

# 52 New Street

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PROJECT OVERVIEW

FEBRUARY 25, 2021

# Presentation Overview

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- Introduction to Just-A-Start
- Affordable Housing Overlay Process
- Project Goals
- Timeline
- RODE Presentation
  - Urban Analysis & Existing Planning Studies
  - Site Characteristics & Constraints
  - Zoning Code Comparison
  - Design Inspiration

## Just-A-Start at a Glance

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**Started in 1968 as a youth development program of the Cambridge Redevelopment Authority**

**Annual Budget:** \$6.2 million

**Employees:** 45

**Board Members:** 15

**Communities served:** Cambridge and Metro North Communities

Just-A-Start's vision is **an equitable community where everyone can secure a solid economic foundation.**

Our mission is to **promote equity by creating access to stable housing and building pathways to economic opportunity.**

# Stable Housing: Real Estate and Housing Resources

## **Building** affordable housing

- 200+ new units in the development pipeline

## **Supplying** rental apartments

- JAS owns 621 rental units at 18 sites

## **Expanding and preserving** affordable homeownership

- JAS has developed 130 new homeowner units since 1984

## **Renovating** privately-owned housing through the Home Improvement Program (HIP)

## **Stabilizing** at-risk tenancies and **preventing** homelessness

- Mediation, Housing Stabilization, Homelessness Prevention





# Resident Services

1,500 residents in 621 rental units across Cambridge

JAS has 2 Community Coordinators that bring in resources to meet residents' needs.

- Cooking classes
- Parent support groups
- Health and wellness programs
- Annual festivities and community meals



## Financial Opportunity Program

**Individual Coaching:** one-on-one financial coaching for residents, students, community members

**Workshops:** open to the community, in collaboration with referral partners

**Tax Preparation:** open Volunteer Income Tax Assistance (VITA) site, January to April

**Program Support:** financial literacy for JAS Education and Training program students and graduates



# Economic Opportunity: Education and Training

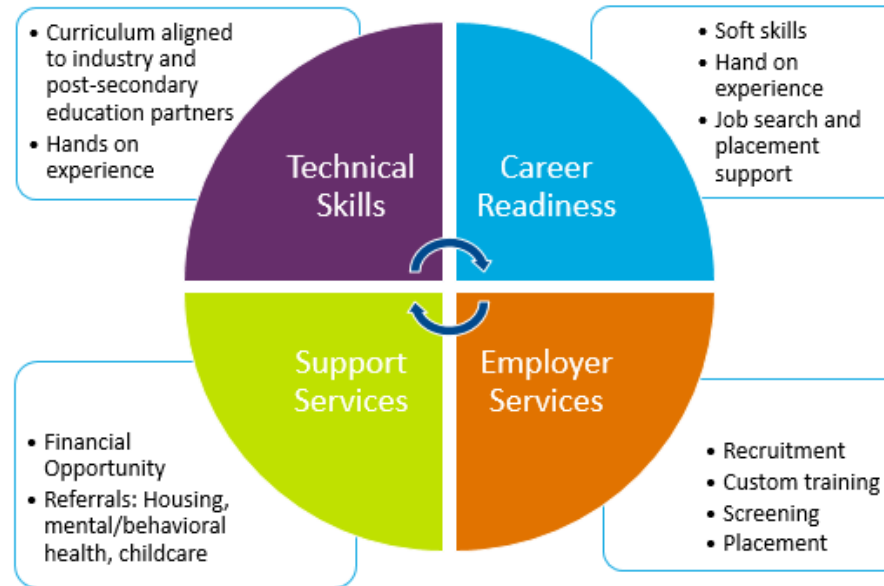
## - Adult Programs

### Biomedical Careers Program:

This tuition-free, nine-month job training program prepares adults for careers in biotechnology, life sciences, and medical research industries.

**IT Careers Program:** In 2018, JAS launched a new workforce development program to train adults for careers in information technology (IT) in IT user support roles.

### Adult Workforce Development Program Model



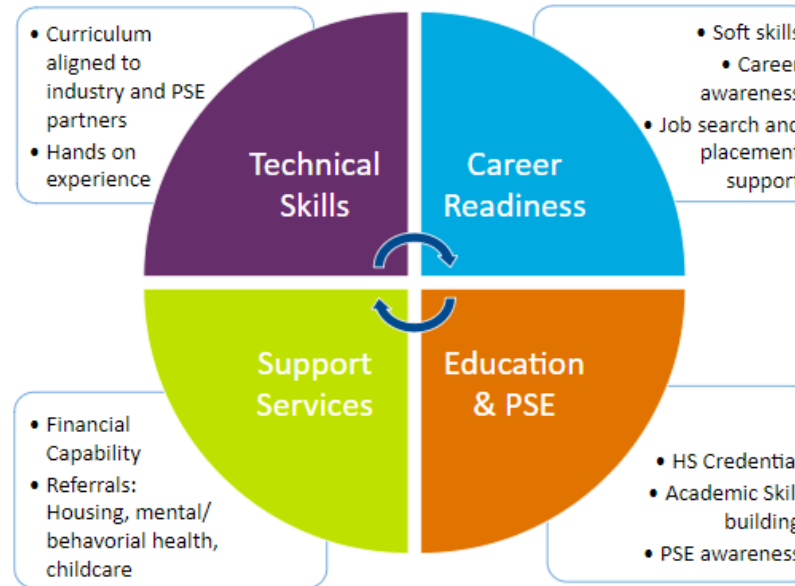
# Economic Opportunity: Education and Training

## - Youth Programs

**JAS YouthBuild:** A comprehensive youth development program for out-of-school youth. The program provides education leading to high school credentials, career exploration, and life skills training.

**Summer Youth Enrichment Program:** Provides high school youth and recent graduates with increased awareness of and preparation for future sustainable career pathways.

### Youth Development Program Model



## 52 NEW STREET: AFFORDABLE HOUSING OVERLAY



### COMMUNITY MEETING PLAN:

- Community meetings
  - **1<sup>st</sup> Meeting** - share the site and street context analysis with neighborhood residents and other interested parties prior to building design, and receive feedback from community members
  - **2<sup>nd</sup> Meeting** - present preliminary project designs, answer questions from neighboring residents and other interested members of the public, and receive feedback on the design
  - **3<sup>rd</sup> Meeting** - present updated project designs showing incorporation of public feedback where possible



## 52 NEW STREET: AFFORDABLE HOUSING OVERLAY



### PUBLIC MEETING PROCESS:

- Planning Board Design Consultation
  - Developer presents the project to the board for review of consistency with the Design Guidelines within the overlay and provides feedback
  - Developer makes revisions based on the feedback and resubmits for review
- Planning Board issues Final Report
- Affordable Housing Trust provides final approval of subsidy request in conjunction with accepted Final Report

## 52 NEW STREET: PROJECT GOALS



### GOALS:

- Expand affordable family housing opportunities in Cambridge
- Integrate site to Danehy Park
- Create an engaging frontage on New Street – Helping in the neighborhood's transition
- Improve the site from a Climate and Resiliency standpoint
- Show that an Affordable Housing Overlay development can be a thoughtful and attractive building

## 52 NEW STREET: PROGRAMMING



### VISION:

- Approximately 110 family sized apartments
- Approximately 75% of the units will have 2 or 3 bedrooms
- Mix of incomes <30% AMI – 100% AMI
- 6 fully accessible apartments of various sizes
- Small commercial space

ARCHITECT

**RODE**

**RODE** Architects Inc

535 Albany Street, #405  
Boston MA 02118

617 422 0090

INFO@RODEARCHITECTS.COM

**Project Team**

Eric Robinson, *Principal*

Rashmi Ramaswamy

Ben Wan, *Associate*



## OVERVIEW

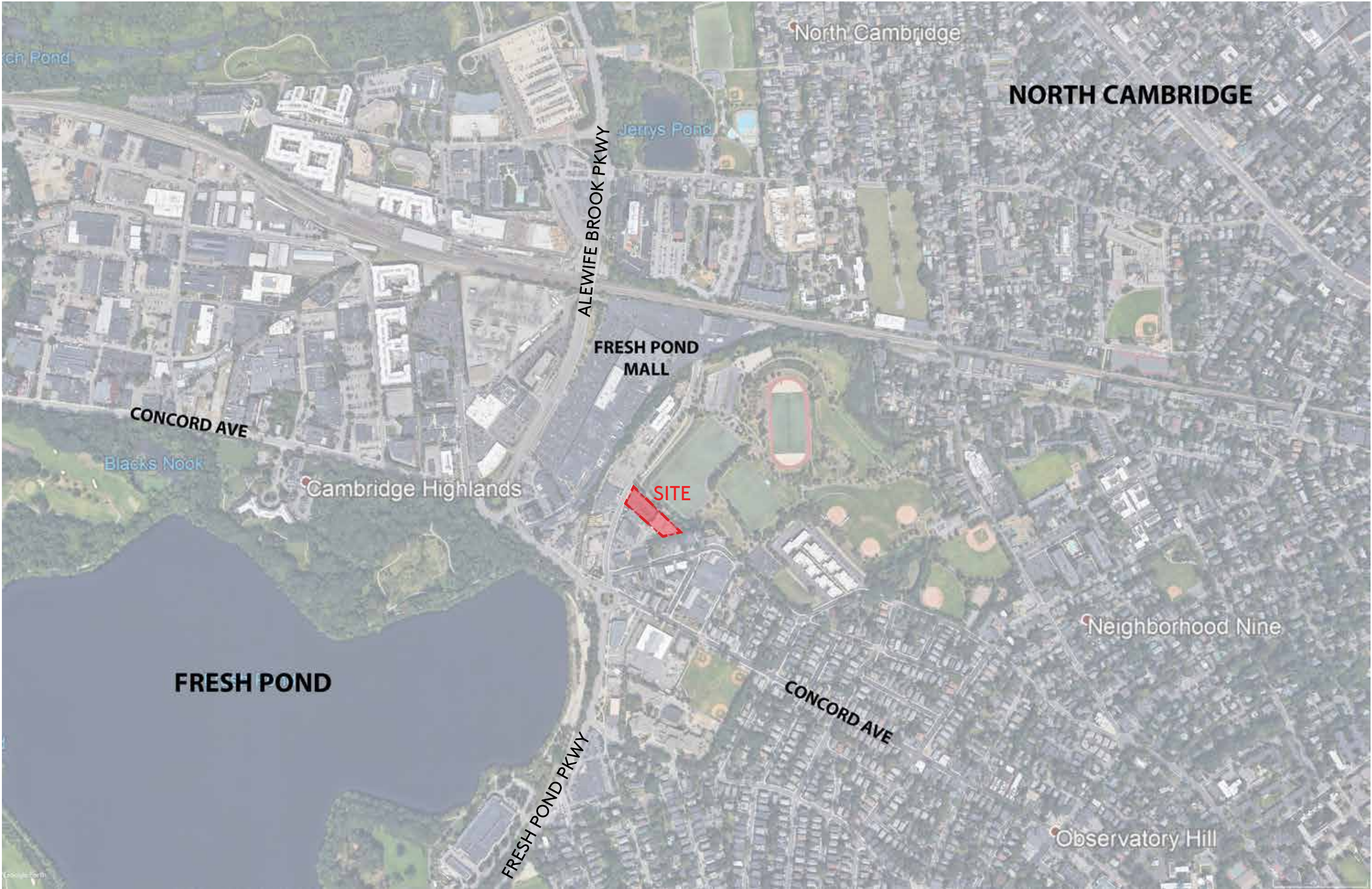
- SITE ANALYSIS
- SITE CONDITIONS
- STREET CONTEXT / NEIGHBORHOOD CONDITIONS
- DESIGN INSPIRATION



