

2072 Mass Ave
Webinar ID
949 4955 3244

Question

Will our questions be view-able by other attendees?

I can see your question.

Please define affordable housing- what do you mean 100% affordable? no Mixed income?

How does this project fit with current zoning? And how might the approved passage of AHO change, in any way?

Who profits from these projects?

What are the thresholds for “affordability” — are all the units going to be available at the same level of affordability, or is the are these rental or condo units?

will there be parking?

Parking for tenants included?

Many new developments within .25 of a mile have empty brand new retail... concerned for a glut...?

How many units and floors?

In the examples you’ve shown a lot of green has been obliterate. Is it possible to include some landscaping

What’s the height of Russell Apts?

What considerations are being given to the neighborhood density? Pre-Covid our neighborhood was overrun by traffic and r

Is the parking that you spoke about, ALL the parking that will be included in the construction?

Where is trash pick up going to be located?

Where will those cars be parked???

Also, the height of the building is quite dominant.

How does the electric car charging figure into the parking plan?

The lack of any reasonable parking seems problematic. Will there be any limitations on resident parking permits for resident

Only 3 parking spaces for 49 apts ?

Are you going to have a meeting wit and for the residents of the Russell Apartments??

Height of Henderson Carraige Building across Mass Ave?

There are several empty Mass Ave retail spaces. Why add more space when we already have empty spaces

1. This question has 2 parts:

A.. Because the Mass Ave/ Walden Street area is limited in street parking, new buildings need to include parking for each uni become even worse with the nearby developments in progress and when residents return after Covid19 subsides. With that

B. To address the issue of the environment as a top value and priority, will you include a plan to provide easy access to electr To me without parking to accomodate the residents there it’s a deal breaker. Where will the cars go? What is your (understar The building comes up to the corner. This is a visibility issue for traffic coming - also “light and airy’ which you keep saying ca Traffic on Walden is already terrible as it is one of the only paths thru Cambridge to Mass Ave. Rush hour creates many dange Will you also be saving the Q&A and Chat (little there yet, however)? Would be useful, esp. to read exchanges in detail later. Why does the Mass. Ave, sidewalk get narrower toward the corner? How wide is it at the corner?

Also it is not accurate to say that our area has ample green space. There was almost no green space on the map you showed. / TDC per unit?? (“Total Development Cost”)

Under standard zoning requirements, how many parking spots would usually be required for a 49 unit building of this size?

I live on Creighton Street. We are experiencing a surge in the rat population. I want to know what your rat control program Birds fleeing the area?

Most of the parking places in the city parking are already in constant use by existing residents and would not mitigat the par Much bigger step-down in the back needed!

I’m so glad it’s not red brick!

How will you account for the effect of the pandemic while conducting your parking utilization study?

How many 8 story buildings are there in north cambridge? My guess is less than 2.

That roof looks gorgeous!

How many non-presenters participating tonight?

Can the retail spaces also be affordable to small scale Cambridge-based entrepreneurs? There are numerous small companies. Is that correct orientation?

Jason: "We anticipate having .5 cars per unit or +/-24 cars."

That seems unrealistic. Will that be enforced somehow, for example only 24 resident permits issued by the city?

Are the windows operable? I hope they are.

Don't construction costs go up above 6 stories?? Why not stop at 6??

There's a severe housing shortage in Cambridge, as demonstrated by the waitlist numbers given earlier. That's housing for people.

It appears that according to Trump's tax returns he would have qualified. How do you filter for malfeasance? Are lower income people?

What percentage of these units will be "affordable" and how are you defining that term?

@Alejandra and Winthrop Carty:

There are a lot of eligibility requirements to get government assistance for housing, these apartments will go to lower income people.

How much green space will there be on the street level? What % of the land area will be taken up by the building?

nice design. thank you for a thorough presentation. if you didn't have that retail could you explore adding more affordable housing?

Will section 8 be accepted (or only through the inclusionary housing?)...do you plan accessible units?

Wrong. Who do you think drive Uber??

It would be helpful as you progress the design if you could add images from the street of the rooftop equipment including the equipment. Yeah, except you don't nor will you live here...

Having lived with the traffic at it's worst and the slowing during COVID we can tell you that traffic is only at 50% of it's normal.

From Me to All panelists: (7:40 PM)

I would expect the city lot to be full all the time with residents of the bldg- not a negative, just a fact.

Can there be a restaurant or cafe?

The laws may permit this height; the neighborhood will be changed by this size - laws do not accommodate the reactions of the neighborhood.

