

2072 MASSACHUSETTS AVENUE, CAMBRIDGE

NARRATIVE VOLUME

FEBRUARY 5, 2026



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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2072 Mass Ave – Revisions Based on Feedback

To: City of Cambridge Planning Board & CDD Date: 2/5/26

From: Bruner/Cott Architects Client: CC HRE 2972 Mass Ave LLC and CC
HRE 2072 Mass Ave Tenant LLC

Re: 2072 Massachusetts Avenue (“Project”), AHO Design Consultation Response

This memorandum is in response to the Initial Report of the Affordable Housing Overlay (AHO) Advisory Design Consultation for 2072 Massachusetts Avenue by the Cambridge Planning Board dated October 28, 2025. The comments and design considerations below were provided in the Consultation. The Project team has reviewed the comments and incorporated changes to the design based on feedback. Design changes can be seen in the 3 AHO Volumes and are outlined in response to the feedback below.

Site Design:

- *Board members encouraged the Developer to continue working with the City to provide loading/unloading and pick-up/drop-off areas for the project and present a streetscape design, ensuring consistency with the City’s broader vision for the public realm. It was noted that Massachusetts Avenue may present additional challenges for these functions due to the presence of a bike lane and a bus stop and encouraged the applicant to account for these conditions as the design continues to develop.*
 - Since the Planning Board meeting on October 7, 2025, the Project team met with DPW and the Department of Transportation to discuss pick-up/drop-off spaces and the widening of Walden Street. The City’s Mass Ave Planning Study, currently under development, will help inform the final location of the Project’s pick-up/drop-off spot (whether in the Walden Street parking lot or on Mass Ave).
 - Design features include accessible exterior circulation coordinated with landscape design, vestibule along Mass Ave with a bench for residents to wait for pick up / drop off, and trash service access on the east side of the building so it does not interfere with the existing bus stop.
- *Continue coordination with City staff to ensure that proposed improvements along Walden Street are accurately represented and aligned with City’s ongoing planning efforts. The Board also encourages continued discussion with staff to clarify timing and scope for these potential streetscape improvements and would like more detail on its phasing at the second hearing.*
 - The Project team met with DPW to review the scope of work related to the widening

of Walden Street and next steps for exploratory test pits, which will definitively determine whether Walden Street can be widened. An existing conditions civil site section has been included in the Graphics Volume, and documentation will be updated as more site information is acquired. The Project team will continue to coordinate with the City about phasing and timeline for Work.

- *Clarify the current arrangements for the use of the City owned parking lot on Walden Street adjacent to the site and provide an update on any options for using this site to alleviate concerns with project loading and drop-off/pick-up.*
 - See above.
- *Identify a contingency plan for the large tree on the abutting Russell Apartments lot in the event it dies or is severely damaged during construction.*
 - The preferred plan remains to protect the tree, as shown in the arborist's report in Volume 3. An additional measure was taken to protect the tree--the east façade was shifted to be 5' from the property line to provide additional clearance for the existing tree. If the tree is damaged beyond repair, the Developers commit to replacing the tree at its sole cost and expense with a new tree or trees. The Landscape Architect recommends the Columnar American Hornbeam as a replacement tree because of its shade tolerance and upright columnar shape. To provide further screening, the Landscape design now includes tall plantings on the east side of the site between the Project and the Russell Apartments' patio. Note that the cool score calculation does not include the existing large tree.

Building Design:

- *Continue to refine the Massachusetts Avenue and Walden Street facades and present more details on materials, fenestration, and increased ground-floor transparency, showing how the building is more inviting and aligned with the Massachusetts Avenue Planning Study goals.*
 - The ground floor layout has been updated to increase the length of glass storefronts, adding transparency along Mass Ave and Walden Street. Doors for trash services have also been relocated to the side of the building to create an opportunity for a mural/public art along the Mass Ave elevation. The brick color at the ground floor has been updated to a lighter color, creating a warmer, brighter streetscape. Benches have been located in the building vestibule for the building residents. Eversource requires a large roll-up door to access the building's transformer. We have worked to diminish it's impact.
- *Consider increasing the ground-floor height to enhance the sense of openness and visibility along the street frontage.*
 - The updated design for the ground floor is 2' taller than the previous iteration (18'-0" floor to floor) to enhance the sense of openness, transparency, visibility and welcomeness.

