

DEVELOPER TEAM:



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Architect
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DEVELOPMENT SUMMARY

- 100% affordable housing development
- 49 affordable apartment homes, affordable in perpetuity
- 71% Family - 2 and 3 bedrooms
- Passive House certification
- Green roof and rooftop solar
- ~1000 SF of neighborhood retail, ~500 SF of resident amenity space
- 3 accessible parking spaces, 2 drop-off spaces
- 51 total long term bike parking spaces (48 + 3 tandem)
- **9 stories along Mass Ave**
6 stories at rear towards Walden St



EXISTING SITE



PROPOSED DEVELOPMENT

DESIGN UPDATES

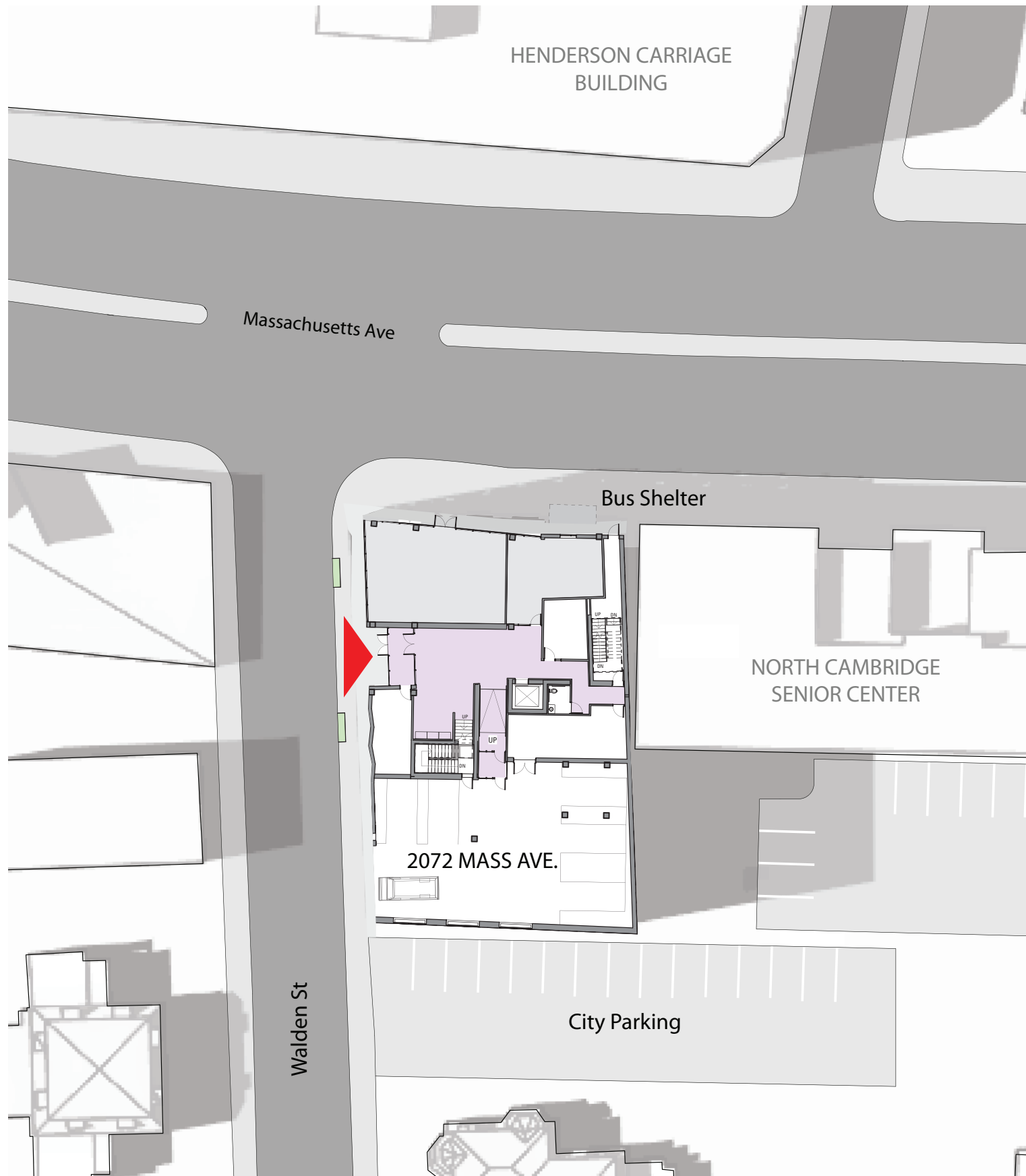
- Relocated residential entrance from Walden St. to Mass Ave.
- Widened Walden St to provide three 10' wide driving lanes
- Setback building on ground floor and increased sidewalk width along Walden Street
- Tapered wall at garage entrance to provide additional vehicular/pedestrian visibility
- Added sidewalk planter at garage entrance
- Increased “floating cube” from 8 stories to 9 stories along Mass Ave.
- Lowered “residential anchor” from 8 stories to 6 stories along Walden St.
- Added active landscaped terrace on 6th floor roof (~1,850 SF)
- Developed tree protection plan with master arborist
- Updated parking study