The issue is the traffic, not just the parking. Traffic was untenable to our neighborhood prior to Covid. Traffic backed up on V

What is status of restaurant lease and owners?

It is a great site for this and as a teacher in the district I am strong advocate for this project AND please make sure that you address the traffic.

What is data on bikes???

Saw monitoring wells being drilled, what were the results?

If you didn't have to worry about parking or zoning, how tall of a building would you build? And how many more people would you want?

This is a dangerous intersection for bikers (esp. turning left onto Walden from Mass Ave) and I suspect there will definitely be more bikes.

What percentage of these units will be "affordable" and how are you defining that term?

How will they assess parking needs during Covid? There is plenty of parking now. Not normally.

Jason, is this photo taken from Walden?

this overhang approach is inconsistent with neighboring context; needs further elaboration/explanation.

I work for an affordable housing non-profit - the Massachusetts Housing Coalition.

Let me start here - thank you. At a time when our entire housing system is in crisis, and we hear over and over again about the need for more housing.

Housing is not just a roof over one's head. Housing is linked to, and intersects with, almost every important issue out there. More than ever, housing has an incredible effect on the health of individuals and families.

And we see the effects of a housing system stretched to its breaking point. Thousands applying for just a few vacancies. Housing is a crisis.

And while that last one may sound like a good thing, and is to a certain extent, it also means that each and every day, more and more people are affected by the lack of parking. We need relief. We need more housing, and we especially need more affordable housing. This is a boon to people who need a place to live.

To those of you speaking to a lack of parking, I'd urge you to reconsider your opinion. We should be doing our best to increase public transit options during this pandemic. As such, it makes sense to continue concentrating on reducing dependence on cars. This will also reduce traffic - another common issue in the comments here.

Thank you for investing, not just in Cambridge, not just in Massachusetts, but for investing in our future. I'm looking forward to seeing the scale of the photo looks more from Mass Ave than across from Walden.

Will you plant street trees on both streets? Is there room for large trees here? It would help with cooling both the building and the street.

So, in the interest of full disclosure, how much are the salaries of your top execs? We live at Walden and Mead and there is literally only a few spots in the surrounding blocks. On street cleaning days I have a hard time finding a spot to park. The parking at the corner lot now is experienced as "open" and should be reckoned with.

I am excited about this project. This will bring housing and stability to many individuals and families. Thank you for taking the initiative to add more affordable homes in Cambridge. I think the building will add a lot of vibrancy to the neighborhood.

Comment: I like the overall look of the building. I appreciate the material choices and I'm very happy it's not red brick. I appreciate the garden at St James's is a substantial green space that is being made available to the community.

Just a few comments and not a question from me. As a Cambridge resident, and the Executive Director of the non-profit Massachusetts Housing Coalition, I'm excited to see Sean and Jason — I believe your group has set the standard for housing not just in Cambridge, but in Massachusetts, and that you are leading the way.

Our coalition is the voice of the grassroots pro-housing movement in the Commonwealth. Instead of building barriers by using exclusionary zoning, we are working to remove them. It's been said many times that we are in a housing crisis. Our organization is responding directly to this crisis by advocating for policies that address the root causes of housing insecurity. MHC recognizes that we must do better for our residents and for the people that need housing regulations to work.

Honestly, a very sincere thank you to Sean Hope, Jason Korb, and the Capstone Communities team for their vision and persistence in developing more like it throughout the state. Thank you again and congratulations on a very important project.

Your consultant recently conducted soil borings at the site. What was the outcome of this preliminary investigation and when will you have the final report? Will you commit to saving and making transcript of Q&A available with recording? Would be helpful.

Also want to add my household's full support to the project. If me having to spend extra time finding a parking spot means 4 more dropoff spots going to be adequate if you are going to have 40 or 50 deliveries from Amazon, supermarkets, Uber Eats, etc. How many kids do you anticipate? Where do they play?

Really happy your team has taken on this challenge and will replace a 1970s style fast food restaurant surrounded by asphalt. You skipped my question! construction costs above 6 stories??

There's no "housing shortage in Cambridge." That's an absurd assertion. Yes, please answer Jarvis' question. Six stories might make a big difference, aesthetically and in many other ways.

I live on Walden Street and think the number of parking spaces is appropriate. Let's choose people vibrancy of streetscape over parking spaces.

Who, exactly, are "the city"??

For years, I've heard people say that they want 100% affordable developments (i.e., ALL units go to income-qualified households). New research is coming out about the dangers of indoor air pollution and how good ventilation is important, especially in tall buildings. I like the bedroom sizes. I like the income mix, which will allow very low income people as well as low income people.

