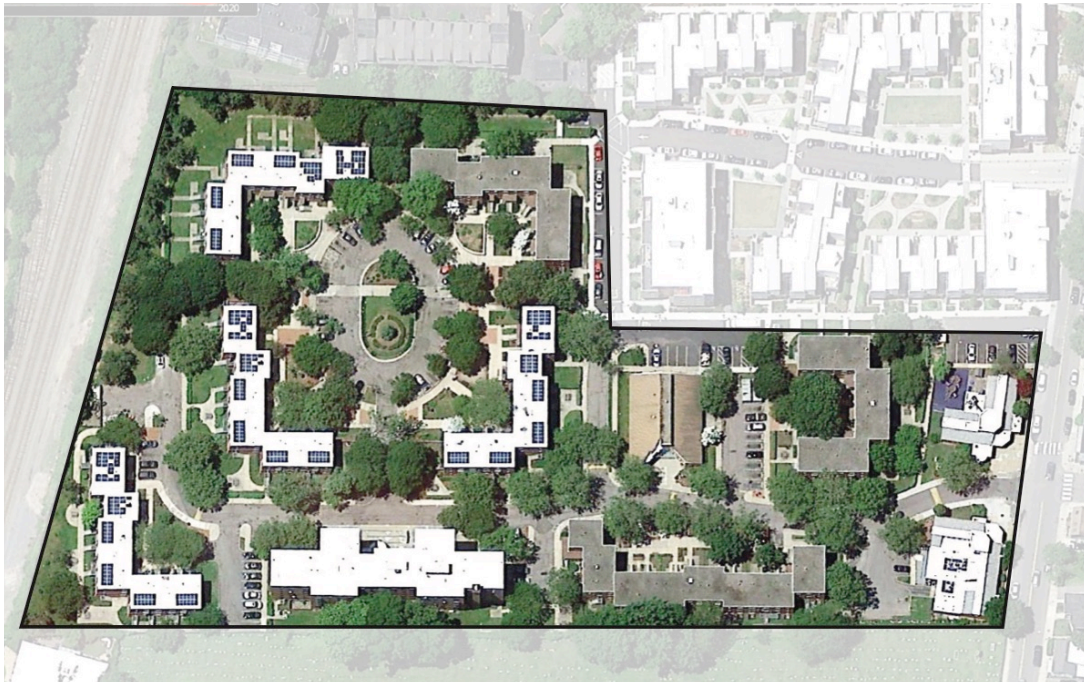
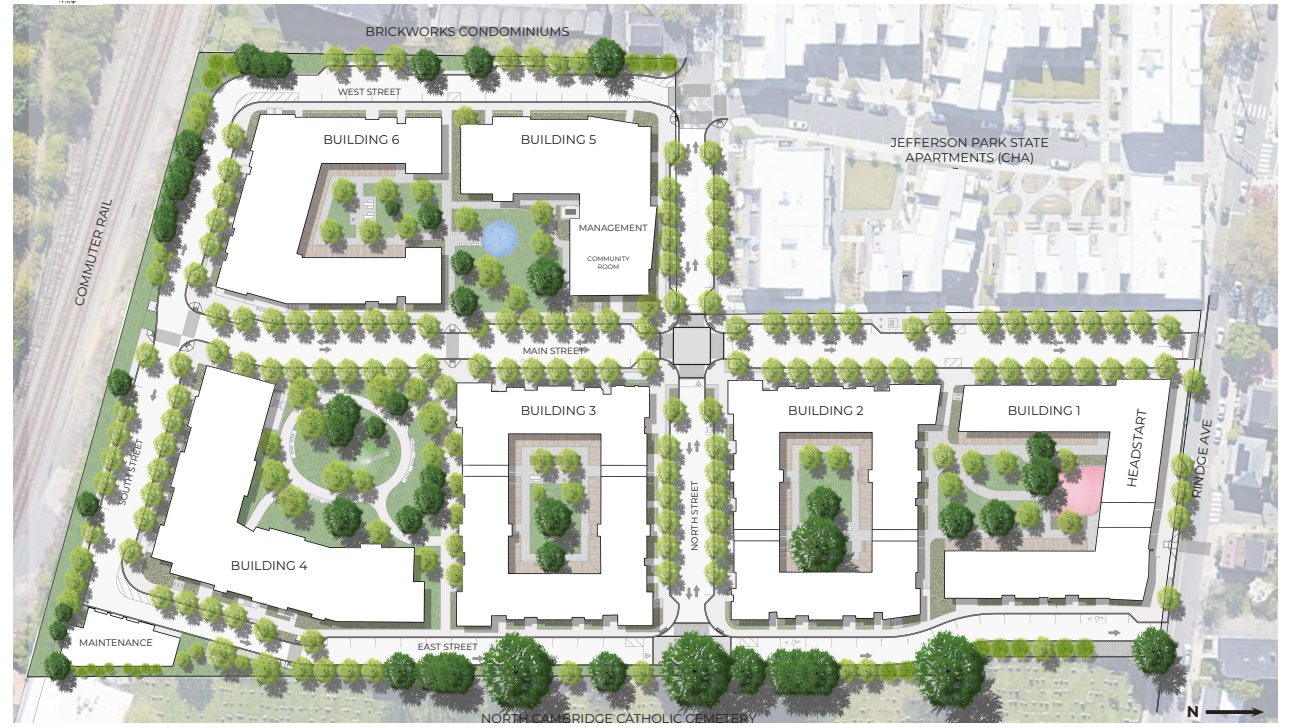


