



1627 Mass Ave

Second Community Meeting

March 15, 2023

MEETING GUIDELINES



1. Please include your name in your Zoom Participant ID.
2. Please introduce yourself in the chat with your name and affiliation (e.g. neighborhood resident, neighborhood organization/institution).
3. To ask a question:
 - a. Write your questions in the chat box, and HRI will read/respond to them at the end of the meeting.
 - b. Use the “raise hand” function to ask a question at the end of the meeting.
4. The meeting will be recorded



**Creating and Preserving
Affordable Housing Opportunities**

HRI is a local non-profit affordable housing organization that develops and preserves affordable, high-quality rental housing, with robust resident services for individuals and families throughout our portfolio.

We have a strong focus on responsible and sustainable practices through deliberate energy efficiency and material selection practices to both reduce our carbon footprint and to create healthy and comfortable homes for our residents.

280 Franklin Street
Cambridge, MA 02139
www.homeownersrehab.org
617-868-4858

DEVELOPMENT

Affordable Housing Preservation

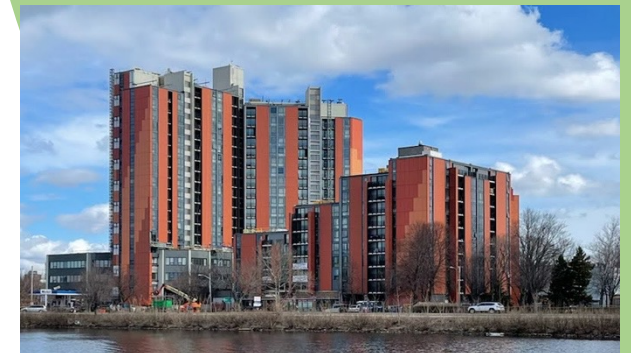
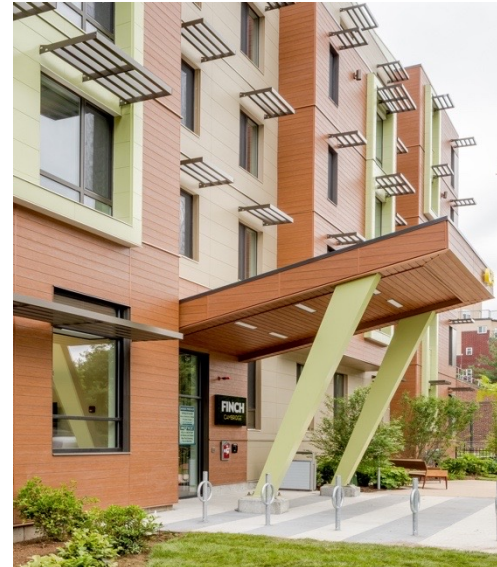
Maintenance, Upgrades, Major Renovations, Decarbonization and Re-financing

New Passive House Construction

Acquisition, Design, Financing, Construction, Programming, and Operation

Historic Renovation

Historic designations on both the state and federal levels



Meet the HRI Team



**Sara
Barcan**

Executive Director



**Susan
Twomey**

Director of
Construction and
Sustainability



**Will
Monson**

Senior Project
Manager



**Becky
Eidelman**

Kuehn Fellow
Project Manager



**Creating and Preserving
Affordable Housing Opportunities**

ICON ARCHITECTURE



**We know Housing
We Value Community
Sustainability is Intrinsic**

101 Summer Street
Boston, MA 02110
www.iconarch.com
617.451.3333

Project Goals

New Affordable Housing Through:

- Historic Renovation
- New Construction



What We Heard from Sep. 15th Meeting

TOPICS:

- Trees
- Population to be served
- Green space
- Parking
- Construction Timeline
- Building Program



Building Program

- 29 units of 100% affordable housing to people earning up to 60% AMI
- Family housing
- New landscaping
- Renovation to the historic Saunders House
- **Sustainability:** creating high quality apartments with low-operating costs for residents
- Community space



Sustainability

ENERGY EFFICIENCY & SUSTAINABILITY

- No natural gas
- All electric heat pump heating and cooling
- Solar PV electric
- Mitigation of stormwater