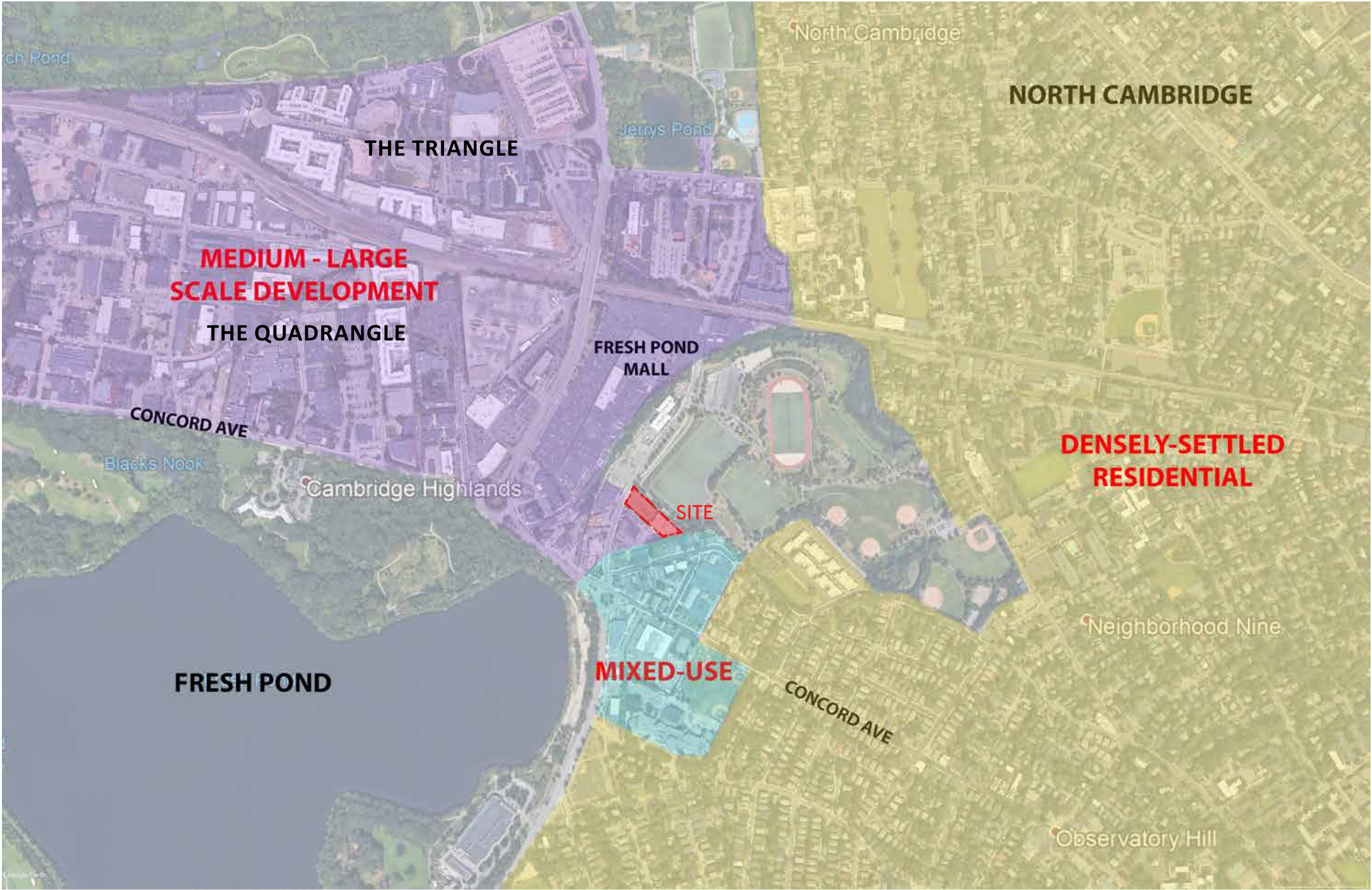
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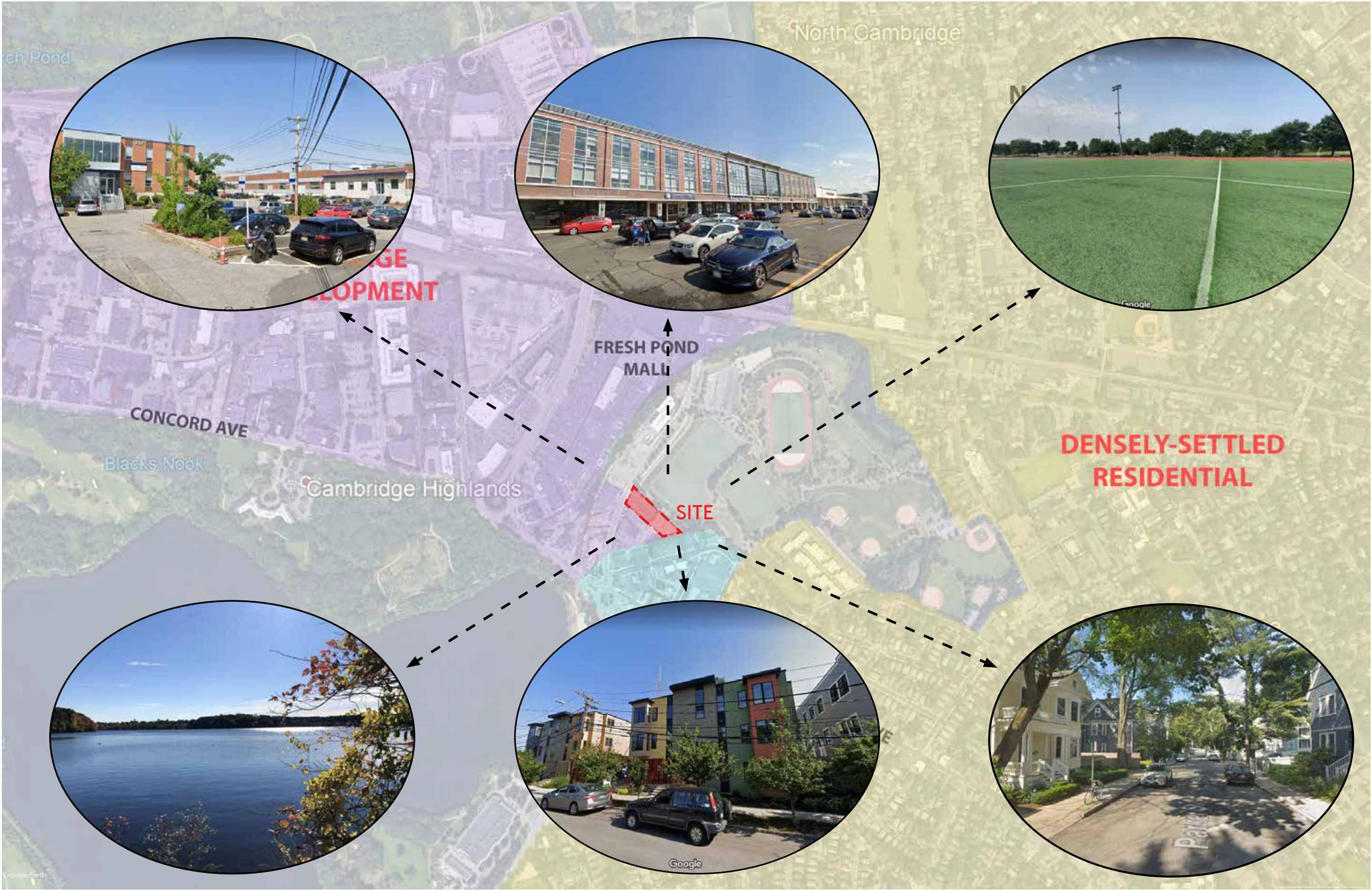




