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Architecture/Urban Design  
Preservation/Space Planning

## Bruner/Cott

Project: **1791 Massachusetts Avenue**

Meeting Date: May 02, 2017

Present: Jason Korb, Capstone Communities (CC)  
Sean Hope, Esq., Hope Real Estate (HRE)  
Jason Forney, AIA, Bruner Cott and Associates (BCA)  
George Gard, AIA (BCA)  
George Smith, Lesley University  
Owners of the Newport Road Condominium Association; Association consultant Larry Beals,  
Beals & Associates

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This meeting was held to gain input from the immediate abutters before commencing the design for 1791 Mass Ave. The following is the notes recorded during the meeting.

### **Introductions:**

CC and HRE explained the purpose of the meeting was to listen to the direct abutters about their concerns and goals for the development at 1791 Mass Ave. It was discussed that the development team would do its best to incorporate the concerns and goals into initial design concepts that would be presented to a smaller working group of immediate abutters in early June 2017. While it may not be possible to incorporate all of the below concerns and goals, the development team will work hard to incorporate many of the concerns and goals into the design proposals and options.

### **Concerns:**

- Density
- Respects Light and Air
- Height
- Parking
- Construction/Disruption
- Setbacks
- Number of Buildings
- Use of Historic Assets
- Noise – HVAC and Living Rooms
- Trees - Chestnut Tree in Particular
- Secondary Impacts on Community of added people
  - Schools
  - Traffic
  - Trash

- Garbage Location
- Access to rear of Lunder Building
- Public view of church building
- Site Access Points
- How Information will be shared and updated

**Success:**

- High-Quality, Noble, and Dignified Dwellings
- Families that are long term community members
- Respects Light and Air
- Right Density
- Open Space
  - Green and Occupiable
  - Consider CPA Funds
  - Consider Public Space
  - Consider Locating on Mass Ave
  - Consider Buffering Newport Road
- Compliment, Respect and Respond to Surroundings
  - Articulation
  - Materials
- Use of Rear Houses – Preserve Memory
- Locate 1791 House relative to views
  - From Newport Rd
  - To Church
- Right Amount of Parking
  - Consider Alternate Car-Transportation – Zip Car
  - Other Transit Options
- Facades – Each is Important in its own right
- Model Sustainability
- Renewables
- Concealed and Quiet HVAC
- Lighting – Ground Level and/or Cut-Off
- Proper Management
- Proper Drainage

**Goals:**

- Answer all questions from Beals before submitting the permit application
- Post decisions, meetings, and materials to [www.1791massave.com](http://www.1791massave.com) in a timely fashion