I would suggest instead of retail, you make that corner an active indoor play area for kids!

St James's will have a great kitchen facility and open space. I suggest you reach out to us to see what our current redevelopment plan is. Echoing messages of support for this project. It's an aesthetic improvement over the existing building, helps address a key need of the neighborhood. The city really needs to help attend to the traffic either way.

You skipped question on bikes! You speak of "data" on cars, but why not with bikes?? Where do your numbers for bike storage come from?

Will you be addressing impact on the local rat problem before, rather than after construction begins?

Cogswell neighbor here in support of this project. Agree with Jeanine's points.

Since demand is so huge, can you restrict tenants to not owning a car?

I'm impressed overall by this proposal - but is there any way you can shrink it a little, in height, closeness to lot line/sidewalk

Construction staging areas?

How are you defining the "affordability" of these units? Missed the beginning of the presentation. Thanks!

@Jean Hermann: 8 units for up to 30% AMI, 41 units for up to 60% AMI.

During construction, will you be blocking Mass Ave and/or Walden?

Repeat and emphasize Michael Brandon's query about construction staging. Those of us who live along Walden have concern

Just another quick comment for the record:

As far as parking, the next generation of tenants and homeowners have little use for single occupancy vehicles and therefore allow more parking, more pavement, or any other way to squeeze in more cars, you always succeed in increasing traffic. More outmoded infrastructure requirement. We can make affordable housing more affordable by lowering costs for great projects:

... will you be blocking the sidewalks along Mass Ave and/or Walden?

Skipped another one! We're funding this with public money! - but don't have a right to know salaries of execs??

Where are the 50+ parking spaces? Is there a sub-basement?

Please consider the seating/planting areas we have placed further down Mass Ave at Shephard and x from Garfield.

Happy to explore grant funding.

Really do hope that this brings more families. Good luck with the next stage of researching and working with the city to mitigate

Your concept of widening sidewalk that faces Walden is good; it is currently too narrow, especially during snow season, which

@Dan Smith: 53 *Bike* Parking spaces will be in the basement, yeah. (Car parking is limited to ~accessible + pickup/dropoff)

You're reading propaganda but not tougher questions from people who actually live here! BS.

Or consider a year-round indoor farmer's market for that corner retail spot. The neighborhood needs it.

You might want to consider more drop off spaces. Delivery vehicles cannot stop on Walden, and space on Mass Ave is a bus stop

That question about how many/where do the kids' play was not a negative comment.

play, that is.

Farmer's market or another non-profit use could (as Ruth suggested) be a great addition to the area. Is it economically feasible

It might be helpful to your presentation to include a photo of the building that existed on this corner prior to current KFC street

What are the common areas on residential floors?

How can we support you going forward?

What's the allowed "developer fee" you alluded to earlier?

How about making Walden a cul-de-sac at the railway bridge near Mead or a pedestrian / bike way? That would solve the traffic

Half my "questions" have been reiterating good questions or comments you've skipped! In any case, I thought this was about

are 3 bedroom units in demand?

Does any aspect of this project depend on the AHO amendment passing or is it completely independent of AHO?

How much have you gotten so far from the Cambridge Affordable Housing Trust Fund? (Basically a "pass-through" from city CPA funds. "Community Preservation Act.")

Did you bid on 2072 Mass. Ave in the fall of 2017, when the previous owner bought it before flipping it to you six months later?

You're making the comment that you're running out of space (as it relates to drop off / pick up). This is telling. It means the building

Making the exit out of the proposed lot a right turn only might be a good idea during rush hour.

Agree wholeheartedly with Susan Frankle...

There is a debate coming up and I need a drink!

Why didn't you commission a traffic and parking study BEFORE designing a project that apparently doesn't address the concerns

OK, thanks !!

I'd like another neighborhood discussion on this before you take it to the next level: can someone arrange that? And now, I'll

We will have a PSNA meeting with them, probably in next month or two.

Jason, that sounded like emotional blackmail...

A little too much "broadcast," not enough "receive," IMO.

