

2072 Massachusetts Avenue

Cambridge Planning Board

3/3/2026



Agenda

- Introduction
- Development Summary
- Feedback from Planning Board & CDD Staff
- Updated Design

Team Introductions

Project Team

Developer Team



Jason Korb
Principal
Capstone Communities LLC



William Kennerly
Vice President of Operations
Capstone Communities LLC



Sean Hope
Principal
Hope Real Estate Enterprises LLC

Design Team



Jason Forney,
FAIA LEED AP
Principal
Bruner/Cott Architects



Greg Russell, AIA
Associate Principal
Bruner/Cott Architects



Jackie Mignone, AIA
Architect
Bruner/Cott Architects



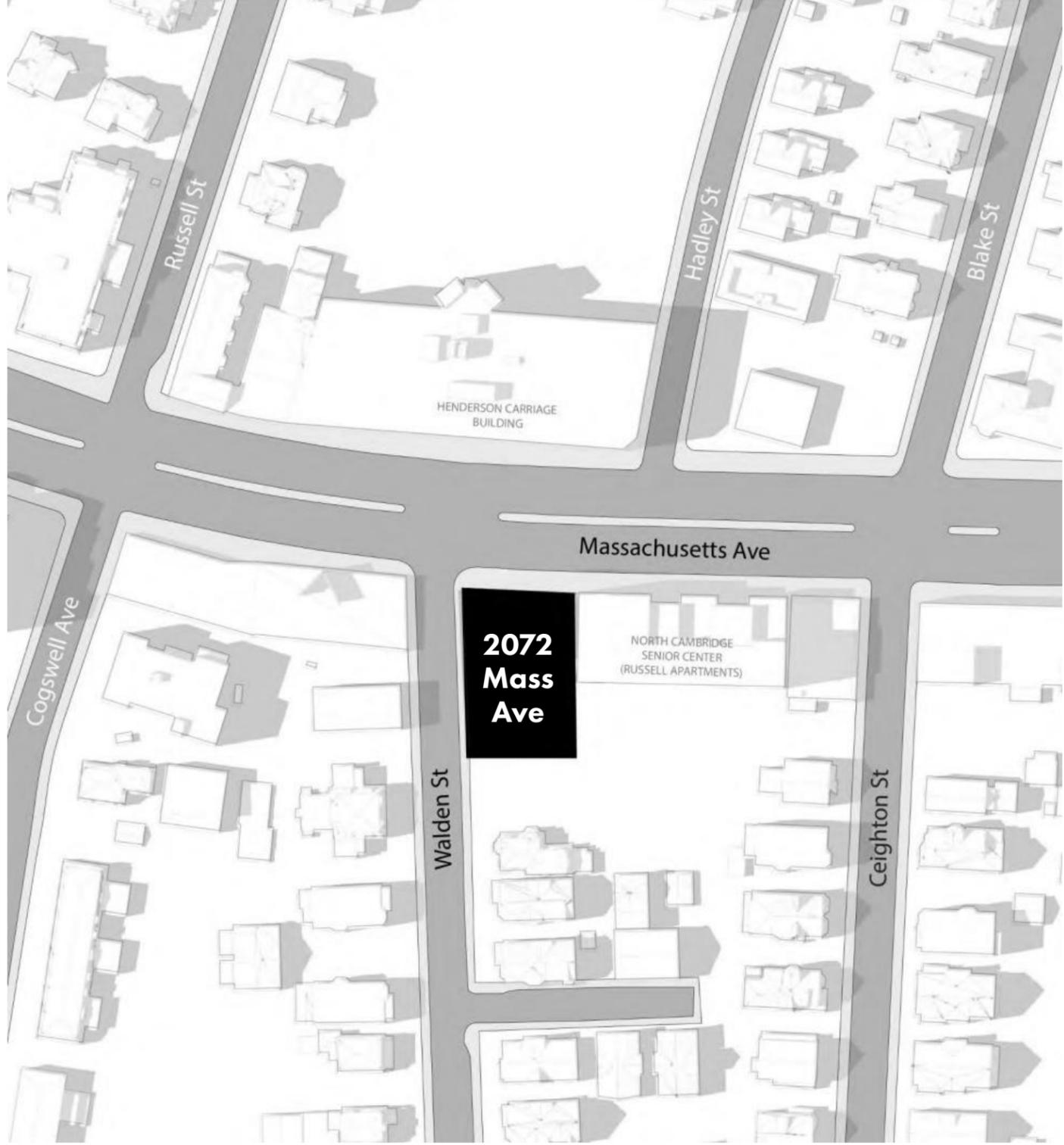
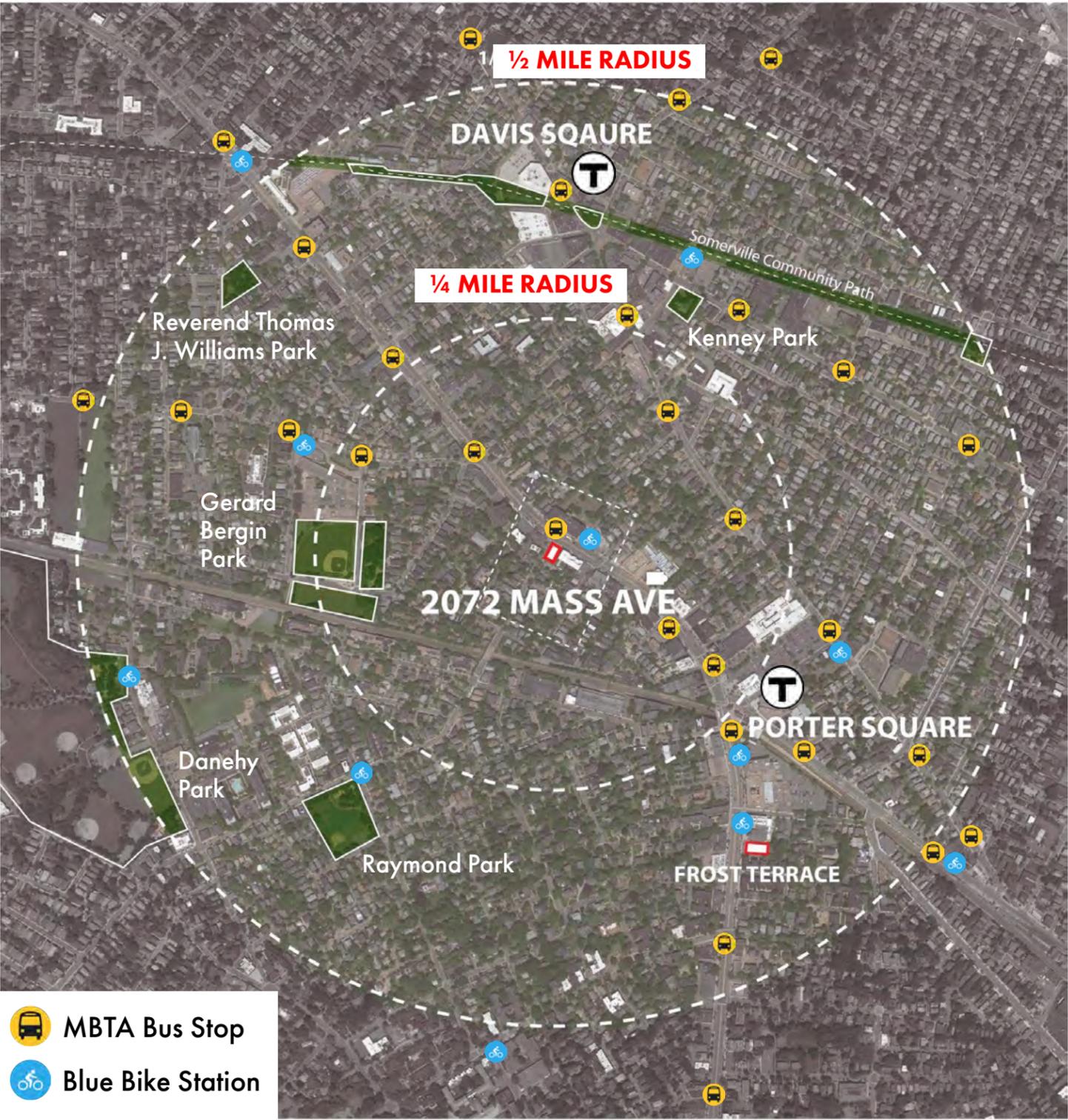
Austen Gillen-Keeney, AIA
Architect
Bruner/Cott Architects

Development Summary

Existing Site Photo



Site Map



Development Summary



- 12 stories
- 100% affordable housing
- 73 affordable apartment homes, affordable in perpetuity
 - 12 homes at or below 30% AMI, remainder at or below 60% AMI
- 71% Family – 2 and 3 bedrooms
- Passive House certification
- ~600 SF of residential amenity space on the ground floor
- Outdoor roof garden and resident amenity space on the 12th floor
- 45 total long term bike spaces

Feedback from Planning Board & CDD Staff

Previous Iteration Presented 10/7/25



Design Comments & Updates

- Exterior Design

The building geometry and window layout were updated to create more inviting facades, particularly on the East and West elevations. The frame and building recess spacing has been coordinated with the interior layout and structural grid. The envelope is a collection of warm, natural, high-quality materials.

- Pedestrian Experience

The ground floor was updated to maximize the amount of storefront and transparency. The entry vestibule was pushed out and the opaque wall along Mass Ave includes space for a mural to create a more welcoming street presence. Proportion and color matching help utility doors visually blend into the façade.

- Site Design

The ground floor was updated to have a 5' set back on the east side of the site to accommodate the existing tree and provide an exterior door from the bike room that connects to the Mass Ave sidewalk. Trash service access was moved to the side of the building. Planters along Walden Street allow the sidewalk to maintain accessible clearances and enhance the street scape by providing plants along the opaque portions of the wall.

- Building Planning

The building plan has been coordinated with the exterior building design. Bike room access was updated to be wider and more direct. The roof garden has been refined to include desirable programming based on community feedback.