PREVIOUS PROPOSED RENDERING

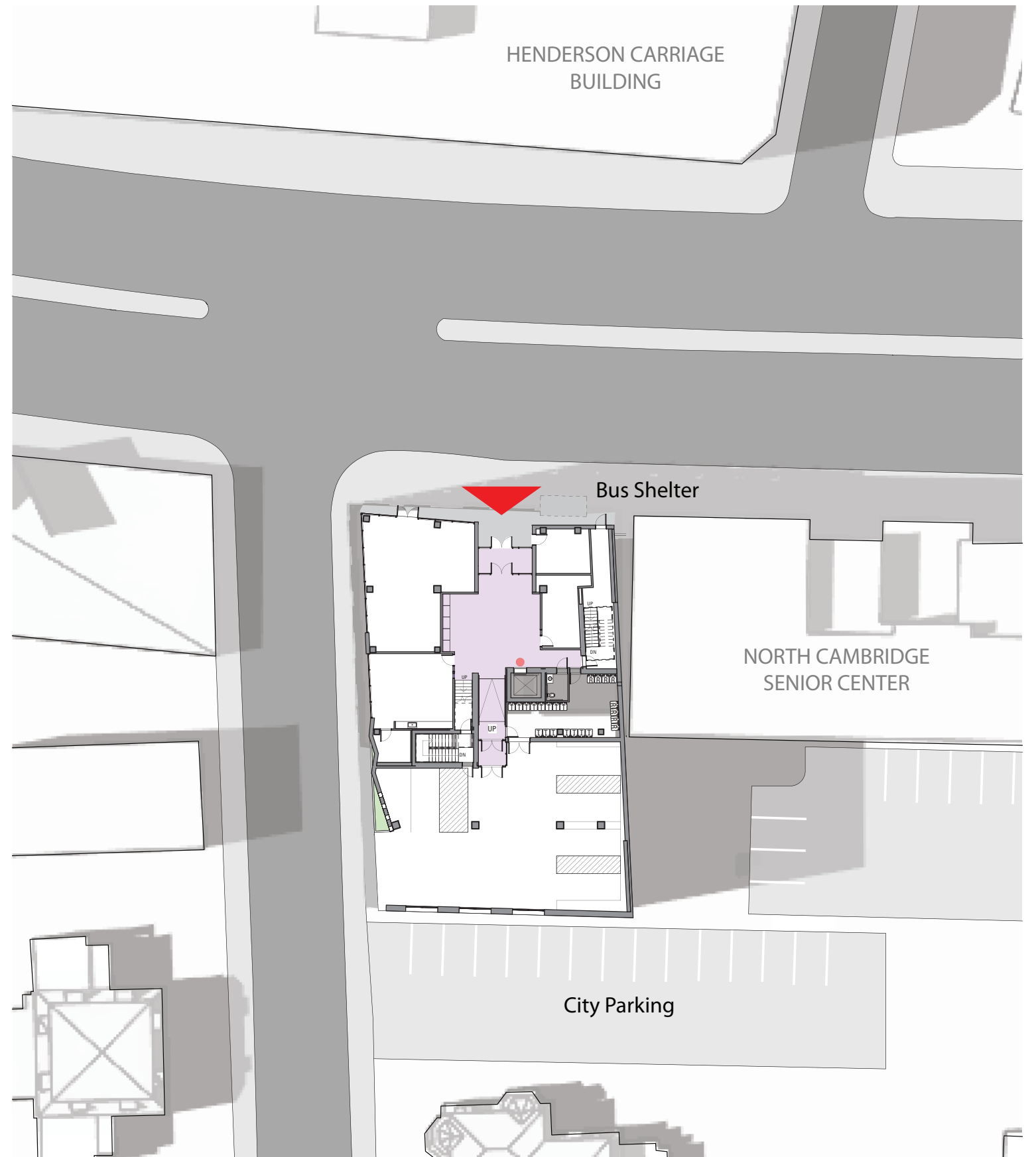


CURRENT PROPOSED RENDERING



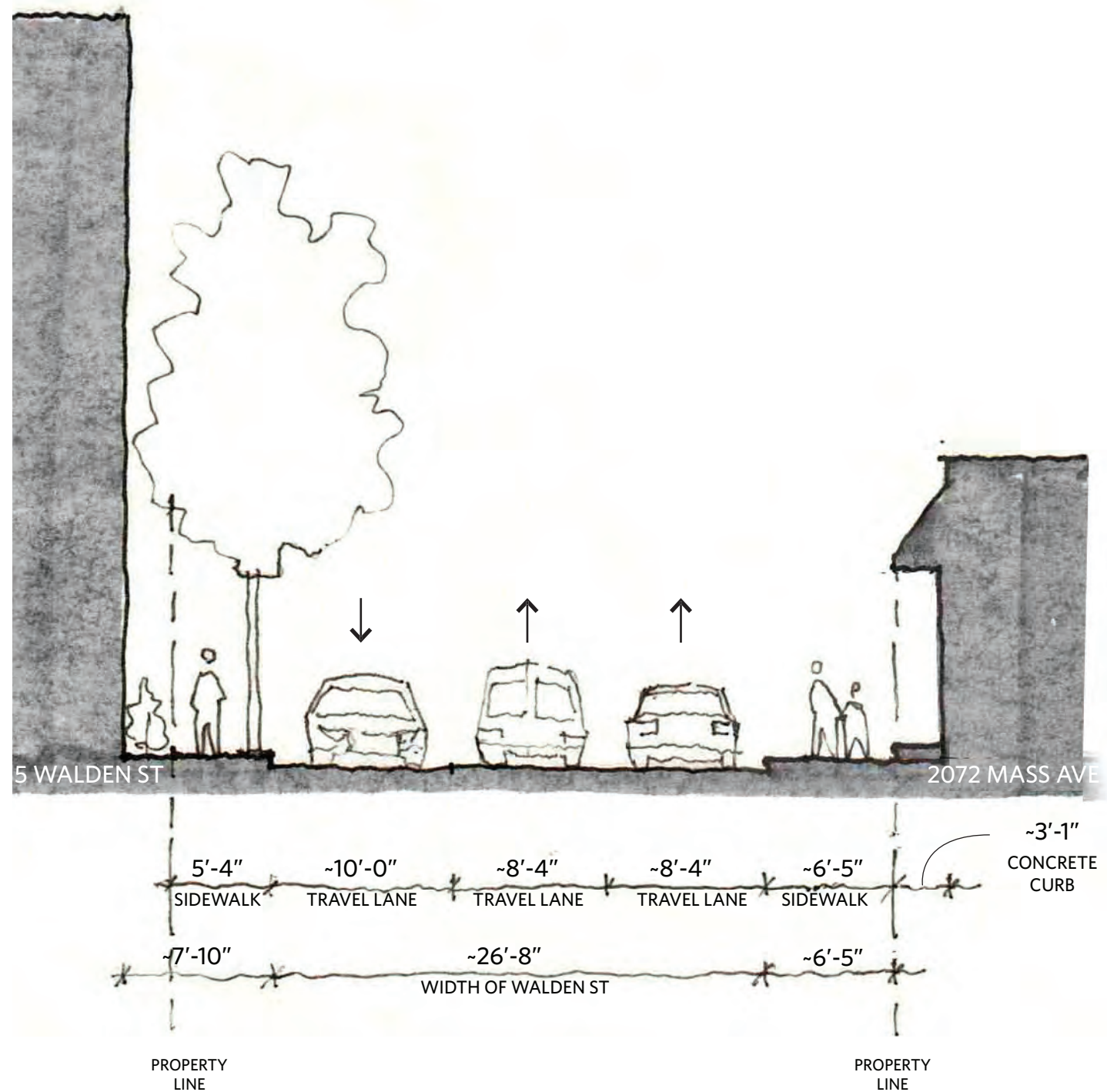
