



THE REVITALIZATION OF JEFFERSON PARK FEDERAL

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



SCAN ME

When:
Thursday, April 1, 2021
at 6pm

Where:
On Zoom. Register at
shorturl.at/kyKS4 or
scan the QR code.

Missed the first neighborhood meeting?

We presented on the project's timeline, neighborhood context, design goals, and proposed site plan. **Please find a recording on the Updates section of our webpage:**

www.courb.co/jpfed

PROJECT SUMMARY: CONTINUING REINVESTMENT IN THE NEIGHBORHOOD

Jefferson Park Federal was constructed 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, but new construction provides unique opportunities. Situated on an over seven-acre site, addressing problems with the current site configuration will make more outdoor spaces available for resident use, increase accessibility and visitability, and allow for up to 120 additional apartments. New construction will also allow for more resilient and sustainable buildings that will reduce carbon emissions and be better suited to adapt to a changing climate.



Views of Jefferson Park Federal (left) and the CHA's recently completed Jefferson Park State (right)

The redevelopment of Jefferson Park Federal will align with the design, scale, and street grid of the neighboring Jefferson Park State on Ringe Avenue. A mixture of walk-up and elevator buildings, townhouses and flats, will allow for increased density while respecting the neighborhood and expanding green and open spaces for residents.

GOALS: PRESERVE, IMPROVE, EXPAND HOUSING OPTIONS

The CHA has identified the following initial redevelopment goals for Jefferson Park:

- » Build high-quality, affordable apartments for families in Cambridge through a range of building types
- » Replace the 57 offline units and increase the number of affordable apartments onsite
- » Integrate the site into the new Jefferson Park State property, surrounding neighborhood and street grid
- » Maximize living space in unit and building designs
- » Provide choice of unit size and type, with 40% of the units being 3-bedroom or larger
- » Provide variety of green and outdoor space
- » Create more resilient and sustainable buildings
- » Leverage federal, state, and local resources

In the first neighborhood meeting the CHA presented the proposed site plan for Jefferson Park Federal (below). The site plan introduces more usable open space onsite, a new street grid, and adds over 100 new deeply-affordable apartments.



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,
please contact:

Joe Bednar, Project Manager

(617) 401-4312

jbednar@cambridge-housing.org

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Zoom registration information on front side