglisker@verizon.net>
Sent: Saturday, January 2, 2021 10:28 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of the Board of Zoning Appeal
I oppose the proposed development at 2072 Mass. Ave..... not because it is for affordable housing. I live close to this site and am absolutely in favor of creating more affordable housing in Cambridge. And, my observation is that much is being done already. I do oppose the project because of the sheer size for the existing dense, busy, congested neighborhood. The intersection of Mass Ave and Walden St can't take a huge influx of pedestrians, cars and activity. The size of the building will open a gateway for other overly large buildings. The neighborhood and its citizens deserve a full and complete study for what should be put on this lot.
If you have not already done so, please read City Councillor Dennis Carl one's Op Ed in Cambridge Day. It explains the issues involved
Thank you and Happy New Year.
Ellen Glisker
Cambridge Resident

Sent from my iPad

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:03 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Merav Gold <meravegold@gmail.com>
Sent: Saturday, January 2, 2021 9:59 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal,

I oppose the proposed development at 2072 Mass Ave.

As a long-term Cambridge resident, I understand the vital need for affordable housing. The proposed development at 2072 Mass Ave. is not the answer. Out of scale with the neighborhood and violating numerous zoning regulations, it is opposed by many abutting residents and neighborhood groups, and will stand as an unfortunate precedent for development in Cambridge, promoting hostility to the affordable overlay, which it violates.

I ask you to respect the neighborhood's more than reasonable concerns and deny the developer's request for numerous variances.

Thanking you,

Merav Gold
7 Shady Hill Square
Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:04 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Rebecca Rohr <beckat7@gmail.com>
Sent: Saturday, January 2, 2021 9:28 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave.

I live on Walden Street less than 1/4 mile from this proposed building. I support the need for affordable housing. And I do not object to affordable housing at this location. But I am concerned with the size of the proposed building, and have concerns about traffic at that intersection. I commuted for many years through that intersection, and it was a dangerous and problematic location for commuters, pedestrians, and bicyclists. The proposed design appears to offer limited green space. Additionally, I am concerned for the senior residents at the North Cambridge Senior Center. Their building will be dwarfed by this building, and it appears that many residents will lose light into their rooms. This is not fair for those residents. Overall, I feel that the proposed design is too large for this community.

Thank you for your consideration,

Rebecca Rohr

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:06 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Merry White <corkela2@gmail.com>
Sent: Saturday, January 2, 2021 9:10 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Massachusetts Avenue. I live about a block from that site, off Walden Street and have lived here thirty-five years, in Cambridge since 1953. I love our neighborhood and want more people to enjoy it, in affordable housing.

My own concerns are size and safety above all. Safety for the intersection where I see elders from the Russell Apartments (my age, many of them) trying to cross while cars whizz around the corner to make the light, and where I see yellow-pinnied toddlers with their minders trying to cross from the bilingual day care center across the street, making their way to a playground. There have been accidents (one bicycle death) and near-misses there, way too many.

The size of the structure proposed is mammoth for this area. The developers note four other "high-rise" structures "nearby" but they are not near, nor are they, like this proposed building, on a major intersection, and most are set back from the property line and sidewalk providing more visibility.

There is much to say: my main concerns are that the comfort and safety of the vulnerable elderly and disabled population of Russell Apartments is primary and the promises offered to them by the developers are quite unbelievable (painting lessons? Pen-pals among the tenants?). My second concern is the overall height and density of the building. But above all, I am dismayed that the builders and the City itself have not listened to the neighborhood and has rushed to approve a structure that will hurt us all, neighbors and indeed the residents of the building itself. Affordable housing, like all housing, needs to be thoughtful and respect context. The proceedings to date, and the proposed building itself, have been appallingly conducted and designed.

The Board of Zoning Appeal is capable of the consideration this project and the neighborhood deserve. Thank you.

Merry White
Cypress Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:07 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: William Bloomstein <wittcreate@gmail.com>
Sent: Saturday, January 2, 2021 7:09 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Seymour Kellerman <seymourkellerman@gmail.com>; SUSAN E FRANKLE <susanfrankle@comcast.net>; Carlone, Dennis <dcarlone@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of Board of Zoning Appeal:

The proposed development at 2072 Mass Ave is so out of scale and inappropropriate on so many levels - height, density, parking issues, traffic issues, etc. – it's *unfathomable* how it has gotten this far.

Everyone wants affordable housing.

We just want it done RIGHT.

Reject this crazy proposal and send the City and developer back to drawing board to work DIRECTLY with neighboring communities to right-size this.

PLEASE MAKE SURE THE BZA GETS THIS LETTER.

Thanks,

William Bloomstein
16 Crescent St
02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:09 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jonathan Yu Chi Yip <jonathanyuchiyip@gmail.com>
Sent: Friday, January 1, 2021 12:02 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

-
    - Members of the Board of Zoning Appeal
    - I oppose the proposed development at 2072 Mass Ave.
- If you live near the site, please add that information in the first paragraph.
- Body of email: Insert your specific concerns; leverage the Op E

Dear Members of the BZA,
I write to oppose the proposed development at 2072 Mass Ave.
My family and I have been living at 35 Walden Street #2D, the Lincoln House Condo for over 25 years and I have been a precinct 10 election poll worker for some years. It is my understanding that the development is overwhelmingly disrupting our community, especially the senior and persons of needs, next door. Needless to say the parking issues which it will be causing. Unless this development will guarantee at least 20% affordable units to alleviate the tight affordable housing units in Cambridge.

My wife, Linda Yip and my son Timothy Yip joins me to oppose this development.

Thank you for considering our request

Jonathan Yip and on behalf of
Linda Yip and Timothy Yip

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:12 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Concern

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Thursday, December 31, 2020 4:14 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave Concern

Get Outlook for iOS

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Sent: Thursday, December 31, 2020 6:13:18 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave Concern

Begin forwarded message:

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Subject: 2072 Mass Ave Concern
Date: December 31, 2020 at 6:08:54 PM EST
To: mpacheco@cambridgema.gov

To the Board of Zoning Appeal:
I am concerned about the current proposed development at 2072 Mass Ave. for many reasons. **The most important reason is that it is a racist development that disenfranchises those who do not have easy access to capital. Why did the city not find a minority-owned development company? The developer is a white cisgender male who lives in the wealthy suburban community of Newton. His life experiences do not match those of the buildings' proposed residents and directly disenfranchises local minority-owned developers which is a disgrace to our community and our taxpayers.**

As a taxpayer, I expect a response to my comments!

As a graduate of the Cambridge Public Schools, I wanted to make sure it was understood that there is a school bus stop right there at Walden and Mass Ave exactly where the project is slated to be built. I waited at that stop for 8 years when I took the bus to King Open. I wonder if CPS school transportation has been consulted about this development in terms of the safety of children. I have walked my kids and waited at that stop with my kids for years… it is a dangerous intersection only to be made more dangerous with this project. Has there been any communication with CPS transportation?

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Also, sadly it is obvious that the needs of proposed building residents have not been considered. There is limited parking and only one elevator for 200 people. That is crazy. If this building were really about helping those who need it, the plan wouldn't forget about their needs for elevators and cars.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Zev Shapiro

Lifelong Cantabrigian and Harvard '24

35 Walden St

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:12 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave: Support

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Thursday, December 31, 2020 11:32 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave: Support

Get Outlook for iOS

From: Kathy L Dalton <kd@well.com>
Sent: Thursday, December 31, 2020 1:30:51 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 2072 Mass Ave: Support

I would like to register my support for this project. I believe this is very well located as a transit dependent affordable housing project.
I would however like the Cambridge BZA to exercise whatever authority it has to make this a more livable project for the residents.
For example, I am concerned to hear it will have only one elevator.

As it is a for-profit developer I am concerned that the need to profit from the project rather than creating quality livable housing for the residents will take precedence.
Also, if there are design amendments that improve things for abutters, particularly for the adjacent senior housing, I would approve of those as long as they do not lead to making the project unbuildable.

Kathy L. Dalton
Arlington Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:13 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: James Mahoney <j.j@mahoney.com>
Sent: Thursday, December 31, 2020 11:02 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: northwaldenneighbors@gmail.com <northwaldenneighbors@gmail.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal,
I am a born and bred Cantabrigian, and it disturbs me that others with roots in this city that echo my own are increasingly priced out of living here.
However, **I oppose the proposed development at 2072 Mass Ave.** I live at 234A Walden St., and regularly use that intersection, both on foot and via vehicle. As many others have pointed out, multiple factors mitigate against the current proposal. Some of these have been intelligently explained by City Councillor Dennis Carlone in his 12/30/20 CambridgeDay op-ed piece.
To my mind, one of the most telling factors is the need for 18 variances in order for the proposed project to move forward. The City recently enacted an aggressive Affordable Housing Overlay which arguably advances the goal of adding more affordable housing at scales intended to stretch, but not destroy, neighborhood character and streetscapes. **To exceed AHO standards before we even have had a chance to see how they will change the fabrics of our neighborhoods makes no sense.** This project should be held to those standards
Apart from the larger concerns about the proposed building's inappropriate scale, and predictably adverse effects on traffic, parking, and safety, **there is also the precedent that it will set**. No doubt, sooner or later, the nearby single-story retail spaces at 2044/46 Mass Ave, 2088-2100 Mass Ave, and 2150-2180 Mass Ave will be developed. Those developers will have a powerful argument in favor of equally scaled edifices with equally "justified" variances.
Do we want to turn Mass Ave into a high-rise canyon, or do we want to maintain the Paris-like streetscapes that are a key part of Cambridge's visual character and make our city notably walkable?
The choice is in your hands. I urge you to deny the 18 variances to simultaneously protect the character of our city while supporting the seamless, human-scale integration of additional affordable housing throughout our neighborhoods.
Thank you,
James Mahoney
234A Walden St
Cambridge
(617) 945-9280

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:14 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

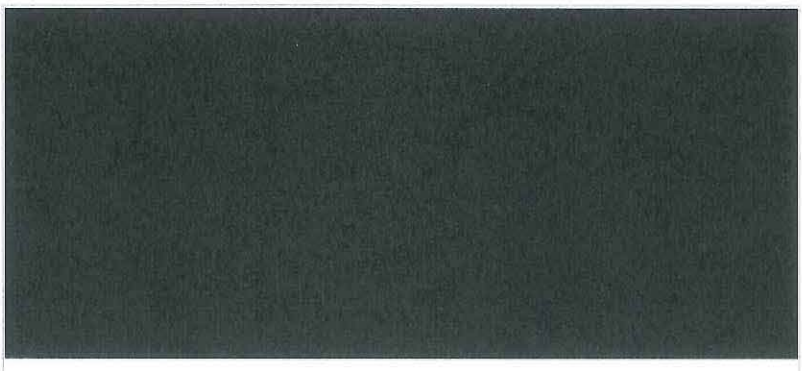
From: Harriet Winter <winter3510@yahoo.com>
Sent: Thursday, December 31, 2020 9:36 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Members of the Board of Zoning Appeal

I live very close to the corner of Mass Ave and Walden and I welcome affordable housing at that site. However, I am strongly opposed to the design currently proposed.

The 9-story tower is completely inappropriate to the neighborhood of low storefronts and homes in this part of North Cambridge. A new project at that site should fit into the surroundings at a maximum height of 5-6 stories, with setbacks, green space and reasonable density.

I echo the concerns and hopes voiced by Dennis Carlone in his recent Op-Ed about how Cambridge will manage affordable housing.
Cambridge can do better on affordable housing - Cambridge Day



Cambridge can do better on affordable housing - Cambridge Day

Escaping from the current affordable housing cycle of unplanned development, out-of-context building and regulat...

Thank you,
Harriet Winter

1 Houston Park
Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:14 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CAS development

From: tom hayes <thayes1943@gmail.com>
Sent: Thursday, December 31, 2020 9:12 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CAS development

Dear Members of the Board,

I oppose the proposed design of a high-rise at the end of Cogswell Ave, where we live (we're at 39 Cogswell).

We are particularly sensitive to the impact of many new residents, some of whom will have cars for which there is no adequate parking at the building site. We lack a driveway, and on street-cleaning days already we find Cogswell and Mead parking asaturated. We have to go out to Walden St. to find parking, if we don't get a parking space early.

thank you,

tom

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:15 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Mark Adams <clio_bemused@yahoo.com>
Sent: Thursday, December 31, 2020 8:58 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal,

I oppose the proposed development at 2072 Mass Ave. and ask that you consider revising the developer's plan per the r equests of
Ms. S. Frankle's North Walden Neighbors group and the North Cambridge Stabilization Committee of R. Clarey and M. Brandon.

I have lived up Mass Ave between Jack's Gas at Churchill Ave and the recently upgraded Clarendon Park for 21 years and in North Cambridge for 25; and Cambridge, in general, for 40 years.

I am a member of the North Cambridge Stabilization Committee, led by Richard Clarey and clerked by Michael Brandon a nd regularly attend the monthly meetings around the corner at the Daniel F. Burns Apartments.

From reading the documentation of our allied neighborhood group, the North Walden Neighbors led by Ms.S. Frankle, I would have toagree that the proposed development is way out of line as to what my impression is of what is appropriat e for our greater North Cambridge neighborhood and what the spirit and wording of the relevant ordinances suggest.

It is, in my opinion and in agreement with NWN, that the 2072 Mass. Ave. proposal is--
too unsafe with the traffic congestion at this dangerous intersection with its history of numerous car accidents.

It is, in my opinion and in agreement with NWN, that the 2072 Mass. Ave. proposal is--
too tall (9 stories) and big and in its number of units for the plot of land it would be built on.

It is, in my opinion and in agreement with NWN, that the 2072 Mass. Ave. proposal is--
not in compliance with the zoning code's rules on setbacks, etc.
(Among other stakeholders, the NCSC worked hard to establish these guidelines in the master plan of zoning rules and goals for development for North Cambridge's section of Mass Ave in the 1990s.)

Furthermore, given NSCS's clerk Michael Brandon communication of this morning 12/31, I am dismayed at what he repo rts as the unresponsiveness from you at the BZA, and the city in general, to his concerns expressed in letters of 12/10 an d 12/30 concerning
the prematurely holding a Public Hearing on the proposal, originally on 12/10, now scheduled for 1/7/21 when prior requirements have not been met by the 2072 Mass Ave developer.

Namely, M. Brandon's contention that the seemingly inevitable granting of a comprehensive permit to the developer, is being rushed into without following the established procedures, i.e. it lacks, in his understanding, a needed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development; as well as other procedural irregularities.

Best wishes,
Mark Adams
2517 Massachusetts Avenue
Cambridge, MA 02140-1127
clio_bemused@yahoo.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:15 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Oppose 2072 Mass Ave CASE NO. BZA-017326-2020

From: Susan Shen <shenfangpsu2005@gmail.com>
Sent: Thursday, December 31, 2020 8:32 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Oppose 2072 Mass Ave CASE NO. BZA-017326-2020

Dear members of Board of Zoning Appeal,

As resident and home owner of nearby Cogswell Avenue, I strongly oppose the current development plan of the 2072 Mass Ave. The current intersection of Mass Ave and Walden street is already very busy and dangerous, I cannot imagine how the traffic will be after adding so many residence units to such a busy intersection. In addition, there will be so many units without designated parking, this will be a nightmare for the nearby street where street parking is already very tight, especially in the winter.

Overall, please reduce the number of units and give each unit a parking space which is very much necessary. In addition, please consider widening the intersection of Mass Ave/Walden street.
Thanks very much for your consideration!
Best regards,
Fang

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:16 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

From: James in Cambridge <tompaine@hotmail.com>
Sent: Thursday, December 31, 2020 5:12 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

December 31, 2020

To: Maria Pacheco, Board of Zoning Appeals
Cc: Ranjit, ISD (BZA)

Hi Maria, As I believe you must know, the BZA Rules (posted) require that everyone provide their *home address* when giving public testimony. This was overlooked at the last public hearing on the 2072 Mass Ave. application.

Could we be assured that this requirement will be honored at the hearing on January 7? Would you please share this email and request with Gus, Brendan, and remaining Board members?

In addition to its being *a published rule for BZA Hearings*, I firmly believe we are all entitled to know where people actually live when giving public testimony about matters in Cambridge.

Thanks.

Section 6. Rules of Procedure at Public Hearings
[...] **Every person appearing before the Board or submitting a statement in writing must identify himself for the record by full name and current residential address.**
https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/BZA/bzarulesofpracticeandprocedure.pdf

Also, as you may know, the last meeting was a catastrophe in several respects.

I'm not in favor of letting politicians (a/k/a, "elected officials") "jump the queue" when others are waiting to give testimony. But if this must be allowed, could we limit the time permitted? Marjorie Decker was allowed to opine at great length at the start of the hearing, unfairly to everyone else waiting to testify.

Later on, after this, and then the customary "three minutes" for others, still others who

had been waiting to make comments were summarily reduced in an impromptu manner by Jim Monteverde (no doubt trying to do his best under difficult circumstances) to a "one minute" allowance. This was obviously unfair - and I believe unnecessary - discriminating against those who just happened to be later in the queue. This can and should be avoided on, in my opinion, on January 7 by limiting "speeches" by politicians, and holding everyone to a reasonable time allowance, announced - for all equally - at the start of the meeting.

Hopefully the fact that this is a "special meeting" (if it is not cancelled or postponed) will allow everyone interested in providing testimony a reasonable opportunity to be heard.

Thanks. I would appreciate your sharing this with the Chair and Vice Chair, especially, and letting me know what response they may have.

Happy New Year - hopefully - to all of us!

Sincerely, James Williamson
1000 Jackson Place
Cambridge, MA. 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:17 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Lisa McManus <lisaxmcmanus@gmail.com>
Sent: Wednesday, December 30, 2020 5:35 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Ahead of the Jan. 7 meeting, I wanted to send this image of the project to the BZA members. **It's a rendering of the building that the developers and their architect rarely show.**

I am an abutter. I am for affordable housing but think this building is pretty clearly out of scale and too big for the site. I believe it sets a precedent that permits many more buildings at this height.

Lisa McManus
17 Creighton Street
Cambridge, MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:17 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Urgent Public Record Request re 2072 Mass Ave 40B Project Eligibility Letter (PEL) Process
Attachments: Initial 40B Letter to PEL Applicant Boilerplate.pdf

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From: Young Kim <ycknorris@gmail.com>
Sent: Wednesday, December 30, 2020 3:35 PM
To: Levy , Seah <slevy@Cambridgema.gov>
Cc: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Urgent Public Record Request re 2072 Mass Ave 40B Project Eligibility Letter (PEL) Process

Dear Ms. Levy,
Please provide me with any record of communication from MA Housing Partnership (MHP) or similar state affordable housing agencies regarding PEL application for 2072 Mass Ave affordable housing project. Also, provide me with any record of PEL application being published on the City website other than as part of BZA Comprehensive Permit application. Please see the forwarded email below for the context of this request.
This material is urgently needed to submit my comment to BZA by 5 PM 1/4/2021 for their continued hearing on the 2072 Mass Ave CP case. So this request is extremely time sensitive and I would greatly appreciate it if you could expedite this request,
If you have any questions, by all means please do not hesitate to contact me by email or phone, 617-714-3386.

Thank you for your cooperation,
Young Kim
17 Norris Street

---------- Forwarded message ----------
From: **Young Kim** <ycknorris@gmail.com>
Date: Wed, Dec 30, 2020 at 1:41 PM
Subject: 40 B Project Eligibility Letter (PEL) Process for 2072 Mass Ave Comprehensive Permit case
To: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, Glowa, Nancy <nglowa@cambridgema.gov>

Dear Mayor Siddiqui,

According to the attached document, MA Housing Partnership (MHP), " MHP is required under 40B regulations to provide a 30-day notice ("30-Day Notice") to the "Chief Executive Officer" of the Town/City where the project is located, at least 30 days prior to issuance of a PEL." For Cambridge, I believe the Chief Executive Officer is you as Mayor of Cambridge. MHP will review the submitted PEL application for completeness and if so, MHP will visit the site and make a determination as to whether they are prepared to send a 30-Day Notice to the Town/City. MHP is required to provide notice of the site visit to the Town/City's Chief Executive Officer in order to allow any officials or staff of the municipality to accompany them on the site visit.

Please provide me with the following information:
1) date CC HRE provided a copy of their full PEL application, including the completed PEL Information Form, and any attachments to it. The PEL should have had Preliminary development pro forma which is not available on the PEL Application on the 2072 Mass Ave project's website
2) date you have received the 30-Day Notice
3) if during that 30-day period the PEL application was made public on City's website for the public to submit comments
4) if during that 30-day period you conveyed any comments, either the CIty's or on behalf of the public, to MHP to be considered during their due diligence review
5) date you have received site visit notice
6) if any city official or staff accompanied MHP on the site visit

I am trying to determine if CC HRE satisfied all the regulatory prerequisites. If CC HRE didn't, then they do "not have standing to apply for a comprehensive permit and the ZBA should not grant one" per Chapter 40B Handbook for Zoning Boards of Appeal.

Thank you in advance for your timely response before the continued hearing on this case by BZA on 1/7/2021.

Respectfully yours,

Young Kim
17 Norris Street

Re: Requirements for 40 B Project Eligibility Letter: (Subject Project)

Dear

Thank you for requesting that MHP issue a Project Eligibility Letter (PEL) on your behalf for the subject 40B project (the "Project"). In issuing a PEL, MHP will perform the function of the "Subsidizing Agency" for the Project.

This letter tells you what you need to know in order to understand the PEL application process and MHP's policies in observance of state regulatory requirements, as outlined in the updates to 40B Regulations that became effective on February 22, 2008 (760 CMR 56), as well as Guidelines published in furtherance of these Regulations by the Massachusetts Department of Housing and Community Development (DHCD).

After initial inquiries regarding your Project are complete, we will invite your formal application for a PEL, along with the payment of certain fees outlined on ***Attachment 1***.

If and when you do submit an application to MHP, State regulations require you to submit a copy of your application to the Chief Executive Officer (mayor or chair of board of selectmen) of the city or town in which the Project is to be located, and to provide notice to DHCD of your PEL application.

Also enclosed is MHP's Limited Dividend Policy, dated September, 2013, which applies to all PEL applicants which are "Limited Dividend Organizations" (LDOs), as opposed to a non-profit or a public agency. I understand you are applying as an LDO for this project.

Below is a brief description of the process for obtaining a PEL, followed by other key topics to keep in mind as you proceed.

PEL Process:

Below is described the PEL application and issuance process.

There are two phases in the application process for a PEL: Phase I is related to MHP's issuance of the 30-Day Notice to the Town/City, and Phase II is related to MHP's issuance of the PEL.

Phase I: Thirty Day Notice to the Town

MHP is required under 40B regulations to provide a 30-day notice ("30-Day Notice") to the "Chief Executive Officer" of the Town/City where the project is located, at least 30 days prior to issuance of a PEL. (The Chief Executive Officer is defined as the mayor, for cities, or the board of selectmen, for towns.) In order for us to decide on the issuance of the 30-Day Notice, we need you to do the following:

- submit to us a complete MHP PEL application, as instructed above, including a complete PEL Information Form, which we will send you when we invite your formal application;

- provide a copy of your full PEL application, including the completed PEL Information Form, and any attachments to it, to the Chief Executive Officer of the Town/City;

- provide written notice of your application, to the Undersecretary of the Department of Housing and Community Development (DHCD), 100 Cambridge Street, Suite 300, Boston, MA 02114, and

- provide MHP with a copy of the written notice to DHCD .

When you have completed these items, MHP will review the submitted materials and determine if your PEL application is complete. If it is, MHP will visit the site, and make a determination as to whether we are prepared to send a 30-Day Notice to the Town/City. You should understand that, regarding the site visit, we are required to provide notice of the site visit to the Town/City's Chief Executive Officer in order to allow any officials or staff of the municipality to accompany us on the site visit, at their choice.

We require that the fees owed to MHP in connection with your PEL application (see ***Attachment 1***) all be paid prior to issuance of the 30-Day Notice.

Should we elect to issue the 30- Day Notice, this will trigger a 30-day period during which the Town/City may make comments to us which we will take into consideration during our due diligence review. We cannot proceed with approval and issuance of the PEL itself until this 30-day comment period is complete.

Phase 2: Project Eligibility Letter

After the 30-day comment period has lapsed, we will make a determination as to whether or not we will issue the PEL. During this phase, we will review the Project for the following criteria:

1. that the proposed Project appears generally eligible under an MHP housing finance program;

2. that the proposed Project is generally appropriate for residential development, taking into consideration information provided by the municipality or other parties regarding municipal actions previously taken to meet affordable housing needs;

3. that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual

site plan and building massing, topography, environmental resources, and integration into existing development patterns;

4. that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rental information);

5. that the pro forma shows costs, including land valuation, consistent with DHCD guidelines, and the Project appears financially feasible and consistent with the DHCD guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

6. that the Sponsor applying for the PEL is a public agency, a non profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the MHP housing finance program; and

7. that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

In issuing the PEL, which will require the Applicant's payment of the second half of the Processing Fee, we will provide copies of our PEL to DHCD, the Chief Elected Official of the municipality, and the local Zoning Board of Appeals.

While the PEL is not a commitment to lend and should not be interpreted as such, if you do obtain financing from MHP the Processing Fee related to the PEL will be credited toward MHP's commitment fee.

Other Important Topics

Below are highlighted key elements of MHP policies related to 40B projects to keep in mind related to your application with MHP for a PEL:

Appraisal

Please understand that state regulations under 40B require a Subsidizing Agency to establish the "as-is" value of the real estate parcel where the Project is to be located – that is, the value of the parcel prior to its being permitting under 40B and developed. Prior to issuance of a PEL, therefore, we will need to conduct an appraisal, at your expense, of the pre-permitting value of the property you are seeking to develop. We cannot accept an appraisal of this value if you have already engaged one because regulations require we as subsidizing agency to be the party which engages the appraisal. Since appraisals can take as much as six weeks to complete, I encourage you to authorize MHP to engage an appraisal as soon as possible.

Please note that if the project is 20 units or less in size, MHP may waive this requirement if the Applicant provides a written request by the Chief Elected Official of the town or city in which the

project is located. In substitution for the as-is appraisal MHP would require documentation supporting the acquisition cost; such documentation may be in the form of either a local tax assessment, a limited appraisal, or an opinion of value from a licensed real estate broker.

Substantial Changes to the Project

After the issuance of the PEL, if an Applicant seeks to change aspects of the project that vary from the project's characteristics in place when the PEL was issued, MHP will require the Applicant to notify MHP in writing of such changes, with a copy to the Chief Elected Official of the municipality, and the Zoning Board of Appeals. MHP shall determine within 15 days whether or not the changes are substantial with reference to the project eligibility requirements.

Final Approval by the Subsidizing Agency

State regulations require that the Subsidizing Agency issue a Final Approval Letter prior to the Town/City's issuance of a building permit. The purpose of this Final Approval Letter is to confirm that the Project's characteristics have not substantially changed since the issuance of the PEL. Under state regulations, we must issue you a formally approved commitment for permanent financing in order to issue the Final Approval Letter, and this commitment must be accepted by your for financing. Therefore, please notify us of your intention to obtain a Final Approval Letter at least 90 days prior to your intended date for building permit issuance, so that we have time both to underwrite and obtain approval for the permanent loan, and to prepare the Final Approval Letter.

Affirmative Fair Housing Marketing Plan (Including Resident Selection)

As part of its review of the PEL, MHP will require evidence that the Sponsor or the Development Team demonstrate capacity to meet fair housing requirements – that is, that they have the capacity to prepare and implement an adequate Affirmative Fair Housing Marketing Plan (AFHMP), to engage in marketing and outreach activities, and to conduct resident selection procedures that ensure the Property is marketed in keeping with fair housing requirements. In addition, we will require submission to us, and approval of, the AFHMP, before the sponsor begins the process of marketing the project.

Limited Dividend Policy

Please be aware that, if you are a Limited Dividend Organization (LDO), MHP has a Limited Dividend Policy which applies. The Policy includes, among other items, three important features:

1. *a limit on the annual cash* a developer can take out of a project's annual net cash flow to 10% of recognized borrower equity;
2. *a limit on developer fee* to a figure reflecting a reasonable return under a formula shown in the Limited Dividend Policy; in order to calculate this formula you will need to complete a cost certification at your expense (see next paragraph) and submit it to MHP within 90 days of substantial completion and prior to MHP's permanent loan closing;
3. *a restriction on land value* used in the calculations of items #1 and #2 above, such that the land value used must be the "as-is value" of the land – that is, the value of the land prior to the issuance of a comprehensive permit under Chapter 40B. This value will be determined by an appraisal engaged by MHP, as mentioned earlier in this letter.

Cost Certification

Within 90 days of completion and occupancy, and prior to permanent loan closing with MHP, Sponsors will be required to provide MHP with an audited cost certification for the Project, which MHP will review for compliance of the completed project with DHCD guidelines, regarding development fee, related party payments (if any), and calculation of sponsor equity.

The cost certification must be performed by a qualified certified public accounting firm which has been prequalified with DHCD for performing cost certifications. Please see ***Attachment 2*** for the requirements for CPA prequalification.

MHP will review the cost certification and, if approved, notify the Town/City of its approval and provide the Town/City with a copy of the cost certification. The Town/City will have 10 business days to identify any potential inaccuracies to MHP, before the cost certification can be deemed accepted. An accepted cost certification will be a condition of permanent loan closing.

Limited Dividend Organizations must provide financial surety to ensure completion of the cost examination. The surety shall be provided no later than the closing of the construction loan, through a letter of credit, bond, or cash, in a form satisfactory to MHP. The amount of the surety shall be as follows:

For projects

up to and including 25 units:	$ 25,000
up to and including 50 units:	$ 50,000
up to and including 100 units:	$ 75,000
more than 100 units:	$ 100,000

Inclusion of 3-BR Units

In January 2014 the State established a new requirement that for any 40B development, or other housing development using state resources, at least 10% of the units must have three BRs, unless they are SRO's or age-restricted. I will discuss this further with you prior to your submission of your PEL application.

I look forward to talking with you more about your PEL application. Thank you for contacting us about your affordable housing development plans, and do not hesitate to call me at (617) 330-9944 xXXX if you have any questions.

Sincerely,

cc: Attachment 1: Schedule of PEL Fees
Attachment 2: Procedures for Prequalification of Certified Public Accounts
Attachment 3: MHP's Limited Dividend Policy

Attachment 1

MHP's Fees for a Project Eligibility Letter (PEL)

MHP charges fees in connection with the issuance of a PEL, as follows:

- a Processing Fee totaling $1,500 for non-profits or $2,000 for for-profits;
- a 40B Fund Fee (not earned by MHP, but deposited into a fund helping to defray the costs of the 40B Housing Appeals Committee at DHCD), consisting of:
  - $1,000 for non-profits, or $2,500 for for-profits, *plus:*
  - an amount equal to $30 per unit (counting all the units in the project)

Of these amounts, one-half of the Processing Fee ($750 for non-profits or $1,000 for for-profits), and the entire 40B Fund Fee must be paid upon application and prior to the issuance of the 30-Day Notice. The balance of the Processing Fee is due prior to our issuance of the PEL.