Cambridge Housing Authority REVITALIZATION OF JEFFERSON PARK

Cambridge Affordable Housing Trust
September 23, 2021



Existing



Proposed

Agenda

- Project History
- Site Design
- Apartment Layouts
- Green Space
- Questions & Comments

Project History



CHA has provided affordable housing at Jefferson Park for over 70 years



Project History

- **1984:** Comp modernization, basement apartments added
- **2016:** BWA hired, Existing Conditions Report identifies deteriorating condition, HUD Disposition application submitted
- **2017:** BWA designs three options (renovate, renovate & additions, new construction & keep Mid-Rise)
- **2017-2019:** 57 basement units abandoned due to poor condition, residents relocated within CHA portfolio
- **2018:** BWA directed to study options for all new construction
- **2019:** Schematic design presented for 280 units
- **2020:** Private activity bonds secured for 2022, CHA restarts resident process for construction in 2022
- **2021:** Schematic design updated to meet AHO, 278 units



CHA and BWA have a long history together



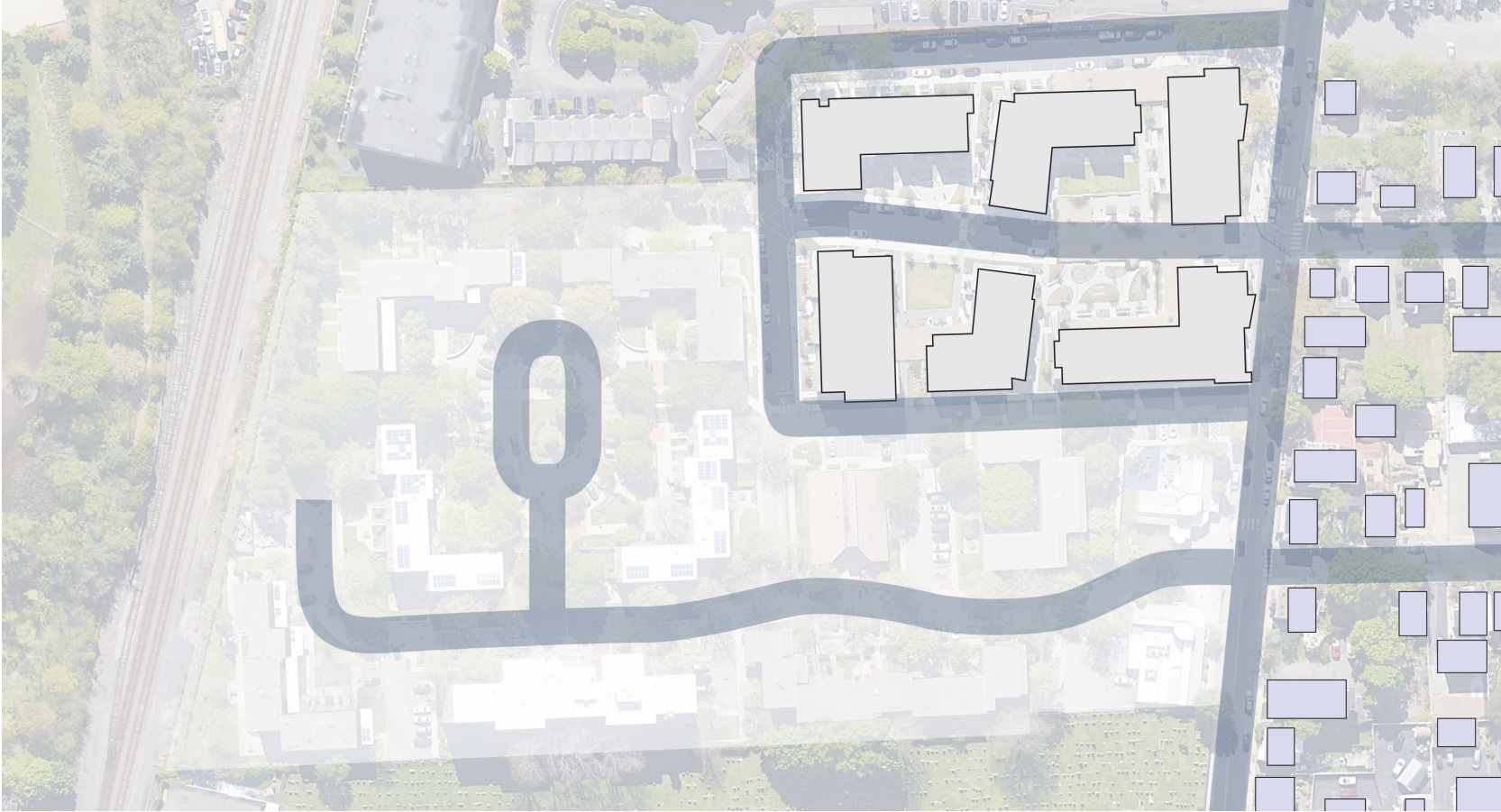
Above: Jackson Gardens,
renovation in 2011

Right: Lincoln Way, new
construction in 2013



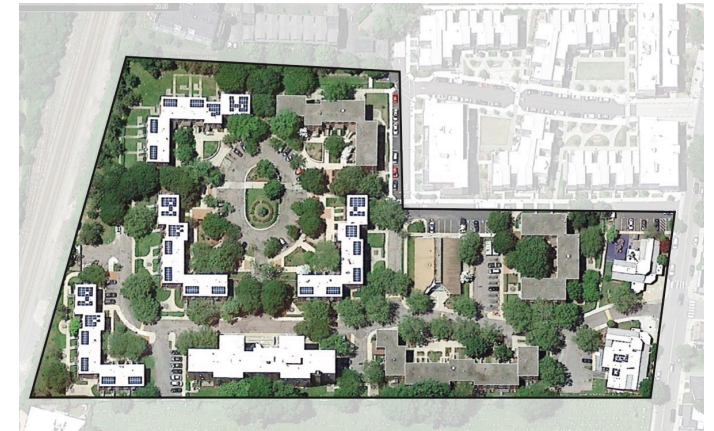
Site Design

Why are we proposing a street grid at JP?