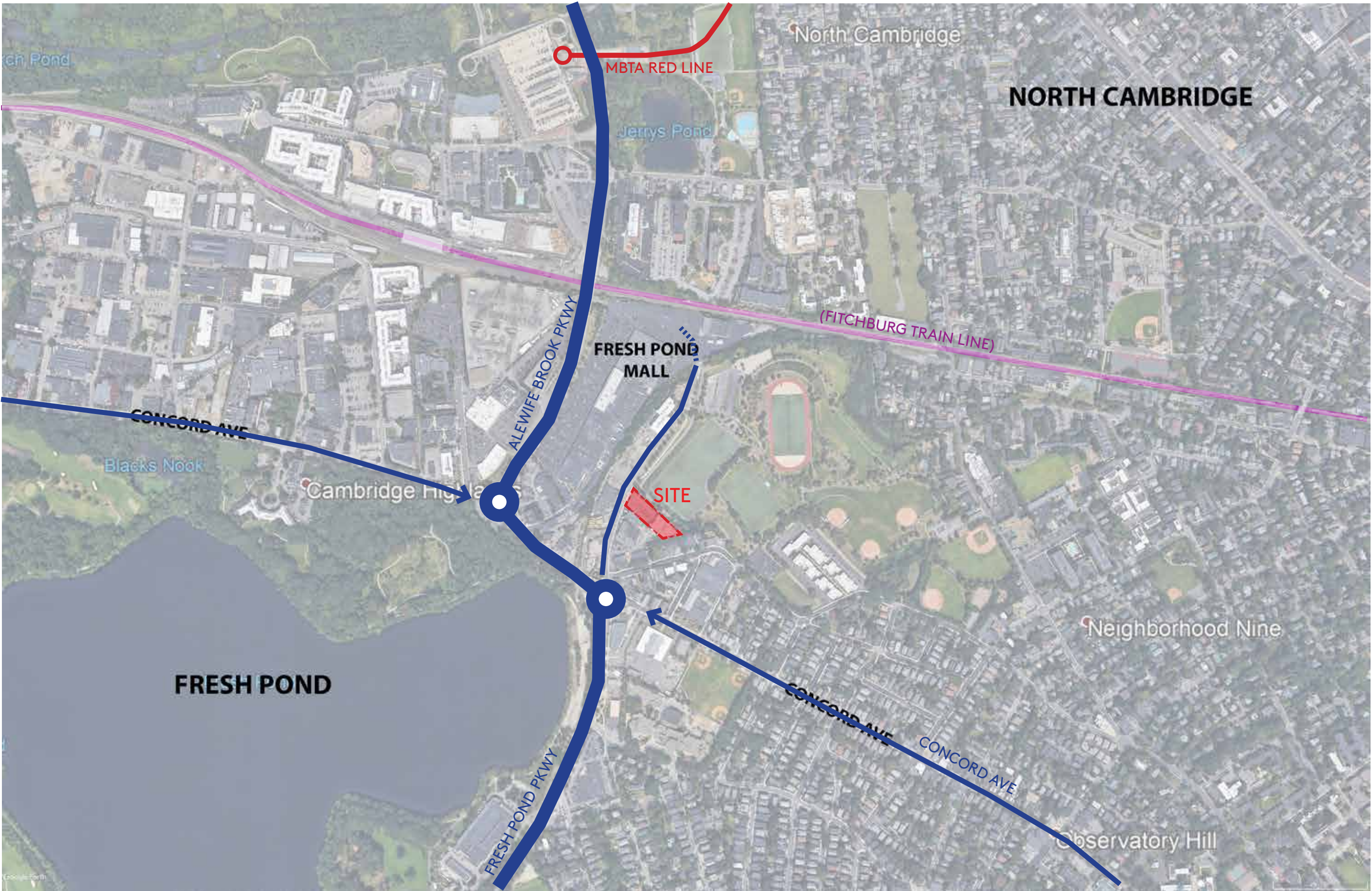




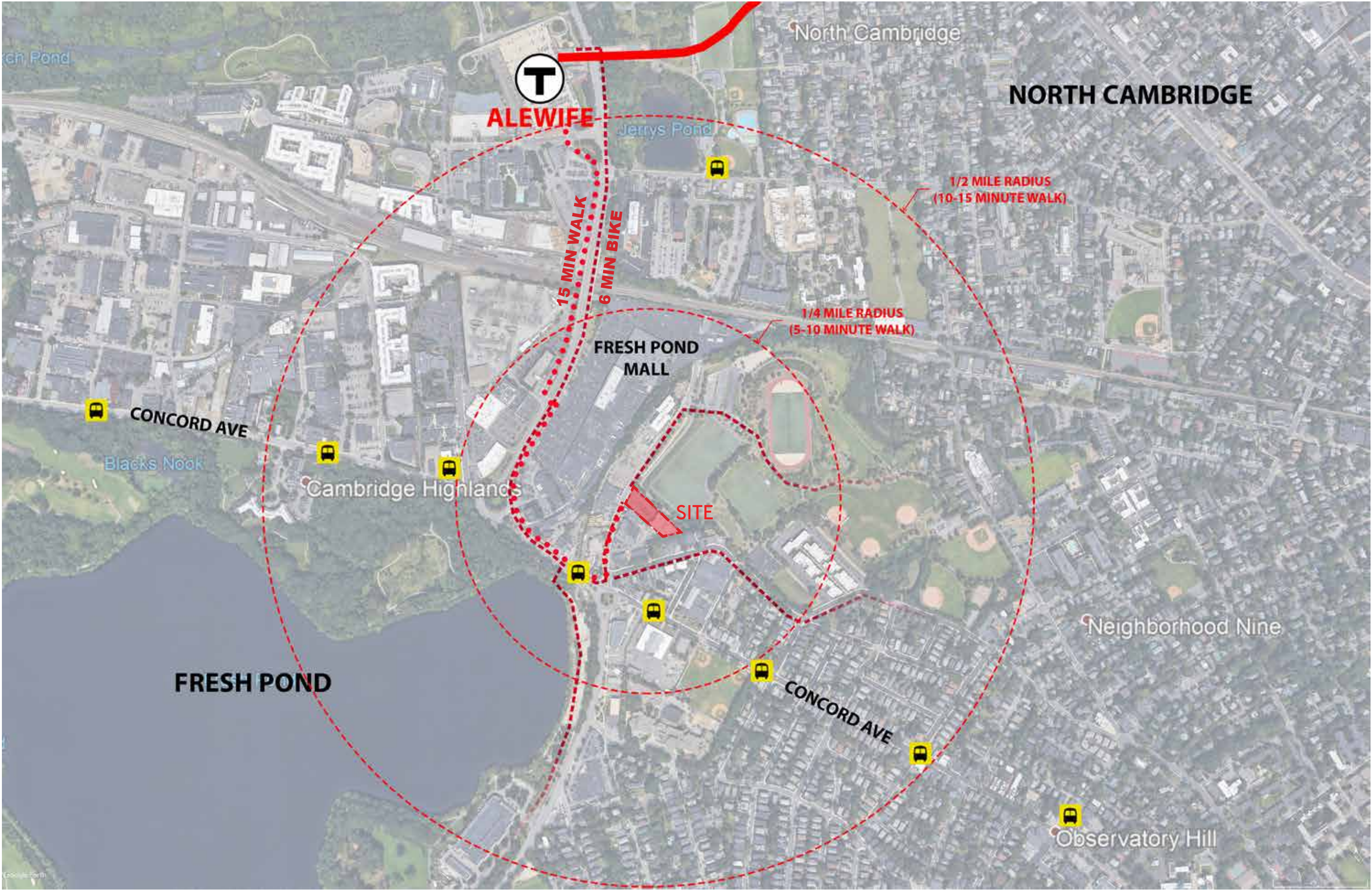




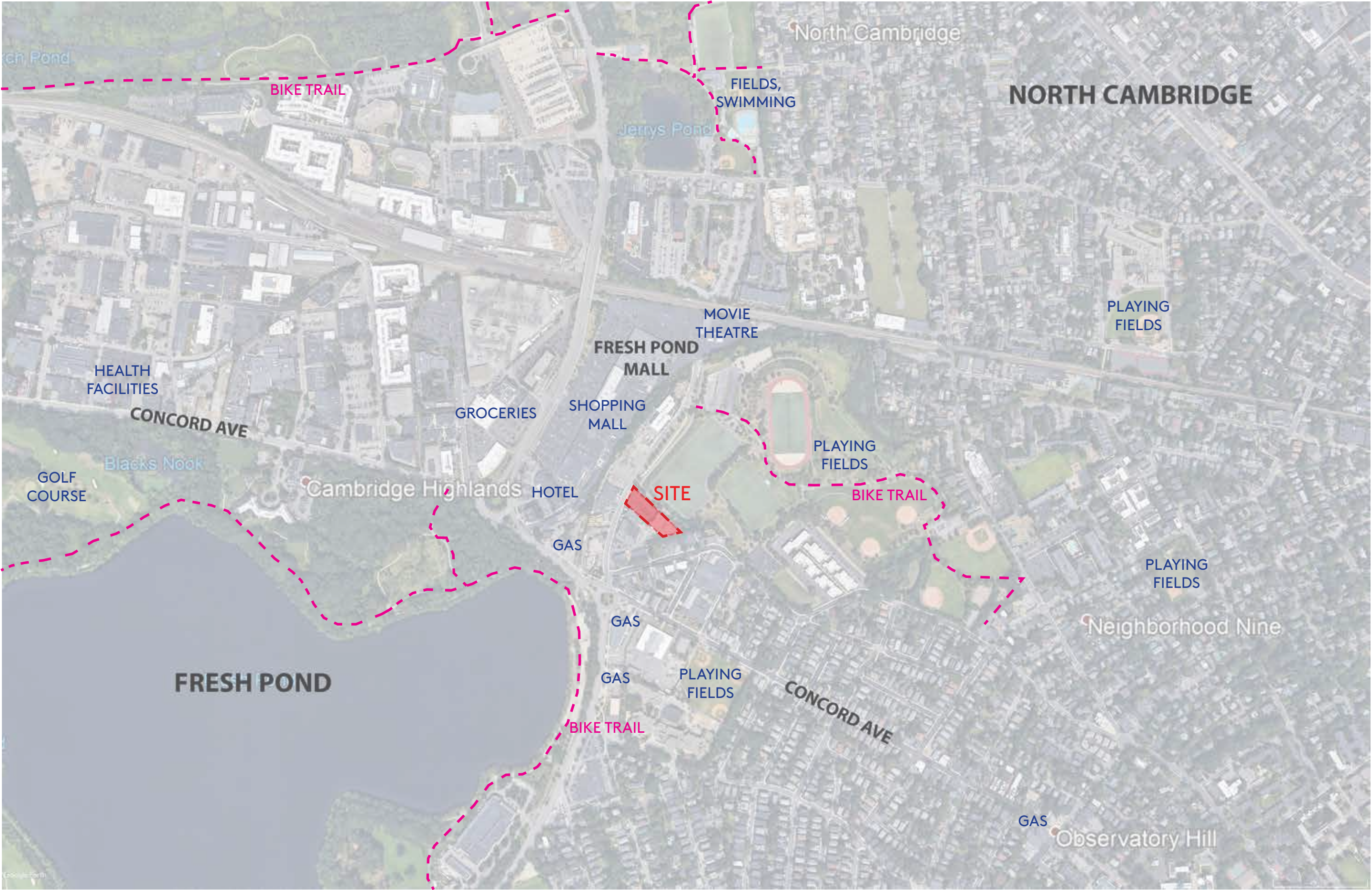




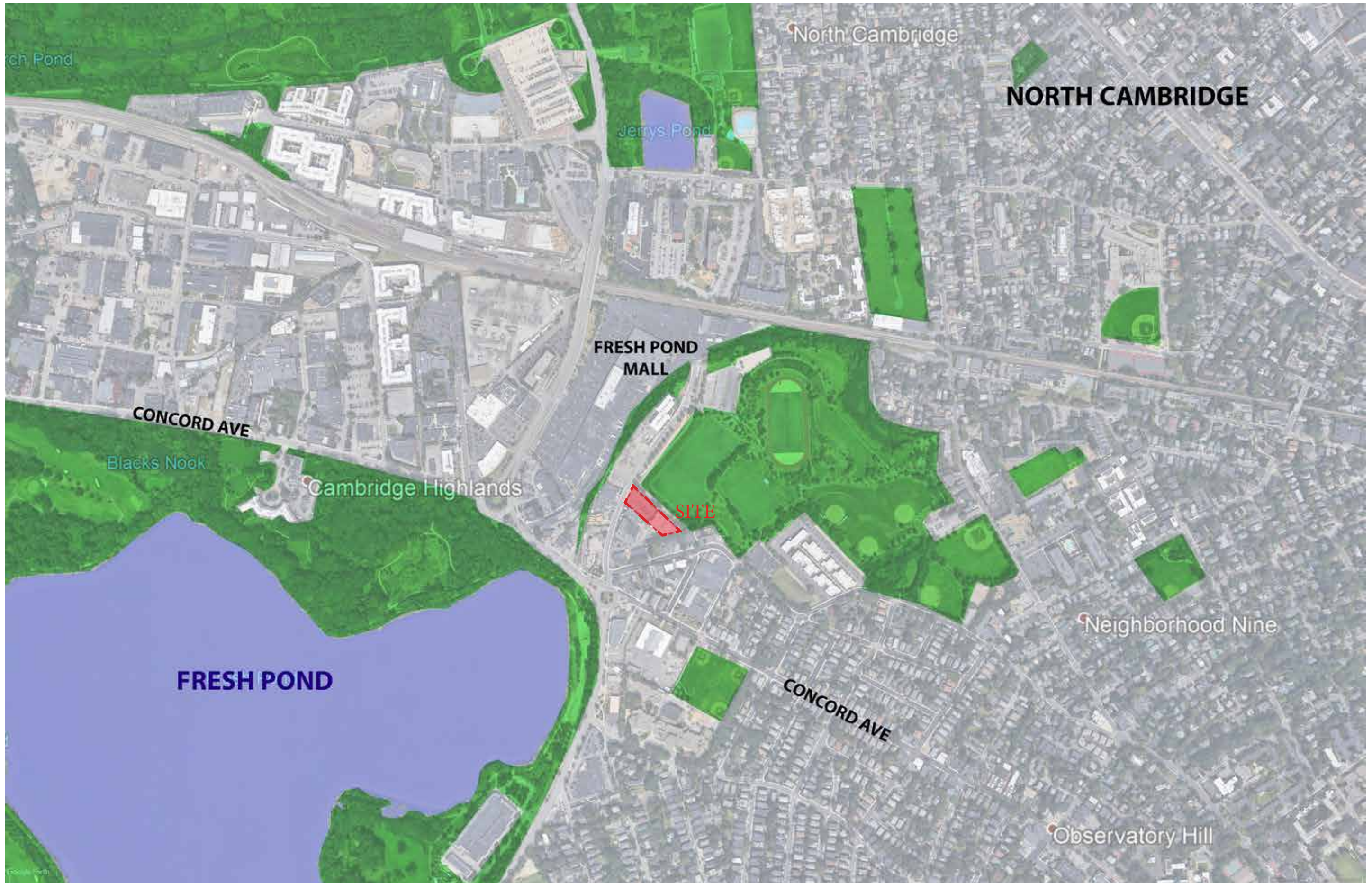




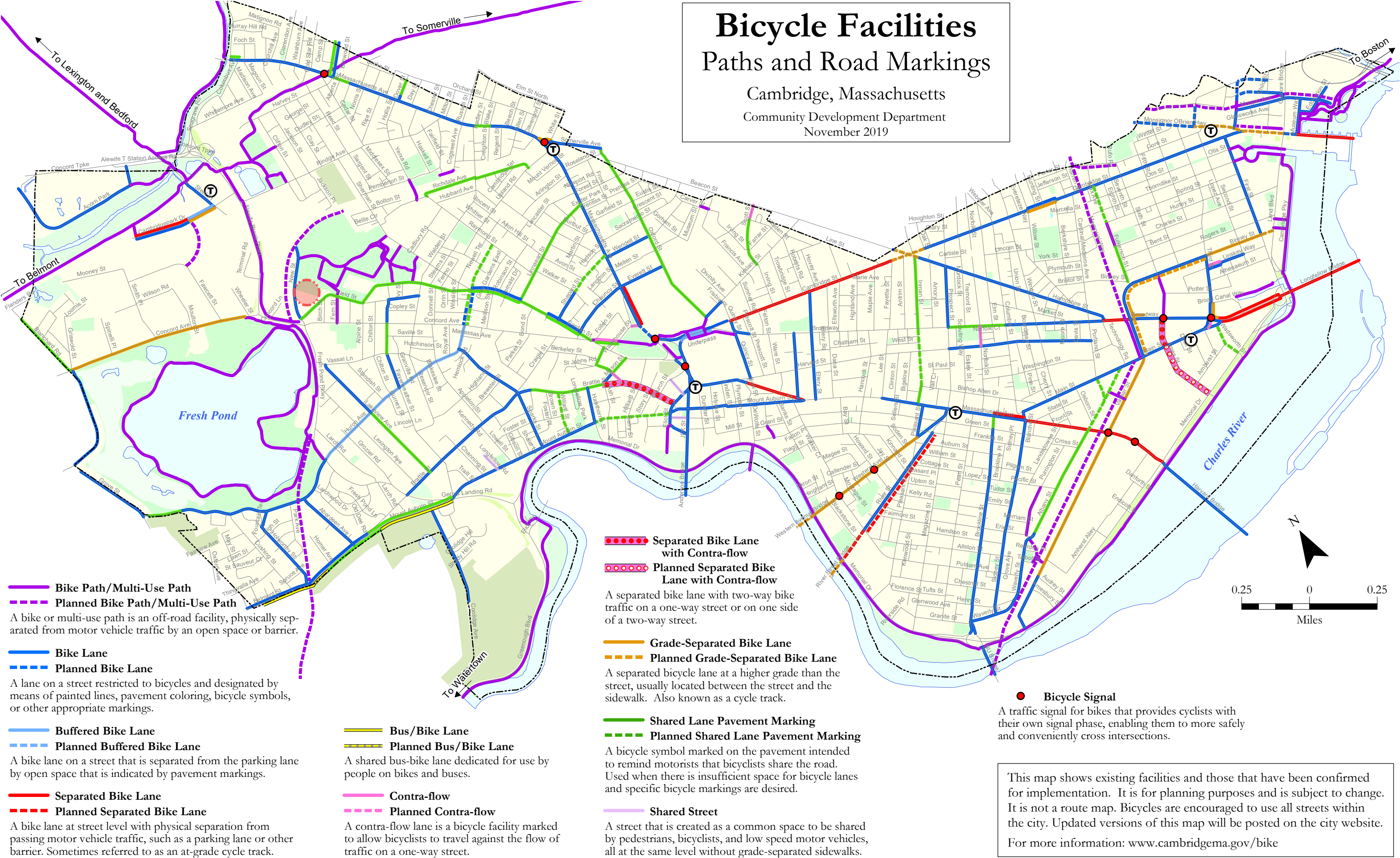


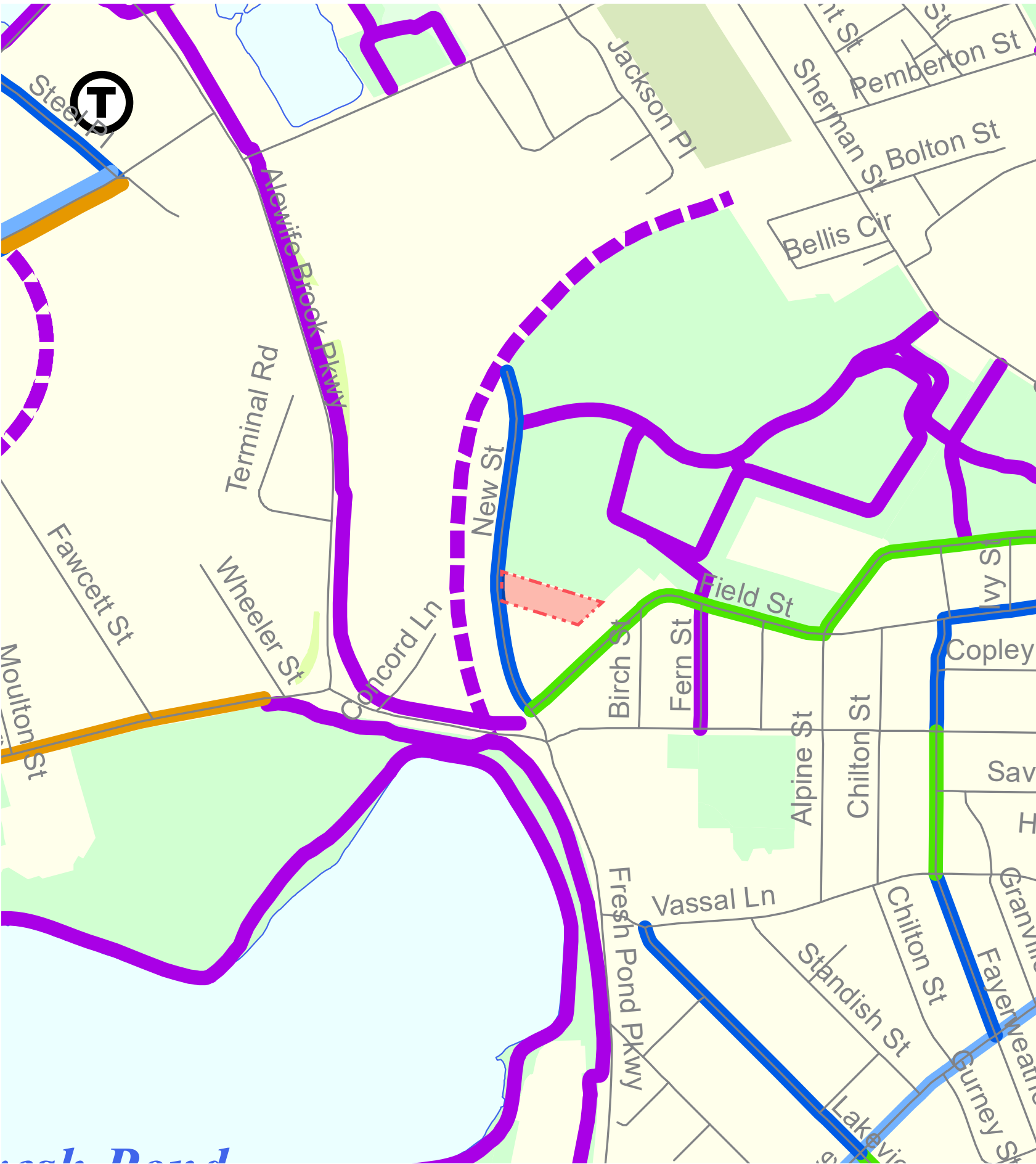












- Bike Path/Multi-Use Path**  
**Planned Bike Path/Multi-Use Path**  
A bike or multi-use path is an off-road facility, physically separated from motor vehicle traffic by an open space or barrier.
- Bike Lane**  
**Planned Bike Lane**  
A lane on a street restricted to bicycles and designated by means of painted lines, pavement coloring, bicycle symbols, or other appropriate markings.
- Grade-Separated Bike Lane**  
**Planned Grade-Separated Bike Lane**  
A separated bicycle lane at a higher grade than the street, usually located between the street and the sidewalk. Also known as a cycle track.
- Shared Lane Pavement Marking**  
**Planned Shared Lane Pavement Marking**  
A bicycle symbol marked on the pavement intended to remind motorists that bicyclists share the road. Used when there is insufficient space for bicycle lanes and specific bicycle markings are desired.
- Shared Street**  
A street that is created as a common space to be shared by pedestrians, bicyclists, and low speed motor vehicles, all at the same level without grade-separated sidewalks.