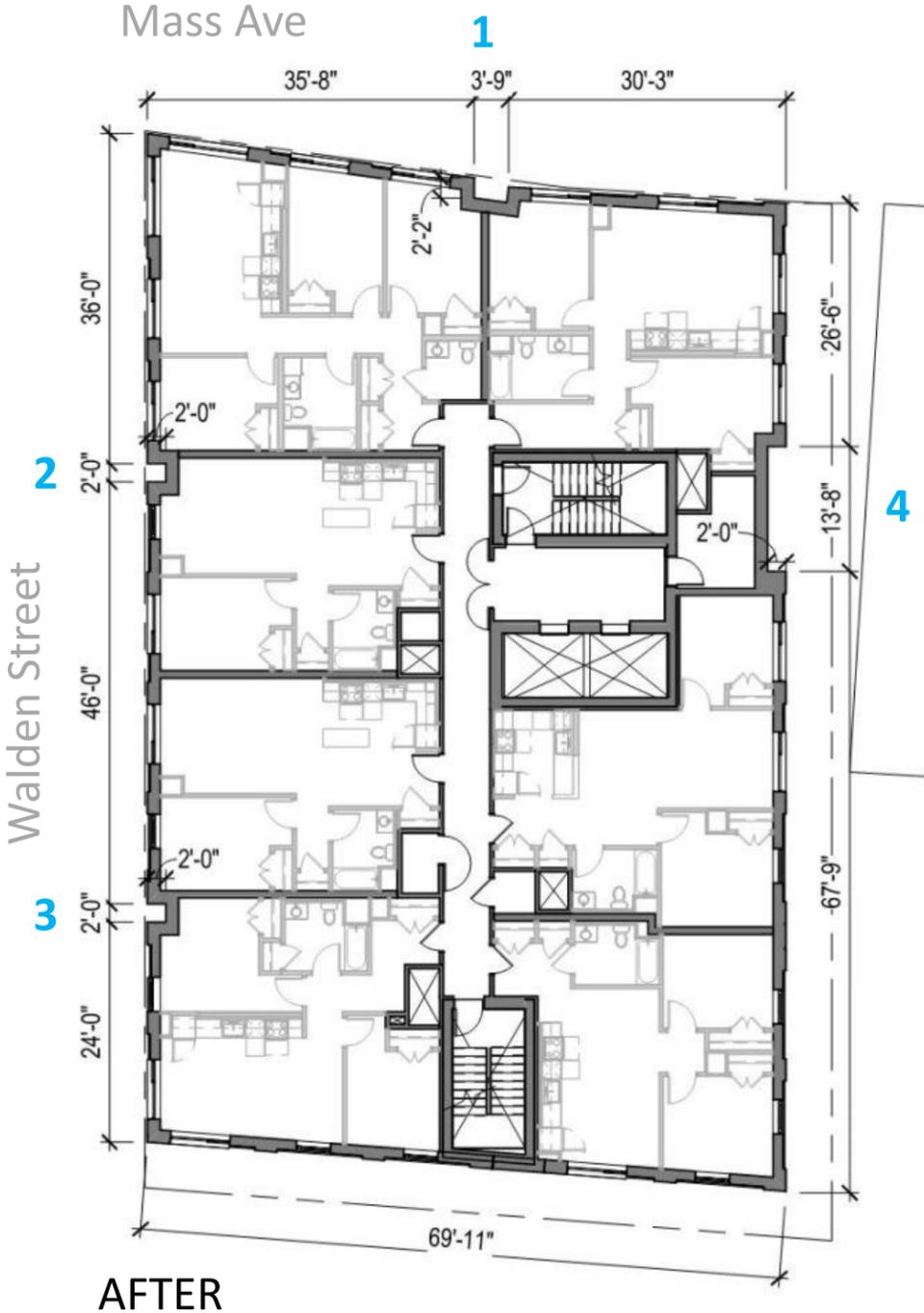
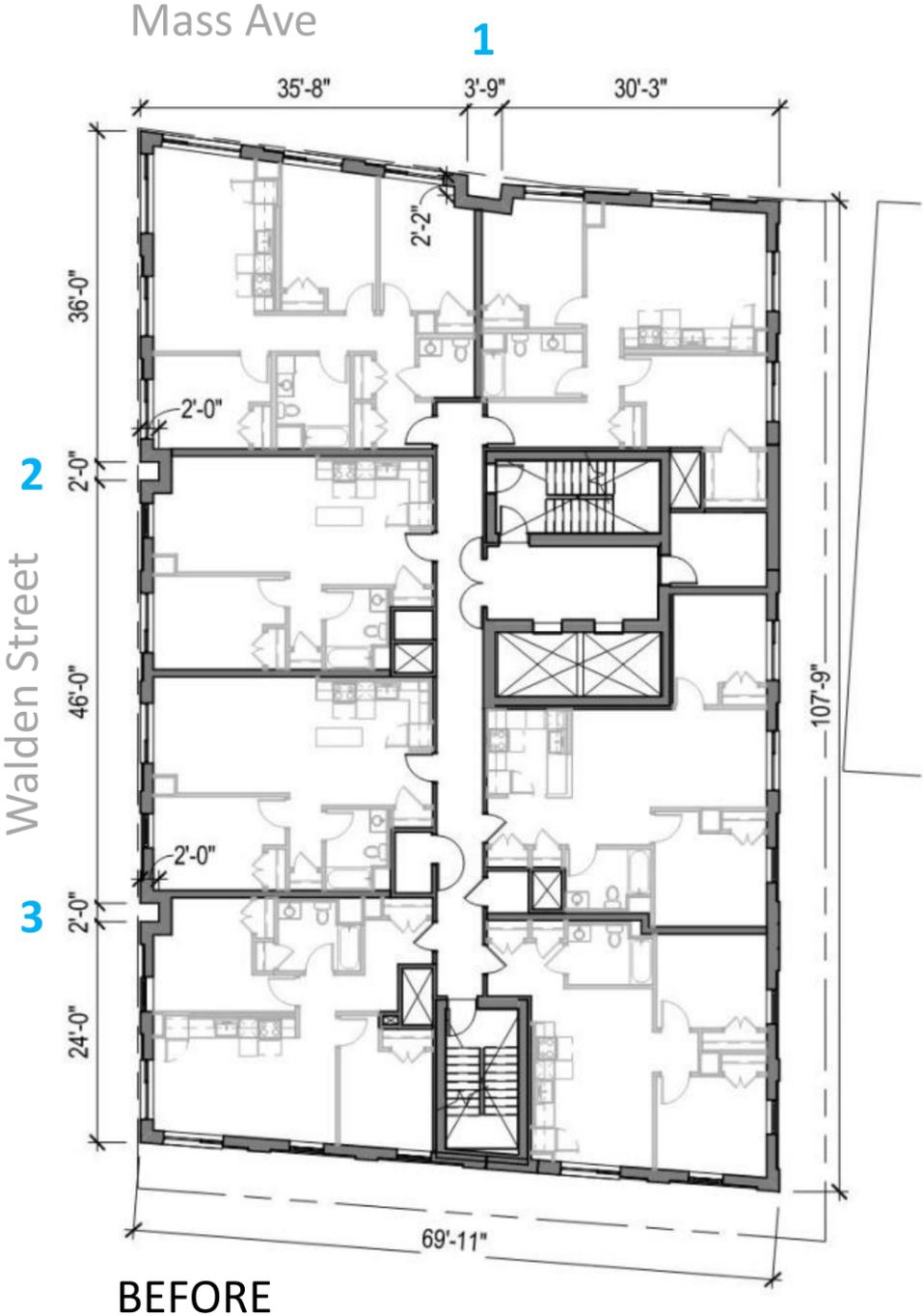
Updated Design

Feedback on Exterior Design

- Examine size and shape of windows relative to context
- Study amount of transparency in window to wall ratio
- Study location, material, and quantity of façade recesses
- Coordinate the fenestration and vertical façade recesses with the interior
- Study color, material, and tone of exterior; consider alternative color palettes
- Further develop the elevations facing the neighborhood to make them more inviting
- Consider providing larger / additional windows on the east façade
- Consider differentiating the widths of the vertical and horizontal members of the frame
- Consider the relationship to the adjacent building
- Consider the height of the mechanical screen
- Consider balconies

Feedback on Exterior Design

- 11.207.7.3(b):** Building façades shall incorporate architectural elements that project or recess by at least two feet from the adjacent section of the façade. Such projecting or recessed elements shall occur on an average interval of 40 linear horizontal feet or less for portions of the façade directly facing a public street, and on an average interval of 80 linear horizontal feet or less for other portions of the façade.



Proposed Perspective Mass Ave: North Side



Digital Massing Model – North Corner



Digital Massing Model – West Corner



Digital Massing Model – South Corner



Digital Massing Model – East Corner



Proposed Perspective Mass Ave: North Side



Proposed Perspective Mass Ave: North Side



Proposed Perspective Mass Ave: North Side



Proposed Perspective Mass Ave: South Side



Walden St @ Cypress St

Reference photograph taken on 10/08/2024

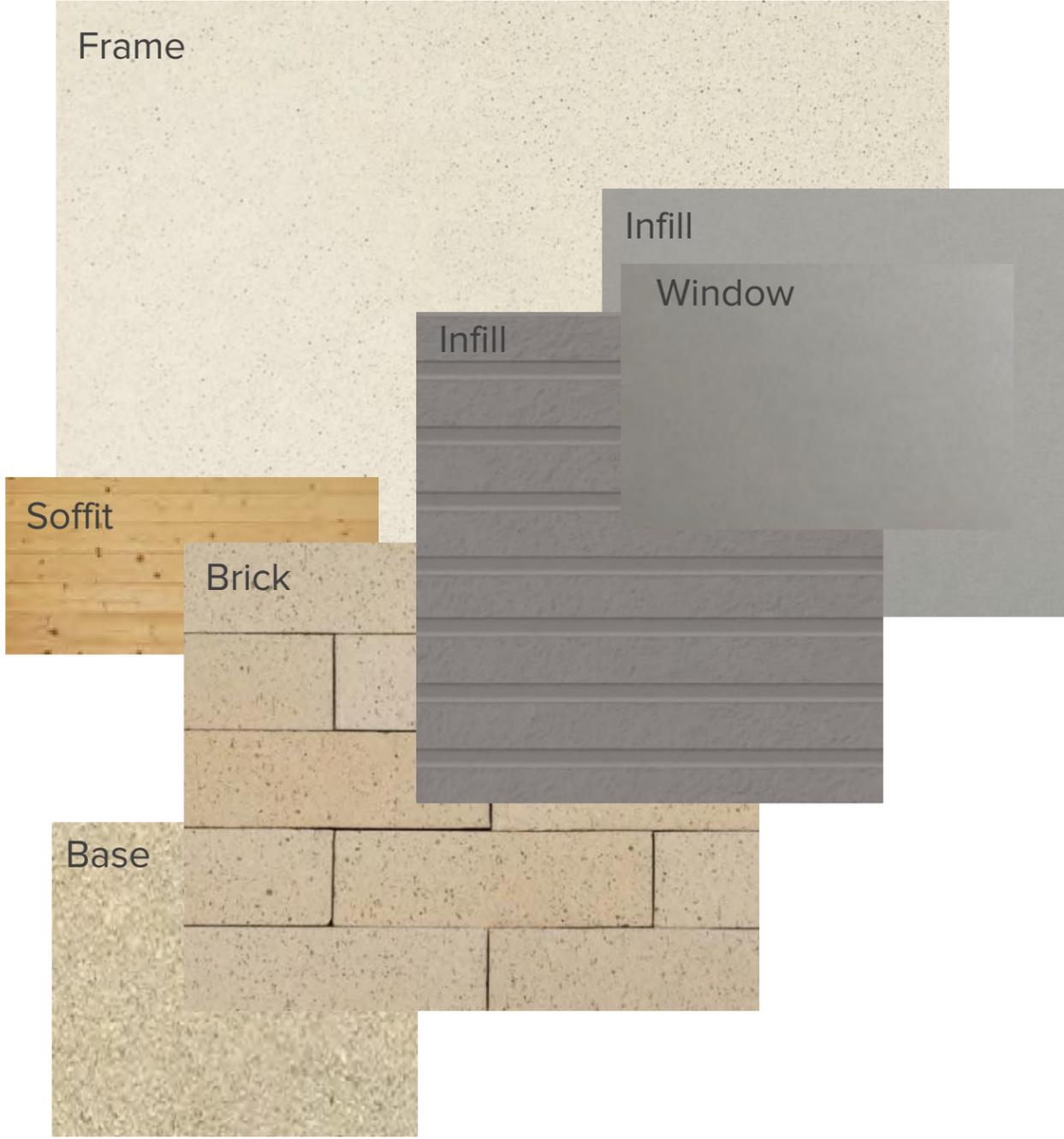


Materials – Proposed Façade



- Frame: GFRC Rainscreen panel
- Infill: Textured Cementitious Panel
- Infill: Metal Panel
- Polymer Passive House Type Windows
- Soffit / Ceiling
- Exterior Lighting
- Structure: Mass Timber
- Brick Masonry
- Aluminum Storefront System
- Precast Concrete Base

