



# Revitalization of Jefferson Park

Neighborhood and Community Meeting #1

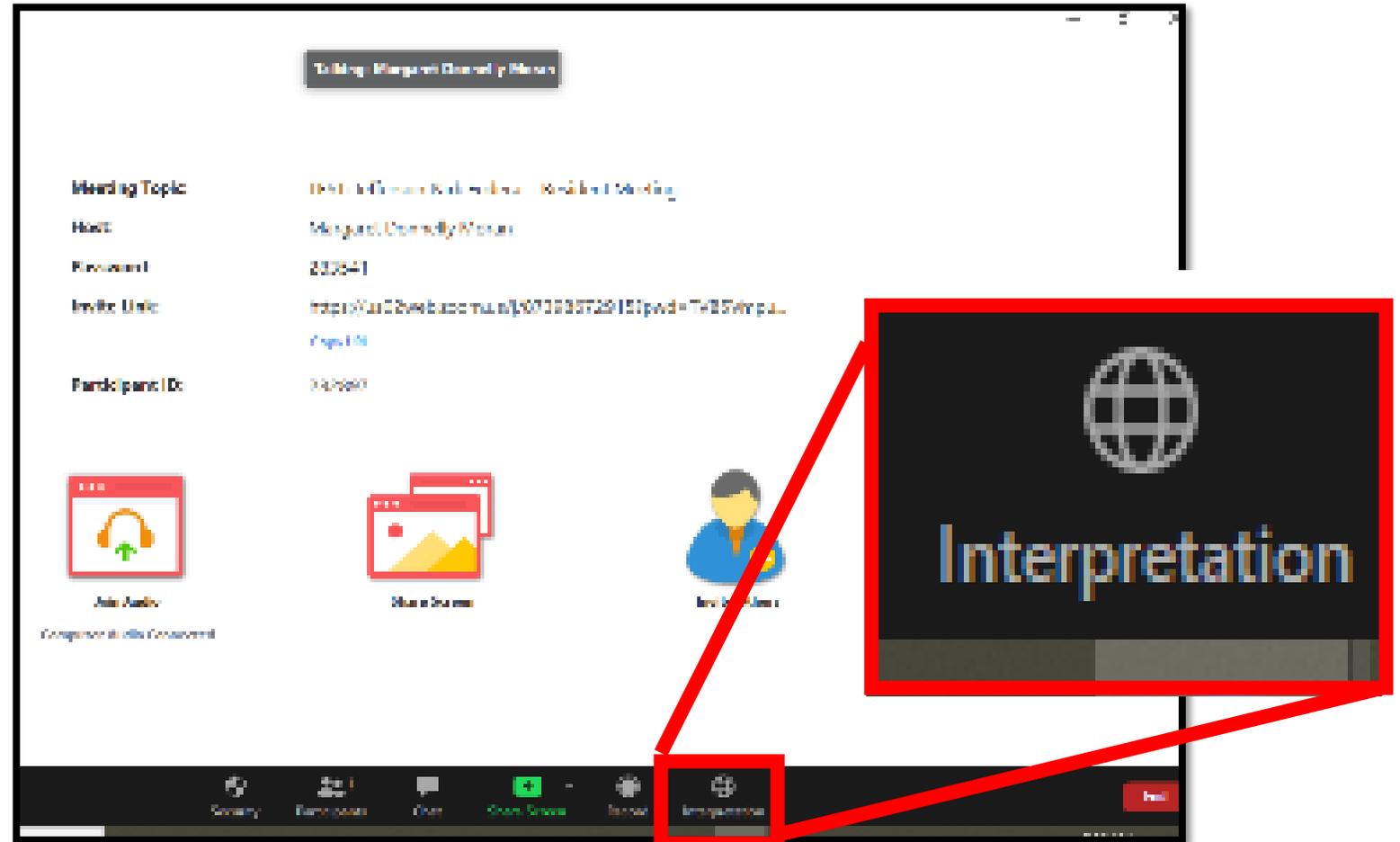
3.2.2021



# Translation is available tonight in Spanish and Haitian Creole

Live translators:

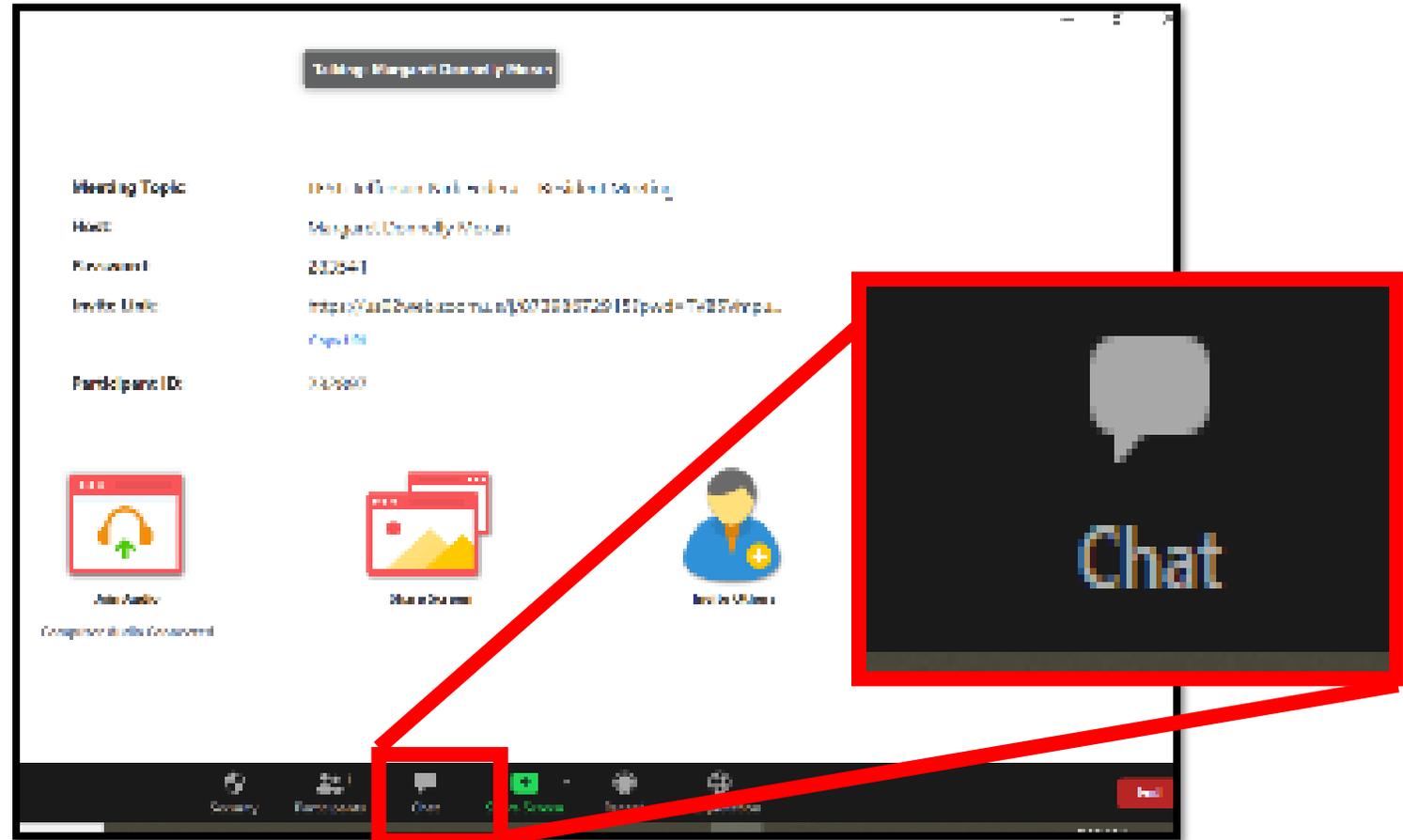
- Español
- Kreyòl ayisyen



The image shows a Zoom meeting interface. At the top, it says "Talking: Margaret Connolly-Moson". Below that, there are details for the meeting: Meeting Topic: 1951-1952 Annual Meeting - Virtual Meeting, Host: Margaret Connolly-Moson, Room: 232841, Invite Link: <https://us02web.zoom.us/j/671000729151?pwd=TW85SWpqa...>, and Participant ID: 242929. Below these details are three icons: "Join Audio" (with a note "Computer Audio Preferred"), "Share Screen", and "Join Video". At the bottom of the interface, there is a toolbar with icons for "Settings", "Participants", "Chat", "Share Screen", "Refresh", and "Interpretation". The "Interpretation" icon is highlighted with a red box. A red line connects this box to a larger, magnified view of the "Interpretation" feature, which shows a globe icon and the word "Interpretation" in a stylized font.

