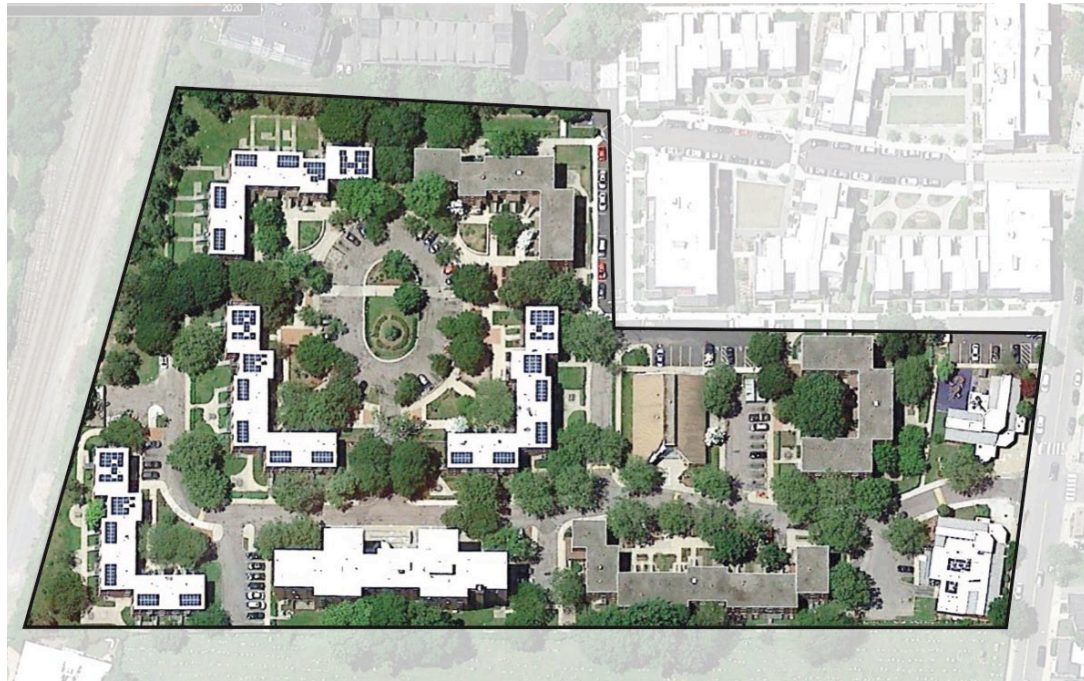
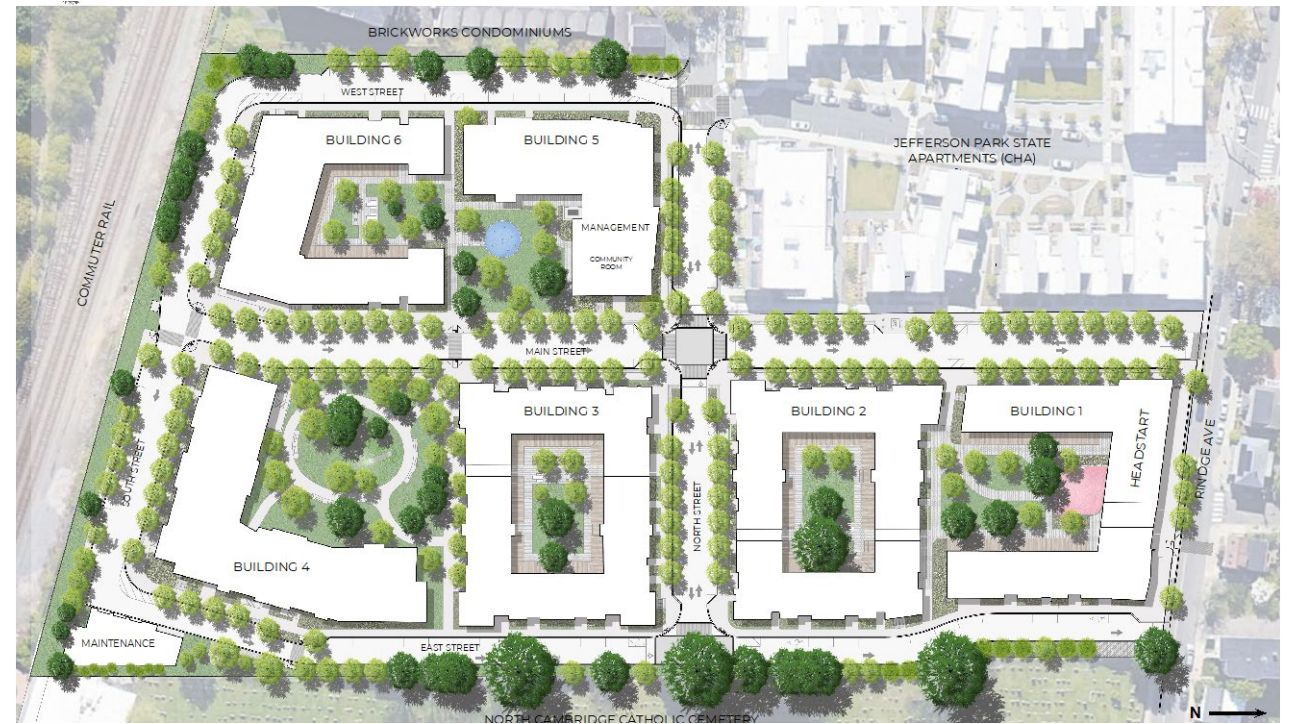


Cambridge Housing Authority REVITALIZATION OF JEFFERSON PARK

Neighborhood Meeting #3
October 19, 2021



Existing

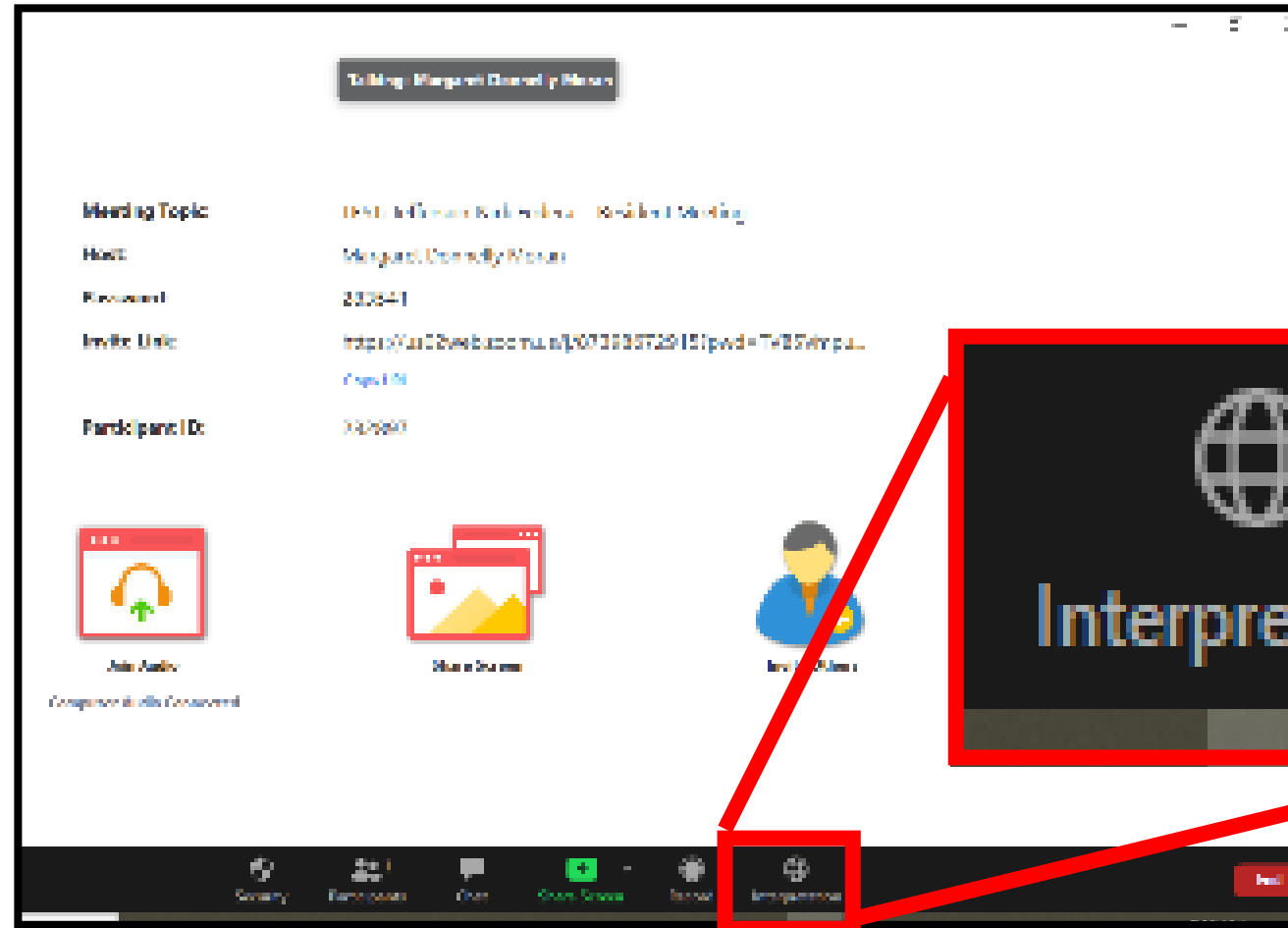


Proposed

Translation is available in Spanish, Haitian Creole, Amharic

Live translators:

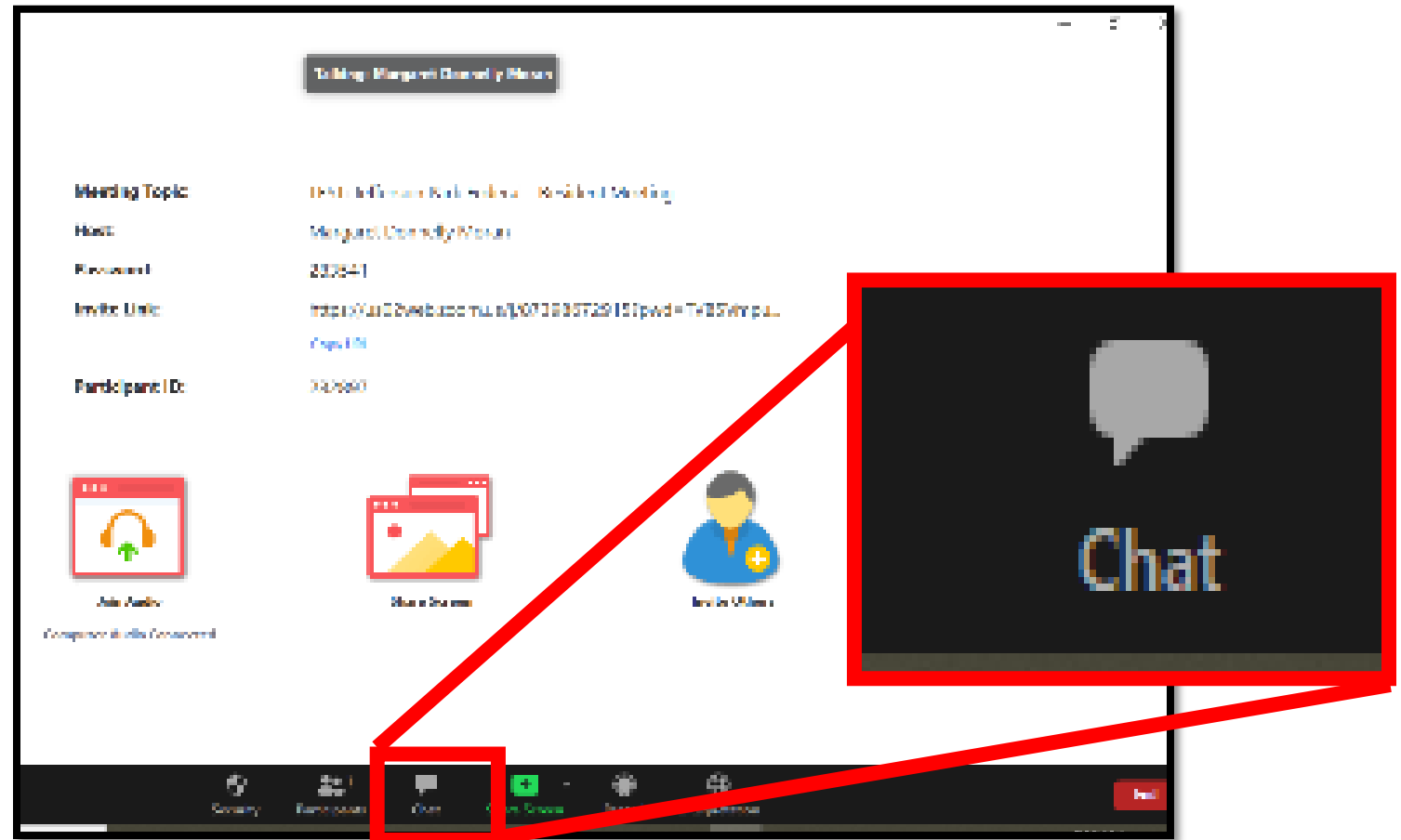
- Español
- Kreyòl ayisyen
- አማርኛ



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

Comments will be reviewed at the end of the meeting

There will be the option to ask questions and provide comments verbally at the end of the meeting, if you prefer

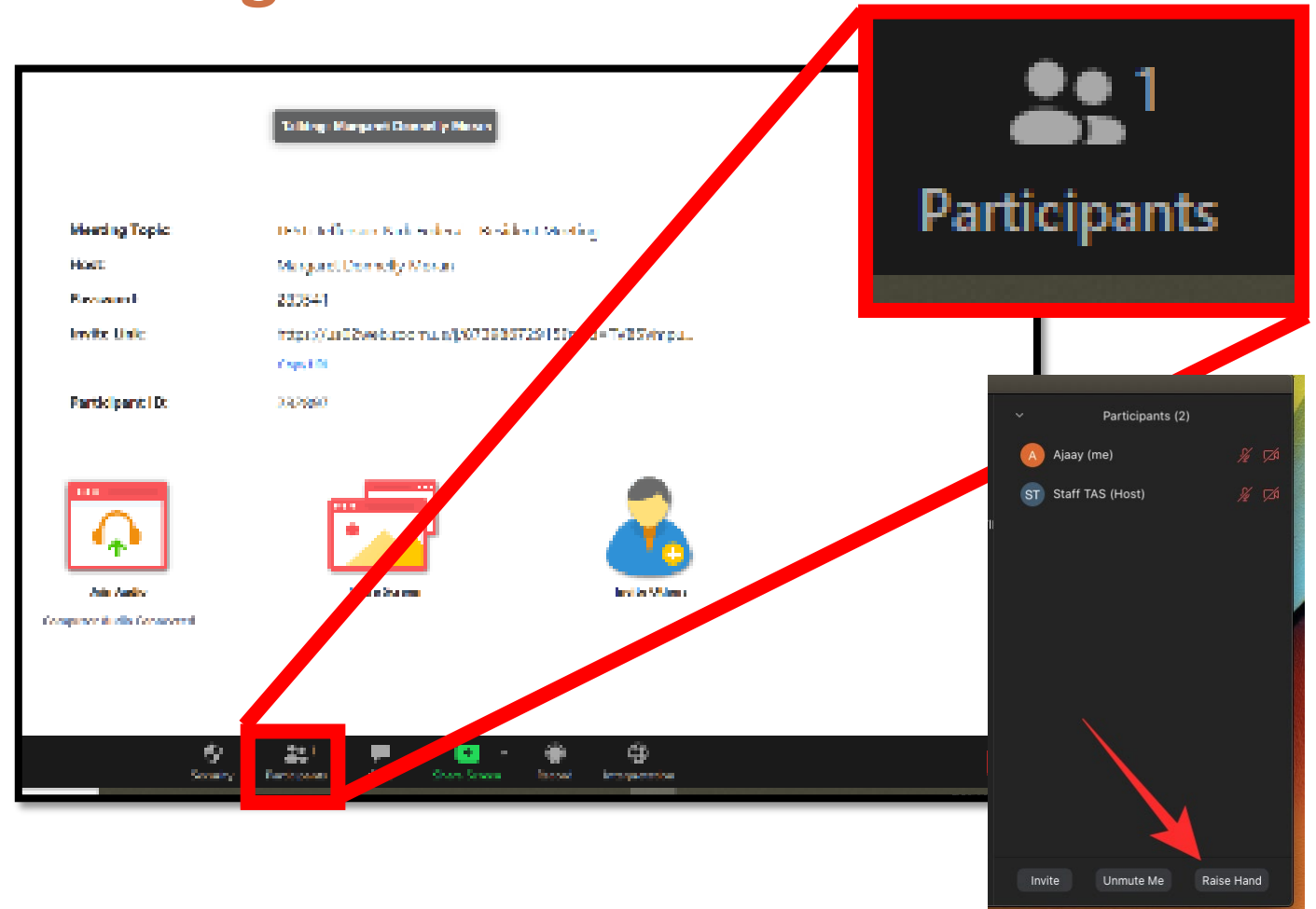


If you prefer, you may ask questions and provide comments verbally at the end of the meeting

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

“Raise your hand” to be unmuted

Participants calling in can dial *9 to raise their hands



Agenda

- Project Timeline & Recap
- Site Design
- Apartment Layouts
- Green Space
- Trees
- Sustainability
- Consigli Construction Co.
- Questions & Comments

Project Timeline & Recap

Project Timeline

- **2016-2019:** 10 resident meetings on conversion and design
- **Fall 2020:** Funding path identified for 2022 construction start
- **Dec 2020-Present:** 15+ resident meetings, resident relocation began (May), 2 neighborhood meetings, 1 NCSC meeting
- **TONIGHT:** 3rd neighborhood meeting, design/project update
- **Nov 9, 2021:** Planning Board hearing
- **Winter 2021:** Complete design
- **Feb-April 2022:** Construction bidding
- **Aug 2022:** Construction begins (34-38 months)



Table sessions with residents to provide design updates, gather feedback, answer questions, and assist with relocation

The CHA has engaged with over 70 households (60%), the majority of residents support the revitalization

- “I can’t wait to see what JP Fed will look like after construction.”
- “I am happy that there will be more elevator buildings at JP. I would like to live in an elevator building.”
- “The proposed buildings are beautiful. I like that they are different from each other. I like the colors.”
- “We think the patios are a great idea, and the playground is great. The playground makes it a community ... Parents and neighbors can socialize. We like the open space with the trees and park-like atmosphere.”
- “We love the trees, but we understand why they have to be removed.”
- “More housing is important. You can never have enough units.”

Resident input incorporated into the proposed design

- **Open Space:** Designing active and passive spaces, spaces to gather, private decks for furniture or private gardens
- **Relationship to Cemetery:** Preserving existing trees and designing seating area, narrowed road and increased green buffer in proposed design
- **Kitchen Design:** Open plan preferred over galley plan with more cabinets
- **Accessible Apartments (ADA):** Increasing ADA apartments onsite, added first floor ADA units with private entrances, no ramp to access ADA units
- **Elevator vs. Walk-Up Buildings:** Increasing elevator buildings without sacrificing apartments with individual entrances
- **Bathrooms and Storage:** Increasing average bathroom per apartment, average apartment size

Questions and comments from neighborhood meetings

- **Parking:** “The parking issue is significant.”
- **Parking:** “Will you be providing EV parking spaces?”
- **Scale on Rindge:** “I’m a direct abutter, directly across the street. I’m concerned about my house now facing solid walls of higher buildings.”
- **# of Apartments:** “Are you not exacerbating the problem of concentrations of poverty when you propose to add 100 additional lower-income units?”
- **# of Apartments:** “How much of a bonus in new affordable apartments does the City get here from the AHO?”
- **Construction:** “What kind of noise pollution do you expect during construction?”

Comments from neighborhood meetings about trees

- “A mature tree canopy is an essential benefit ... New trees are not a replacement.”
- “This particular stretch of Rindge is very bare, so I’d love to hear that Rindge will become greener.”
- “Please add trees to the back of the maintenance building so 147 Sherman gets a buffer and benefit of trees/landscaping.”
- “What is the plan for maintaining the trees? We plant many trees in the city, but they often die.”