You didn't live in the neighborhood pre Covid. We were trapped in our neighborhood many times because we couldn't get c

Actual Start Time	Actual Duration (minutes)	# Question
9/29/20 18:42		136 148
Asker Name	Answer(s)	
Merry White		No but they w
Susan Frankle		Great, we're n
Alejandra and Winthrop Carty		Correct, no m
Jarvis Tyner		We will provi
Susan Frankle		The developm
Chris Thorner		This will be an
Chris Thorner		All rental.
Chris Thorner		3 accessible p
Merry White		No, only 3 acc
Chris Thorner		Yes, we are co
Alejandra and Winthrop Carty		8 floors, 49 ap
Angélica and George Brisk and Scott		The site is curi
Jarvis Tyner		It is 6 stories a
Susan Frankle		
Angélica and George Brisk and Scott		Yes. We are cu
Angélica and George Brisk and Scott		Inside the bui
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Jarvis Tyner		68'
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Susan Frankle		
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Jarvis Tyner		
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Sam Seidel		Thank you Sar

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Susan Frankle
Max Tolkoﬀ
Jarvis Tyner
Angélica and George Brisk and Scott
Jarvis Tyner

It's a great que
Thanks Max!
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Absolutely, th

Kurt Thearling
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All of the data

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Jennifer Gilbert
Kathy Johnson
Jarvis Tyner
Nina Schwarzschild
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Angélica and George Brisk and Scott

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Ruth Ryals
Jarvis Tyner
Merry White
Susan Frankle
Cathy McCormick
Angélica and George Brisk and Scott
Jarvis Tyner
Lein Tung
Max Tolkoﬀ
Amy Sloper
Jean Hermann
Lois Fine
Alejandra and Winthrop Carty
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Mark Boswell

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Larry Field

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Sarah Forrester

Jeanine Pearson

Angélica and George Brisk and Scott

Jarvis Tyner

Kurt Thearling
Deborah Gallagher
Lein Tung
Lucy Patton
MICHAEL BRANDON
Jean Hermann
Christopher Schmidt
Kurt Thearling
Merry White

Jefferson Smith
Kurt Thearling
Jarvis Tyner
Dan Smith

Ruth Ryals
Angélica and George Brisk and Scott
Cathy McCormick
Christopher Schmidt
Jarvis Tyner
Ruth Ryals
Kurt Thearling
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Ruth Ryals
Ann Fleck-Henderson
Cathy McCormick
Ann Fleck-Henderson
Max Tolhoff
Jarvis Tyner
Susan Frankle
Jarvis Tyner
Phyllis Pownall
Young Kim

Jarvis Tyner
MICHAEL BRANDON
Susan Frankle
Amy Sloper
Merry White
Ruth Ryals
MICHAEL BRANDON
Phyllis Pownall
Merry White
Ruth Ryals
Merry White

Amen!

Jarvis Tyner
Susan Frankle

will be read aloud verbatim and answered on the zoom at the end.

new to this technology, glad it's working that way!

market rate units. 100% affordable.

develop a zoning chart showing where it complies and where it doesn't comply with zoning on our website that we plan to launch. The resident team is entitled to a developer fee that is set by the state and the City. The developer fee is the same whether it is a for profit or market rate unit. I answered shortly.

parking spaces and 2 drop off spaces.

possible parking spaces onsite and 2 drop off parking spaces. A resident with an HP placard will be eligible for one of the access spaces. If we are concerned, we believe there may be an opportunity for community based retail, the PSNA proposed a possible kitchen for small businesses, + basement

currently 100% impervious asphalt and restaurant. Can you elaborate as to which green space is being obliterated? The current building is 60'. There is an 8 story building two blocks north on Mass Ave, that is 71'.

currently conducting a parking utilization study that will show the current availability of on street parking during peak times. During the study, the trash truck will pull in during mid day hours so as to not interfere with rush hour or wake residents.

will most likely provide the charging stations at the HP spaces.

are having .5 cars per unit or +/-24 cars. We are awaiting an onstreet parking study and will assess at that time how many onstreet parking spaces are needed.

working with the CHA on that. We have reviewed this plan with the CHA already and they are supportive.

concern and something for which we are concerned. We'd like to make this community retail, no banks, etc. Something that would be a benefit to the community.

collected long term data from other affordable housing developments. We anticipate .5 cars per unit or +/-24 cars. We are awaiting the study results.

and, the problem is bad throughout the City. We use Green Planet pest control to bait weekly during construction. We also work with the CHA on that.

Thank you!

estion and also one that we have asked. We have been told that if anything it will overestimate the number of cars parked on 1

is is exactly what we're thinking!

from all of the other affordable housing developments support this ratio, can you please let us know where your data is from

epted in all units. 3 fully accessible MAAB/ADA/504 units. 1 sensory unit. All units will be visitable.

nderings actually do show all of that, you just can't see it from the street, which is a good thing!

row!

in and lease-up.

these issues.