Materials – Proposed Façade



North Elevation - Mass Ave



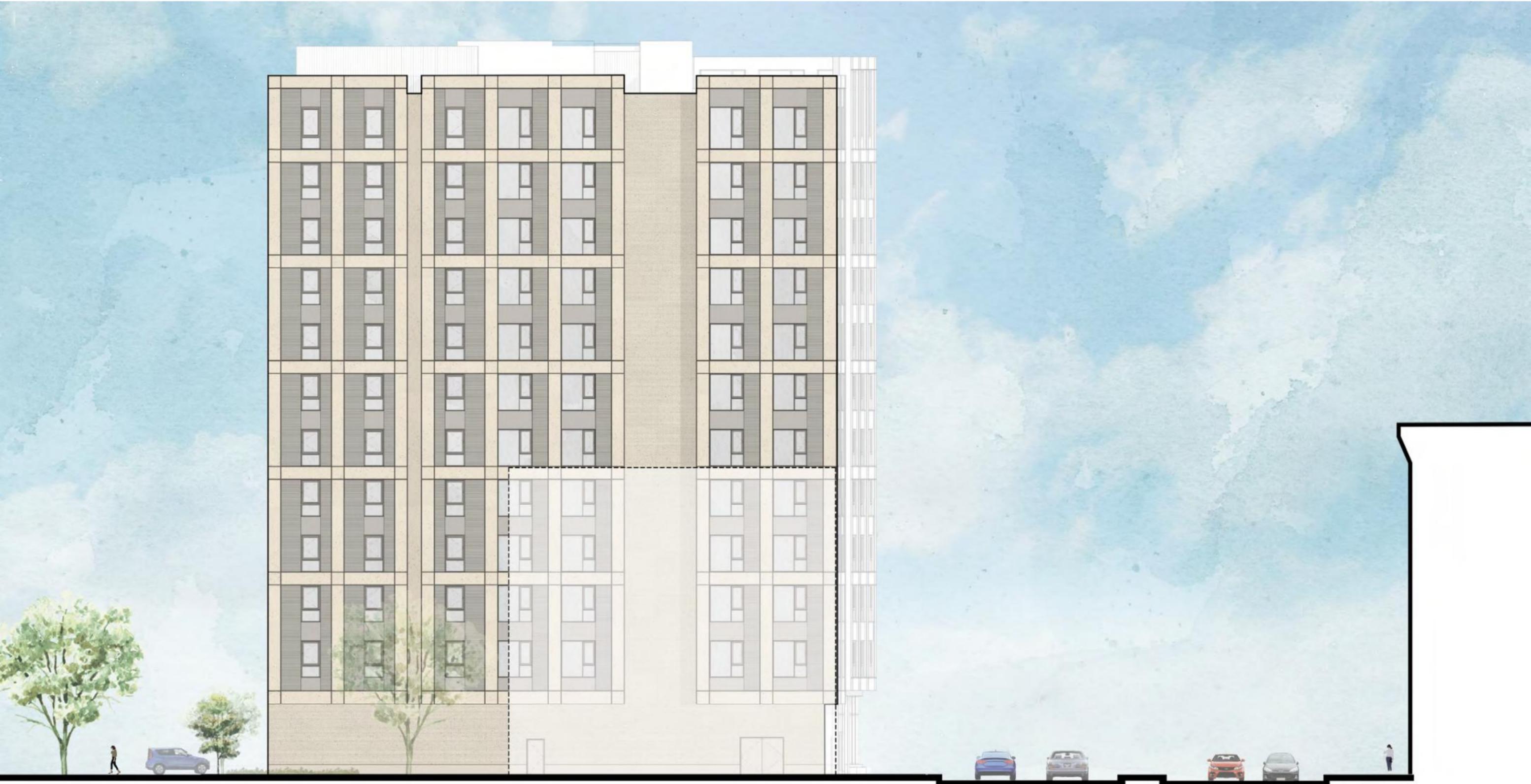
West Elevation – Walden Street



South Elevation – Facing Parking Lot



East Elevation - Facing Russell Apartments



Feedback on Pedestrian Experience

- Consider the ground floor height / taller ground floor
- Consider the lengths of blank ground floor walls (excessive), consider the location and treatment of doors and fenestration
- Coordinate the exterior storefront with the interior layout
- Southwest façade should be more intentional, consider the Eversource door, sprinkler door, and drop in the façade
- Make the entrance more pronounced
- Explore more transparency at the ground floor
- Add visual interest at opaque areas (art, color, plantings)
- Study materiality at ground floor
- Consider pushing the vestibule out (not recessed)
- Coordinate with Mass Ave streetscape and future planning

Proposed Perspective Mass Ave Corner



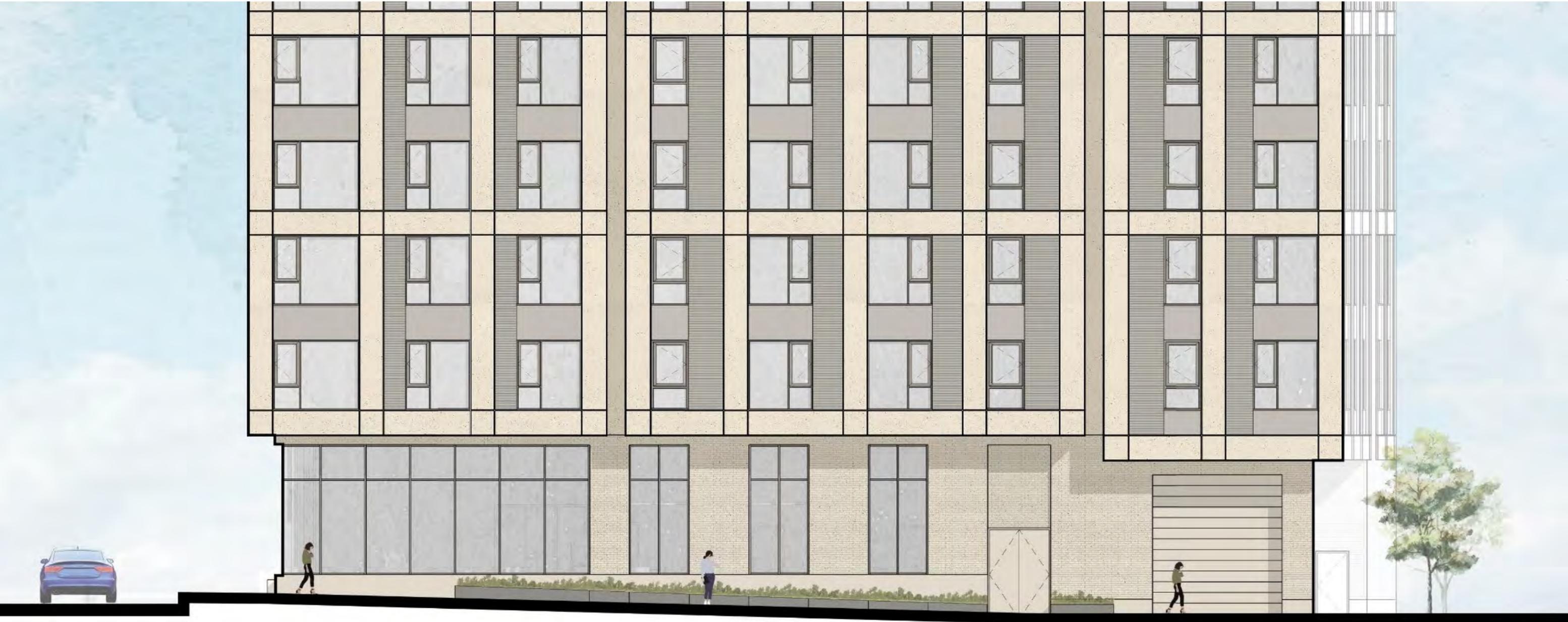
Proposed Perspective Mass Ave: North Side



North Elevation - Mass Ave



West Elevation – Walden Street



Walden St

Reference photograph taken on 10/08/2024



Feedback on Site Design

- Provide loading / drop-off areas
- Present streetscape design consistent with City's vision
- Coordinate with city on Walden Street improvements and the use of the city owned parking lot
- Identify a contingency plan for the existing tree
- Confirm Walden Street sidewalk is acceptable with planters
- Study location for additional short term bike parking
- Consider direct access to bike room from exterior
- Work to conceal trash services
- Consider on site parking

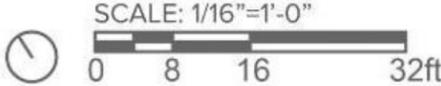
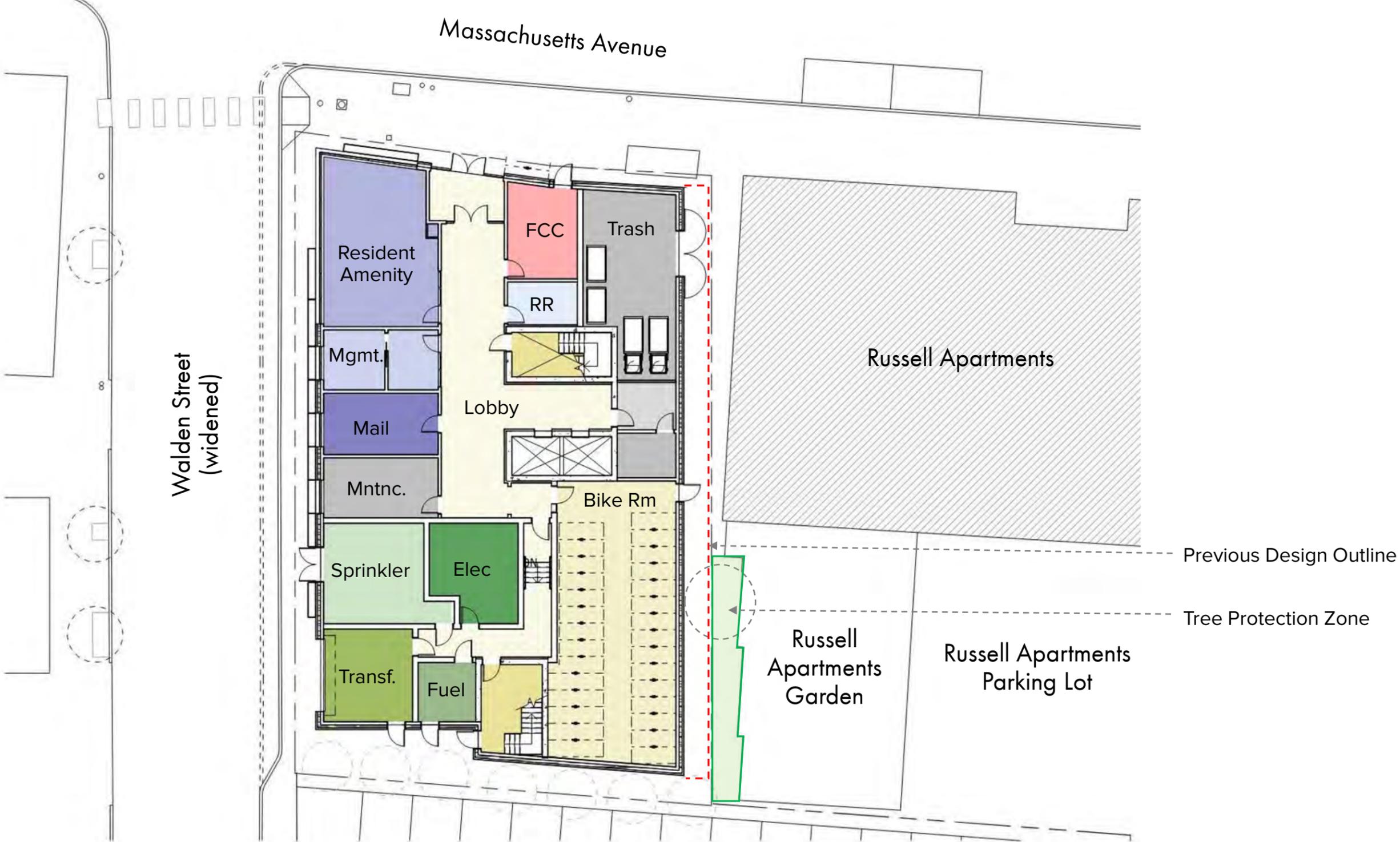
Site Plan