PROPOSED OPEN SPACE NETWORK



BIKE / PEDESTRIAN CONNECTIVITY



- Pedestrian Paths
- Multi-use Paths
- Separated Bike Paths
- Crosswalks

ROAD CONNECTIVITY



Recommended

- New Roads
- New Road—Emergency Vehicle Access Only

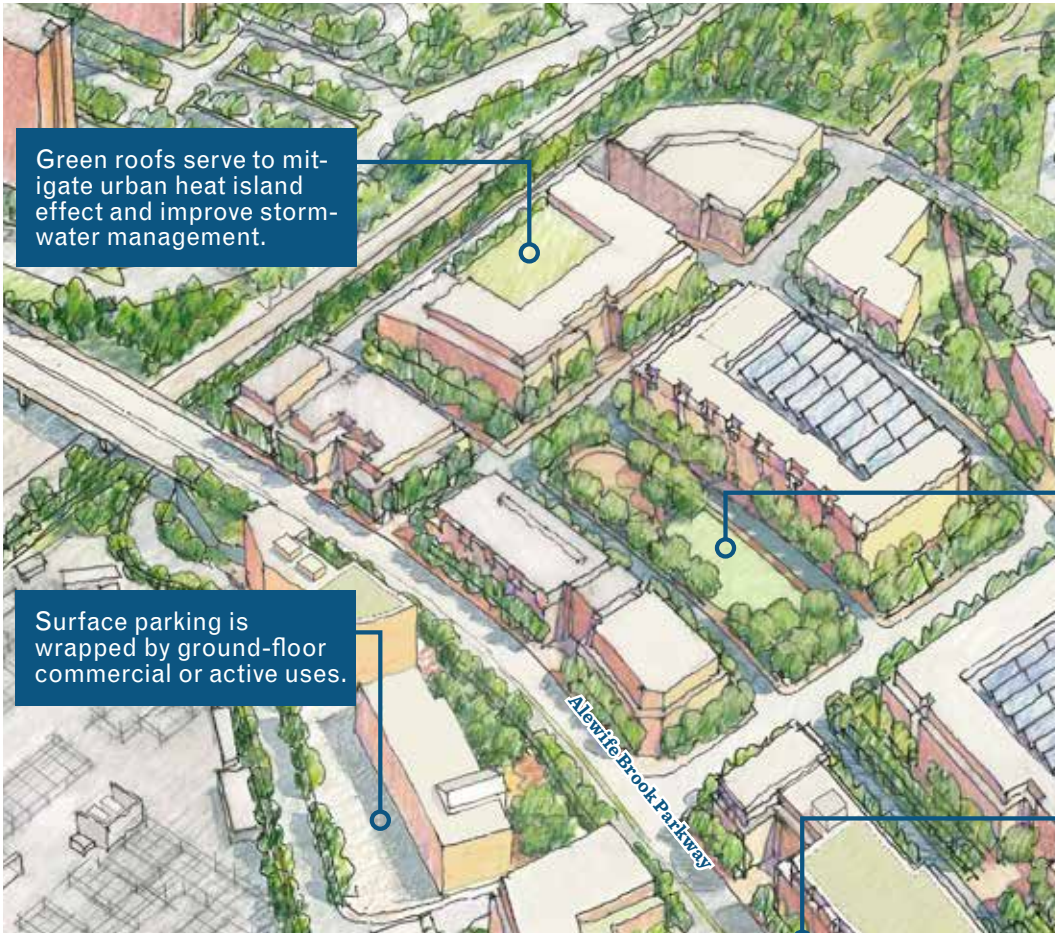
\*Smith Place is preferred truck route



From the Alewife District Design Guidelines

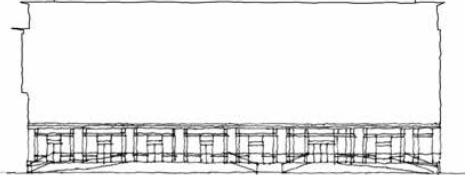


Create green infrastructure to enhance the public realm and climate resiliency

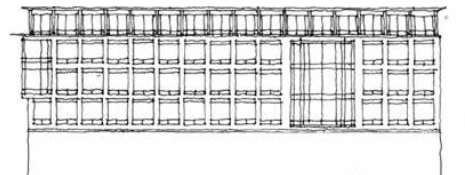


Green roofs serve to mitigate urban heat island effect and improve storm-water management.

Surface parking is wrapped by ground-floor commercial or active uses.



Pedestrian Frontage Zone



Streetwall

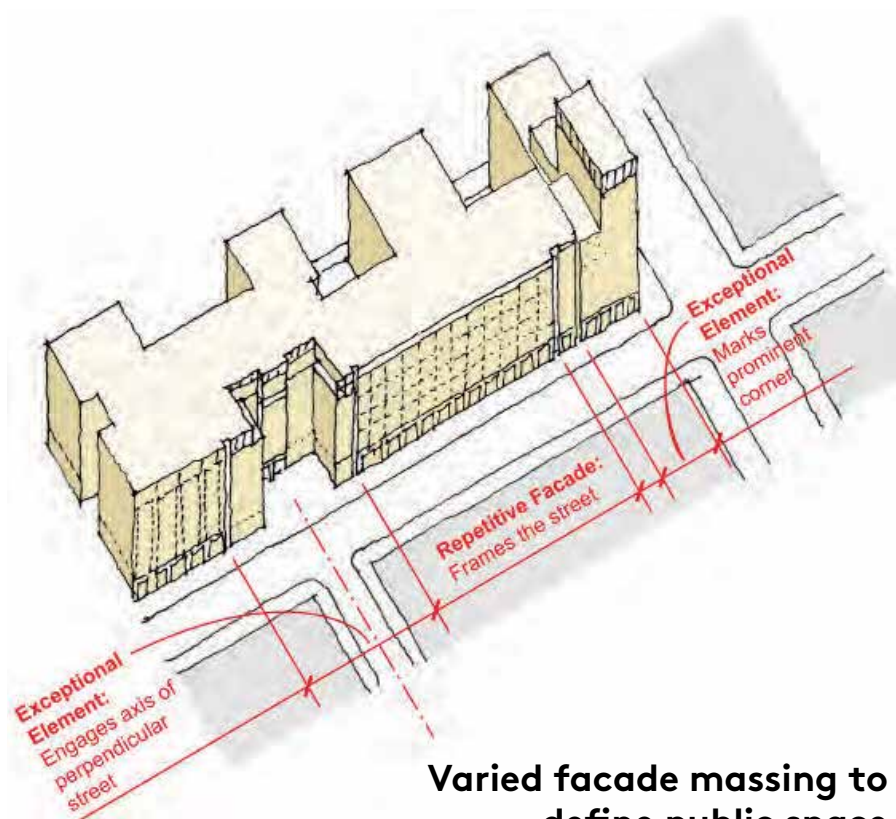


Top

Engage the multiple scales of the urban environment



Create a distinct pedestrian zone + elevated public walkways for flood protection



Varied facade massing to define public space



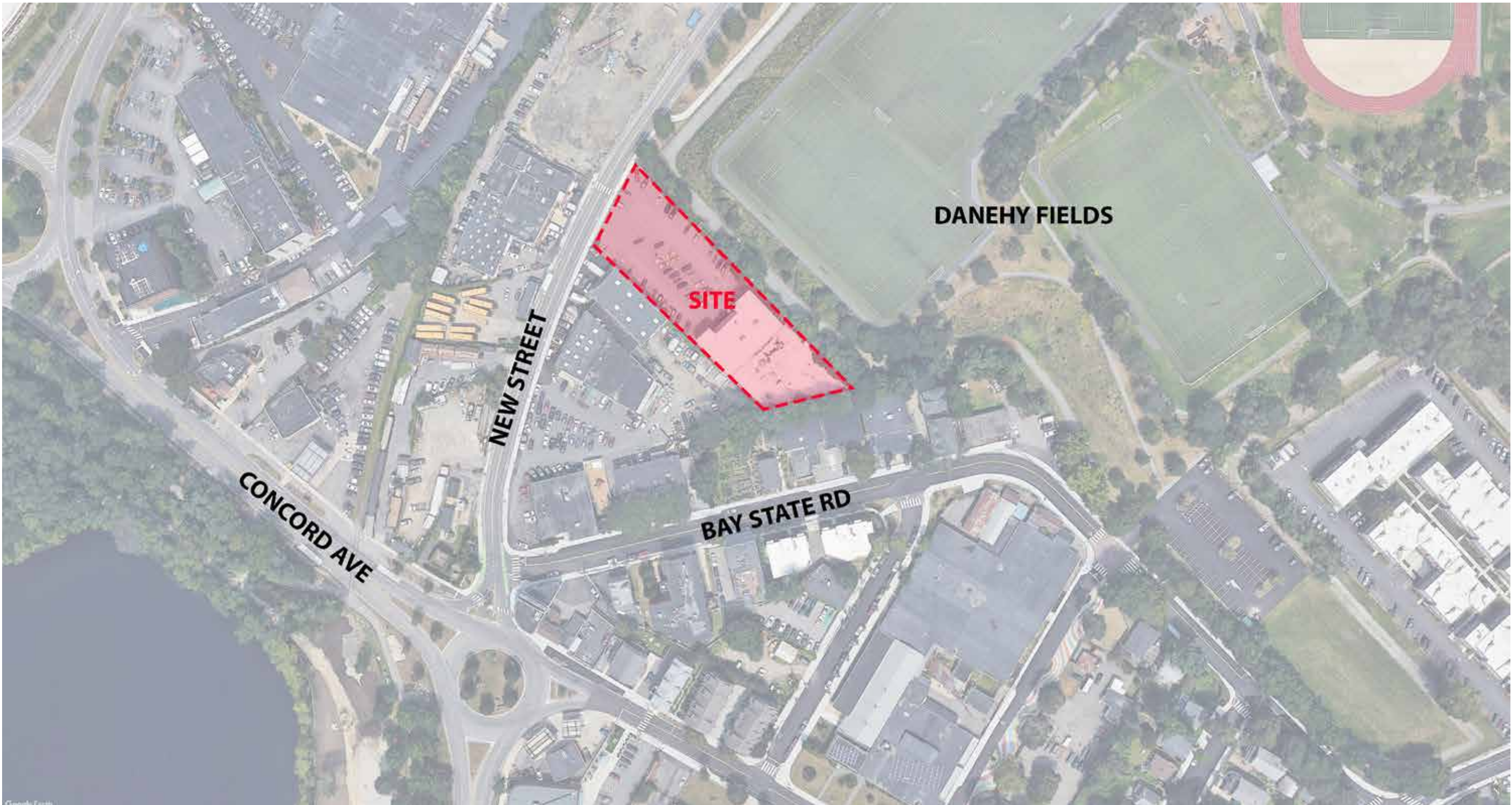
Courtyards provide contrast and celebrate the building entry