Site Design



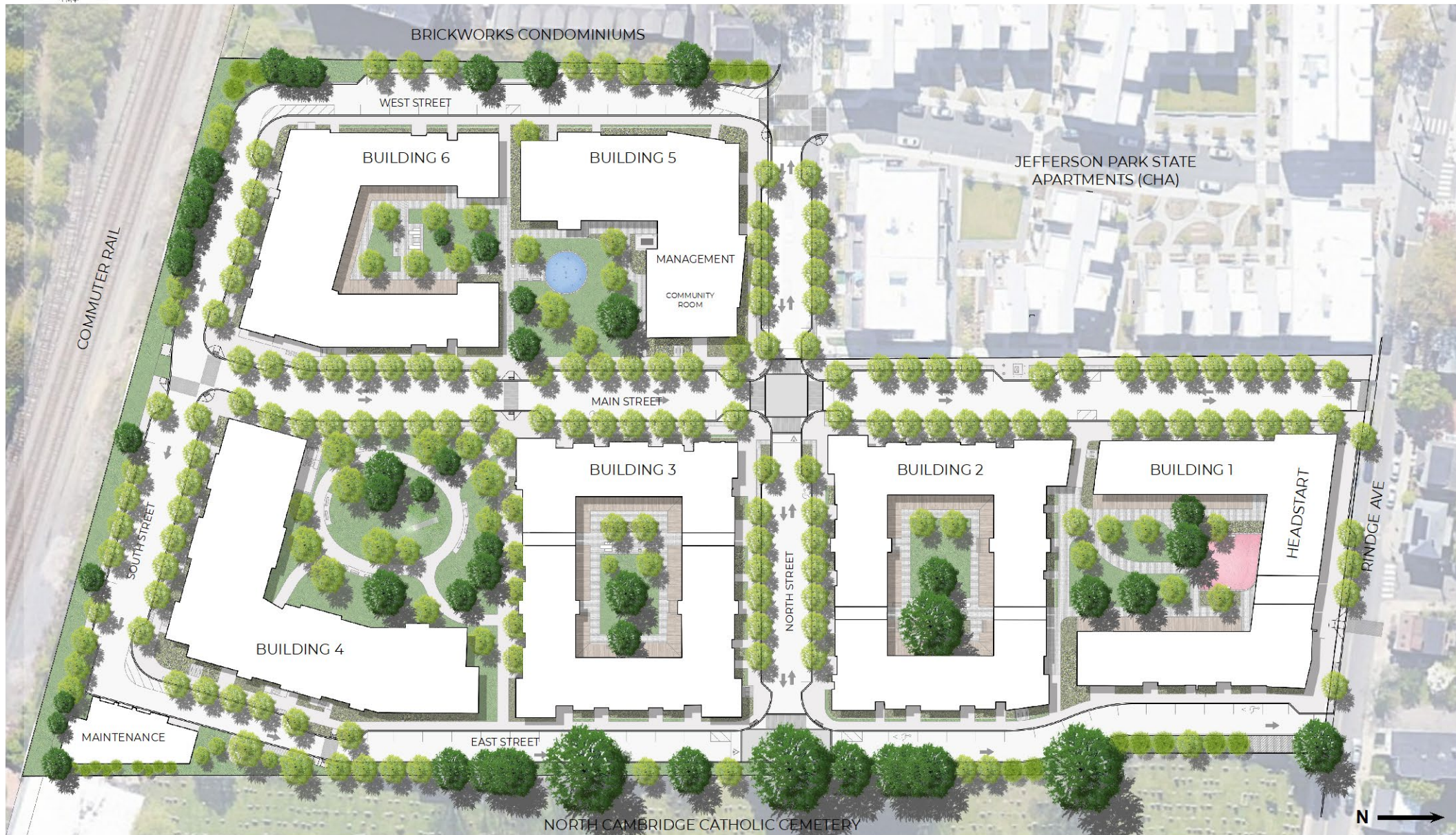
EXISTING TREES



PROPOSED TREES

NOTE: PROPOSED TREES SHOWN AT 20 YEAR MATURITY.

Site Plan





Existing: View of Rindge Ave



Proposed: View of Rindge Ave



View from Jackson Street



Building 1: Primary material and color palette



JP Fed

JP State

Existing: View down “Main Street”



JP Fed

JP State

Proposed: View down “Main Street”



JP Fed

JP State

Proposed: View down “Main Street”



Roosevelt Towers is a precedent for “Main Street” (Evereteze Way)



Existing: View along cemetery



Proposed: View along cemetery



Brickworks

JP State

Cemetery



Site Massing: Looking northwest, toward Rindge Ave (FAR 1.16)



Brickworks

JP State

Cemetery



Site Massing: Looking northwest, toward Rindge Ave (FAR 1.16)

1.05
FAR



1.21
FAR



1.52
FAR



2.06
FAR



1.37
FAR



1.40
FAR



1.62
FAR



1.81
FAR

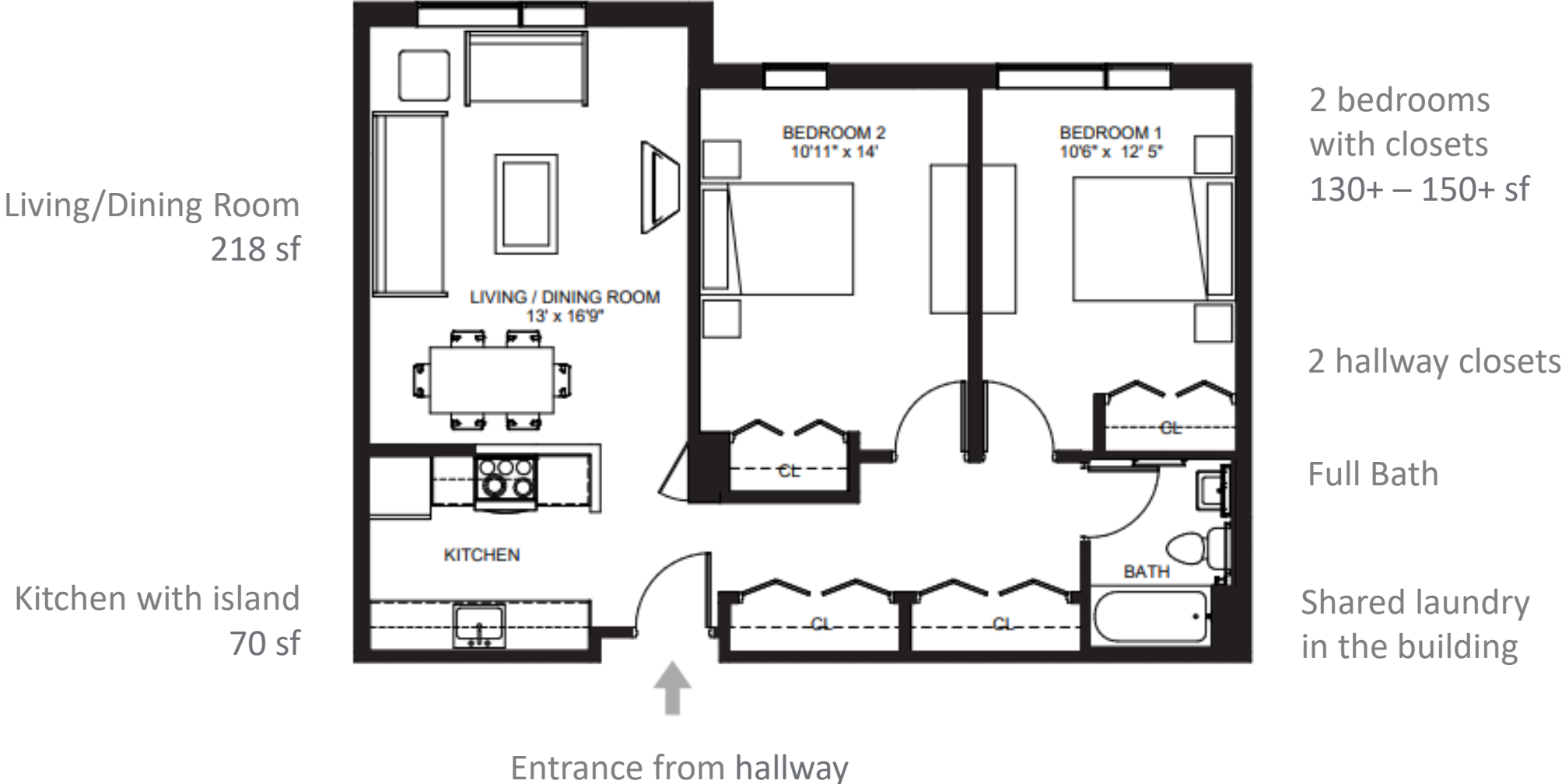


Apartment Layouts

Average apartment sizes are growing

Unit Type	# of Units	Existing (Average Size)	Proposed (Average Size)
1-bedroom	37	663 sf	625 sf
2-bedroom	111	823 sf	894 sf
3-bedroom	111	1018 sf	1173 sf
4-bedroom	18	1428 sf	1487 sf
5-bedroom	1	N/A	2079 sf

Typical 2-bedroom, 1 bath apartment (830 sf)



2 bedrooms
with closets
130+ – 150+ sf

2 hallway closets

Full Bath

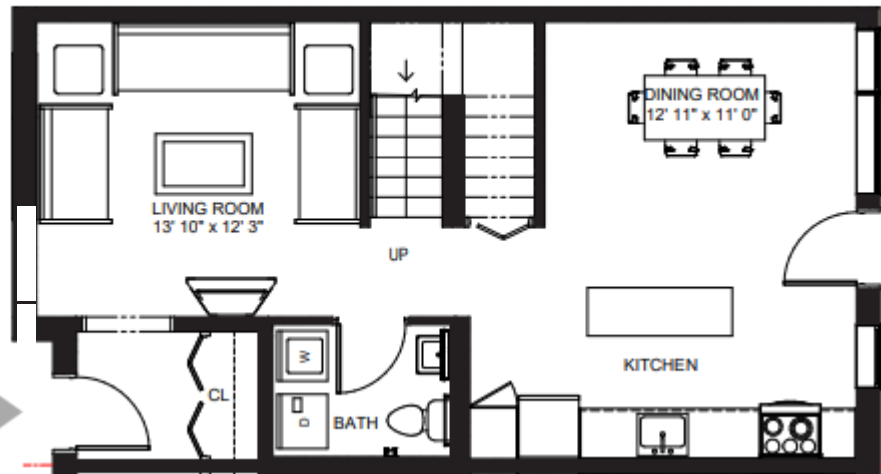
Shared laundry
in the building

Typical 3-bedroom, 1.5 bath townhouse apartment (1,224 sf)