The 40B Fund Fee will be refunded if MHP declines to issue a PEL. MHP's Processing Fee is nonrefundable, but will be credited against the loan commitment fee which MHP charges should MHP be the permanent lender on the project.

Attachment 2

Procedures for Prequalification of Certified Public Accountants

DHCD requires the prequalification of certified public accountants (CPAs) hired by a Developer to carry out cost certifications in connection with Comprehensive Permit projects. In order to be prequalified by DHCD, CPAs must:

- Be licensed by, and in good standing with, the Commonwealth of Massachusetts Board of Public Accountancy;
- Meet the independence standards of the AICPA (American Institute of Certified Public Accountants);
- Have been subjected to a quality control (peer) review, within the most recent time period as required by the AICPA and received an unqualified report; and
- Have current insurance policies that cover errors and omissions.

CPAs interested in being prequalified by DHCD should submit the following information to DHCD, to the attention of Candace Tempesta, Contract Specialist, Massachusetts Department of Housing and Community Development, 100 Cambridge Street, Suite 300, Boston MA 02114 candy.tempesta@ocd.state.ma.us; 617-573-1507):

- A Letter of Interest providing the name, firm name (if applicable), address, telephone and fax numbers, and license number for the CPA;
- An original Certificate of Good Standing issued by the Massachusetts Division of Licensure within thirty (30) days of the submission to DHCD; and
- A copy of the relevant quality control (peer review) report.

Prequalification by DHCD will be good for a period of two (2) years from the date that DHCD notifies a CPA that it has met the standards set forth below, provided that the CPA maintains compliance with such standards.

Note: To access the up-to-date listing of the DHCD pre-qualified CPAs go to the following web site address: www.mass.gov/ehed/docs/dhcd/legal/cpaprequalifiedlist.doc.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:18 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Anne Warner <annewarner111@gmail.com>
Sent: Tuesday, December 29, 2020 9:02 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: northwaldenneighbors@gmail.com <northwaldenneighbors@gmail.com>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:
I oppose the proposed development at 2072 Mass Ave. I live in the Huron Village area and drove thru that intersection frequently before Covid. Less frequently during Covid. I went to the Senior Center which is basically next door, and also shop at Porter Sq. and drive to Davis Sq. and beyond via that intersection. This particular intersection is very congested as is. It cannot accommodate 200 new residents, their traffic, drop offs, pick ups, deliveries, etc. Not even with the proposed slight widening of Walden.

The zoning for affordable housing has a 6 story maximum. Please enforce that. Better yet, build elsewhere. This intersection is a poor choice.

Yours sincerely,

Anne Warner
21 Grozier Road
Cambridge, MA 02138
Annewarner111@gmail.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:19 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [NWN Info] Voice your concerns

From: Susan M. Carter <studiogirl1946@gmail.com>
Sent: Monday, December 28, 2020 11:12 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: [NWN Info] Voice your concerns

I cannot say it any better than they have....this development is very detrimental to OUR city. Susan Carter 41 Holden ST.

---------- Forwarded message ---------
From: **SUSAN E FRANKLE** <susanfrankle@comcast.net>
Date: Mon, Dec 28, 2020 at 8:03 AM
Subject: [NWN Info] Voice your concerns
To: north-walden-neighbors-info@googlegroups.com <north-walden-neighbors-info@googlegroups.com>

Hi North Walden Neighbors,

We are now more than 320 like-minded neighbors who are opposed to the proposed 2072 Mass Ave development. Many of us live in near the site.

Some of you have been asking **what more you can you do** to help oppose the proposed development.

First, write to the BZA! Your voice will make a difference.
Emails should be sent before next Monday, 1/4 at 5PM.

- Send emails to mpacheco@cambridgema.gov
- Subject Line: 2072 Mass Ave CASE NO. BZA-017326-2020
- Salutation & First line:
  - To Members of the Board of Zoning Appeal
  - I oppose the proposed development at 2072 Mass Ave.
- If you live near the site, please add that information in the first paragraph.
- Body: Possible concerns to include or please state your own:
  - **Size** (the 9-story, 102 feet height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden; Ask the BZA to please enforce zoning for affordable housing which is 6 stories maximum; Also mention that

this could set a concerning precedent for other 9-story developments to be built in North Cambridge).
    - **Safety** of the intersection (dangerous and congested intersection, the proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions).
    - **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers.
    - **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.
- Some neighbors are advocating for 6-stories in the front (no deeper than the abutting Russell Apartment building), dropping to 3-stories in the back. If you agree, advocate for that!

Second, mark your calendar!
Thursday, 1/7 6PM for the BZA Hearing. We need you there.

- Plan to attend and make a quick statement in opposition
- More information to come later this week on how to register

Thank you for all you are doing!

Happy Holidays,
North Walden Neighbors
email: NorthWaldenNeighbors@gmail.com

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You received this message because you are subscribed to the Google Groups "North Walden Neighbors Info" group.
To unsubscribe from this group and stop receiving emails from it, send an email to north-walden-neighbors-info+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/north-walden-neighbors-info/1412828949.69457.1609160631474%40connect.xfinity.com.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:19 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jean E Jackson <jjackson@mit.edu>
Sent: Monday, December 28, 2020 10:54 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:
I oppose the proposed construction at 2017 Mass. Ave.
First of all, there are way too many zoning wavers.
It is way too high and big. Please enforce the zoning for affirdable housing, which is 6 stories maximum.
It is unsafe. Dangerous intersection! 200 new residents??? The lack of setbacks makes it worse.
Such a structure would very negatively affect the seniors who live in the abutting affordable housing.
I have been a Cambridge resident since 1972.
Jean E Jackson
52 Dana St.
Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:20 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave. case no. BZA-017326-2020

From: pamela winters <pamharry87@comcast.net>
Sent: Monday, December 28, 2020 8:46 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave. case no. BZA-017326-2020

Good morning.....hope you had a nice holiday in this strange world we are in right now....

Anyway, thought I would get back to you to voice my concerns about this building.

1. The size of the building is too big...there is no green space around it and it dwarfs the abutting buildings. There is not parking for the 25 cars at least that will be there...this is setting a bad precedent for other buildings that developers can make money from....Affordable housing is supposed to be just 6 stories high and despite the fact that they are applying for a comprehensive permit, please keep ini mind that the neighbors will be looking at this building for at least 100 years.....and psychologically architecture has an impact on people and neighborhoods. The lack of setbacks is awful, as well as the color.

2. I know that at the last meeting there were several people among the 25 or so that spoke, but we had over 200 letters from neighbors and others that were against and that was not mentioned.....

3. There will be at least 200 new residents in this building. There will be drop offs and pick ups and safety to pedestrians and cyclists, etc will be compromised.

4. Why aren't people concerned about the seniors next door....4 ft. away? It will be 2 years of construction at the least and they will permanently lose their light and privacy....what about them? They also are not rich

Cambridge has almost 15 percent affordable housing...Ch. 40B of the Mass. General Laws says that unless you have less than 10 percent of affordable housing you do not have to erect more....Please keep in mind that Cambridge is one of the 10 densest cities in the country for our population....Somerville being another. How many people should we accommodate in the city? Not everyone who wants to live in Cambridge can live here. I think the BZA should recognize these issues and please turn down the application for this building as is.

With many thanks,

Pamela Winters
Orchard St.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:22 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA meeting

From: Daglian, Sisia <sdaglian@cambridgema.gov>
Sent: Monday, December 28, 2020 8:30 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: FW: BZA meeting

Please put in 2072 BZA file, another letter.

Regards,

Sisia Daglian
Inspectional Services
617-349-6107

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Monday, December 28, 2020 10:29 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: FW: BZA meeting

From: Carvello, Maryellen <mcarvello@cambridgema.gov>
Sent: Sunday, December 27, 2020 7:46 PM
To: DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>
Cc: Sullivan, Charles M. <csullivan@cambridgema.gov>; Gianetti, Lee <lgianetti@cambridgema.gov>; Cooper, Stacey <stcooper@cambridgema.gov>; Tuccinardi, Anthony <atuccinardi@Cambridgema.gov>
Subject: Fwd: BZA meeting

Get Outlook for iOS

From: Jennifer Mekonnen <jlm421@georgetown.edu>
Sent: Sunday, December 27, 2020 5:47:58 PM
To: City Manager <CityManager@CambridgeMA.GOV>
Subject: BZA meeting

Good afternoon,

I am emailing on behalf of the residents of 14 Walden Street. We wanted to express our concerns regarding the construction of the housing development adjacent to our home on 14 Walden Street.

First, we have concerns regarding the safety of this project. The foundation of our home is at great risk, given that we live in a Mansard Victorian historical home built in the early 19th century. Preserving the integrity and structure of homes that hold architectural and historical significance is imperative and beneficial to the city of Cambridge.

Given the time period that our home was built, the city must consider the fragility of our historical home and how the structure will be impacted by construction. Drilling so close for the deep foundation required for a 9-story building will cause vibrations that can be felt by the residents and shake our interior. We are a working class family and would be unable to afford any bills and other sustained damages as a result of the construction. We implore the city to reconsider the impact of this construction on the working class families of the Walden street community, as well as the integrity of surrounding historical homes.

Best,
Residents of 14 Walden Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave case #BZA-017326–2020

From: Ann M. Gantz <annmgantz@gmail.com>
Sent: Monday, December 28, 2020 7:29 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave case #BZA-017326–2020

To members of BZA

I drive around that corner ever day and know how dangerous it is even with reduced COVID bike and car traffic. The proposed building is too high, has no setback and no parking to keep resident cars off the street. The building would negatively impact the senior population already established next door. But the building of anything that will make traffic more difficult at that already dangerous corner should not be supported. I have lived in North Cambridge for 20 years and am very experienced with the dangers of that corner. Please do not support the development in its currently planned form.
Ann Gantz
47 Pemberton Street
Cambridge MA 02140

Sent from my iPhone

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Lois W. Fine <l.fine@icloud.com>
Sent: Monday, December 28, 2020 7:29 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Sean Hope <sean@hremassdevelopment.com>; Jason Korb <jkorb@capstonecommunities.com>; Emily Bromley <bromley@comcast.net>; Dan Wainstock <wainstock@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To: Zoning Appeals Board,

I am a home owner at 8 Sycamore St, Cambridge 02140, directly behind the proposed development. I fully support affordable housing at 2072. It's proximity to public transportation, good schools, adequate shopping, and recreation within walking distance make it an ideal location for us all. I also share the builders' concerns about the huge number of people in need of affordable housing, and am more than happy to accept personal inconvenience in order to accommodate more traffic and parking problems.

I am very concerned about the danger to young families who will be added to the significant existing danger at the corner of Mass Ave and Walden. I'm not sure people who don't walk that corner daily fully understand the pre-COVID mess there. Northbound traffic backs up to at least Concord from about 4:00 PM. Drivers become irritable and impatient so that by the time they get to Mass Ave they jump the light, cut the corner (might be helped by widening the street, thank you!), and zoom off onto Mass Ave. It's a similar situation for cars turning right off Mass Ave onto Walden. I've grabbed my grandkids back from danger at the corners many times. I understand that the trade offs between efforts to address the need for housing and compromising on the density of building project are hard ones to navigate. I trust the opinion of experts in the fields of housing and urban planning. My fervent hope is that if the Board approves anywhere near the proposed density of this development it will be with a commitment from the city and the builders to work with neighbors on traffic calming, pediatrician safety, and danger mitigation.

I also want to say, we are all in this together and we need intersectional solutions to theses complex problems. I hope we can work together with generosity, peace and good will in the New Year.

Thank you!

Lois Fine
617.733.7293

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:24 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Marybeth Egan <mlegan312@gmail.com>
Sent: Monday, December 28, 2020 7:20 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Hi there,

I'm a resident on Walden Street, across the street from Darul Kabab. While I'm excited about the prospects of expanding access to affordable housing in Northern Cambridge, there are aspects of the current development plan that concern me. Specifically:

- **the size** relative to the other buildings in our neighborhood
- the potential **impact on traffic**, given how congested Walden Street gets during non-pandemic periods
- the disruption and **noise pollution from construction** during a period where many are working or attending classes from home

I believe with the right adjustments the development could be a great addition to our neighborhood and am hopeful the City and Developers can strike the right balance.

Best,
Marybeth

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:24 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Zonda Mercer <zm115att@aol.com>
Sent: Monday, December 28, 2020 6:35 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal:

I oppose the proposed development at 2072 Mass Ave. I live on Cogswell Avenue and frequently use Walden St. which borders the proposed site. I am not opposed to development at the site - but I am very concerned about the height of the proposed development. PLEASE enforce zoning for affordable housing which is 6 stories maximum. If permitted to go around this standard, this development could set a precedent for other OVERLY TALL buildings here in North Cambridge - drastically changing our neighborhood.

I am also concerned about the traffic at that corner and the effect the proposed development would have on pedestrians (like me who often walks up Walden to Mass Ave), drivers and cyclists.

Please: no more than 6 stories!!!

Thank you for your consideration.

Zonda Mercer
47 Cogswell Avenue
Unit 21
Cambridge, MA 02140

Sent from my iPad

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:25 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Urgent request for using part of Buckingham Field for affordable housing
Attachments: 201223 - 2072 Mass Ave_Creighton St Rendering_9_6 Stories.jpg

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From: Young Kim <ycknorris@gmail.com>
Sent: Monday, December 28, 2020 6:21 AM
To: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>
Cc: City Clerk <CityClerk@CambridgeMA.GOV>; Mallon, Alanna <amallon@cambridgema.gov>; McGovern, Marc <mmcGovern@cambridgema.gov>; Simmons, Denise <dsimmons@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>; Sobrinho-Wheeler, Jivan <jsobrinhowheeler@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Toomey, Tim <ttoomey@CambridgeMA.GOV>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Farooq, Iram <ifarooq@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; Cotter, Chris <ccotter@cambridgema.gov>; Roberts, Jeffrey <jroberts@cambridgema.gov>; Mike Johnston <mjjohnston@cambridge-housing.org>; Karrie Canavan <kcanavan@cambridge-housing.org>; Jason Korb <jkorb@capstonecommunities.com>; Sean Hope <sean@hremassdevelopment.com>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Urgent request for using part of Buckingham Field for affordable housing

Dear Mayor Siddiqui,

I trust you had a relaxing, peaceful four day holiday weekend with your loved ones. And I hope you read my Letter to the Editor of Cambridge Chronicle. I tried my best to be as objective as I possibly could from an engineer's point of view but being limited to 400 words, it was very difficult and I do hope I didn't offend you in any way. If I did, certainly that was not my intention and I beg you to please accept my sincerest apologies.

Right after that letter was published, I found out that City Council okayed the purchase of 4-acre Buckingham Field expecting some affordable housing will be sited there. This news opened up new possibilities and couldn't have come at a better time coinciding with my call for holistic development of 2072 Mass Ave as I first presented to you and other stakeholders in my Dec 16 email (which was included as COM 867 #2020 in last week's City Council agenda file).

This good news was quickly upset by a rendering Mr. Korb (Capstone Communities) sent me (see the attached) of a view from Creighton Street looking across the open space of Russell Apartments to the proposed 2072 Mass. Ave. development that CC HRE 2072 Mass Ave Tenant LLC (developer) intends to present at the continued Jan 7th BZA hearing in response to BZA's request to better justify their additional height. Or to reduce it.

Through you, I urgently request that the BZA hearing on 2072 Comprehensive Permit case be suspended until the use of Buckingham Field for affordable housing can be debated by the City to prevent overly dense projects such as 2072 Mass Ave from looming over its nearby neighbors and cause immense adverse impact on its surrounding community.

I would like to offer two possible options for City to consider to take advantage of the newly acquired Buckingham Field. My preferred option is to carve out a subdivision of Buckingham Field for affordable housing to swap with the developer's 2072 Mass. Ave. property. City can then turn 2072 Mass Ave into a much needed community open green space - a garden, a children's playground, a senior's park, and/or a community garden. This would help replace the neighborhood's beloved Knight's Garden that was recently sacrificed for the St. James Place. Part of the property along Walden Street still can be used for traffic improvement measures as the developer graciously offered. In turn, the developer can design and build in the newly created subdivision, with community involvement at every stage, a low-rise affordable housing complex (a cluster of triple decker town houses perhaps) that will fit into the character of West Cambridge and will give residents the pride of home ownership rather than merely rental apartments as CHA did with their renovation of Jefferson Park.

The second option is to allow the developer to build a reduced density building at 2072 Mass Ave (say at roughly 1/2 the density with 24 units at FAR of about 3.5 in a similar footprint as Russell Apt) and compensate CC HRE's financial loss by giving them a seat at the table in developing the Buckingham Field for affordable housing.

In either case, the developer must be made to follow the building and site development standards of Zoning Ordinance Article 19, Project Review, provisions to achieve the city's urban design objectives with full participation of the West Cambridge community as prescribed in MA Chapter 40B Handbook for Zoning Boards of Appeal

Thank you for your patience in reading this long email in your busy schedule and would appreciate any and all assistance you can offer in achieving this a holistic redevelopment of 2072 Mass Ave.

Respectfully yours,
Young Kim
17 Norris Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:00 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Support for 2 Pearl St Place (BZA-101523)

From: Rebecca Bowie <rsrbowie@gmail.com>
Sent: Saturday, January 2, 2021 2:49 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for 2 Pearl St Place (BZA-101523)

To the Board of Zoning Appeals,

We write in support of the proposed variance at 2 Pearl Street Place (BZA-101523). We live at 3 Hastings Square, which means we are diagonally behind the house and can see it clearly from our backyard. We believe that both the dormer and the window adjustments are lovely and appropriate additions.

We have been lucky enough to meet Mahta and Chris many times since they bought the house at 2 Pearl Street Place, both through our backyard and around the neighborhood. We are thankful for our new friendship with them, as well as for the neighborliness and consideration they have shown in planning their renovations. We look forward to raising our family across the fence from theirs, and encourage you to allow them to make the renovations necessary to be comfortable in the house long-term.

Sincerely,
Rebecca & Nikolas Bowie
3 Hastings Square

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:26 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA meeting

From: Jennifer Mekonnen <jlm421@georgetown.edu>
Sent: Sunday, December 27, 2020 3:45 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA meeting

Good afternoon,

I am emailing on behalf of the residents of 14 Walden Street. We wanted to express our concerns regarding the construction of the housing development adjacent to our home on 14 Walden Street.

First, we have concerns regarding the safety of this project. The foundation of our home is at great risk, given that we live in a Mansard Victorian historical home built in the early 19th century. Preserving the integrity and structure of homes that hold architectural and historical significance is imperative and beneficial to the city of Cambridge.

Given the time period that our home was built, the city must consider the fragility of our historical home and how the structure will be impacted by construction. Drilling so close for the deep foundation required for a 9-story building will cause vibrations that can be felt by the residents and shake our interior. We are a working class family and would be unable to afford any bills and other sustained damages as a result of the construction. We implore the city to reconsider the impact of this construction on the working class families of the Walden street community, as well as the integrity of surrounding historical homes.

Best,
Residents of 14 Walden Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:26 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Yona Shapiro <yonashapiro9@gmail.com>
Sent: Friday, December 25, 2020 3:25 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I am quite concerned about the current proposed development at 2072 Mass Ave. for numerous reasons.

As a student who has used the bus stop located within feet of the proposed building, I know that more foot traffic and crowding would intimidate and potentially scare those awaiting the school bus. If the massive size and capacity of the building that's scheduled to be constructed is included with the final plan, it could cause chaos at the bus stop where so many children stand every day.

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has the CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Yona Shapiro

35 Walden Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:27 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: nancy shapiro <nkshapiro@verizon.net>
Sent: Friday, December 25, 2020 3:09 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I am quite concerned about the current proposed development at 2072 Mass Ave. for many reasons.

As a parent of school children, I wanted to make sure it was understood that there is a school bus stop right there at Walden and Mass Ave exactly where the project is slated to be built. I wonder if CPS school transportation has been consulted about this development in terms of the safety of children. I have walked my kids and waited at that stop with my kids for years… it is a dangerous intersection only to be made more dangerous with this project. Has there been any communication with CPS transportation?

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Nancy Shapiro

35 Walden St

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:27 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Robert Camacho <musicamach@gmail.com>
Sent: Friday, December 25, 2020 1:42 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: susanfrankle@comcast.net <susanfrankle@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal:
I oppose the current proposed development at 2072 Mass Ave.
I also am concerned about the size, lack of parking, lack of setbacks, and location at a dangerous, congested intersection.
I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.
I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.
I also would prefer to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.
Please resist the hysterics and histrionics voiced by some members of the City Council when they incessantly voice concerns about affordable housing. The simple facts of the matter are that no matter how much affordable housing the city builds it will NEVER be enough to satisfy actual affordable housing needs and certainly not the needs of these ABC backed and financed Council members for whom even too much affordable housing would also NEVER be enough.
I plan to attend the January 7 hearing to voice my concerns.
Thank you.
Robert Camacho
24 Corporal Burns Road
Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:29 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: B K <bkon02@gmail.com>
Sent: Thursday, December 24, 2020 8:20 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: 2072 Mass Ave CASE NO. BZA-017326-2020

I would like to add one point. The opinion piece from city leaders stated "The Planning Board approved the project unanimously, where it then went to the BZA for zoning relief." This is true, however there was a lone voice on the planning board repeatedly expressing serious concerns about the additional cars. I believe his name was Stephen. Ultimately, there was no support for his suggestions, and he (in my opinion) grudgingly agreed to give his approval. It is unfortunate that voices of concern are being silenced.

Thank you,
Elizabeth Kon

On Thu, Dec 24, 2020 at 9:27 AM B K <bkon02@gmail.com> wrote:

> To the Board of Zoning Appeal:
>
> I'm writing to voice my concerns about the proposed project at 2072 Mass Ave. I am fully supportive of affordable housing at the site, but concerned about particular details and the rhetoric being used in the community.
>
> My concerns are parking and traffic safety in the area. I understand that a child was already killed at this intersection, and am concerned about making the situation worse.
>
> Some community and Cambridge government members seem to be viewing this as an us/them situation. I feel compassion for those who suffer from the lack of affordable housing. I wish I could make it right. It is a complex and multi-faceted situation with no simple answers. Trying to address it intelligently while considering all implications realistically does not mean that one is against affordable housing, though the forces of polarization in our society seem to work to present it as such. Zoning regulations are there for a reason. They should be a starting point from which the city can deviate when appropriate. They should be changed when they are unnecessarily restrictive.
>
> I have a long, long list of things about the world that pain me, and that I wish I could change. I struggle to accept my inability to fix it all. Making unintelligent choices may feel good at the moment, but in the end they will benefit no one, and may have unintended negative consequences.

Let's get more affordable housing in Cambridge, let's do the best we can, and let's do it intelligently.

Sincerely,
Elizabeth Kon

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:46 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jan Corash <jan.corash@gmail.com>
Sent: Monday, January 4, 2021 11:39 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

- To Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave. I live at 84 Orchard street which is one block away from the proposed building.

The intersection of walden and MAss ave isone i drive through at least 2x a day either to leave my house or to get home. I am either turning from walden street onto mass ave to get home or turning from blake street onto mass ave, through the light and turning right onto russell to get home And i often am getting onto into the left lane of mass ave from blake and turning left onto walden to go run errands,etc. that's dangerous and very busy intersection especially in non covid times.
The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries. In fact, it creates a whole new set of dangerous traffic conditions on top of the ones that already exist-- there have already been numerous accidents-- one of which i was involved in and also the death of at least one person.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 2:16 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Jan Corash <jan.corash@gmail.com>
Sent: Monday, January 4, 2021 11:52 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave CASE NO. BZA-017326-2020

sorry, my email by mistake was sent before i fnished

---------- Forwarded message ---------
From: **Jan Corash** <jan.corash@gmail.com>
Date: Mon, Jan 4, 2021 at 1:39 PM
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020
To: <mpacheco@cambridgema.gov>

- To Members of the Board of Zoning Appeal

I oppose the proposed development at 2072 Mass Ave. I live at 84 Orchard street which is one block away from the proposed building.

The intersection of walden and MAss ave isone i drive through at least 2x a day either to leave my house or to get home. I am either turning from walden street onto mass ave to get home or turning from blake street onto mass ave, through the light and turning right onto russell to get home And i often am getting onto into the left lane of mass ave from blake and turning left onto walden to go run errands,etc. that's dangerous and very busy intersection especially in non covid times.
The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries. In fact, it creates a whole new set of dangerous traffic conditions on top of the ones that already exist-- there have already been numerous accidents-- one of which i was involved in and also the death of at least one person.

PLus there are the problems of lack of parking spaces for the new residents and the size of the building. Really, 9 stories(102 feet) when the zoning for affordable housing is only 6? And the neighboring building next to it is only 57 feet and the other abutters are only 2-3 stories high?

I agree with the neighbors who are advocating for 6-stories in the front (no deeper than the abutting Russell Apartment building), dropping to 3-stories in the back.

When will the zoning board acknowledge its own regulations and follow them? What's the purpose of having them? Is it only to try to calm down us residents by putting on a face of appeasement but actually turning around and doing otherwise.

Sincerely,
Jan Corash and Michael Berdan
84 Orchard St.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 2:16 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: lou soltys <lsoltys@comcast.net>
Sent: Monday, January 4, 2021 11:58 AM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Cc: 'Anna Soltys-Morse' <lsoltys@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal,

We live 1 block from the 2072 Mass Ave. site and have been there for 27 years.

We strongly oppose the proposed development at 2072 Mass Ave.

There are many red flags:

- Red flag - 18 waivers for zoning relief
- Red flag - 9-stories, 102 feet
- Red flag - only one elevator for 150-200 residents
- Red flag - virtually no parking; only 3 restricted on-site parking spaces
- Red flag - more than 3x the density of other Porter Sq. affordable housing
- Red flag - no ground level green space; no setbacks
- Red flag - negative impact to light and privacy to the seniors in affordable housing who live right next door

Please use the **height maximums from the recently-enacted AHO** (6 stories, 70 feet) to guide what should be allowed to be built at the site.

Please listen to the voices from the immediate neighborhood. There is a groundswell of opposition, many of those live very close to the site (**350+ petition signers** object to the size and have safety concerns regarding the intersection). We want there to be affordable housing, but feel the developers dismiss all the neighbors' concerns and have not provided for the safety considerations, density issues, parking concerns, and neighborhood vitality that need to be addressed.

Please don't let these developers **set a dangerous precedent** that will define the future of North Cambridge.

What we advocate for is reasonable. A 6-story building that steps down to meet the neighborhood. What we ask for is for zoning laws to be upheld.

If the developers cannot make a 6-story building financially viable, then it's clear this is not the right site and these are not the right developers. They are trying to do too much on a small 8,500 square foot lot.

Please use the AHO as THE guideline to protect the residents of North Cambridge.

Sincerely,
Lou Soltys and Christopher Morse
26 Creighton St, Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 2:17 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: CASE NO. BZA-017326-2020 (2072 Mass Ave Capstone proposal)

From: Ausra Kubilius <ausmkub@gmail.com>
Sent: Monday, January 4, 2021 12:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: CASE NO. BZA-017326-2020 (2072 Mass Ave Capstone proposal)

Dear Members of the Cambridge Board of Zoning Appeal:

While I support housing affordability and security, I **strongly oppose** the 2072 Mass Ave affordable housing project for two reasons.

1. **Poor Location for New Family Housing--Notoriously Dangerous Intersection**: As a close neighbor, I know the dangerous congestion at that corner of Walden St during normal non-covid times and think that up to 200 new residents, including children on bicycles, will not be housed there safely, even with the widening of Walden St a bit. Please note the traffic jams were not caused by the moribund Darul Kabab; there has been no "fast-food" place at that site since 2010, in spite of what the Cambridge traffic department erroneously said and what the developers keep maintaining (would that distort contrast data of restaurant traffic vs. future resident traffic?). **Closeness to public transportation does not come close to offsetting the precariousness of housing families at this site.**

2. **Poor Location for New Housing--Negatively Impacts Residents at Existing Affordable Housing Next Door**: As a senior who uses the North Cambridge Senior Center and knows residents at the abutting affordable-housing Russell Apartments for seniors, I can assure you that many of the seniors think a residential building on the tiny lot at 2072 will impact their safety and comfort negatively.

Please do not approve this proposed project. Affordable housing funds are limited and should be spent on building such housing in safe locations, especially for children and seniors, the most vulnerable populations. If anything, please consider creating a Tiny Park for Seniors there.

Thank you for your consideration.
A. M. Kubilius, 21 Cogswell Ave

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:06 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Letter of Support for BZA Case #17326, 2072 Massachusetts Avenue

---

From: claire silvers <clairesilvers@gmail.com>
Sent: Monday, January 4, 2021 12:55 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Letter of Support for BZA Case #17326, 2072 Massachusetts Avenue

We have lived at 26 Mead St for many years. As you may know, it is just off Walden & around the corner from this 2072 Massachusetts Avenue proposed project. We have attended the public meetings, scrutinized the plans, listened to much commentary. We are in support of this project. We recognize the great need for affordable housing, and think such structures should be located throughout the city. The building plan seems very well thought out. Many neighbors are voicing skepticism about the parking study, but since we live here, and walk, bike and drive around a lot, we have found the assessment to be accurate. The other major objection that is being raised in the neighborhood is that it will make the Walden/Mass Ave intersection too dangerous. It is our experience that that intersection has always been a giant pain for all concerned and often dangerous. This building project should not be held responsible for that long-standing traffic-engineer's headache.

We would be happy to elaborate on these views if that would be useful, but are trying to keep it brief here.

Sincerely yours,
Claire Silvers and Mark Feeney
26 Mead St
Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:11 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Development comment

From: Amy Sloper <amysloper@gmail.com>
Sent: Monday, January 4, 2021 1:08 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave Development comment

Hello,
I am writing to submit comment to the Board of Zoning Appeals on the proposed development at 2072 Massachusetts Avenue. **I am a homeowner living less than 2 blocks from the proposed development, at 47 Cogswell Avenue, and am in strong support of moving forward with the building.**

Our city is in need of affordable housing, it is something we can all agree on. This development is in an ideal location to accomplish this goal, along with another of equal importance - sustainability and tackling climate change. The building has been designed with this in mind, through its Passive House standard, and by prioritizing housing human beings over vehicles.

I know many in the neighborhood are expressing concerns over parking, traffic, and safety. The parking study clearly shows that we as residents will not be affected by an influx of cars. As someone who parks my family's single car on the street in this neighborhood - I can say I am not worried about losing my parking space on the street (which by the way is not a right afforded to me simply because I own a house here). Also - even if parking becomes more difficult, it is something I am willing to sacrifice if it makes my city more livable for more people. Those that are concerned about parking have options - pay for a spot, utilize car shares (uber, lyft, or zipcar), or take public transportation. Those without affordable housing have many fewer options for their indisputably bigger problem.

