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Eaglebrook Capital receives permit for a 29-unit residential development - working with Balance Arch.; Design Consultants; Desimone; Linnean; & Norian Siani

February 04, 2022 - Owners Developers & Managers



Somerville, MA Eaglebrook Capital has received a building permit for a 29-unit residential development at 118 Prospect St. in Somerville and 386 Prospect St. in Cambridge. Plans call for the demolition of an existing warehouse, formerly the site of Stuart Fasteners Corp., established in 1966.

The 30,857 s/f building is designed to both Passive House and LEED Gold standards. The development will consist of one, two and three-bedroom high efficiency units across four floors. Residents will enjoy amenities such as on-site fitness center, roof deck and balconies with views of the Boston skyline. Approvals for no vehicular on-site parking were sought and granted given the project's close proximity to the new Union Square GLX station. 118 Prospect will include five inclusionary units, bolstering Somerville's affordable housing supply.

The design team features Balance Architects, Design Consultants Inc., Desimone Consulting

Engineering, Linnean Solutions and Norian Siani Engineering and will be one of Somerville's first Passive House projects delivered.

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