

2072 MASSACHUSETTS AVENUE, CAMBRIDGE

NARRATIVE VOLUME
SEPTEMBER 4, 2025 (REV 1)



Location

2072 Massachusetts Avenue
Cambridge, MA 02140

Applicant

CC HRE 2072 Mass Ave LLC and CC HRE 2072 Mass Ave Tenant LLC
831 Beacon Street #164
Newton Centre, MA 02459

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AFFORDABLE HOUSING OVERLAY DESIGN REVIEW

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

Submission Checklist

Note: Review Section 11.207 of the CZO carefully before submitting a design review package for an AHO project. This checklist and accompanying forms are intended only to assist in assembling and organizing application materials.

Project Address: 2072 Massachusetts Avenue

Applicant: CC HRE 2072 Mass Ave LLC and CC HRE 2072 Mass Ave Tenant LLC

Contact Name: Jason Korb

Contact Phone: (617) 539-6492

Contact Email: jkorb@capstonecommunities.com

FOR STAFF USE

Complete Submission Received on Date:

Last Updated: March, 2023

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

Project Phase: First AHO Design Review Meeting

Submit these items to CDD for the first AHO Design Review meeting with the Planning Board. Plans and drawings should be presented at a schematic design stage.

Requirements

Narrative Volume (8.5"x11" portrait orientation)

Provided Forms: *Approximate figures may be provided where necessary*

- ☒ Design Review Submission Checklist (this form)
- ☒ Parcel Dimensional Form [Section 11.207.8(d)(xiii.)]
- ☒ Building Dimensional Form for each existing or proposed building on the site [Section 11.207.8(d)(xiii.)]
- ☒ Tenure and Affordability Summary [Section 11.207.3]
- ☒ Initial Development Budget [Section 11.207.8(d)(v.)]

Written Sections:

- ☒ Project Narrative [Section 11.207.8(d)(xiv.)]
- ☒ Design Statement [Section 11.207.8(d)(v.)]
- ☐ Description of Transportation Demand Management programs offered, if applicable [Section 11.207.6.5]
- ☒ Summary of Community Engagement Process [Section 11.207.8]

Graphics Volume (11"x17" landscape orientation)

- ☒ Context map [Section 11.207.8(d)(i.)]
- ☒ Context analysis [Section 11.207.8(d)(ii.)]
- ☒ Existing conditions site plan including tree survey [Section 11.207.8(d)(iii.)]
- ☒ Proposed conditions site plan including tree survey [Section 11.207.8(d)(iv.)]
- ☒ Schematic first floor plan and typical floor plan of all new buildings and existing buildings to remain [Section 11.207.8(d)(vi.)]
- ☒ Schematic elevations and cross-section drawings of all new buildings and existing buildings to remain [Section 11.207.8(d)(vii.)]
- ☒ Schematic landscape plan [Section 11.207.8(d)(viii.)]
- ☒ Plans of parking and bicycle parking facilities [Section 11.207.8(d)(ix.)]
- ☒ List of anticipated materials of proposed façade and landscape materials [Section 11.207.8(d)(x.)]
- ☒ Photographs of existing conditions [Section 11.207.8(d)(xi.)]
- ☒ Massing plan, schematic views, and sketch renderings of proposed conditions [Section 11.207.8(d)(xii.)]
- ☒ Viewshed analysis and shadow studies [Section 11.207.8(d)(xv.)]

Note: Use attached "Graphics Checklist" to ensure that all necessary information is provided.

Other Submissions (as applicable)

- ☒ Green Building Requirements – if Section 22.20 of the CZO applies, submit a statement of intent that says what Green Building Rating System will be used and other sustainable design objectives for the project
- ☐ Flood Resilience and Green Factor Standards – note if Sections 22.80 and/or 22.90 of the CZO apply and provide preliminary materials indicating how the standards will be met
- ☐ Flood Plain Requirements – note if Section 20.70 of the CZO applies based on the project being within the Flood Plain Overlay District

AFFORDABLE HOUSING OVERLAY DESIGN REVIEW SUBMISSION CHECKLIST

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

Project Phase: Second AHO Design Review Meeting

Submit these items to CDD for the second AHO Design Review meeting with the Planning Board. Plans and drawings should be at an advanced design development stage.

Requirements

Narrative Volume (8.5"x11" portrait orientation)

Provided Forms: *Updated and detailed from prior submission*

- ☐ Design Review Submission Checklist (this form)
- ☐ Parcel Dimensional Form [Section 11.207.8(d)(xiii.)]
- ☐ Building Dimensional Form for each existing or proposed building on the site [Section 11.207.8(d)(xiii.)]
- ☐ Tenure and Affordability Summary [Section 11.207.3]
- ☐ Initial Development Budget [Section 11.207.8(d)(v.)]