Next, traffic is already bad in this neighborhood. A new housing development is not going to change this either way. I am very happy to see that Walden Street will be widened - as a biker, walker, and infrequent driver, this will greatly improve safety for me personally. Finally, the strange claims of "safety" that are being thrown around by opponents of this development do not make sense to me personally. I am not sure whose safety opponents believe is at risk. Is it not more unsafe to be in insecure housing, or not housed at all? Families and children live in high rise housing in Central Square - a neighborhood I worked in for nearly 10 years - and I think the proposed location at 2072 Mass Ave is actually safer given traffic and pedestrian patterns in our neighborhood. Additionally, having spent time with children who live both in the Central Square developments and in the Rindge Tower housing through Cambridge's Tutoring Plus and Big Sister programs, I can say that having families housed together - where children can live side by side with their classmates and friends - and where tutoring services and other social programs can come directly to them in shared spaces - is an ideal situation.

I am asking the board to consider the point of view of someone who will eventually live in this development and enjoy all our neighborhood has to offer with equal - or more - weight than those in the neighborhood who are opposed to out of inordinate fear of change in the neighborhood.

Respectfully,
Amy Sloper
47 Cogswell Ave, #26
Cambridge, MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:22 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: kyearwood@juno.com <kyearwood@juno.com>
Sent: Monday, January 4, 2021 1:14 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To Members of the Board of Zoning Appeal

I have lived on or owned property on Cameron Avenue all my life. Furthermore, I have been part of the North Cambridge Stabilization Committee since before the old Lincoln school was converted to housing. I recognize the need for affordable housing in not only the city, but across the state as well. However, as dire as the need for affordable housing is in Cambridge, I do not see why the developer for 2072 Mass. Ave., has to rush to put up a humongous property with no set backs (at a dangerous intersection at that) and **no citizens' review for a property that needs 18 variances in order to be constructed**. Besides, construction of a building of the size being proposed is going to take some time to construct so the affordable housing problem is not going to be solved overnight anyway, especially with just one building.

Affordable housing has been an issue at least since 1980, when I purchased my house that was under rent control at the time. Rent control didn't really do what it was supposed to do and we as a city eliminated it. Many ideas seem good until they are implemented and people begin to see that there are consequences that were never thought of nor intended. Allowing this project to go through as proposed **without community involvement will set a precedent for other developers that the city will not be able to easily reverse if at all**. A project of this magnitude needs to be thoughtfully considered by the community as we in the neighborhood are the ones that have to live with whatever happens for time to come.

My experience as an engineering project manager has shown that even when two sides are opposed to one another that respectful dialog can bring about a far better solution than either side had envisioned. I hope you grant us the opportunity to have such a dialog with the developer.

Kevin Yearwood

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing
Attachments: PB Hearing 2072 Mass Ave Capstone.png

From: SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent: Monday, January 4, 2021 1:20 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; City Manager <CityManager@CambridgeMA.GOV>; Carlone, Dennis <dcarlone@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing

To the members of the Board of Zoning Appeal:

Please see these bullet points below that include new information regarding a **census of building structures and their heights** along the 2.3 mile stretch of Mass Ave from Harvard Square (Cambridge St intersection) to Arlington (Rte 16 / Mass Ave intersection).

- Out of 195 structures fronting Mass Ave, **98% of the buildings are 6 stories or less**.
- Only 4 structures (2%) are 7 stories or more.
- The most prevalent building height along Mass Ave west of Harvard Square is 3-stories (38%) followed by 1-story (27%) and 4-stories (14%).

These data illustrate that the proposed 2072 Mass Ave building design not only **does not fit the neighborhood in the context of Walden Street and its 2- to 3-story homes**, but is also a **massive outlier for Mass Ave in North Cambridge**.

Please note: The 4 structures greater than 6 stories were built 40-50 years ago, and none are on a busy intersection.

Please note: There is more building footage frontage along Walden Street than there is along Mass Ave.

Also please see the attached elevation rendering that shows the massively out of scale context of the proposed 2072 Mass Ave building.

Thank you for your attention to these data,
Susan Frankle
3 Houston Park
300 feet from the 2072 Mass Ave site

ATIONS North | View from Mass Ave

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Support for 2072 Development

From: Benjamin Stein <stein.benjamin@gmail.com>
Sent: Monday, January 4, 2021 1:22 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for 2072 Development

Good afternoon,
I live 2 blocks from the proposed development and park on the street, too. I have no safety or practical objections to this project and am very much in favor of it. I've read the op-eds and petition opposing the building's proposed height and parking but find those arguments unconvincing.

I welcome my future neighbors to the community.

Benjamin Stein
47 Cogswell Ave

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:25 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: support for BZA-017326-2020 (2072 Mass Ave)

From: Ira Nichols-Barrer <nicholsbarrer@yahoo.com>
Sent: Monday, January 4, 2021 12:49 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: support for BZA-017326-2020 (2072 Mass Ave)

Greetings,

I am writing to express my continued strong and heartfelt support for the proposed affordable housing development at 2072 Mass Ave. I was disappointed to hear that the BZA is considering downscaling of the project. With a site located so close to transit, and in the context of a major housing shortage and affordability crisis in our community, reducing this project seems like it would be a mistake and lost opportunity.

I am a homeowner who lives around the corner from this site and walk by it daily, and I do not think any hypothetical concerns about access to on-street parking or overall building height on Mass Ave. justify slowing down or downscaling the project. The developers have already reduced the scale of their original plan to add an attractive rear roof-deck that will create a 'step down' to nearby homes, and it would be a sad and shortsighted loss to see the project downscaled even further.

I hope you see fit to grant approval, and bring more desperately-needed homes to my neighborhood.

Sincerely,
Ira

Ira Nichols-Barrer
175 Richdale Ave., #105
Cambridge MA, 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:28 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Vote Yes on 2072 Mass Ave Project

From: Paul E Fallon <fallonpaule@gmail.com>
Sent: Monday, January 4, 2021 12:39 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Vote Yes on 2072 Mass Ave Project

Please vote 'yes' to approve 2072 Mass Ave as an affordable housing project, much needed in Cambridge. I support creating more affordable housing everywhere in Cambridge, including my own neighborhood.

Thank you for your service.

Paul E. Fallon

--
Paul E. Fallon
618 Huron Ave
Cambridge, MA 02138-4531
617-661-9464
www.paulefallon.com
www.howwillwelivetomorrow.com
www.theawkwardpose.com

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:30 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Mass Ave Danger for Seniors. BZA Case # 017326-2020

From: Margaret <mbrueter@comcast.net>
Sent: Monday, January 4, 2021 12:32 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Mass Ave Danger for Seniors. BZA Case # 017326-2020

I am writing as a spokesperson for many of the residents of the Leonard J Russell senior and disabled apartments at 2050 Mass Ave

I am begging you, before there is a death, that you come look at where it is planned for cars be pulling up for drop offs and pick ups, etc at the proposed 2072 Mass Ave residential entrance.

We have not had one city official respond to our genuine concern.

The area of concern is just after the Walden/Mass Ave intersection and just before our rather blind turn between the Russell Apartments and the North Cambridge Senior Center

No one seems to have considered how our population may be affected due to the relocation of the proposed residential entrance to 2072 Mass Avenue

Many of us already have difficulty driving this stretch of Mass Ave to our own entrance. It comes up very quickly after the intersection. You would very quickly understand if you could take the time to come look BEFORE any design is approved.

When we come through the intersection we have to pull to the right and slow down immediately. This is because our entrance is not far from the corner, is somewhat hidden and complex to negotiate. (Handicapped spaces, bus lane, bus shelter, bikes zooming by, pull ups at our own entrance, including The Ride

Cars coming through this intersection are speeding up as we slow down to look at everything around us to make a safe turn to park at our home

The addition of cars allowed to pull up to the front of Mass Ave is going to make our already hazardous few feet of driving more so. We are North Cambridge senior drivers not young people. Our reactions can be slow

We are afraid one of us will be killed unless someone beside the developer stand up and consider the serious flaw to this plan.

We were not consulted when the entrance was changed. The residents of Russell apartments and the seniors who come to the North Cambridge Senior Center are the population effected by the current plan using Mass Ave as a pull up.

I frame this as a safety issue and the City of Cambridge need consider our very vulnerable population before a "best plan" be approved.

Please, in our urgent desire to add housing pause so that Cambridge authorities don't neglect our safety

I am getting very tired of the lack of response and sense of urgency by this city we all love so much. It is that we care for all people that makes us special

Please don't sacrifice us because you didn't bother to look

Sincerely,

Margaret Rueter
2050 Mass Ave

Sent from my iPhone

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:31 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 -- Submission for Jan 7 Hearing
Attachments: BZA Packet from NWN_Submitted Jan 4 2021.pdf; Dreier_BZA letter_Jan 4.pdf

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From: Lisa Dreier <lisadreier123@gmail.com>
Sent: Monday, January 4, 2021 12:29 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 -- Submission for Jan 7 Hearing

Dear Maria,
Attached please find two important submissions to the BZA for the special hearing this Thursday, January 7 on the 2072 Mass Ave development:

1) Briefing Document for BZA members prepared by North Walden Neighbors - also delivered in hard copy today to your office.

2) Letter to BZA from me as an individual citizen.

We would appreciate your help in ensuring that these documents reach both the BZA members and the general public.

many thanks,
Lisa Dreier

North Walden Neighbors

Materials Submitted for Board of Zoning Appeal Public Hearing

CASE NO. BZA-017326-2020 for the Hearing on Thursday, January 7th, 2021

Prepared by North Walden Neighbors for the Board of Zoning Appeal

Submitted Monday, January 4th, 2021

ELEVATIONS North | View from Mass Ave

HRE

2072 MASS AVE
PAGE 42 DECEMBER 1, 2020

The above rendering of the proposed 2072 Mass Ave development was prepared by Capstone Communities. We believe it does not accurately represent the true height of the building:

- The proposed 9-story 2072 Mass Ave building is 9-stories, 102 feet in height
- Russell Apartment building (abutting brick building) is 57.6 feet in height
- 1-story block on Mass Ave directly west of 2072 Mass Ave is 12-13 feet in height
- AHO height maximum is 6-stories (70 feet)

Even as shown, the rendering highlights the **massive out of context scale** of the building to the neighborhood.

North Walden Neighbors | Voices from the Community

I am strongly opposed to the design currently proposed. The 9-story tower is **completely inappropriate to the neighborhood**. A new project at that site should fit into the surroundings at a maximum height of 5-6 stories, with setbacks, green space and reasonable density.

Resident, 300 feet from 2072 Mass Ave
BZA Submission, 12/31/2020

I own and live in one of the units across the street and am **very upset about this proposal - especially the building's height and size** and its potential impact on the already difficult situation we have with traffic.

Resident close to 2072 Mass Ave

The people **most negatively affected by this project will be the senior and disabled affordable-housing residents next door** in Russell Apartments. Many of us are afraid to speak out for fear of jeopardizing our housing. However, we strongly oppose the current design which will negatively affect our safety, privacy and quality of life.

Margaret Rueter, Russell Apartments (abutter to 2072 Mass Ave)

One of the most telling factors is the request for 18 zoning variances. The recently-enacted AHO aims to expand affordable housing at scales intended to stretch, but not destroy, neighborhood character and streetscapes. This project should be held to those standards. **There is also the precedent that it will set** for future projects in the area.

James Mahoney, 234A Walden St
BZA Submission, 12/31/2020

I am shocked that the Board of Zoning Appeal would even consider this proposal since it **breaks 18 zoning laws**. Send this project back and wait until you receive a development proposal for this site that respects the neighborhood and complies with Cambridge's zoning laws.

Janet B. Barker, Regent Street
BZA Submission, 1/2/2021

The proposed development at 2072 Mass Ave is **so out of scale and inappropriate on so many levels - height, density, parking issues, traffic issues**, etc. – it's *unfathomable* how it has gotten this far. Everyone wants affordable housing. We just want it done RIGHT.

William Bloomstein, Cambridge Resident
BZA Submission, 1/2/2021

Though I believe in affordable housing, **the proposed project goes way overboard**. There seems to be little care or concern for how this enormous building will fit into the neighborhood. The concept of acknowledging a neighborhood is not even there. I resent the way that large developers are allowed to run roughshod without care.

Nicola Williams, Harvard Squarer Neighbors Association

Executive Summary

The information in this packet highlights the following:

- **Strong community opposition** to the project as currently designed, based on over 350 Cambridge-based petition signatures (including multiple abutters); over 75 local-neighborhood and abutter signatures on a detailed description of local objectives and preferences for this site; numerous op-eds and letters to local media; and a high volume of public comment opposing the project in both Planning Board and BZA meetings.

- **Extreme departure from local zoning laws**, including base zoning laws and the recently-passed AHO, setting an **alarming precedent** for future rule-breaking developments of this scale along Mass Ave; **recommendation for a building design that is 6-stories facing Mass Ave, stepping down to 3-stories in the rear**.

- Strong concerns about **disproportionate impacts on vulnerable abutters** residing at Russell Apartments senior and disabled affordable-housing complex, who largely oppose the project.

- Continued **concern about traffic and safety impacts** which to date have been ignored and dismissed by City Officials. Community concerns about congestion and safety at the Mass Ave / Walden St intersection have been raised for over a decade, most recently at a February 2020 public meeting, but were dismissed and overlooked in relation to this project.

- **Procedural violations and non-compliance** of the developers' permit application process to date, including inadequate public notice and consultation; incomplete and late submission of required documentation to both the Planning Board and BZA; and lack of any compliance review or enforcement process by the City Department of Inspectional Services to identify non-compliant permit applications presented in **flagrant violation of procedural rules**.

Table of Contents

1. **Op-Ed by Dennis Carlone**, Cambridge City Councilor, on the 2072 Mass Ave Proposal (p.4)

2. **Summary of Key Facts** on the 2027 Mass Ave Proposed Development (p.6)

3. **Community Objectives Letter** outlining Concerns and Goals for the Project Design, signed by 75 local-neighborhood residents and abutters (p.8)

4. **Statement of Concerns from Russell Apartments** senior and disabled affordable-housing residents abutting the project (p.12)

City Councilor Dennis Carlone | Op Ed

Saturday, January 2, 2021 SEARCH

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Cambridge can do better on affordable housing

By Dennis Carlone
Wednesday, December 30, 2020

The Covid-19 pandemic has exacerbated the economic inequality and housing insecurity that were already plaguing the city of Cambridge. But instead of mobilizing a comprehensive response to the long-term needs for affordable housing, city authorities are being pressured to cut corners and support poorly designed quick fixes.

A proposed new affordable-housing development at 2072 Massachusetts Ave., near Porter Square, has become a lightning-rod for local debate that spotlights the larger issues.

Affordable-housing advocates, including some of my colleagues on the City Council, say the urgent needs for affordable housing justify the building's nine-story (102-foot) height, and the proximity to public transport outweighs its placement on a busy, congested intersection. They urge immediate approval of 18 zoning variances to advance the project.

Neighborhood residents oppose the current design, arguing that its excessive size (more than twice the height and four times the density of base zoning laws for the location) will exacerbate traffic and safety problems and hurt abutters, including the senior and disabled affordable-housing residents next door. They are calling for a reduction in building height and a full project review, including a traffic impact study.

Based on decades of award-winning urban design work in Cambridge, I believe the project design has serious flaws. Affordable housing should blend seamlessly into its neighborhood, but this nine-story metal tower will appear alien and out of context in a historic neighborhood characterized by low-slung brick and wood buildings, 98 percent of which are six stories or less. Built on a small corner lot with no setbacks, it has more than three times the density of other nearby affordable housing projects. With no setbacks or at-grade green space, and only one elevator for up to 200 residents, it has significant design shortcomings. The proposed height qualifies the building as a high-rise, triggering regulations that will increase costs by approximately 30 percent per square foot, a questionable use of taxpayer funds.

Just as troubling, it appears the developers are trying to sidestep city zoning regulations and procedural requirements in the rush to secure a comprehensive permit with minimal review. After years of debate, Cambridge recently adopted an Affordable Housing Overlay, which limits projects such as this to six stories (70 feet) with the goal that they respect their neighborhood context. The developers are instead seeking a comprehensive permit through the State of Massachusetts Affordable Housing Law (40B), requesting 18 zoning variances, including height limits and project review. City and state funds will pay for the $3.6 million site acquisition, the still-undeclared building costs, site improvements such as street widening and the developer's fee – at a total cost to taxpayers that may reach $30 million.

Debate over the project has intensified in the lead-up to a Jan. 7 hearing of the Board of Zoning Appeals. The conflict is driven, in part, by a lack of planning and shortage of affordable-housing sites, which creates an incentive to overbuild when scarce centrally located lots become available. The practice of "upzoning" – rewriting zoning laws to build unusually large buildings, as is proposed in this case through a comprehensive permit – sets a worrying precedent for future developments and weakens our regulatory frameworks.

It didn't have to be this way. A citywide master plan for increasing the stock of affordable housing, using existing city-owned properties and new sites it acquires, would create a pipeline of well-sited, well-designed affordable housing units. The "Envision Cambridge" process set a target of developing 3,175 affordable units by 2030, which would require building more than 300 units per year. But the city lacks an implementation strategy to meet this goal. Our current affordable-housing budget covers the building of only 52 units per year – and even that is underutilized (in 2019, zero units were completed). A systematic effort is needed to identify and acquire building sites, then finance their development. This could be accomplished through strong leadership by the council, with the establishment of a special trust managed by a public entity such as the Cambridge Redevelopment Authority.

Escaping from the current cycle of unplanned development, out-of-context building and regulatory corner-cutting requires strong political leadership and a determined, systematic approach.

It also requires a new mindset. We do not have to choose between good urban/neighborhood design and affordability – we can and must demand both. Families living in affordable housing deserve to live in buildings that are designed for safety, sustainability and quality of life while contributing to the economic and social fabric of their neighborhoods.

The BZA is now the last line of defense in determining whether and how to modify the design of the 2072 Mass Ave development. It is also at the forefront of defining Massachusetts Avenue's future – one of towering high rises, or human-scale development designed for affordability and inclusion.

Dennis Carlone has served on the City Council since 2014 and has worked as an architect and urban designer in Cambridge for more than 45 years.

Key Facts I 2072 Mass Ave Proposed Development

SCALE AND DENSITY CONSIDERATIONS

- If built, the proposed building at **102 foot, 9 story (6 stories step down to Walden) building** will be one of the highest buildings in North Cambridge. **This building is out of context with the surrounding buildings** – 44 feet taller than the abutting Russell Apartments Building; 34 feet higher than the Henderson Building across the street; 90 feet higher than the 1-story shops on Mass Ave; towering over the Walden Street homes of 2-3 stories.
- **The proposed building is significantly higher than Cambridge's recently enacted Affordable Housing Overlay, which has allowable maximum height of 6 stories (70 feet)** and encourages Affordable Housing structures which relate to the neighborhood context. The proposed building is more than twice the height and four times the density of base zoning laws for the location.
- A census of building heights along the 2.3 mile stretch of Mass Ave from Harvard Square (Cambridge St intersection) to Arlington (Alewife Pkwy intersection) illustrates that the building design does not fit the neighborhood context:
  - **Out of 195 structures fronting Mass Ave, only four (2%) are 7 stories or more. 98% of the buildings are 6 stories or less.**
  - Those four tall buildings include one 7-story, two 8-story, and one 9-story building, all constructed 40-50 years ago. None of them are located on a busy intersection. With respect to lot size, the 8-story building at 2130 Mass Ave is on a 40,000-square-foot lot which includes green space, parking and setbacks; as compared to the 8,515 square foot lot of the proposed building at 2072 Mass Ave. with no ground green space, minimal parking, and no setbacks.
  - **The most prevalent building height along Mass Ave west of Harvard Square is 3-stories (38%) followed by 1-story (27%) and 4-stories (14%).**
  - The proposed building frontage will have more footage running along Walden Street vs. Mass Ave. Two- to three-story residential homes mostly comprise Walden Street.

SAFETY, TRAFFIC & PARKING CONSIDERATIONS

- This project is **nearly 3 times the threshold for Project Review** (~58,000 sq. ft. vs. the threshold for Project Review of 20,000 sq. ft.). The developers are asking for Project Review to be waived (waiver of Article 19), and The Cambridge Planning Board did not recommend a Project Review (which also would include a Traffic Impact study), even though this proposal far exceeds the threshold.
- This project sits directly next to a dangerous and congested intersection: Mass Ave and Walden Street. **Complaints about congestion and safety have been raised by residents for over a decade** and logged into the City of Cambridge's traffic department consistently from 2016 through 2020. The traffic department hosted a community meeting in February 2020 to discuss the serious safety and traffic concerns due to congestion and gridlock. There has been no scientific study of the impact that the proposed building will have on future traffic conditions including pick-ups, drop-offs, deliveries, foot and bicycle traffic from the 150 to 200 potential new residents. There has been no site visit by the Cambridge traffic department prior to the recommendation letter from Joe Barr.
- **The proposed building will house between 150 to 200 residents. There will be only one elevator to service all the residents of the building.**
- The proposed building will have **virtually no parking,** only 2 drop off / pick up parking spaces, and 3 restricted spaces for 150 to 200 new residents.
- This project has **more than 3 times the density** as measured by Floor Area Ratio (FAR) of the other 4 affordable housing projects within a 1/2 mile radius of Porter Square (6.7 FAR vs. 2.1 FAR).

- This project directly abuts an affordable housing residence, Russell Apartments, which houses a vulnerable population of seniors and people with disabilities. The abutting building also houses the North Cambridge Senior Center. The proposed 2072 Mass Ave building, if built, will sit just **4 feet away from the Russell building.** Not only will 9-story construction likely be much more disruptive than a 6-story building in terms of noise, dust, structural damage, etc., but the proposed structure will result in permanent and significant loss of light and privacy for this vulnerable community.

COST CONSIDERATIONS

- The cost of this project will be **100% taxpayer-funded** through city and state funds and is estimated to be approximately **$30 million** (total cost of site, construction, road widening and developer's fee). This level of public funding should be carefully invested in a way that benefits the community for the long term.
- At 9 stories, the building qualifies as a "high-rise" which triggers additional regulatory requirements and **raises the cost of floors over 6 stories by 30%.**

PROCEDURAL VIOLATIONS

- Public communication and consultation in advance of the Planning Board meeting was inadequate. Plans were shared publicly only 10 weeks before the Planning Board meeting, then abruptly changed from an 8-stories-across building to a 9-story / 6-story design. This change was inadequately communicated to the general public and city officials, resulting in evident confusion by Planning Board members during their review discussion.
- Public communication and consultation in advance of both BZA hearings has been inadequate. As of January 3, the public signage at 2072 Mass Ave still describes an 8-story building and provides incorrect information on BZA hearing registration. The developers declined to provide public information about their revised designs until after the Jan 4 deadline for public comment on the Jan 7 BZA hearing.
- The developer's Comprehensive Permit application under rule 40(B) was incomplete when submitted to the BZA, and the Project Eligibility Letter was submitted shortly before the BZA meeting, in violation of 40(B) and city rules.
- The Cambridge Department of Inspectional Services confirmed that it does not have any compliance review or enforcement process to identify or respond to the procedural violations in the developers' permit application.

CONTRIBUTION TO AFFORDABLE HOUSING NEEDS

- The 2072 Mass Ave building, as currently proposed, would allocate **only 8 of its 49 apartments to the neediest families** (those earning 30% of the Area Median Income or AMI). The remaining 41 apartments will be available to families earning 60% of AMI, which is the highest income level qualified as affordable housing.

Community Objectives Letter | 2072 Mass Ave Proposed Development

To the Cambridge Board of Zoning Appeal:
We, the undersigned, all Cambridge residents who live in very close proximity to the intersection of Mass. Ave. and Walden Street, are writing to you in regard to the Proposed Development of 2072 Mass. Ave. CASE NO. BZA-017326-2020.

We strongly oppose the current design.
The signatories to this letter represent a broad coalition with residents on Walden Street and connecting streets of Mead, Cogswell, King, Sycamore and Cypress; Creighton Street; Orchard Street; and the Russell Apartments. We are long-term neighborhood residents, homeowners, and affordable housing residents.

We welcome affordable housing in our community.
We are supportive of the 2072 Mass Ave site being developed for affordable housing and applaud the mission of developers who build affordable housing in Cambridge. There is an urgent need in Cambridge for affordable housing and we are committed to further this mission.

But the project is fundamentally flawed.
SIZE: We have significant concerns about the height, density, and footprint of the proposed building, particularly in light of the small lot size (8,514 square feet), the lack of setback, the community context, and the dangerous, congested intersection that is the corner on which this site is located. The building, at 9 stories and 102 feet, is dramatically out of scale given the lot size and context of the neighboring structures (44 feet higher than the abutting Russell Apartments; and towering over the 2-3 story homes on Walden Street).

TRAFFIC & PARKING: We have experienced, especially pre-pandemic, safety issues that exist for pedestrians, bicyclists, and vehicles at this corner and in the surrounding streets. The City is well aware of these issues, having hosted a community meeting in February 2020 to listen to neighborhood concerns during which the City voiced a commitment to solve these issues. The City traffic department staff has admitted to not visiting the site and has not availed itself to meet at the site to discuss safety concerns prior to the January 7th hearing. Other conflating factors include drop offs / pick ups / deliveries for the 150 to 200 future residents. This activity will happen both at the residential entrance on Mass Ave as well as behind the building off of Walden creating new traffic patterns. There is a plan to widen Walden leading into the corner, however, there is no scientific evidence that traffic and safety will be improved. There has been no objective, comprehensive study of the actual traffic measures to accommodate this project.

The parking census commissioned by Capstone did not take into account the disproportionate impact on immediately adjacent streets. Per zoning requirements, the developers should provide 1.0 spaces per unit. We are asking for 0.5 spaces per unit to mitigate this impact and believe this can be done through a combination of onsite and nearby offsite options; making it unnecessary to completely waive the zoning requirement.

VULNERABLE ABUTTERS: Finally, and importantly, the proposed building directly abuts Russell Apartments, an affordable housing community of vulnerable residents including seniors and people with disabilities; and also houses the North Cambridge Senior Center. Having this vulnerable population next door creates additional challenges that must be considered to protect the health and well-being of these residents. The City has not incorporated appropriate measures to safeguard one of the area's most precious, valued, and respected City institutions.

We believe these important issues have not been adequately addressed to date, and the community consultation around this project has been incomplete and rushed. As a result, community members have strong concerns and opposition to certain aspects of the project plans which the BZA will continue to discuss at the January 7th public hearing. **We request that the BZA delay approval** to allow sufficient analysis, consultation and co-design of the project to benefit both new residents and the existing neighborhood.

Every great urban project requires careful planning and coordination.
The Objectives section outlines our specific requests. These objectives, once acted upon, will help mitigate the issues related to the proposed development. We look forward to working with the City of Cambridge to ensure that the development is a true win-win for the new residents who will live there, as well as the larger community.

Community Objectives I 2072 Mass Ave Proposed Development

1. SIZE OF BUILDING

Reduce building size

- Reduce Mass Ave-facing height to 6 stories in accordance with the Affordable Housing Overlay provisions for building height and with input from the Project Review conducted under Article 19
- Limit 6-story section of proposed building to not go beyond the depth of Russell building (not to extend past where Russell building ends in the back)
- Reduce the Walden side of the building to 3 stories to reduce impacts on Russell Apartments and other Walden Street neighbors
- Scale back to 6 stories to reduce the damage to surrounding historic and other buildings

Reduce building footprint to allow **setbacks** and provide **green space**

- Add setbacks per zoning ordinance: 10' along Walden St and along City parking lot
- Provide detailed professional landscape plan before construction
- Add green space

Change composition of units to serve neediest families

- Increase the percentage of units for the lowest income families from 16% to 25%

2. SAFETY / TRAFFIC / PARKING

Require full compliance with Article 19 of Zoning Ordinance, specifically:

- Project Review Special Permit (19.20): Traffic Impact Review and Urban Design Review

- Citywide Urban Design Objectives (19.30)
  responsive to the existing or anticipated pattern of development
  pedestrian and bicycle-friendly, with a positive relationship to its surroundings
  mitigate adverse environmental impacts of a development upon its neighbors
  enhance the urban aspects of Cambridge as it has developed historically.
  Enhancement and expansion of open space amenities in the city
- Development Consultation Procedures (19.40) to provide
  "the opportunity for City staff and the general public (1) to review and comment on development proposals prior to the formulation of final plans and before the issuance of a building permit and (2) to determine compliance with the zoning requirements" and conduct Large Project Review

Conduct onsite meeting at 2072 Mass Ave with City officials and community to address safety concerns related to Mass Ave residential entrance, and traffic concerns related to drop off, pick ups and deliveries.