- *Consider introducing additional façade recesses, potentially including balconies, particularly on the east elevation, to provide private open spaces, natural light and air for the apartments.*
 - The façade recesses were updated to be better integrated to the interior layout while still maintaining zoning compliance. Unit balconies are not feasible for this Project because the building is close to the property line and would require balconies to be set back into the façade, lessening interior space. Balconies also present an unacceptable safety risk for residents since this is a mostly family building. Fenestration was studied and revised relative to program, and wider glazing was added-especially on the east and south facades All living spaces (living rooms and bedrooms) have access to natural light and fresh air.
- *Further develop the elevations facing the neighborhood to make the building more inviting from that perspective.*
 - The revised design includes more glazing on the East and South elevations. Those setbacks were updated to be 5' from the property line, allowing the building to have a higher percentage of openings in the façades that face the neighborhood.
- *Present a detailed layout plan for the terrace, demonstrating how residents will use this space. Include cross-sections illustrating rooftop plantings to clarify the feasibility of the proposed roof trees to provide shading.*
 - The Graphics Volume includes a plan layout and dimensioned section of the proposed landscape design at the roof.
- *Provide examples or precedents that illustrate how roof gardens can function effectively for residents on upper floors of taller buildings.*
 - Precedent images from multiple projects by Ground, Inc. (all residences in Boston, MA) have been included in the Graphics Volume.
- *Evaluate the possibility of incorporating a basement or partial basement to accommodate bicycle parking and laundry facilities, allowing more active residential use on the ground floor and potentially additional dwelling units on the ground and rooftop.*
 - The feasibility of adding a basement to the Project was studied early on. The revised design does not include a basement as it is cost prohibitive.
- *Consider eliminating the rooftop emergency generator to achieve a 100% fossil-fuel-free building and reclaim space for residential or amenity use.*
 - The generator is required by code to be installed to provide backup power for emergency systems (egress lighting, illuminated exit signage, elevators, fire and smoke detection systems, elevators, communication systems and power for the fire command center).
- *Maintain the proposed terrace location, with its orientation and views toward the street and*

city skyline.

- Roof terrace location has been maintained in the updated design.
- *Present more detailed floor plans that align interior layouts with façade articulation and structural grids, clearly identifying accessible dwelling units.*
 - Typical floor plans have been updated to be coordinated with the façade and schematic structural grid. Accessible dwelling unit locations have been determined. Both updates are shown in the Graphics Volume.
- *Improve access to the bicycle rooms, including the addition of a direct external entry at the rear of the building.*
 - The circulation on the ground floor has been improved so that there is a direct, wide path from Mass Ave sidewalk to the first floor bike room. A second door to the bike room has been added for egress on the east wall. It was not feasible for the second door to be along the south wall because of the grade change that occurs between the front and the back of the building. Access to the second floor bike room has also been improved with a direct connection to the corridor that is close to the elevator.
- *Confirm that the number of laundry machines proposed is adequate to serve the total number of residential units and consider increasing the number of machines.*
 - There are eight (8) washers and eight (8) dryers (1 washer / 1 dryer for every 10 units) pursuant to the applicable code requirements. This is depicted on the 12th floor plan in the Graphics Volume. The number of machines is adequate to serve 73 units and adding machines would impact the circulation in the efficient laundry room layout.

The planning board memo made reference to comments made in the staff memo and asked that they be considered in advancing the project's design. Below is a summary of relevant comments and the corresponding design response. We have not included responses to comments that were similar to the planning board's comments, or to those that were contrary with the planning board discussion and memo.

- *Planters are shown against the building on the Walden Street sidewalk. Whether the resulting restrictions in sidewalk width is advisable should be evaluated.*
 - The planter locations have been tuned to maximize sidewalk width at the southwest and northwest corners of the site where pedestrian traffic will be most impacted.
- *In the frame and infill systems, consider differentiating the widths of the piers and the horizontal members.*
 - The design team studied this in detail, and ultimately chose to maintain equal width piers and horizontal members. This helps maintain an order in the façade and

strengthens the reading of the frame.

