

CC HRE 1791 MASS AVE LLC
c/o Capstone Communities LLC
1155 Walnut Street #31
Newton Highlands, MA 02461

October 30, 2017

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

Re: Comprehensive Permit Application for Frost Terrace
1781-1791 Massachusetts Avenue, Cambridge, Massachusetts

Dear Board of Zoning Appeal Members:

CC HRE 1791 Mass Ave Tenant LLC (“Applicant”), an affiliate of Capstone Communities LLC (www.capstonecommunities.com) (“Capstone”) and Hope Real Estate Enterprises LLC (“Hope”), intend to construct an affordable housing community on three contiguous lots at 1791 Mass Avenue, 1 Frost Terrace and 2 Frost Terrace in Cambridge’s Porter Square neighborhood (the “Site”).¹ The resulting residential community, called Frost Terrace, will consist of 40 rental apartment homes with a variety of unit sizes – 13 one-bedroom, 14 two-bedroom, and 13 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 recently opened Port Landing, a newly constructed 100% affordable housing community in the Port/Kendall Square neighborhood of Cambridge.

Capstone and Hope have created separate entities that own/will own the Site/Project and that will develop Frost Terrace. CC HRE 1791 Mass Ave LLC, whose managing members are HRE 1791 Mass Ave LLC (50%, Sean D. Hope sole member) and Capstone 1791 Mas Ave LLC (50%, Jason Korb sole member), purchased the 1791 Mass Ave land and building using loan proceeds from the City of Cambridge Affordable Housing Trust in May 2016. In November 2017, CC HRE 1791 Mass Ave LLC will also be purchasing the land at 1 and 2 Frost Terrace using loan proceeds from the City of Cambridge Affordable Housing Trust.

CC HRE 1791 Mass Ave LLC will enter into a long-term ground lease for the 1791 Massachusetts Avenue land and building and the 1 and 2 Frost Terrace land to CC HRE 1791 Mass Ave Tenant LLC. As the lessee under the ground lease, CC HRE 1791 Mass Ave Tenant LLC will pursue the financing, construction, and operation of the Project and is the Comprehensive Permit Applicant. CC HRE 1791 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 1791 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), and the Federal Low Income

¹ The new address for the combined Site will be 1781-1791 Massachusetts Avenue, Cambridge, MA 02140.

Housing Tax Credit Program (LIHTC). An affordable housing restriction will be recorded against the land and buildings with a term not less than 30 years² and Frost Terrace will comply with the Affirmative Fair Housing Marketing and Resident Selection Plan as required by 760 CMR 56.

Development Proposal

Existing Site Conditions

Fronting onto Massachusetts Avenue, the Site is comprised of three contiguous lots at 1791 Massachusetts Avenue, 1 Frost Terrace and 2 Frost Terrace for a total buildable site of approximately 22,000sf. The three parcels historically have shared a right of way along the north property line called Frost Terrace, which provides vehicular, pedestrian and other (utilities, etc.) rights for the three parcels.

The 1791 Massachusetts Avenue parcel is improved with a three-story Second Empire house (William Frost House) built in the late 19th century as a single-family residence and currently surrounded by asphalt paving. The house was most recently used as a dentist office by Dr. Wallace Gardner, where he also lived until his death in 2010. Dr. Gardner bequeathed the house to Harvard University, which subsequently sold it to a third party private owner, which later transferred the property to CC HRE 1791 Mass Ave LLC in May 2016. Since 2010, the 1791 Mass Ave house and lot have remained vacant. A tall mature horse chestnut tree sits at the parcel's southeast corner.

The two rear parcels at 1 and 2 Frost Terrace are landlocked and only accessible by Frost Terrace. Each parcel contains an historically preserved single-family Colonial cottage and is owner occupied. The homes were constructed in 1895 for Ms. Helen Frost as rental properties (Ms. Frost lived at 1791 Mass Ave at the time). Each parcel contains grass and landscaped front and rear yards and numerous mature trees. CC HRE 1791 Mass Ave LLC has entered into a Purchase and Sale Agreement with each owner and intends to purchase each property.



1791 Massachusetts Avenue



1 (left) and 2 Frost Terrace

Proposal Summary

Frost Terrace will include 100% affordable rental housing at 1791 Mass Ave and 1 and 2 Frost Terrace. A total of 40 rental apartments will be constructed. Approximately 68% (27 apartments) will be two and three bedrooms for families, 12 of which will be duplexes (four in each of the three existing houses). Specifically, the proposal includes 13 one-bedroom apartments, 14 two-bedroom apartments, and 13 three-bedroom

² The development team is proposing that Frost Terrace will be affordable in perpetuity.

apartments. Units average in size from 629 sf (one-bedroom apartments) to 907 sf (two-bedroom apartments) to 1,123 sf (three-bedroom apartments). The high proportion of two- and three-bedroom units will house families.