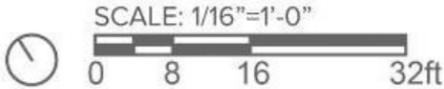
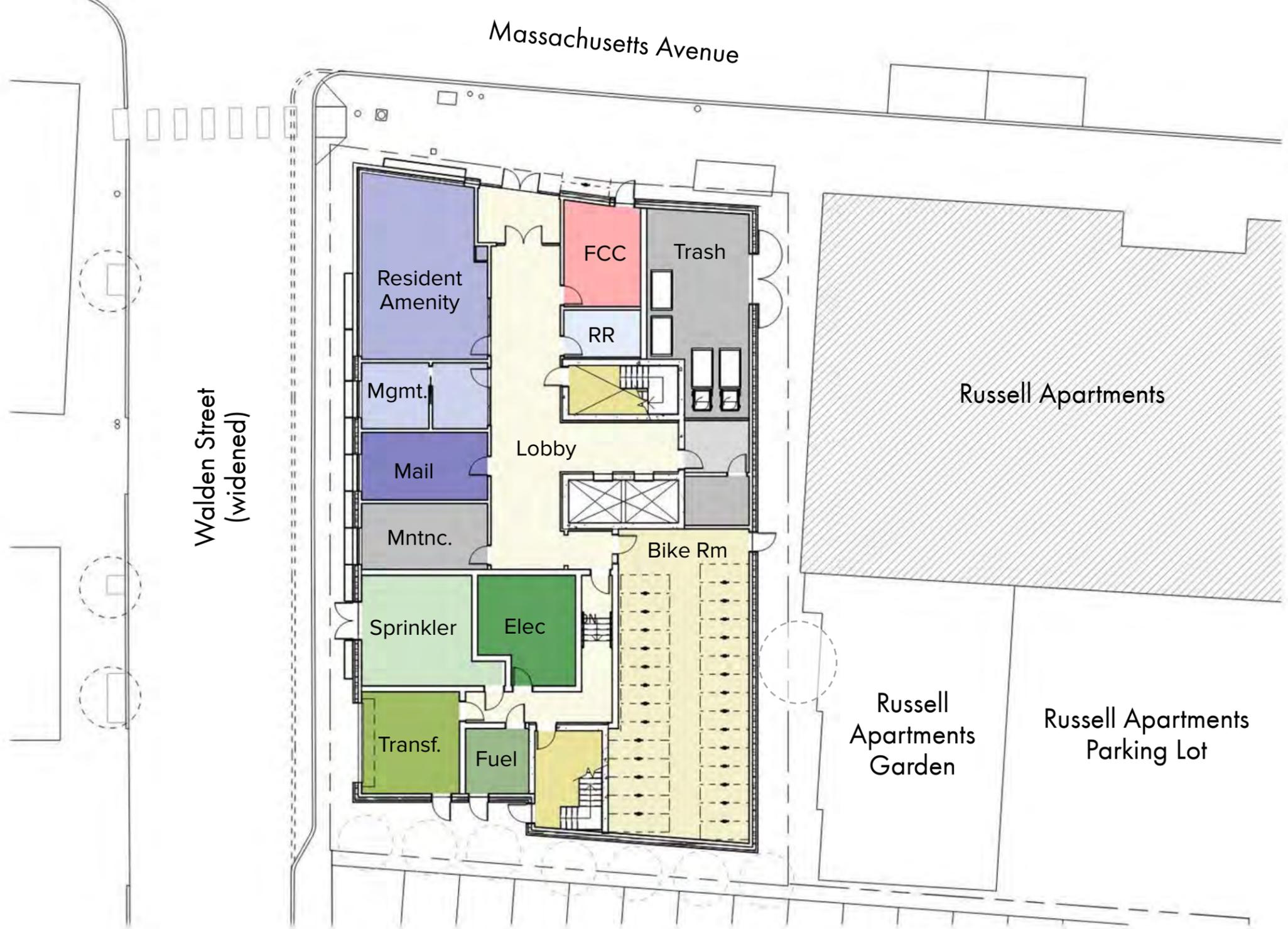
- SPACE FOR POTENTIAL SEATING ALONG MASS AVE
- HIGH PLANTING WITHIN 20' OF PUBLIC SIDEWALK (27 SF)
- HIGH PLANTING WITHIN 20' OF PUBLIC SIDEWALK (96 SF)
- EXISTING TREE (TO BE PROTECTED)
- HIGH PLANTING WITHIN 20' OF PUBLIC SIDEWALK (72 SF)
- 2 UNDERSTORY TREES WITHIN 20' OF PUBLIC SIDEWALK
- 5 UNDERSTORY TREES OUTSIDE 20' OF PUBLIC SIDEWALK
- HIGH PLANTING OUTSIDE 20' OF PUBLIC SIDEWALK (287 SF)