Provide at least 0.5 offsite and/or onsite parking spaces per unit

- Mitigate the significant impact on streets in the immediate area
- Provide specifics as to location to be determined by the above requested Traffic Impact Review

3. CONSTRUCTION MITIGATION

Develop a construction mitigation plan with abutters to include:

- On-site rep with cell phone who can respond immediately to resident concerns
- Community liaison and regular communication
- Community review of construction staging and construction schedule
- Provide parking for project workers
- Noise abatement
- Provide air conditioners and air filters for Russell Apartment residents and payment for extra electricity, to shield residents from construction dust and fumes
- No work on weekends
- Compensation plan for any and all damage to surrounding structures
- Compensation for residents who will be moved
- Sound-proofing windows and other sound-proofing mitigation measures as needed for abutting properties
- Third-party safety supervisor
- Conformity to demolition and construction regulations
- No smoking on site
- Plan for rats and rodent control
- Clean site at end of work day

4. COMMUNITY AMENITIES

Provide additional safety measures and neighborhood enhancements to include:

- Traffic calming on Walden St., Mead St., and Cogswell Ave.
- Street improvements for Walden, Cogswell, Sycamore, Cypress, and King: repaving, sidewalk maintenance, trees

- Green median and trees on Mass Ave from Regent to Rindge
- Crosswalk and traffic box at the end of Cogswell and Mass Ave
- Added services for elderly in Russell Apartments and Senior Center
- Improvements to permit parking lot on Walden Street, such as repaving with arable top, gardening plots at borders, stacked wall of solar panels, bike rack, and electric power charging stations

Signed:

1	Patricia Armstrong	36 Orchard Street
2	Trumbull Barrett	11 King Street
3	Michael Berdan	84 Orchard Street
4	Alka Bhaskar	35 Walden Street, #1D
5	Marina Blaisdell	16 Cogswell Avenue
6	Ezekiel Bowman	Cypress Street
7	Michael Brodie	45-7 Cogswell Avenue
8	RosaMaria Cardoso	21 Walden Street
9	Lisa Ceremsak	8 Cypress Street
10	Jan Corash	84 Orchard Street
11	Dewey Dellay	9 King Street
12	David C Denison	18 Orchard Street
13	Lisa Dreier	38 Cogswell Avenue
14	Costanza Eggers	47 Porter Road
15	Mitzi Fennel	37 Creighton Street
16	Pauline Fennel	35 Creighton Street
17	Ann Ferraro	35 Walden Street
18	Susan Frankle	3 Houston Park
19	Gretchen Friesinger	18 Orchard Street
20	Nellie Goodwin	23 Mead Street
21	Kristen Graves	28 Creighton Street
22	Debra Gustafson	21 Walden Street
23	Margit Hammerstrom	42 Cogswell Ave #6
24	Jean Hermann	9 Sycamore Street
25	Majorie Hilton	141 Upland Street
26	Dac Hoang	35 Walden Street
27	Ali Hoang	35 Walden Street
28	Anna Jeffers	37 Creighton Street
29	Douglas Jeffers	37 Creighton Street
30	Diana Jelescu	8 Cypress Street
31	Seymour Kellerman	21 Cogswell Avenue
32	Michael Kennedy	8B Cogswell Avenue
33	Elizabeth Kenney	33 Creighton Street
34	Ausra Kubilius	21 Cogswell Avenue
35	Jonathan Lehrich	15 Cogswell Avenue
36	Dennis Li	5 Walden Street
37	Ruth Loetterle	29 Cogswell Avenue
38	Cathleen McCormick	9 King Street
39	Zonda Mercer	47-21 Cogswell Ave
40	Lorraine Murphy	Cypress Street
41	Frank Murphy	Cypress Street
42	Mariette Murphy	24 Walden St #26
43	William E Nelson	35 Walden Street #3A
44	Marisa O'Boyle	24 Walden Street
45	RobertaPasternack	10 Chester Street
46	Matt Pesci	47 Cogswell Avenue
47	Hugh Phillips	35 Walden St #2B
48	Lucie Prinz	31 Creighton Street
49	Rebecca Rohr	72 Walden Street #3
50	Margaret Rueter	Russell Apartments
51	Doug Safran	35 Walden Street 1C
52	Dana Schaefer	47 Cogswell Ave #20
53	Gefen Shapiro	35 Walden St #3G
54	Harry Shapiro	41 Orchard Street
55	Nancy Shapiro	35 Walden Street
56	Yona Shapiro	35 Walden Street
57	Lou Soltys	26 Creighton Street
58	Marcia Stein	19 Walden Street
59	Ami Teruya	35 Walden St #34
60	Lein Tung	28 Creighton Street
61	John Uzzolino	3 Houston Park
62	Gatewood West	63 Creighton Street
63	Merry Corky White	6 Cypress Street
64	Pamela Winters	41 Orchard Street
65	Benjamin Wurgaft	Cypress Street
66	Jonathan Yip	35 Walden St #2G
67	Linda Yip	35 Walden St #2G
68	Timothy Yip	35 Walden St #2G
69	Le Zou	25 Cogswell Ave

Feedback from Residents of the Leonard J. Russell Apartments Regarding the Proposed Development at 2072 Mass Ave

January 3, 2021

Introduction

- This summary was prepared by a resident of the Russell Apartments, who is the designated liaison representing apartment residents' input on this project.
- Collecting resident feedback was challenging both due to the restrictions imposed by the COVID-19 pandemic; limited English-language proficiency among some residents; and some residents' fear of jeopardizing their housing access by criticizing a project that the CHA has endorsed.
- Despite these challenges, feedback has been collected from over 60% the Russell population via email, phone calls, distribution of printed materials, and limited in-person meetings during the time period of October – December 2020.

Facts about the Russell Community

- The Leonard J. Russell Apartments is an affordable-housing complex administered by the Cambridge Housing Authority (CHA). It is comprised of 51 one-bedroom apartments, located in a 6-story building at 2050 Mass Ave in Cambridge. The building offers laundry, community space and a shared kitchen, a parking lot with 11 spaces, and a shared outdoor terrace. It also houses the North Cambridge Senior Center on its ground floor.
- Russell Apartments are designated for senior and disabled residents in the lowest income bracket. Rent is approximately 30% of their income. Many residents rely heavily on public programs and services including SNAP, Medicaid and Medicare, and The Ride.
- Residents represent a diverse population, including a substantial portion of people of color and many for whom English is a second language. A number of residents are disabled, have limited mobility, or have visual or hearing impairments which affect situational awareness when navigating sidewalks and street crossings.
- Residents had to move out of the building for 2 years during a recent renovation, and reoccupied their apartments starting in March 2019. The prospect of another major disruption due to building construction next door is daunting for many of them.

Concerns about the Proposed Development at 2072 Mass Ave

Nearly half the residents of Russell Apartments (20 out of 51 units) have signed a petition expressing concerns about the 2072 Mass Ave development. Based on resident feedback, the key concerns are summarized below in three main categories including 1) Pedestrian and vehicle safety concerns; 2) Long-term Quality of Life impacts; and 3) Construction Impacts.

1) Pedestrian and vehicle safety on Mass Ave

a) Front-of building vehicle, pedestrian and handicapped access

The block of Mass Ave extending from Russell Apartments past 2072 Mass Ave to Walden Street is already complex and risky for Russell Apartment residents navigating

the building entrance, bus stop and sidewalk on foot, with mobility devices or by car. The addition of pedestrian, bike and vehicle traffic for up to 200 residents of 2072 Mass Ave will make this area significantly more crowded and dangerous for Russell Apartments residents. Specifically,

- **Vehicles** turning into the Russell parking lot will have to cross a bus lane crowded with pickup/dropoff vehicles for the 2072 building, as well as increased bicycle traffic;
- The bus stop, which is heavily used by Russell residents including those with disabilities and mobility devices, will be subject to greater crowding and pedestrian / bicycle traffic on the sidewalk;
- The 2 **handicapped-parking spaces** in front of Russell, which are heavily used by both Russell residents and visitors to the Senior Center, are more likely to be occupied by 2072 residents or illegally used by pickup/dropoff vehicles for the 2072 building.
- Russell residents exiting the building as **pedestrians** will be at greater risk of collision and jostling from increased human activity and traffic around their entrance, the bus stop and the corner of Walden.
- While the developers argue that these safety issues are not significant, the bottom line is that we **need a detailed study** to assess and recommend solutions for these concerns.

b) Walden/Mass Ave intersection impacts

The majority of Russell residents navigate the neighborhood on foot to access essential goods and services. The Walden Street / Mass Ave intersection is already highly congested and unsafe particularly at rush hour, and is risky for anyone traveling by foot, bicycle or vehicle through the intersection. The addition of a large-scale residential building at 2072 Mass Ave will increase the pedestrian, bicycle and vehicle traffic at this highly problematic intersection and will thus increase the safety risks to Russell Residents, as well as other vulnerable abutters including the Day Care facility in the ground floor of the Henderson Building.

2) Long-term Quality of Life impacts

The proposed 9-and-6 story building will tower over the 6-story Russell structure and its back terrace and parking areas. The depth of the proposed building extends 46 feet beyond the back of the Russell building (17 feet at 9 stories, 50% higher than the Russell building; and 29 feet at 6 stories, equal to the Russell building). The distance between the two buildings will be only 4 feet. Expected long-term, continuous impacts on Russell residents will include:

- All Russell residents with west-facing windows will be affected by **shadows, reduction of natural light and obstruction of views**, which can negatively affect mental health and quality of life.
- All Russell residents with west-facing windows will face a **loss of privacy** given the close proximity of the 2072 building's residential windows and roof-garden recreational activity.
- All Russell residents with west-facing windows and walls on the north side of the building will be subjected to **noise** from the 2072 building's residential apartments and roof garden.
- All Russell residents will face the **loss of use and quality of their outdoor terrace**, including gardening and other outdoor activities.

3) Construction Impacts

Construction of the 2072 Mass Ave building is expected to commence in 2022 and take 18-24 months. It will be a difficult and highly unpleasant process for all abutters, but the residents of Russell Apartments will be most highly impacted of any abutter, due to both their proximity to the building and their physiological vulnerabilities which render them more affected by noise and other disturbances. Expected impacts will include:

- Continuous loud **noises** affecting residents' sleep, ability to concentrate, and quality of life
- **Fumes and dust** affecting air quality which may pose a risk for medically fragile residents, particularly if they must keep their windows open due to a lack of AC;
- **Vibrations** from excavation and drilling to create the very deep foundation required for a 9-story high-rise building, also expected to have both physical and psychological effects

Proposed Solutions

1) Inclusive, Size-Appropriate Design

- One of the fundamental flaws of the 2072 building is that it is being undertaken as a separate, disconnected and competing installation compared to the Russell building. Instead the 2072 building design should take a holistic approach, creating a design that works for both the 2072 site and the Russell building and its vulnerable community.
- We believe that a significant **reduction in building size to 6 floors on Mass Ave, with a step-down to 3 floors**, would be more appropriate and complementary to the Russell building and its residents.
- We believe the 6-floor portion building should have the **same depth as the Russell building**, not extending 17 feet beyond it (and 44 feet higher) as currently proposed with the 9-floor design.

2) Construction Mitigation

- Once the building design is finalized, we request a written commitment from the Developers to develop a detailed, mutually agreed **construction mitigation plan**; including establishment of contact points at the construction company and CHA to address concerns that may arise during construction.
- The construction mitigation plan should include agreed provisions to limit noise, dust and fume impacts on Russell residents.
- Russell residents should be provided with in-unit air conditioning prior to the start of construction, so that they can keep their windows closed while construction is underway during warmer months
- Other measures to be determined

We look forward to discussing these concerns with Capstone Communities, the CHA, and sharing them with public authorities reviewing plans for the 2072 Mass Ave Development.

Written Comment to the Board of Zoning Appeal Regarding
2072 Mass Ave -- CASE NO. BZA-017326-2020

Dear Members of the Board of Zoning Appeal (BZA)

As a Cambridge native and homeowner who lives one block from the proposed development at 2072 Mass Ave, I am writing to OPPOSE the project as currently designed.

Our neighborhood group, North Walden Neighbors, has submitted materials to the Board including:

1. A BZA Briefing Document (delivered in hard copy and attached electronically to this message) including Objectives and Recommendations for project redesign signed by over 75 close neighbors and abutters; and detailing concerns of 20+ abutters in the Russell Apartments senior and disabled affordable-housing complex, who are an integral part of our group.
2. A petition signed by over 350 Cambridge residents opposing the project (submitted separately)

Through these documents we have clearly stated our concerns about:

- **Excessive size and density:** 9 stories is extremely out of context for the neighborhood and is not what was envisioned or agreed for either base zoning laws or the AHO. The developers are taking advantage of 40(B) to override locally-defined zoning laws. It sets a very worrying precedent that could lead to Mass Ave becoming an a "concrete canyon" of high rises in future. We recommend 6 stories on Mass Ave with a step-down to 3 stories in back to reduce impact on the vulnerable abutters in Russell Apartments and respect the neighborhood context.
- **Unaddresed Traffic and Safety Concerns:** The parking study conducted by the developers did not address pedestrian, bicycle and vehicle TRAFFIC around the Walden/Mass Ave intersection which has been a subject of community concern for over a decade, with public meetings held on the subject as recently as early 2020. We were deeply disappointed that the City DTPT dismissed and overlooked these concerns in signing off on the 2072 Mass Ave project.
- **Procedural violations and shortcuts:** We are concerned that the project has been rushed through public consultation and review processes, often with erroneous or incomplete documentation submitted to public authorities, with no apparent accountability to the rules and procedures laid out for 40(B), Planning Board and BZA hearings.

NEW INFORMATION: BUILDING-HEIGHT CENSUS OF MASS AVE STRUCTURES

Our group conducted a census of building heights along the 2.3-mile stretch of Mass Ave from Harvard Square to Arlington. Key findings include:

- Out of 195 structures on this 2.3-mile stretch of Mass Ave, there are only four buildings (2% of total) which are 7 stories or more, all built 40-50 years ago. NONE of these four are located on a busy intersection. The nearest tall building to #2072, an 8-story brick structure at #2130 Mass Ave that was built in 1981, is placed on a 40,000-foot lot with significant setbacks, greenspace and a large parking lot. These four buildings do not constitute meaningful precedent or context to justify the 9-story height of the proposed building on an 8.515 square foot lot at 2072 Mass Ave.
- 94% of all buildings in this stretch of Mass Ave are 5 stories are less.
- The most prevalent building heights are 3 stories (38%) and one story (27%) followed by four stories (14%).
- The least prevalent building heights are 9 stories (0.5%), 7 stories (0.5%), and 8 stories (1%).
- Only 4% are 6 stories, which remains a rare and significant height in North Cambridge.

We hope this illustrates that the Board's concern about building height and precedent is well-founded. The full data summary is pasted below for your reference.
Thank you for your consideration,
Lisa Dreier, Cogswell Avenue

Mass Ave Building-Height Census

Conducted by North Walden Neighbors on Dec 23, 2020

Notes: Census covers the 2.3-mile stretch of Mass Ave between Cambridge Street (Harvard Square) and Alewife Brook Parkway. "Structures" are defined as buildings evidently built at one time based on one continuous design, regardless of whether they are multi-unit (e.g, a single-family home, a large apartment building, or a long 1-story commercial building housing multiple independent retail shops - any of these would be counted as "one structure")

Building Height (# stories)	# structures	% of total	Address / notes
1	53	27%	
2	18	9%	
3	74	38%	74% of all structures are 3 stories or less
4	28	14%	
5	10	5%	94% of all structures are 5 stories or less
6	8	4%	98% of all structures are 6 stories or less
7	1	0.5%	#1600 Mass Ave, built in 1982
8	2	1%	#1580 (built 1978); #2130 (built 1981)
9	1	0.5%	#2353 Mass Ave (built 1973)
			2% of all structures are 7 stories or more, all constructed 40-50 yrs ago; none on a busy intersection
Total	195	100%	

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave

From: Wayne Welke <wayne.welke@gmail.com>
Sent: Monday, January 4, 2021 1:31 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave

Dear Mr Pacheo and ZBA Board Members:

As a 50-year resident of Cambridge and 25 years in North Cambridge, I urge the Zoning Board of Appeals to approve the project proposed for 2072 Mass. Ave. The presence of an existing 8-story building less than a block away makes the arguments against this building's proposed height baseless. I live half a block from Mass. Ave., and close to an existing 9-story condo building that has NO redeeming public value such as affordable housing clearly does. Cambridge has a huge shortage of affordable housing and subtracting 14 units to make the proposed building shorter than its neighbors makes no sense at all.

Please approve the project as presented!

~Wayne Welke

Wayne Welke
30 Dover Street - #3
Cambridge, Mass. 02140
617.441.2922 (landline)
603.264.3674 (cell)

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Point of Order - 2072 Mass Ave Comprehensive Permit Application

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From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 1:47 PM
To: Glowa, Nancy <nglowa@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Solicitor Glowa,

To follow up on Assistant Commissioner Sisia's response, I would like to request your legal opinion on the right of the property tax payer to raise a point of order during a City's public hearing such as the Planning Board and Board of Zoning Appeal hearings on 2072 Mass Ave comprehensive permit application.

As I wrote to the city officials after the Planning Board hearing, I could not raise a point of order to challenge the legality of the applicant presenting material that had not been properly submitted. And once again, it appears I can't raise a point of order challenging the standing of the applicant to appear before BZA at the hearing. In the comments I submitted to BZA today, which you should have received a copy of, I have documented all the prerequisites for filing CP application as mandated by MA Chapter 40B Handbook for Zoning Boards of Appeal that the applicant failed to comply as well as City's apparent failure to comply to the Project Eligibility application procedures. Does "the applicant's due process right to be heard" still apply and override public's right when the applicant does not have a "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook"?

Thank you for your guidance on this matter. Would greatly appreciate hearing your opinion before the continued hearing on Thursday, 1/7/2021.
Respectfully yours,
Young Kim

On Mon, Jan 4, 2021 at 10:36 AM Daglian, Sisia <sdaglian@cambridgema.gov> wrote:

> Young,
>
> I will submit your email to the Board Chair during his review of the case file prior to the hearing this week.
>
> However it is the applicant's due process right to be heard, and the Board can then decide if their submission is sufficient.
>
> Regards,
>
> Sisia Daglian

Inspectional Services
617-349-6107

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 7:01 AM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Cc: DePasquale, Louie <ldepasquale@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Glowa, Nancy <nglowa@cambridgema.gov>; Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>; City Clerk <CityClerk@CambridgeMA.GOV>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Assistant Commissioner Sisia,

According to MA Chapter 40B Handbook for Zoning Boards of Appeal, the applicant, CC HRE, does not have "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook. I will be documenting specific instances of such violations by the applicant as well as by the City in my comments to the Board of Zoning Appeal later today.

Therefore, through you, I would like to raise a point of order to the Board of Zoning Appeal to dismiss the 2072 Mass Ave Comprehensive Permit application without further hearing the case on 1/7/2021. I would greatly appreciate your guidance on how to raise this point of order at the start of the hearing. This will be more crucial if CC HRE does not submit the preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", that they submitted as part of the Project Eligibility Application to the Massachusetts Department of Housing and Community Development dated 10/14/2020 as justification for the 9-story height as requested by BZA. If CC HRE submits a modified plan, they should also submit a modified pro forma with changes from the original clearly identified.

Thank you for your cooperation and I look forward to your guidance.
Respectfully yours,
Young Kim
17 Norris Street

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:18 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave - Public Comment,

From: Camilla Elvis <camillaelvis@gmail.com>
Sent: Monday, January 4, 2021 1:52 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave - Public Comment,

To the Board of Zoning Approval,

I am writing to you, as a Porter Square resident, to urge you to approve the affordable housing construction at 2072 Mass Ave without reducing the number of units. Leaving aside the incredibly important issues of the housing crisis and climate change, and the fact that it has been enthusiastically endorsed by several City departments, and received a unanimous recommendation by Planning Board, I think a 9 story building on Mass Ave would be an excellent addition to the Neighborhood! Certainly a far better use of this prime location than a former taco bell drive-thru.

Sincerely,
Camilla Elvis
28 Linnean St

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: BZA Testimony for 2072 Mass Ave.

From: Elaine DeRosa <ederosa67@gmail.com>
Sent: Monday, January 4, 2021 2:21 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: BZA Testimony for 2072 Mass Ave.

Dear Members of the BZA,
My name is Elaine DeRosa, I live at 4 Pleasant Place.
I am writing in support of the development of 49 urgently needed and fully affordable homes at 2072 Mass Ave. This development responds to the critical need for affordable housing in Cambridge that has been documented in every local, regional and national study. The Cambridge City Council continues to prioritize the crisis of the lack of affordable housing in Cambridge. The Cambridge Planning Board has also approved this development unanimously. This project meets all city priorities and can provide housing for some of the thousands of households on the Cambridge Housing Authority waiting list for housing.

The city's recent 2020 Resident Survey also ranked affordable housing number one out of 15 issues for Cambridge. Development and density were ranked 14th out of 15. The survey also asked what would be the 2-3 issues you would recommend the city to address, affordable housing was cited again as number one.

Having this building on Mass Ave, a major corridor, with access to public transportation, is an ideal location for the development as most housing development studies recommend. The development would provide for larger family units for which under-housed families are desperate.

The issue of precedent has been raised if this building is approved. Right now the precedent before the Cambridge community is that households are trading food for rent and still many people will lose their homes before this pandemic is over. This is the precedent about which the Board should be concerned, you see a building, and those who fear displacement/eviction once the moratoriums expire, see potential homes to shelter them from the impacts of the pandemic. Trading 14 homes for height is not a moral option given the need before us. People are already sacrificing.

I urge you to approve this project. Thank you.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:23 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Proposal for 2072 Mass Ave

From: Pepi Fabbiano <pepi.fabbiano@gmail.com>
Sent: Monday, January 4, 2021 2:22 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Proposal for 2072 Mass Ave

Dear BZA,
As a Porter Square resident, I am writing in support of the proposal for 2072 Mass Ave. I grew up in a similar building to this (though not as environmental as this one) and think it would be a welcome addition to Mass Ave.

Best,
Giuseppina Fabbiano
28 Linnaean St, Cambridge, MA 02138

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:32 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Comp Permit—CASE NO. BZA-017326-2020—Jan 7 Meeting Comments
Attachments: BZA-017326-2020-5WaldenComments-JAN 7.pdf

From: Cyrus Dochow <cyrus.dochow@gmail.com>
Sent: Monday, January 4, 2021 2:31 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: 2072 Mass Ave Comp Permit—CASE NO. BZA-017326-2020—Jan 7 Meeting Comments

Dear Members of the Zoning Board,

Attached is a letter expressing concern and proposing a compromise for the project at 2072 Mass Ave (BZA-017326-2020). This letter is prepared on behalf of a majority of the Condo Association at 5 Walden Street (a direct abutter).

Thank you for your consideration.

Cyrus Dochow
Trustee, 5 Walden Condo Association

January 4, 2021

5 Walden Condo Association
Cyrus Dochow, Trustee
5 Walden Street, Apt. 8
Cambridge, MA 02140

Zoning Board of Appeal
Inspectional Services-Zoning
831 Massachusetts Ave.
Cambridge, MA 02139

Re: 2072 Massachusetts Avenue Comprehensive Permit—CASE NO. BZA-017326-2020

Dear Members of the Zoning Board,

I write to you on behalf of the 5 Walden Street Condominium Association to voice concern about the height of the proposed development at 2072 Massachusetts Avenue where it meets the low-lying surroundings of Walden Street. We are direct abutters to the development site, located immediately across Walden. We strongly urge the Zoning Board to require, as a condition of approval, that the height of this rear step-down be reduced from six to five stories, while maintaining the nine stories on Mass Ave.

The modest reduction of height from six to five stories will create the best urban environment for direct abutters, the surrounding neighborhood, and all those who travel Walden on a daily basis. Only marginally more expensive on a per unit basis, this compromise will maintain the ambitious criteria of the base scheme: high unit density (a reduction of only two units), construction of a high-quality sustainable building, and much-needed improvements to Walden Street. The project team will not pursue a 9/5-story scheme unless the Zoning Board requires it as a condition of approval.

Our productive dialogue with the project team and neighbors over the past several months suggests that a 9/5-story scheme is the best and most feasible compromise. Although we disagree with our neighbors who call for a much smaller building, they agree that any reduction in height should prioritize lowering the rear step-down. The alternate 8/6 scheme offered by the project team in direct response to the Zoning Board comments does not satisfy direct abutters or our neighbors. Furthermore, the height adjacent to Russell apartments is partially *raised* to 7-stories with the additional unit at the rear.

Our earlier (12/7/20) written comments remain valid: where the project abruptly meets the surrounding low-lying residential buildings and narrow public way of Walden Street it will negatively impact the transition to and from Mass Ave, both at ground level and from a distance. We again refer you to the attached cross sections (figs. 1 & 2) that describe the relationship between existing and proposed heights and their relationship to the street.

As those who will be substantially impacted by this project, we want a high-quality sustainable building that improves its surroundings and provides urgently needed units of affordable housing. The project team has demonstrated they are creative and capable of fulfilling this goal. By requiring them to lower the rear portion of the building to 5 stories, you will help them reach a praiseworthy compromise and produce the best project for the greatest number of people.

Sincerely,

Cyrus Dochow, Trustee, Unit 8
Registered Architect

Inger Kwaku, Trustee, Unit 2
Pei-yu Lin, Unit 5
Dennis Li, Unit 3
Marie Stroud, Unit 6
Tien-Yi Lee, Unit 4

Attachment: figs. 1 & 2, cross-sections through Walden Street and Mass Ave

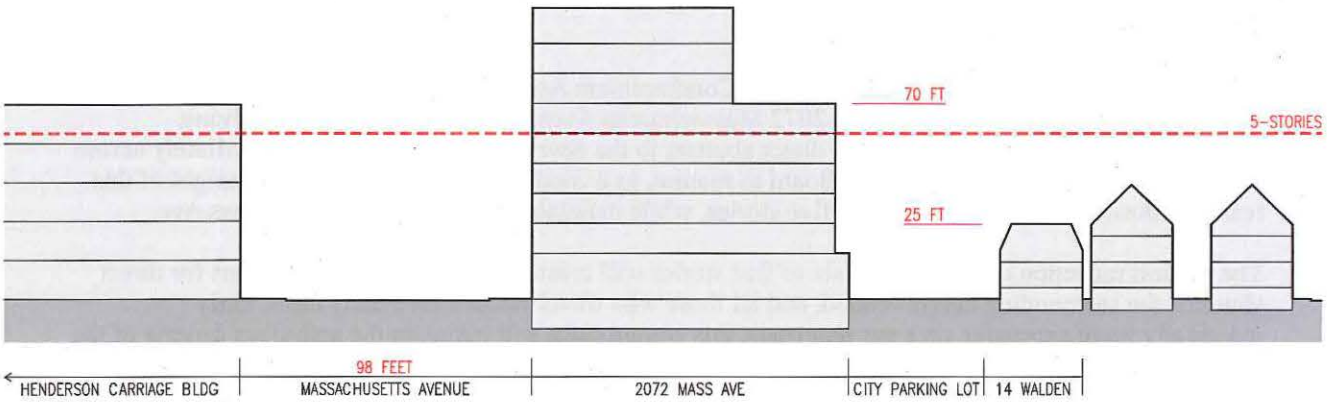


FIG. 2
MASSACHUSETTS AVENUE SECTION

FIG. 1
WALDEN STREET SECTION

0 10 50 FT

2072 MASSACHUSETTS AVENUE
CASE NO. BZA-017326-2020

PREPARED BY CYRUS DOCHOW ARCHITECT
5 WALDEN STREET, APT. 8 CAMBRIDGE MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:33 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Affordable Housing in Porter Square

From: Martin Elvis <martinselvis2@gmail.com>
Sent: Monday, January 4, 2021 2:33 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Affordable Housing in Porter Square

As a Porter Square resident I strongly support replacing the ugly, under-utilized lot at 2072 Mass Ave with the proposed Green, affordable housing, building. The scale of the proposed building is in keeping with other Mass Ave buildings nearby, and will be a positive improvement to the neighborhood.
Yours,
Martin Elvis
28 Linnaean St.

Martin Elvis
28 Linnaean St. Cambridge MA 02138
cell: 617 331 3009

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:49 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Massachusetts Avenue

From: eric <ericpfeufer@hotmail.com>
Sent: Monday, January 4, 2021 2:47 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Massachusetts Avenue

Dear ZBA Members:

Thank you for delaying a decision on the referenced project at your last hearing. It was good to hear some reasoned thinking about the height and density of the building which is far greater than even the new zoning for the specific use of the building allows.

This note is to object to the proposed 2072 Mass Ave project as it stands right now and to point out representations to the Board by the Developers that are not true.

My objections to the project are

- the request for so many variances without public process, the developers have said they have had many meetings with the City about this but those, with the exception of two, have been behind closed doors.
- the unprecedented height without any regard to the neighboring buildings or the tiny footprint which exacerbates the height as there is not sufficient area for setbacks.
- the density which far exceeds the FAR for the base zoning in the area
- The project's rushed filing with the City so that it could be filed under 40B regulations just prior to the City's adoption of the Affordable Housing Overlay zoning.
- Their parking study, not a traffic study, which was conducted last summer with no apparent attempt to find out if the parking had been impacted by changes in habits and habitation due to the Covid-19 pandemic. As a resident in this area for 35 years, I can assure you have been many more empty parking spaces since the spring of 2020.

The developers have frequently referenced their unprecedented public process as well. This has not been evident.

I live on Sycamore Street, the first street off Walden closest to the project. Prior to the ZBA meeting, I had been informed of two meetings with the community. The first was at the end of September and I am sure was called so that they could say in their application that they had met with the public.

There has not been very much engagement with the neighbors. The responses to the questions raised were easily glossed over given the zoom format with questions submitted in writing. There was no chance to follow up when a question was misunderstood or an answer deliberately dismissive of the question. The public engagement for such a project has been inadequate.

Dennis Carlone's op ed laid out more clearly than I most of the concerns that I have for this building and site, I hope you have read it.

I hope you will insist the developers at least adhere to the process laid out in the Cambridge Zoning Code so that the concerning aspects of the design can be studied resulting in a final design that is compatible with the zoning, the neighborhood and provides safety and livability for the residents and their neighbors.

Sincerely,
Jean Hermann
9 Sycamore Street
Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 4:55 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave - Comment

From: Dave Madan <davemadan@gmail.com>
Sent: Monday, January 4, 2021 2:52 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave - Comment

Dear Ms. Pacheco & Board of Zoning Appeals --

I am writing to express support for the affordable housing project at 2072 Mass Ave. I grew up within a quarter/half-mile of the project at 117 Rindge Ave and 49 Sacramento St, and I own a house at 23A Kelly Road. I have always felt that Mass Ave falls short of its potential as a more vital community corridor, and I believe that the portion of Mass Ave surrounding Porter Sq is suitable for taller development as proposed, particularly because a similar sized building is located closeby. Additionally, I'm sure many will make the case at the significant need for affordable housing to be built, and not just in concentrated locations, but ideally in places surrounded by economic vitality and opportunity. I support the development as proposed.

Thank you.

Dave Madan
617-981-1078

DeAngelo, James

From: Daglian, Sisia
Sent: Monday, January 4, 2021 5:01 PM
To: DeAngelo, James
Subject: FW: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing
Attachments: PB Hearing 2072 Mass Ave Capstone.png

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Monday, January 4, 2021 4:46 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing

can you attach this to the file

From: SUSAN E FRANKLE <susanfrankle@comcast.net>
Sent: Monday, January 4, 2021 3:20 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>; City Manager <CityManager@CambridgeMA.GOV>; Carlone, Dennis <dcarlone@cambridgema.gov>; Nolan, Patricia <pnolan@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 - Jan 7 Hearing

To the members of the Board of Zoning Appeal:

Please see these bullet points below that include new information regarding a **census of building structures and their heights** along the 2.3 mile stretch of Mass Ave from Harvard Square (Cambridge St intersection) to Arlington (Rte 16 / Mass Ave intersection).

- Out of 195 structures fronting Mass Ave, **98% of the buildings are 6 stories or less**.
- Only 4 structures (2%) are 7 stories or more.
- The most prevalent building height along Mass Ave west of Harvard Square is 3-stories (38%) followed by 1-story (27%) and 4-stories (14%).

These data illustrate that the proposed 2072 Mass Ave building design not only **does not fit the neighborhood in the context of Walden Street and its 2- to 3-story homes**, but is also a **massive outlier for Mass Ave in North Cambridge**.

Please note: The 4 structures greater than 6 stories were built 40-50 years ago, and none are on a busy intersection.

Please note: There is more building footage frontage along Walden Street than there is along Mass Ave.

Also please see the attached elevation rendering that shows the massively out of scale context of the proposed 2072 Mass Ave building.

Thank you for your attention to these data,

Susan Frankle
3 Houston Park
300 feet from the 2072 Mass Ave site

TIONS North | View from Mass Ave

DeAngelo, James

From: Daglian, Sisia
Sent: Monday, January 4, 2021 5:03 PM
To: DeAngelo, James
Subject: FW: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Sent: Monday, January 4, 2021 4:51 PM
To: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: lou soltys <lsoltys@comcast.net>
Sent: Monday, January 4, 2021 1:58 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Cc: 'Anna Soltys-Morse' <lsoltys@comcast.net>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

To the Board of Zoning Appeal,

We live 1 block from the 2072 Mass Ave. site and have been there for 27 years.

We strongly oppose the proposed development at 2072 Mass Ave.

