

1791 Massachusetts Avenue Fact Sheet

www.1791massave.com

September 12, 2017

Development Team:

Developers:

Capstone Communities LLC (www.capstonecommunities.com)

Hope Real Estate Enterprises LLC

Architect:

Bruner/Cott & Associates (www.brunercott.com)

Proposal Features:

Program:

43 Rental Apartments - 100% Affordable: 11-1BR, 16-2BR, 16-3BR

Site Area:

22,068 sf, including 1791 Massachusetts Avenue and 1 and 2 Frost Terrace

Building Area:

Approximately 43,000 gross square feet above grade

Floor Area Ratio:

Approximately 2.0

Height/# of Floors:

35' (3 stories), 45' (4 stories) and 55' (5 stories) tall pursuant to proposed site plan

Existing Historic Buildings:

Historic 1791 Mass Avenue structure will be moved forward and to the north and rehabilitated (non-contributing additions will be demolished). Historic homes at 1 and 2 Frost Terrace will be restored and modified to include shed dormers.

Percent Open Space:

47%

Parking:

None

Permitting Schedule:

Plan to file a comprehensive permit application with the City of Cambridge Board of Zoning Appeal in early October 2017