- *Consider providing larger windows on the east façade.*
 - Larger windows have been provided on the east façade.
- *Consider locating the east façade's vertical division farther north, so as to separate the northern Mass Ave facing component from the southern element that faces the interior of the block.*
 - The vertical reveal was shifted to the north in the revised design to separate the components as described.
- *The lengths of the blank ground story wall without openings may be excessive*
- *Careful treatment of doorways and other openings in the brick of the ground floor facades, and the contrast between the brick walls and the highly glazed Community Room....will contribute to a rich pedestrian experience.*
- *The locations of the fenestration on the ground story Walden Street façade should be coordinated with the interior layout.*
 - These three comments have been addressed in the reconfiguration of the primary entrance, the ground floor plan, the ground floor fenestration, and in the relocation of the service doors along Walden Street.
- *Consider alternative color palettes for the exterior.*
 - The color palette has been tuned to be a touch warmer. The biggest change is the use of a buff-colored brick instead of the darker grey brick previously shown.
- *Note that better coordination between the vertical notches in the west façade and the interior layouts would improve the unit configuration.*
 - The unit plans and vertical notches have been coordinated in the revised submission.
- *Clarify whether the seemingly high window to wall ratio on the west façade will meet passive house standards.*
 - A preliminary energy model has been developed and is on track to meet passive house standards with the current window to wall ratio.
 - Please note that the window to wall ratios on the North and West elevations decreased by 10% due to floor plan coordination with the building structure and exterior façade. Each living room and bedroom has a window and there are no conflicts with interior partitions.

On January 5th, 2026 the Project Team had a design update meeting with the City of Cambridge Staff to review the changes listed in the letter above. Six additional comments were recommended to be reviewed. The Project team has reviewed the comments and incorporated changes to the design as follows:

- *The project is too neutral / beige. Can the project be more colorful?*
 - One of our design goals has been to use warm / natural materials for the exterior of the building. Variation has been added to the brick mix so that we can keep the warm / natural material palette while adding contrast.
- *The southwest façade should be more intentional. Consider the Eversource door, sprinkler room door, and the drop in the façade on the southwest corner.*
 - On the southwest elevation, we have created a recess in the brick above the sprinkler room door so that the proportions read the same as the adjacent storefront units. The precast base breaks at the sprinkler room door to accommodate the grade change. The Eversource door was widened so that it has a more balanced proportion.
 - We think that the drop in the façade at the southwest corner helps address the scale of the ground floor at the grade change and at the neighborhood side of the building. The drop wraps around the building until it hits Mass Ave; this formal move helps support our idea of highlighting the corner of Mass Ave by making the corner look “lifted”.
- *Consider the width of the planters along Walden Street*
 - The planters are already at their minimum widths to be habitable for plants. Reducing the width will also affect our cool score. The planters as designed maintain an accessible 5’ sidewalk.
- *East façade looks industrial, study the size and quantity of windows*
 - A row of windows on the east elevation have been enlarged (and are still compliant with our allowable opening percentage). We have also added variety in the brick mix so that it reads as a different material than the frame.
- *Make the entrance more pronounced*
 - The entry vestibule storefront has been extended to create a bigger, more intentional entrance. The signage panel has been updated to be in line with the frame above.
- *Consider the relationship to the adjacent building*
 - The design team thinks that there is a design opportunity to provide a gate that closes off the alley between the Russell Apartments and the new building. The gate would be placed behind the Russell Apartments egress door. The team recognizes that this gate would span both properties, and if it is of interest to the City and the Russell Apartments, we will keep it open as a design conversation topic.

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 and Section 19.47 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 Mass Ave Tenant LLC

Contact Name: Jason Korb

Contact Phone: (617) 539-6492

Contact Email: jkorb@capstonecommunities.com

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.

Detailed description of Submission Materials is included in Section 19.47 in the Cambridge Zoning Ordinance.