Written Sections: *Updated and detailed from prior submission*

- ☐ Project Narrative [Section 11.207.8(d)(xiv.)]
- ☐ Design Statement [Section 11.207.8(d)(v.)]
- ☐ Description of Transportation Demand Management programs offered, if applicable [Section 11.207.6.5]
- ☐ Summary of Community Engagement Process [Section 11.207.8]

Graphics Volume (11"x17" landscape orientation)

- ☐ Context map [Section 11.207.8(d)(i.)]
- ☐ Context analysis [Section 11.207.8(d)(ii.)]
- ☐ Existing conditions site plan including tree survey [Section 11.207.8(d)(iii.)]
- ☐ Proposed conditions site plan including tree survey [Section 11.207.8(d)(iv.)]
- ☐ Floor plans of all new buildings and existing buildings to remain [Section 11.207.8(d)(vi.)]
- ☐ Elevations and cross-section drawings of all new buildings and existing buildings to remain [Section 11.207.8(d)(vii.)]
- ☐ Landscape plan [Section 11.207.8(d)(viii.)]
- ☐ Plans of parking and bicycle parking facilities [Section 11.207.8(d)(ix.)]
- ☐ Materials palette of proposed façade and landscape materials [Section 11.207.8(d)(x.)]
- ☐ Photographs of existing conditions [Section 11.207.8(d)(xi.)]
- ☐ Perspective views and renderings of proposed conditions [Section 11.207.8(d)(xii.)]
- ☐ Viewshed analysis and shadow studies [Section 11.207.8(d)(xv.)]

Note: Use attached "Graphics Checklist" to ensure that all necessary information is provided.

Other Submissions (as applicable)

- ☐ Green Building Requirements provide all materials required in Section 22.20 of the CZO (if applicable). CDD will review and certify materials before the second meeting is scheduled.
- ☐ Flood Resilience and Green Factor Standards – provide all materials required in Sections 22.80 and/or 22.90 of the CZO (if applicable) for the initial stage of review. DPW and/or CDD will review and certify materials before the second meeting is scheduled.
- ☐ Flood Plain Requirements – provide all materials required in Section 20.70 of the CZO (if applicable). The City Engineer will review and certify materials before the second meeting is scheduled.

Last Updated: March, 2023

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These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

Project Address: 2072 Massachusetts Avenue

Applicant: CC HRE 2072 Mass Ave LLC and CC HRE 2072 Mass Ave Tenant LLC

Parcel Information – Provide one form for the entire parcel

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
Base Zoning District(s)	BA-2 / Residence C-1 [a]			
Overlay Zoning District(s)	Massachusetts Avenue Overlay District			
Uses on Adjacent Lots	12 Walden St - city owned parking lot (non-residential use), 2050 - 2070 Mass Ave (mixed use)			
Lot Area, in sq. ft.	~8,515 SF	No min.	N/A	8,515 SF
Lot Width, in feet	~75.46' @ Mass Ave ~115.27' @ Walden St	50' (min.)	N/A	~75.46' @ Mass Ave ~115.27' @ Walden St
Number of Buildings	1	N/A	N/A	1
Existing to be demolished				1
Existing retained/moved/enlarged				0
New construction				1
Gross Floor Area (GFA), in sq. ft.	~1,860 SF	No FAR limitations for residences [b]	N/A	~91,700 SF
Floor Area Ratio (FAR)	~0.22		No max. FAR [c]	~10.77
Dwelling Units	0	No minimum lot area per dwelling unit [b]	No min. lot area per dwelling unit [d]	73
Affordable Dwelling Units	0			73
Total Open Space, in sq. ft.¹	0	None [b]	None [e]	0
Private Open Space	0			0
Permeable Open Space	0			0
Open Space above Ground Story	0			0
Total Off-Street Parking Spaces	15	No max. [f]	No min.	0
Provided on-site	15 (14 regular, 1 accessible)	No max. [f]	Not needed [g,h]	0
Provided off-site ²	0	No max. [f]	No min.	0
Long-Term Bicycle Parking Spaces	0	76	76, 48 or 38 [j]	44 [j]
Short-Term Bicycle Parking Spaces	0	8	8	1
Provided on-site	0	N/A	N/A	0
Fund contribution ³	0	N/A	N/A	Yes
Public Bicycle Sharing Stations⁴	0			Yes
Provided on-site	0			No
Provided off-site	0			Yes
Loading Bays	0	0	0	0

¹ Refer to Open Space provisions in Section 11.207.5.2.4 of the CZO. Addition to FN1: Refer to Table 5-3 of the CZO

² Refer to off-site parking provisions in 11.207.6.2 of the CZO.

³ Refer to Public Bicycle Parking Fund provisions in Section 6.104.2(b.) of the CZO.

⁴ Refer to Public Bicycle Sharing Station provisions in Section 11.207.6.4(d) of the CZO.

Attach additional calculations as necessary to explain any figures above.

[a] Project is located on an AHO corridor lot [per 2.000 - Definitions] in the Business A-2 (BA-2) and Residence C-1 (C-1) zoning districts

[per 11.207.5.1 (d)]

[b] Per Ordinance No. 2025-1

[c] Per 11.207.5.2.2 (b)

[d] Per 11.207.5.2.2 (c)

[e] Per amended 11.207.5.2.4 in Ordinance No. 2025-2

[f] Per 6.36.1 (g) for Bus A-2

[g] 11.207.6.1 (b) deleted per Ordinance No. 2025-2

[h] 11.207.6.5 deleted per Ordinance No. 2025-2

[j] Per 11.207.6.4 (d). Reduction by up to max. of 28 with standard-size (19-dock) Public Bicycle Sharing Station. If additional Public Bicycle Sharing Station docks are provided, the number of required bicycle parking spaces may be further reduced at a rate of 0.5 bicycle parking space per additional Public Bicycle Sharing Station dock, up to a maximum reduction of half of the required number of spaces.