The rear houses at 1 Frost Terrace and 2 Frost Terrace will be retained and shed dormers will be added to each building at the roof level below the peak. To the interior courtyard between the houses and to the east, a three-story addition will be constructed so that a total of four duplex apartments will be located in each house. Non-contributing additions to the 1791 Mass Ave house will be removed and the building will be relocated toward Massachusetts Avenue and Lesley University's Lunder Arts Center. This move will allow for a larger attached building to be constructed behind the 1791 Mass Ave house. The 1791 Mass Ave building exterior will be renovated, and its exterior detailing recreated. Moving the house closer to Massachusetts Avenue will restore its visual relationship to the historic church structure now owned by Lesley University.



Historic Photo (Circa – 1910)



Current Condition



Proposed Condition

A new 4-5 story addition (45'-55' depending on portion, with the higher portion towards the Lunder Center) will be attached to the rear of the existing 1791 Mass Ave house. This addition will contain 27 apartments and will be served by an elevator.

Three accessible surface parking spaces are being proposed on the Project Site. The lower level of the new addition will include enclosed bicycle storage and a children's play and homework area. The play and homework area will include fun and educational games and toys. Frost Terrace's operating budget includes a part-time resident services coordinator who will plan events for families and others in the building and will assist with creating a community tutoring and mentorship program if it is desired by the residents.

Sustainable design strategies include installation of solar panels, storm water management with permeable paving, preserving the Site's mature trees, and installing energy efficient equipment and insulation. The Project is targeting LEED Certification.

Materials have been selected to match the original materials on the houses. The new structures are contemporary while respecting the historic houses and the adjacent buildings.

Neighborhood

Situated on the southern edge (less than 0.2 miles from the center) of Porter Square, Frost Terrace will complement an already vibrant mixed-use area of institutional, residential, restaurant and retail uses. Several residential neighborhoods abut Frost Terrace, including the Avon Hill Neighborhood Conservation District west of Porter Square and north of Linnaean Street. The Lower Common neighborhood extends to the west of Massachusetts Avenue and south of Linnaean Street. To the northeast are residential and retail uses along Somerville Avenue, the city boundary with Somerville. To the southeast is the Agassiz neighborhood, which extends south to Kirkland Street to the east of Massachusetts Avenue. Directly to the Site's south, and also fronting on Massachusetts Avenue, is a four-story building that is part of the Newport Road Condominium. This building is approximately 45' in height and contains 42 condominium units.

Area Amenities

This Site is very well-served by public transit. The Porter Square MBTA Redline and Commuter Rail stations are less than 0.2 miles from the Site. In addition, three MBTA bus routes are less than 550 feet from the Site, the nearest Hubway station is less than 170 feet from the Site, and the nearest Zipcar space is less than 200 feet from the Site. 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, Frost Terrace will provide 40 households with access to a desirable, transit oriented, and thriving neighborhood. According to Walkscore.com, the Site's Walk Score is 90, 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 Maria L Baldwin School (0.2 miles or 8-minute walk), Graham and Parks School (0.2 miles or 8-minute walk) and Maud Morgan Arts (0.3 miles or 7 minutes). Below is a partial list of amenities within 0.5 miles of the Site.

Restaurants		Groceries		Shopping		Shopping (continued)	
Half-Shell	0.02 miles	Star Market	0.3 miles	Susanna	0.01 miles	Zoots Dry Cleaning	0.3 miles
Upper Crust Pizzeria	0.02 miles	Montrose Spa	0.3 miles	Clothware	0.02 miles	Emack & Bolio's	0.3 miles
Pho House	0.03 miles	Thistle & Shamrock	0.4 miles	Sudo Shoes	0.03 miles	Healthworks	0.3 miles
The Abbey	0.03 miles	Star Market	0.4 miles	Nomad	0.06 miles	Barefoot Books	0.4 miles
Super Fusion	0.03 miles			Rite Aid	0.06 miles		
Cambridge Country Store	0.03 miles	Parks		The WoWLET BOUTIQUE	0.07 miles		
Simon's Coffee Shop	0.07 miles	Sacramento Field	0.2 miles	Irish Imports	0.08 miles		
Baraka Café	0.1 miles	Alden Play Area	0.2 miles	Bentley Publishers	0.08 miles		
Poke City	0.1 miles	Cocoran Playground	0.4 miles	Utso Tabetan Boutique	0.2 miles		
Tampopo	0.1 miles	Corcoran Field	0.4 miles	Barnes & Noble	0.2 miles		
Changsho	0.1 miles	Rindge Field	0.5 miles	Bank of America	0.2 miles		
Sapporo Ramen	0.1 miles	Farlow Herbarium	0.5 miles	CVS	0.2 miles		
Bourbon Coffee	0.1 miles	Sacrament Field	0.5 miles	Porter Square Books	0.3 miles		
Bruegger's Bagels	0.2 miles	Arsenal Square	0.5 miles	Cumberland Farms	0.3 miles		
Café Rustica	0.2 miles	Law School Yard	0.5 miles	Books By Design	0.3 miles		
Oxford Spa	0.2 miles	Bergin Playground	0.5 miles	Nebia	0.3 miles		
Starbucks	0.2 miles			Cambridge Offset Printing	0.3 miles		
Dunkin' Donuts	0.3 miles	Schools		Tags Hardware	0.3 miles		
Panera Bread	0.3 miles	Maria L. Baldwin School	0.2 miles	US Alliance Federal Credit Union	0.3 miles		
Starbucks	0.3 miles	Graham and Parks School	0.3 miles	Cambridge Naturals	0.3 miles		
Café Zing	0.3 miles	John F. Kennedy School	0.3 miles	Michaels	0.3 miles		
Forge Baking Company	0.5 miles	Currier House	0.4 miles	Café Zing	0.3 miles		