CERTIFICATIONS

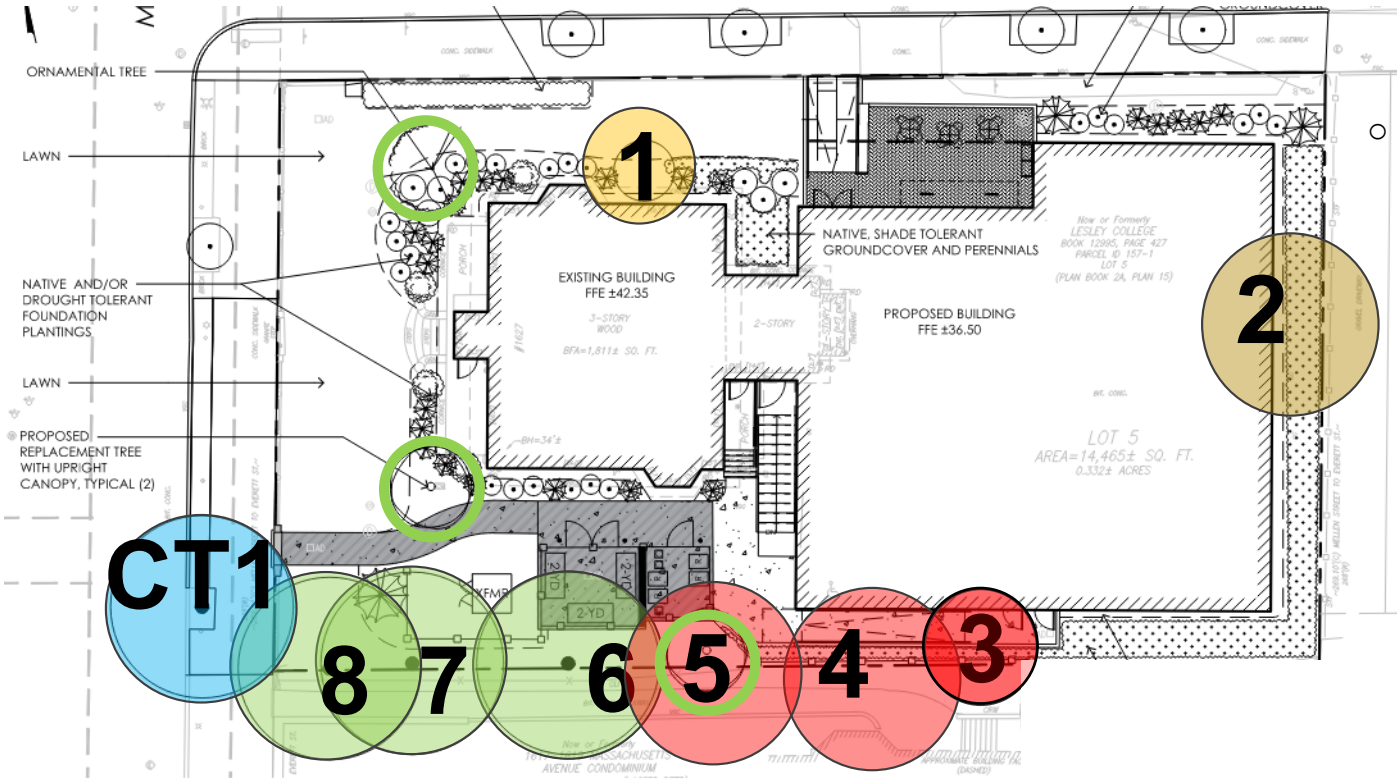
- Passive House (PHIUS)
- Enterprise Green Communities




Pre-Development

Trees | Transit | Zoning

Tree Study



 Proposed New Trees



Tree Specialists, Inc.
Conservation | Preservation | Restoration

#	Common Name	Height	Comments
1	Serviceberry	20'	Could be saved
2	Sycamore Maple	45'	To be removed
3	American Elm	15'	"Line trees" - poor condition - disease prone
4	American Elm	55'	"Line trees" - poor condition - disease prone
5	Norway Maple	60'	Significant decay, defects - high failure risk
6	Red Oak	70'	Good condition, some larger dead branches
7	Red Oak	75'	
8	Red Oak	80'	
CT 1	Silver Maple	55'	City tree - poor condition, decay in stem

Transportation Access

- On Street Parking Availability: 55 - 79 parking spaces on streets within 500' of project
- Three bus routes (77, 83, 96) one block north of project
- MBTA Red Line (Harvard Sq) 0.5 miles (10 min walk) south of project
- Projected daily vehicle trips is lower due to the availability of public transit
- There will also be 34 bike parking spaces on the property.



Zoning Summary

Applicable Zoning	Dwelling Unit per SF	Floor Area Ratio Max	Max Height	Transparency	Open Space	Front and Side Yard Min	Bike Parking	Car Parking Spaces
Affordable Housing Overlay	No Min	No Max	7 stories, 80', 5 story step down	20% at public street	10% = 1,440 SF min (Base zoning of C-2A applies)	Front: 10' min at corner lot Side: 7.5' min. Bays allowed.	Can be on adjacent lot. Short term waived.	Not Required
New Construction	25 units	29,725 GSF	6 stories, 69.5'; 5 stories, 59' adjacent C-1	20% at public street	4,000 SF	Front: 10' at corner lot Side: 7.5'.	30 long term, 4 short term	Not required
Existing Building	4 units	5,420 GSF	Height not changing; 36'	N/A		26.9' at Mass Ave, 16.4' at Mellen		

Eligible Applicants

Unit Size	Qty	Eligible Household Income
1 BR	10	<\$29,460 - \$67,320
2 BR	12	<\$33,660 - \$75,720
3 BR	7	<\$37,860 - \$84,120

Eligible residents will have incomes that are between 30% and 60% of the Area Median Income (AMI) for a household of their size*

*2022 data. Income limits and rents subject to change.