Last Updated: March, 2023

AFFORDABLE HOUSING OVERLAY DESIGN REVIEW SUBMISSION CHECKLIST

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

Project Address: 2072 Massachusetts Avenue

Applicant: CC HRE 2072 Mass Ave LLC and CC HRE 2072 Mass Ave Tenant LLC

Building Information – Provide *one form for each* existing or proposed building

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
Building Designation (per plans)	2072 Mass Ave			
Type of Alteration Proposed	No change/Use change/Demolition/Enlargement/Relocation/Other			
Building Use(s)	Restaurant [a]	Multifamily dwelling [b]	Multifamily dwelling	Multifamily dwelling
Ground Story Use(s)	Restaurant [a]	Multifamily dwelling [b]	Multifamily dwelling	Multifamily dwelling
Gross Floor Area (GFA), in sq. ft.	~1,860 SF	No FAR limitations for residences [c]	No max. FAR [d]	~91,700 SF
Dwelling Units	0	13 [e]	No min. lot area per dwelling unit [f]	73
Affordable Dwelling Units	0		(calculated for lot)	73
Stories Above Grade¹	1	6 [e]	13 [g]	12
Building Height, in ft.	~13'	75' max. [e]	150' max. [g]	~126'-2"
Ground Story – floor-to-floor, in ft.	~13'	15' min. [h]	15' min. [h]	~15'-0"
Building Setbacks, in ft.²				
(Mass Ave) [j] Front/Side/Rear Yard	~3.8'	5' (min.) [e]	No min. [k]	~0'-6"
(Walden St) [j] Front/Side/Rear Yard	~3.5'	5' (min.) [e]	No min. [k]	~0'-6"
(Abut 12 Walden St - parking lot) [j] Front/Side/Rear Yard	~42.2'	None [e]	No min. [m]	~5'-0"
(Abut 2050-2070 Mass Ave - Russell Apartments) [j] Front/Side/Rear Yard	~42.4'	None [e]	No min. [m]	~0'
Distance to nearest building, in ft.	~43.09' (To Russell Apartments)	N/A	N/A	~1.15' (To Russell Apartments)
Building length along street, in ft.	~29' (Mass Ave) ~60.9' (Walden St)	N/A	N/A	~70'-10" (Mass Ave) ~106'-6" (Walden St)
Fenestration, as % of façade area facing public street or open space	~20%	Min. 25%, max. 75% [n]	At least 20% facing a public street 30% for non-residential portions (if any) [o]	~45% (Mass Ave) ~40% (Walden St)
Ground Story only	~20%	Min. 50%, max. 75% [n]		
Where Ground-Story non-residential uses are proposed in a Business district: ³ Note: [q]				
Frontage, as % of total façade length	100%	Min. of 75% of linear frontage of building facing Mass Ave [p]	N/A [q]	N/A
Depth from facade, in feet	~61'	Min. depth of 40' measured from Mass Ave frontage [r]	N/A [q]	N/A

¹ Refer to Definitions in Article 2.000 of the CZO.

² Where the proposal is applying front yard setback standards per Section 11.207.5.2.3(b) of the CZO, attach an area plan identifying the four nearest pre-existing principal buildings that contain at least two Stories Above Grade and directly front the same side of the street as the AHO Project, and a table providing the front yard setbacks for each building and calculating the average of the four.

³ See Section 11.207.7.4(e) of the CZO. Note: [q]

Attach additional calculations as necessary to explain any figures above.

[a] Per Table 4.30, section 4.35 (f-1.)
 [b] Per Table 4.30, section 4.31 (g) for Bus A-2, and 4.26.1
 [c] Per Ordinance No. 2025-1
 [d] Per 11.207.5.2.2 (b)
 [e] Per Table 5-1 in Ordinance No. 2025-1
 [f] Per 11.207.5.2.2 (c)
 [g] Per amended 11.207.5.2.1 (c) in Ordinance No. 2025-1
 [h] Per 20.110.21.6 for the Massachusetts Avenue Overlay District, and 11.207.4 (b) for the AHO Zoning Standard
 [j] Project is located on a corner lot per 5.24.3
 [k] Per 11.207.5.2.3 (b)
 [m] Per 11.207.5.2.3 (c)
 [n] Per 20.107.1 (3)
 [o] Per 11.207.7.3 (a)

[p] Per 20.110.21 (4)
 [q] Per deleted section 11.207.7.4 (e) in Ordinance No. 2025-2
 [r] Per 20.110.22 (2)

Last Updated: March, 2023

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Project Address:

Applicant:

Tenure:

- ☒ Rental housing
- ☐ Homeownership housing

Unit Affordability Summary ¹

	Units at or Below 80% AMI	Units 80% to 100 %AMI	Total
# of Units:	73	0	73
% of Units:	100%	0%	100%

¹ Refer to Section 11.207.3 in Article 2.000 of the CZO

Unit Size Summary:

	0-bedrooms	1-bedrooms	2-bedrooms	3-bedrooms	4+bedrooms	Total
# of Units:	2	19	41	11	0	73
Average size range (sf):	503	648	774	1064	0	NA
Smallest unit size (sf):	500	639	754	1054	0	NA
Largest unit size (sf):	505	656	836	1159	0	NA

Please describe other anticipated affordability limitations, if applicable (voluntary):

Six two-bedroom and six three-bedroom apartments will be restricted at or below 30% AMI; the remaining apartments will be restricted at or below 60% AMI. Additional long-term affordability restrictions may apply through local and state regulatory agreements.

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Project Address:

Applicant:

Initial Development Budget (see Section 11.207.8 of CZO):

Anticipated Uses/Costs:	
Acquisition:	\$ 3,600,000
Construction/Hard Costs:	\$ 53,066,549
Other Costs/Soft Costs:	\$ 15,951,354
Developer Overhead:	\$ 2,175,334
Developer Fee:	\$ 2,175,334
Total Uses/Costs:	\$ 76,968,571

Anticipated Sources:	
First Mortgage Debt	\$ 7,010,948
PHIUS Rebates	\$ 250,000
LIHTC Equity	\$ 30,764,437
State LIHTC Loan	\$ 11,200,000
City of Cambridge Soft Debt	\$ 20,332,665
EOHLC Soft Debt	\$ 7,300,000
Restaurant Income	\$ 110,521
	\$
	\$
Total Sources:	\$ 76,968,572

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Project Address: 2072 Massachusetts Avenue

Applicant: CC HRE 2072 Mass Ave LLC and CC HRE 2072 Mass Ave Tenant LLC

Graphics Checklist

Review Section 11.207 of the CZO for all submission requirements.

Make sure that submitted graphic materials include the following information, at a minimum, to verify compliance with applicable sections of the AHO:

All maps, plans and elevation drawings should include:

- ☒ Graphic scale
- ☒ North arrow / orientation

Context maps should include:

- ☒ Streets and pedestrian/bicycle routes leading to and from the site
- ☒ Distance to public facilities in vicinity, including transit
- ☒ Buildings and uses on adjacent sites
- ☐ Distance to off-site parking, where proposed

Site plans or landscape plans should include:

- ☒ Lot boundaries
- ☒ Adjacent streets (labeled) and dimensions of adjacent public sidewalks
- ☒ Building footprints with locations of entrances/exits, labeled areas of ground story uses, dimensioned façade lengths, setbacks, and distances to nearest buildings
- ☒ Natural and other landscape features including trees and plantings
- ☐ Open space, dimensioned and labeled by type (private, green area, permeable, publicly beneficial)
- ☐ Proposed locations of light fixtures, specifying type
- ☒ Locations, dimensions, and screening of all mechanical equipment located on-site, including all screening (*Section 11.207.7.5 of the CZO*)
- ☐ Pedestrian and bicycle travel routes, dimensioned
- ☐ Curb cuts, vehicular drives, off-street parking, loading and service facilities, dimensioned (*Section 6.50 of the CZO*)
- ☐ Pick-up/drop-off area(s), if project contains 20 units or more and no off-street parking spaces (*Section 11.207.6.1(b) of the CZO*)
- ☒ Features of adjacent lots and buildings that abut the project site

Building floor plans, elevations, and cross-sections should include:

- ☒ Dimensioned floor plans labeling the uses in each portion of the building
- ☒ Dimensions (length and depth) of articulation and breaks in the façade plane (*Sections 11.207.7.2(c) and 11.207.7.3(b) of the CZO*)
- ☒ Dimensions of fenestration on façades facing public streets and open spaces (*Section 11.207.7.3(a) of the CZO*)
- ☐ Length of separation between windows and entrances on the ground story (*Section 11.207.7.4(c) of the CZO*)
- ☐ Dimensions (length, height, and depth from façade) of non-residential uses and parking proposed on the ground story (*Section 11.207.7.4 of the CZO*)
- ☒ Rooftop plans, elevations, and perspective views showing the locations, dimensions, and screening of all mechanical equipment (*Section 11.207.7.5 of the CZO*)

Last Updated: March, 2023

Design Statement and Brief Project Narrative Describing the Project and Design Approach

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 a 12-story building that will include 73 affordable rental apartment homes at 2072 Massachusetts Avenue. The apartment mix will include approximately 71% family size apartments (2 and 3 bedrooms) and serve households at and below 60% of the area median income (the “Project”).

Existing Site Conditions

Located with frontage on Massachusetts Avenue to the northeast and Walden Street to the southwest, the 2072 Massachusetts Avenue parcel is one lot containing approximately 8,515 square feet (the “Site”). The Site is improved by an 1,860 sf, one-story restaurant building. The building is widely known to have housed Kentucky Fried Chicken for many years.

The current 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.