Building Program and Site Design

The design for 1791 and 1781 Massachusetts Avenue balances a complex set of contextual priorities for the Site which have arisen from analysis, civic meetings, and neighborhood working groups. The design goals are:

- Design and construct a noble, admirable, beautiful, and high quality affordable apartment community—a great place for families to live. 40 apartments, the majority of which are two- and three-bedrooms.
- Be a good urban neighbor, find appropriate density and develop a strong sense of place along Massachusetts Avenue. Respond to height, setback, density and materiality of surrounding buildings.
- Promote the creative reuse and high-quality stewardship of historic resources. Remind us of the past, while connecting to the present and future of Cambridge and Porter Square.
- Use valuable open and green space to create places for people, connections to nature, and light-air buffers. Leverage the urban, transit friendly Site to create places that favor people over vehicles.

The design takes shape as an urban and architectural composition. The composition has four anchoring elements: The William Frost House, a five-story masonry volume, the two rear Frost Terrace houses, and the landscape. A four-story clapboard volume knits together these elements. These elements are positioned to respond to the highly varied site context along each property line. The materials palette further unifies the urban and architectural composition. Inspired by the existing houses and surroundings, the materials used on the Project are warm and residential-scaled.

The first planning move is to relocate the original body of the William Frost House at 1791 Massachusetts Avenue to the northwest and into alignment with the landmarked former North Prospect Church building, now Lesley University's Lunder Arts Center's library, and to rehabilitate most of the original body of the house. Materials will be replaced, in kind, using historic photographs and the remaining architectural details to guide the design. Below is an example of a similar precedent, a Capstone property in Mid-Cambridge. The results are two-fold; through its connection with the church it communicates the residential history of Massachusetts Avenue, and it frees up a significant portion of the Site for the new apartment homes. The residential use of the William Frost House is restored by serving as apartment homes for families.



Similar Precedent – Before



Similar Precedent – After

To the north, a five-story rectangular volume is located along the lot line shared with Lesley University, a building of similar height. This simple volume, clad in a limestone colored masonry, is set back from the Avenue, creating a quiet backdrop to the existing house and the former church building. Deep set windows break down the scale, similar to the treatment of other historic masonry buildings in the area.

At the rear, where the Site abuts a neighborhood of single-family and multi-family homes, the Project retains two additional turn-of-the-century houses while removing more recent additions to free up green space at each corner. The materials of these houses will be retained where possible, and will be replaced in-kind where not. The houses will be enhanced with shed dormers and a full height addition to the rear to create family units.

A ribbon-like clapboard element knits together the above elements and most directly responds to the landscape. Its design mirrors the undulating facade of the adjacent Newport Road Condominiums in height, setback and spirit. The success of the proposed elevation as well as the existing elevation of the Newport Road Condominium building is the result of sense of unity and horizontality working together to visually enlarge the landscape. Simplified detailing, such as that shown in the below precedents, will be used to reinforce the horizontal and ensure that the new clapboard element allows the William Frost house to read clearly.



All of the apartments in the new 4-5 story addition will be designed in accordance with the Massachusetts Architectural Access Board 521 CMR 5.00 Group 2B standards, which state that “...at the time of initial construction, full accessibility without need for further modification.” In addition, 3 apartments in the new 4-5 story addition will be Group 1 units for individuals with mobility difficulties and 1 apartment will be also be a Group 1 unit for individuals with sensory difficulties.