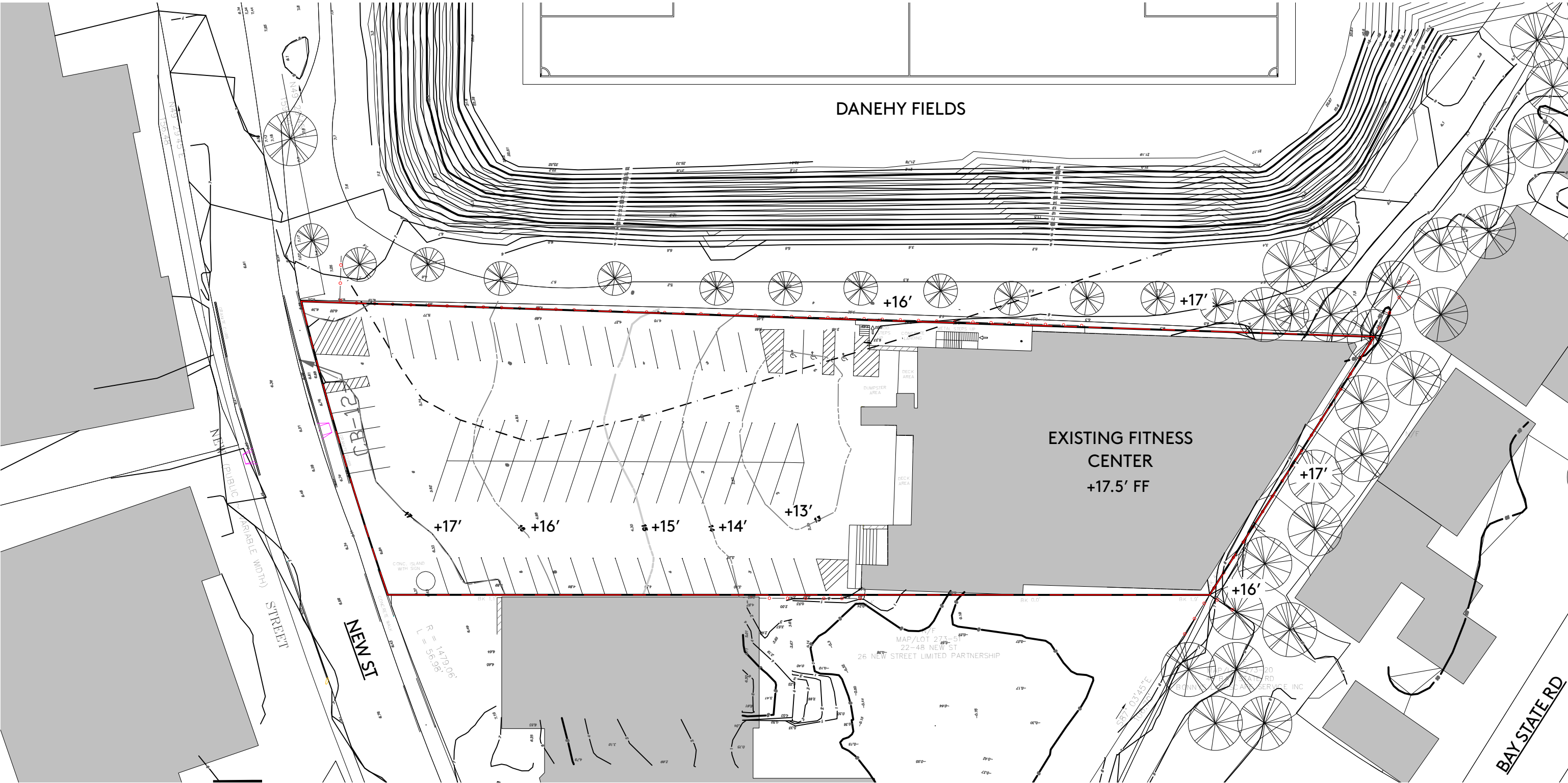
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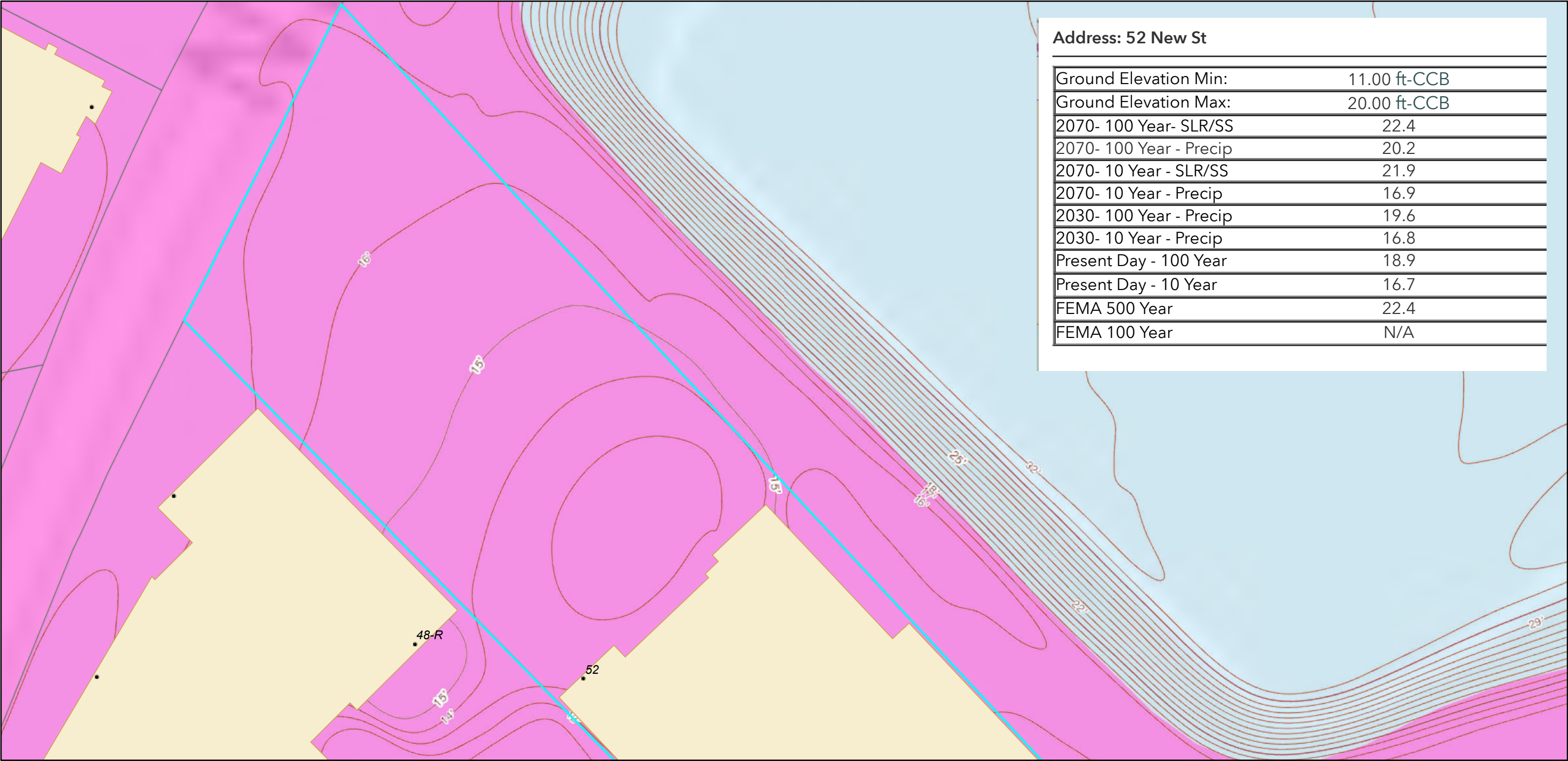








1" = 40'-0"

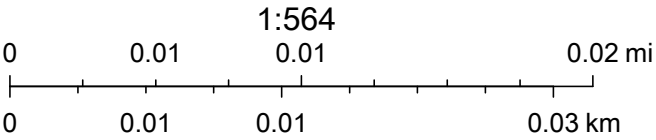


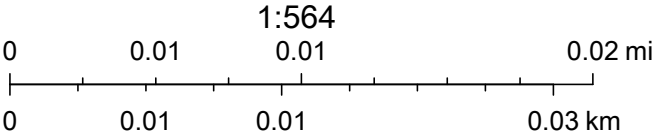
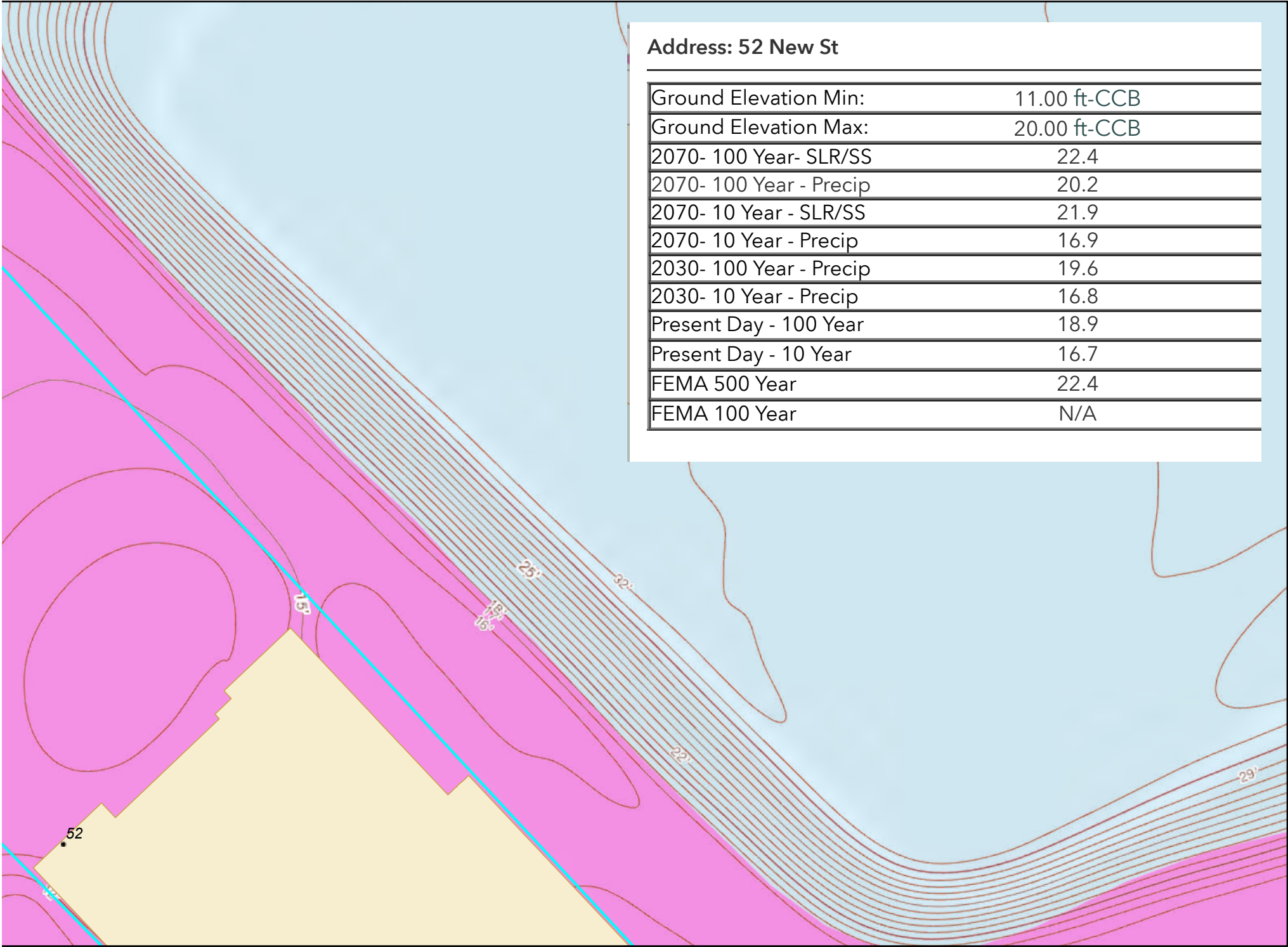
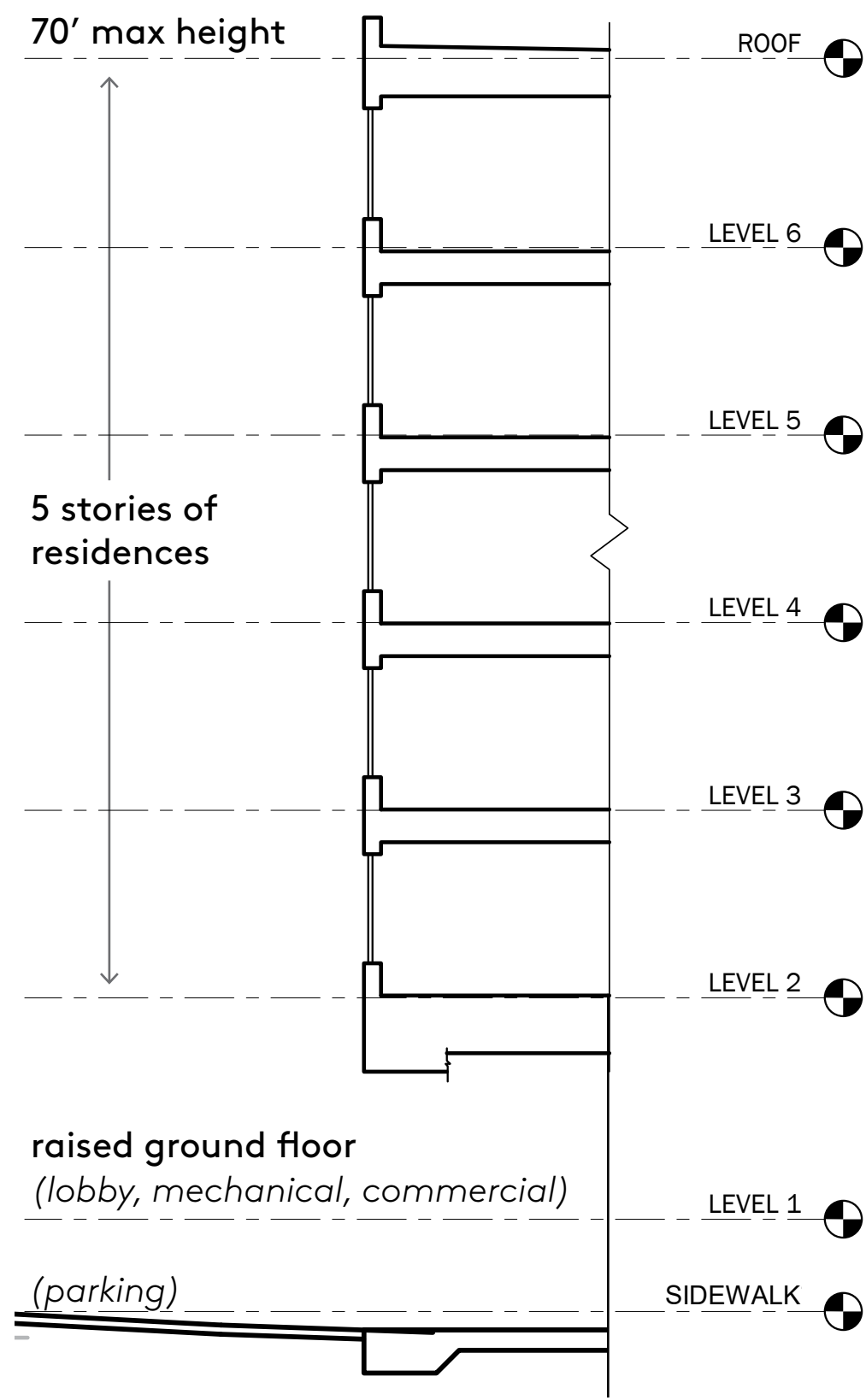


| Address: 52 New St      |              |
|-------------------------|--------------|
| Ground Elevation Min:   | 11.00 ft-CCB |
| Ground Elevation Max:   | 20.00 ft-CCB |
| 2070- 100 Year- SLR/SS  | 22.4         |
| 2070- 100 Year - Precip | 20.2         |
| 2070- 10 Year - SLR/SS  | 21.9         |
| 2070- 10 Year - Precip  | 16.9         |
| 2030- 100 Year - Precip | 19.6         |
| 2030- 10 Year - Precip  | 16.8         |
| Present Day - 100 Year  | 18.9         |
| Present Day - 10 Year   | 16.7         |
| FEMA 500 Year           | 22.4         |
| FEMA 100 Year           | N/A          |

9/8/2020, 4:47:05 PM

-  Cambridge Buildings
-  Cambridge Parcels with Data





BUILDING HEIGHT STUDY

AFFORDABLE HOUSING OVERLAY

intended to enable the construction of affordable housing by allowing greater density than base zoning allows by right.

|             | Max FAR | Max Height     | Min. Front Yard | Min. Side Yard | Min. Rear Yard | Open Space     | Parking Ratio |
|-------------|---------|----------------|-----------------|----------------|----------------|----------------|---------------|
| Base Zoning | 1.5     | 45', 4 stories | 0'              | 0' ((H+L)/7)   | 0' ((H+L)/5)   | N/A            | 1 per unit    |
| AHO         | N/A     | 70', 6 stories | 0'              | 7.5'           | 10'            | 0% of lot area | 0.4 per unit  |

BASE ZONING

Lot Zoning: IA-1, Limited impact Business or Industrial Multifamily Residential is a permitted use

Parking Requirement: 1 per dwelling unit + 3 per 2 instructional rooms

Special permit required for MFR development over 50,000 GSF

AFFORDABLE HOUSING OVERLAY

Lot Zoning: Multi-family residential (MFR) allowed

Parking requirement: 0.4 per dwelling unit

Area between front lot line and front wall shall be for public use



The overlay also offers a comprehensive set of guidelines to ensure that projects are responsible new buildings in their respective neighborhoods.