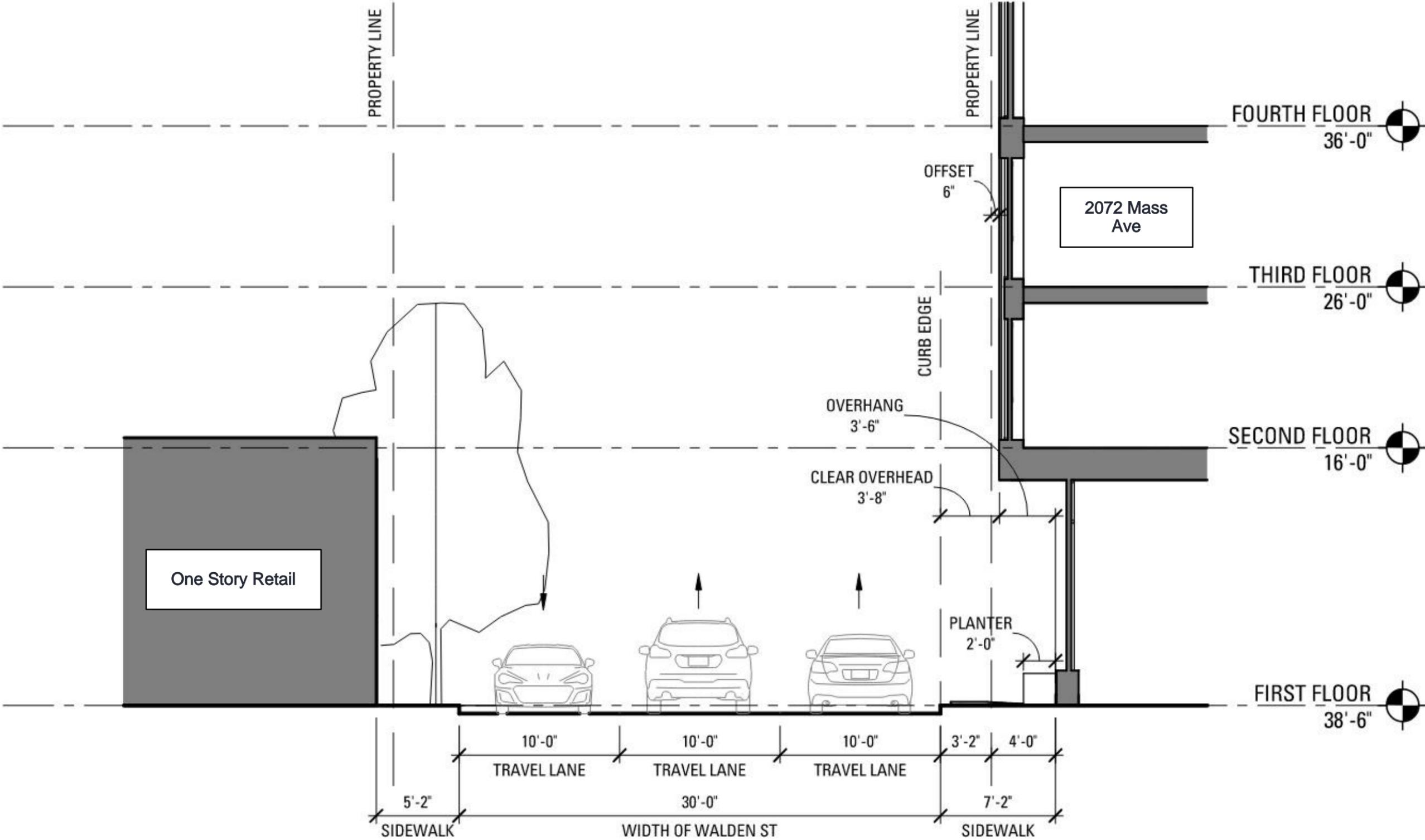
Ground Floor Plan



Ground Floor Plan



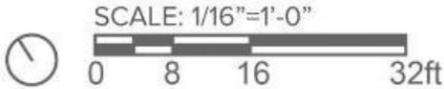
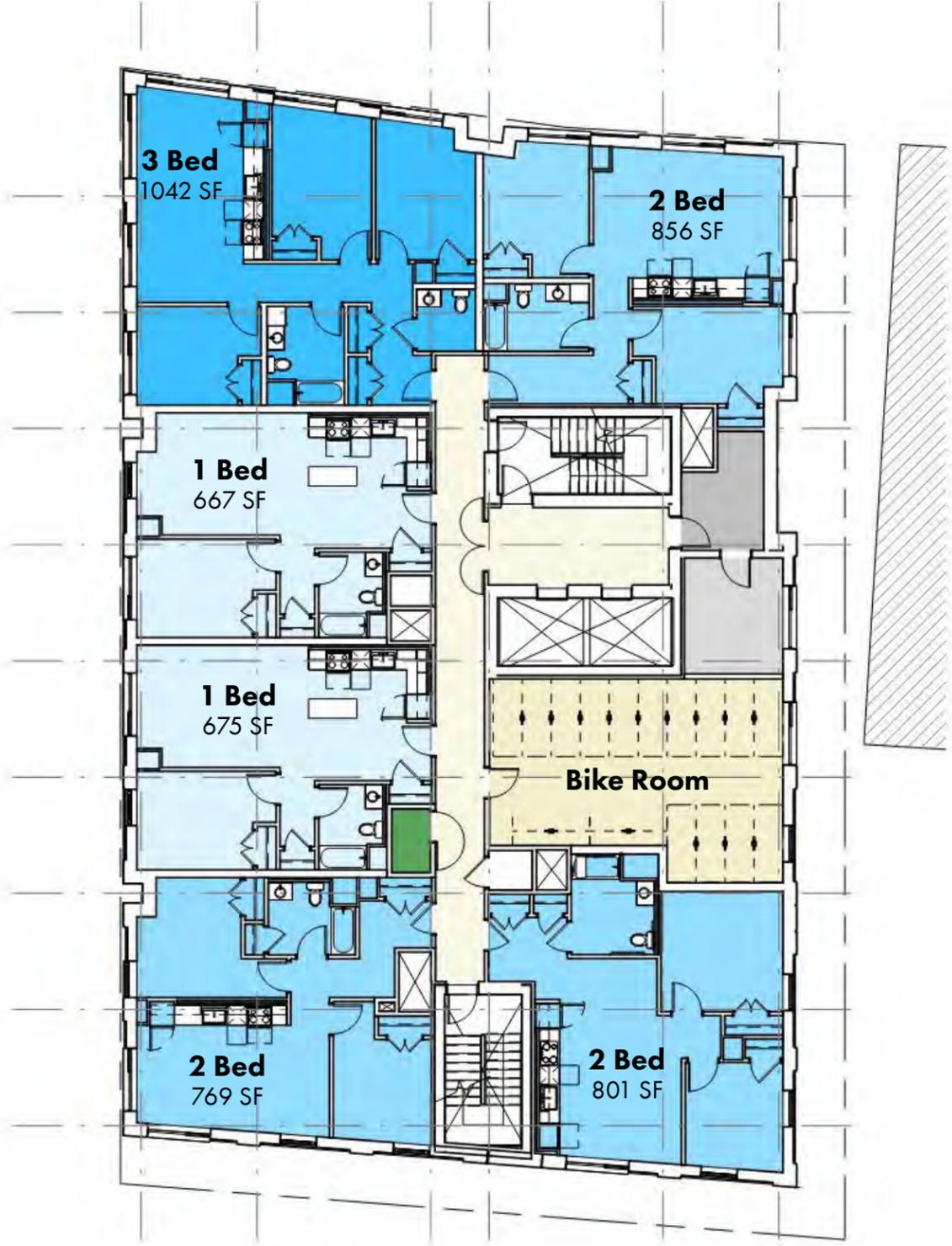
Site Section – Walden Street



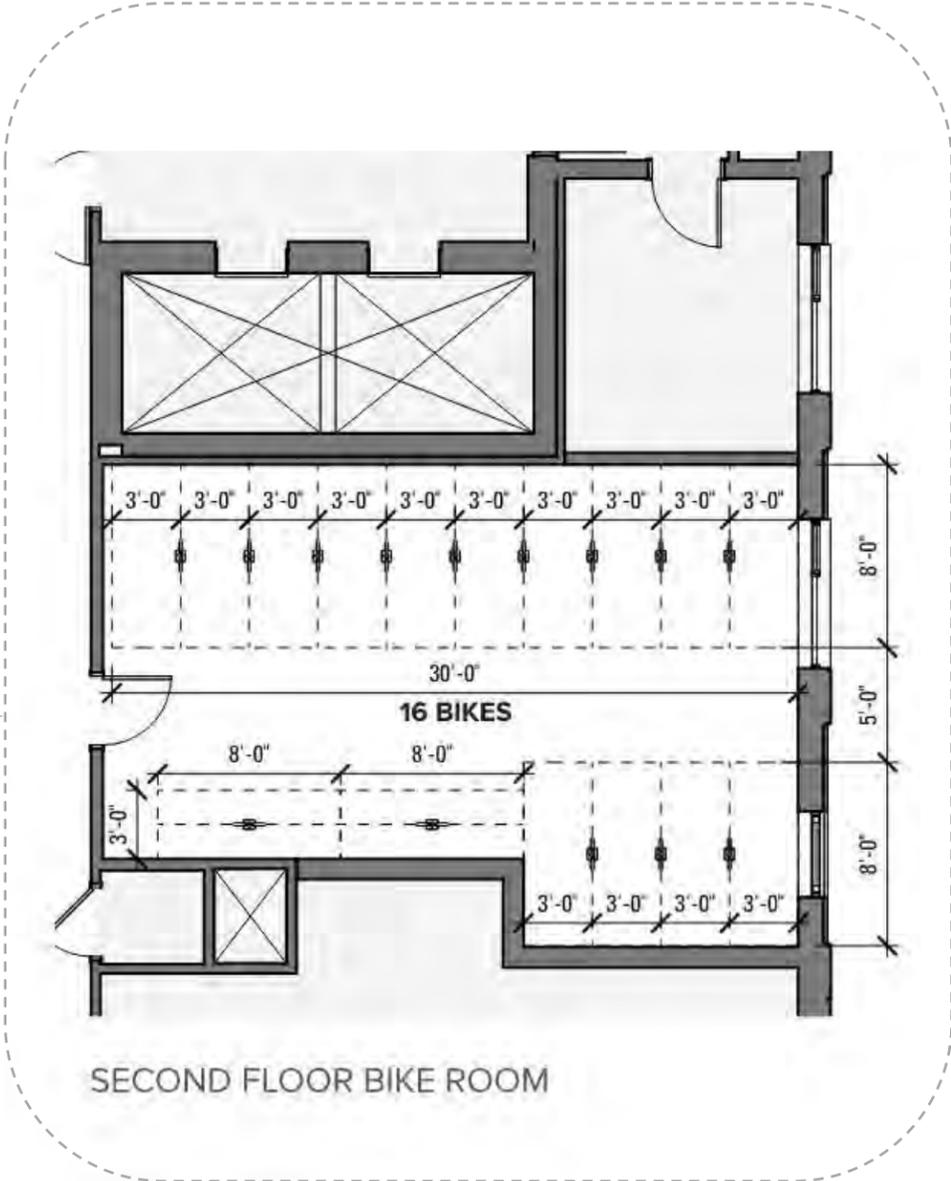
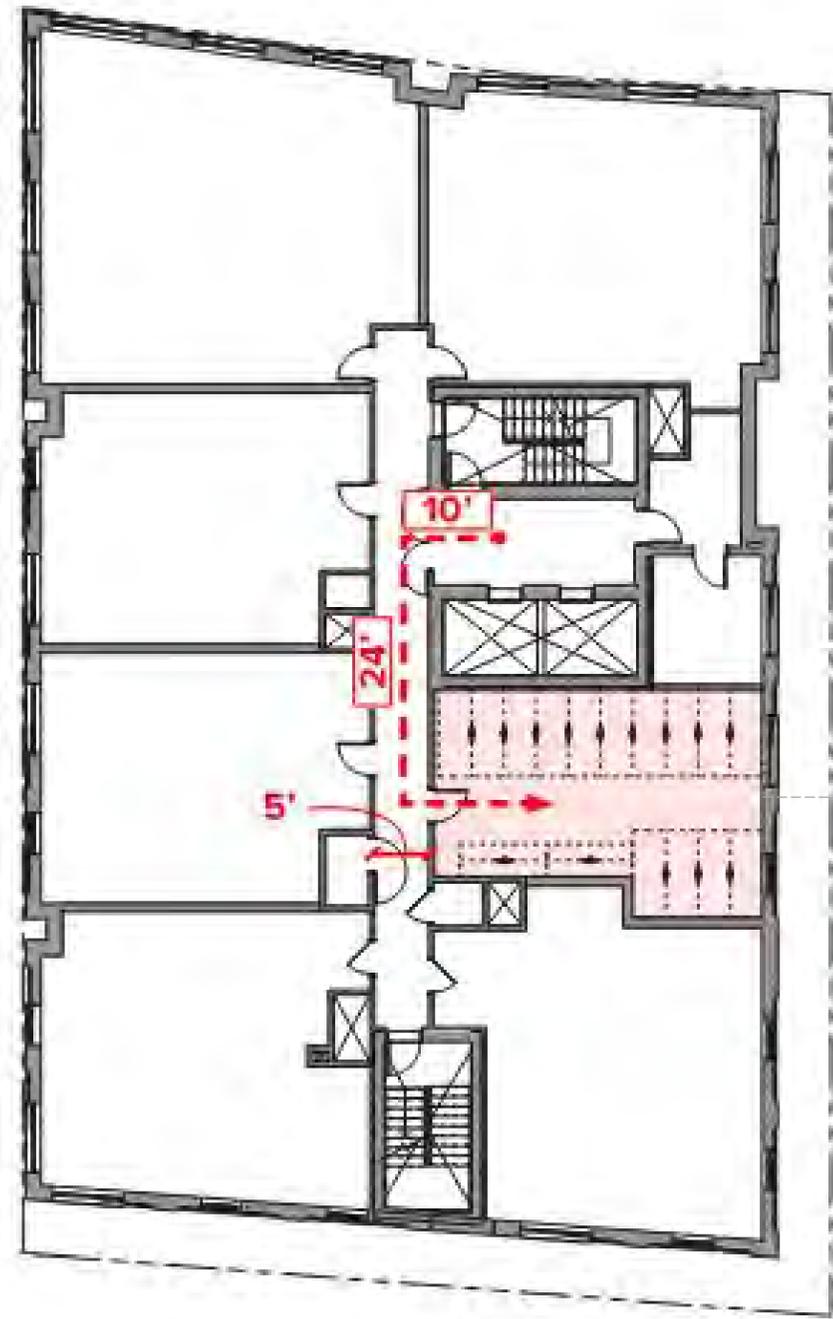
Feedback on Building Planning

- Show structural grid
- Coordinate relationship between exterior and unit layout
- Improve bike room access
- Show group 2 unit locations and identify accessible features
- Confirm number of laundry machines is adequate
- Provide more detail at the roof garden including a detailed layout and cross section
- Provide images for roof gardens on tall buildings
- Maintain proposed terrace location and orientation
- Consider incorporating a basement
- Consider relocating roof garden
- Consider eliminating the rooftop emergency generator