There are many red flags:

- Red flag - 18 waivers for zoning relief
- Red flag - 9-stories, 102 feet
- Red flag - only one elevator for 150-200 residents
- Red flag - virtually no parking; only 3 restricted on-site parking spaces
- Red flag - more than 3x the density of other Porter Sq. affordable housing
- Red flag - no ground level green space; no setbacks
- Red flag - negative impact to light and privacy to the seniors in affordable housing who live right next door

Please use the **height maximums from the recently-enacted AHO** (6 stories, 70 feet) to guide what should be allowed to be built at the site.

Please listen to the voices from the immediate neighborhood. There is a groundswell of opposition, many of those live very close to the site (**350+ petition signers** object to the size and have safety concerns regarding the intersection). We want there to be affordable housing, but feel the developers dismiss all the neighbors' concerns and have not provided for the safety considerations, density issues, parking concerns, and neighborhood vitality that need to be addressed.

Please don't let these developers **set a dangerous precedent** that will define the future of North Cambridge.

What we advocate for is reasonable. A 6-story building that steps down to meet the neighborhood. What we ask for is for zoning laws to be upheld.

If the developers cannot make a 6-story building financially viable, then it's clear this is not the right site and these are not the right developers. They are trying to do too much on a small 8,500 square foot lot.

Please use the AHO as THE guideline to protect the residents of North Cambridge.

Sincerely,
Lou Soltys and Christopher Morse
26 Creighton St, Cambridge

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 5:04 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave Case no. BZA 017326-2020

From: ired.eggers@gmail.com <ired.eggers@gmail.com>
Sent: Monday, January 4, 2021 3:01 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave Case no. BZA 017326-2020

- RE: 2072 Mass Ave CASE NO. BZA-017326-2020
  - I oppose the proposed development at 2072 Mass Ave. as is for the following reasons:

1. **Setting reckless precedents for violating required limits of two different city ordinances**

17 waivers of these requirements (many major regulations, such as Large Porject Review) are part of this proposal. That is untenable and unacceptable and a betrayal of civic process.

The scale and scope are horrific in this context and all along North Mass Ave. The developers argue that there are nearby comparable buildings. The study exposed by the North Walden group shows otherwise. In addition, please do not ignore that the only building somewhat comparable in height was so outrageous that it triggered the exisiting Overlay District Zoning.

The set requirements for height, set backs, FAR and other regulations were stretched to accommodate affordable housing needs, but the developers chose to skip this AHO procedure

and limitations. Even so, they ignore several of the most basic requirements.

2. **Setting precedents for violations and skirting of various requirements of the Chapter 40B application.**

These have been described in the North Walden Neighbors' Presentation to the BZA, January 4, so I point to one particular discrepancy and misrepresentation that is key to the spirit of any housing equity project, and part of the Chapter 40B petition requirements, as well as any AHO proposed project.

Community involvement

The developers claim repeatedly to have engaged in a robust community process and have been responsive to neighborhood feedback and concerns. That robust process consisted in many months with city departments, behind closed doors. Neither CDD nor developers reached out to the community during the planning phase. The developers responded to one abutter who they contacted in August, ignoring more than 350 abutters and neighbors who hadn't been contacted until september 29 or later.

Since then, neighbors have repeatedly reached out to the developers to join neighborhood meetings and have attended zoom meetings with the developer. The plan was in final stages and the developers *were not responsive* to our significant suggestions on height, set backs and major safety issues from our groups of neighbors, except for one neighbor who got height reduction on his side in exchange for height increase on the other sides. The developers were asked to meet once again with a neighborhood group before the January BZA meeting to

present their new changes, but declined. Public money is fronting this project. The public most affected should be part of the design team.

3. Safety

According to the Vision Zero website, the city promises to:
"**Ensure equity in Vision Zero:** The City will ensure all Vision Zero efforts promote equity and inclusiveness and protect people of all ages and abilities, paying particular attention to vulnerable and underserved populations.
Use Data to Direct Efforts and Measure our Progress: The City will develop metrics to guide decision-making, measure progress on Vision Zero activities and share successes and challenges in a transparent way."

Not only have neighbors been advocating for increased safety measures for years, as outlined in the North Walden Neighbors' presentation, but existing crash reports for the past 5 years have shown Walden Street, a feeder into Mass Avenue near a very busy square, to be particularly problematic: 92 crashes reported in 5 years, not counting crashes on Mass Ave!

"Intersections are where people walking, biking, and driving interact most. Making these locations as safe as possible is a key element of our Vision Zero commitment," said Joseph Barr, Cambridge's Director of Traffic, Parking, and Transportation, quoted in the national organization of traffic engineers. And yet, this organization's own standards and priorities were ignored in this case. "NACTO's new intersection design guidance gives cities like Cambridge direction on how to approach some of the most complex pieces of our street networks and make the best use of the space on our streets."

Therefore, a widening of the street is NOT a viable measure as I understand the NACTO recommendations.

Please deny this application!

I want to end by thanking the board members for remaining bequitable and rigorous in their decisions despite significant political pressure to accept this application.

Costanza Eggers
A neighbor three blocks away, longtime activist for social equity and supporter of fair housing.

Sent from my iPad

Daglian, Sisia

From: Singanayagam, Ranjit
Sent: Thursday, December 31, 2020 6:15 PM
To: Daglian, Sisia; Pacheco, Maria
Subject: Fwd: 2072 Mass Ave Concern

Get Outlook for iOS

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Sent: Thursday, December 31, 2020 6:13:18 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; O'Grady, Sean <sogrady@cambridgema.gov>
Subject: Fwd: 2072 Mass Ave Concern

Begin forwarded message:

From: Zev Shapiro <zevshapiro@college.harvard.edu>
Subject: 2072 Mass Ave Concern
Date: December 31, 2020 at 6:08:54 PM EST
To: mpacheco@cambridgema.gov

To the Board of Zoning Appeal:
I am concerned about the current proposed development at 2072 Mass Ave. for many reasons. **The most important reason is that it is a racist development that disenfranchises those who do not have easy access to capital. Why did the city not find a minority-owned development company? The developer is a white cisgender male who lives in the wealthy suburban community of Newton. His life experiences do not match those of the buildings' proposed residents and directly disenfranchises local minority-owned developers which is a disgrace to our community and our taxpayers.**

As a taxpayer, I expect a response to my comments!

As a graduate of the Cambridge Public Schools, I wanted to make sure it was understood that there is a school bus stop right there at Walden and Mass Ave exactly where the project is slated to be built. I waited at that stop for 8 years when I took the bus to King Open. I wonder if CPS school transportation has been consulted about this development in terms of the safety of children. I have walked my kids and waited at that stop with my kids for years... it is a dangerous intersection only to be made more dangerous with this project. Has there been any communication with CPS transportation?

I am concerned about the size, lack of setbacks, and location at a dangerous, congested intersection. I am also concerned about the well-being of the vulnerable seniors and people with disabilities who reside at Russell Apartments and are direct abutters.

I greatly appreciate that you, the members of the BZA, voiced concerns about the height of the 9-story building and asked the developers to reduce the building height. I also appreciate that you asked for clarification of their financials.

I would like to see a 6-story building that does not extend beyond the Russell building (either in height or depth), and then drops to a 3-story building in the rear.

Also, sadly it is obvious that the needs of proposed building residents have not been considered. There is limited parking and only one elevator for 200 people. That is crazy. If this building were really about helping those who need it, the plan wouldn't forget about their needs for elevators and cars.

I plan to attend the January 7 hearing to voice my concerns.

Lastly, has a voucher program ever been considered to help ameliorate the need for public housing? Due to the pandemic, and decreased tenants brought to the city by our academic institutions, there is an unprecedented number of vacant rentals, and landlords (many who live in Cambridge as well), without income.

In summary, my questions:
1) Has CPS transportation department been consulted?
2) Has a voucher program been considered - perhaps this second question is out of the purview of the Zoning Board of Appeal.

Thank you.

Sincerely,
Zev Shapiro

Lifelong Cantabrigian and Harvard '24

35 Walden St

Daglian, Sisia

From: Young Kim <ycknorris@gmail.com>
Sent: Monday, January 4, 2021 7:01 AM
To: Daglian, Sisia
Cc: DePasquale, Louie; Singanayagam, Ranjit; Glowa, Nancy; Siddiqui, Sumbul; City Clerk; Pacheco, Maria
Subject: Point of Order - 2072 Mass Ave Comprehensive Permit Application

Dear Assistant Commissioner Sisia,

According to MA Chapter 40B Handbook for Zoning Boards of Appeal, the applicant, CC HRE, does not have "standing to apply for a comprehensive permit and the ZBA should not grant one" for not "satisf(ing) the regulatory prerequisites" spelled out in the Handbook. I will be documenting specific instances of such violations by the applicant as well as by the City in my comments to the Board of Zoning Appeal later today.

Therefore, through you, I would like to raise a point of order to the Board of Zoning Appeal to dismiss the 2072 Mass Ave Comprehensive Permit application without further hearing the case on 1/7/2021. I would greatly appreciate your guidance on how to raise this point of order at the start of the hearing. This will be more crucial if CC HRE does not submit the preliminary development pro forma, "a financial analysis of project development costs, anticipated revenues, and the developer's net financial return", that they submitted as part of the Project Eligibility Application to the Massachusetts Department of Housing and Community Development dated 10/14/2020 as justification for the 9-story height as requested by BZA. If CC HRE submits a modified plan, they should also submit a modified pro forma with changes from the original clearly identified.

Thank you for your cooperation and I look forward to your guidance.
Respectfully yours,
Young Kim
17 Norris Street

Daglian, Sisia

From: James in Cambridge <tompaine@hotmail.com>
Sent: Thursday, December 31, 2020 7:16 AM
To: Daglian, Sisia
Cc: Singanayagam, Ranjit
Subject: Fw: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

[NB: Maria Pacheco is "out of the office" until January 4. (Ms. Daglian: Hi. Please reply.)]

From: James in Cambridge <tompaine@hotmail.com>
Sent: Thursday, December 31, 2020 12:12 PM
To: BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>
Subject: BZA Public Hearing Format? - January 7 Special Meeting - 2072 Mass Ave.

December 31, 2020

To: Maria Pacheco, Board of Zoning Appeals
Cc: Ranjit, ISD (BZA)

Hi Maria, As I believe you must know, the BZA Rules (posted) require that everyone provide their *home address* when giving public testimony. This was overlooked at the last public hearing on the 2072 Mass Ave. application.

Could we be assured that this requirement will be honored at the hearing on January 7? Would you please share this email and request with Gus, Brendan, and remaining Board members?

In addition to its being *a published rule for BZA Hearings*, I firmly believe we are all entitled to know where people actually live when giving public testimony about matters in Cambridge.

Thanks.

Section 6. Rules of Procedure at Public Hearings
[...] **Every person appearing before the Board or submitting a statement in writing must identify himself for the record by full name and current residential address.**
https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/BZA/bzarulesofpracticeandprocedure.pdf

Also, as you may know, the last meeting was a catastrophe in several respects.

I'm not in favor of letting politicians (a/k/a, "elected officials") "jump the queue" when others are waiting to give testimony. But if this must be allowed, could we limit the time permitted? Marjorie Decker was allowed to opine at great length at the start of the hearing, unfairly to everyone else waiting to testify.

Later on, after this, and then the customary "three minutes" for others, still others who

had been waiting to make comments were summarily reduced in an impromptu manner by Jim Monteverde (no doubt trying to do his best under difficult circumstances) to a "one minute" allowance. This was obviously unfair - and I believe unnecessary - discriminating against those who just happened to be later in the queue. This can and should be avoided on, in my opinion, on January 7 by limiting "speeches" by politicians, and holding everyone to a reasonable time allowance, announced - for all equally - at the start of the meeting.

Hopefully the fact that this is a "special meeting" (if it is not cancelled or postponed) will allow everyone interested in providing testimony a reasonable opportunity to be heard.

Thanks. I would appreciate your sharing this with the Chair and Vice Chair, especially, and letting me know what response they may have.

Happy New Year - hopefully - to all of us!

Sincerely, James Williamson
1000 Jackson Place
Cambridge, MA. 02140

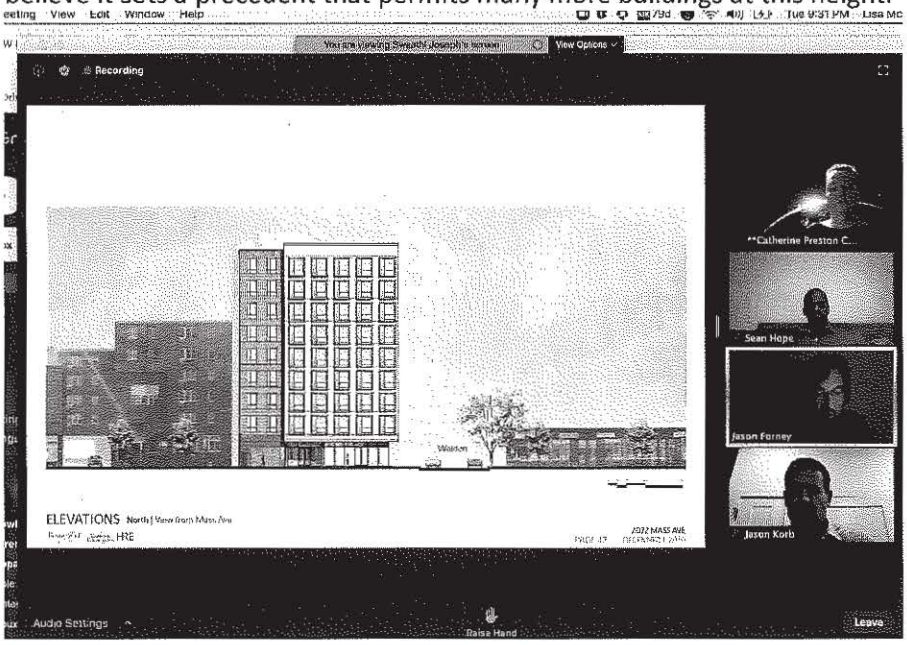
Daglian, Sisia

From: Lisa McManus <lisaxmcmanus@gmail.com>
Sent: Thursday, December 31, 2020 8:30 AM
To: Daglian, Sisia
Subject: Fwd: 2072 Mass Ave CASE NO. BZA-017326-2020

---------- Forwarded message ---------
From: **Lisa McManus** <lisaxmcmanus@gmail.com>
Date: Wed, Dec 30, 2020 at 7:35 PM
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020
To: <mpacheco@cambridgema.gov>

Ahead of the Jan. 7 meeting, I wanted to send this image of the project to the BZA members. **It's a rendering of the building that the developers and their architect rarely show.**

I am an abutter. I am for affordable housing but think this building is pretty clearly out of scale and too big for the site. I believe it sets a precedent that permits many more buildings at this height.



Lisa McManus
17 Creighton Street
Cambridge, MA 02140

Daglian, Sisia

From: Singanayagam, Ranjit
Sent: Thursday, December 31, 2020 1:33 PM
To: Daglian, Sisia; Pacheco, Maria
Subject: Fwd: 2072 Mass Ave: Support

Get Outlook for iOS

From: Kathy L Dalton <kd@well.com>
Sent: Thursday, December 31, 2020 1:30:51 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 2072 Mass Ave: Support

I would like to register my support for this project. I believe this is very well located as a transit dependent affordable housing project.
I would however like the Cambridge BZA to exercise whatever authority it has to make this a more livable project for the residents.
For example, I am concerned to hear it will have only one elevator.

As it is a for-profit developer I am concerned that the need to profit from the project rather than creating quality livable housing for the residents will take precedence.
Also, if there are design amendments that improve things for abutters, particularly for the adjacent senior housing, I would approve of those as long as they do not lead to making the project unbuildable.

Kathy L. Dalton
Arlington Street

Daglian, Sisia

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, January 4, 2021 5:11 AM
To: Pacheco, Maria; Daglian, Sisia
Subject: Written Comment: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

January 3, 2020

Re: CASE No. BZA-017326-2020 - 2072 Mass. Ave. ("Comprehensive Permit")

Dear Chairman Constantine, Vice-Chairman Sullivan,
and Members of the Board:

I suspect you are facing a tough decision this Thursday night, struggling to balance the obvious need for affordable housing in Metropolitan Boston with good design, reasonable scale, and the stated needs and interests of numerous neighbors here in Cambridge, including, importantly, *the residents of existing affordable elderly housing at the Russell Apartments* (whose very modest rear patio, absent suitable adjustments to the proponents' plan, will be put in shadow by this project on otherwise lovely summer afternoons. [Thanks, "supporters" of affordable housing...])

In my nearly fifty years of living in Cambridge, I can't remember a single developer ever having had the *chutzpah* to offer as a purported "compromise" increasing the already egregious height of a building from 8 stories to an even more egregious 9! (Wow; that's a "stretch," as they say...)

Since when is responsible, intelligent, and artful "urban form" something we just toss out the window, because a for-profit developer can slap the evidently "magical" words "affordable housing" on their gargantuan, out-of-scale project?

I attended the first online "community meeting" ready to support *a significant building at this corner.* I was shocked when, after considerable introductory "hoopla" evidently contrived to enthrall the public, they finally unveiled their "masterpiece," AT A FULL EIGHT STORIES. Again, I was, quite literally, shocked. And greatly disappointed. I had been looking forward to supporting a project at this corner and now felt offended and angry at the excesses of this applicant.

Six or seven stories, at most, would suffice here. An even more modest height in the back would seem appropriate, as well, despite pressures to cram as much FAR on the lot as possible. If context is relevant, just one other building, a block away, appears to be eight stories, but it has significant

set-backs in the front and at the sides, with grass and open space.

While parking is being limited, based in part, IMO, on spurious claims regarding the alleged ease of "access" to public transportation, in particular, one wonders how they've come up with "51 bike storage spaces" in the basement, when their own paid survey indicates bicycle use at "6 percent." How does that compute? (A "vanity" for bicycling enthusiasts??) *Is anyone aware of the fact that the MBTA plan to reduce service on the 83 and 77 Bus Routes by 20 percent this year as part of their recently announced "service" cuts??*

I live not far from this location in what was once Public Housing. I have some understanding of what this is all about. I go by here every day on the "public transit" others love to preach about. I don't want to have to see an oversized building here. We can do better. The dismal political failure of our dysfunctional government here in Cambridge to address affordability in housing, despite rather significant achievements, should not be the occasion to "stick it" to one particular diverse group of residents at this particular corner.

Thank you for insisting on a *reasonable project* that furthers a goal of adding affordable units in Cambridge, albeit for the entire region, while respecting the community of which we're all trying to be a part.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA

p.s. I found this billboard depicted at 'google maps' across Walden Street a wonderfully ironic commentary on what the applicants seek here:
https://www.google.com/maps/place/2072+Massachusetts+Ave,+Cambridge,+MA+02140/@42.3914078,-71.1232798,3a,23.9y,255.27h,103.27t/data=!3m6!1e1!3m4!1sK-lXqzhMyzNIWnr5COPVYw!2e0!7i16384!8i8192!4m5!3m4!1s0x89e3771790994495:0x4f2a3d7e2d3a3e20!8m2!3d42.3911207!4d-71.12329

2072 Massachusetts Ave

Building · 2072 Massachusetts Ave

www.google.com

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Changes to the January 7 "Special Meeting" Agenda? [2072 Mass Ave.]

From: James in Cambridge <tompaine@hotmail.com>
Sent: Monday, January 4, 2021 11:25 PM
To: Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Daglian, Sisia <sdaglian@cambridgema.gov>
Cc: NorthWaldenNeighbors@gmail.com <NorthWaldenNeighbors@gmail.com>; Nolan, Patricia <pnolan@cambridgema.gov>; Zondervan, Quinton <qzondervan@cambridgema.gov>; Totten, Daniel <dtotten@cambridgema.gov>; Carlone, Dennis <dcarlone@cambridgema.gov>
Subject: Re: Changes to the January 7 "Special Meeting" Agenda? [2072 Mass Ave.]

[Hi, Maria, Would you be sure to timely share this email with Gus and Brendan?
Thanks. JMW]

January 4, 2020

Hi Ranjit, and/or Maria,

As I believe you know, the BZA announced at the conclusion of the last meeting on this matter that January 7 would be a "Special Meeting" devoted *exclusively* to the 2072 Mass Ave. "Comprehensive Permit" application.

It seems this plan has been changed.

I learned this evening, when I was trying to find a suitable link for the 2072 Case File (itself a bit of a conundrum), that there have now been new items added to the Agenda for January 7.

Could you (or Ranjit) please explain why that is? (I know there is a widely shared concern *that there be sufficient time for public comment from all interested parties at this important hearing*; I worry that this will no longer be the case with the addition of more items.)

Could you please explain how you anticipate the new items on the revised Agenda for January 7 to be managed? *Will they be heard in the order in which they are listed?? And what is the estimated time required for each of these cases, to the extent you can anticipate that?*

As you know, it would be very helpful to have a sense of when

the Board will likely be turning their attention to the case at hand, as we are now no longer assured that the hearing on the 2072 Mass Ave. case will commence at 6 p.m., as previously promised.

Thanks.

Sincerely, James Williamson
1000 Jackson Place
(Jefferson Park)
Cambridge, MA

See: http://cambridgema.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=9693

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020

From: Dewey Dellay <scewby@earthlink.net>
Sent: Tuesday, January 5, 2021 6:21 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020

Hello

To Members of the Board of Zoning Appeal

I oppose the proposed development of 2071 Mass Ave.

I live three blocks from the proposed site on King Street and travel past it every day by either foot or car. I believe the proposed 9 story front o the building is way way out of proportion to our smaller neighborhood buildings. I am completely in favor of affordable housing and think it is extremely important, but I believe it can be done and incorporated in to neighborhoods in a much more seamless way that compliments it's surroundings. I believe the developers can reasonably settle for less stories. Many have said the 6 stories but I can accept more, but not nine stories. It will set a precedent for future buildings and start a type of destructions of our neighborhood. The argument that we need all the housing we can muster is a fair one but will not be solved with this one building, and then the acrimony that it would bring. Also, I am extremely concerned about the parking in the neighborhood with more cars coming from the tenants of the building, and so would also think this adds to the argument against nine stories. Lastly, the corner of Mass Ave and Walden has always been a complicated area to drive through, and then on top of this it is crammed during rush hour. Having a car entrance added to the density that converges at that corner seems unadvisable for an uncontested safe traffic flow. I'm sure you know that we have had a death at that corner already.

Thank you for giving this email your time and I would urge that you work with the developers to reduce the size of their proposal so that we cn have a win win situation with this need affordable housing.

Dewey Dellay

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:25 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [livablecambridgeopen] [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Marilee Meyer <mbm0044@aol.com>
Sent: Monday, January 4, 2021 5:30 PM
To: peterglick@comcast.net <peterglick@comcast.net>; rryals@comcast.net <rryals@comcast.net>
Cc: mjbrandon@gmail.com <mjbrandon@gmail.com>; Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Wilson, Anthony <awilson@cambridgema.gov>; rclarey@aol.com <rclarey@aol.com>; portersquare@googlegroups.com <portersquare@googlegroups.com>; NorthCommons@groups.io <NorthCommons@groups.io>; livablecambridge@googlegroups.com <livablecambridge@googlegroups.com>
Subject: Re: [livablecambridgeopen] [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

There is still confusion between 8 and 9 stories.
8 was original proposal which required variances as well. Now it seems criteria is being cherrypicked between comprehensive permitting, AHO and 40 B. Take your pick.
Housing is needed, but tweaking is needed including more elevators.

On Monday, January 4, 2021 Peter Glick <peterglick@comcast.net> wrote:

But when the neighbors are disenfranchised by a political system that appears to be tilted in the developers' favor, and then the developers choose extreme outside of the envelope approaches, such as those that go beyond even the AHO and require 18 variances to the rules, it is completely understandable that some neighbors would believe that their only chance at fairness is a day in court.

Personally, I live too far away to sue, but close enough to enjoy walking by regularly. I hope the developers are persuaded to build a nice building with several stories of affordable housing and ground floor retail.

Peter Glick

On Jan 4, 2021, at 5:30 PM, Ruth Ryals <rryals@comcast.net> wrote:

I am sorry, but someone has to say it.

This is a lousy way to build affordable housing (or to stop it), by threatening to sue, add costs, delay a project. And note, all of you who will follow the singing mermaid, it will cost you -- a lot, and the mermaid will never put in a dime.

This is how we got the AHO, for those of you who are suggesting it means we should never build an affordable housing development on Mass Ave near a major transit hub greater than 6 stories tall (which is absurd when 8 story buildings stand nearby), because of the threat of a suit from this mermaid's followers.

This is not the way of reasonable civic discourse to determine, as far we can, what best suits the City's and the neighborhood's needs.

This is -- I will get my way, or I will throw a fit, a monkey wrench in the works , so you won't be able to proceed for maybe 10 years, never mind that the premise of the suit will eventually be found lacking of merit.

Could we please ignore the signing mermaid and go back to talking about the pros and cons of the project?

Ruth Ryals

From: PSNA <portersquare@googlegroups.com> on behalf of Michael Brandon <mjbrandon@gmail.com>
Date: Sunday, January 3, 2021 at 11:59 PM
To: "Glowa, Nancy" <nglowa@cambridgema.gov>, Cambridge City Manager Louis DePasquale <ldepasquale@cambridgema.gov>, Lisa Peterson <lisap@cambridgema.gov>, Ranjit Singanayagam <ranjits@cambridgema.gov>, BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Cambridge City Council c/o City Clerk <awilson@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
Subject: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Ms. Glowa:

Thank you for your reply referring me to the Cambridge Board of Zoning Appeal. Unfortunately, the board and its staff have not responded to our entreaties.

While the BZA in a sense operates independently under the enabling statute, City Manager DePasquale as the board's appointing authority and you as the City's attorney presumably have a fiduciary duty to intercede in order to prevent the unnecessary expenditure of public resources on another improper hearing, as well as an obligation to protect the body from a lawsuit that your office or outside counsel hired and paid for by the City will have to defend against, most likely to no avail.

Under the Commonwealth's Chapter 40B published procedures, department heads such as you, Mr. DePasquale, and ISD Commissioner Singanayagam are expected to review and

provide advice to the local zoning board on comprehensive permit applications, which in this case is one that seeks to circumvent local needs on a breathtaking scale.

If you and the City administration inexplicably have no comments or reservations about the highly irregular process that is occurring and for some reason support this unlawful application, it seems incumbent on you to notify the BZA and explain why before the January 4 comment submission deadline announced by Mr. Alexander.

But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

> Mr. Brandon:
>
> We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.
>
> Nancy E. Glowa
>
> City Solicitor
>
> ---
>
> **From:** Michael Brandon <mjbrandon@gmail.com>
> **Sent:** Wednesday, December 30, 2020 4:45 PM
> **To:** DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
> **Cc:** Wilson, Anthony; Richard Clarey
> **Subject:** ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:

We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

> Mr. DePasquale, Ms. Peterson, and Ms. Glowa:
>
> I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.
>
> Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.

Thanks for your prompt attention to this.

Michael

Michael Brandon, Clerk
North Cambridge Stabilization Committee

About the NCSC

Tel. 617-864-3520

Fax 617-948-5971

---------- Forwarded message ---------

From: Michael Brandon <mjbrandon@gmail.com>
Date: Tue, Dec 8, 2020 at 8:32 PM
Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sogrady@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>

Chairman Alexander and Members of the BZA:

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook*and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
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View this message at https://groups.google.com/d/msg/portersquare/topic-id/message-id

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To post to this group, send email to portersquare@googlegroups.com
Visit this group at https://groups.google.com/d/forum/portersquare

To unsubscribe from this group, send email to portersquare+unsubscribe@googlegroups.com
For more options, visit https://groups.google.com/d/optout

You received this message because you are subscribed to the Google Groups "Porter Square Neighbors Association" group.
To unsubscribe from this group and stop receiving emails from it, send an email to portersquare+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/CACMjiqqTKfA-msZc%3D3uB0zNjRRsJaZcf-j-yyFhKxV6KPG4QPQ%40mail.gmail.com.

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Livable Cambridge is a consortium of neighborhood associations that encourages and supports citizen input to ensure that Cambridge remains a livable and sustainable community. This is a public group. If you feel the frequency of these emails is too much. you might want to consider consolidating the communications to a once a day summary. Join our Livable Cambridge Facebook Group! https://www.facebook.com/groups/327170258117294/

How do I join the LivableCambridgeOpen Public Google Group?
1. For those who have an email address: https://groups.google.com/forum/#!forum/livablecambridge/join
2. For those without a Google account, you can email: livablecambridge+subscribe@googlegroups.com
---
You received this message because you are subscribed to the Google Groups "LivableCambridgeOpen" group.
To unsubscribe from this group and stop receiving emails from it, send an email to livablecambridge+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/livablecambridge/0CC53680-938F-44CE-9116-1B2F1D32ADF7%40comcast.net.

--
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How do I join the LivableCambridgeOpen Public Google Group?
1. For those who have an email address: https://groups.google.com/forum/#!forum/livablecambridge/join
2. For those without a Google account, you can email: livablecambridge+subscribe@googlegroups.com
---
You received this message because you are subscribed to the Google Groups "LivableCambridgeOpen" group.
To unsubscribe from this group and stop receiving emails from it, send an email to livablecambridge+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/livablecambridge/4FFE834E-73F5-4A2C-9EFB-D3F94543A6AC%40comcast.net
.

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:26 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Nancy E. Phillips <nanphill73@gmail.com>
Sent: Monday, January 4, 2021 4:42 PM
To: Ruth Ryals <rryals@comcast.net>
Cc: Michael Brandon <mjbrandon@gmail.com>; Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Wilson, Anthony <awilson@cambridgema.gov>; Richard Clarey <rclarey@aol.com>; PSNA <portersquare@googlegroups.com>; North Commons <NorthCommons@groups.io>; livablecambridge@googlegroups.com <livablecambridge@googlegroups.com>
Subject: Re: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Bravissimo!

On Mon, Jan 4, 2021 at 5:31 PM Ruth Ryals <rryals@comcast.net> wrote:

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> This is a lousy way to build affordable housing (or to stop it), by threatening to sue, add costs, delay a project. And note, all of you who will follow the singing mermaid, it will cost you -- a lot, and the mermaid will never put in a dime.
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Michael Brandon

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North Cambridge Stabilization Committee
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Tel. 617-864-3520
Fax 617-948-5971

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> Thanks for your prompt attention to this.
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> *Michael*
>
> **Michael Brandon, Clerk**
> **North Cambridge Stabilization Committee**
> **About the NCSC**
> **Tel. 617-864-3520**
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Michael Brandon

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View this message at https://groups.google.com/d/msg/portersquare/topic-id/message-id

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To post to this group, send email to portersquare@googlegroups.com
Visit this group at https://groups.google.com/d/forum/portersquare

To unsubscribe from this group, send email to portersquare+unsubscribe@googlegroups.com
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To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/CACMjiqqTKfA-msZc%3D3uB0zNjRRsJaZcf-j-yyFhKxV6KPG4QPQ%40mail.gmail.com.

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View this message at https://groups.google.com/d/msg/portersquare/topic-id/message-id

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Visit this group at https://groups.google.com/d/forum/portersquare

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To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/0CC53680-938F-44CE-9116-1B2F1D32ADF7%40comcast.net.