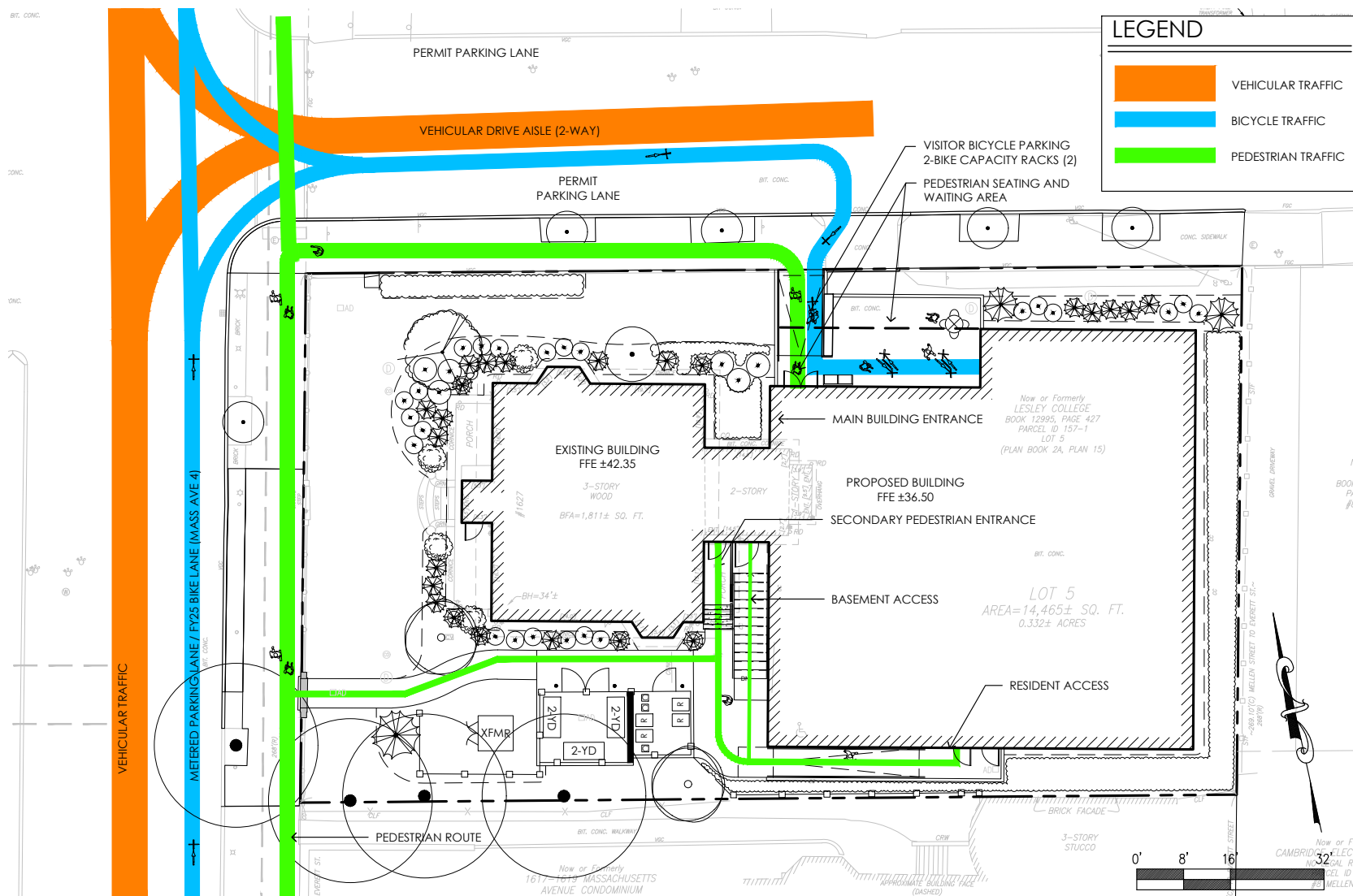
Architectural Design

Exterior | Interior

Site Plan



Circulation Plan



PROPOSED CIRCULATION PLAN

Renderings



Renderings



Renderings



Renderings



Elevations



VIEW FROM WEST: MASS AVE ELEVATION



VIEW FROM NORTH: MELLEN ST ELEVATION

Elevations



VIEW FROM EAST

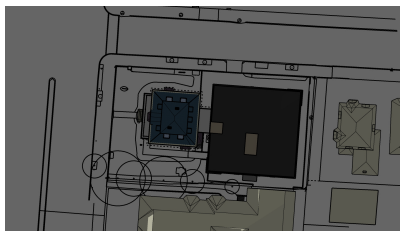
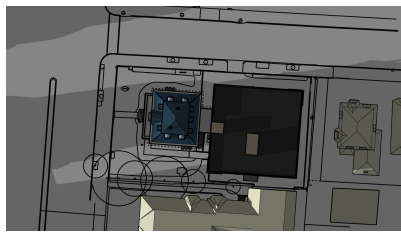
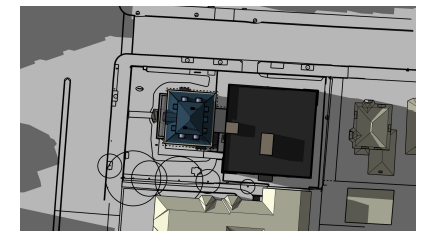
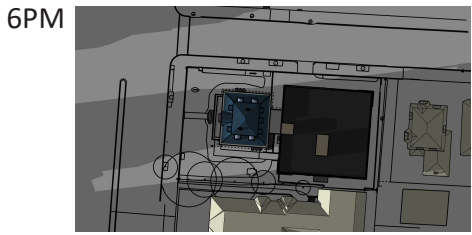