Provide all materials in **electronic draft form** to be reviewed by CDD staff for completeness. **Planning Board Advisory Consultation will not be scheduled until a complete set of materials is received.**

Preliminary Consultation Checklist

Preliminary Consultation	Required Submissions (Include a Table of Contents for each Volume)
<p>NARRATIVE VOLUME (8.5x11 page size, portrait)</p> <p>Project Narrative Pages must include:</p> <ul style="list-style-type: none"> • Project title/address • Page number 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Table of Contents <p>Provided forms:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> AHO Preliminary Submission Checklist (this form) <input checked="" type="checkbox"/> Preliminary Dimensional Form – Parcel (attached) <input checked="" type="checkbox"/> Preliminary Dimensional Form – Building (attached) <p>Written Section:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Project Overview <input checked="" type="checkbox"/> Compliance with Zoning <input checked="" type="checkbox"/> Design Approach and Urban Design Objectives (Section 19.30) <input checked="" type="checkbox"/> Statement of intent to meet sustainable development standards (Section 22.000) <input checked="" type="checkbox"/> Summary of Community Engagement
<p>GRAPHIC VOLUME (11x17 page size, landscape)</p> <p>Project Plans and Illustrations Pages must include:</p> <ul style="list-style-type: none"> • Title • Date • Author • Graphic scale • North arrow • Labeled dimensions 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Table of Contents <input checked="" type="checkbox"/> Context Map <input checked="" type="checkbox"/> Existing Condition Photographs <input checked="" type="checkbox"/> Existing Conditions Site Plan including tree survey <input checked="" type="checkbox"/> Proposed Site Plan with parking and bicycle parking locations <input type="checkbox"/> Proposed Open Space Plan <input checked="" type="checkbox"/> Proposed Floor Plans <input checked="" type="checkbox"/> Proposed Roof Plan with Green Roof compliance information <input checked="" type="checkbox"/> Proposed Landscaping Plan <input checked="" type="checkbox"/> Proposed Elevations <input checked="" type="checkbox"/> Proposed Perspective Renderings or Photo Simulations <input checked="" type="checkbox"/> Proposed Materials Palette <input checked="" type="checkbox"/> Physical or digital model to be presented at the consultation

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.

Final Consultation Checklist

Final Consultation	Required Submissions (Include a Table of Contents for each Volume)
<p>NARRATIVE VOLUME (8.5x11 page size, portrait)</p> <p>Project Narrative Pages must include:</p> <ul style="list-style-type: none"> • Project title/address • Page number 	<p><input checked="" type="checkbox"/> Table of Contents</p> <p>Provided forms:</p> <p><input checked="" type="checkbox"/> AHO Final Submission Checklist (this form)</p> <p><input checked="" type="checkbox"/> Final Dimensional Form – Parcel (<i>attached</i>)</p> <p><input checked="" type="checkbox"/> Final Dimensional Form – Building (<i>attached</i>)</p> <p>Written Section:</p> <p><input checked="" type="checkbox"/> Revisions to the proposal based on feedback in preliminary report</p> <p><input checked="" type="checkbox"/> Compliance with Zoning</p> <p><input checked="" type="checkbox"/> Design Approach and Urban Design Objectives (<i>Section 19.30</i>)</p> <p><input checked="" type="checkbox"/> Summary of Community Engagement</p>
<p>GRAPHIC VOLUME (11x17 page size, landscape)</p> <p>Project Plans and Illustrations Pages must include:</p> <ul style="list-style-type: none"> • Title • Date • Author • Graphic scale • North arrow • Labeled dimensions 	<p><input checked="" type="checkbox"/> Table of Contents</p> <p><input checked="" type="checkbox"/> Proposed Site Plan</p> <p><input type="checkbox"/> Proposed Open Space Plan (<i>Section 5.22</i>)</p> <p><input checked="" type="checkbox"/> Proposed Floor Plans</p> <p><input checked="" type="checkbox"/> Proposed Roof Plan with Green Roof compliance information</p> <p><input checked="" type="checkbox"/> Proposed Landscaping Plan</p> <p><input checked="" type="checkbox"/> Proposed Elevations and Cross-sections</p> <p><input checked="" type="checkbox"/> Parking and Bicycle Facilities Plan (<i>Section 6.50</i>)</p> <p><input checked="" type="checkbox"/> Shadow Study</p> <p><input checked="" type="checkbox"/> Proposed Materials Palette</p> <p><input checked="" type="checkbox"/> Physical or digital model to be presented at the consultation</p>
<p>APPENDICES</p>	<p><input checked="" type="checkbox"/> Green Building Report (<i>Section 22.20</i>)</p> <p><input checked="" type="checkbox"/> Green Factor Documentation (<i>Section 22.90</i>)</p> <p><input type="checkbox"/> Flood Resilience Documentation (<i>Section 22.80</i>)</p>

The Applicant shall provide the following for the final submission:

- Electronic copy of all submission materials certified complete by CDD in digital format (via email)
- Eight (8) hard copies of Narrative Volume and Graphic Volume. Staples, velo binding or tape binding are preferred for the hardcopies.