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 73, 100% affordable rental apartments. The affordability will be in perpetuity. Approximately 71% (52 apartments) will be two and three bedrooms for families. The proposal includes two (2) studio apartments, 19 one-bedroom apartments, 41 two-bedroom apartments, and 11 three-bedroom apartments. Average unit sizes are 503 sf (studio apartments), 648 sf (one-bedroom apartments), 774 sf (two-bedroom apartments) and 1,064 sf (three-bedroom apartments). The high proportion of two- and three-bedroom apartments are to satisfy the high demand for family sized affordable apartments.

The approximately 500sf ground floor lobby, anchored at the corner of Mass Ave and Walden Street, will include 15-foot ceilings and double as resident community space. A rooftop outdoor (980 sf) terrace connected to an indoor (680 sf) resident amenity space at the building's 12th story will provide numerous resident opportunities. A part-time resident services coordinator will assist with resident activities in these spaces and explore opportunities to engage the residents of the adjacent Russell Apartments.

The building will be constructed to Passive House US (PHIUS) standards, will target PHIUS Certification, and will include rooftop solar. Currently, the Applicant proposes utilizing a mass timber superstructure. Mass timber offers numerous benefits – a beautiful and organic aesthetic featuring exposed wood in lieu of drywall, embodied carbon that materially offsets the Project's carbon generation, installation of fewer piles due to the lighter structure, shorter Project construction duration due to offsite prefabrication and rapid assembly, and reduced noise due to lower impact assembly tools.

There will be no vehicle parking on the Site (which is not required); however, the Applicant has received an informal commitment from the City of Cambridge for drop-off/pickup spots either: 1) in the adjacent municipal Walden Street parking lot, or 2) along the building's Massachusetts Avenue frontage.

To satisfy the bicycle parking requirements of Sections 6.000 and 11.207.6, the Applicant proposes the following:

Short-Term Bicycle Parking Spaces

Per Section 6.107.3 "Schedule of Short-Term Bicycle Parking", the Project is subject to Category R2: multifamily dwellings, which requires a minimum short-term bicycle parking rate of 0.10 space per dwelling unit on a lot. The Project proposes 73 dwelling units therefore there is a minimum of 8 short-term bicycle parking spaces required: $73 \text{ units} \times 0.1 = 8$ (rounded up from 7.3). Accordingly, there will be one (1) short-term bicycle parking space located adjacent to the main entrance along Mass Ave. To satisfy the remaining 7 short-term parking space requirements, as permitted by Section 6.104.2(b.), a Public Bicycle Parking Contribution shall apply for the 7 short-term spaces.

Long-Term Bicycle Parking Spaces

Per Section 6.107.2 “Schedule of Long-Term Bicycle Parking”, the Project is subject to Category R2: multifamily dwellings, which requires a minimum long-term bicycle parking rate of 1.00 space per dwelling unit for the first twenty (20) units in a building and 1.05 spaces per dwelling unit for all units over twenty (20) in a building. The Project proposes 73 dwelling units therefore 20 spaces are required + $(73-20) * 1.05 = 76$ (rounded up from 75.65). To satisfy the requirements, per Section 11.207.6.4(d) of the AHO, the following Public Bicycle Parking Sharing Station provisions apply:

“(d) The number of required bicycle parking spaces shall be reduced by half, up to a maximum reduction of 28 spaces, where a standard-size (19-dock) Public Bicycle Sharing Station is provided on the lot or by the developer of the AHO Project on a Site within 500 feet of the lot, with the written approval of the City if located on a public street or other City property, or otherwise by legally enforceable mutual agreement with the owner of the land on which the station is located as approved by the Community Development Department. If additional Public Bicycle Sharing Station docks are provided, the number of required bicycle parking spaces may be further reduced at a rate of 0.5 bicycle parking space per additional Public Bicycle Sharing Station dock, up to a maximum reduction of half of the required number of spaces.”

As per the above Section 11.207.6.4(d), the Project shall reduce the number of Long-Term Bicycle Parking spaces required by 28 spaces to a total of 48 spaces with the provision of a standard-size (19-dock) Public Bicycle Sharing Station(s). Additionally, the Project could further reduce Long-Term Bicycle Parking by up to an additional 10 spaces if additional Public Bicycle Parking Sharing Station Docks are provided.

In summary the Project proposes:

Total of 44 long-term bicycle parking spaces on Site plus 27 Bicycle Sharing Station Docks. Based on the following calculation, the Project meets the Section 11.207.6.4(d) requirement of 76 spaces minus credits for the provisions of 27 Public Bicycle Sharing Station Docks:

- 30 long-term bicycle parking spaces on the ground floor
- 14 long-term bicycle parking spaces on the second floor
- Addition of 19 (standard) + 8 (additional) = 27 Public Bicycle Sharing Station docks, allowing for a 32 space reduction.
- To satisfy the above requirements:
 - o $44 \text{ (building)} + 28 \text{ (provision of a standard-size (19-dock) Public Bicycle Sharing Station)} + 4 \text{ (0.5 bicycle parking space per additional Public Bicycle Sharing Station dock)} = 76$.