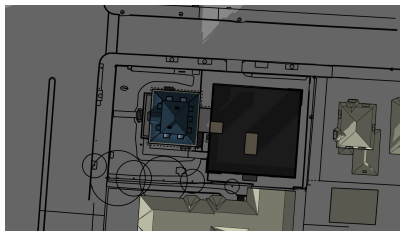
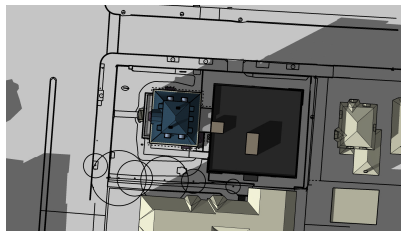
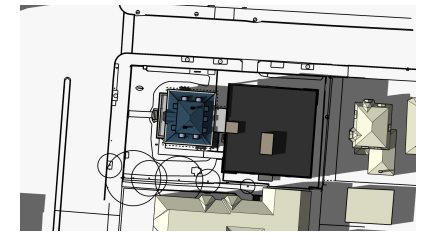
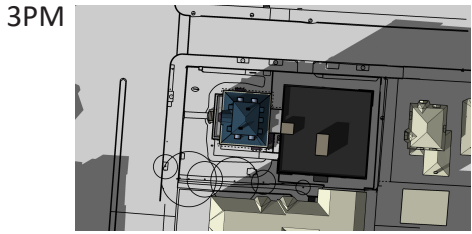
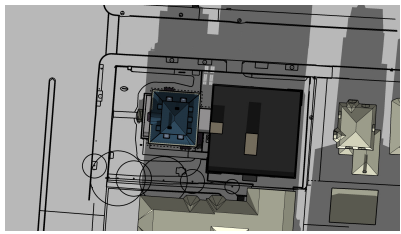
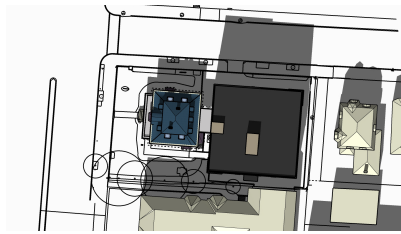
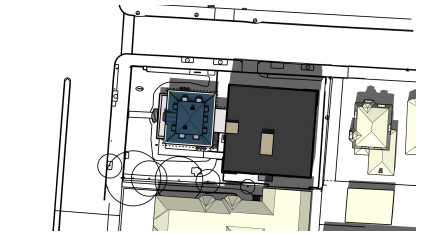
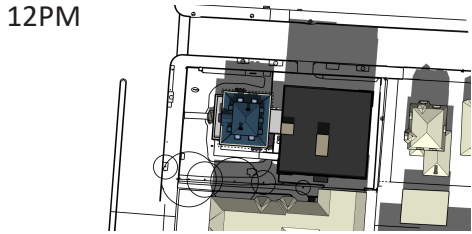
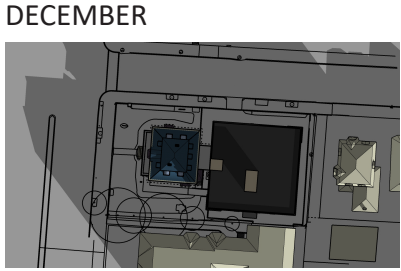
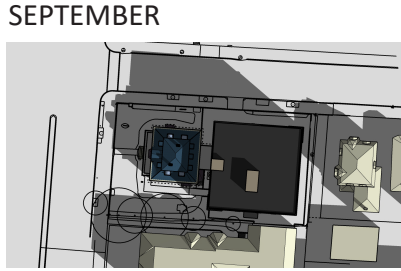
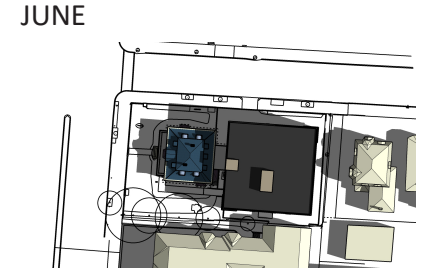
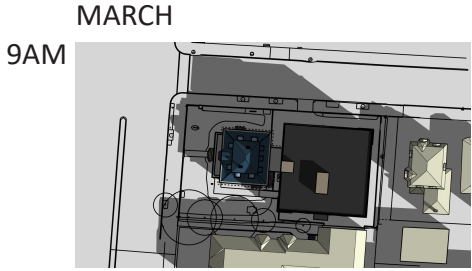


