



THE REVITALIZATION OF JEFFERSON PARK FEDERAL

WHAT'S HAPPENING NOW: JOIN THE THIRD VIRTUAL NEIGHBORHOOD MEETING



SCAN ME

When:

Tuesday, October 19th, 2021 at 6pm

Where:

On Zoom. Register at tinyurl.com/t5seu6zm or scan the QR code.

Missed a neighborhood meeting?

We presented on the project's timeline, site plan, tree protection and replacement plan, parking plan, and more.

Please find recordings and slides on our webpage (Update #7 and #13):

www.courb.co/jpfed

PROJECT SUMMARY: CONTINUING REINVESTMENT IN THE NEIGHBORHOOD

Jefferson Park Federal was built in 1951. It consists of seven three-story walk-up buildings and one six-story elevator building totalling 175 apartments for families. The three-story buildings include apartments with living space in basements that lack proper waterproofing and ventilation, leading to increasing problems with sewer back-ups, excess moisture, and mold. Because of quickly deteriorating conditions in apartments with basement living space, the CHA relocated all 57 families in these units in 2018 and 2019, taking all apartments with basement living space offline. In addition to problems with basement units, all eight buildings suffer from failing underground utilities, building utilities, and building envelope systems, as well as poor ventilation.

Given these very poor existing conditions, rebuilding Jefferson Park is the only viable option for modernization given the state of the current buildings. New construction provides unique opportunities, as well. Situated on an over seven-acre site, the new site plan will make more outdoor spaces available for resident use, increase accessibility and visitability for all residents and guests, and allow for 103 additional affordable apartments or a total of 278 apartments for families. New construction will also allow for more resilient and sustainable buildings that will be Passive House certified, reduce carbon emissions and be more comfortable for residents.



Renderings of the proposed Jefferson Park from Rindge Ave looking into the site (left), and from the back of the site looking north at a park featuring a splash pad and community room at Building 5 (right)

Tree-lined streets and multiple shaded parks and courtyards for residents will define the property over time. All buildings will be 3-4 stories tall with a mixture of townhouses and flats.

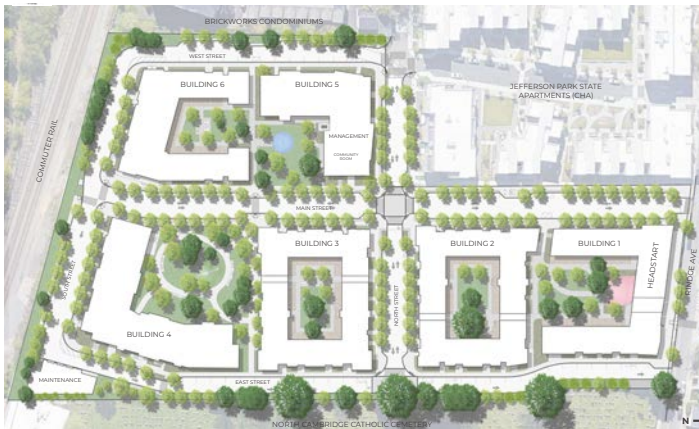
GOALS: PRESERVE, IMPROVE, EXPAND HOUSING OPTIONS

The Revitalization of Jefferson Park will:

- » Provide 278 affordable apartments for families and single adults, an increase of 103 apartments. Almost half of the units will have three or more bedrooms.
- » Increase the amount of green and usable open space for residents. There will be six new courtyards and parks ranging from 8,000 to 24,000 square feet.
- » Invest in an extensive and healthy tree canopy that will mature over time. Remove roughly 150 existing trees and preserve over 50 trees. Roughly 220 new trees will be planted, a net gain of over 65 new trees.
- » Include 135 parking spaces, a parking ratio of 0.49.
- » Receive Passive House certification.

Proposed Site Plan (below)

The Revitalization of Jefferson Park adds 103 new affordable apartments while maintaining the amount of permeable open space and increasing the amount of usable open space for residents onsite.



Inside the Existing Jefferson Park Federal (above)

Existing buildings include apartments with living space in basements that lack proper waterproofing and ventilation, leading to increasing problems with mold. In addition, all existing buildings suffer from failing building utilities such as deteriorating copper piping causing regular leaks and deteriorating sewer pipes and water mains causing flooding on site.

DO YOU HAVE ANY QUESTIONS ABOUT THE PROJECT?

The Cambridge Housing Authority (CHA) provides long-term rental housing and rental assistance to more than 5,500+ low-income families, elders and disabled individuals, or almost 10% of the city population.

By focusing on policy innovation and family economic opportunities, CHA meets its 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 markets in the country.

www.cambridge-housing.org

 @CambHousing

For additional information,
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www.courb.co/jpfed

Join us for the third virtual neighborhood meeting!

Tuesday, October 19th, 2021 at 6:00pm

Zoom registration information on front side