Sustainability

The design for 1791 Massachusetts Avenue will model sensible sustainable design that aligns with affordable housing: lowering utility costs, conserving resources, creating healthy environments, and minimizing waste. In addition to meeting certification requirements, the team will utilize LEED standards to measure and verify building performance. In particular, integration with a commissioning agent early on will be leveraged to ensure efficient systems and a well-built envelope. Low flow fixtures will reduce the amount of water used by the building. Roof space will be used for power generation through photovoltaics. Most of the open space is landscaped, creating a verdant and vibrant environment. This leverages open space for people to enjoy, in a smart-growth neighborhood served by public transit. Specifications for a simple, durable materials palette will emphasize the choice of healthier building materials. These measures will act as quality-of-life improvements for the residents and will be integrated with the management of the property.

Affordable Housing

Due to its unit mix and income set asides, Frost Terrace's 40 apartment homes will attract a variety of households. 36 units will be set aside for households that earn at or below 60% of AMI, currently a household income ranging from \$43,440 – 67,020, depending on household size. Four units will be set aside for households that earn at or below 30% of AMI, currently a household income ranging from \$21,720 – \$33,510, depending on household size. Net of utilities and depending on the apartment income restriction, monthly one-bedroom rents are estimated to be \$521 – \$1,103, monthly two-bedroom rents are estimated to be \$619 – \$1,317, and monthly three-bedroom rents are estimated to be \$711 – \$1,517. These rents are approximately 25% of the neighborhood's market rate rents, which are 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 recently completed Port Landing, 1,386 applicants applied for its 20 apartments prior to the lottery. There are currently over 600 families and individuals on Port Landing's waitlist and numerous additional applications are received weekly.

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 on-site accessible parking spaces that will be dedicated to residents and guests with disability plates or placards. No additional on-site parking is being proposed.

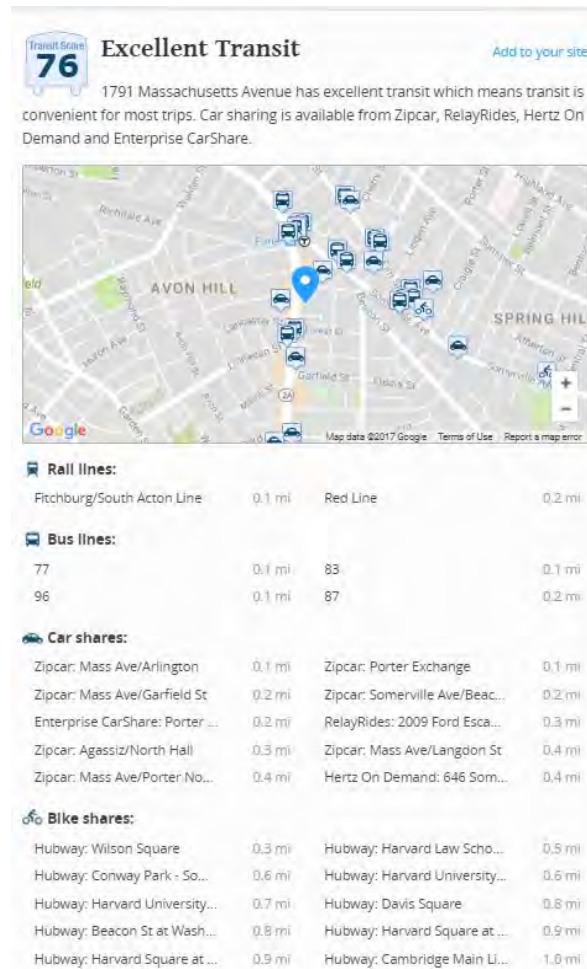
We believe that the Project benefits from this in the following ways:

- Increased affordable housing units: The creation of at-grade parking would reduce the number of apartments created by encroaching on areas currently slated for units;
- Site Design: Adding underground parking would detract from the urban design goals by adding parking access on the most visible part of the Site facing Massachusetts Avenue; in addition, the addition of parking would greatly reduce the ability to retain mature trees and add green landscaping;
- Low Utilization: Affordable rental developments typically see low parking utilization. At the recently completed Port Landing, there are 16 parking spaces for 20 units, and fewer than 11 of those spaces are used. At Frost Terrace, the proximity to transit, combined with the planned transit benefits, will allow residents access to numerous transportation options beyond traditional car ownership;
- Financial impact: Below-grade parking spaces range in cost from \$100,000 to \$150,000 per unit to create. This Project relies on public subsidy funds. The addition of this parking cost may create a Project that is financially infeasible or does not optimize these public funds for the creation of housing.