DeAngelo, James

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Sent: Tuesday, January 5, 2021 8:26 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.
Attachments: Neighbors in Support of Affordable Housing at 2072 Massachusetts Avenue.docx

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From: Tom Burke <tburke@wellesley.edu>
Sent: Monday, January 4, 2021 4:00 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Petition from Neighbors in Support of Affordable Housing at 2072 Mass. Ave.

Dear Members of the Board of Zoning Appeals,

please see the attached petition signed by roughly 150 neighbors of this proposed development.

Sincerely,

Tom Burke
11 Buena Vista Park

--
Tom Burke
Ralph Emerson and Alice Freeman Palmer Professor and Chair
Political Science Department
Wellesley College

Dear Board of Zoning Appeals and Cambridge City Officials,

as neighbors of the proposed affordable housing apartment building at 2072 Massachusetts Avenue, we write in strong support of this project, which we believe will enhance our neighborhood and our city.

There is an extreme shortage of affordable housing both in Cambridge and in our neighborhood. A nearby affordable housing development, the Finch, recently received more than 2,200 applicants for 98 apartments, and the Cambridge Housing Authority currently has more than 20,000 applicants for housing on its waitlist. This new development would give 49 families who might otherwise be forced out of Cambridge a chance to live at a convenient location in first-rate apartments.

The apartment complex would be a huge improvement over the current building at that site, a fast-food restaurant on a tar parking lot. Massachusetts Avenue, a busy thoroughfare lined by many large commercial buildings, is an appropriate place for this development, and the design is properly scaled for the neighborhood. We oppose efforts to reduce the building size and so lock out more families from living there.

The developers, Capstone, have an excellent track record, and have been responsive to neighborhood concerns. They have included in their design thoughtful touches such as a green roof, solar panels, and extensive bike parking. Cambridge has reached a point where adding more parking spots--and more cars--is counterproductive. This project is designed in with the future of transportation in Cambridge in mind rather than its past.

We love our neighborhood and understand why our fellow neighbors may be fearful about any change they imagine might reduce its beauty, convenience and friendliness. We believe, however, that their fears are exaggerated, and that the changes this project creates will on balance improve our neighborhood, most of all because it will bring to us new neighbors. The cost of living in Cambridge has escalated to a point where many are locked out, threatening the vibrancy of our city. This development represents an attempt to preserve one of Cambridge's greatest strengths, the diversity of its residents. We urge you to move this project forward.

Sincerely,

Concerned Neighbors

Ying Dong & Tom Burke	11 Buena Vista Pk.
Ruth Ryals & James Cornie	115 Upland Rd.
Becky Sarah	14 Whittier St.

Irene Gates	11 Buena Vista Park #2
Yajun Mo	11 Buena Vista Park #2
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Mary Hermann	84 Raymond st Cambridge
James Cornie	115 Upland Rd.
Larry Field & Cheryl Suchors	42 Mt Vernon Street
Elizabeth Fels-McDowell	205 Walden St.
Mary Baine CAMPBELL	36 Linnaean St, Apt 9
Melissa Ludtke	30 Buena Vista Park Apt 2
Jay R. Warren	30 BUENA VISTA PARK, unit 3
Margaret Levin	35 BUENA VISTA PK. Apt. 1
Lydia Lowe	45 Rindge Avenue, Cambridge 02140
Julie Duncan	11 NORTON PLACE
Walter Kasell	175 Richdale Ave, Unit 308
Steven Miller	92 Henry St.
Cleta Booth	36 Highland AV #35
Joe Sullivan	79 Upland Rd.,Cambrdige Ma 02140
Megan DeMott-Quigley	45 Fenno Street
Patricia Lorsch	108 Washington Avenue, Cambridge, 02140
Oliver Radford	24 Cambridge Ter #1
Pamela	15 Sherman street
Janet Randall	64 Granville Road
Barbara Thimm	144 Upland Road, Cambridge MA 02140
David Sullivan	16 Notre Dame Ave
Joshua Goodman	50 Roseland St
Saul Tannenbaum	16 Cottage St., Cambridge MA 02139
Brenda Steinberg	63 Washington ave
Gordon Fellman	15 Sherman St.
Andres de Loera	9 Elmer St Unit 1, Cambridge MA 02138
SUSAN MILLER-HAVENS	24 BRADBURY STREET
Lindsey Dollard	4 Cambridge Terrace, Unit #3, Cambridge, MA
Kristine Jelstrup	120 Pleasant St. #2
Kaya Mark	45 Rindge Ave

Calla Walsh	24 Decatur St.
Elsa Mark-Ng	13 George street
Will MacArthur	18 Shea Rd
Tine Christensen	490 Huron Ave, Cambridge MA 02138 (formerly of 18 Buena Vista Park)
Sharon deVos	118 Antrim st Cambridge
Zach Goldhammer	167 Pemberton St
Ginger Ryan	35 Crescent Street
Susan Redlich	19 Sacramento Street
Eric Leslie	1 Washburn Ter
Shirley Mark	3 Hollis Park, Cambridge, MA 02140
Anne Shumway	57 Fenno Street
Seamus Lombardo	111 Sciarappa St.
Judy Leff	34 Prentiss St. Cambridge
Suzanna Black	38 Linnaean St., Apt.4, Cambridge,
Susan Donaldson	187 Harvey St, Cambridge
Jenny Netzer	57 Crescent Street
Ellis Seidman	57 Crescent St., Cambridge, MA
John Bell	100 Jackson Street
Brinda Kirpalani	31 Crescent street
Peter Kelsey	35 Crescent St., 02138
Nelson Dow	3 Hollis Park, Cambridge MA 02140
Janet Axelrod	21 Berkeley St. Cambridge, MA 02138
Stella Plenk	21 Berkeley St
Carolyn Stonewell	7 Arlington St. Apt. 56
Margaret Drury	1 Dudley Ct Cambridge
Marcia Hams	95 Clifton St.
Sandra Diener	31 Wood Street
Anna Kelsey	35 Crescent St. Cambridge, MA 02138
Brinda Kirpalani	31 Crescent street
Beverly Neugeboren	18 Tenney St
Angelee Russ-Carbin	34 Cambridge Terrace, Cambridge MA 02140
Skip Schiel	9 Sacramento Street

ManChak Ng	13 George Street
Carolyn Fuller	12 Douglass St, Cambridge, MA 02139
Matt Bagedonow	118 Oxford Street
Joshua Driesman	334 Harvard Street, Cambridge, MA
Kaustubh Girme	332 Broadway Unit 3 Cambridge MA 02139
Bridget Kostigen	2022 Massachusetts Ave
James Zall	203 Pemberton St, Unit 6, Cambridge
Susan Zall	203 Pemberton St, Unit 6, Cambridge
Kristine Jelstrup	120 Pleasant St. #2
Christopher Schmidt	17 Laurel St., Cambridge, MA 02139
Kelsey Harris	8 Newport Rd
Larissa Brown	42 Madison Ave
Sharon Mombru	195 Upland Rd
Anna Spier	16 Cambridge Terrace #2
Eli Plenk	21 Berkeley St, Cambridge, MA 02138
Kathleen Riesing	91 Sherman St. Apt. #1
Maryann Doiron	98 Avon Hill Street
Rob Emslie	98 Avon Hill Street
Preston Neal	16 Cambridge Terrace #2
Josiah Bonsey	16 Prentiss St
Elisabeth Keller	16 Prentiss Street
Moana Bentin	100 Harvey St, Cambridge 02140
Manju Gokhale	9 Poplar Road
Dita Obler	318 Brookline St, Cambridge 02139
Robert Leigh	175 Harvey St #10
Amy Sloper	47 Cogswell Ave, #26
Diane Baden	35 Walden St
Claire Silvers	26 Mead St
Margaret Studier	14A Allen St
Nancy E. Phillips	36A Rice St., Cambridge
Cynthia Reid	20 Hubbard Ave Cambridge
Steve Bardige and Kay Hurley	55 Stearns Street
Deb Morse	45 Harris Street

Sally Arnold	10 Rogers St, Apt 402
Jeff Byrnes	294 Summer St, Somerville
Tim Bancroft	14 Orchard St, Cambridge, MA 02140
Alison Mitchell	23 Buena Vista Park, Cambridge
John Grady	34 Creighton Street
Grace Nauman	44 Cherry St Apt 2, Somerville, MA
Noah Schoen	
Corey Purcell	19 Burnside Ave, Apt #3, Somerville (barely on the Somerville side of the plaza)
Don Michaelis	15 Richdale Ave Apt 304
Andrew Sinclair	39 Mount Pleasant Street
Susan Resnick	15 Richdale Ave.
Lijun Li	3 Porter Park
Camilla Elvis	28 Linnaean st
Benjamin Stein	47 Cogswell Ave, apt 26
Pattie Heyman	66 Martin Street, Cambridge, MA
Martha Collins	66 Martin Street #3
Karin Downs	16 Seagrave Road, Cambridge, 02140
Ana Vaisenstein	26 Hurlbut St, Apt 4
Rebekah Bjork	20 Concord Ave unit C Cambridge, MA
Connie Chamberlain	42 Bowdoin Street
Serena Fix	16R Bowdoin Street Cambridge 02138
Debbie New	14 Cambridge Terrace
Peter Lowber	66 Martin Street
Lawrence A Boins	5 Arlington Street #36
Susan Broner	8F Sherman Street, Cambridge, MA 02138
Jeff Petrucelly	17 Kenwood street
Susan Resnick	15 Richdale Ave.
Virginia Swain	21 Bowdoin St.
Perry Lubin	12 Gray Gardens E
Laura Heath-Stout	22 Creighton St., Apt. 2,
Allegra Heath-Stout	22 Creighton St.
Michael James Roberson	94 Richdale Avenue

Kate Goodale	38 Bowdoin St, Cambridge, MA
Wendy Schoener	15 Arlington St.
Peter Levine	16 Martin Street
Sarah A Forrester	St James's Episcopal Church member. I live in Lexington but used to live in Cambridge. I've been going to St James's for 26 years.
Michael Carbin	34 Cambridge Terrace #1
Margaret Lourie	175 Sherman St
Lois Markham	316 Rindge Ave. Unit 10
Nadine Berenguier	10 Howland Street Cambridge, MA 02138
Stephen Klesert	316 Rindge Avenue, Unit 10, Cambridge, MA

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:27 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: [Porter square] ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

From: Mary Baine Campbell <campbell@brandeis.edu>
Sent: Monday, January 4, 2021 3:38 PM
To: Ruth Ryals <rryals@comcast.net>
Cc: Michael Brandon <mjbrandon@gmail.com>; Glowa, Nancy <nglowa@cambridgema.gov>; DePasquale, Louie <ldepasquale@cambridgema.gov>; Peterson, Lisa <lisap@cambridgema.gov>; Singanayagam, Ranjit <ranjits@cambridgema.gov>; Pacheco, Maria <mpacheco@cambridgema.gov>; Wilson, Anthony <awilson@cambridgema.gov>; Richard Clarey <rclarey@aol.com>; PSNA <portersquare@googlegroups.com>; North Commons <NorthCommons@groups.io>; livablecambridge@googlegroups.com <livablecambridge@googlegroups.com>
Subject: Re: [Porter square] ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Bravo.

On Monday, January 4, 2021, Ruth Ryals <rryals@comcast.net> wrote:

> I am sorry, but someone has to say it.
> This is a lousy way to build affordable housing (or to stop it), by threatening to sue, add costs, delay a project. And note, all of you who will follow the singing mermaid, it will cost you -- a lot, and the mermaid will never put in a dime.
> This is how we got the AHO, for those of you who are suggesting it means we should never build an affordable housing development on Mass Ave near a major transit hub greater than 6 stories tall (which is absurd when 8 story buildings stand nearby), because of the threat of a suit from this mermaid's followers.
> This is not the way of reasonable civic discourse to determine, as far we can, what best suits the City's and the neighborhood's needs.
> This is -- I will get my way, or I will throw a fit, a monkey wrench in the works , so you won't be able to proceed for maybe 10 years, never mind that the premise of the suit will eventually be found lacking of merit.
> Could we please ignore the signing mermaid and go back to talking about the pros and cons of the project?
> Ruth Ryals

From: PSNA <portersquare@googlegroups.com> on behalf of Michael Brandon <mjbrandon@gmail.com>
Date: Sunday, January 3, 2021 at 11:59 PM
To: "Glowa, Nancy" <nglowa@cambridgema.gov>, Cambridge City Manager Louis DePasquale <ldepasquale@cambridgema.gov>, Lisa Peterson <lisap@cambridgema.gov>, Ranjit Singanayagam <ranjits@cambridgema.gov>, BZA c/o Chairman Constantine Alexander <mpacheco@cambridgema.gov>
Cc: Cambridge City Council c/o City Clerk <awilson@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
Subject: [Porter square] Re: ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)

Ms. Glowa:

Thank you for your reply referring me to the Cambridge Board of Zoning Appeal. Unfortunately, the board and its staff have not responded to our entreaties.

While the BZA in a sense operates independently under the enabling statute, City Manager DePasquale as the board's appointing authority and you as the City's attorney presumably have a fiduciary duty to intercede in order to prevent the unnecessary expenditure of public resources on another improper hearing, as well as an obligation to protect the body from a lawsuit that your office or outside counsel hired and paid for by the City will have to defend against, most likely to no avail.

Under the Commonwealth's Chapter 40B published procedures, department heads such as you, Mr. DePasquale, and ISD Commissioner Singanayagam are expected to review and provide advice to the local zoning board on comprehensive permit applications, which in this case is one that seeks to circumvent local needs on a breathtaking scale.

If you and the City administration inexplicably have no comments or reservations about the highly irregular process that is occurring and for some reason support this unlawful application, it seems incumbent on you to notify the BZA and explain why before the January 4 comment submission deadline announced by Mr. Alexander.

But instead, rather than prolonging a demonstrably corrupt process, please reconsider your hands-off approach and act quickly to STOP the BZA's ongoing missteps so that the limited taxpayer funds available for affordable housing can be used to develop it safely and efficiently instead of being diverted to pay for long-delayed street-widening projects, legal fees, court costs, and other avoidable expenses.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 31, 2020 at 1:18 PM Glowa, Nancy <nglowa@cambridgema.gov> wrote:

> Mr. Brandon:
>
> We are in receipt of your e-mails. However, the Board of Zoning Appeal is an independent board with statutory authority and the Comprehensive Permit application for 2072 Mass. Ave. is pending before the Board. Accordingly, please direct any communications concerning this application to the Board for its consideration.
>
> Nancy E. Glowa
> City Solicitor
>
> ---
>
> **From:** Michael Brandon <mjbrandon@gmail.com>
> **Sent:** Wednesday, December 30, 2020 4:45 PM
> **To:** DePasquale, Louie; Peterson, Lisa; Glowa, Nancy; Singanayagam, Ranjit; Pacheco, Maria
> **Cc:** Wilson, Anthony; Richard Clarey
> **Subject:** ACTION NEEDED: 2072 Mass. Ave. Apts (BZA Case. No. 17326)
>
> **Mr. DePasquale, Ms. Peterson, Ms. Glowa, Mr. Singanayagam, and Mr. Alexander:**
>
> **We are increasingly alarmed by your failure to acknowledge receipt of our earlier communications (copied below) or to act on them accordingly.**

Do you disagree with our assertion that the proponents of this still evolving project lacked legal standing to apply for a comprehensive permit and appear before the Board of Zoning Appeal in the absence of a timely filed Project Eligibility Letter (PEL) issued by the Massachusetts Department of Housing and Community Development?

The City, the BZA, and the developers have failed to abide by the promulgated 40B regulations and procedural guidelines as well as the Board's own published Rules, thereby depriving parties in interest, relevant city administrative departments, the Cambridge City Council, and the general public of fair notice and a reasonable opportunity to review and comment on the initial PEL application, its revised version, the tardy and facially defective Site Approval letter, and the prematurely filed, incomplete, error-filled comprehensive permit application and its slapdash supplement.

As you know, the BZA has voted to continue the nugatory December 10 public hearing on January 7. To save all concerned time, energy, and needless expense that could be better used to plan and build safe, appropriately scaled affordable housing at this constrained location, please CANCEL the upcoming proceeding without delay or explain why you are declining to do so.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

On Thu, Dec 10, 2020 at 8:10 AM Michael Brandon <mjbrandon@gmail.com> wrote:

> Mr. DePasquale, Ms. Peterson, and Ms. Glowa:
>
> I've received no response to my call below for cancellation of tonight's prematurely scheduled public hearing on the deficient comprehensive permit application for 2072 Mass. Ave.
>
> Please intercede, require compliance with MGL Chapter 40B procedural mandates, and confirm that the hearing will not proceed as announced so that I can notify our members.
>
> Thanks for your prompt attention to this.
>
> *Michael*
>
> **Michael Brandon, Clerk**
> **North Cambridge Stabilization Committee**
> **About the NCSC**
> **Tel. 617-864-3520**
> **Fax 617-948-5971**
>
> ---------- Forwarded message ---------
>
> From: Michael Brandon <mjbrandon@gmail.com>
> Date: Tue, Dec 8, 2020 at 8:32 PM
> Subject: URGENT: 2072 Mass. Ave. Apts (Case. No. 17326)
> To: Cambridge Board of Zoning Appeal <mpacheco@cambridgema.gov>
> Cc: Ranjit Singanayagam <ranjits@cambridgema.gov>, Sean O'Grady <sograd y@cambridgema.gov>, Sisia Daglian <sdaglian@cambridgema.gov>, Richard Clarey <rclarey@aol.com>
>
> **Chairman Alexander and Members of the BZA:**

Without delay, please CANCEL the announced public hearing on this comprehensive permit application, which was scheduled for December 10 in violation of MGL Chapter 40B and its related regulations.

The City of Cambridge has failed to comply with the procedures and processes detailed in the Massachusetts Housing Partnership's *Chapter 40B Handbook* and has been proceeding in flagrant violation of the statute.

The permit application was hurriedly submitted in chunks while the project was undergoing major design changes and it is deficient on its face. Among other shortcomings, no Project Eligibility Letter from a state funding agency was included pursuant to 760 CMR 56.05(2)(g). The applicants thus have no legal standing to appear before the Board of Zoning Appeal seeking a comprehensive permit at this time.

If the hearing is not canceled in advance, the Board seemingly will have no choice but to summarily reject the application after opening the proceeding on Thursday. No one will benefit from that outcome or if this matter winds up in the courts, as seems inevitable if the City and its developer continue to cut corners and pursue an unreasonable timeline that stymies the due process and equal protection under the law that Cambridge citizens are constitutionally guaranteed.

Please STOP the unjustified rush to judgment and protect the public interest by canceling Thursday's proceeding as soon as you can.

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520
Fax 617-948-5971

--
View this message at https://groups.google.com/d/msg/portersquare/topic-id/message-id

--
To post to this group, send email to portersquare@googlegroups.com
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For more options, visit https://groups.google.com/d/optout

You received this message because you are subscribed to the Google Groups "Porter Square Neighbors Association" group.
To unsubscribe from this group and stop receiving emails from it, send an email to portersquare+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/CACMjiqqTKfA-msZc%3D3uB0zNjRRsJaZcf-j-yyFhKxV6KPG4QPQ%40mail.gmail.com.

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You received this message because you are subscribed to the Google Groups "Porter Square Neighbors Association" group.
To unsubscribe from this group and stop receiving emails from it, send an email to portersquare+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/portersquare/0CC53680-938F-44CE-9116-1B2F1D32ADF7%40comcast.net.

--
Mary Baine Campbell
Professor of English, Comparative Literature,
Women's and Gender Studies (Emerita)
Brandeis University
Waltham, MA 02454-9110

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:28 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Reference Case Number BZA 017326-202 2072 Mass Avenue
Attachments: Support for 2072 Mass Ave.pdf

From: Polly Carpenter <pollycarpenter@outlook.com>
Sent: Monday, January 4, 2021 3:36 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Reference Case Number BZA 017326-202 2072 Mass Avenue

Hello Maria - attached please find this letter of support for 2072 Mass. Ave.

Thank you.

Polly Carpenter FAIA
George Perkins AIA, LEED AP BD+C
11 Yerxa Rd.
Cambridge MA 02140

1/4/2021

To: Maria Pacheco, Secretary-Board of Zoning Appeal

Re: Case Number BZA 017326-202 2072 Mass Avenue

We support this fine and beneficial project.

The proposed building is designed to the highest level of environmental standards and is closely located near mass transit. It is just the sort of project that the world so desperately needs as it confronts the overarching issue of climate change.

It also effectively serves to contribute to address the local issue of a dearth of affordable housing.

It also serves to beautify this stretch of Massachusetts Ave. What had been a handsome brick workhorse building was lost to fire years ago and replaced by the ugly parking lot and fast food structure that currently sits on the lot. The architecture of this proposed building is not of the cookie cutter prefab language seen so much in new projects locally. Rather, it is a handsome, thoughtful and contributing work of architectural merit, at appropriate scale for this prominent North Cambridge corner.

As architects and Cambridge residents, who live close by, while we certainly empathize with the emotions of the abutters whose light and air are impacted by this project, we would expect that the common and greater good, however intrusive on the abutters, should prevail here.

This is a fine project, clearly serving the public good.

Thank you,

George H. Perkins, AIA, LEED AP BD+C
Polly Carpenter FAIA
11 Yerxa Road Cambridge MA 02140

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 8:29 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Comment for BZA Special Meeting

From: Kavish Gandhi <kmbrgandhi@gmail.com>
Sent: Monday, January 4, 2021 3:20 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Comment for BZA Special Meeting

Hi,

I wanted to write to comment on the proposed 2072 Mass Ave project. I do think there are legitimate potential concerns for the project, especially as relates to parking and traffic – I am much less concerned about the height, and think that a double-standard is being applied in this case compared to other buildings nearby in Porter. I don't know all of the details about the project, so don't pretend to know the intricacies of how the project has attempted to mitigate these concerns

However, I do think the benefits of the project – 49 new affordable units! – outweigh those issues. I encourage the board to support it as a result, albeit potentially with some steps to mitigate the aforementioned concerns, if deemed necessary.

Kavish Gandhi, 115 Hampshire Street #4

DeAngelo, James

From: Pacheco, Maria
Sent: Tuesday, January 5, 2021 9:23 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

From: Linda Stein <linda@lindastein.com>
Sent: Tuesday, January 5, 2021 7:14 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 2072 Mass Ave CASE NO. BZA-017326-2020 OPPOSED

To Members of the Board of Zoning Appeal,

I oppose the proposed development of 2072 Mass Ave.

I live at 1 Walden Mews, Cambridge and oppose the project for the following reasons:

1. **Size**—the 9 story, 102-foot tall height of the proposed building towers over neighboring building of 57 feet, as well as the 2-3 story homes on Walden. I call on you to enforce zoning for affordable housing which is 6 stories maximum; this could set a troubling precedent for other 9-story developments to be built in North Cambridge. This is quite out of character with the neighborhood.

2. **Safety of the intersection**
The intersection is already excessively narrow, dangerous, and congested. The proposed slight widening of Walden will not offset the 200 new residents, their traffic, and their drop offs, pick ups, deliveries; It creates a whole new set of dangerous traffic conditions.

3. **Lack of setbacks** further exacerbates safety issues for pedestrians, cyclists, and drivers. Where do you imagine that the new residents will park their vehicles, given that you have made no provisions for parking?

4. **Negative impact on seniors' health and well-being** who live in the abutting affordable housing building; their lives will be dramatically impacted throughout 2 years of construction and they will permanently lose light and privacy.

5. **Increased density of the neighborhood** will undermine the good relations among neighbors and cause unnecessary problems of noise, trash, and crowding of local parks and facilities, which are already at or over capacity.

6. **Negative effects of an all-rental project** provides no incentive for residents to assimilate to the neighborhood and moreover threatens to create problems of excessive transience.

7. **This neighborhood already has a variety of affordable housing units and is not needed**.

8. **This neighborhood already suffers from a lack of stores and facilities; 200 new transient residents will inevitably degrade the owner-occupier character of the neighborhood.** It is not difficult to foresee that the proposed project would create significant problems.

I have lived in this neighborhood since 1992 and vote here. I implore you to give up or relocate the project.

Linda Stein

Linda Stein
One Walden Mews
Cambridge, MA 02140
Cell: 917. 902. 8500

www.LindaStein.com
www.HaveArtWillTravel.org

CC HRE 2072 Mass Ave Tenant LLC
c/o Capstone Communities LLC
1087 Beacon Street, Suite 302
Newton, MA 02459

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

~~2020 DEC 35~~ P 3:36
2021 Jan 4
SD

January 4, 2021

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for 2072 Mass Ave Apartments – Alternative Option
2072 Massachusetts Avenue, Cambridge, MA
(BZA Case No. 017326-2020)

Dear Board of Zoning Appeal Members:

Pursuant to your feedback at the December 10, 2020 Comprehensive Permit hearing for 2072 Massachusetts Avenue ("December Hearing"), we have enclosed an alternative development proposal that reduces the proposed building's height along Massachusetts Avenue from nine (9) stories to eight (8) stories (the "8/6 Plan"). While we are providing the 8/6 Plan as a feasible option at your request, we continue to advocate that the previous 9 story/6 story proposal presented at the December Hearing (the "9/6 Plan") is a better overall plan as it includes a higher percentage of family apartments and the resident roof deck.

The 8/6 Plan included herein includes the following changes from the 9/6 Plan:

- An overall reduction of 2 apartments, from 49 to 47 total apartments;
- A reduction in the overall percentage of family apartments pursuant to the following table:

1BR	2BR	3BR	Total
16 (14)	19 (21)	12 (14)	47 (49)
34% (29%)	40% (42%)	26% (29%)	66% Family (71% Family)

**numbers in parenthesis "( )" reflect the 9/6 Plan*

- A reduction from nine (9) stories to eight (8) stories along Massachusetts Avenue;
- Elimination of the roof deck due to the 8/6 Plan's smaller roof area and financial feasibility; and,

- To maintain minimum family unit requirements, the form of the 8 story Mass Ave building has been extended along the property line between Russell Apartments and 2072 Mass Ave at the 7th and 8th floors as indicated in the rooftop plans below. The front setback along Massachusetts Avenue and the side setback along Russell Apartments remains the same in both plan options.

The widening of Walden Street, which was included in the 9/6 Plan, is also included in this 8/6 Plan.

The following plans and materials are included herein that reflect the 8/6 Plan. The 9/6 Plan has not changed from the submission dated December 3, 2020.

1. **Plans dated January 4, 2021** (unless otherwise noted)
   Cover Page, G-100, G-101, EC (10/5/20), C-100 (11/10/20), C-101 (11/10/20), A-100, A-101, A-102, A-107, A-109, A-110, A-300, A-301, A-302, A-303, A-304, A-305, A-306, A-307, A-308, A-309, A-310, A-400, A-401, A-402

2. **Dimensional Information dated January 4, 2021**

3. **List of Requested Exemptions/Waivers from the Applicable City of Cambridge Ordinances and Regulations dated January 4, 2021**

4. **Shadow Studies dated January 4, 2021**

We look forward to presenting these plans to you at our January 7, 2021 hearing. Please contact Sean Hope at (617) 953-8369 if you have any comments.

Sincerely,

Jason Korb
managing member of managing member

Sean D. Hope
managing member of managing member

Enclosures

Cc: City of Cambridge Community Development Department

	EXISTING CONDITIONS	ORDINANCE REQUIREMENTS		REQUESTED CONDITIONS
		BA-2 / BUSINESS A-2	RESIDENCE B	
	8,515 SF	No minimum	5,000 SF (min.)	8,515 SF
	~75.46' @ Massachusetts Avenue	No minimum	50' (min.)	~75.46' @ Massachusetts Avenue
	1,860 SF	15,755 SF (max.)(g)	608 SF (max.)(g)	54,560 SF
	0	13,129 SF (max.)(g)	507 SF (max.)(g)	49,980 SF
	1,860 SF	0	0	4,580 SF (d)
	N/A	2,626 SF (max.)(g)	101 SF (max.)(g)	N/A
		1.0 / 1.75 (max.)	0.5/0.35 for portions exceeding 5,000 SF (max.)	6.41
		1.75 for mixed-use / 1.0 for all other uses (max.)	1.75 for mixed-use / 1.0 for all other uses (max.)	6.41
		1.75	0.5/0.35 for portions exceeding 5,000 SF	5.87
	N/A	1.75	1.75	5.87
		1.0	N/A	0.54
		N/A	N/A	0.54
D:		20% bonus = 2,626 SF (GFA)(g)	20% bonus = 101 SF (GFA)(g)	N/A
D:		16 (max.)	0	47
		600 SF / D.U. = 12	2,500 SF / D.U. = 0	47
	N/A	2	0	N/A
		625 SF / D.U. @ 12 UNITS	0 UNITS	181 SF / D.U. @ 47 UNITS
		536 SF / D.U. @ 14 UNITS	0 UNITS	181 SF / D.U. @ 47 UNITS
	13'	45' (max.)(Baseline Zoning)	35' (max.)(Baseline Zoning)	
	N/A	50' max. (Massachusetts Avenue Overlay District) - *Active non-residential ground floor use* - *Minimum ground-floor use depth of 40'* - *Ground floor located at mean grade of abutting sidewalk* - *Minimum 75% Mass Ave frontage occupancy* - *Minimum 15' ground floor height* - *Maximum 5,000 sf per ground floor tenant* - *No bank frontage > 25'*		8 Stories ~91'/6 Stories ~69'-6" (j)
	3.8'	Principal wall plane of an adjacent building facing the same street OR the BA-2 baseline requirement; whichever is less		0'
	3.5'	5' (min.)(Baseline/MAOD)	15' (min.)(Baseline Zoning)	~0'-6" along Walden St (l)
	42.2'	10' (min.)(Baseline/MAOD)	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut City of Cambridge parking lot)
	42.4'	10' min.	7'-6" (min.)(sum of 20)(Baseline Zoning)	0' (Abut Cambridge Housing Authority)
	0.0%	No minimum		0
	0.0%	No minimum	40% Minimum Private Open Space to Lot Area =	0
	0.0%	No minimum	405 SF (min.)(g)	0
	N/A	No minimum		0
AOD:	15 (14 regular, 1 accessible)	1 per D.U. = 49 (min.)	N/A (Multifamily dwellings not allowed)	3 accessible (b)(c)
	0	1:1 first 20 D.U., then D.U. x 1.05 (min.)	1:1 first 20 D.U., then D.U. x 1.05 (min.)	51 (Residential) + 0.4 (Commercial) = 51 (c)
	0	0.10 per D.U. (min.)	0.10 per D.U. (min.)	0 (e)
	0	N/A	N/A	N/A
	N/A	Multi Family Residential, Retail, Restaurant, Office, Institutional and Lab	Residential	Residential / Ground floor commercial / restaurant (f) and other uses as described on the Waiver List

ards with no rear yard.
r Section 504) to three (3) spaces.
ntity required being below four (4) required spots.

icycle parking per Article 6.104.2 (b).

n BA-2.

lden St, 6 stories reference rear volume towards rear of lot along Walden St facing neighborhood.
sidewalk.
ound floor, Owners are granting City of Cambridge an easement.