PREVIOUS PROPOSAL

SITE PLAN @ GROUND FLOOR

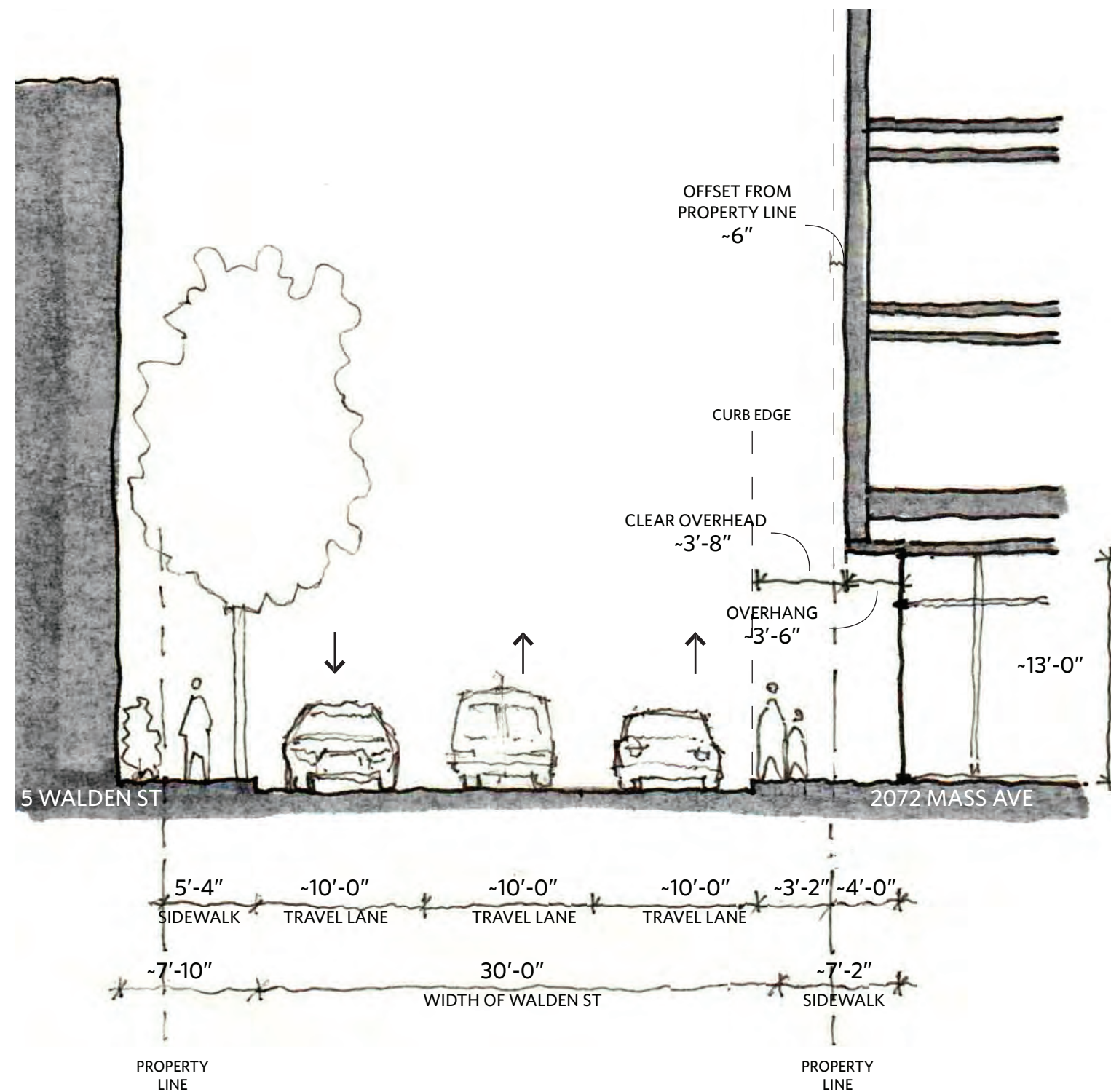


CURRENT PROPOSAL



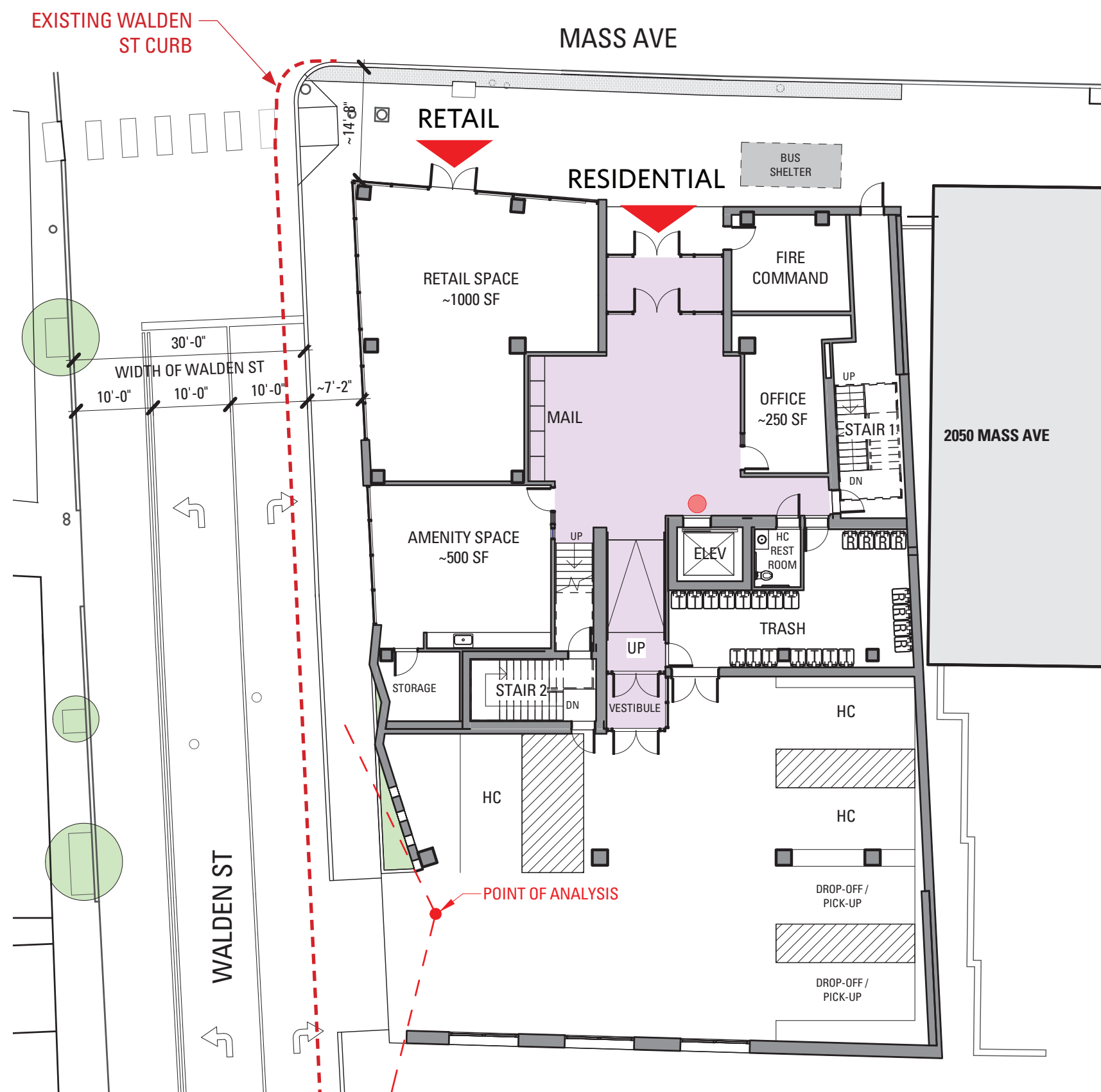