The Site is a short walk from numerous forms of transit options including the Porter Square Station less than 0.2 miles from the Project that includes the MBTA subway Red Line, Commuter Rail Fitchburg/South Action Line, four Bus Lines (Bus Route #77, 96, 83 and 87) and several car sharing locations. The vehicle ownership

data from Port Landing and other affordable rental buildings in Cambridge suggests approximately half of the households, 20, will have cars. Those residents with or without cars will benefit from Transportation Demand Management (TDM) that will include subsidizing MBTA passes, Hubway memberships, or ride sharing memberships, as further detailed in the attached Parking and Traffic Assessment by Vanasse & Associates, Inc. (VAI) in **Section 5**. In addition, the Project will include the installation of on-site bicycle parking, the installation of screens at a centralized location that will provide live information on transit services, the matching of residents who desire to carpool with other residents, and the providing at move-in information 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:



Additionally, VAI determined the Project’s projected parking demand and quantified the availability of on-street parking within 1/4 of a mile from the Site during peak parking demand hours. In summary, at the time of its study on October 17 and 18, 2017, VAI determined that the peak hour demand was at 7:30pm at which time a total of 139 on-street parking spaces were available within a quarter mile of the Site. This included 62 on-street parking spaces east of Massachusetts Avenue. VAI concludes its report by stating: “a detailed parking survey was completed in the area of the development 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 development team’s parking strategy is also consistent with 11 market-rate multi-family buildings within four blocks of Frost Terrace, totaling over 320 units, that have little or no parking (see below aerial).



Frost Terrace’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. Frost Terrace 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.

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.

While the City has dedicated significant financial and other resources to creating and preserving affordable housing, according to the 2016 Cambridge Housing Profile, from 1997 to 2016 Cambridge has experienced a decrease in affordable units as a percentage of total housing units in the City (from 15.4% to 14.7%).³ The following figure illustrates the dramatic increase in median asking rents in the City from 1996 to 2016. In summary, one-bedroom rents have grown more than 260% and two and three-bedroom rents have increased more than 230%.⁴ These increases are four to five times total inflation (53%) for the same 20-year period.⁵

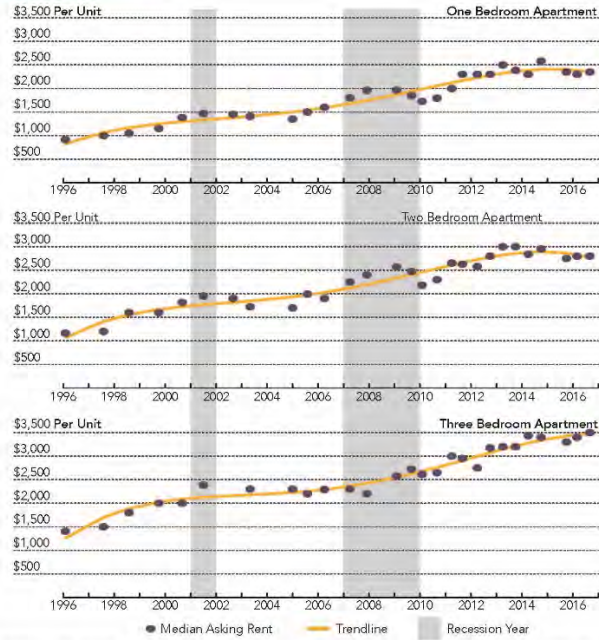
³ Cambridge Housing Profile. City of Cambridge, Massachusetts. Community Development Department. 2016, 30.

⁴ Ibid., 25.

⁵ U.S. Bureau of Labor Statistics, “CPI Inflation Calculator.” <https://data.bls.gov/cgi-bin/cpicalc.pl> (accessed October 24, 2017)

RENTALS: ASKING MARKET RATE RENTS

FIGURE 2.11:
Median Asking Rent by
Apartment Size:
1996 - 2016



Sources, all figures: Cambridge Community Development Department staff survey of Realtors, 1996, 1997, 2000 and 2002; Cambridge Community Development Department survey of Boston Globe jobs, 1998 and 1999; Harvard University Housing Office, 2000 and 2001; Boston.com, 2003-2006; Boston.com and Craigslist.com, 2009-2014; Zillow.com, 2013 and 2016.
Cambridge Community Development Department 2016 CAMBRIDGE HOUSING PROFILE 25

The dramatic increase in median rents over the past 20 years has adversely and disproportionately impacted Cambridge’s lower income households. HUD defines “cost burdened” households as those who pay more than 30% of their income for housing.⁶ According to the U.S. Census Bureau, 46.2% of renters in Cambridge are paying 30% or more of their household income on rent and are therefore considered cost burdened.⁷

Lower and middle income families in Cambridge find it exceptionally difficult to secure family friendly housing throughout the City, but especially near the Site. In 2016, the median price for a 1-3 family home in the Agassiz neighborhood was \$1,756,500 (the highest in the City), the median condominium price was \$678,000 (the second highest in the City), and the median monthly rent was \$4,710 (the highest in the City).⁸ 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, 79.2% of Cambridge’s housing inventory was constructed prior to 1980. Upon completion, all of Frost Terrace’s apartments will be new or have full letters of lead based paint compliance.