# Please use the Chat feature to ask questions and share comments throughout the presentation

Comments will be reviewed at the end of the meeting

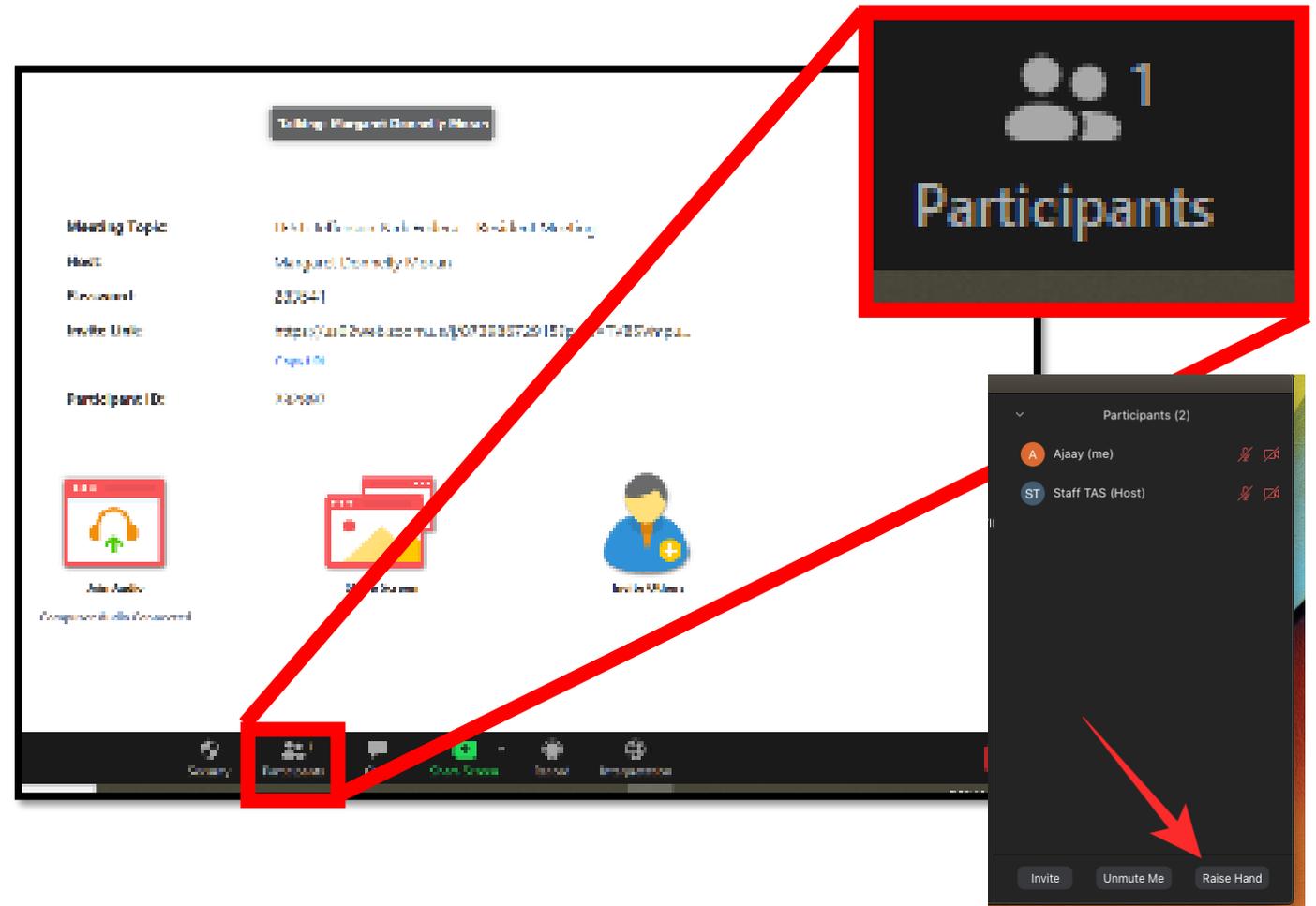


# Attendees will also be able to ask questions and provide comments *at the end* of the meeting

We ask each person to limit their questions/comments to **3 minutes**

Raise your hand when prompted and you will be unmuted.

Participants calling in can dial \*9 to raise their hands



# Agenda

- About the Cambridge Housing Authority (CHA)
- History of Jefferson Park Federal
- Project Timeline
- Neighborhood, Street, and Site Context
- Design Goals and Proposed Site Plan
- Questions and Comments



# Meet the Cambridge Housing Authority (CHA)

**Established:** 1935

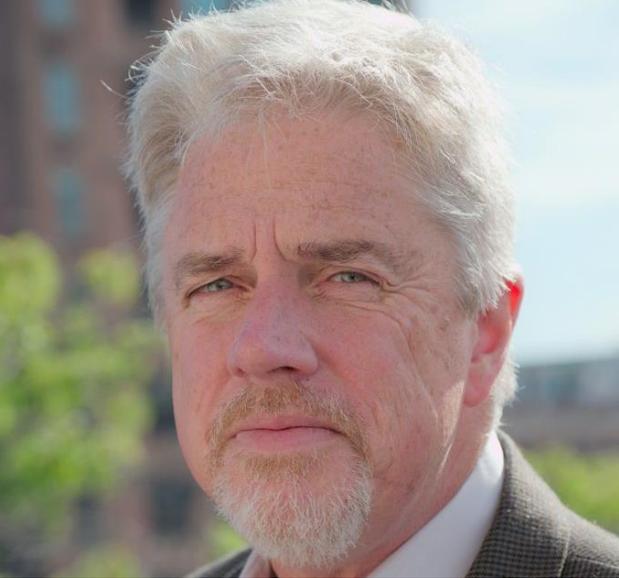
**# Households Served:** 8,000+ (14,000+ individuals)

**# Employees:** 200+

**Annual Budget:** \$170+ million

**Mission:** To develop and manage safe, good quality, affordable housing for low-income individuals and families in a manner that promotes citizenship, community, and self-reliance in one of the most expensive housing markets in the country.





**Michael J. Johnston, Esq.**  
Executive Director



**Brenda Downing**  
Deputy Executive Director



**Margaret Moran**  
Director of Planning and Development



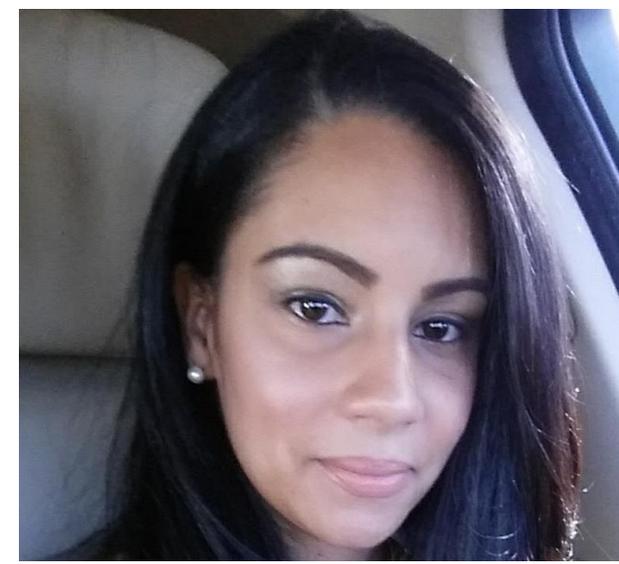
**Clara Fraden**  
Deputy Director of Plan. and Dev.