## SITE DESIGN

Thoughtful building placement, orientation, setbacks, green open space, landscaping, circulation, pedestrian access, and parking layout are critical elements to creating a desirable setting for housing projects, to creating a good fit with existing nearby buildings, and to contributing to the City’s public realm.

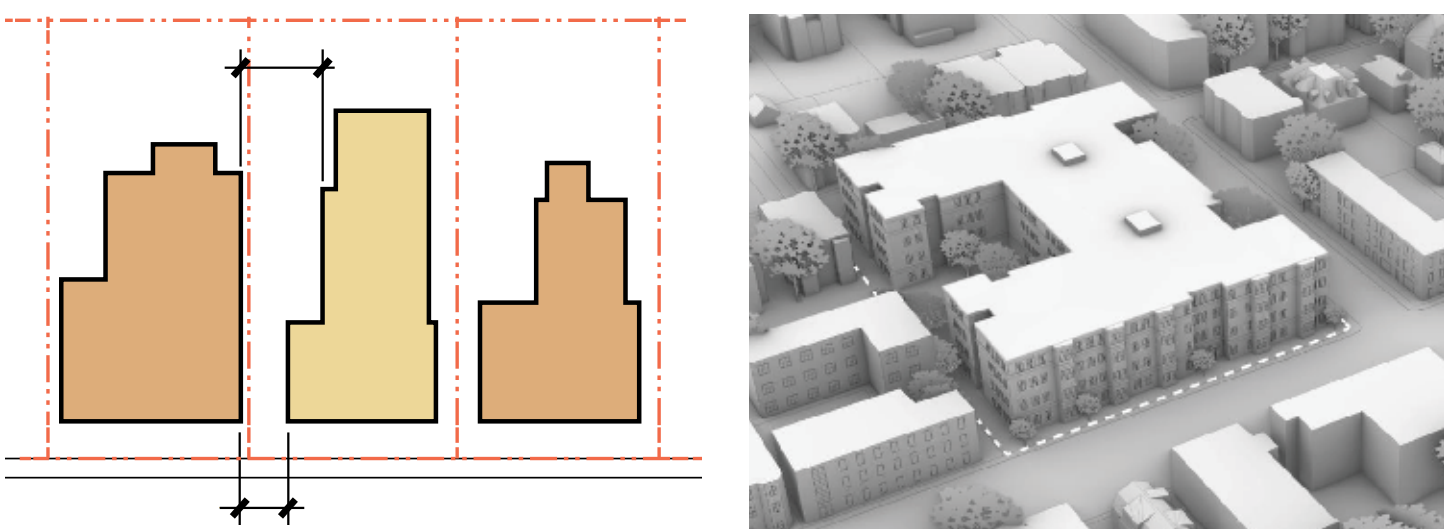
COURTYARDS: INTEGRAL COMPONENTS OF THE URBAN PATTERN



## BUILDING DESIGN

Design buildings to contribute to the neighborhood context. Whether in areas of the city that are in transition or in older established neighborhoods, affordable housing development should strive for design excellence and be sensitive to the character of the neighborhood. Compatible building massing, form, scale, color, materials, and architectural details are critical in creating buildings that fit within existing neighborhoods.

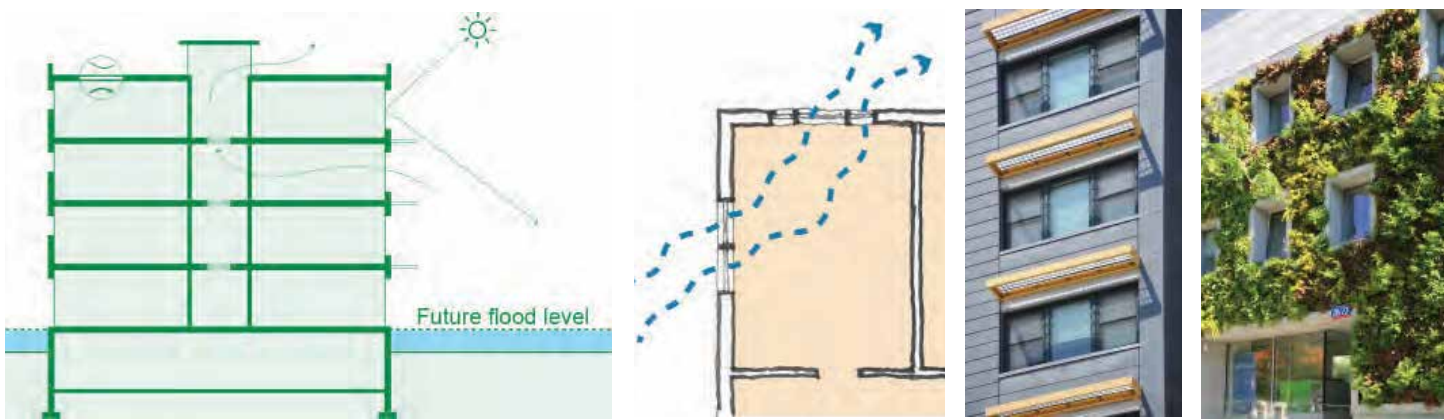
RESPONDING TO NEIGHBORING BUILDINGS AND PRIVATE OPEN SPACES



## SUSTAINABLE DESIGN

Follow the City’s overall sustainable development practices in affordable housing developments. Maximize energy efficiency and performance to reduce greenhouse gas emissions and should be resilient to the anticipated effects of climate change.

PASSIVE SYSTEMS





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VIEW ON NEW STREET - LOOKING NORTH TOWARD DANEHY FIELDS

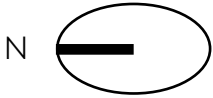
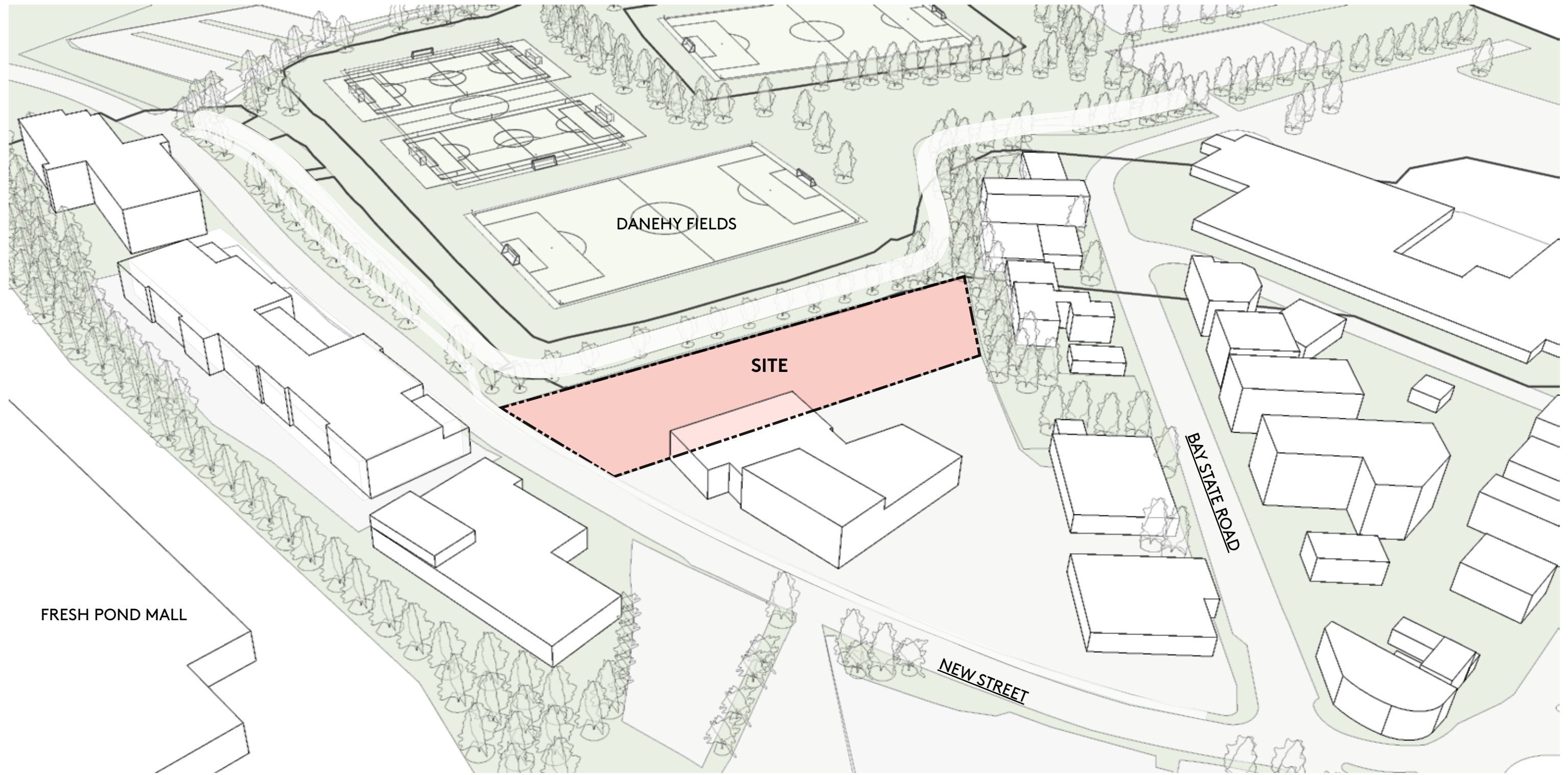


VIEW ON NEW STREET - LOOKING SOUTH TOWARD PROJECT SITE

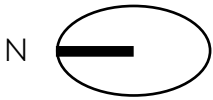
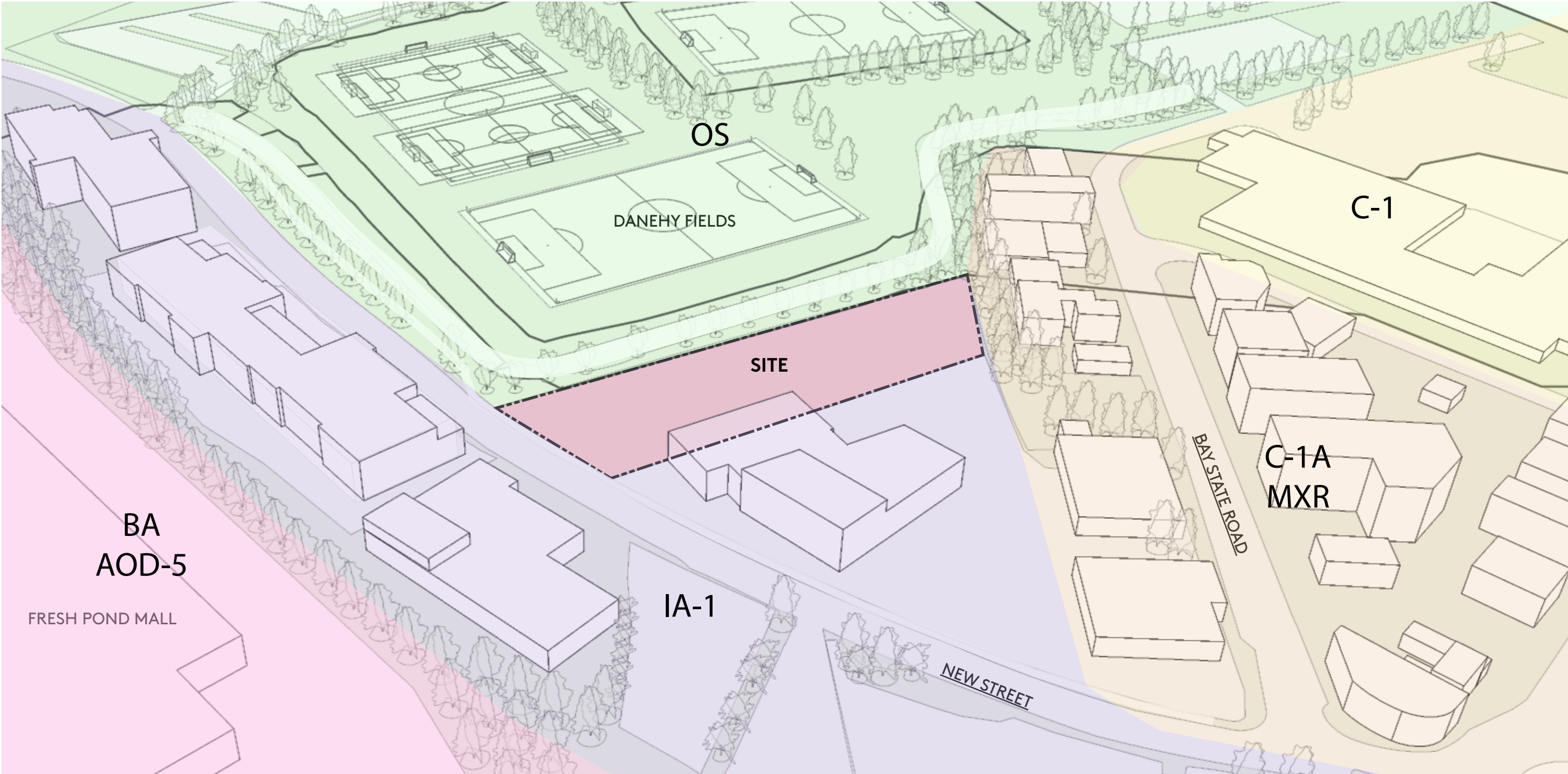