Frost Terrace’s apartments will also be available for a significant number of City employees. Based on a review of the City’s 2017/2018 salary data (excluding Cambridge Public School salaries), 1,608 employees may qualify for Frost Terrace’s apartments.^{9 10} These employees include, but are not limited to, 80

⁶ U.S. Department of Housing and Urban Development, “Affordable Housing.” https://www.hud.gov/program_offices/comm_planning/affordablehousing/ (accessed October 24, 2017)

⁷ U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

⁸ 2016 Cambridge Housing Profile. City of Cambridge CDD, 19.

⁹ Cambridge Open Data. “Budget – Salaries,” <https://data.cambridgema.gov/Budget-Finance/Budget-Salaries/ixg8-tyau/data> (accessed October 26, 2017)

¹⁰ Full time employees are assumed to be those that earn at or above \$31,741, calculated based on the City’s living wage of \$15.26 per hour and a 40-hour work week. These employees may qualify for Frost Terrace’s apartments subject to other household income and household size.

employees of the police department and 396 employees of the Fire Department. With regard to Cambridge public school teachers, there are 23 out of 70 teacher pay grades that may qualify for Frost Terrace's apartments.¹¹

Based on an informal October 2017 survey of larger apartment communities in the immediate market area, two-bedroom apartment rents range between \$3,200 and \$3,665.¹² In order to afford these rents and not be cost burdened, a household would need to earn at least \$110,000 – \$125,000 annually. 48% of Cambridge's families and almost 60% of Cambridge households make less than \$100,000, making these units unaffordable to a majority of current Cambridge residents.

Once completed, the Frost Terrace residential community 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 (33%) will specifically be occupied by families.

Financing

If Frost Terrace's Site eligibility application and zoning application are approved, the development team anticipates applying for a complex 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 for an allocation of low income housing tax credits as well as additional subsidies.

The City of Cambridge Affordable Housing Trust has committed \$7.18 million in loans to finance the Site acquisitions and certain predevelopment expenses. If Frost Terrace receives its permitting, the development team anticipates applying for additional City funding and for eight Cambridge Housing Authority Section 8 Project Based Vouchers.

Permitting and Community Process

The development team is proposing to obtain all of Frost Terrace's local approvals through an MGL Chapter 40B comprehensive permit from the Cambridge Board of Zoning Appeals (BZA). Since the City of Cambridge has met its obligations under MGL Chapter 40B, the development team is hereby requesting that the BZA accept this Comprehensive Permit application. Pursuant to 760 CMR 56.05(7), please refer to **Section 4** for a detailed list of requested Waivers from Local Requirements and Regulations.

Over the past six months, the development team has engaged the community through both direct abutter charrettes/working sessions and neighborhood meetings. The development team has maintained a website, www.1791massave.com, that provides updated and detailed information on the proposal. The website includes copies of plans, FAQs, news and events, information on the development team, and contact information for the community to provide feedback and ask questions.

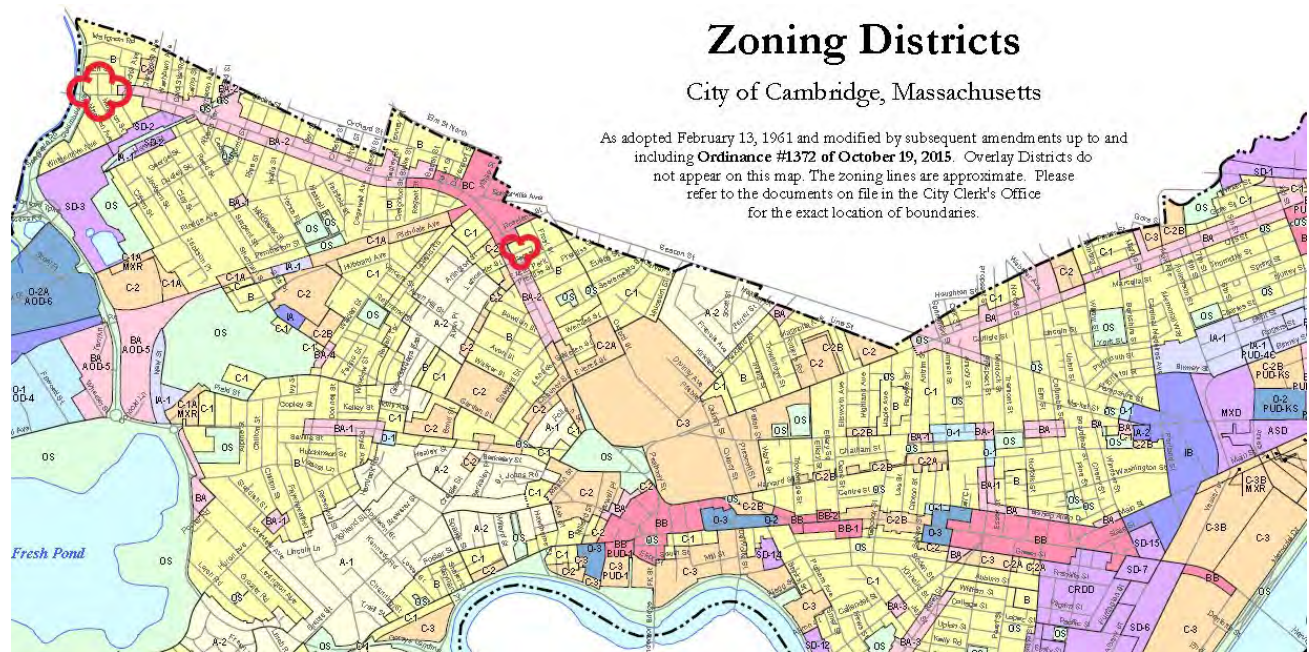
The development team has presented at five community meetings open to the entire community and five design charrettes with direct abutters. The current proposal incorporates a number of design suggestions and feedback received at the community meetings, including but not limited to: (1) retaining mature trees on the Site, (2) locating the new building and 1791 Mass Ave house to the north with setbacks from the