Building Program and Site Design

The design for 2072 Massachusetts Avenue is reflected in the following set of design goals. The goals were developed from and informed by Cambridge's City-wide Urban Design Objectives, Design Guidelines for Affordable Housing Overlay, preliminary review with Urban Design Staff, and input gathered from the two Community Meetings.

Design an elegant, light, airy building that responds to its context and embraces future planning for North Mass Avenue.

The design reflects its context in multiple ways. First, the building is articulated to highlight the strong corner at Massachusetts Avenue and Walden Street. A volume, four bays on each side is articulated at the corner, lifted above the surrounding façade and punctuated by a roof garden to accentuate the corner. The building massing is reflective of the parcel shape, presenting a slender and elegantly proportioned massing.

There is an eclectic mix of building styles adjacent to the Site, including the historic Henderson Carriage House, the Russell Apartments, and a mix of one-story buildings along Massachusetts Avenue. The Russell Apartments has a blank wall along 2072's property line. To the south, a city-owned parking lot acts as a buffer. Beyond the parking lot, the context changes to two and three-story residential buildings as one moves away from the Massachusetts Avenue corridor and towards the railroad tracks. The proposed design intentionally looks to the future of Massachusetts Avenue, Cambridge's main street, embracing the notion that transit and bicycle-friendly corridors will become a place for taller, contemporary, and sustainably constructed buildings.

Using reveals and recesses, the facades are articulated into smaller, well-proportioned components. The façade patterns are rhythmic and repetitive, referencing the fenestration patterns of the Henderson Carriage House, both patterns driven by structural bay spacing. The window and infill panels on each façade of 2072 Massachusetts Avenue is tuned to its context. The north elevation is the most open, especially at the corner. The Walden Street façade begins with more transparency, but transitions to less as it moves towards the south. The Walden façade includes sidewalk plantings to soften the edges. The south façade has smaller, more residentially scaled windows, with sunshades to decrease heat gain and give the openings additional scale, articulation and shadow. The south edge of the Site includes a planted buffer consisting of ornamental trees and plantings.

The design is intentionally contemporary and sculptural, has an airy feel, uses warm but light-toned materials with larger openings and modern language. It refers and responds to the surrounding context, but does not attempt to mimic or recreate the past.

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. An arborist prepared tree protection plan is included herein.

Make an active and tall ground floor that brings vitality and energy to Massachusetts Avenue.

A primary design goal is to bring transparency and activity to the street level. The first floor along Mass Ave will be clad in transparent glazing, turning the corner at Walden Street, and highlighting a community room for residents. The floor-to-floor height of the ground floor is 16'-0" with an exposed ceiling, resulting in a ceiling height above 15'-0". The main entrance to the building is located at the center of the building along the Avenue. Bicycle access is both off Mass Avenue and from the south side of the building.

Care has been taken to hide utilities and services for the building. Utility entrances are located further down Walden St and on the south side of the building facing the city-owned parking lot. Responding to community feedback, the trash pickup and delivery are located on Mass Ave, allowing fewer disruptions to the residential streets to the south. These services are located discretely behind the existing bus stop. To accommodate trash pickup services, existing underground utilities, and required MBTA bus stop clearances along Mass Ave, landscaping will be reserved for the west and south elevations along Walden Street.

To further improve the public realm, the design also incorporates a widening of Walden Street along its Site, allowing two full lanes traveling northward at a previously notoriously narrow intersection. Acting as the base of the building, the ground floor is set back from the property line to allow for wider sidewalks, also cantilevering the upper floors, enhancing the "floating" effect of the building's architecture.

Feature a rooftop garden that punctuates the prominent corner.

A 12th story corner rooftop garden is a prominent design feature, programmatically and visually. Rather than create an apartment at this most prominent corner of the Site, an important amenity for the entire residential community is located here. The rooftop garden is conceptualized as a 'secret garden' with spaces for active play, quiet reflection and gathering. Accessed directly through an adjacent indoor amenity space, the top floor of the building will include indoor and outdoor places for residents and guests to gather and enjoy the outdoors. The rooftop garden will also be a prominent feature from the street, as its plantings will be visible from the street below through a glazed frame that is open to the sky, giving the building a unique and visually interesting top.

Highlight the innovative mass timber structure.

The building will be constructed using a mass timber structural system. A contemporary and sustainable structural system, mass timber will be used for the columns, beams, and floor slabs in this high-rise structure. Mass-timber is innovative for its carbon sequestration, speed in erection, and its refined construction techniques. Since it can be left exposed, mass timber will bring warmth to

the building interior and be a prominent feature of the community room on the corner. Much like the frame and openings of the Henderson Carriage House's façade reflects its post and beam column and bay structural system, 2072 Mass Ave's façade will be expressive of the bold and repetitive structure behind it. The façade design includes the expression of a frame that is inspired by the timber frame behind it.

Use warm, high-quality materials on the exterior and interior.