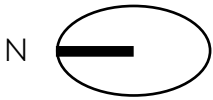
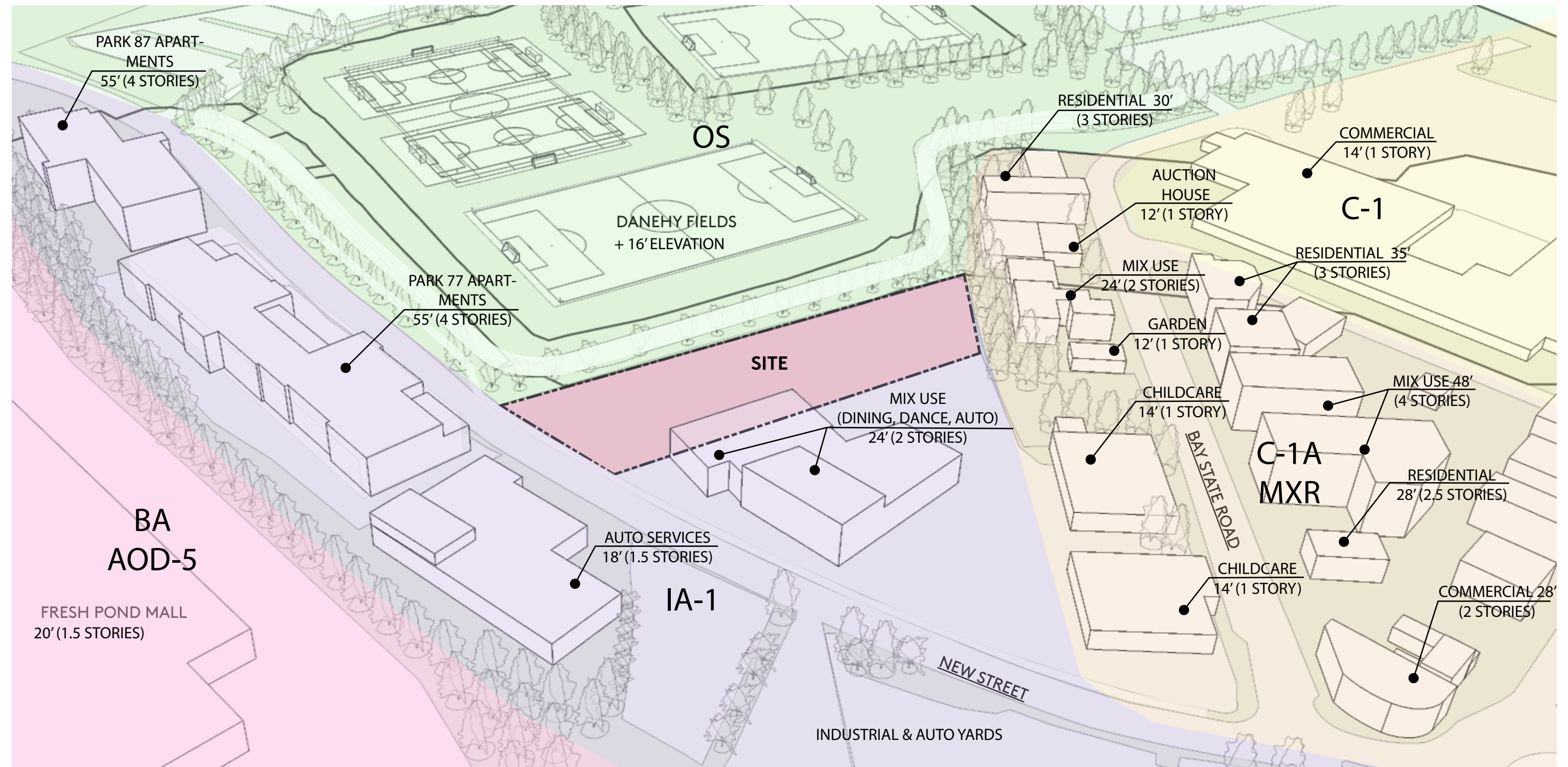




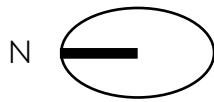
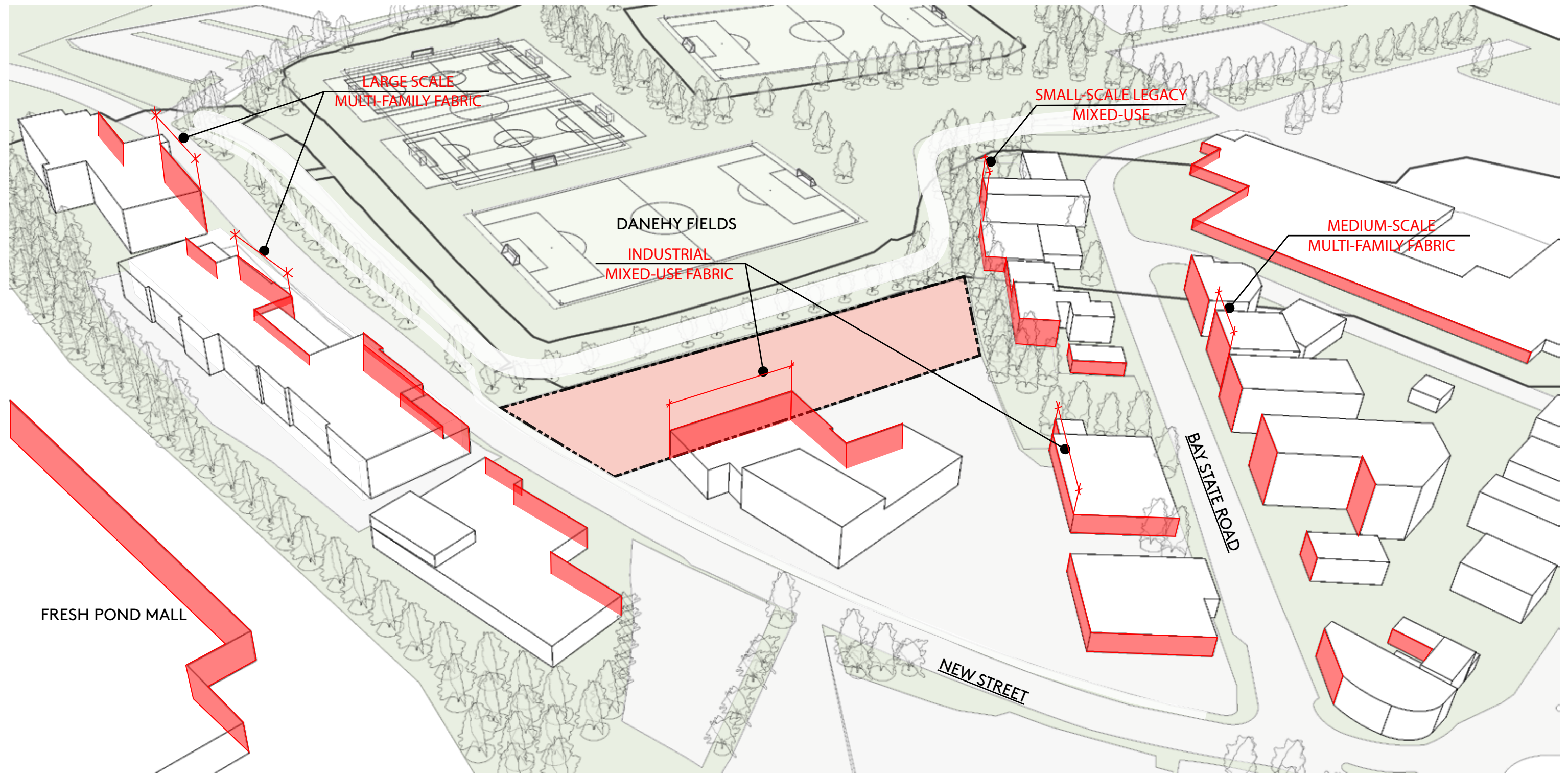




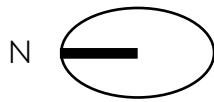
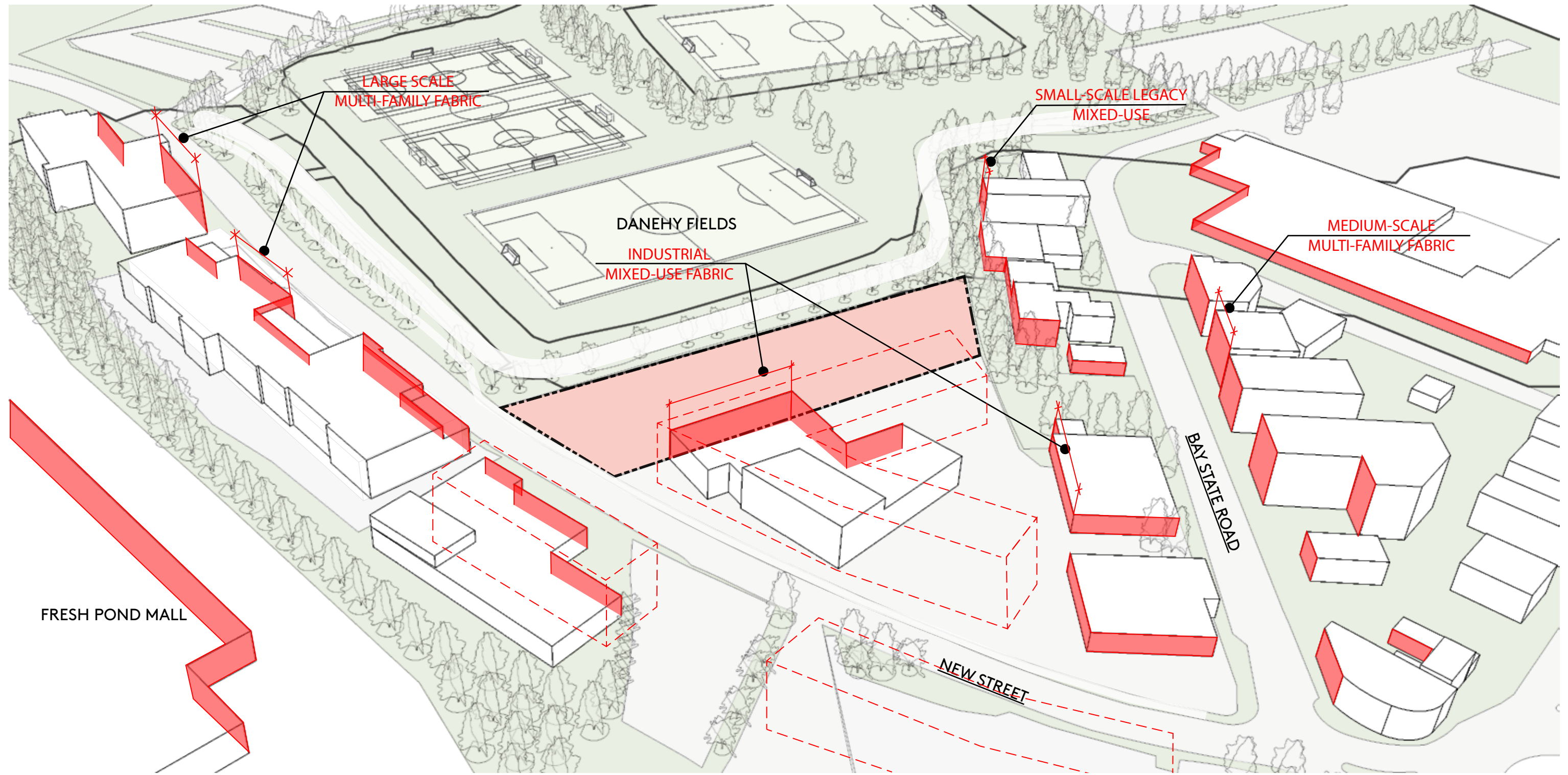