EXISTING CONDITION



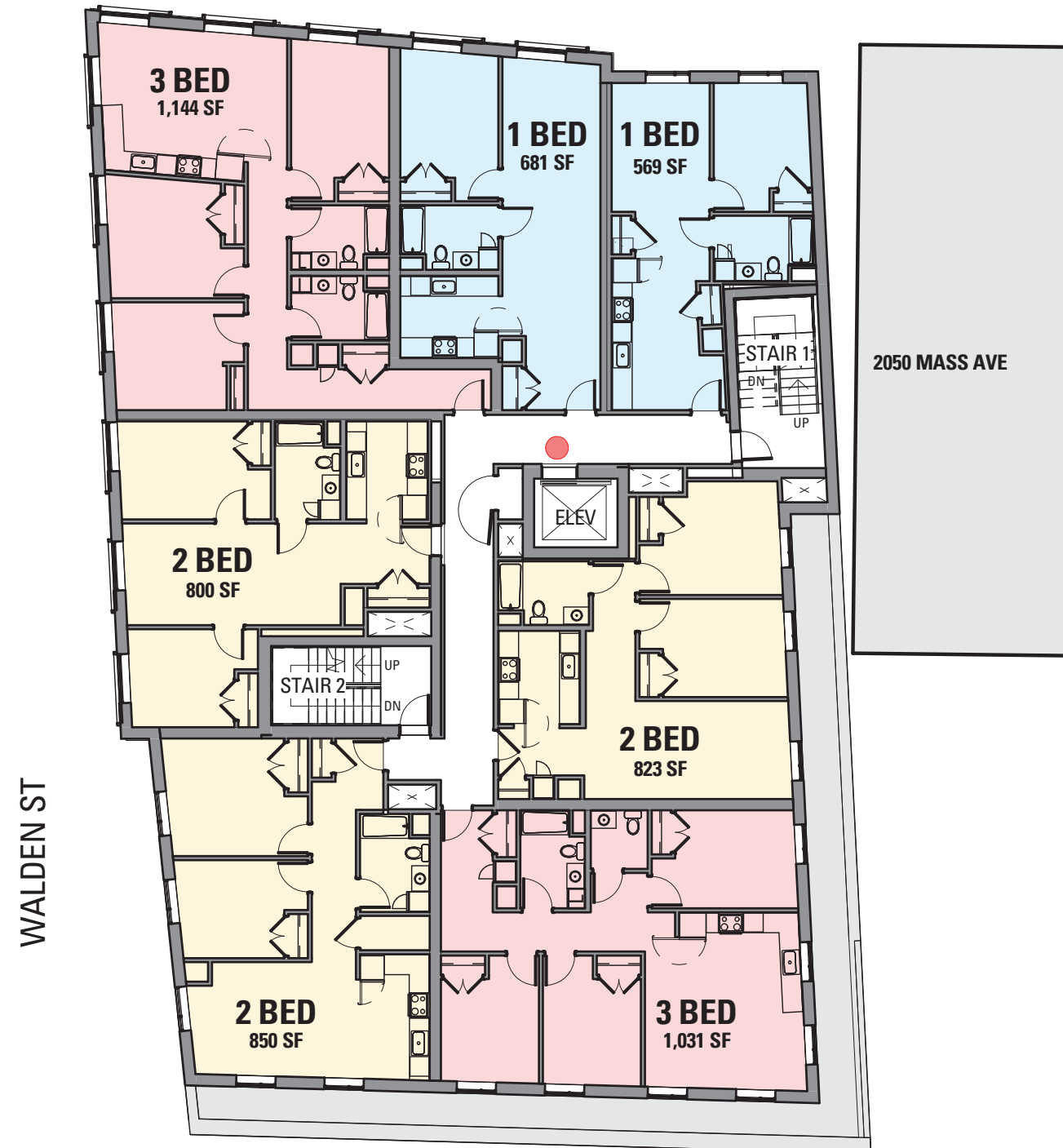
PROPOSED CONDITION

EXISTING & CURRENT - STREET SECTIONS



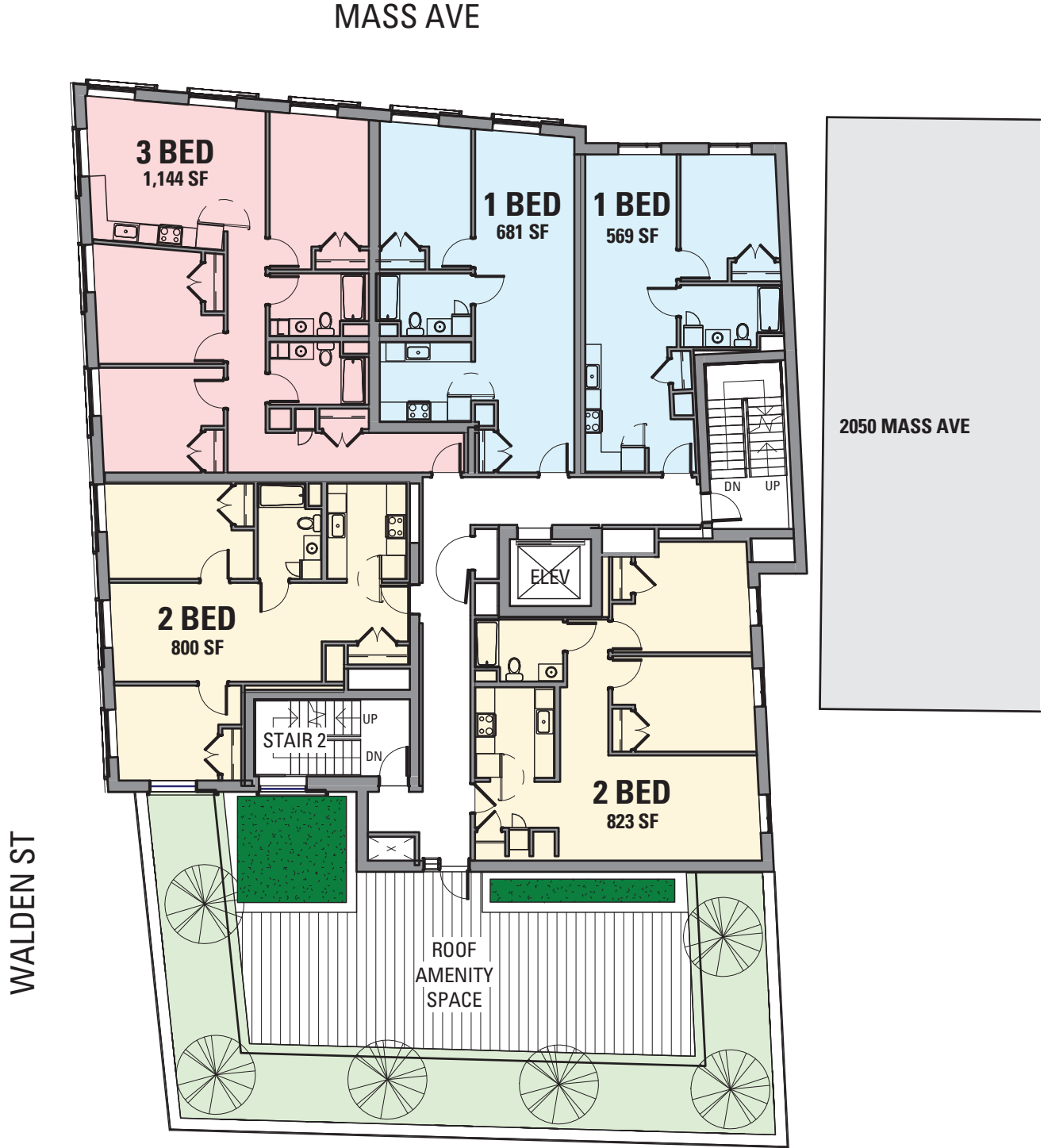