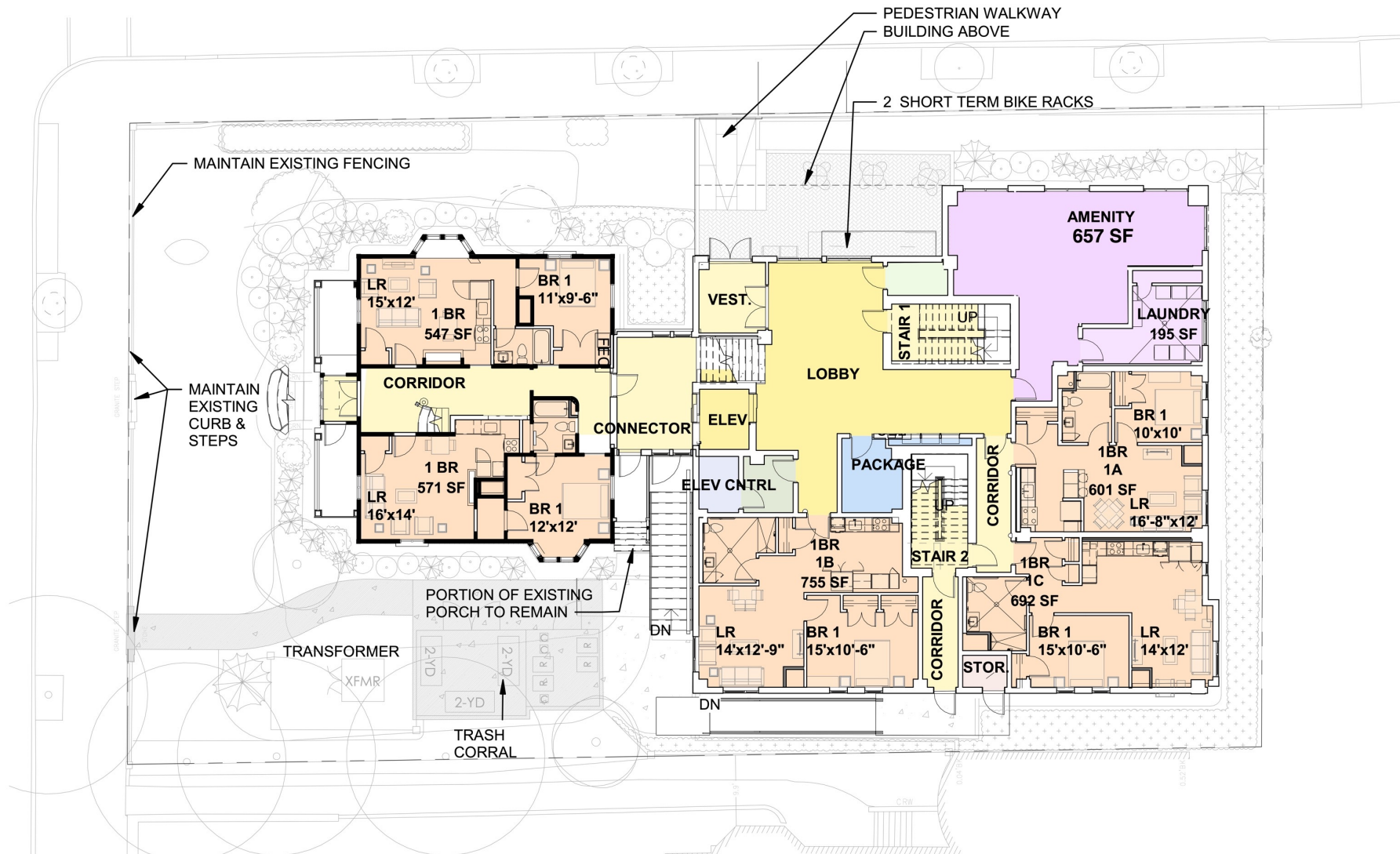
VIEW FROM SOUTH

Elevation Context View



Shadow Study