Entrance from street with vestibule and closet, and back door to courtyard in Kitchen

Living Room
170 sf

Dining Room
142 sf

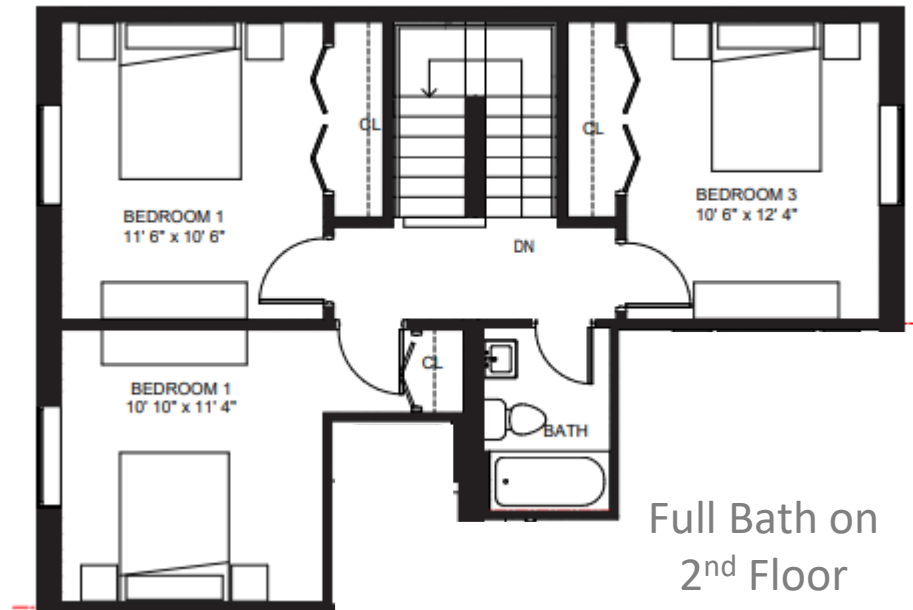


Half Bath and
in-unit laundry

Kitchen
100 sf

First Floor

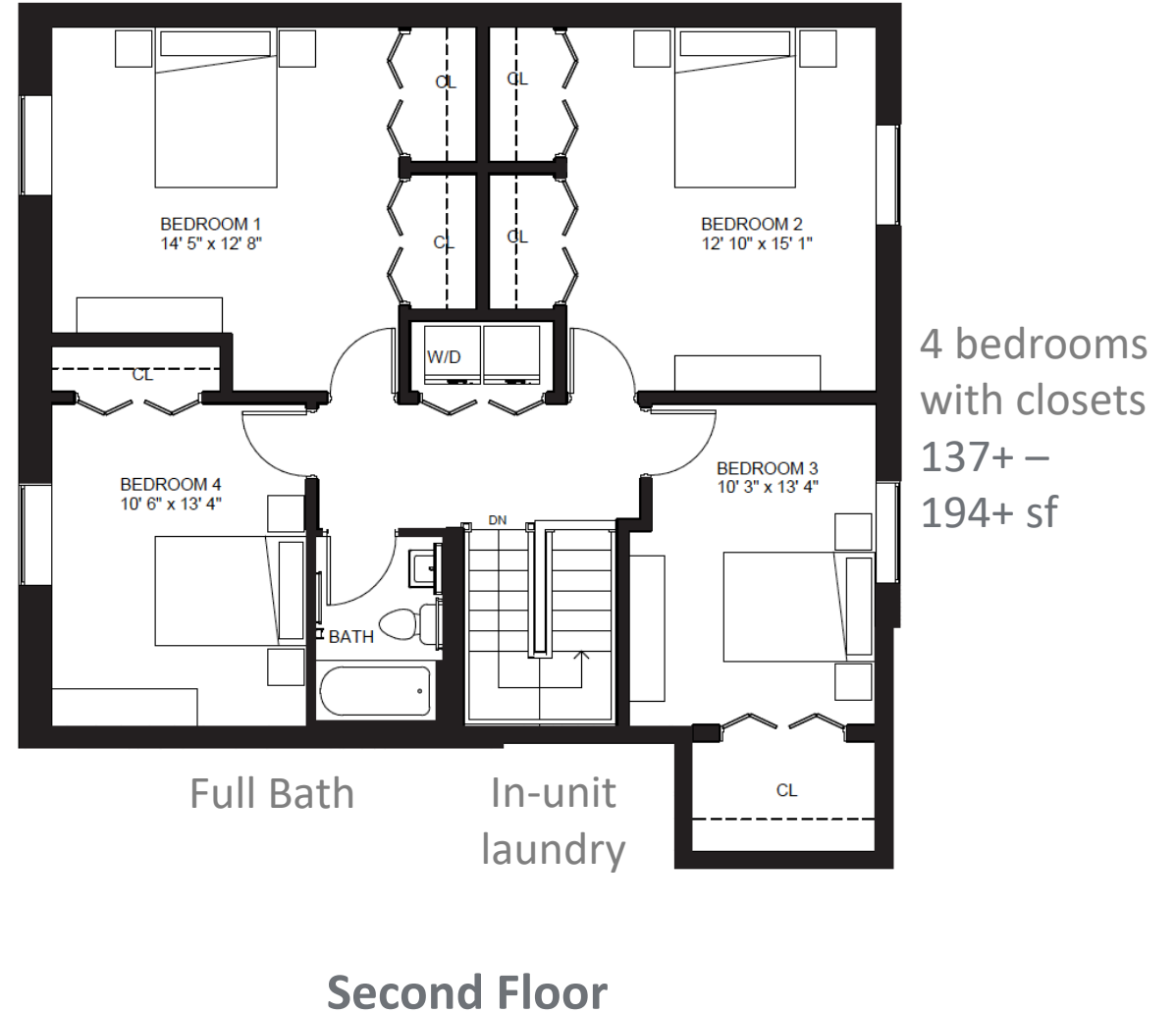
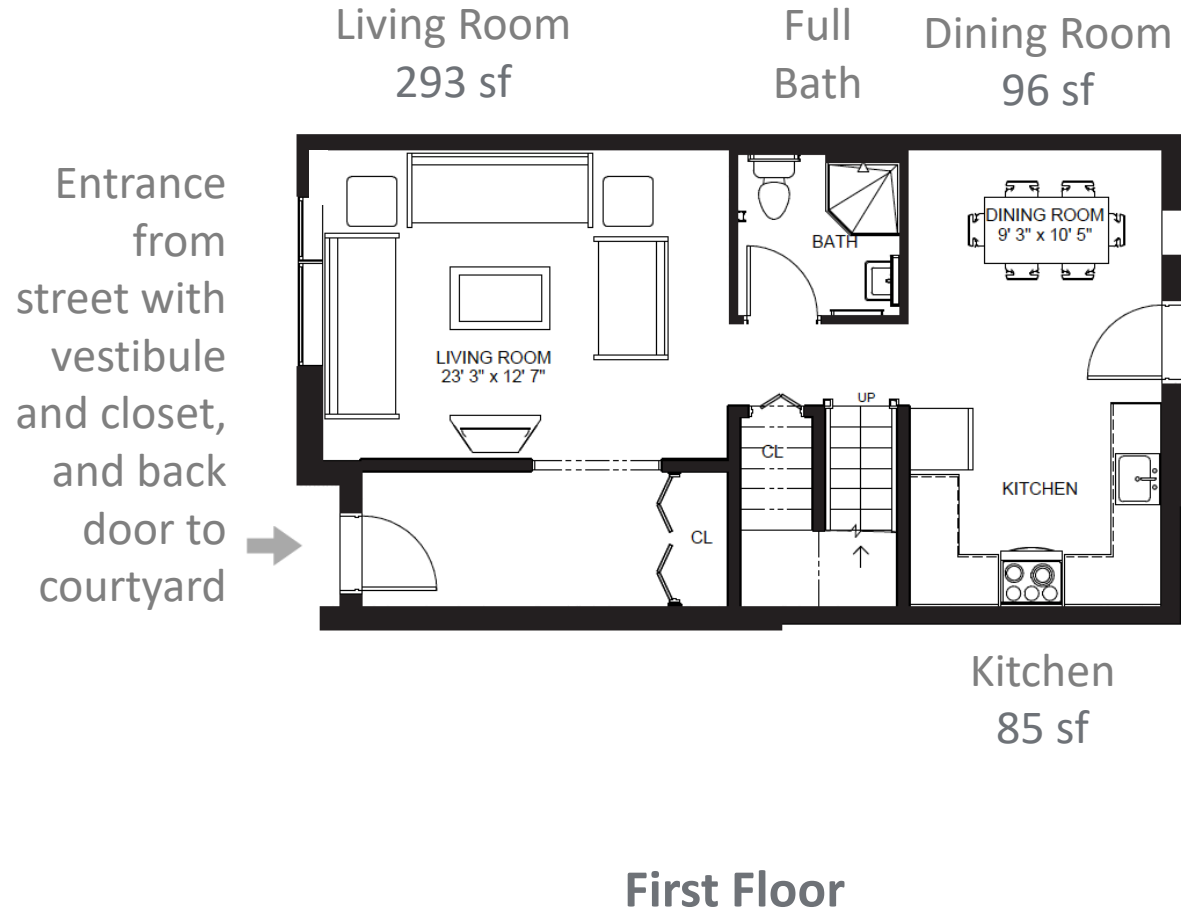
3 bedrooms with closets
120+ – 130+ sf



Full Bath on
2nd Floor

Second Floor

Typical 4-bedroom, 2 bath townhouse apartment (1,635 sf)



Proposed design significantly improves accessibility

Unit Type	Existing ADA	Proposed ADA	Existing Adaptable	Proposed Adaptable
1-bedroom	5	2	0	21
2-bedroom	2	6	0	60
3-bedroom	0	5	0	43
4-bedroom	0	4	0	4
5-bedroom	0	0	0	1
Total	7	17	0	129