LIST OF REQUESTED EXEMPTIONS/ EXCEPTIONS/WAIVERS FROM THE APPLICABLE CITY OF CAMBRIDGE ORDINANCES AND REGULATIONS for CC HRE 2072 MASS AVE TENANT LLC 8:6 Story Option (Updated as of January 4, 2021)

CAMBRIDGE ZONING ORDINANCE – CHAPTER 17 OF MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers
1.	§ 4.30 Table of Use Regulations and §4.31(g)	Multifamily dwelling is Prohibited in Residence B Zoning District.	The Applicant seeks zoning relief to allow the proposed Multifamily Development.
2.	§ 4.21 Special Classification Rules (Accessory Uses)	Allowed accessory uses include, inter alia, off-street parking, customary home occupations and certain service establishments and eating establishments for residents of multi-family dwellings.	To the extent that the proposed building amenity uses are not enumerated in Section 4.21, the Applicant seeks zoning relief to allow the proposed amenity uses for the building occupants.
4.	§ 5.11 Development Standards – General Regulations	No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. Specific requests are set forth below. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
5.	§ 5.22.1 and § 5.22.3; §5.31 and Table 5-1 - Table of Dimensional Requirements – Residential Districts	Private open space shall be provided and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least 15', except for balconies, and may not have a slope greater than 10%. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than ½ of the required private open space shall be provided at ground level or within 10' of the level of the lowest floor used for residential purposes. In the Residence B Zoning District, at least 50% of the required Private open space shall meet all of the requirements of Section 5.22.1. At least 50% of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.	The Applicant seeks zoning relief to allow the proposed Multifamily Development as shown on the Plans. The proposed private open space has a width and length of less than 15', as shown on the Plans. All private open space is located at ground level. At least 50% of the provided private open space will be Permeable Open Space (as shown on the Plans); however, as described above, the proposed Multifamily Development does not meet the required private open space requirement. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

	Section	Provision	Requested Exemption/Exception/Waivers
6.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Ratio of Floor Area to Lot Area = 1.0 for Non-residential Uses and 1.75 for Residential Uses. Residence B Maximum Ratio of Floor Area to Lot Area i s .50. For those portions of any lot exceeding 5,000 sf, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The existing Ratio of Floor Area to Lot Area is approximately 0.22 and the proposed Ratio of Floor Area to Lot Area is approximately 6.41.
7.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Lot Area for Each Dwelling Unit = 600 sf. Per dwelling unit. Residence B Minimum Lot Area for Each Dwelling Unit = 2,500 per dwelling unit. For those portions of any lot exceeding 5,000 sf, the applicable Minimum Lot Area for Each Dwelling Unit shall be 4,000 sf.	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The proposed 47 dwelling units cannot comply with the Minimum Lot Area for Each Dwelling Unit requirement.
8.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Front Yard = 5' Residence B Minimum Front Yard = 15'	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing front yard setback is approximately 0'; the smallest proposed front yard setback will be approximately 0'.
9.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Minimum Side Yard = 10' on both side yards. Residence B Minimum Side Yard = 7'6" (sum of 20).	To waive the requirement for dimensional variances and to allow the proposed Multifamily Development as shown on the Plans. The smallest existing side yard setback is approximately 42.4'; the smallest proposed side yard setback will be approximately 0'.
10.	§ 5.31 and Table 5-1 - Table of Dimensional Requirements – Residence B and Business A-2 District	Business A-2 Maximum Height = 45' Residence B Maximum Height =35'	Due to the need for a building height of approximately 92'/8 stories on Mass Ave and approximately 70'/6 stories on Walden and considering the adjustments that may occur during development of the plans and drawings from design development to full construction drawings, the Applicant seeks a waiver of the height requirement of approximately 70' for the Walden Street façade and approximately 92' for the Mass. Ave. façade.

	Section	Provision	Requested Exemption/Exception/Waivers
11.	§6.36.1 – Schedule of Parking and Loading Requirements	In Business A-2 District, there is a one parking space per dwelling requirement. In Residence B district, multifamily dwellings are not allowed; therefore, Section 6.36.1(g) states that there is no applicable requirement for off-street parking for multifamily dwellings in the Residence B district.	Although there is no technical requirement for off-street parking in the Residence B district for a multifamily use, the Applicant seeks a waiver to allow the proposed Multifamily Dwelling with three (3) proposed accessible off-street parking spaces and two (2) drop off spaces as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
12.	§6.42 – Design and Maintenance of Off-Street Parking Facilities – Dimensions for Off-Street Parking Spaces	Dimensions for off street parking spaces. Aisle Width of 22' required.	To waive the requirement for a dimensional variance and to allow the proposed Multifamily Development as shown on the Plans. The proposed dimension of parking spaces shall be less than minimum required aisle width will be less than the required 22'.
13.	§6.43.4(c) – Design and Maintenance of Off-Street Parking Facilities – Driveways	Grade and design of driveway shall provide a clear view to the driver of any car exiting from the facility, or traffic on the street and of pedestrians.	Due to constraints of the driveway location and building, the clear view from the proposed driveway to Massachusetts Avenue when looking south may be compromised. The Applicant requests a waiver from the requirement for a variance and to allow the proposed Multifamily Development as shown on the Plans.
14.	Article 19 – Project Review	Establishes traffic and urban design standards for development projects exceeding 20,000 gross square feet that are likely to have a significant impact on abutting properties and the surrounding urban environment. Requirements include a Special Permit from the Planning Board including Traffic Impact Review (including a Traffic Impact Study), Urban Design Review, Tree Study, Sewer Service Infrastructure Review, Water Service Infrastructure Review, Noise Mitigation Review, Citywide Advisory Development Consultation and specific building and site plan elements.	To waive all of the applicable Article 19requirements for a Planning Board Special Permit and other requirements and to allow the proposed Multifamily Development that exceeds 20,000 gross square feet. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
15.	§20.100 Massachusetts Avenue Overlay District	Contains specific requirements for projects located within the Massachusetts Avenue Overlay District, including use regulations, dimensional requirements, and design standards. Projects are also required to comply with the Large Project Review process.	To waive all of the applicable requirements of Section 20.100 without the need for a Planning Board Special Permit and to allow the proposed Multifamily Dwelling without a Special Permit from the Planning Board. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

MUNICIPAL CODE

	Section	Provision	Requested Exemption/Exception/Waivers and Notes
1.	Chapter 12.04.020 - Street Numbers	The City Council shall assign numbers to houses.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the City Council. To allow the Board of Zoning Appeals to delegate the task of assigning house number(s) for the proposed Multifamily Development to the Building Department, to be completed prior to issuance of Certificates of Occupancy. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.
2.	Chapter 12.12.010 - Curb Cut	The City Council shall approve the Curb Cut modification to support the proposed multifamily development as shown on the plans.	To waive the requirements of this provision of the Municipal Code so that no separate approval is required from the Superintendent of Streets and/or the City Council for the modification to the curb cut on Walden Street as shown on the Plans. A Comprehensive Permit may provide all local permits and approvals per M.G.L. c. 40B.

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
~~2020 DEC 25~~ P 3:35
2021 Jan. 4
SD.

ALTERNATIVE OPTION - 8:6

8 stories on Massachusetts Avenue, 6 stories on Walden Street
47 units - (16) 1BR, (19) 2BR, (12) 3BR - 66% family units

CC HRE 2072 MASS AVE TENANT LLC
OWNER

C/O CAPSTONE COMMUNITIES LLC
1087 BEACON ST, SUITE 302
NEWTON CENTRE, MA 02459

C/O HOPE REAL ESTATE ENTERPRISES LLC
907 MASSACHUSETTS AVE, SUITE 300
CAMBRIDGE, MA 02139

BRUNER/COTT ARCHITECTS
ARCHITECT

225 FRIEND ST, SUITE 701
BOSTON, MA 02114

NITSCH ENGINEERING INC.
CIVIL ENGINEER

2 CENTER PLAZA, #430
BOSTON, MA 02108

PETERSEN ENGINEERING INC.
MEP/FP ENGINEER

127 PARROTT AVE
PORTSMOUTH, NH 03801

L.A. FUESS PARTNERS
STRUCTURAL ENGINEER

211 CONGRESS ST, SUITE 810
BOSTON, MA 02110

LEMON BROOKE LLC
LANDSCAPE ARCHITECT

56 D WINTHROP ST
CONCORD, MA 01742

NEW ECOLOGY INC
SUSTAINABILITY CONSULTANT

15 COURT SQ, SUITE 420
BOSTON, MA 02108

CODE RED CONSULTANTS LLC
CODE CONSULTANT

154 TURNPIKE RD, SUITE 200
SOUTHBOROUGH, MA 01772

2072 MASS AVE

2072 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION

JANUARY 4, 2021

1/2 MILE RADIUS
DAVIS SQAURE
Seven Hills Park
Somerville Community Path
1/4 MILE RADIUS
Reverend Thomas J.
Williams Park
Lexington Park

DRAWING LIST

GENERAL

G-100	NEIGHBORHOOD MAP/ SITE PLAN
G-101	DRAWING LIST, UNIT MATRIX, ZONING SUMMARY
EC	EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

CIVIL

C-100	CIVIL SITE UTILITY AND LAYOUT PLAN
C-101	PROPOSED EASEMENT PLAN

ARCHITECTURAL

A-100	BASEMENT FLOOR PLAN
A-101	FIRST FLOOR PLAN
A-102	TYPICAL FLOOR PLAN (FLRS 2-6)
A-107	FLOOR PLAN (FLRS 7-8)
A-109	ROOF PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-304	EXTERIOR ELEVATIONS
A-305	PERSPECTIVES
A-306	PERSPECTIVES
A-307	PERSPECTIVES
A-308	PERSPECTIVES
A-309	PERSPECTIVES
A-310	PERSPECTIVES
A-400	STREET SECTIONS
A-401	BUILDING SECTION
A-402	BUILDING SECTION

2072 MASSACHUSETTS AVENUE, CAMBRIDGE, MA
BUILDING TABULATIONS
PREPARED BY BRUNER/COTT ARCHITECTS

SITE AND BUILDING

BUILDING GROSS FLOOR AREA (GFA) (PER ZONING)

BASEMENT	Excluded
FIRST FLOOR	4,580
SECOND FLOOR	7,540
THIRD FLOOR	7,540
FOURTH FLOOR	7,540
FIFTH FLOOR	7,540
SIXTH FLOOR	7,540
SEVENTH FLOOR	6,140
EIGHTH FLOOR	6,140
TOTAL GFA	**54,560**

BUILDING GROSS SQUARE FOOTAGE (GSF)

BASEMENT	5,465
FIRST FLOOR	4,580
SECOND FLOOR	7,540
THIRD FLOOR	7,540
FOURTH FLOOR	7,540
FIFTH FLOOR	7,540
SIXTH FLOOR	7,540
SEVENTH FLOOR	6,140
EIGHTH FLOOR	6,140
TOTAL GSF	**60,025**

TOTAL PARCEL SIZE (SF)	8,515
FAR	6.41
PARKING RATIO (EXCLUDES DROP-OFF/PICK-UP)	6%
LONG TERM BIKE PARKING RATIO	104%
OPEN SPACE	0%
CONSTRUCTION TYPE *	Type IA construction (2-story podium, basement and first floor). Type IIA construction (above podium, second to eighth floors)

* Alternative option of seeking a variance to permit the use of the new construction type classifications found in the 2021 IBC and classifying the tower as Type IV-B

PARKING

	HC	TOTAL *	HC UNIT : SPACE RATIO
COVERED PARKING	3	3	1:1

* Commercial parking is waived under Article 6.36 based on actual quantity required being below four (4) required spots

* Two (2) pick-up/drop-off spaces will also be provided

	LONG-TERM	TANDEM	SHORT-TERM	TOTAL
BIKE PARKING	48	3	0*	51

* Project team is seeking alternative public contribution option of satisfying short-term bike parking requirements per Article 6.104.2 (b)

UNIT MIX

	STUDIO	1 BR	2 BR	3 BR	TOTAL
SECOND FLOOR	0	2	3	2	7
THIRD FLOOR	0	2	3	2	7
FOURTH FLOOR	0	2	3	2	7
FIFTH FLOOR	0	2	3	2	7
SIXTH FLOOR	0	2	3	2	7
SEVENTH FLOOR	0	3	2	1	6
EIGHTH FLOOR	0	3	2	1	6
TOTAL	**0**	**16**	**19**	**12**	**47**

% PER UNIT TYPE	0%	34%	40%	26%
% 2 AND 3 BR COMBINED	66%			

	STUDIO	1 BR	2 BR	3 BR	TOTAL
TOTAL NO. OF BEDROOMS	0	16	38	36	**90**

UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)
UNIT X01 *	1 BR	569
UNIT X02 *	1 BR	681
UNIT X03 *	3 BR	1144
UNIT X04 *	2 BR	800
UNIT X05 *	2 BR	850
UNIT X06 *	3 BR	1031
UNIT X07 *	2 BR	823

* For second through sixth floors

UNIT NUMBER	UNIT TYPE	UNIT AREA (SF)
UNIT 701/801	1 BR	569
UNIT 702/802	1 BR	681
UNIT 703/803	3 BR	1144
UNIT 704/804	2 BR	800
UNIT 705/805	2 BR	816
UNIT 706/806	1 BR	600

UNIT TYPE	AVERAGE AREA (SF)
STUDIO	N/A
1 BR	622
2 BR	821
3 BR	1097

Bruner/Cott
ARCHITECTS
225 Friend St., Suite 701
Boston, MA 02114
617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	
Project Number	20.001
Drawn By	Author

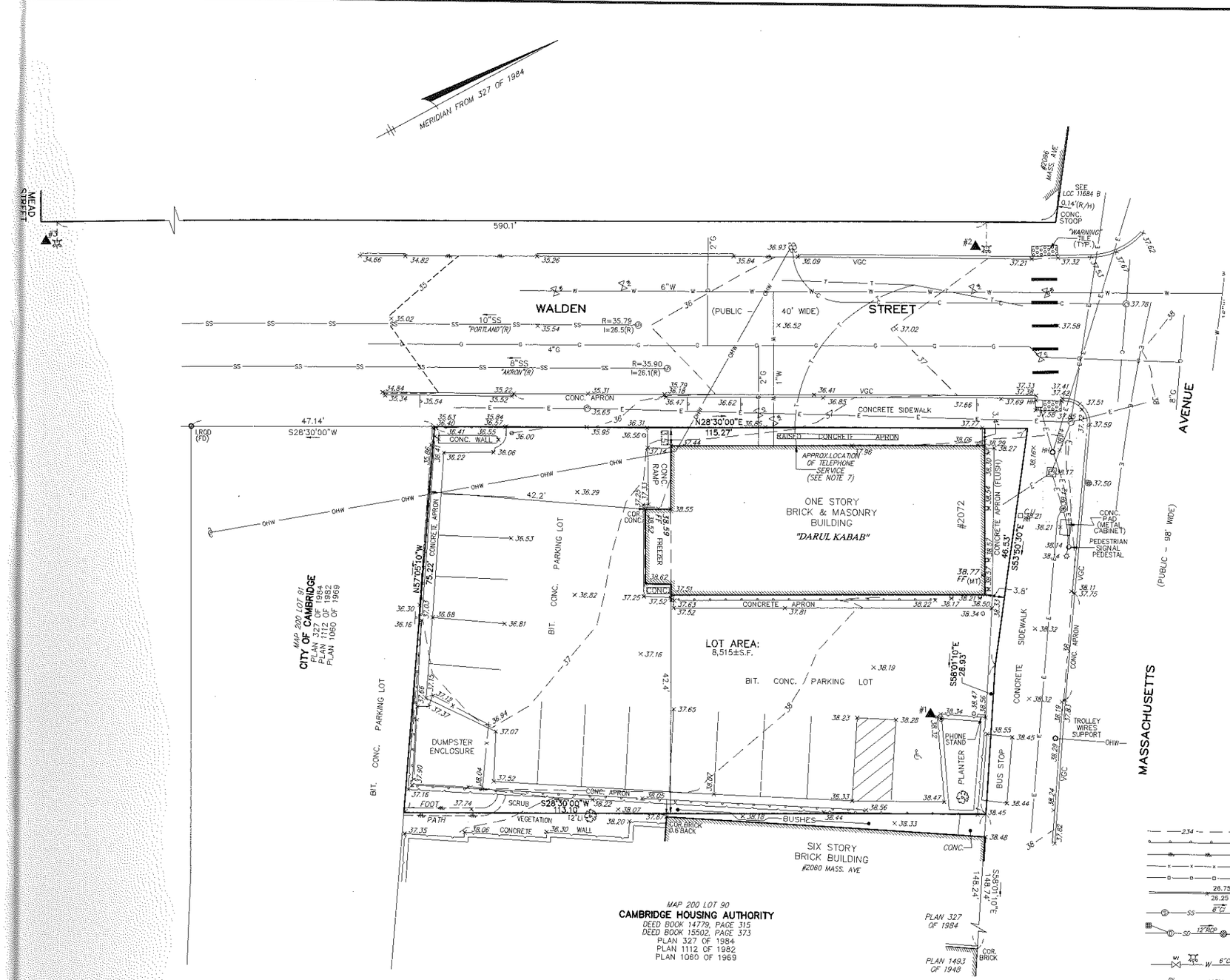
2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

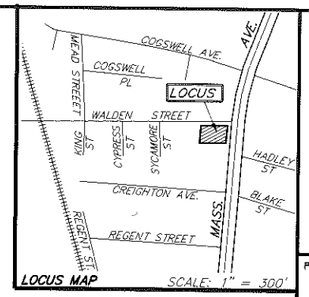
COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

DRAWING LIST, UNIT MATRIX, ZONING SUMMARY

G-101



▲	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.

LEGEND

234	SURFACE CONTOUR	232.6	SPOT ELEVATION
	METAL GUARDRAIL	☼	LIGHT POLE
	EDGE OF PAVEMENT	205.24 ⊗	MONITORING WELL WITH TOP METAL CASING EL.
x x x	CHAIN LINK FENCE		D GRATE CATCHBASIN
	WOOD FENCE		PROMINENT DECIDUOUS TREE
26.75 / 26.25	CURB WITH TOP AND BOTTOM CURB ELEVATION	12"Li	12" LINDEN TREE
SS 8"SS	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	○	BOLLARD
SD 12"RCP	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN		SIGN
W 6"CI	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	Ⓤ	MANHOLE (UNKNOWN UTILITY)
GV G 10"DI	GAS MAIN WITH SIZE & GATE VALVE	RCP	REINFORCED CONCRETE PIPE
#181 OHW	UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	CI	CAST IRON
E	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	CMP	CORRUGATED METAL PIPE
C	CABLE TV MANHOLE & UNDERGROUND CABLE LINES	ASB.	ASBESTOS PIPE
T	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	VC	VITRIFIED CLAY
28.6 / 23.2	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	PVC	POLYVINYL CHLORIDE
		(R)	RECORD
		(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 FF (MT) ×	ENTRANCE ELEV. (METAL THRESHOLD)

SCALE: 1" = 10'

2072 MASSACHUSETTS AVENUE

Cambridge, Massachusetts

PREPARED FOR:

CC HRE 2072 MASS AVE LLC

1155 Walnut Street #31
Newton Highlands, Massachusetts 02461

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

JOSEPH M. SMALL No. 45717 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

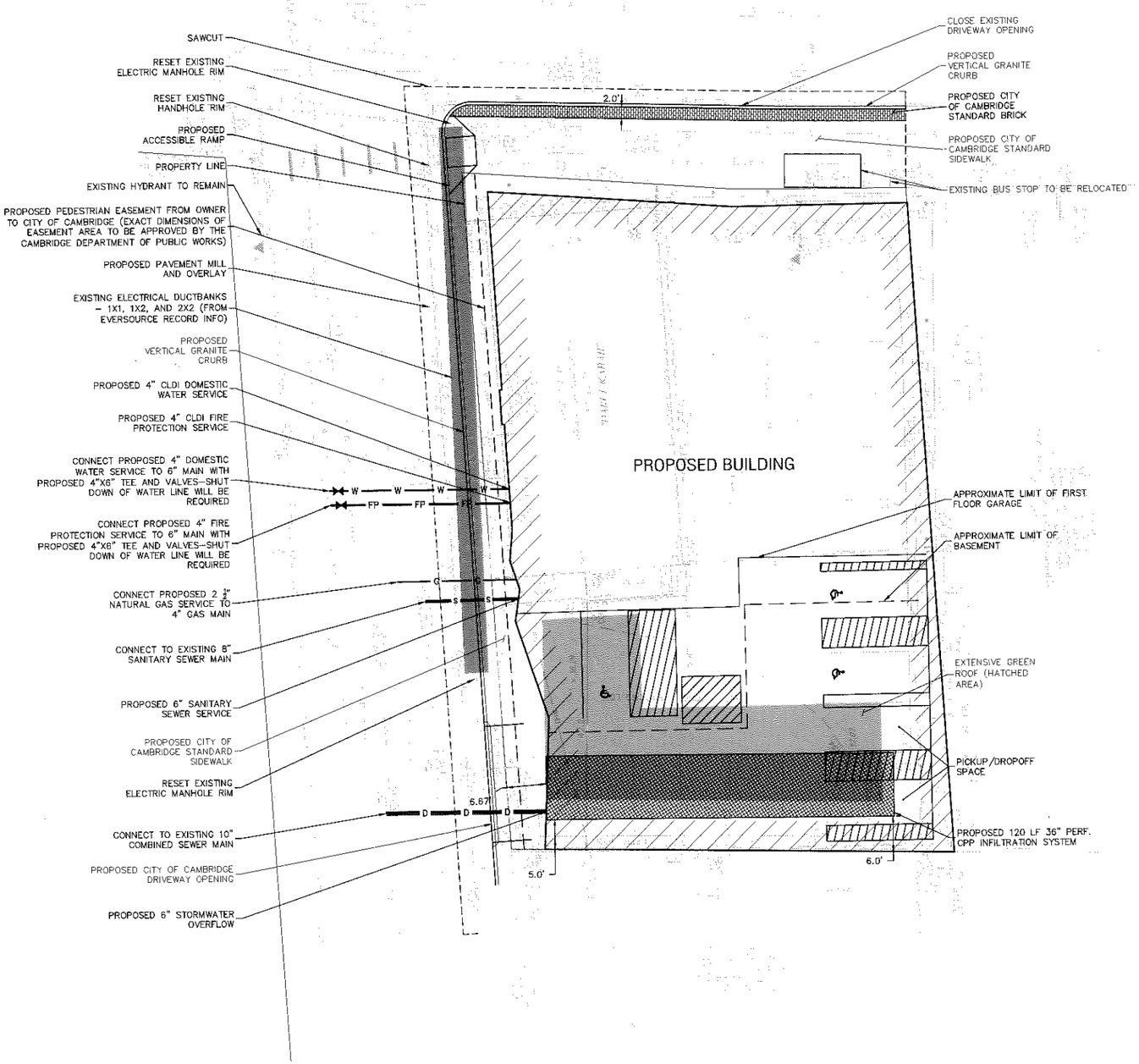
NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	10/5/20	ADD ABUTTING TREE

DATE: 03/12/2018 DRAWN BY: MO JMS
SCALE: 1" = 10' CHECK BY:

EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA

PLOT DATE: Oct 20, 2020 10:20 am
PATH: F:\Civil 3D Projects\21130 - Captains Communities - Cambrid

DWG: 21130sv.dwg
LAYOUT: EC
SHEET: 1 OF 1



SCALE:
1" = 10'
10 5 0 10 20

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T: (617) 338-0063
F: (617) 338-6472
- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	1"=10'
Project Number	NITSCH #14047
Drawn By	MLC

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

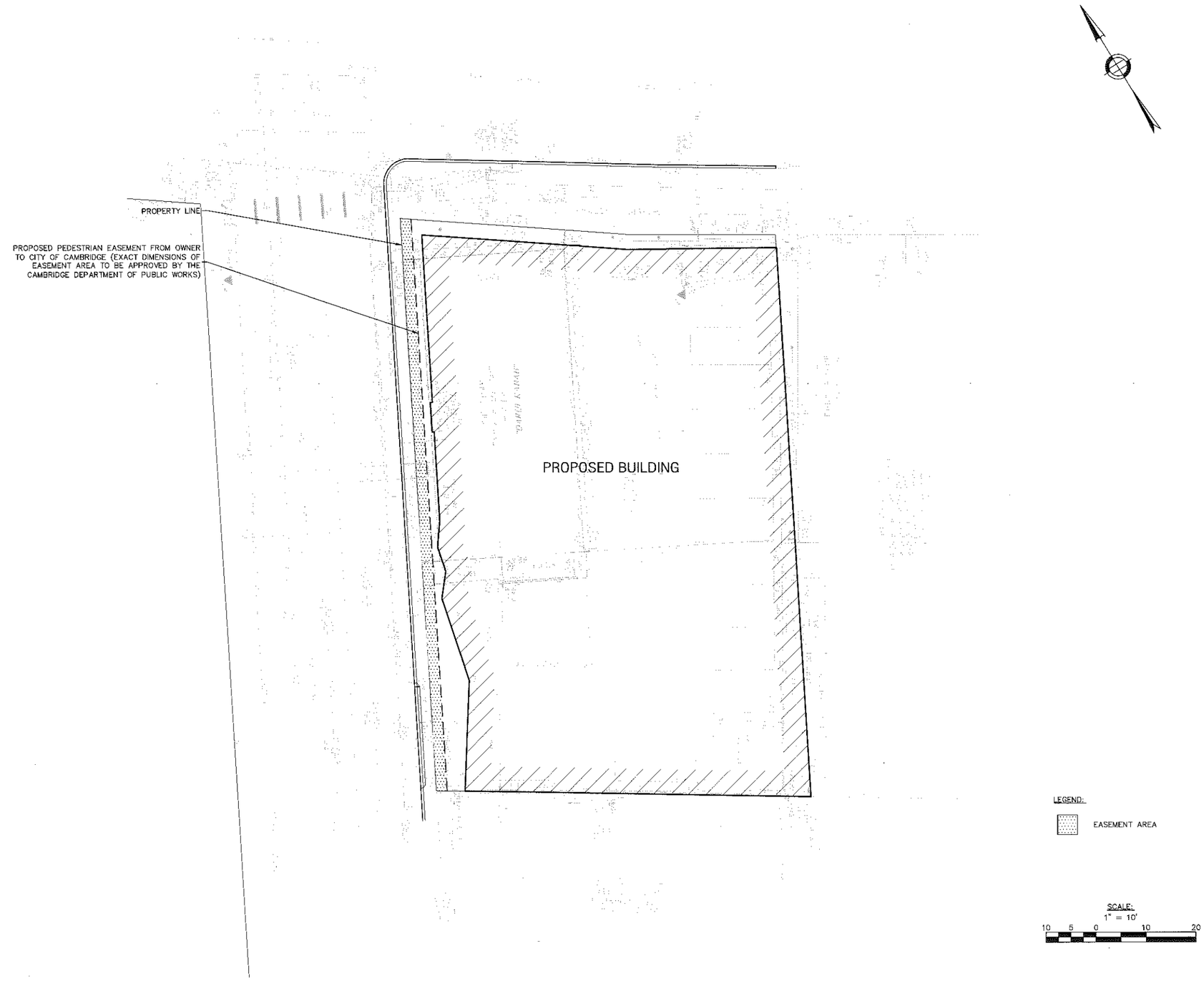
NITSCH PROJECT #14047

COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
No. 49550
REGISTERED PROFESSIONAL ENGINEER
November 9, 2020

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

CIVIL SITE UTILITY AND LAYOUT PLAN

C-100



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T: (617) 338-0063
F: (617) 338-6472
- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

Rev	Date	Remarks

Date	NOVEMBER 10, 2020
Scale	1"=10'
Project Number	NITSCH #14047
Drawn By	MLC

2072 MASS AVE

2072 Massachusetts Avenue, Cambridge, MA 02140

COMPREHENSIVE PERMIT
NOT FOR CONSTRUCTION

NITSCH PROJECT #14047

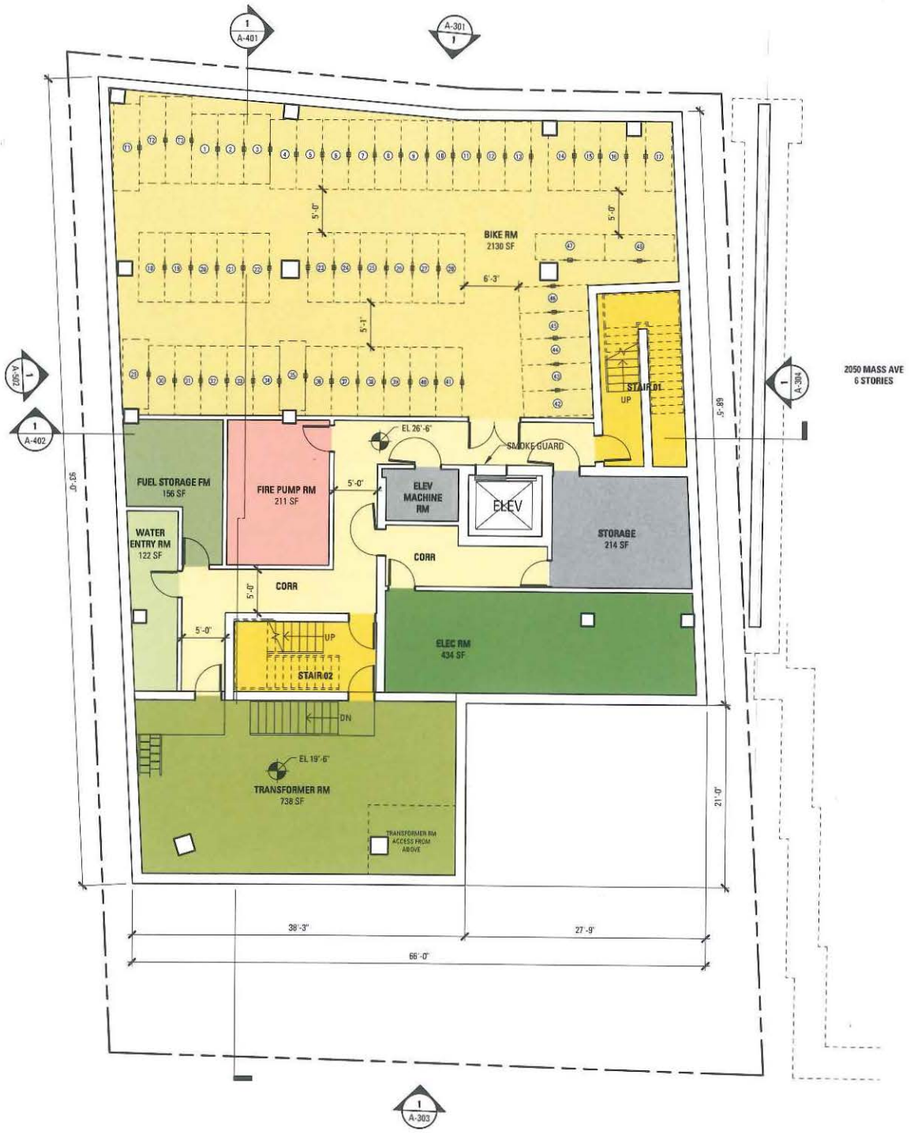
COMMONWEALTH OF MASSACHUSETTS
MICHELLE L. CALLAHAN
No. 49586
REGISTERED PROFESSIONAL ENGINEER