¹¹ Agreement between the Cambridge School Committee and the Cambridge Education Association Units A and B, Effective September 1, 2017 through August 31, 2020. "Appendix A: Salary Schedules September 1, 2017 – August 31, 2020," 57.

¹² Forest Court - 16 Forest St. and CHR Cambridge Apartments – 1 Langdon St. (3 bed rents are not posted)

Newport Road Condominiums to preserve light and air to those residences, (3) rehabilitating the existing houses at 1 and 2 Frost Terrace, (4) positioning the five story component to the north of the Site away from the Newport Road Condominiums, and (5) retaining and rehabilitating the existing 1791 Mass Ave house and realigning it with the historic North Prospect Congregational Church, now Lesley University's Lunder Arts Center, to reflect the historic context.

Both the Newport Road Condominiums to the immediate south and the Site have a zoning designation of Residence B. These are the only three Residence B parcels on Massachusetts Avenue in all of Cambridge, except for a small stretch of residential and commercial properties on the Arlington/Cambridge border (see annotated zoning map below). At the Site's location, surrounded by 4-6 story buildings, many with zero lot lines, the Residence B zoning is inconsistent with heights, density and range of commercial, retail, and multifamily uses.



The area along Massachusetts Avenue adjacent to the Site is mixed use and is characterized by mostly four, five and six story brick apartment buildings. In 2011, to construct its Lunder Arts Center, Lesley University successfully petitioned the Cambridge City Council to rezone the two parcels adjacent to the Site's northerly lot line at 1797-1803 Massachusetts Avenue from the low-density Residence B to a high density, mixed-use Business C. The Lunder Arts Center included the construction of a new modern building the corner of Roseland Street and Massachusetts Avenue. The Lunder Arts Center also relocated to the south and rehabilitated the North Prospect Church into a library. The new building and the Church range in height from 45-55', not including rooftop mechanicals or church steeple.

The recent adjacent Business C zoning district to the north of the Site allows for five stories of height consistent with adjacent buildings fronting onto Massachusetts Avenue in Porter Square and other city squares throughout Cambridge. The Agassiz and Avon Hill neighborhoods on streets behind Massachusetts Avenue to the southeast are predominately comprised of lower scale residential buildings, which is reflected in the Residence B zoning. Despite the restrictive residential zoning and lower scale density, both neighborhoods have existing large multifamily developments (both rental and condominium, including the Newport Road Condominiums), which are woven into the neighborhood's fabric. The Frost Terrace proposal

is consistent with the density in this area in that it concentrates its density toward Massachusetts Avenue and Lesley University and it materially retains the lower scale, existing 1 and 2 Frost Terrace houses.

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 \$36,000,000 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. Capstone is also joint venturing on the rehabilitation and reuse of the historic Hilton's Tent City building in Boston's North Station.

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. 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.
- **General Contractor:** *Keith Construction Inc.* (www.keithconstruction.net): Established in 1993, Keith Construction is a full-service construction company experienced with a variety of building types and construction methods. The president is John Keith, whose project experience includes several new

construction and rehabilitation residential projects across New England and is a Who's Who in the affordable housing industry. Keith's client list includes Beacon Communities, Boston Land Company, Caleb Foundation, P.O.A.H., Rosenthal Group, Weston Associates, The Winn Companies, Schochet Associates, The Wishcamper Companies, Rees-Larkin Development, and many others. Keith Construction successfully completed Port Landing in 2016.