GROUND FLOOR PLAN

MASS AVE

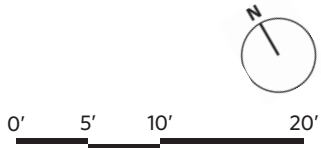
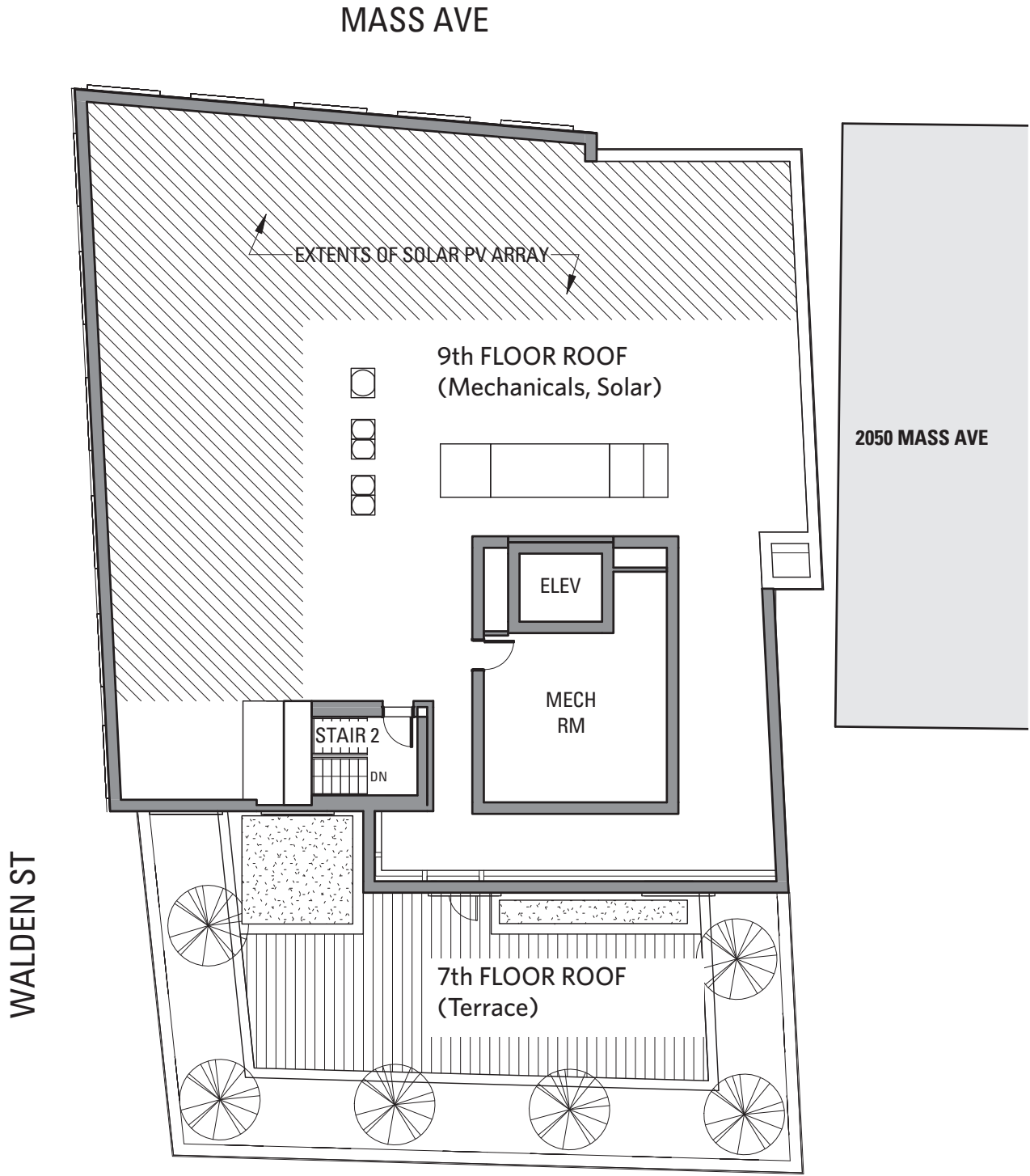


FLOOR PLAN - FLRS 2-6

FLOOR PLAN - FLR 7



ROOF PLAN





RENDERING Mass Ave | Retail Storefront / Residential Entry



RENDERING Walden St | Retail Storefront / Residential Amenity



RENDERING Walden St | View Towards Mass Ave



RENDERING Mass Ave | View South

NEXT STEPS

- Community Meeting scheduled for Tuesday, 11/24 at 7pm
[<http://bit.ly/20721116>]
- Planning Board meeting *tentatively* scheduled for Tuesday, 12/1
- Board of Zoning Appeal meeting scheduled for Thursday, 12/10