**Joe Bednar**  
Project Manager



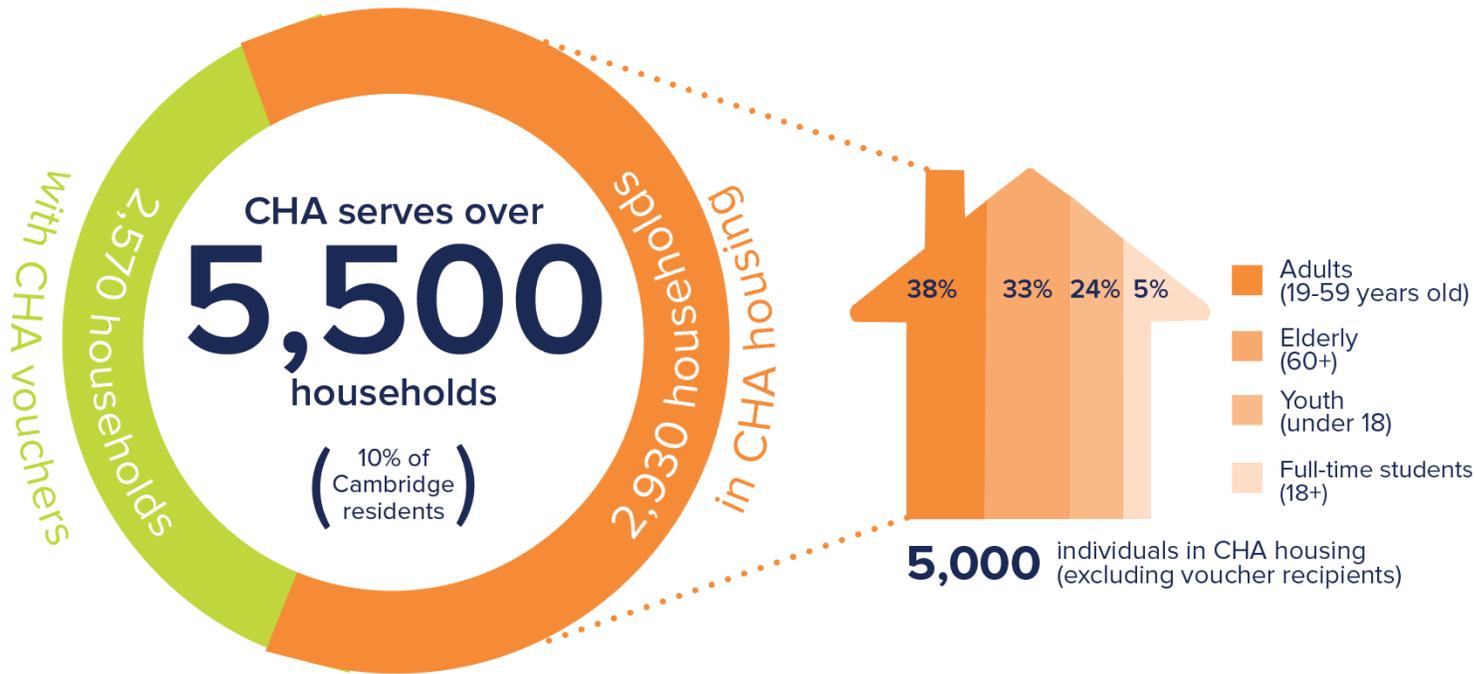
**Mesale Gessesse**  
Assistant Project Manager



**Jasmine Vega-Williams**  
District Manager

The CHA's Project Team for the Revitalization of JP have over 100 years of collective experience working in Cambridge

# What we do: CHA provides long-term rental housing and rental assistance to 5,500+ households (families, elders, and individuals) in Cambridge



## 18,500 DISTINCT APPLICANTS ON OUR WAIT LIST



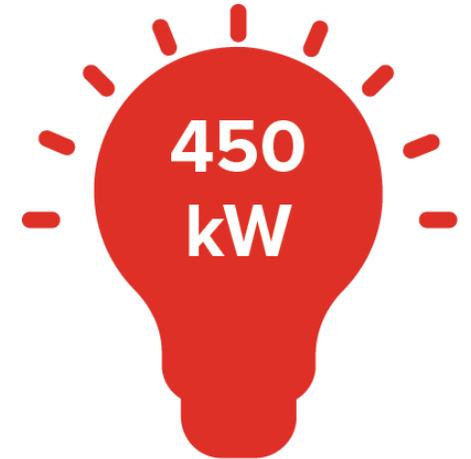
# What we do: CHA cares for the environment through revitalization efforts that prioritize deep energy retrofits

CHA has reduced greenhouse gas emissions by **over 25% in 5 years** via building and lighting retrofits and solar installations



**TODAY:**  
Generating 15% of common electricity use

**2023 GOAL:**  
Generate 20% of common electricity use



The CHA has developed 450 kW of on-site generation

# What we do: CHA provides more than just housing.



## Spotlight on The Work Force:

CHA's in-house educational program serving 200 youth annually

The Work Force provides **5 years** of educational support, college prep, and job training to teens in public housing to help them gain the competencies they need to create their own pathways to educational and economic success

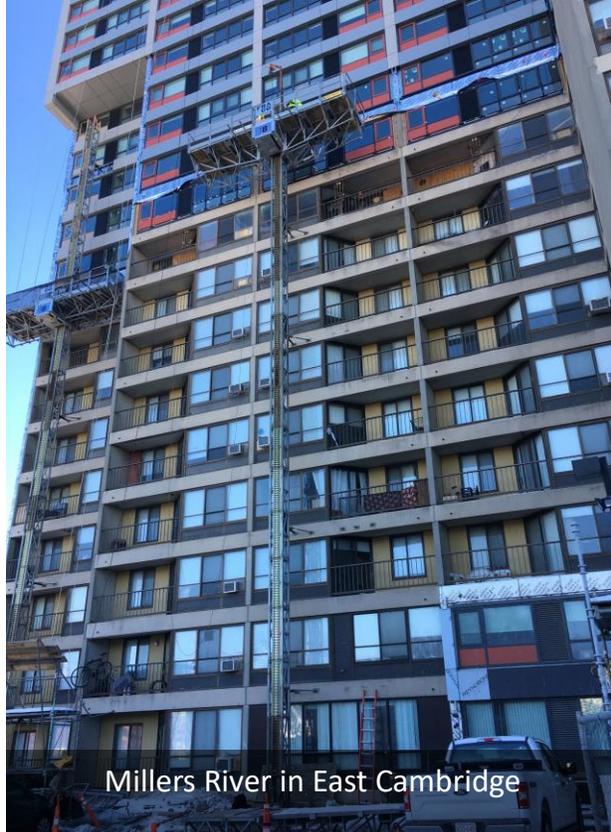
**90%**  
Average college matriculation rate

**50%**  
of Work Force graduates obtain college degrees in 5-years

**2/3**  
of graduates no longer live in subsidized housing 6 years after the program



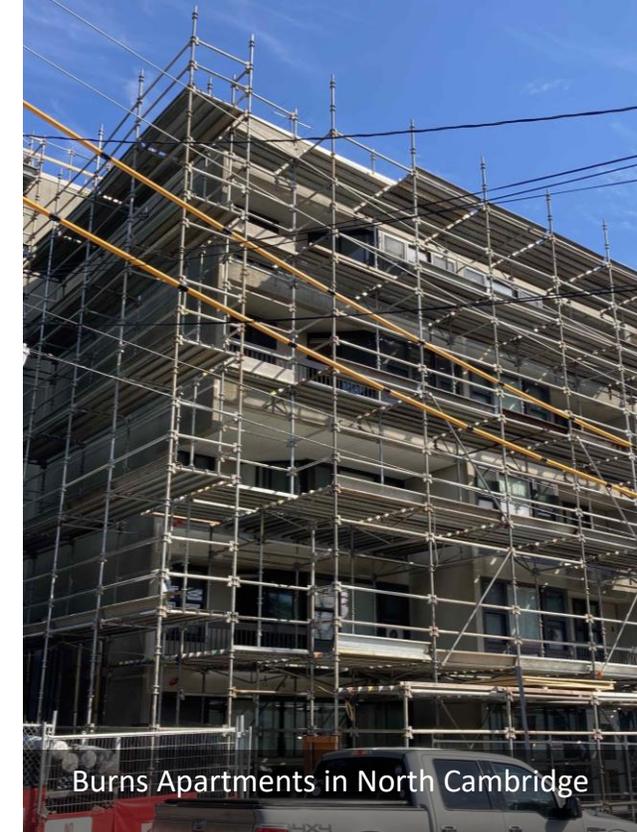
Truman Apartments in East Cambridge



Millers River in East Cambridge



Porter Road Apts in North Cambridge



Burns Apartments in North Cambridge

In the past ten years the CHA has completed over \$585 million in capital improvements

Construction emphasizes long-term durability, livability, energy efficiency and high-quality construction

CHA has  
a long  
history in  
North  
Cambridge



Jefferson Park State, Completed 2018, Abacus Architects + Planners



Jefferson Park State, Completed 2018, Abacus Architects + Planners

Our design team, BWA Architecture, has a long history in North Cambridge as well



**Stephen D. Baker AIA**  
Founding Principal



**Michele Auer, AIA; LEED AP**  
Project Architect





Lincoln Way Apartments, Completed 2013, BWA Architecture



Lincoln Way Apartments, Completed 2012, BWA Architecture



**CHA has provided affordable housing at Jefferson Park for over 70 Years!**



# Today, there are 175 apartments at JP Federal for families and single adults

- JP Federal consists of seven 3.5-story walk-up Buildings and one 6-story elevator building
- Centered around a dead end cul-de-sac
- Central management and community building
- Two commercial buildings along Rindge Ave