Green Space

Proposed design significantly increases usable open space

Building 6:
8,700 sf
courtyard

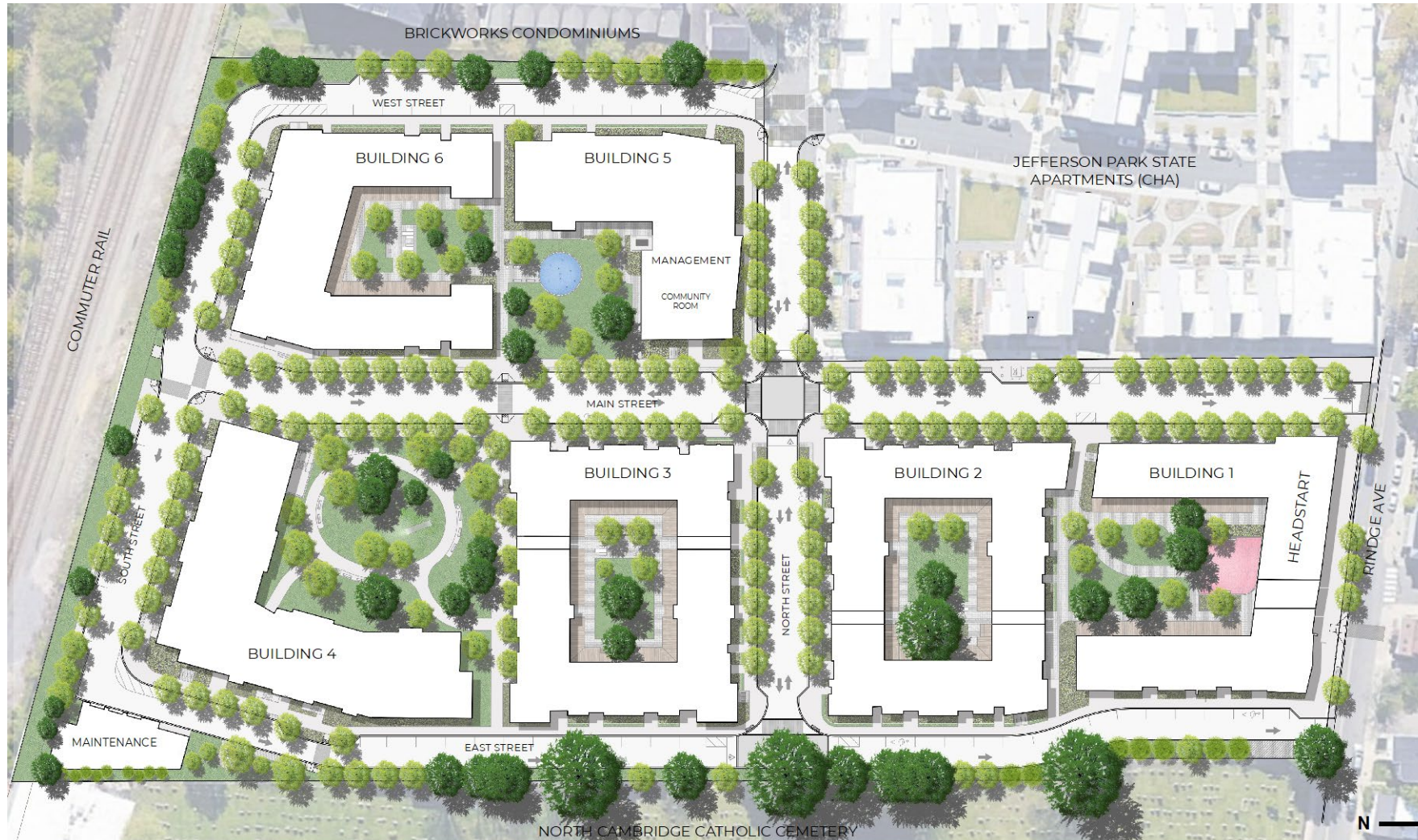
Building 4:
24,000 sf
community
park

Building 5:
10,000 sf
play area

Buildings 3:
8,100 sf
courtyard

Buildings 2:
8,100 sf
courtyard

Building 1:
14,200 sf
play area



Mature existing trees along site edges and in open space, new tree-lined streets

Open space is designed to support a variety of uses

Building 6:
8,700 sf
courtyard

Building 4:
24,000 sf
community
park

Mature existing
trees along site
edges and in
open space,
new tree-lined
streets



Building 5:
10,000 sf
play area

Buildings 3:
8,100 sf
courtyard

Buildings 2:
8,100 sf
courtyard

Building 1:
14,200 sf
play area

Courtyards

Private decks and shared yard



Lawn with trees

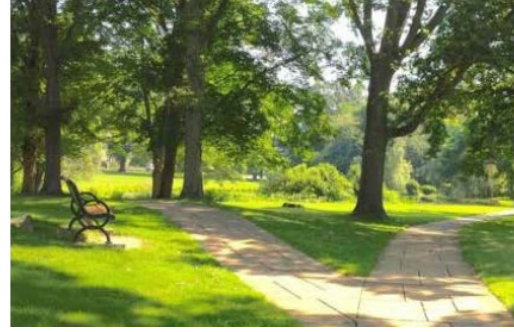


Grills and tables



Community Park

Trees and benches



Embankment slide



Loop path for walking, kids bikes



Play Areas

Splash pad



Play equipment for young kids



Play area surfacing



Building 3 Courtyard

8,100 square feet

For residents and guests of
Building 3 (51 apartments)