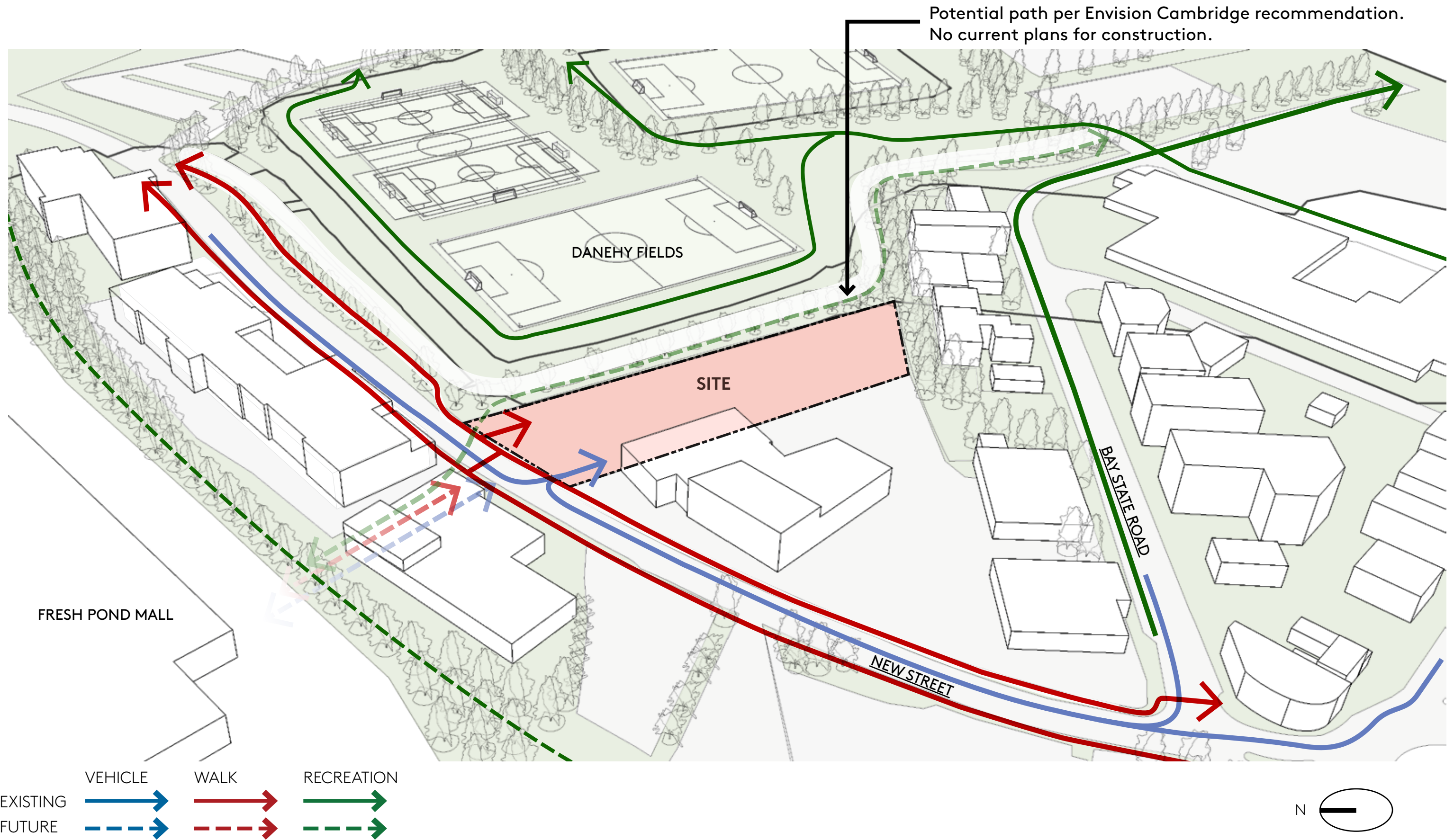










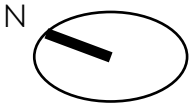




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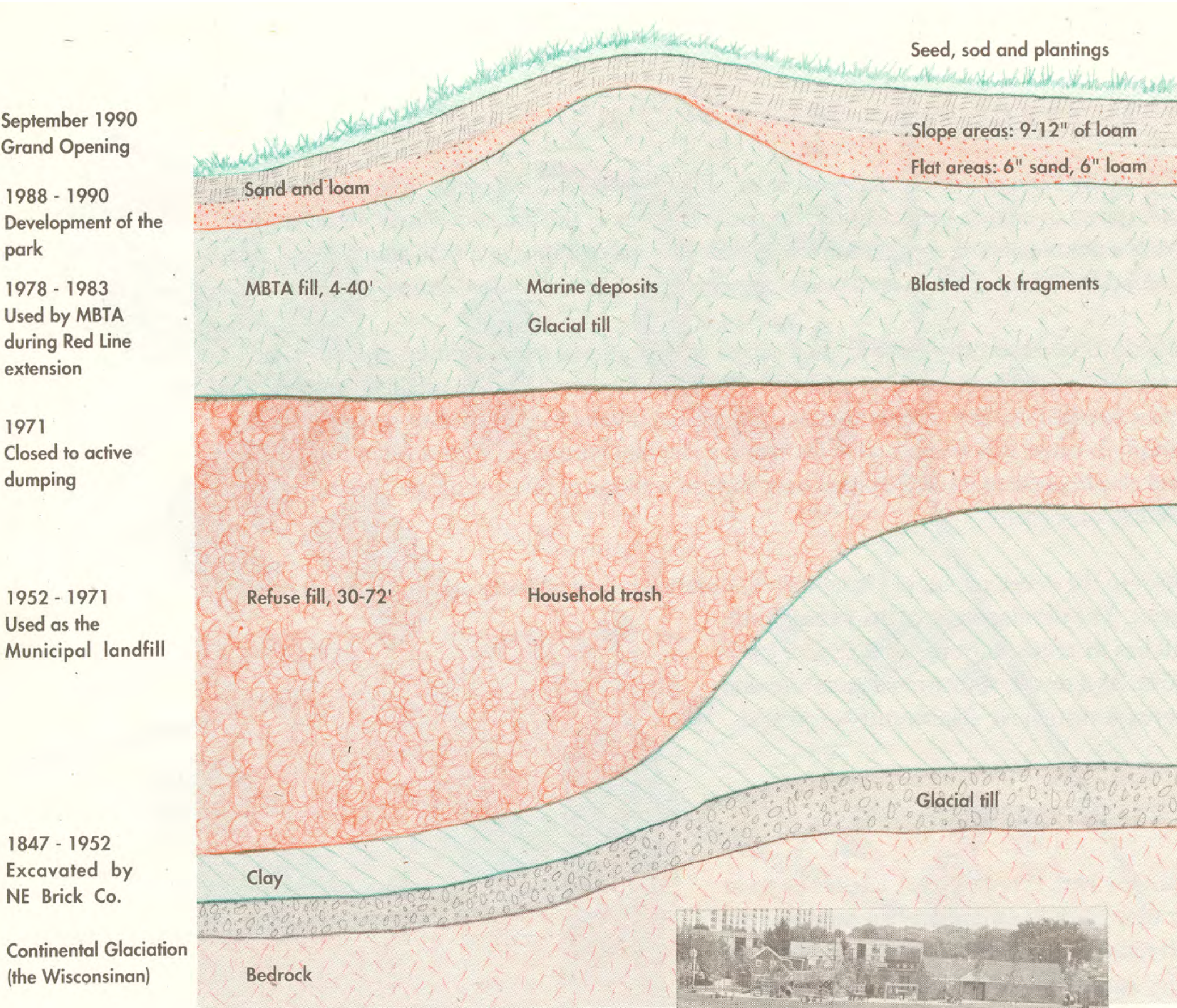




The site’s existing conditions are the culmination of **layers of Cambridge’s history**...

...each succeeding layer necessitated by that which preceded it...

...the resulting strata working together to support and determine the final form of the place.





PARK

a visionary and aspirational use for a former landfill, the parks are a vast green space in the middle of dense Cambridge, **accessible for all** to use as recreation, and providing environmental education and serving as a **symbol of sustainability and renewability**

URBAN FILL

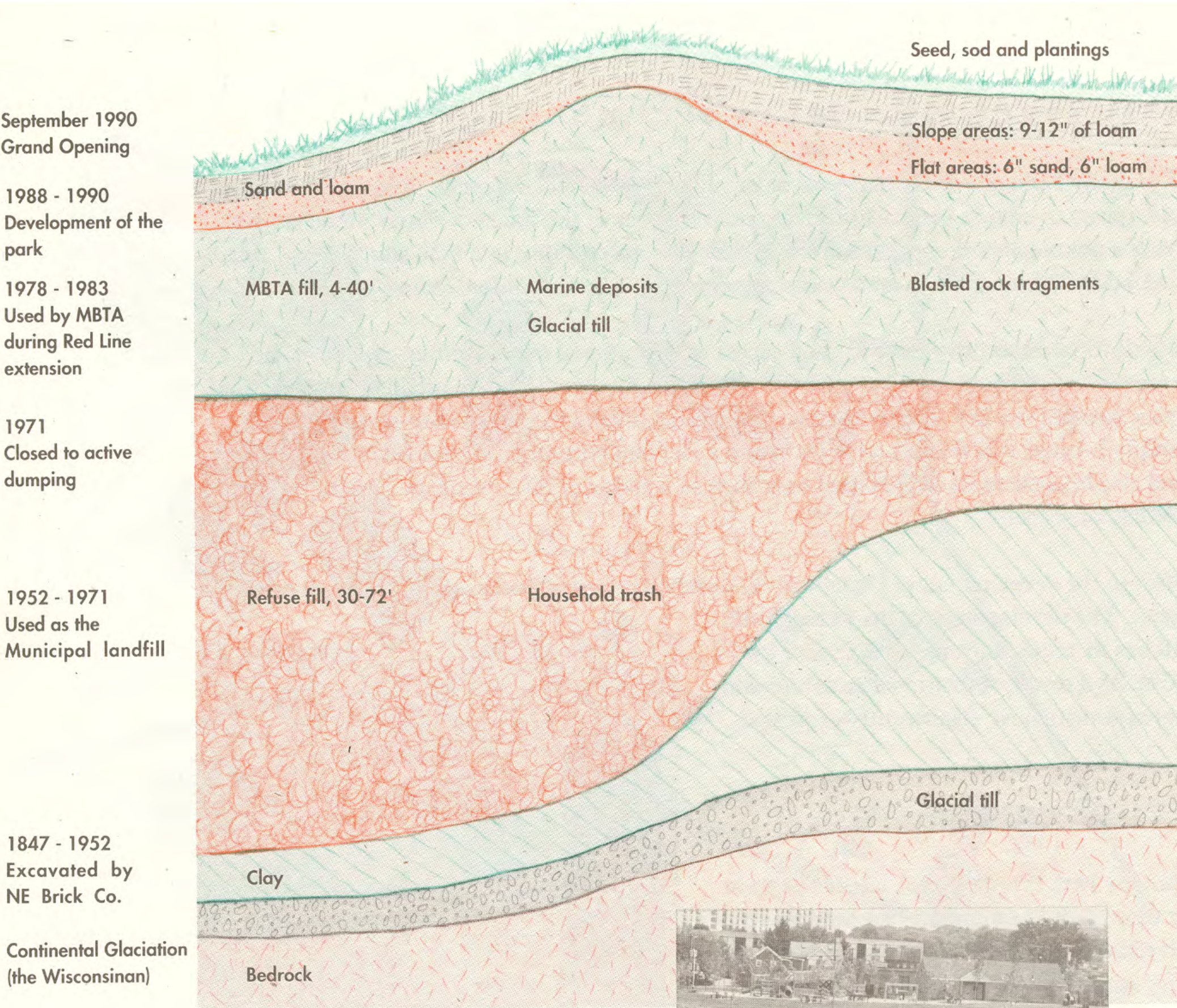
as the redline expanded to support a thriving Cambridge, the landfill served as a place to offload that project’s excavation - the resulting mound is **a physical symbol of the expanding city;** doubles as an environmental cap for the refuse

LANDFILL

clay pits served as a convenient space for an urban landfill, collecting the discarded items of the city; collected the rich, **multi-cultural, eclectic character of Cambridge**

CLAY PIT

an historic source for brick masonry, its contents now comprise the buildings of the city; the pit then provided the ‘infrastructure’ for the future landfill; clay serves as a protective liner for the landfill





PARK

ENVIRONMENTALISM AND PASSIVE HOUSE

a visionary and aspirational use for a former landfill, the parks are a vast green space in the middle of dense neighborhoods, **accessible for all** to use as recreation, providing environmental education and serving as a **symbol of sustainability and a renewable ethos**

URBAN FILL

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LANDFILL

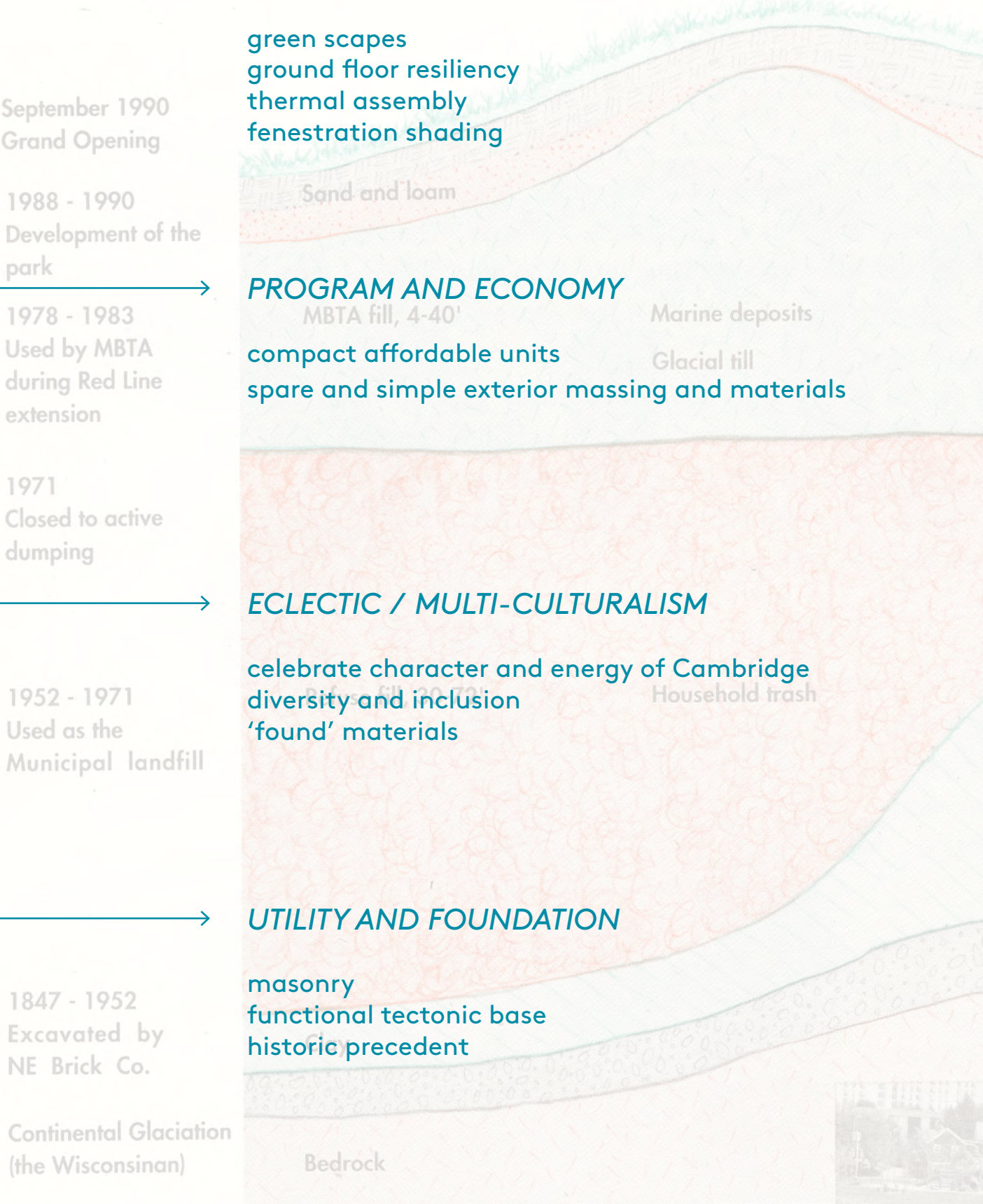
ECLECTIC / MULTI-CULTURALISM

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CLAY PIT

UTILITY AND FOUNDATION

an historic source for brick masonry, its contents now comprise the buildings of the city; the pit then provided the ‘infrastructure’ for the future landfill; clay serves as a protective liner for the landfill





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## RECAP

- Project will align itself with the planning goals of Envision Cambridge
- The site offers great connections to Cambridge's natural assets, and opportunities to support multi-modal transit
- The site at 52 New Street presents numerous design challenges (narrow street frontage, stormwater mitigation) and opportunities (relationship w/ Danehy Fields, improvements to New St)
- Affordable Housing Overlay (AHO) allows for increased density to meet housing demand, with guidelines for how to ensure the building fits in with its neighborhood
- the neighborhood is a place in transition, and this project can help define a sense of character that harmonizes with the broader city



# 52 NEW STREET: TIMELINE

Winter 2021

- 1<sup>ST</sup> community meeting
- Meet with lenders and community leaders
- Refine and develop drawings based on feedback

Spring 2021

- Continue with 2<sup>ND</sup> & 3<sup>RD</sup> community meetings
- Submit Package to Planning Board

Summer/Fall  
2021

- Planning Board hearings

Winter 2021  
/ 2022

- State OneStop Application
- Evolve Fitness Lease expires
- Select investor
- Construction mobilization – end of 2022



52 NEW STREET:

# QUESTIONS & COMMENTS