# 57 apartments for families are offline due to failing building systems and infrastructure



# Construction is scheduled to begin in April 2022

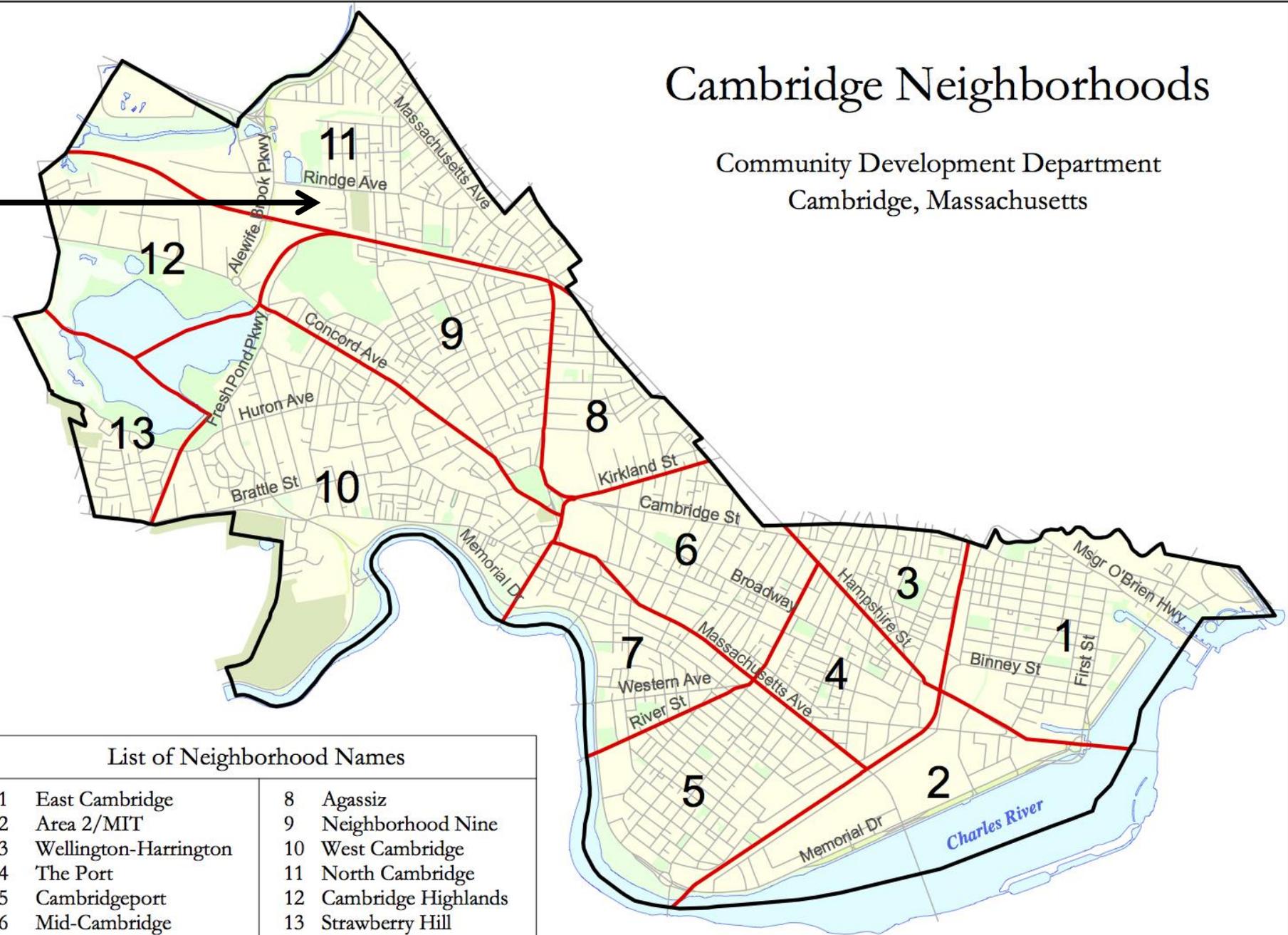
- Neighborhood Meetings
  - Site Context: Tonight!
  - Design: March 25, 2021
  - Design: April 2021 — Date TBD
- Start Resident Relocation — March 2021
- Hire Contractor — April 2021
- Affordable Housing Overlay Review and Planning Board — September 2021
- Construction Starts — April 2022

# Site Location

Jefferson Park is located off Rindge Ave. in North Cambridge

# Cambridge Neighborhoods

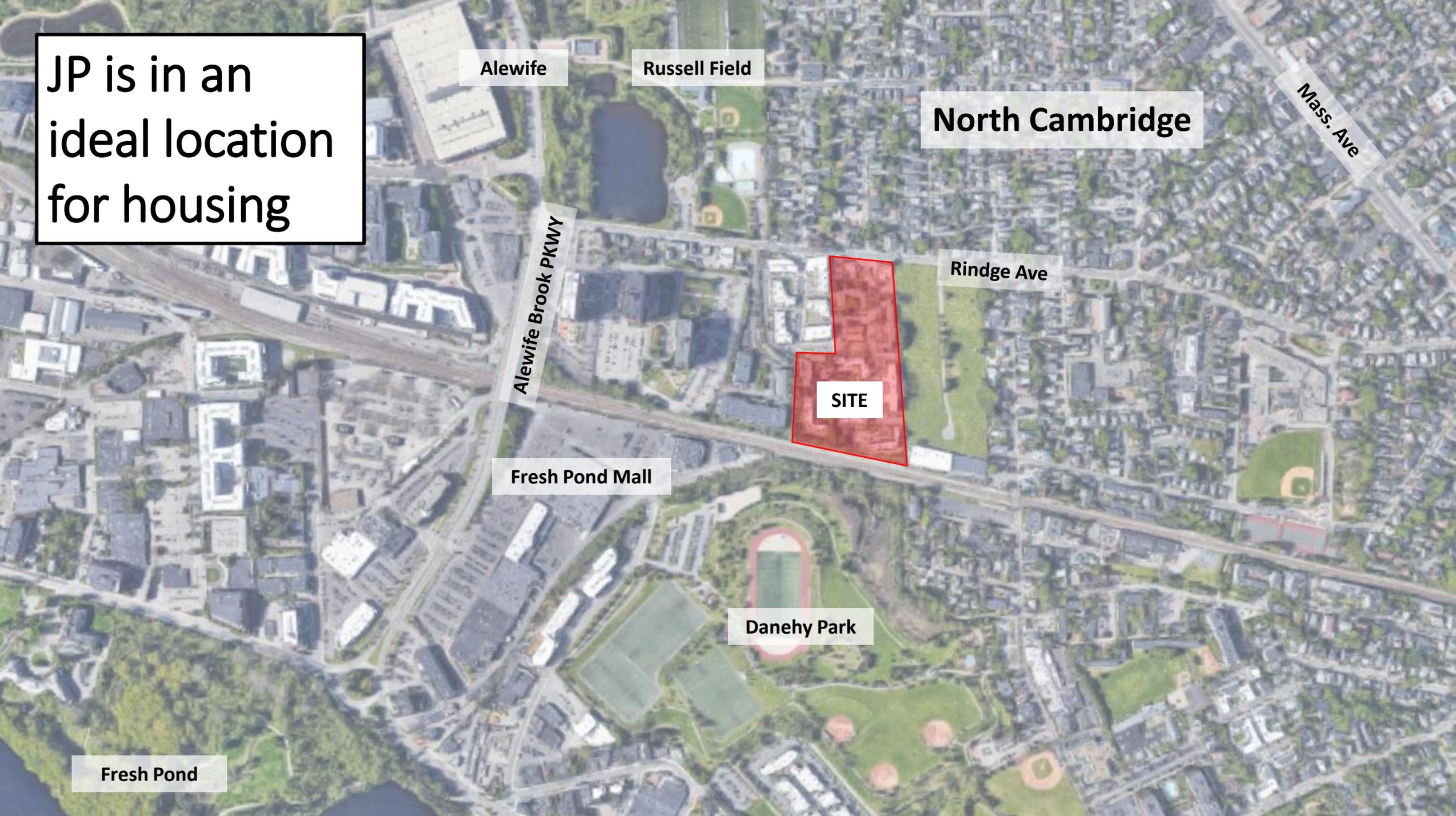
Community Development Department  
Cambridge, Massachusetts



List of Neighborhood Names

1	East Cambridge	8	Agassiz
2	Area 2/MIT	9	Neighborhood Nine
3	Wellington-Harrington	10	West Cambridge
4	The Port	11	North Cambridge
5	Cambridgeport	12	Cambridge Highlands
6	Mid-Cambridge	13	Strawberry Hill
7	Riverside		