Private decks (10 ft deep) for
growing plants and/or
arranging outdoor furniture

Existing mature trees to
remain, plus new trees

Shared grills and picnic tables



Building 4 Community Park

Community park

24,000 square feet

For all residents and guests

Central lawn with existing
mature trees, new trees

Benches along park paths

Loop paths for walking
and kids' bikes

Embankment slide



Building 4 Community Park

Community park

24,000 square feet

For all residents and guests

Central lawn with existing
mature trees, new trees

Benches along park paths

Loop paths for walking
and kids' bikes

Embankment slide



Building 5 Play Area and Park

10,000 square feet

For all residents and
guests

Splash pad

Community Room

Existing mature trees,
new shade trees

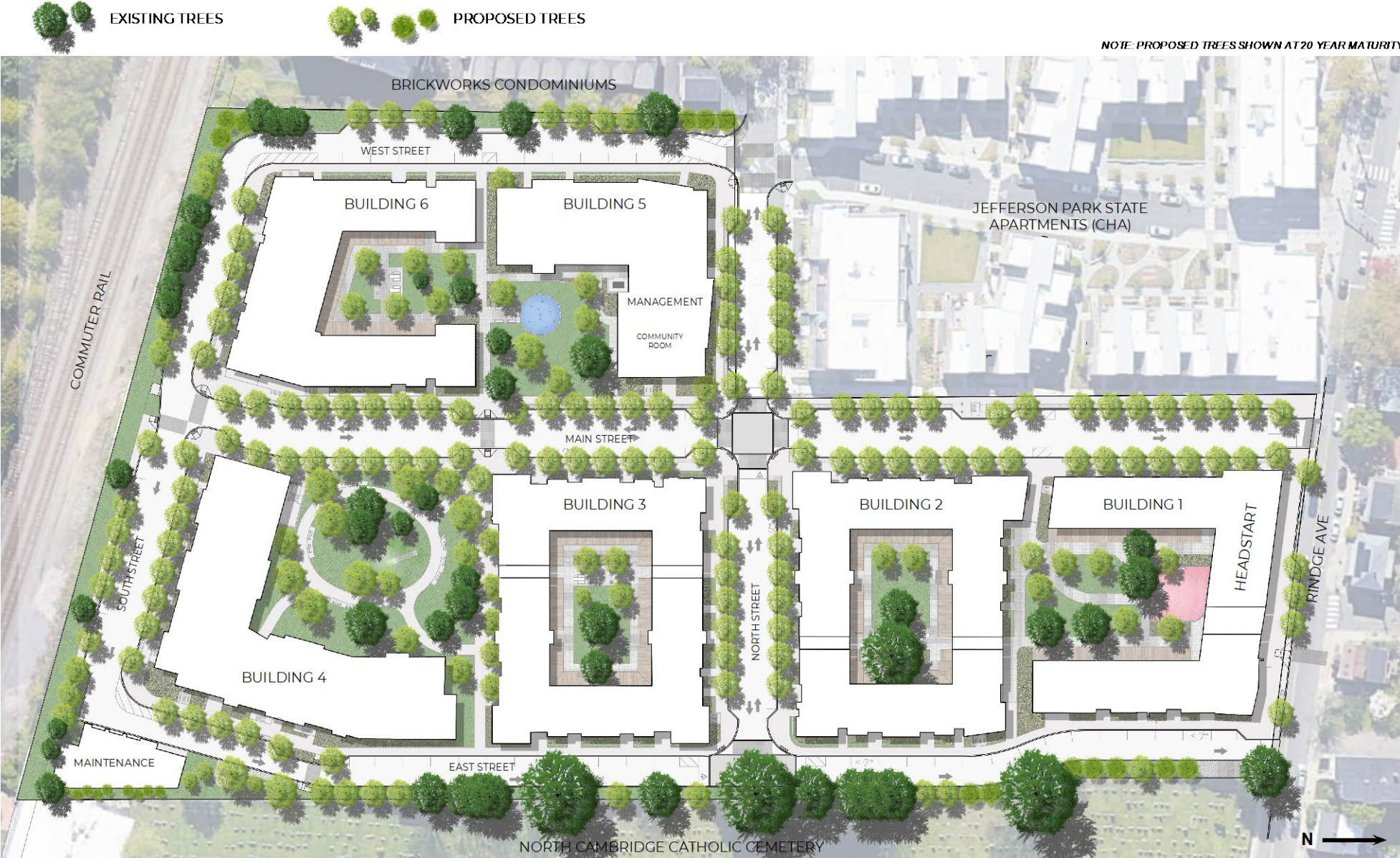


Trees

Tree Inventory: ~51 trees to remain, 151 to be removed and replaced



Tree Planting Plan: 51 trees to remain, ~220 new trees to plant, net gain of 69

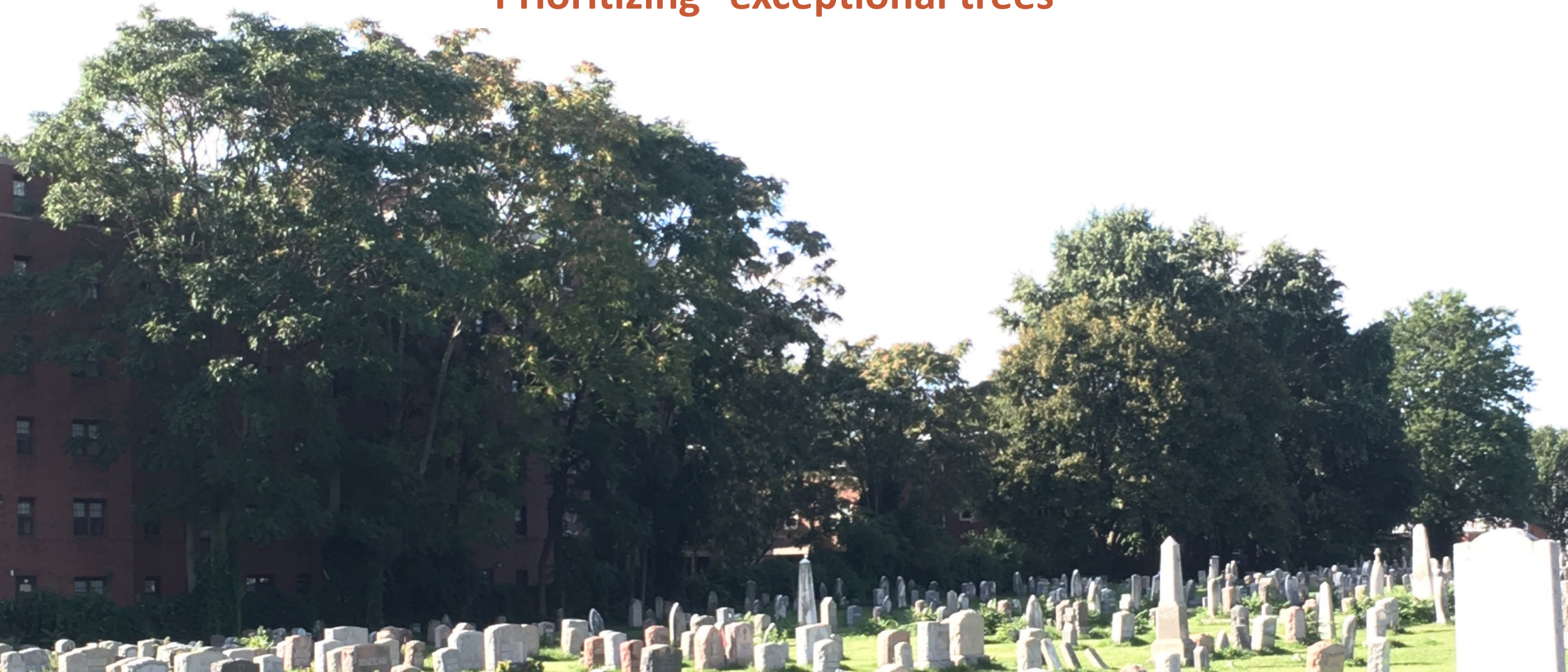


Protecting existing trees



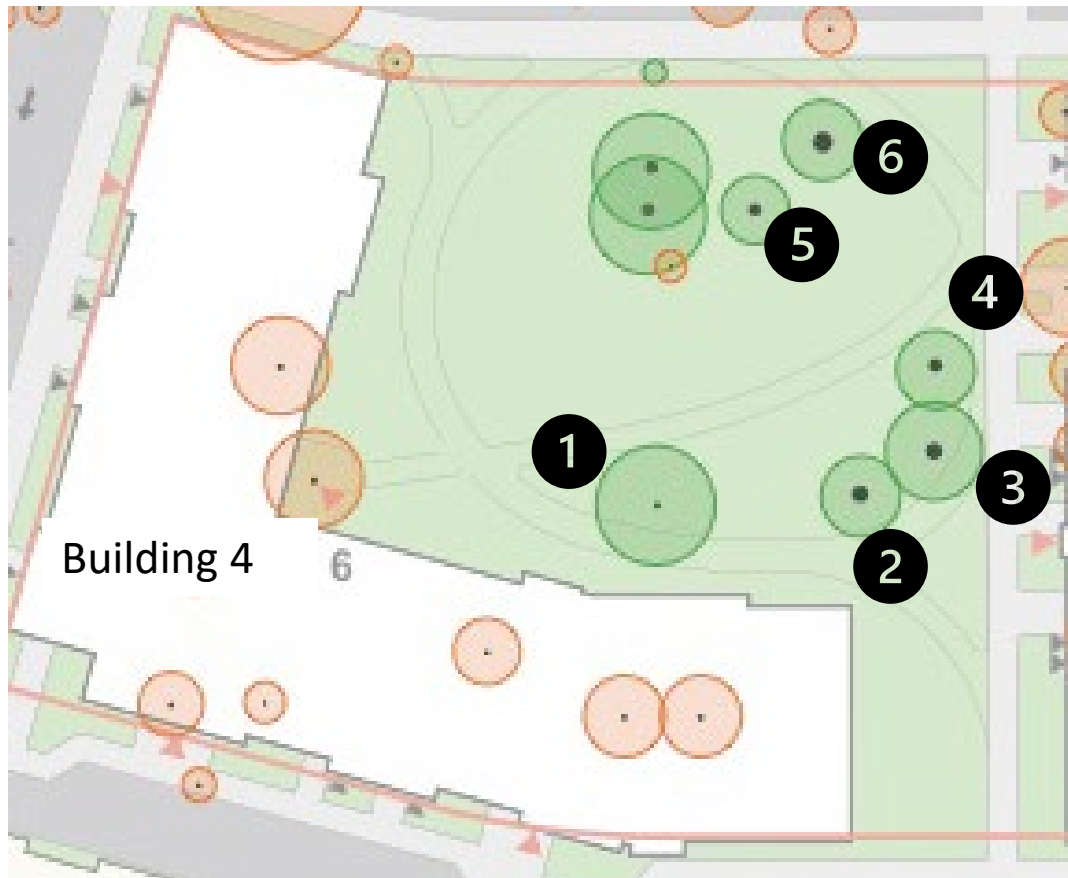
Examples of trees to be preserved during construction

Protecting Existing Trees: Prioritizing “exceptional trees”



Protecting Existing Trees:

Building 4 was designed around existing trees to create a large, shaded park



Protecting Existing Trees: Site grading designed and updated to preserve existing trees

BUILDING 1



WEST ELEVATION

Protecting Existing Trees: Retaining walls added to protect existing trees

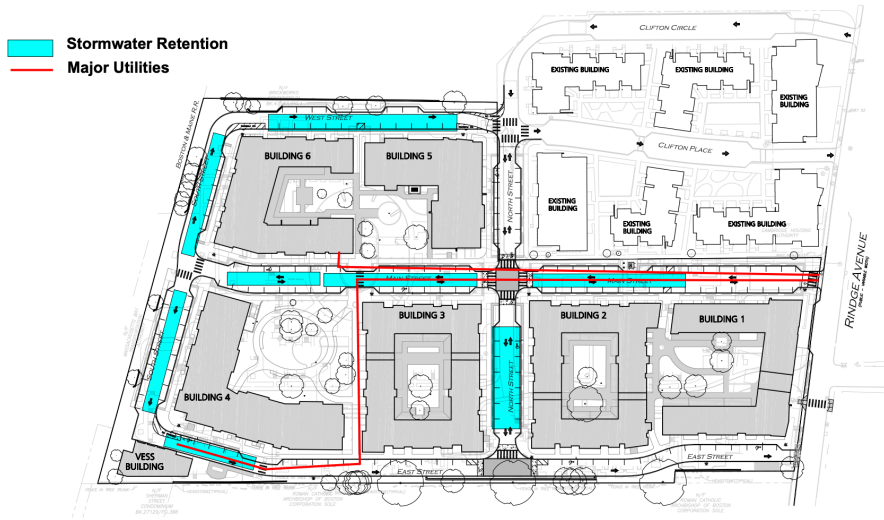
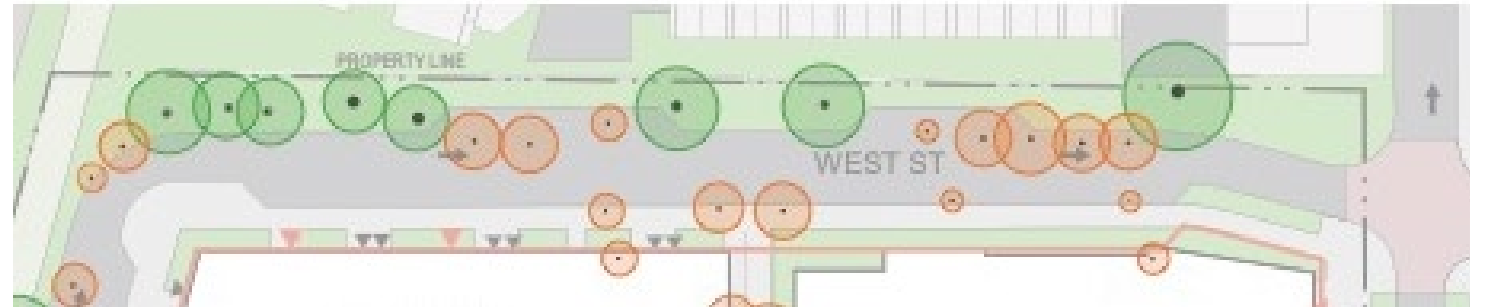
Existing Tree