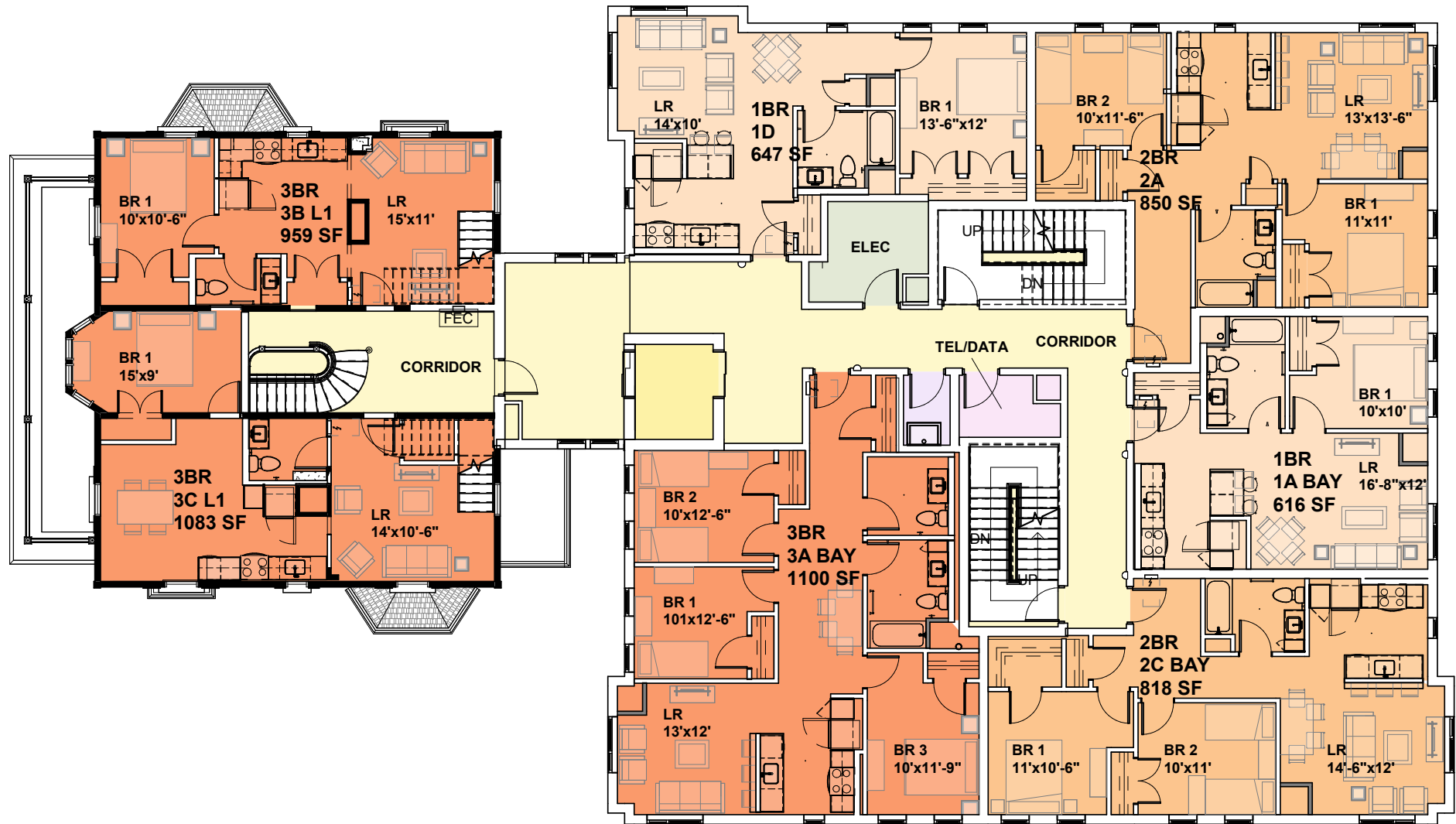




1 PRESENTATION LEVEL 1 FLOOR PLAN
 1/16" = 1'-0"

1627 MASS AVE