JP is in an ideal location for housing



Alewife

Russell Field

North Cambridge

Mass. Ave

Alewife Brook PKWY

Rindge Ave

SITE

Fresh Pond Mall

Danehy Park

Fresh Pond

# Surrounding Development Patterns

Medium -Large Scale Development

Dense Residential Neighborhood Blocks

SITE

Alewife

Russell Field

North Cambridge

Mass. Ave

The Triangle

Alewife Brook PKWY

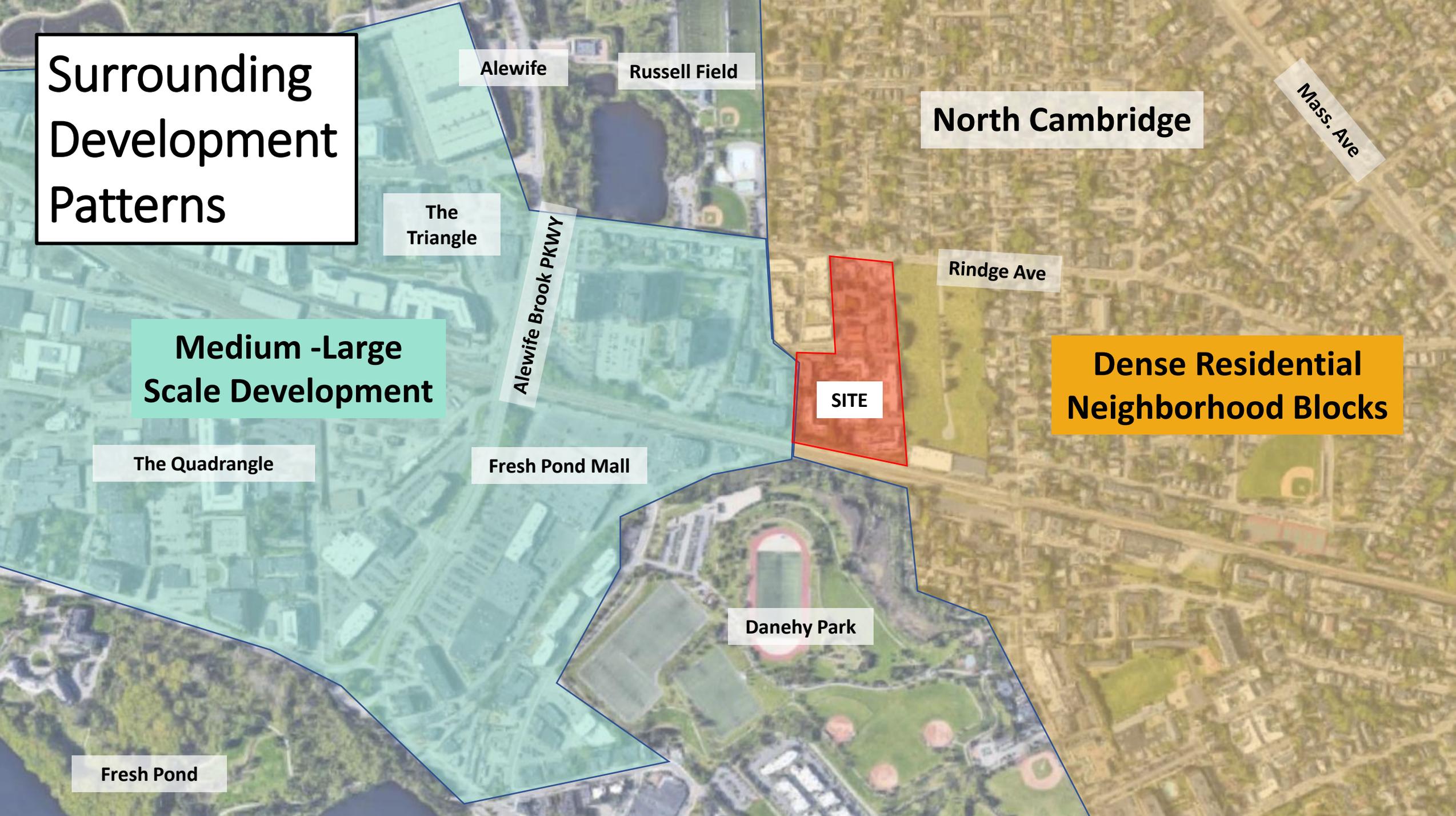
Rindge Ave

The Quadrangle

Fresh Pond Mall

Danehy Park

Fresh Pond



# Surrounding Development Photos

Alewife



Mass. Ave

Alewife Brook PKWY

Rindge Ave

SITE



Fresh Pond Mall



Fresh Pond



# Transit

Auto: 

Bus: 

Alewife – MBTA  
Red Line

- 62
- 67
- 76
- 79
- 84
- 350
- 351



Russell Field

North Cambridge

Mass. Ave

Alewife Brook PKWY

83

83

83

Rindge Ave

83

83

83



SITE

Fresh Pond Mall

Danehy Park

78

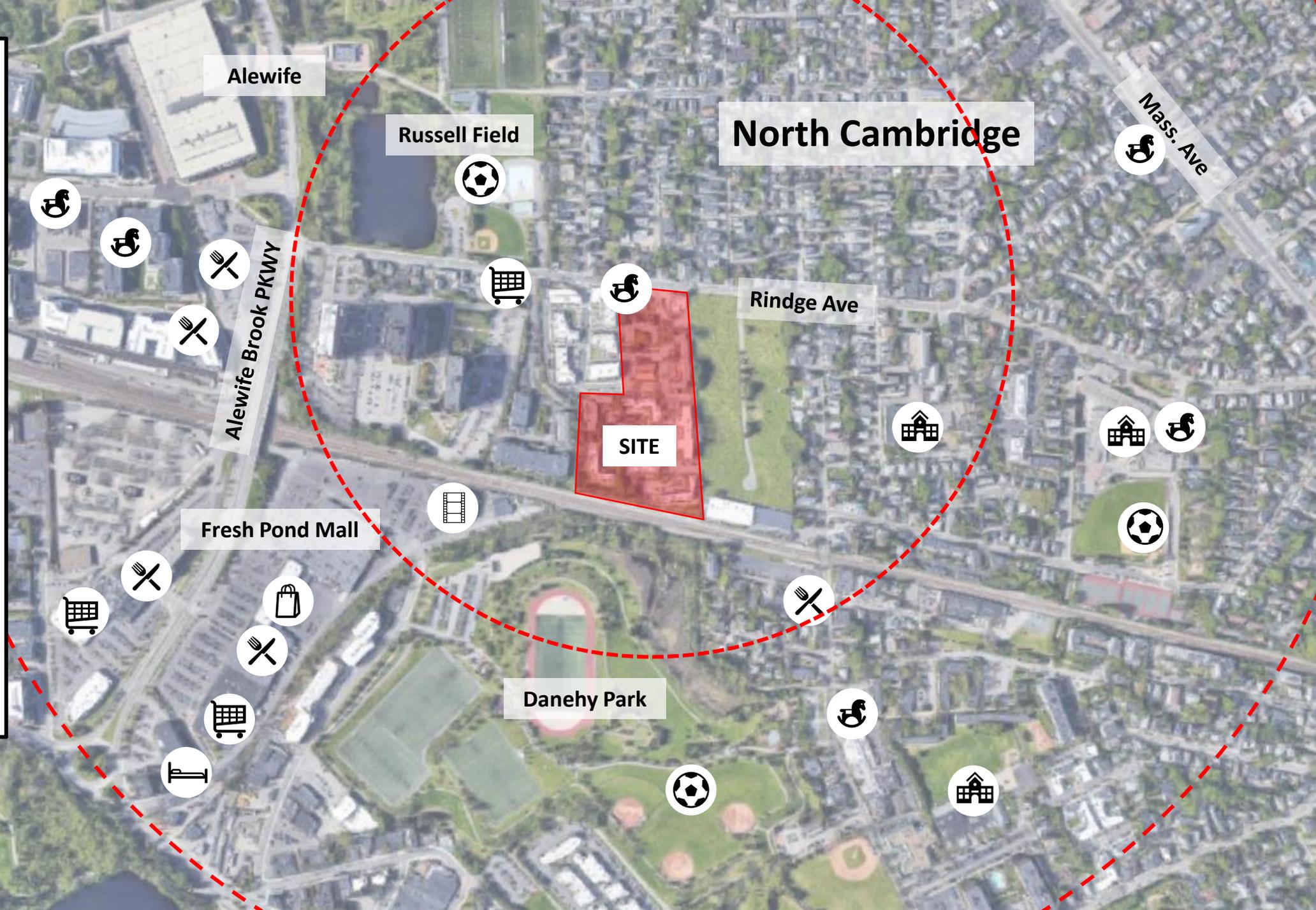
78

78

Fresh Pond

# Amenities Within Walking Distance

- School: 
- Restaurant: 
- Grocery: 
- Shopping: 
- Childcare: 
- Movies: 
- Recreation: 
- Hotel: 