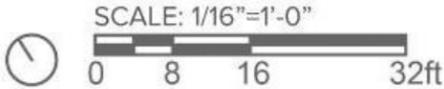
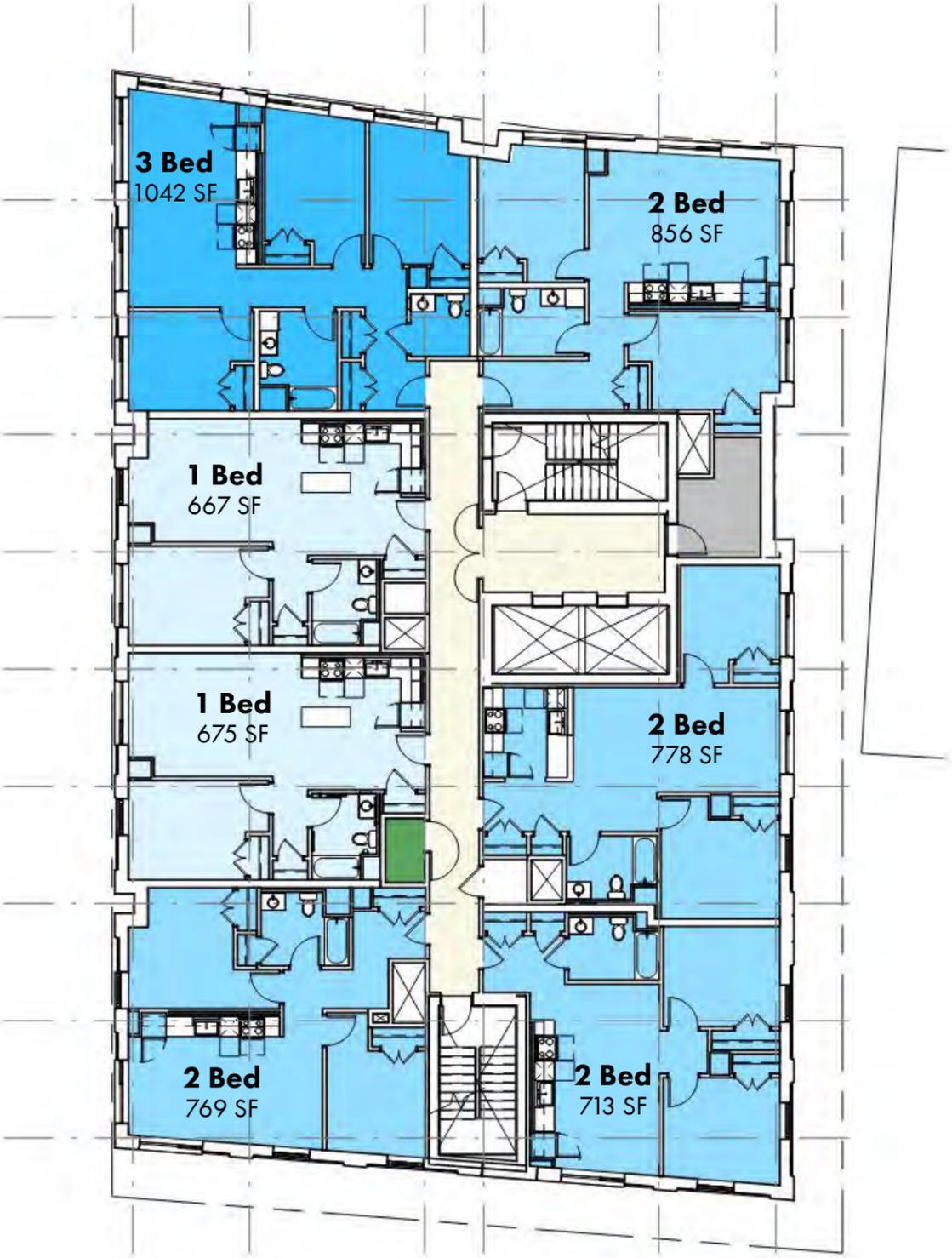
Second Floor Plan



Second Floor Plan



Typical Floor Plan

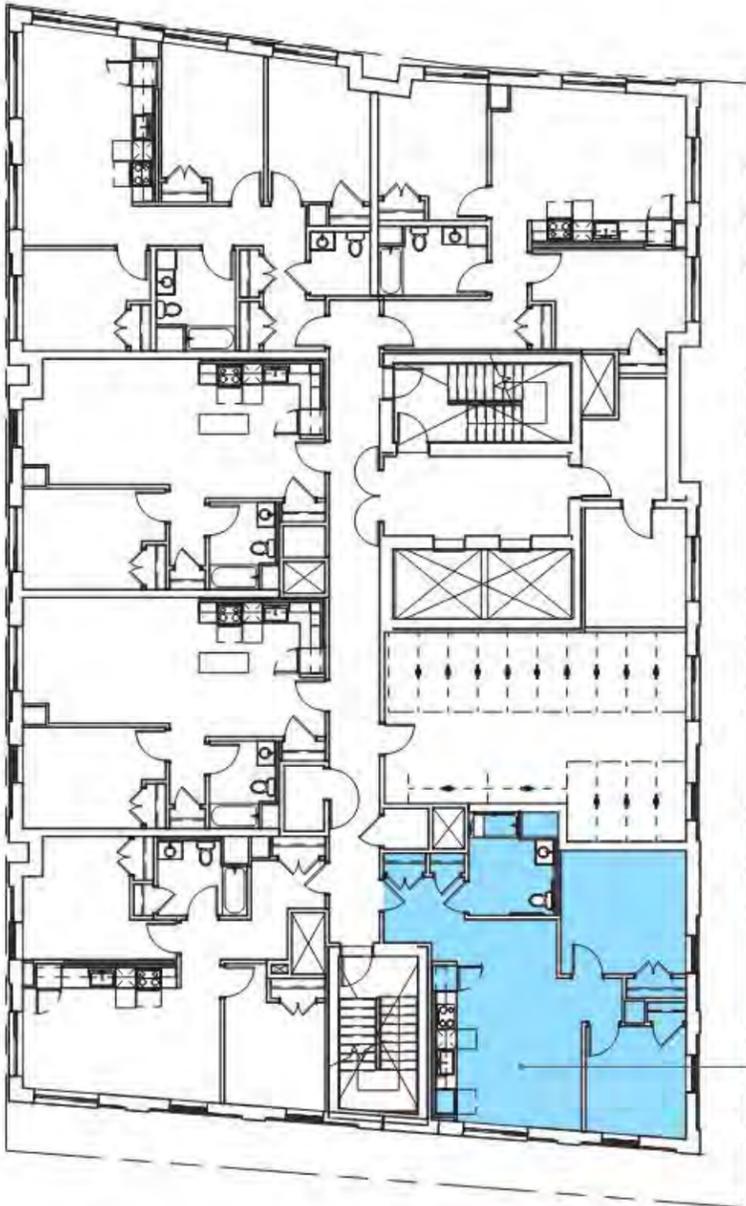


Unit Interiors – Exposed Ceiling



Image Credits:
1. Ascent – Korb Architecture
2-3. Heartwood – atelierjones, llc

Accessible Floor Plans

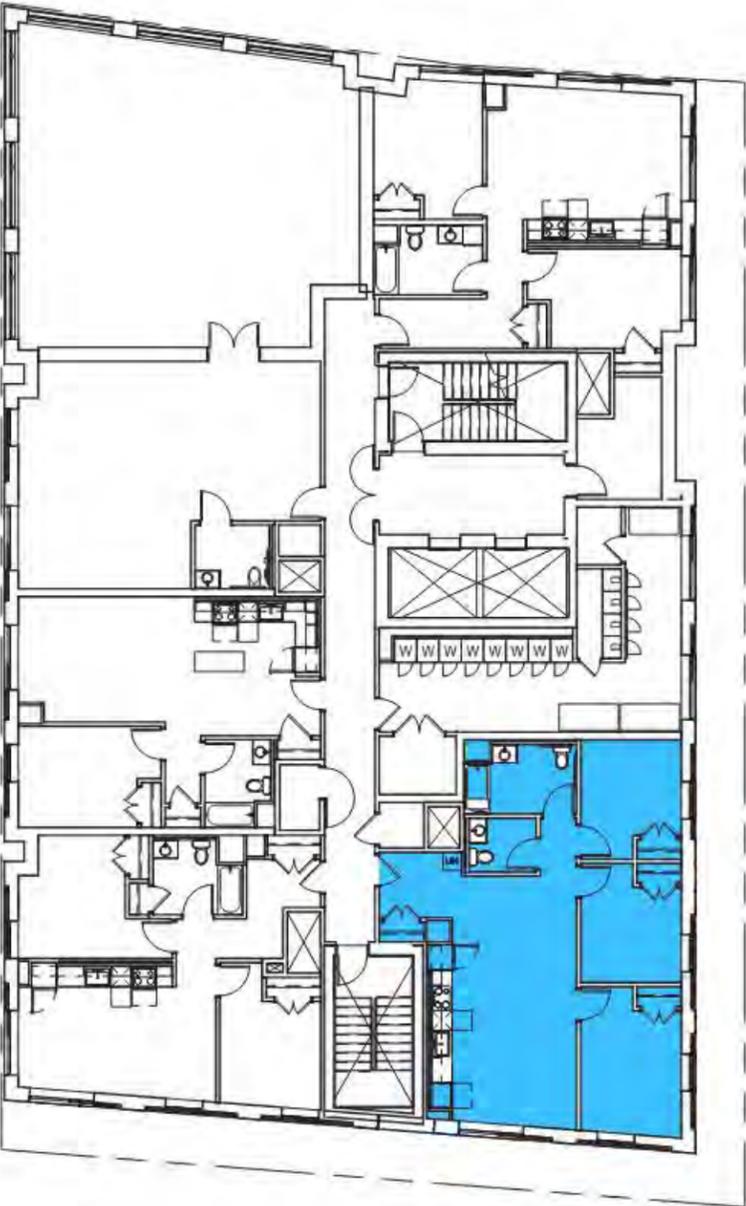


SECOND FLOOR PLAN

- 10% of units are Group 2A
- 3 - One Bedroom Group 2A Units
 - 4 - Two Bedroom Group 2A Units
 - 1 - Three Bedroom Group 2A Units