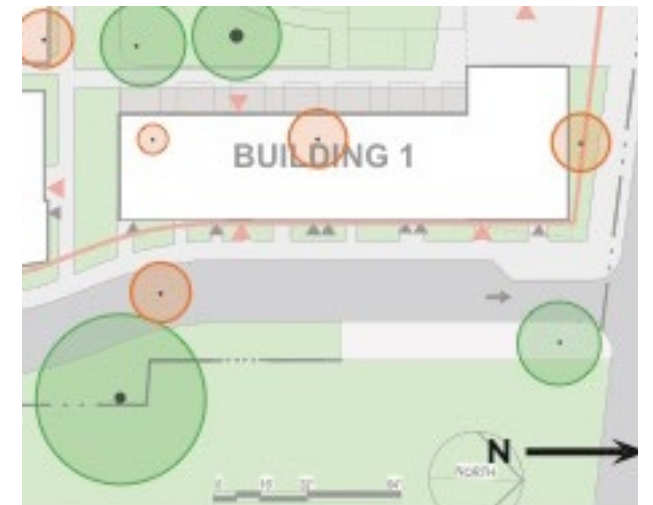
Retaining Wall



Preserving existing trees prioritized over parking on west edge of the site



Utilities and storm water infrastructure placed under roads to avoid trees



Planting beds along Building 1 adjusted to provide space for mature tree along Rindge Ave

Mature tree relocation efforts



Construction plans coordinated for tree protection



Investing in the Future Canopy: Existing tree health



Investing in the Future Canopy: Pre-, during, and post-construction tree investment/protection plan



Tree protection
by Consigli at
Millers River

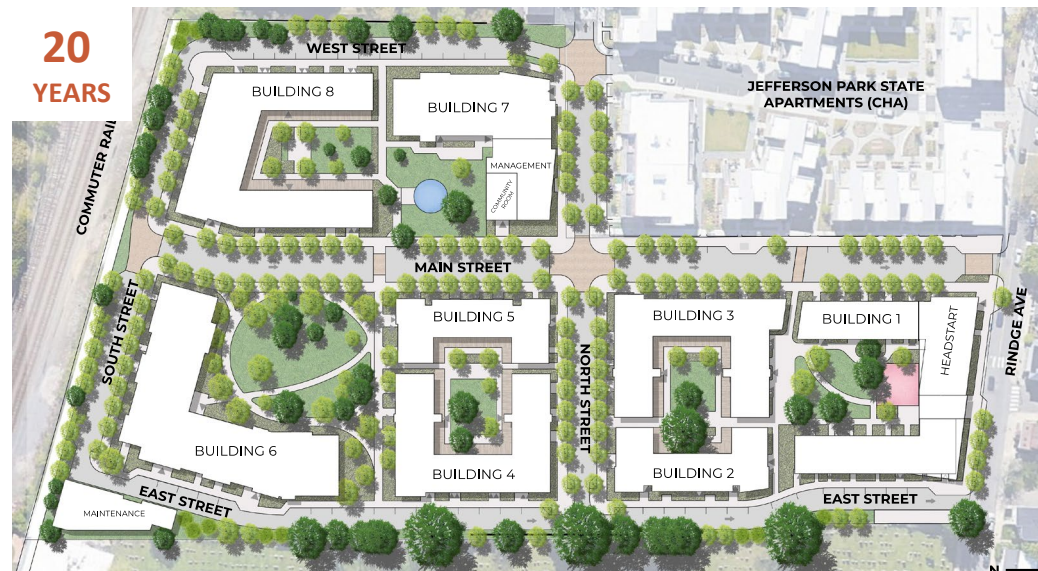
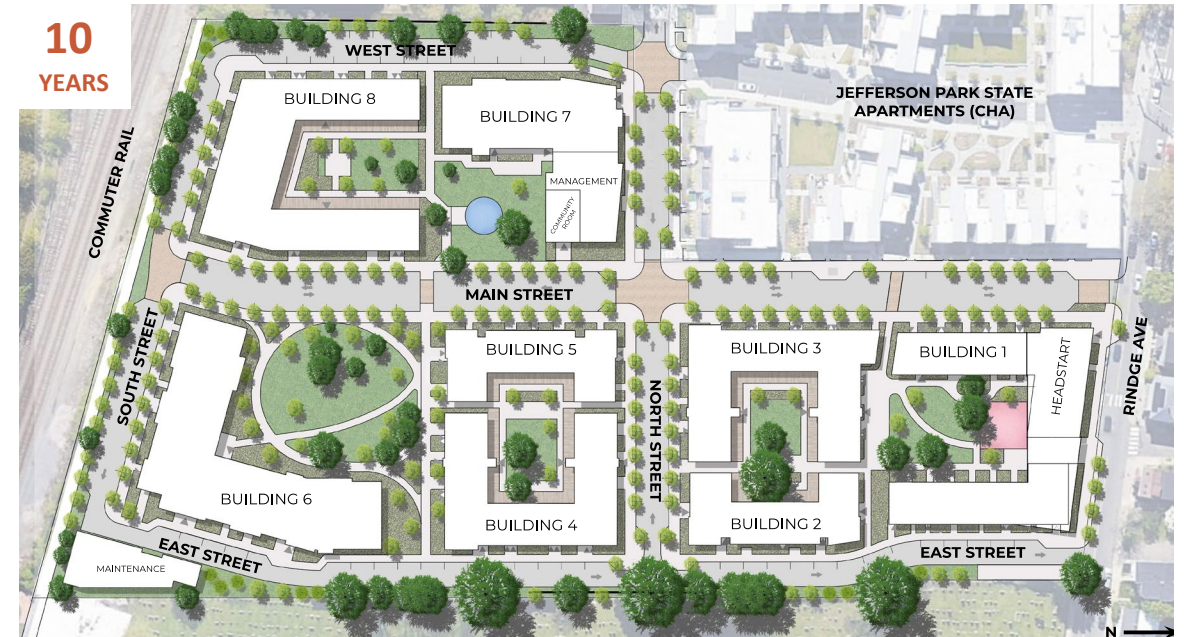
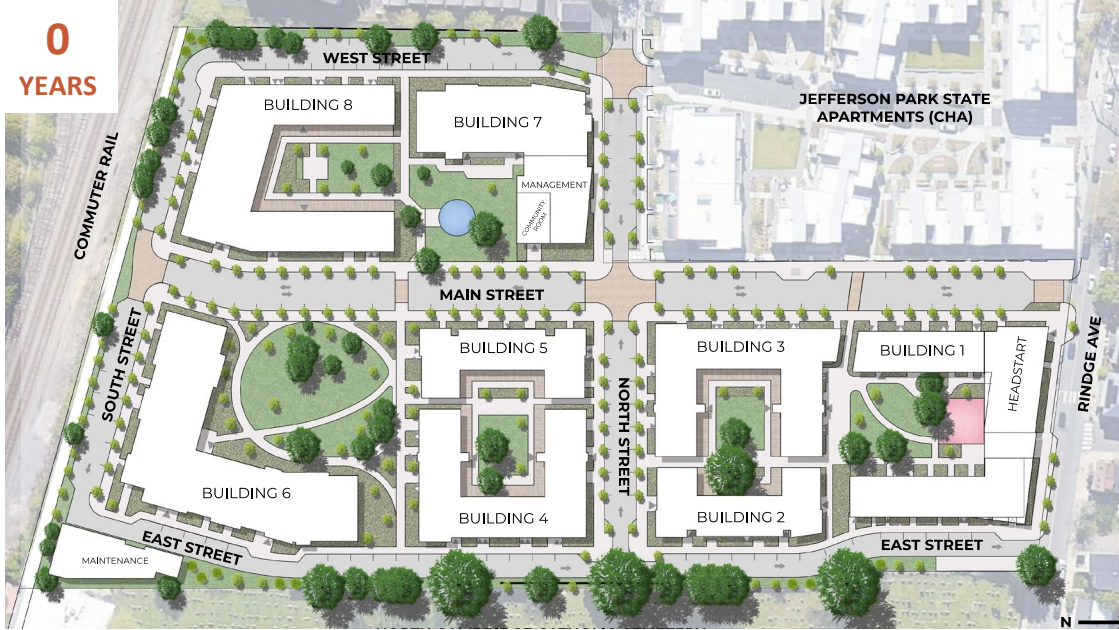
Investing in the Future Canopy: Projected DBH replaced in 15 years

Tree Counts	
Total Existing Trees on Site:	202
Existing Trees under 6" DBH	6
Existing Trees over 6" DBH "Significant"	196
Significant Trees to be Preserved	51
Existing Trees over 30" DBH "Exceptional"	7
Exceptional Trees to be Preserved	7
Number of New Trees to be Planted (3.5")	187
Total Number of Trees in New Development	237

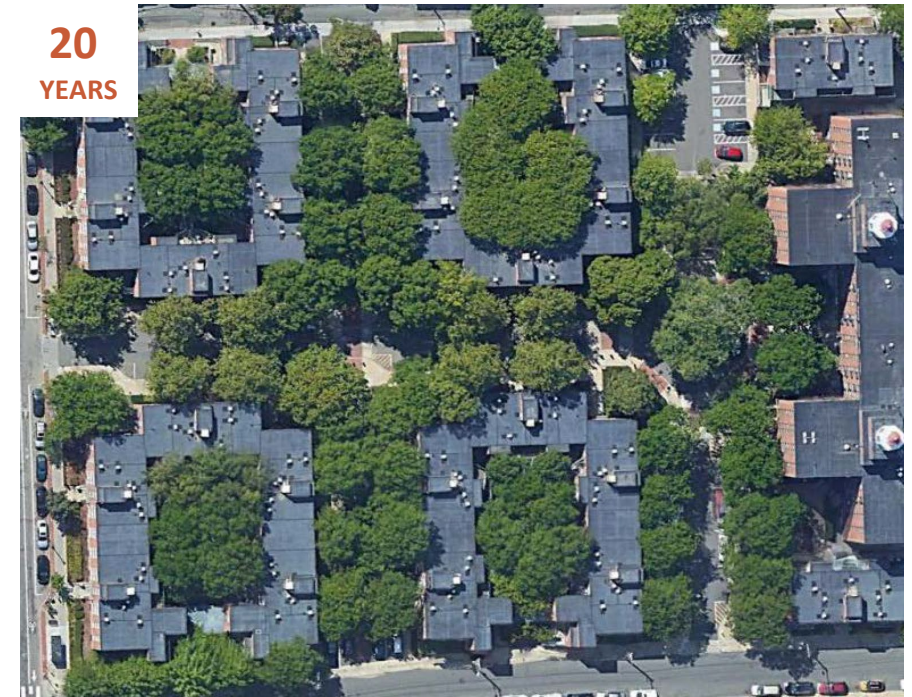
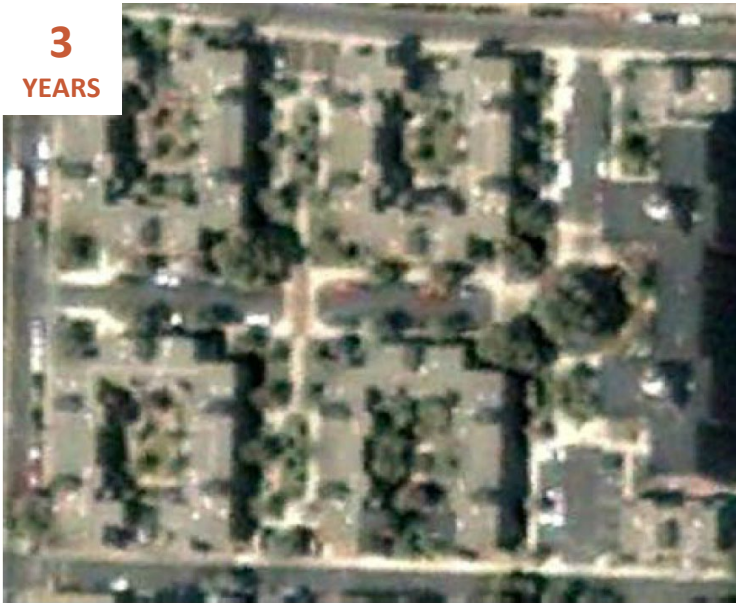
Existing Tree Health	
Trees lost since original 2018 Survey	16
Health Rated Good	22
Health Rated Fair	60
Health Rated Poor	117