Alewife

Russell Field

North Cambridge

Mass. Ave

Alewife Brook PKWY

Rindge Ave

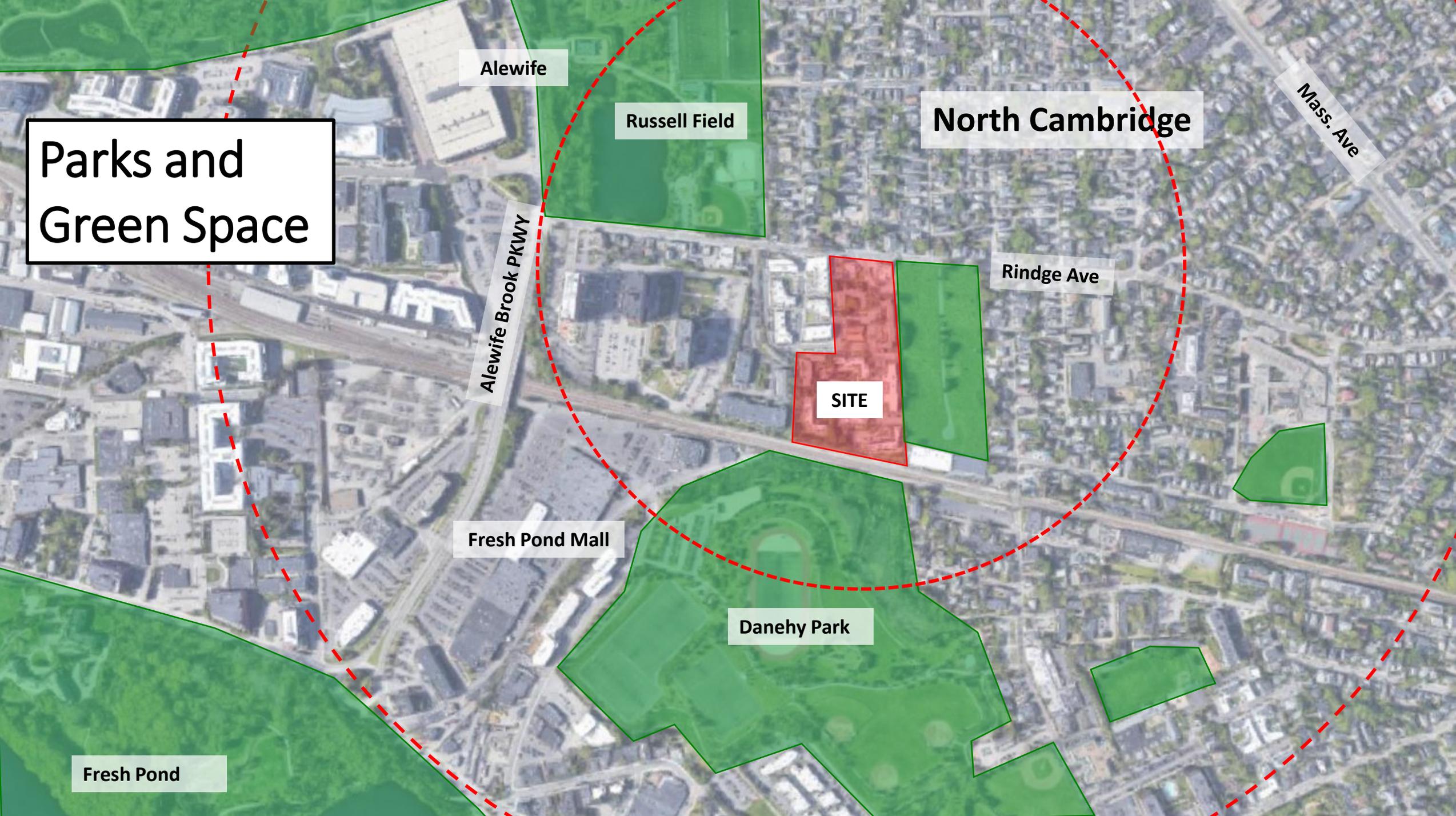
SITE

Fresh Pond Mall

Danehy Park

Fresh Pond

# Parks and Green Space



Alewife

Russell Field

North Cambridge

Mass. Ave

Alewife Brook PKWY

Rindge Ave

SITE

Fresh Pond Mall

Danehy Park

Fresh Pond

Jefferson Park  
has seven  
distinct  
abutters

Rindge Ave

Rindge Ave

**SITE**



Jefferson Park State Apartments (CHA)

Rindge Ave

Rindge Ave



**SITE**



Rindge Ave

Jefferson Park State Apartments (CHA)