- **Architect:** *Bruner/Cott & Associates (Bruner/Cott)* (www.brunercott.com): Bruner/Cott is a mid-sized, full service architecture and planning firm, located in the Central Square area of Cambridge, 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 recently 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

Frost Terrace will bring high-quality housing to the Porter Square neighborhood that is affordable to a diverse array of low- and moderate-income households. With immediate proximity to rapid transit and essential community services, the Site can provide critically needed housing in an attractive, sustainable development. Blending historic preservation with modern amenities and green design, Frost Terrace will be sustainable, 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,

A handwritten signature in blue ink, appearing to read 'J. Korb', with a stylized flourish at the end.

Jason Korb
Managing member of managing member

A handwritten signature in blue ink, appearing to read 'Sean D. Hope', with a stylized flourish at the end.

Sean D. Hope
Managing member of managing member

Infrastructure Narrative

Sanitary Sewer

The existing site is currently comprised of three detached residential structures, one with a dental office, with associated access, parking and utilities.

A breakdown of the site's existing sanitary sewer flow rates are as follows:

Existing Sanitary Sewer Flows¹:

Use	GPD/Unit	Unit	GPD
1791 House Residences	110 per bedroom	8 bedrooms	880 gpd
1791 House Dentist	200 per dentist	3 patient rooms	600 gpd
1 Frost Terrace	110 per bedroom	6 bedrooms	660 gpd ³
2 Frost Terrace	110 per bedroom	5 bedrooms	550 gpd
Total Existing Sanitary Flows			2,690 gpd

1. Proposed Sanitary flow calculations per 310 CMR 15.203

This project proposes to develop the site into approximate 40 affordable housing units in three structures. The sanitary sewage from the three proposed residential buildings will be collected in new onsite sewer infrastructure and discharged into the existing 24-inch sanitary sewer main that runs on the opposite side of Mass Ave.

A breakdown of the project's sewer design flow rates are as follows:

Proposed Sanitary Sewer Flows¹:

Use	GPD/Unit	Unit	GPD
1791 House & Main Building	110 per bedroom	62 bedrooms	6,820 gpd
1781 A (Formerly 1 Frost Terrace)	110 per bedroom	10 bedrooms	1,100 gpd ³
1781 B (Formerly 2 Frost Terrace)	110 per bedroom	10 bedrooms	1,100 gpd
Total Proposed Sanitary Flows			9,020 gpd

1. Proposed Sanitary flow calculations per 310 CMR 15.203

Stormwater/Drainage

The proposed drainage system is designed in compliance with DEP's Stormwater Management Standards, as well as the City of Cambridge's design requirements, including the recent incorporation of "NOAA Atlas 14, Volume 10, Version 2 Point Precipitation Frequency Estimates" in stormwater modeling.

The majority of the stormwater runoff from the site will be collected and discharged to an onsite stormwater detention/infiltration system located in the front yard along Mass Ave. The system has been designed to meet MS4 requirements and the City's attenuation and treatment requirements. The stormwater detention/infiltration system will overflow to the City's 15" stormwater main located in Mass Ave.

Additional areas of the site, in rear, will collect localized stormwater runoff in infiltration area drains to reduce runoff onto abutting properties and promote ground water infiltration.

Water Runoff Rates

The proposed redevelopment project provides attenuation required to reduce offsite peak runoff rates that are less than the pre-development conditions. Attenuation is achieved through the reduction of impervious area on the property and groundwater infiltration.

The reduction in impervious area on site reduces peak flows from the site during the 2, 10 and 100-year storms per the Stormwater Management Handbook as follows:

Preliminary Peak Flow Rates Summary – Total Project Site

	Existing Flows (cfs)	Proposed Flows (cfs)	Peak Runoff Decrease (cfs)
2-year Peak Runoff	0.9	0.4	0.5
10-year Peak Runoff	1.6	0.9	0.7
100-year Peak Runoff	2.8	2.7	0.1

Water Quality

The proposed drainage system has been designed to exceed the recommended 80% TSS removal goal with the implementation of the following:

- Subsurface Infiltration Chambers

Groundwater Recharge

Groundwater recharge is provided with the reduction of impervious surface on site along with the subsurface infiltration system.

Conclusions

The project has been designed to meet, and in some cases, exceed, the applicable provisions of the Stormwater Management Standards, as well as the City of Cambridge’s Guidelines and recommendations.

Water Service Infrastructure Narrative

The Project will require approximately a total of 9,020 gallons per day for its domestic water demands, based on the sanitary flow calculations per 310 CMR 15.203. The project proposes to install a new domestic and fire protection services connecting to the City water main in Mass Ave in accordance with the Cambridge Water Department regulations and requirements. All water service connections will be fully coordinated with the City Water Department and its requirements.

The capacity and condition of the existing water supply infrastructure is currently under investigation. Hydrant flow tests will be performed to determine the capacity area. Should it be determined that there is

inadequate pressure to provide the required flows for the potable water, a booster pump will be added to the project to handle the deficiency. All connections will be fully coordinated with the City Water Department and the fire protection system design will be coordinated with the City Fire Chief.