PLANNING BOARD ADVISORY CONSULTATION – AFFORDABLE HOUSING OVERLAY

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 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 (MAS-12)			
Lot Area, in sq. ft.	~8,515 SF			8,515 SF
Gross Floor Area (GFA), in sq. ft.	~1,860 SF			~90, 472 SF
Dwelling Units	0	No min [b]	No min [d]	73
Affordable Dwelling Units	0			73
Total Open Space, in sq. ft.¹	0	None [b]	None [e]	0
Private Open Space	0	None [b]	None [e]	0
Permeable Open Space	0	None [b]	None [e]	0
Open Space above Ground Story	0	None [b]	None [e]	0
Total Off-Street Parking Spaces	15	No max [f]	No min	0
Provided on-site	15	No max [f]	n/a [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]	45 [j]
Short-Term Bicycle Parking Spaces	0	8	8	1
Provided on-site	0	n/a	n/a	1
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.

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 2.00 - Definitions] in the Business BA-2 and Residence 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 deleter 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: October, 2025

PLANNING BOARD ADVISORY CONSULTATION – AFFORDABLE HOUSING OVERLAY

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 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	Demolition			
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 limit for res [c]	no max FAR [d]	~90,472 SF
Dwelling Units	0	13 [e]	no min [f]	73
Affordable Dwelling Units	0			73
Stories Above Grade¹	1	6 [e]	13 [g]	12
Building Height, in ft.	~13'	75' max [e]	150' max [g]	136'
Ground Story – floor-to-floor, in ft.	~13'	15' min [h]	15' min [h]	18'
Building Setbacks, in ft.				
Front (Mass Ave)	~3.8'	5' min [e]	no min [k]	0-6"
Front (Walden St)	~3.5'	5' min [e]	no min. [k]	0-6"
Side (12 Walden Parking)	~42.2'	none[e]	no min. [m]	5'-0"
Side (Russell Apts)	~42.4'	none [e]	no min. [m]	5'-0"
Distance to nearest building, in ft.	~43.9'	n/a	n/a	6'-0"
Building length along street, in ft.	~29' & 60.9'	n/a	n/a	66'-3" & 104'-6"
Fenestration, as % of façade area facing public street or open space	~20%	25% min 75% max [n]	20% min facing public street,	35% Mass Ave (MA) 34% Walden (W)
Ground Story only	~30% (MA) 10% (W)	50% min, 75% max [n]	30% non-resi [o]	36% (MA) 30% (W)

¹ Refer to Definitions in Article 2.000 of the CZO.

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 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)

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Project Address: 2072 Massachusetts Avenue

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

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:	0	21	41	11	0	73
Average size range (sf):	n/a	671	779	1040	n/a	
Smallest unit size (sf):	n/a	667	713	1004	n/a	
Largest unit size (sf):	n/a	675	856	1042	n/a	

Please describe other anticipated affordability restrictions, 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: 2072 Massachusetts Avenue

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

Graphics Checklist

Review Section 11.207 and Section 19.47 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*)
- 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*)

COMPLIANCE WITH ZONING

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.

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.