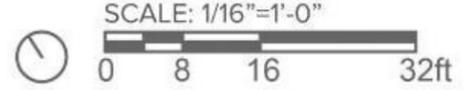
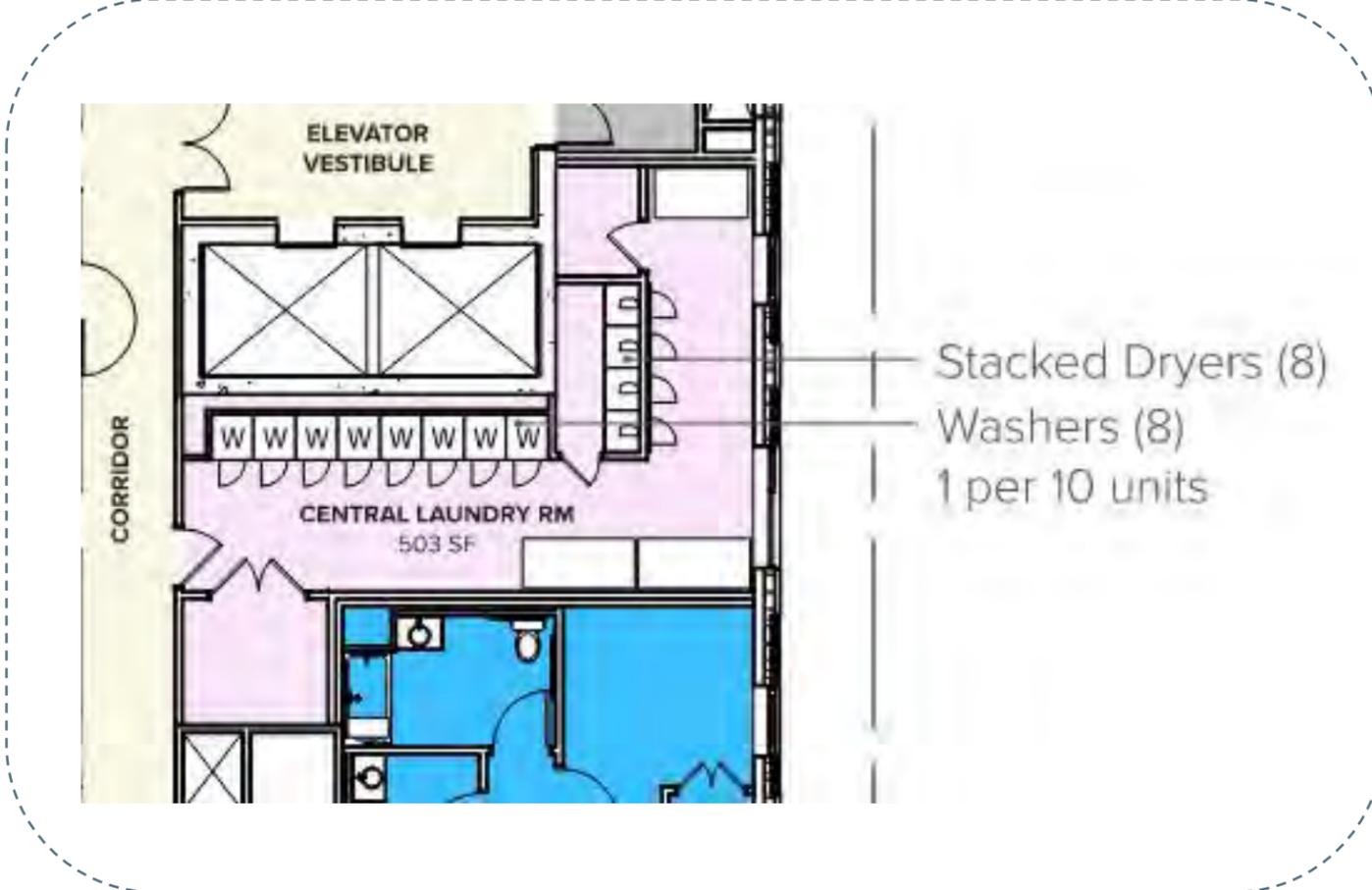
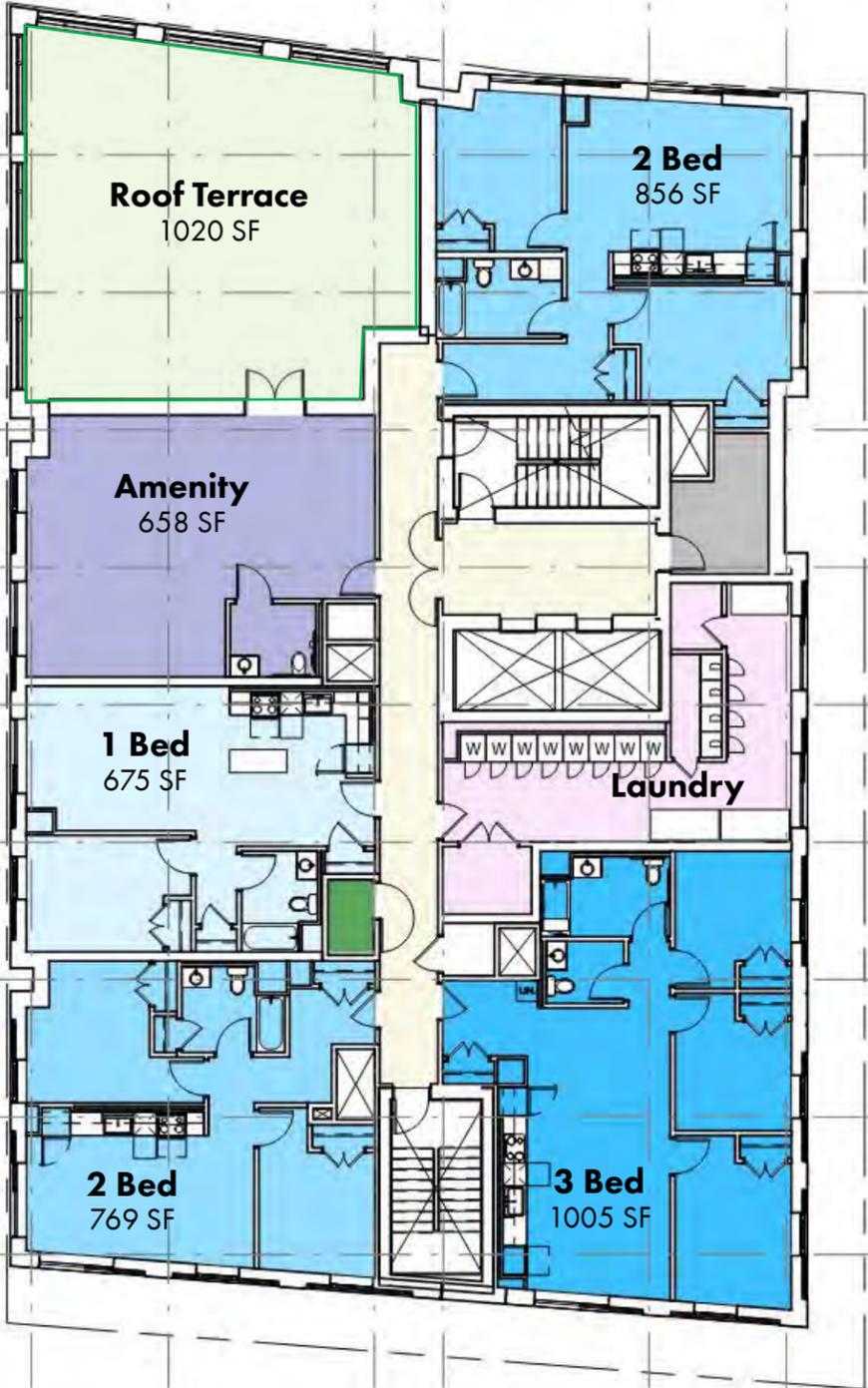
SIXTH - EIGHTH FLOOR PLAN