Echoing the warmth of the exposed mass timber structure, the exterior materials are unified by their warmth of color. The proposed glass fiber reinforced concrete (GFRC) paneled 'frame' picks up on the masonry and stone materials of neighborhood buildings, interprets that aesthetic in a contemporary way, and in a brighter, buff color. Horizontal members of the frame are expressed every two stories, and the frame has joints at its intersections that give it scale. Several community members shared their opinion that the material and color palette of 678 Mass Ave in Central Square worked well on a taller building, bringing both warmth and lightness to the architecture. Our material selections are informed by that conversation. Inside the frame is a combination of windows and infill panels which are both warm gray in color. The windows are passive house style polymer casements with operable portions and the wall infill panels are clad in a cementitious rain screen panel that is textured with horizontal ribs to provide human scale along with shade and shadow. The ground floor is a combination of aluminum storefront and brick, both durable elements along the street edge. The overall palette is one of warm, neutral colors that are a shade lighter than the building materials and colors along this stretch of Massachusetts Avenue.



678 Mass Ave, Central Square

Design spacious, comfortable, high-quality apartment homes. Provide daylight and views, and a healthy indoor and outdoor environment.

The building's slender floorplate and tall ceilings create a large perimeter and access to light, air and views. The units will be generous, with corner living rooms along the Avenue where possible. The apartments will prioritize healthy indoor environments, with operable windows, 100% outdoor air ventilation systems, and low VOC finishes. Exposed mass timber ceilings will be an important part of the indoor environments, bringing warmth and biophilia to the spaces. The rooftop garden will be a retreat for all residents and an opportunity to be outdoors, experience nature, and build community.

Thread sustainable design into and throughout the design.

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. 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.

From an energy perspective, the building will be all-electric, using no fossil fuels for its operation. It will sequester embodied carbon using the mass-timber structural system. Plantings and light-colored roofs will be used to meet the City's Cool Score requirement and minimize the urban heat island effect. The building's location encourages bicycle and public transit use.

The Project team evaluated the flood risk based on current maps and future projections for the Site and surrounding area. The building is designed to have no basement level, and essential equipment and living spaces are located above the established flood risk elevation. In addition, various protection, adaptation, and backup power strategies have been incorporated.

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). 4 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).

Transportation Demand Measures

[DISCUSS WITH CDD]

Walden Street Widening

In response to a request from the City of Cambridge to alleviate congestion on Walden Street, the portion of the street adjacent to the Site will be widened to three 10-foot-wide travel lanes. 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 landscape planters are within the ~7'-2" sidewalk but will not impede on required ADA clearances. The proposed upper floors of the new building overhang the sidewalk by ~3'-6" with an overhead clearance of ~13'-0". This is accomplished by allocating a portion of the Site's land to the public way.

The Walden Street widening is predicated on an Eversource duct bank being located below the street and sidewalk elevations. A preliminary survey indicates it is located below these elevations, but a final determination will be made during construction when the duct bank can be visualized.

Site Control, Permitting and Community Process

Site Control

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. 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

The Project is being permitted in accordance with the Affordable Housing Overlay (AHO), the Cambridge Zoning Ordinance (CZO), and reflects input from the community as well as feedback from city departments. The Ordinance No. 2020-8 (adopted October 5, 2020) and subsequent changes through Fall of 2023 aim to allow for the creation of Affordable Housing up to 100% of the Area Median Income (AMI), increased density and streamlined design review. The Project is considered an AHO corridor Project in a square which allows for up to 12 stories or 140 feet.(11.207.5.2.1 (b))

For zoning context and 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 C-1 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 C-1 district is a multi-family district only. Per CZO 11.207.5.1 (b), the district dimensional standards shall include the most permissive standards allowable on a lot, and for this lot, that is the Business A-2 standards. And, per CZO 11.207.5.1 (d) the site can choose to apply the requirements of the zoning district that covers the majority of the AHO lot to the entirety of the AHO lot as if it were within a single zoning district. For this site, the Business A-2 standards will apply to the whole site keeping in mind that the Site also is in the Massachusetts Avenue Overlay District and North Massachusetts Overlay Sub district (the "Massachusetts Avenue Overlay") and the Affordable Housing Overlay.

The development team is proposing to obtain all of 2072 Massachusetts Avenue's local approvals through the as-of-right Affordable Housing Overlay process and is in full compliance with all requirements listed in the AHO Checklist dated March 2023.

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, and DPW.

The development team also engaged the community in person and virtually, per the requirements of the AHO under Section 11-2.07.8(c), as follows.