November 9, 2020

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

PROPOSED
EASEMENT PLAN

C-101



1 FLOOR PLAN - BASEMENT
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

BIKE RM	2130 SF
CORR	524 SF
ELEC RM	434 SF
ELEV MACHINE RM	58 SF
FIRE PUMP RM	211 SF
FUEL STORAGE FM	156 SF
STAIR 01	232 SF
STAIR 02	185 SF
STORAGE	214 SF
TRANSFORMER RM	738 SF
WATER ENTRY RM	122 SF

0 4' 8' 16'

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617.492.8400
www.brunercott.com

Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	1/8" = 1'-0"
Project Number	20.001
Drawn By	KW

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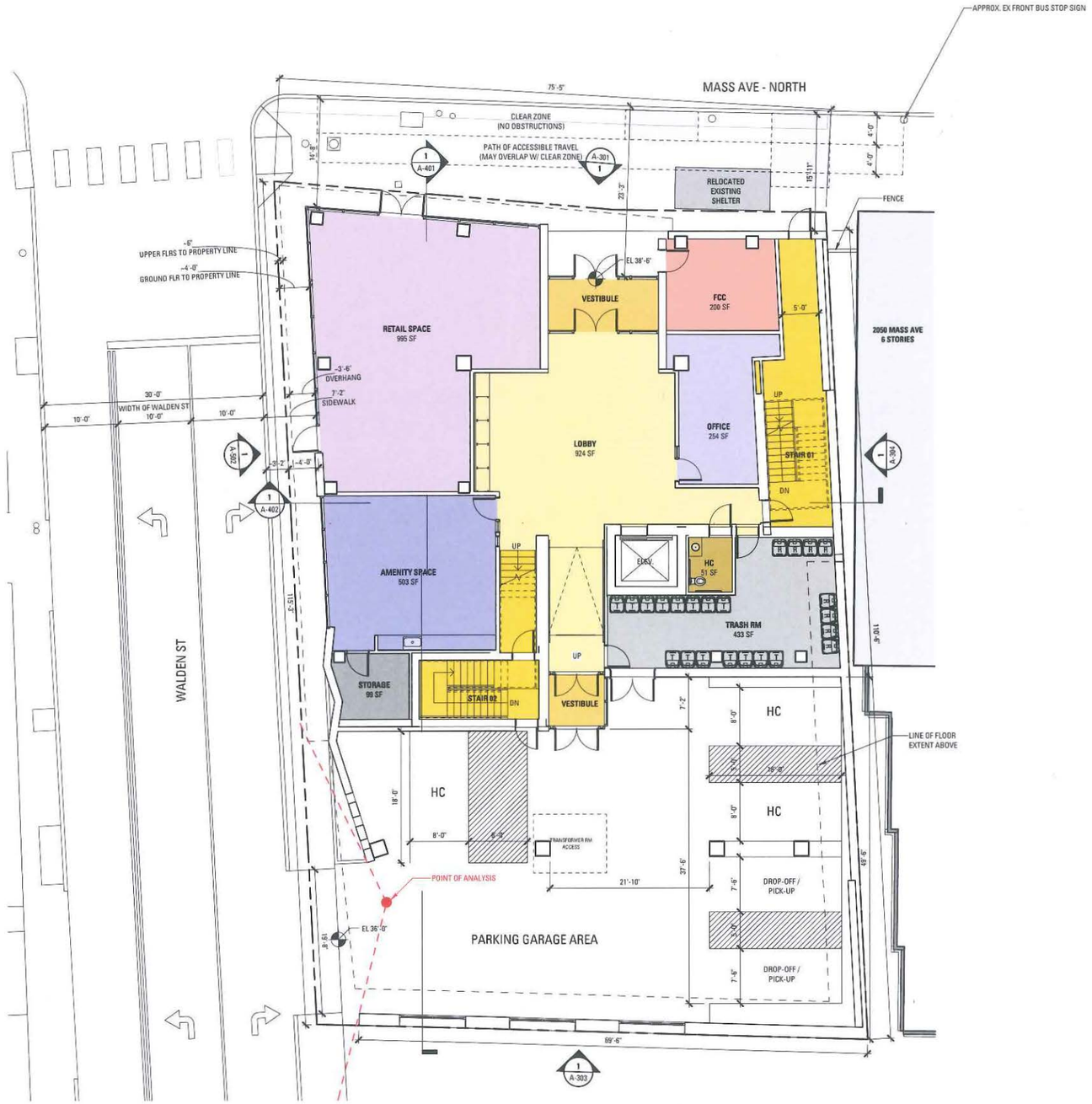
BASEMENT FLOOR PLAN

A-100



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

AMENITY SPACE	503 SF
LOBBY	200 SF
RETAIL SPACE	51 SF
FCC	924 SF
HC	254 SF
OFFICE	995 SF
STAIR 01	315 SF
STAIR 02	259 SF
STORAGE	99 SF
TRASH RM	433 SF
VESTIBULE	174 SF

0 4' 8' 16'

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Drawn By	KW

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FIRST FLOOR PLAN

A-101

1 FLOOR PLAN - TYP FLOORS (FLRS 2-6)
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1250 SF
2BR	1623 SF
3BR	1144 SF
CORR	386 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	197 SF

0 4' 8' 16'

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Rev	Date	Remarks

Date	JANUARY 4, 2021
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Project Number	20.001
Drawn By	Author

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REGISTERED ARCHITECT JOSEPH FORREST BRUNER No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

TYPICAL FLOOR PLAN (FLRS 2-6)

A-102

1 FLOOR PLAN - FLRS 7 & 8
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

1BR	1850 SF
2BR	1616 SF
3BR	1144 SF
CORR	371 SF
ELEC. CLOSET	15 SF
STAIR 01	186 SF
STAIR 02	190 SF

0 4' 8' 16'

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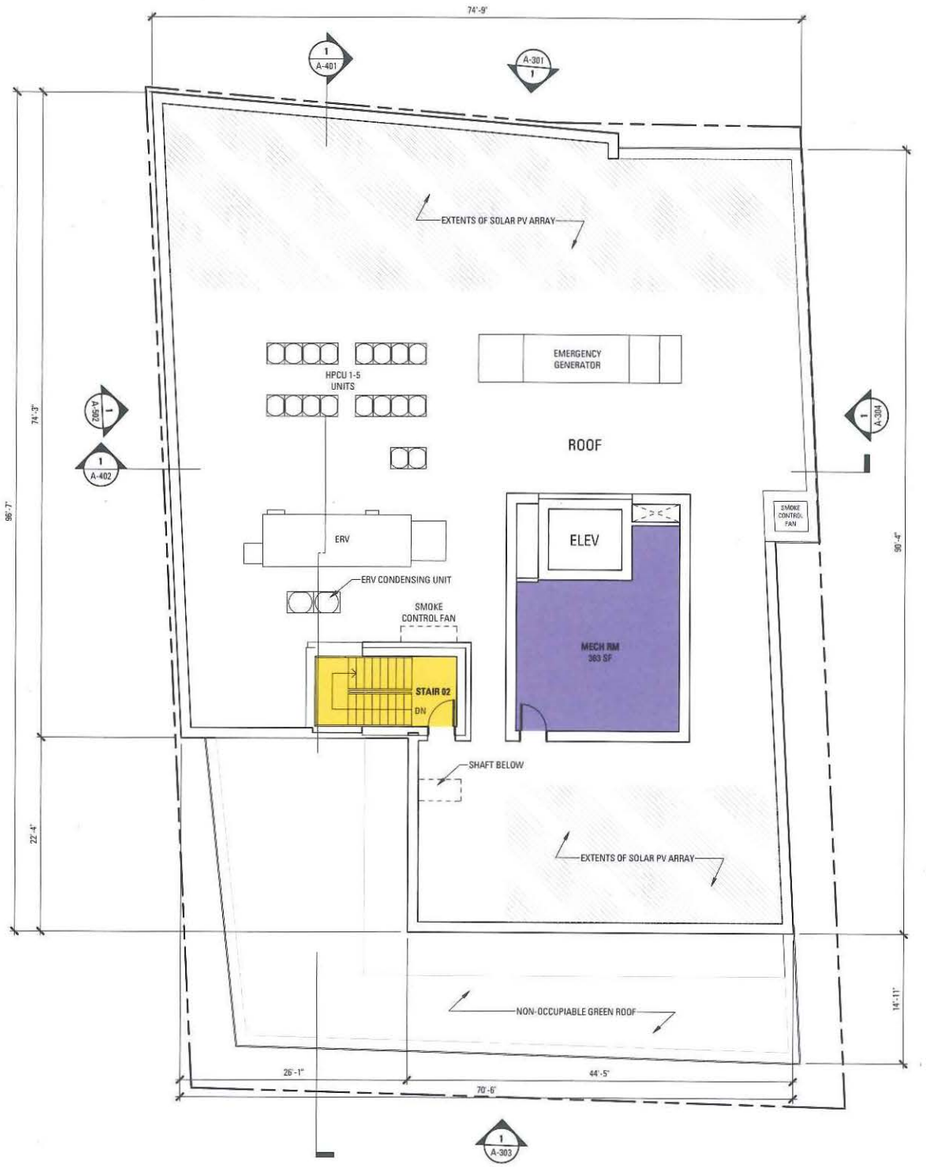
FLOOR PLAN (FLRS 7-8)

A-107



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREA PLAN

MECH RM	363 SF
STAIR 02	132 SF

0 4' 8' 16'

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
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ROOF PLAN

A-109

1 MASSACHUSETTS AVENUE ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

2 WALDEN STREET ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
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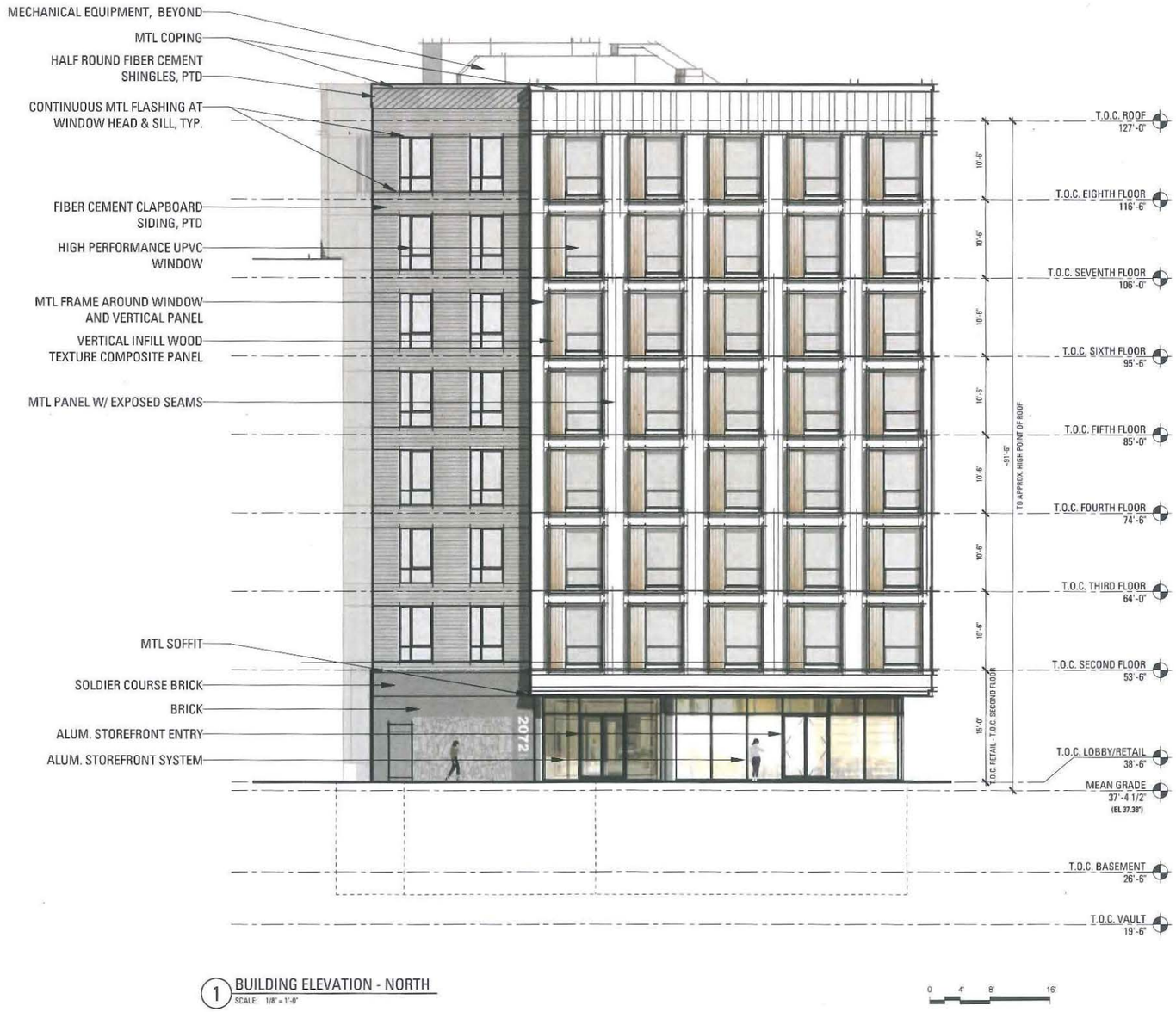
EXTERIOR ELEVATIONS

A-300



1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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Rev.	Date	Remarks

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NOT FOR CONSTRUCTION

REGISTERED ARCHITECT JOSEPH TORREY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

EXTERIOR ELEVATIONS

A-301

1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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Rev	Date	Remarks

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Project Number	20.001
Drawn By	Author

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-302

1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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Rev	Date	Remarks

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Project Number	20.001
Drawn By	Author

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
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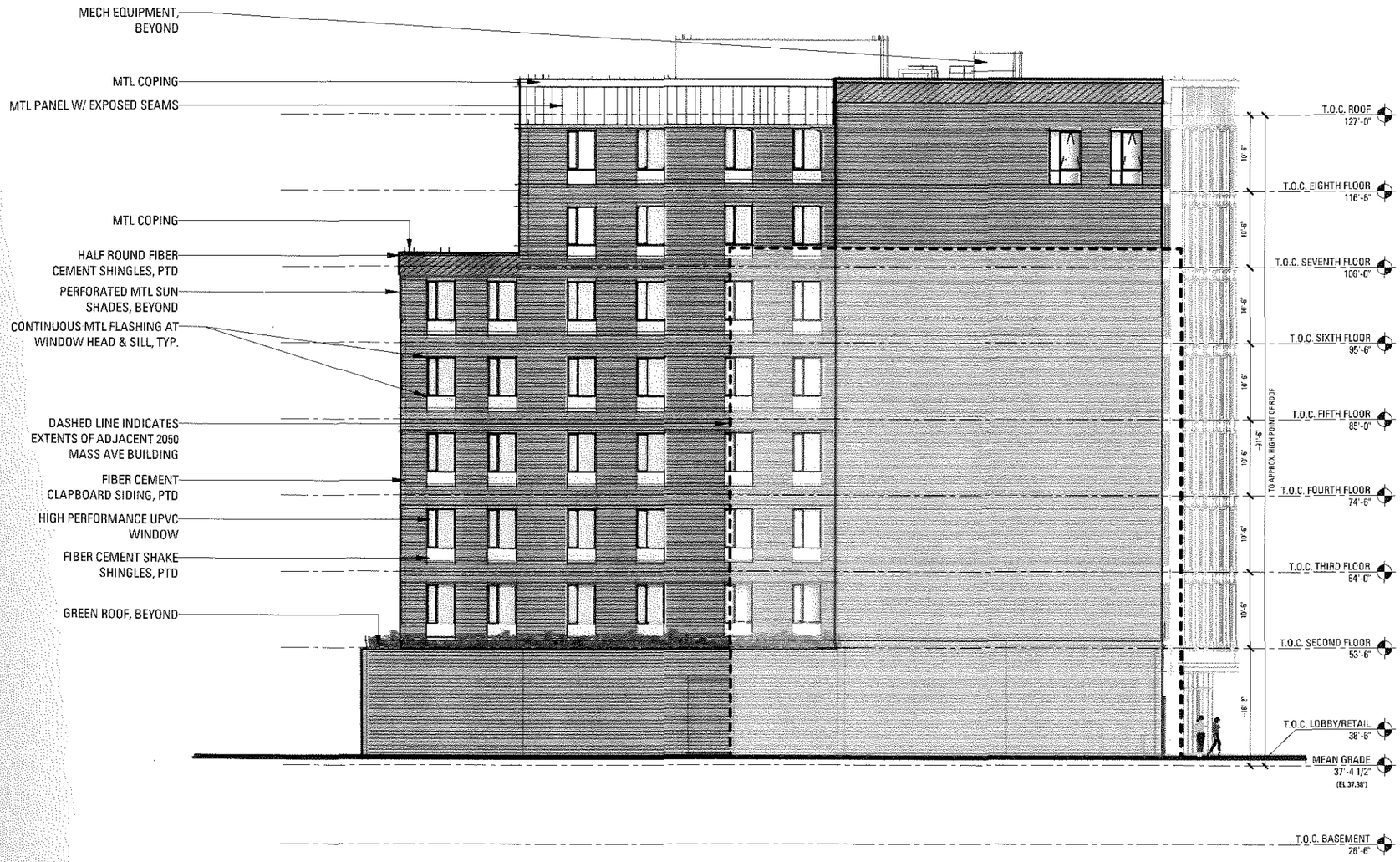
EXTERIOR ELEVATIONS

A-303



1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
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EXTERIOR ELEVATIONS

A-304

RENDERING - VIEW AT MASS AVE TOWARDS WALDEN ST LOOKING NORTH-WEST

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Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

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REGISTERED ARCHITECT JASON FORNEY NO. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-305

RENDERING - VIEW OF MASS AVE & WALDEN ST INTERSECTION LOOKING SOUTH-EAST

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Rev	Date	Remarks

Date	JANUARY 4, 2021
Scale	
Project Number	20.001
Drawn By	Author

2072 MASS AVE

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COMPREHENSIVE PERMIT REVISIONS: ALTERNATIVE OPTION
NOT FOR CONSTRUCTION

PERSPECTIVES

A-306

RENDERING - VIEW OF MASS AVE LOOKING SOUTH

METAL PANEL WITH EXPOSED SEAMS

LONG MASONRY AT STREET LEVEL

HIGH PERFORMANCE UPVC WINDOW WITH METAL FRAME

VERTICAL INFILL WOOD TEXTURE COMPOSITE PANEL

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Project Number	20.001
Drawn By	Author

2072 MASS AVE

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REGISTERED ARCHITECT JASON FORNEY No. 31488 BOSTON MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

PERSPECTIVES

A-307

*Note: Wide angle perspective shown to represent rendering elevation of building along Walden St

RENDERING - VIEW OF WALDEN ST LOOKING WEST

MASONRY SOLDIER COURSE AT HEADER

FIBER CEMENT CLAPBOARD SIDING, PTD

OPENINGS IN MASONRY FACADE

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PERSPECTIVES

A-308

RENDERING - VIEW OF WALDEN ST TOWARDS MASS AVE LOOKING NORTH

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PERSPECTIVES

A-309

RENDERING - VIEW ALONG MASS AVE LOOKING SOUTH-EAST

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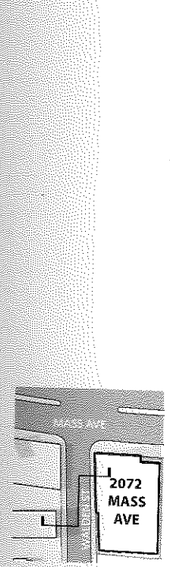
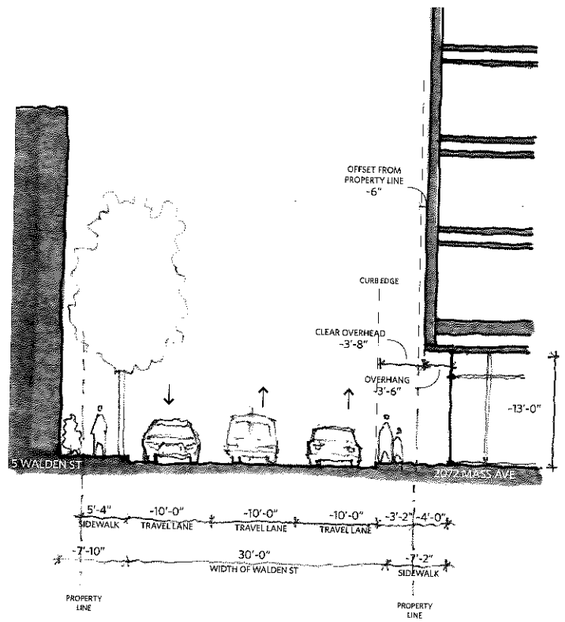
PERSPECTIVES

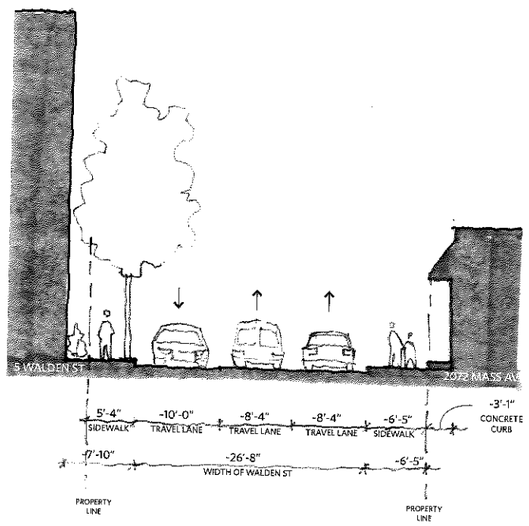


KEY PLAN



STREET SECTION - PROPOSED DEVELOPMENT WITH WIDENED WIDTH OF WALDEN ST
NTS

KEY PLAN



STREET SECTION - EXISTING CONDITIONS
NTS

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Drawn By	EP

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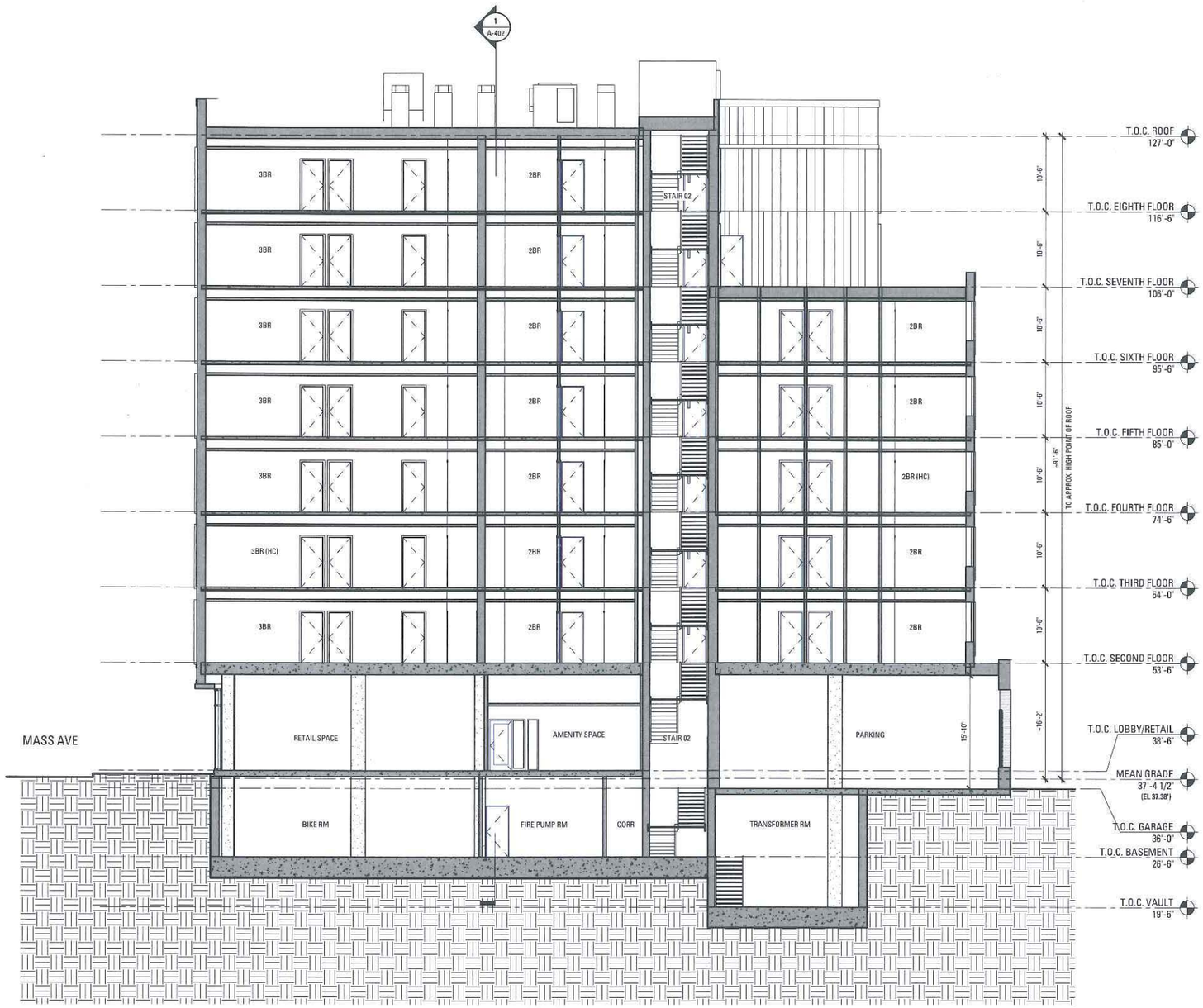
STREET SECTIONS

A-400



1 BUILDING SECTION - NORTH-SOUTH
SCALE: 1/8" = 1'-0"

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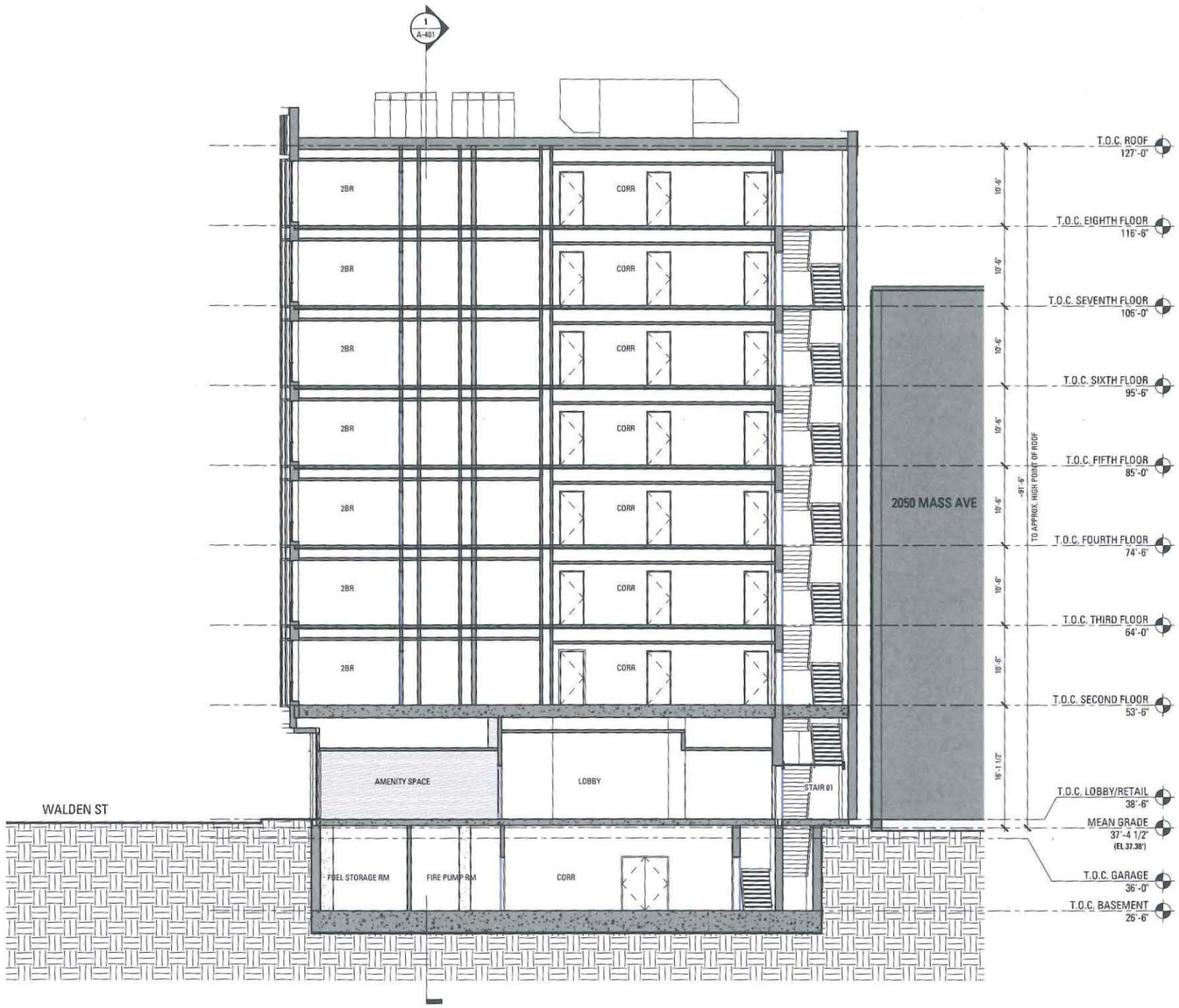
REGISTERED ARCHITECT JASON FORNEY No. 31468 BOSTON, MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS

BUILDING SECTION

A-401



1 BUILDING SECTION - EAST-WEST
SCALE: 1/8" = 1'-0"

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BUILDING SECTION

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 9:00am

HADOW STUDIES

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 12:00pm

HADOW STUDIES

runer/Cott
ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 3:00pm

SHADOW STUDIES

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
JANUARY 4, 2021

LEGEND

Existing Shadow
New Shadow

UMMER SOLSTICE | June 21, 6:00pm

SHADOW STUDIES

LEGEND

Existing Shadow

New Shadow

VINTER SOLSTICE | December 21, 9:00am

SHADOW STUDIES

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

Existing Shadow
New Shadow

VINTER SOLSTICE | December 21, 12:00pm

SHADOW STUDIES

LEGEND

- Existing Shadow
- New Shadow

WINTER SOLSTICE | December 21, 3:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE
JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

N

WINTER SOLSTICE | December 21, 3:30pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

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

SHADOW STUDIES

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021

LEGEND

- Existing Shadow
- New Shadow

EQUINOX | March 21 / September 21, 5:00pm

SHADOW STUDIES

Bruner/Cott ARCHITECTS

APPLICANT: CC HRE 2072 MASS AVE TENANT LLC

2072 MASSACHUSETTS AVENUE

JANUARY 4, 2021