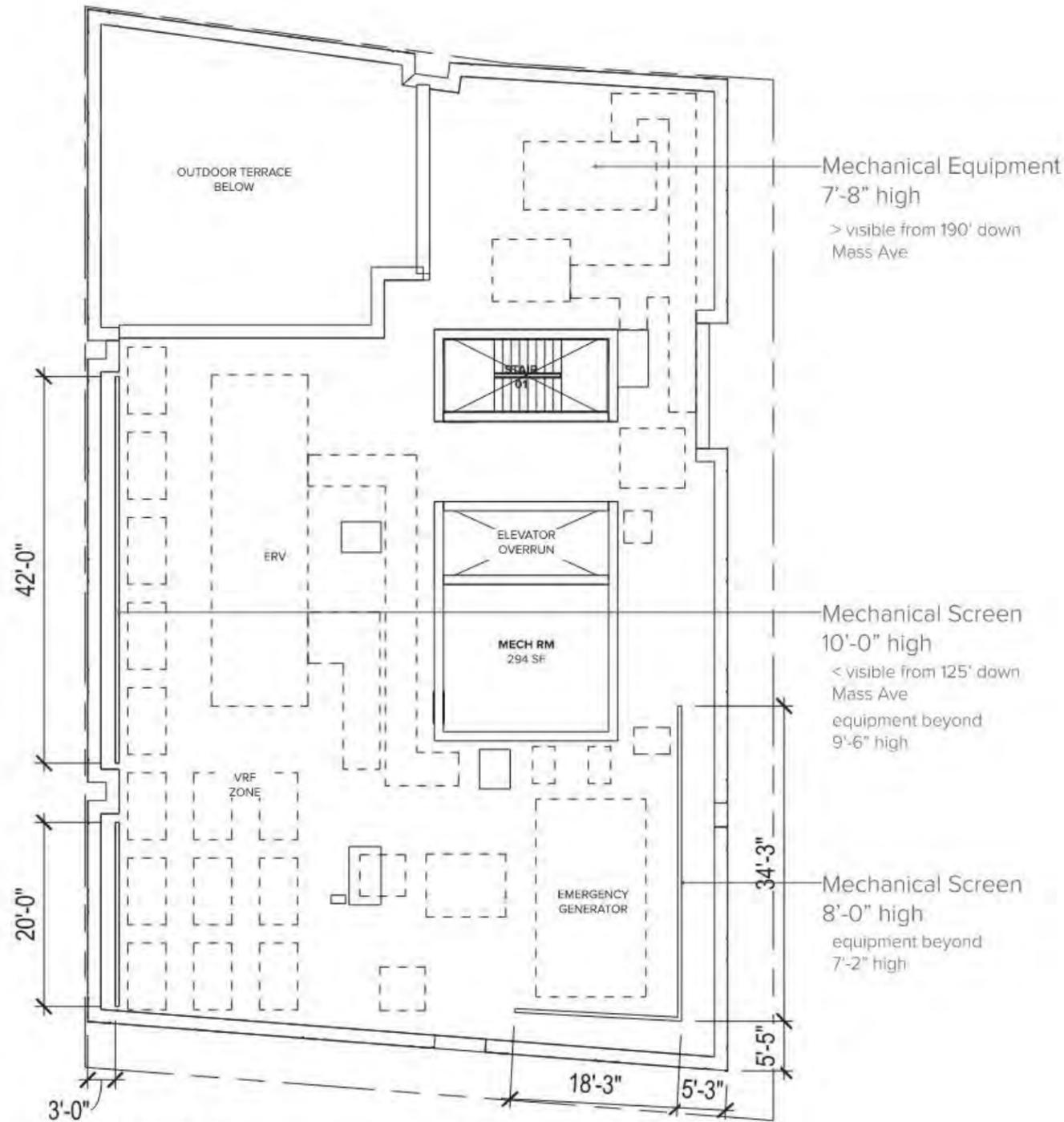
TWELFTH FLOOR PLAN



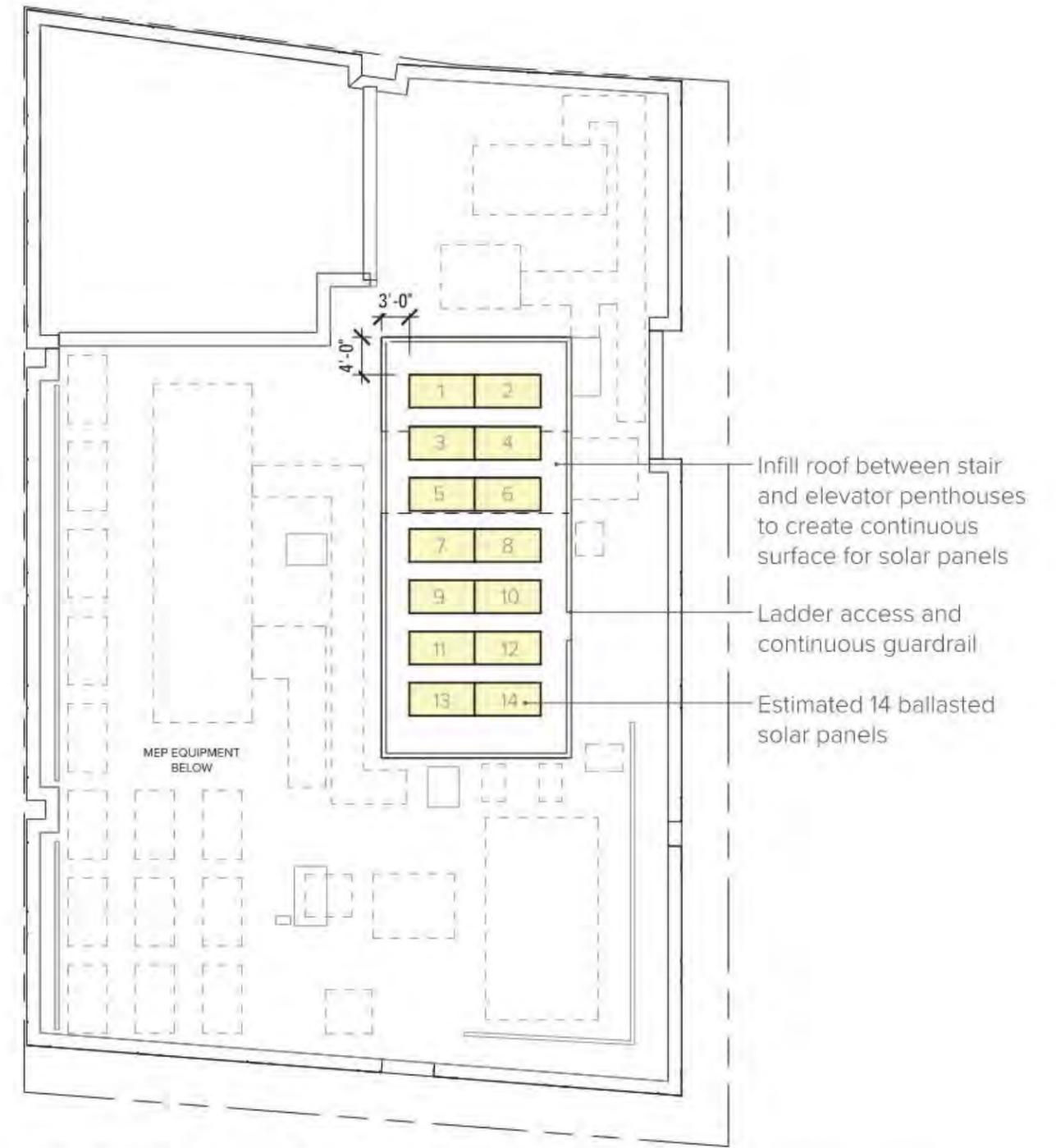
Twelfth Floor Plan



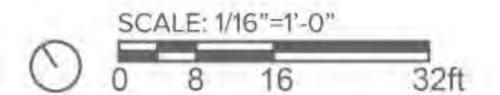
Roof Plan



ROOF PLAN
* typ. dimensions on second floor plan



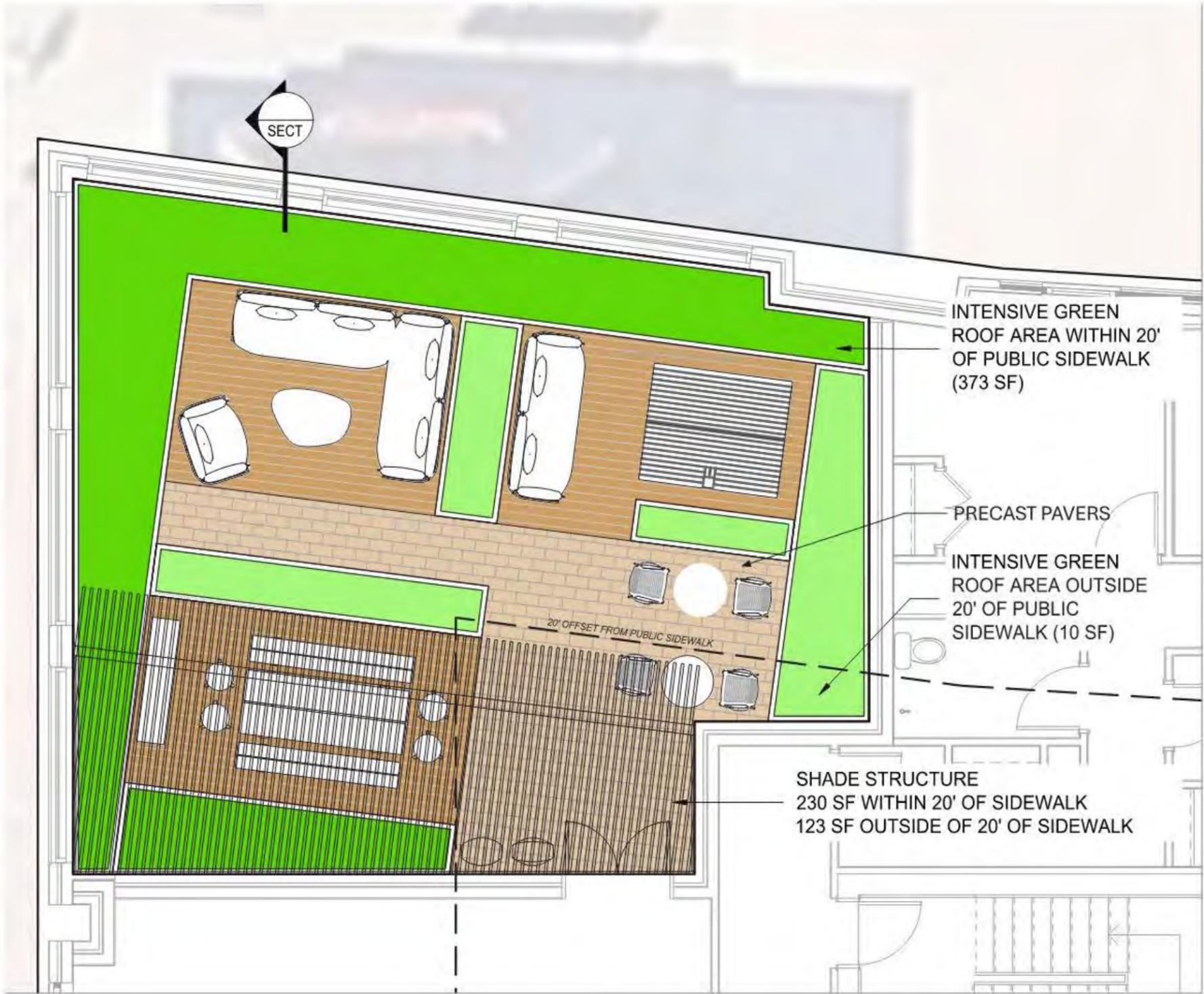
ROOF PLAN - SOLAR
* typ. dimensions on second floor plan



Roof Terrace – Community Engagement



Roof Terrace



Roof Terrace



Roof Terrace



2072 AMENITY ROOF SECTION

Roof Terrace

PRECEDENTS ARE ROOF GARDENS IN THE BOSTON AREA BY GROUND INC.



THE TROY- 275 ALBANY

19 STORIES



THE HARLO- 1350 BOYLSTON

17 STORIES



THE QUINN- 380 HARRISON

14 STORIES



THE QUINN- 380 HARRISON

14 STORIES



THE BROOKLINER- 5 WASHINGTON

5 STORIES



Appendix

Project Goals

Transform the underutilized site into an elegant, contemporary building

- Elegant, light, airy design
- Embracing the future of Mass Ave
- Responding to urban context

Cultivate meaningful resident connections and shared experiences

- Active and tall ground floor
- Shared community space
- Rooftop garden

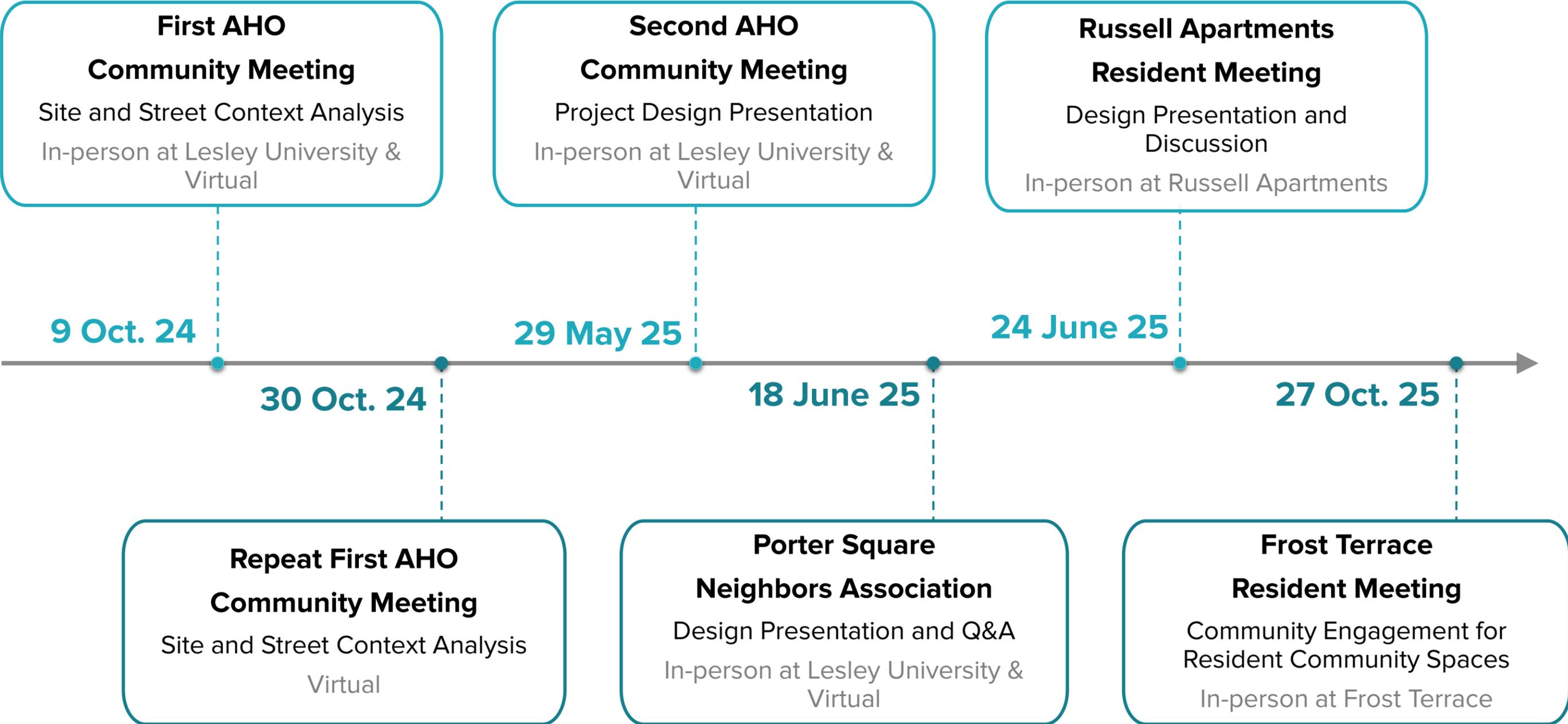
Deliver high-quality, transit oriented, family, sized, affordable apartment homes

- Warm, high-quality materials
- Spacious, comfortable homes
- Daylight and views
- Mass timber construction
- Transit oriented
- Healthy indoor environment
- Healthy building materials

Integrate sustainable design practices

- Passive House certified
- Mitigating GHG emissions
- Carbon sequestering
- Flood resilient
- Conserving water
- Minimizing heat island effect

Community Engagement



Shadow Studies



9:00am



12:00pm



3:00pm

LEGEND

- Existing Shadow
- New Shadow



SUMMER SOLSTICE | June 20

Shadow Studies



9:00am



12:00pm



3:00pm

LEGEND

- Existing Shadow
- New Shadow



WINTER SOLSTICE | December 21

Shadow Studies



9:00am



12:00pm



3:00pm

LEGEND

- Existing Shadow
- New Shadow



EQUINOX | March 21 / September 21

Proposed Perspective Creighton St