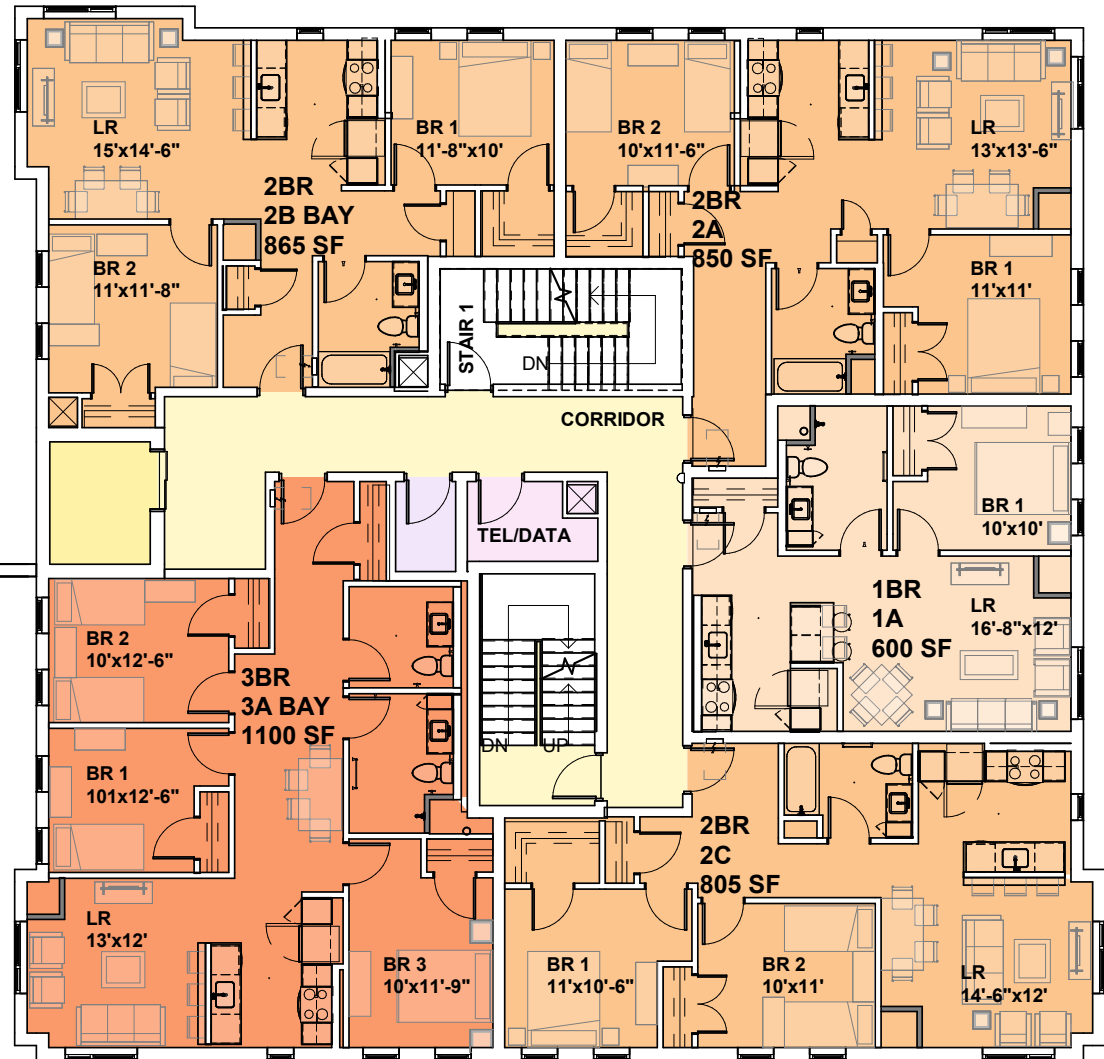
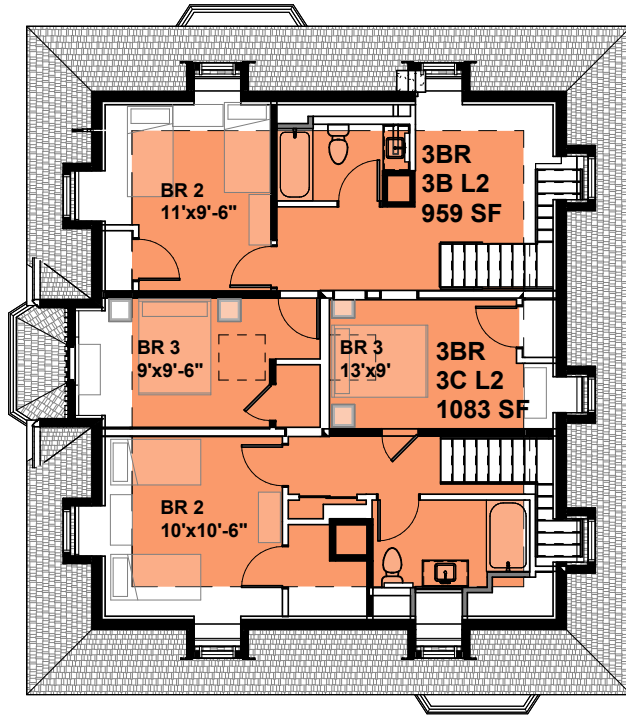
PROPOSED LEVEL 1 PLAN