DESIGN APPROACH AND URBAN DESIGN OBJECTIVES

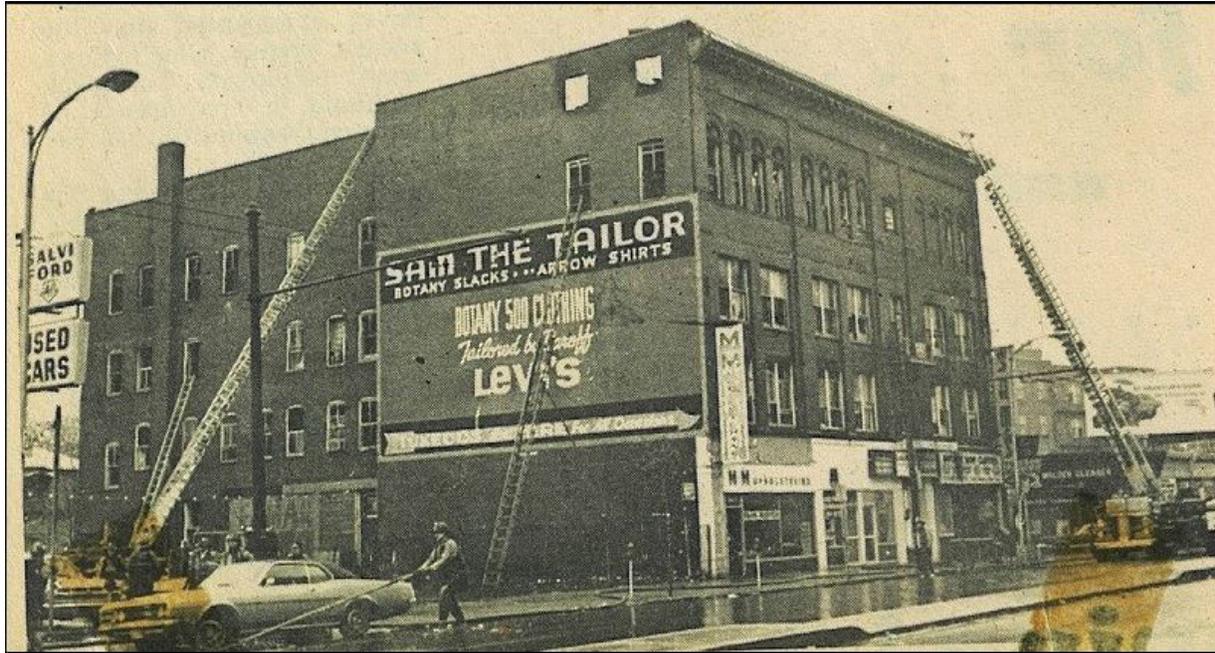
Design Statement and Brief Project Narrative Describing the Project and Design Approach

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 21 one-bedroom apartments, 41 two-bedroom apartments, and 11 three-bedroom apartments. Average unit sizes are 671 sf (one-bedroom apartments), 779 sf (two-bedroom apartments) and 1,042 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 600sf ground floor lobby, anchored at the corner of Mass Ave and Walden Street, will include 17-foot ceilings and double as resident community space. A rooftop outdoor (1,042 sf) terrace connected to an indoor (660 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. The Project team is in continued conversation with the Parking and Transportation Department to determine the best location for the docks.

In summary the Project proposes:

Total of 45 long-term bicycle parking spaces on Site plus 25 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 25 Public Bicycle Sharing Station Docks:

- 29 long-term bicycle parking spaces on the ground floor
- 16 long-term bicycle parking spaces on the second floor
- Addition of 19 (standard) +6 (additional) = 25 Public Bicycle Sharing Station docks, allowing for a 31 space reduction.
- To satisfy the above requirements:
 - o 45 (building) + 28 (provision of a standard-size (19-dock) Public Bicycle Sharing Station) + 3 (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 Citywide 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, three 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 to decrease heat gain and reflect the scale of the neighborhood. 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 18'-0" with an exposed ceiling, resulting in a ceiling height above 17'-0". The main entrance to the building is located at the center of the building along the Avenue. Bicycle access is off Mass Avenue, with a secondary access point on the east facade between the building and the Russell Apartments.

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 is located on Mass Ave, with access doors on the east facade. 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.



678 Mass Ave, Central Square

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.

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% filtered 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 (except for the emergency back up generator). 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 2A units for individuals with mobility difficulties (521 CMR 9.4), with the rest being Group 1 units (521 CMR 9.3). In addition, 2 apartments will provide 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'-6". 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.

SUMMARY OF COMMUNITY ENGAGEMENT

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.
 6. Frost Terrace Resident Meeting, October 27, 2025, 5:00 PM, Frost Terrace Community Room (1789 Massachusetts Avenue). In-person participation, residents provided feedback on what they would like to have in community spaces. Feedback included:
 - a. Provide space for families and groups
 - b. Create lounge space for individuals
 - c. Provide flexible furnishings for large parties

- d. Include play space / space for games
- e. Create areas for wellness activities / yoga
- f. Provide lighting for all day / year round use
- g. Design an intentional shade structure for the roof terrace

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.