1. First AHO Community Meeting – Site and Street Context Analysis, October 9, 2024, 6pm, Lesley University (hybrid), 20 in-person attendees, 34 virtual attendees, feedback included:
 - a. Trash removal operations occur on Massachusetts Avenue rather than on Walden Street.
 - b. The building’s main entrance be located on Massachusetts Avenue to preserve the quieter, residential character of Walden Street.
 - c. Residents, including direct abutters, expressed support for the Project and the provision of affordable housing.
 - d. Concerns were raised regarding building height and potential parking impacts, though no specific designs had yet been presented.
 - e. The addition of first floor retail.
2. Repeat of First AHO Community Meeting – Site and Street Context Analysis, October 30, 2024, 6:00 PM, virtual meeting via Zoom only, 89 virtual attendees, repeated due to technical issues with First AHO Community Meeting Zoom link, feedback included:
 - a. Reinforcement of preferences for trash removal and primary building entrance on Massachusetts Avenue.
 - b. Ongoing questions and concerns regarding potential height and parking impacts.
3. Second AHO Community Meeting – Preliminary Project Design Presentation, May 29, 2025, 6:00 PM, Lesley University, with in-person and virtual (Zoom) participation, 25 in-person attendees, 61 virtual attendees, feedback included:
 - a. Concerns regarding building height and its compatibility with the surrounding context.
 - b. Support for high density affordable housing at this location.
 - c. The proposed color palette and exterior materials are too stark, requested consideration of other Cambridge buildings for inspiration. As follow-up to the meeting, more than one resident specifically suggested the color and texture of 678 Massachusetts Avenue as a potential precedent.
 - d. Parking impacts to the neighborhood.
 - e. Mass timber and the use of formaldehyde in its production.

4. Porter Square Neighbors Association, June 18, 2025, 7:00 PM, Lesley University, with in-person and virtual participation, presentation and approximately 1.5 hours of Q&A, feedback included:
 - a. Questions regarding building height, exterior design, parking impacts, and construction timeline.
5. Russell Apartments Resident Meeting, June 24, 2025, 3:00 PM, Russell Apartments' Community Room (2050 Massachusetts Avenue), feedback included:
 - a. Construction impacts to residents and the building, including noise, vibrations, dust, pest control, and overall disruption.
 - b. Construction materials, including mass timber and formaldehyde content.
 - c. Noise and vibration impacts during and after construction.
 - d. Parking and drop-off/pick-up impacts during and after construction.
 - e. Preservation of the Littleleaf Linden tree.
 - f. Concerns about the safety of the corner of Walden Street and Massachusetts Avenue for pedestrians, children, and bicyclists.
 - g. Requested renderings from Creighton Street and the Russell Apartments patio.
 - h. Requested information on the feasibility of the development team installing a privacy screen along the property line to buffer the Russell Apartments' patio.
 - i. Requested reasonable construction mitigation. Ideas included cleaning of windows due to potential dust, assistance with window air conditioning units, and off-site activities during high noise/vibration activities.

The development team is planning to form a working group with representatives from the Russell Apartments to provide regular Project updates, maintain clear communication throughout construction (including monthly in person meetings), develop a list of reasonable mitigation, and the potential for ongoing shared resident activities, including but not limited to scheduled use of 2072 Mass Ave's indoor and outdoor community spaces.

In response to the feedback received across all meetings:

1. The building's primary entrance faces Massachusetts Avenue.
2. Trash and recycling removal are on Massachusetts Avenue.
3. The color palate and façade articulation were revised utilizing 678 Massachusetts Avenue as inspiration.
4. The previous proposal's Littleleaf Linden tree protection plan was revisited and revised based on the current proposal to make best-efforts to preserve the tree during and after construction.
5. The development team is committed to work in good faith with the Russell Apartments' residents to mitigate, where possible, the effects of construction, build community, and protect and preserve the Russell patio.
6. The development team commits to exploring the use of mass timber products that use polyurethane adhesives.
7. The development team commits to working with all abutters to effectively communicate during construction and mitigate construction impact.

For the first AHO community meeting on October 9, 2024, and the repeat meeting on October 30, 2024, the Community Development Department (CDD) distributed public notices in accordance with AHO requirements. For the second AHO community meeting on May 29, 2025, the development team prepared and distributed the required notices directly to abutters within 300 feet, and individuals and organizations registered with CDD to receive such notifications. All meeting notices were shared with the Porter Square Neighbors Association.

The development team has maintained a website, www.ptsat2072massave.com, that provides updated and detailed information on the proposal. The website includes copies of plans presented at the AHO meetings along with full recordings, upcoming and past meeting notices, information on the development team, and contact information for the community to provide feedback and ask questions. Finally, attached in the appendices is an article from Cambridge Day about the Project.

Development Team

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. Capstone co-developed with Hope Real Estate Enterprises LLC Frost Terrace, a 40 apartment, 100% affordable community in Porter Square and Port Landing, a 20 apartment, 100% affordable community in The Port.

Hope Real Estate Enterprises LLC is led by Sean D. Hope, a Cambridge-based attorney, real estate developer, and entrepreneur, leading with a mission rooted in industry, equity, and community. With a legal background specializing in zoning, permitting, and municipal consulting, Sean bridges policy and placemaking to drive transformative development in Cambridge and Greater Boston's urban neighborhoods.

A proud son of The Port—where his family first arrived from Barbados—Sean co-developed Port Landing, a 100% affordable housing project that delivered 20 family-friendly units at the border of Kendall Square in 2016. Building on that success, he partnered again with Capstone Communities to develop Frost Terrace, an award winning 40-unit affordable housing community in Porter Square, completed in 2021.

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 52 years ago, Bruner/Cott is dedicated to enhancing the quality of life, economic vigor, and sense of community through thoughtful, sustainable design.

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. In the Porter Square area, Bruner/Cott designed Frost Terrace and the Lunder Arts Center at Lesley University.