1 LEVEL 2 - PROPOSED PLAN
1" = 10'-0"

1627 MASS AVE

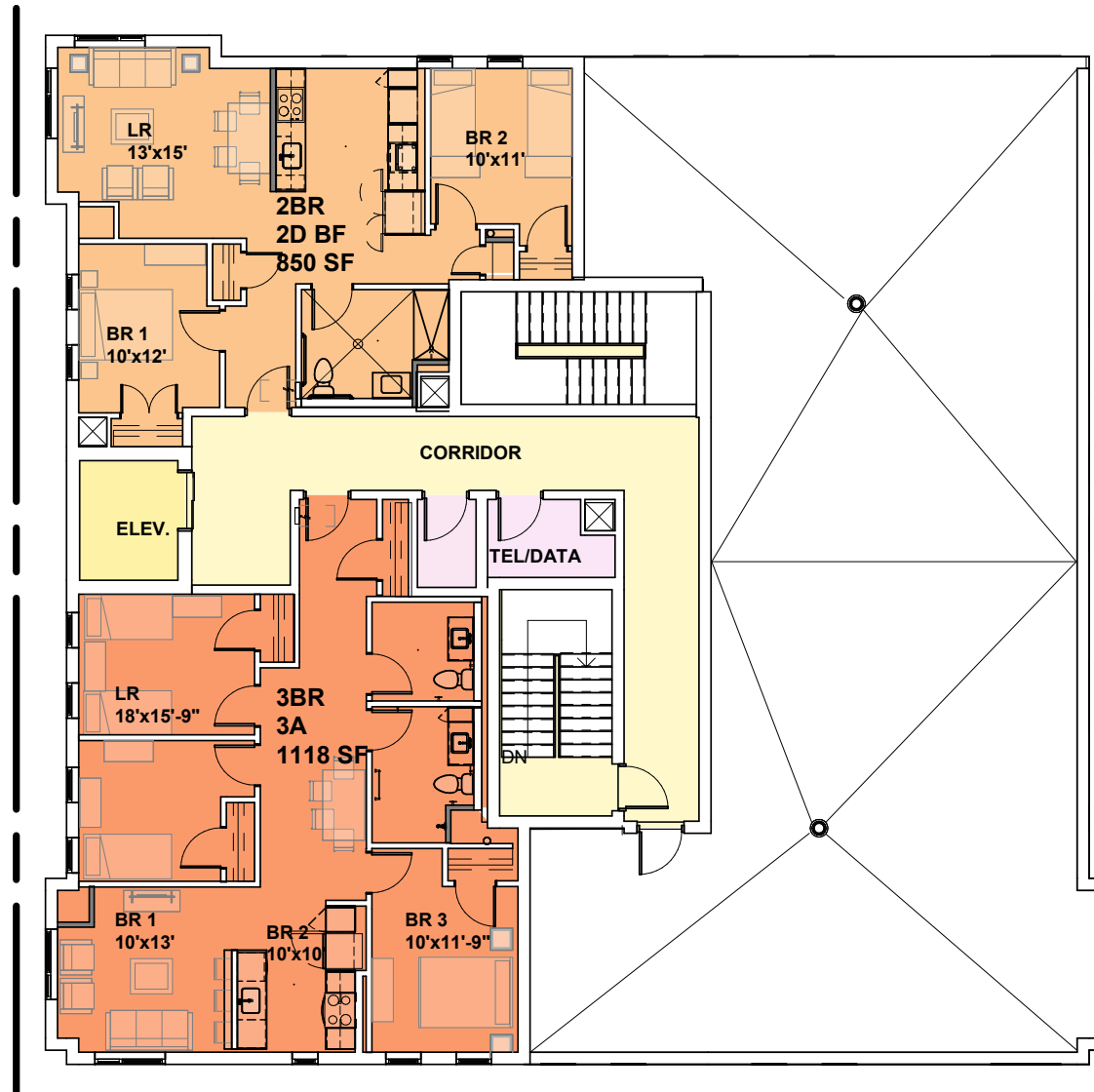
PROPOSED ENLARGED LEVEL 2 PLAN



1627 MASS AVE

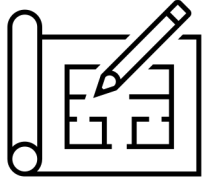
1 LEVEL 3 - PROPOSED PLAN
1" = 10'-0"

PROPOSED ENLARGED TYP. PLAN



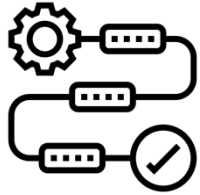
1 PRESENTATION LEVEL 6 FLOOR PLAN EAST ENLARGED
 1" = 10'-0"

Next Steps for 1627 Mass Ave



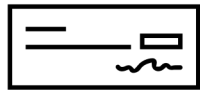
Cambridge Historical Commission

HRI is working with the Cambridge Historical Commission to ensure that the historic renovation meets CHC guidelines



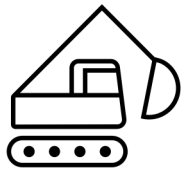
Planning Board Submission

HRI is preparing its submission to the Planning Board under the Affordable Housing Ordinance guidelines



Compile Financing

Seek support from DHCD in early 2024



Construction Start

Spring 2025, depending on financing

Questions?

For more information, please contact:

info@1627MassAve.com

To learn more, visit our website at:

www.1627MassAve.com