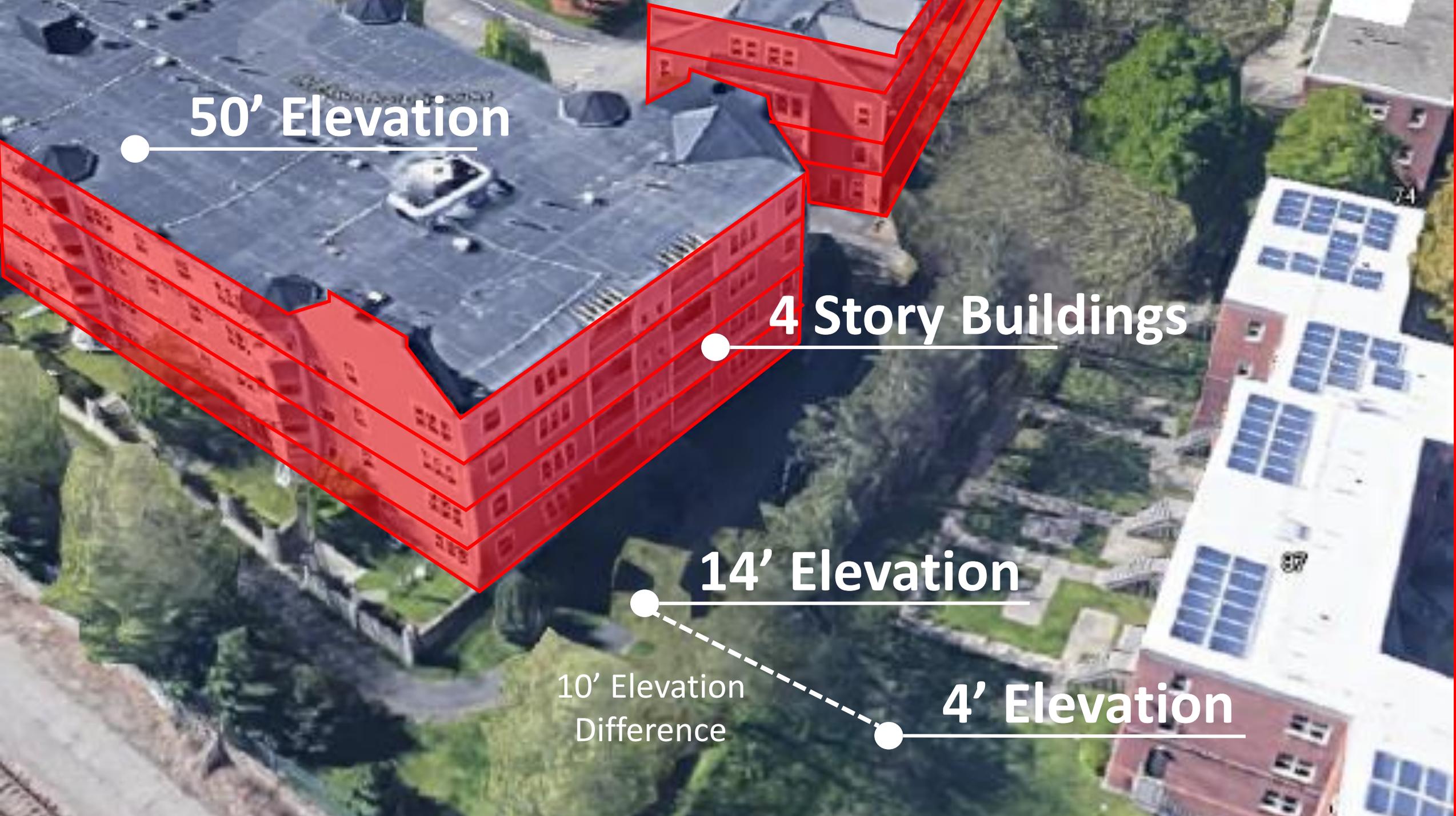
Brickworks Condominiums

**SITE**





**Brickworks Condominiums**



50' Elevation

4 Story Buildings

14' Elevation

10' Elevation  
Difference

4' Elevation



Rindge Ave

Rindge Ave

**SITE**

Commuter Line and Future  
Multi-Use Path

Google

Rindge Ave

Rindge Ave

**SITE**

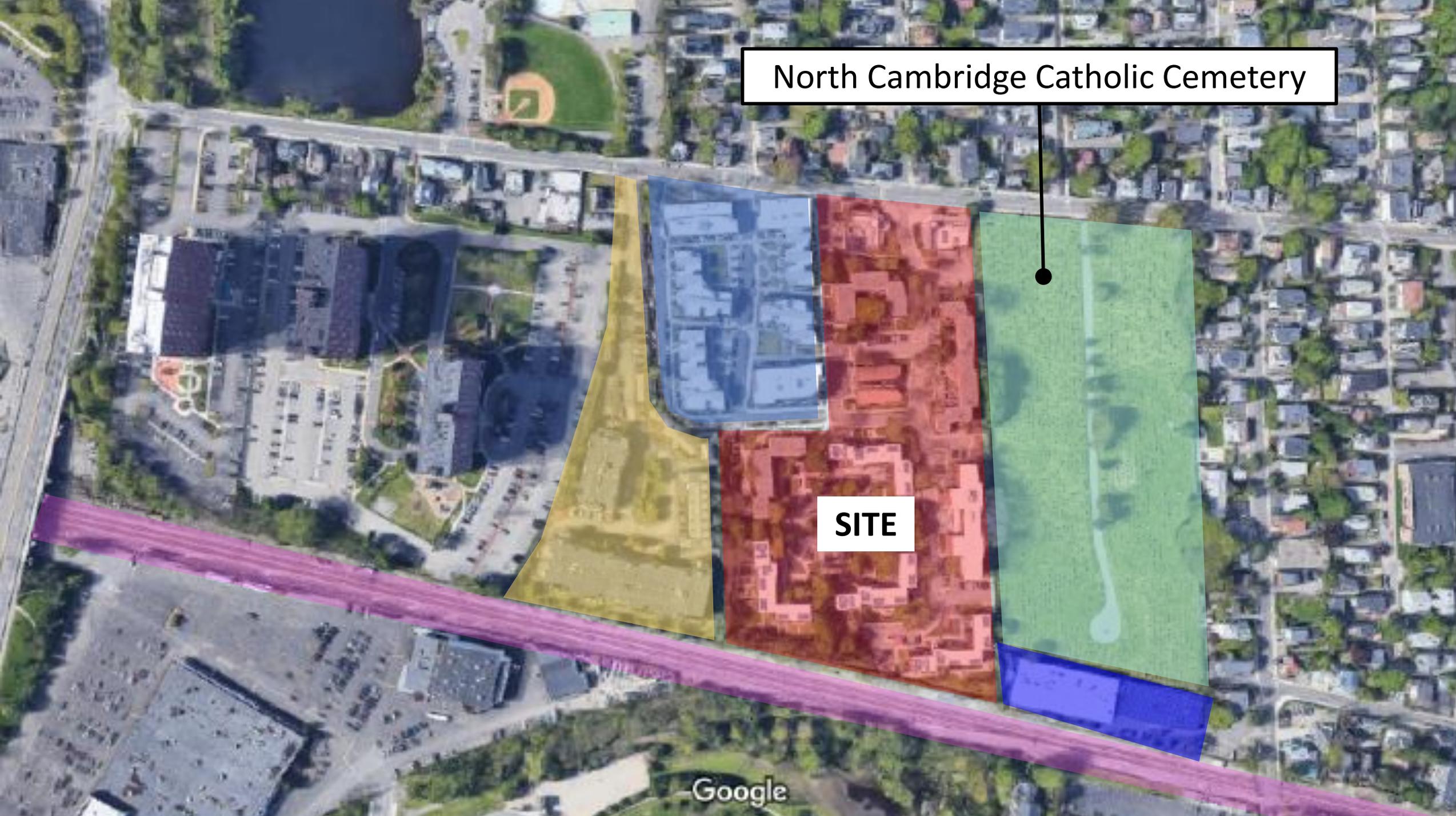
NOCA Glass School  
and Condos

Google



North Cambridge Catholic Cemetery

**SITE**





Rindge Ave

North Cambridge Catholic Cemetery

Rindge Avenue

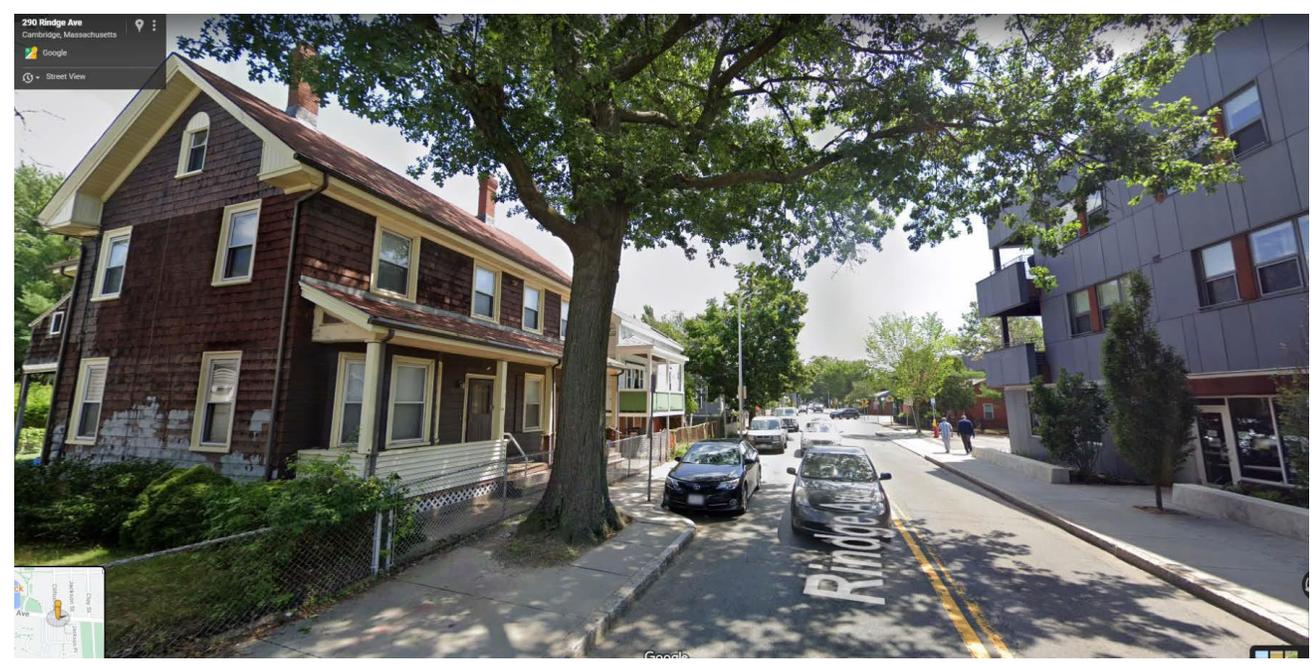


**SITE**



**Rindge Ave**  
Views towards Alewife (west)





**Rindge Ave**  
Views Away From Alewife (east)



Dense Residential  
Abutters

**SITE**





# Dense Residential Abutters across Rindge Avenue



# Major Design Goals for JP Federal

- Increase the number of affordable apartments
- Integrate JP into the surrounding community
- Unite the Federal and State developments as a cohesive neighborhood
- Improve site security, especially at site boundaries
- Maximize living areas within buildings
- Vary massing, façade treatments, unit types, and open spaces
- Increase site resiliency and improve sustainability