DBH Summary	
Sum of Existing DBH	2751.5
Sum of Existing DBH over 6"	2721.5
Sum of Existing DBH to be Preserved	856
Sum of DBH for New Trees to be Planted	654.5
DBH after Construction	1510.5

Investing in the Future Canopy: At time of planting, in 10 years, in 20 years



Investing in the Future Canopy: Roosevelt Towers



New trees were planted at Roosevelt Towers in 1998 when the site was redeveloped.

These photos are from 2001, 2007 and 2017.

Resiliency & Sustainability

Resiliency strategies at JP prioritize resident comfort and safety

- **Eliminate basement apartments to prevent moisture and mold in homes**
- **All units will be built above 2070 100-year and 500-year flood plain**
- **Provide storm water control and infiltration to protect against floods**
- **Relocate mechanical equipment to roofs to protect against outages**
- **Install central AC in all apartments to increase comfort and protection from warming climate**

Sustainability strategies at JP prioritize the environment

- Passive House certified, all electric design to minimize operational carbon
- Rooftop solar panels to reduce energy consumption
- Materials selected to ensure good indoor air quality/low VOCs
- Parking ratio reduction, increase in bike parking/infrastructure, Blue Bikes
- Enterprise Green Communities Healthy Homes certified (LEED equivalent)



CHA's solar array at LBJ Apartments in Cambridgeport

Proposed design will reduce greenhouse gas emissions at JP by over 50%, equal to planting over 24,000 trees annually

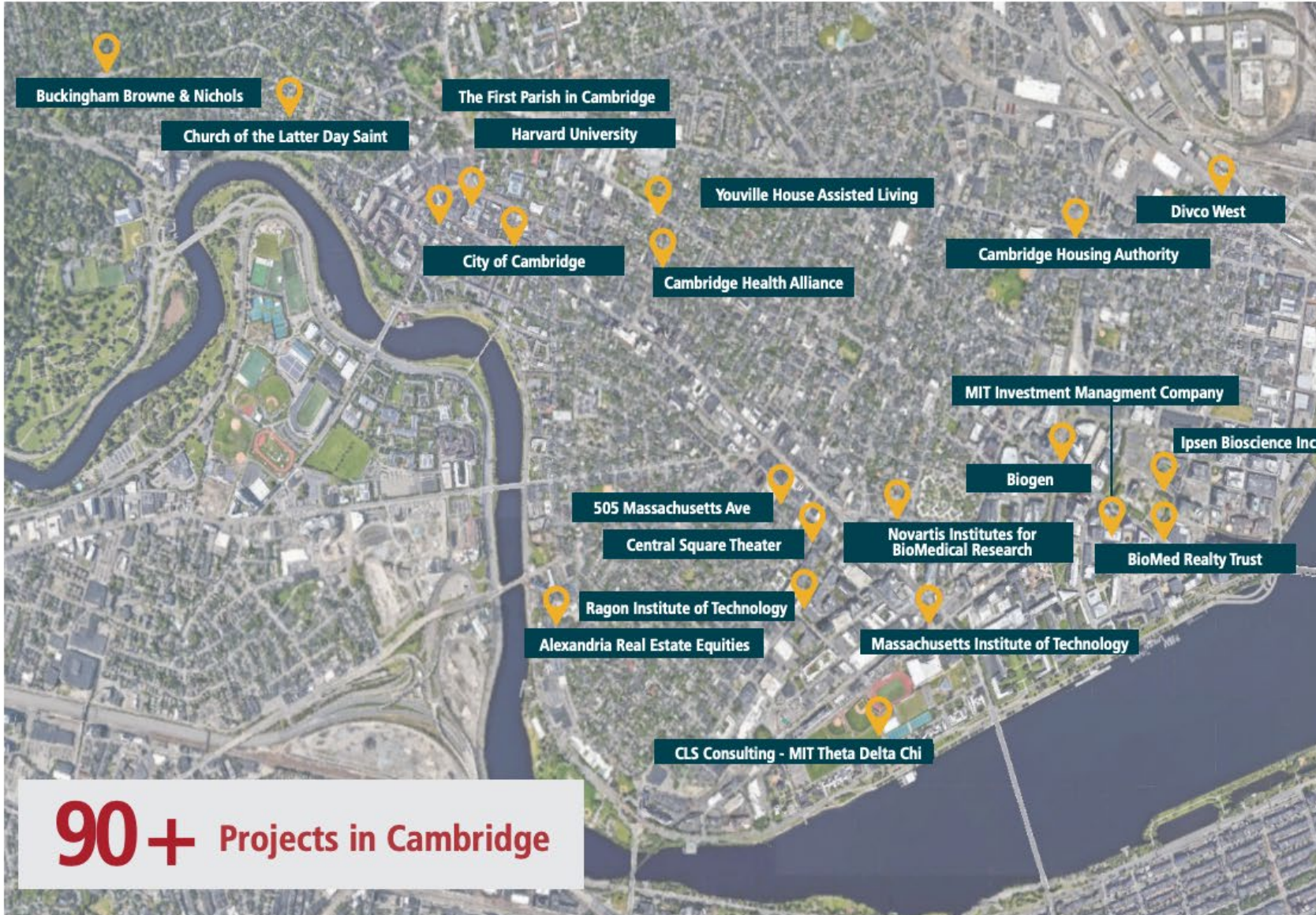


Across the CHA's portfolio, construction has reduced greenhouse gas emissions by over 31% since 2010. This equates to taking almost 1,000 cars off the road annually or planting a forest of over 205,000 trees annually.



Consigli Construction Co.

Consigli has managed over 90 projects in Cambridge



90+ Projects in Cambridge

- ### CLIENTS / PROJECTS
- › Buckingham Browne & Nichols Middle School (2+ projects)
 - › Church of the Latter-day Saints (2+ projects)
 - › The First Parish in Cambridge
 - › Harvard University (60+ projects)
 - › The City of Cambridge (3+ Projects)
 - › Covenant Health
 - › Cambridge Health Alliance
 - › Cambridge City Hall
 - › Normandy Real Estate Partners
 - › Central Square Theater
 - › Novartis Institute for BioMedical Research (5+ projects)
 - › Massachusetts Institute of Technology (10+ projects)
 - › CSL Consulting - MIT Theta Delta Chi
 - › MIT Investment Management Company (3+ Projects)
 - › Ipsen Bioscience Inc. (5+ Projects)
 - › Bio Med Realty Trust
 - › Cambridge Housing Authority (3+ Projects)
 - › Alexandria Real Estate Equities
 - › Ragon Institute of Technology

Relevant construction experience

RELATED BEAL, PARCEL B



RELATED BEAL, CONGRESS SQUARE



HARVARD UNIVERSITY, SMITH CAMPUS CENTER



NOANNET GROUP, CAMBRIA HOTEL



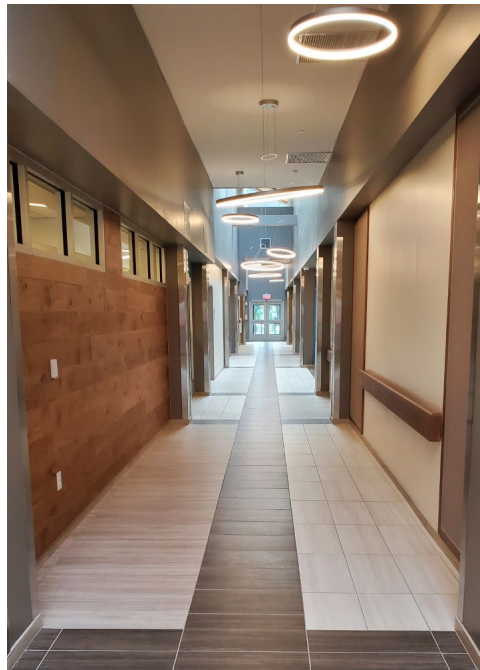
Consigli has worked with CHA since 2018 on occupied construction projects



Consigli has worked with CHA since 2018 on occupied construction projects



Millers River nearing the end of construction



Burns Apartments part-way through construction

Next Steps

- **Nov 9, 2021:** Planning Board hearing at 6:30pm
- **Winter 2021:** Complete design
- **Feb-April 2022:** Construction bidding
- **Summer 2022:** Relocation complete
- **Aug 2022:** Construction begins (34-38 months)
- **Early 2024:** Residents start returning to new apartments
- **Mid 2025:** Construction complete

Contact info:

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Please visit our website for updates:

www.courb.co/jpfed



Thank
you!





EXISTING TREES



PROPOSED TREES

NOTE: PROPOSED TREES SHOWN AT 20 YEAR MATURITY.

Site Plan