Site Plan  
developed to  
match residential  
blocks abutting JP

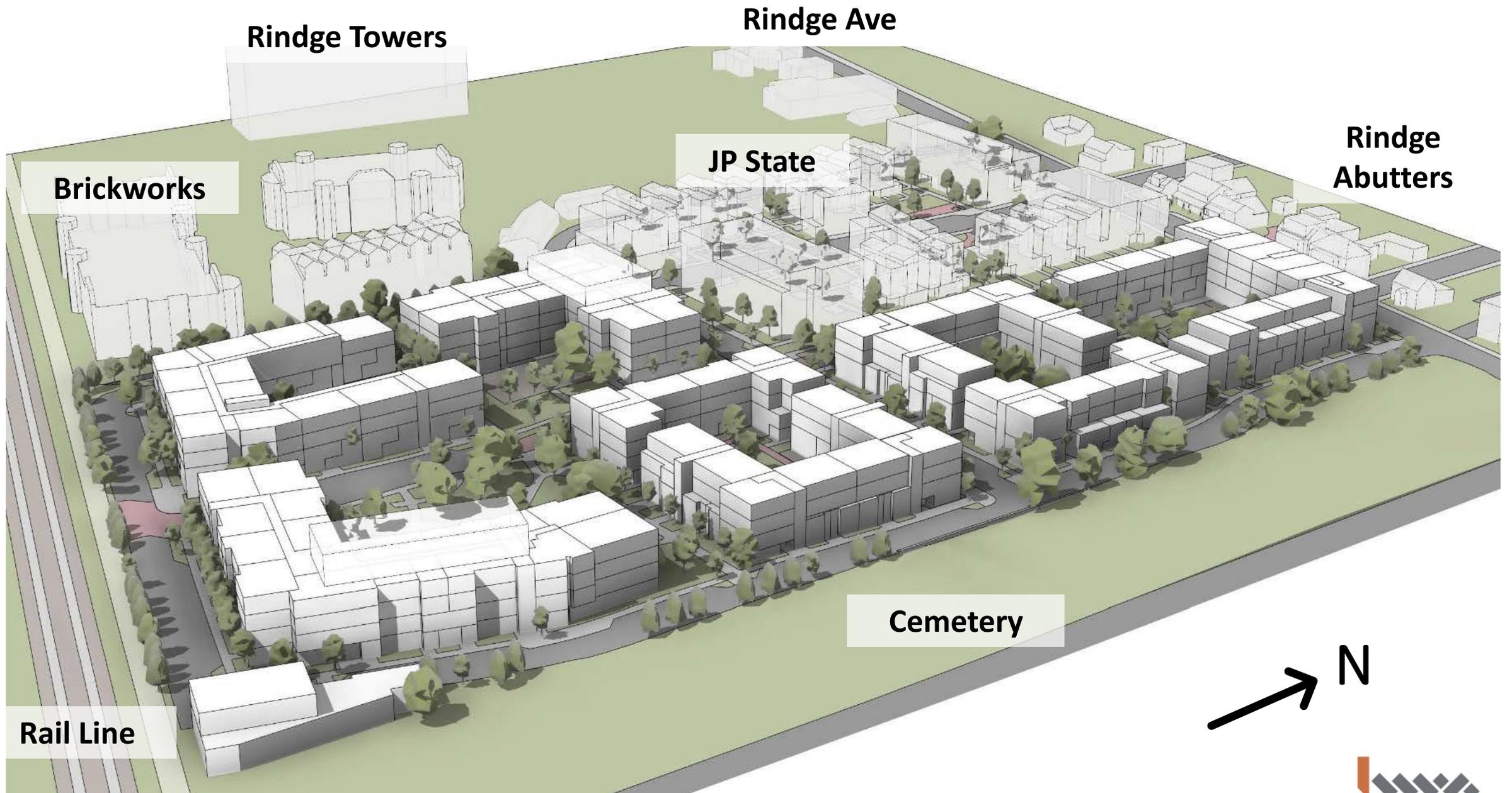


**SITE**

Site Plan  
developed to  
match residential  
blocks abutting JP







**Rindge Towers**

**Rindge Ave**

**Brickworks**

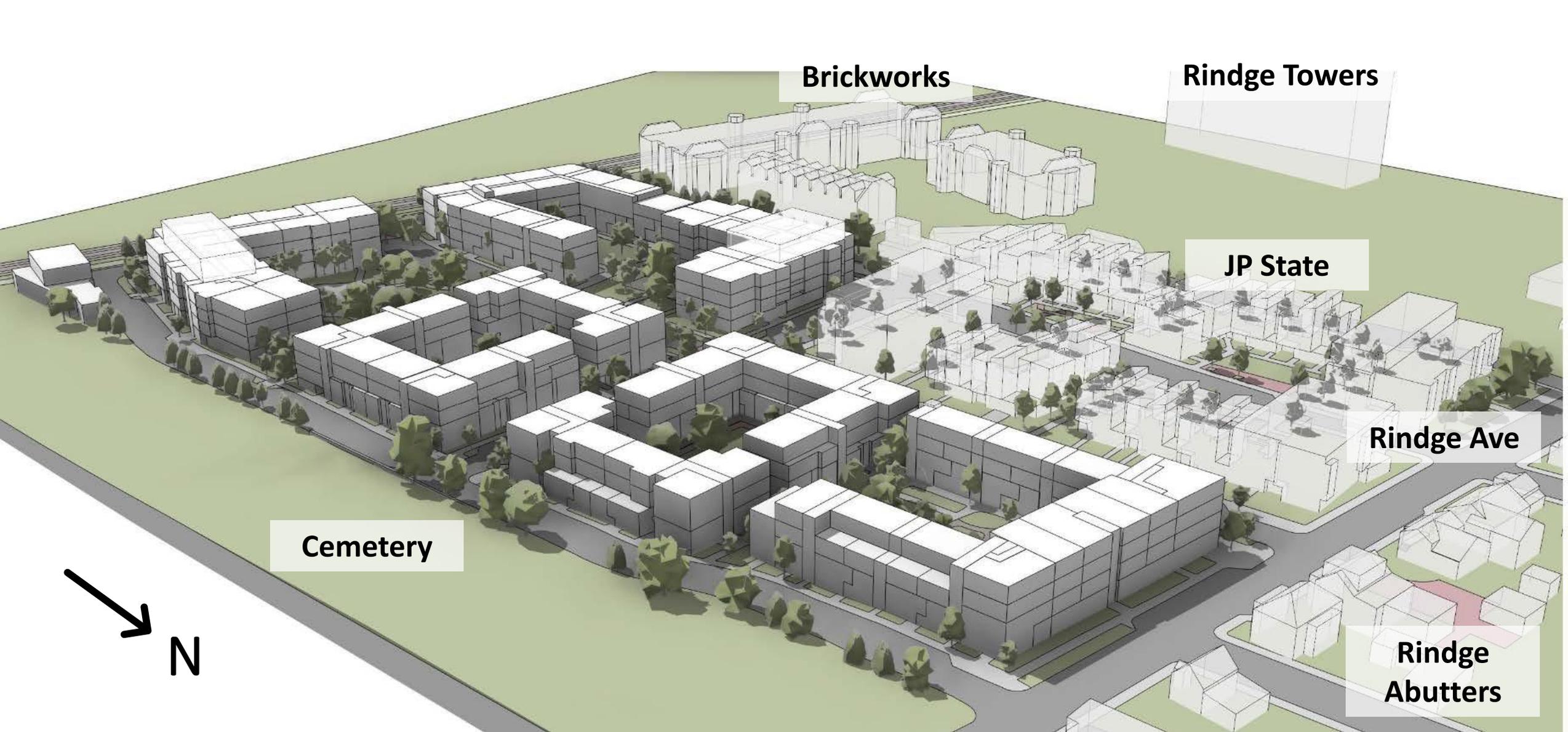
**JP State**

**Rindge  
Abutters**

**Cemetery**

**Rail Line**

**N**



**Brickworks**

**Rindge Towers**

**JP State**

**Rindge Ave**

**Cemetery**

**Rindge  
Abutters**

**N**

# JP will comply with the City's Affordable Housing Overlay

## JACKSON PLACE DIMENSIONAL REQUIREMENTS

District	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in Feet	Minimum Yard in Feet			Maximum Height in Feet	Min. Ratio of Private Op. Sp. to Lot Area	Parking
					Front	Side	Rear			
AHO	2	329,935	no minimum		15' <sup>(a)</sup>	7'-6"	20'	45'/ 4 stories <sup>(b)</sup>	30% <sup>(c)</sup>	0.4 per DU
PROPOSED	1.118	329,935	1180sf	489'-11"	15'	46'-10"	51'-8"	38'-4" typ	30%	0.4 per DU
						Vess 7'-6"	Vess 20'	43'-9" @ HS		

<sup>(a)</sup> 10' for corner lot, or average of 4 adjacent parcels

<sup>(b)</sup> 50'/4 stories where there is an active non-residential use at grade

<sup>(c)</sup> Can include decks/ balconies at lowest story, plus up to 25% can be decks at upper stories if accessible to all

Design will prioritize resiliency and sustainability strategies throughout the development



# Recap: Continuing Reinvestment in the City

- **Cambridge Experience:** CHA was founded in 1935 and have over 70 years of experience in North Cambridge. JP's Project Team has over 100 collective years experience with affordable housing in Cambridge.
- **Ideal Location for Housing:** The Project will replace 57 offline apartments, preserve existing 118 affordable apartments, and add up to 120 additional affordable apartments in the amenity-rich neighborhood of North Cambridge.
- **Zoning:** The City's AHO allows for increased density to meet housing demand, with guidelines for how to ensure the development fits in with the neighborhood.
- **Design Goals:** The Project will integrate JP Fed with neighboring JP State and the surrounding neighborhoods, and respond to the existing scale of the neighborhood.
- **Sustainability:** The Project will greatly increase the sustainability and resilience of Jefferson Park Federal and North Cambridge neighborhood.

# Next Steps

- **Next Neighborhood Meeting:**  
Thursday, March 25, 2021 at 6pm
- **Please visit our website:**  
[www.courb.co/jpfed](http://www.courb.co/jpfed)

LOG IN

## Jefferson Park Federal Modernization

Subscribe

INFO UPDATES <sup>4</sup> TIMELINE FEEDBACK <sup>11</sup> CHA'S IMPACT FAQS

PHASE COMMUNITY REVIEW 175 APARTMENTS PRESERVED UP TO 100 APARTMENTS ADDED AFFORDABLE HOUSING 100% DEEPLY AFFORDABLE

Español | kreyòl ayisyen | አማርኛ

### What's There Now

Jefferson Park Federal is a development of 8 residential buildings with 175 units of formerly federal public housing that were built in the early 1950s. The existing buildings are in increasingly poor conditions, and 57 units have been shuttered because of these poor conditions. Situated in the diverse neighborhood of North Cambridge and close proximity to MBTA Alewife Red Line station, Fresh Pond Mall, and Daney Park., Jefferson Park Federal consists of seven three-story walk-up buildings and one six-story elevator building consisting with a separate management and community building, with unit sizes ranging from one-to-four-bedrooms. The underground

# Questions and Comments

- Please use the **Chat** function to ask any final questions at this time
- Please **raise your hand** if you would like to ask a question or make a comment verbally