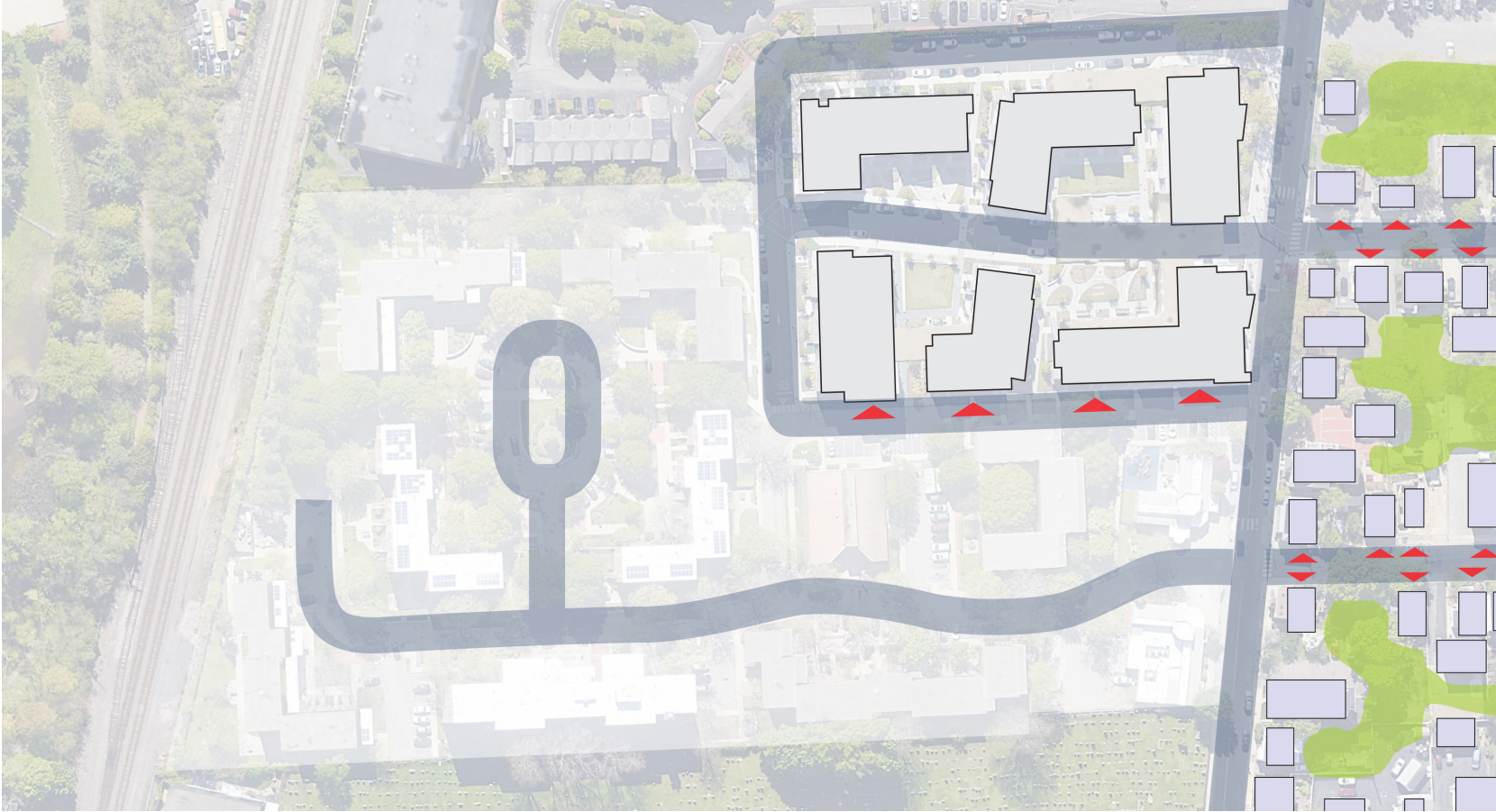


Existing condition:

- One, dead end street
- All traffic via Jackson Place



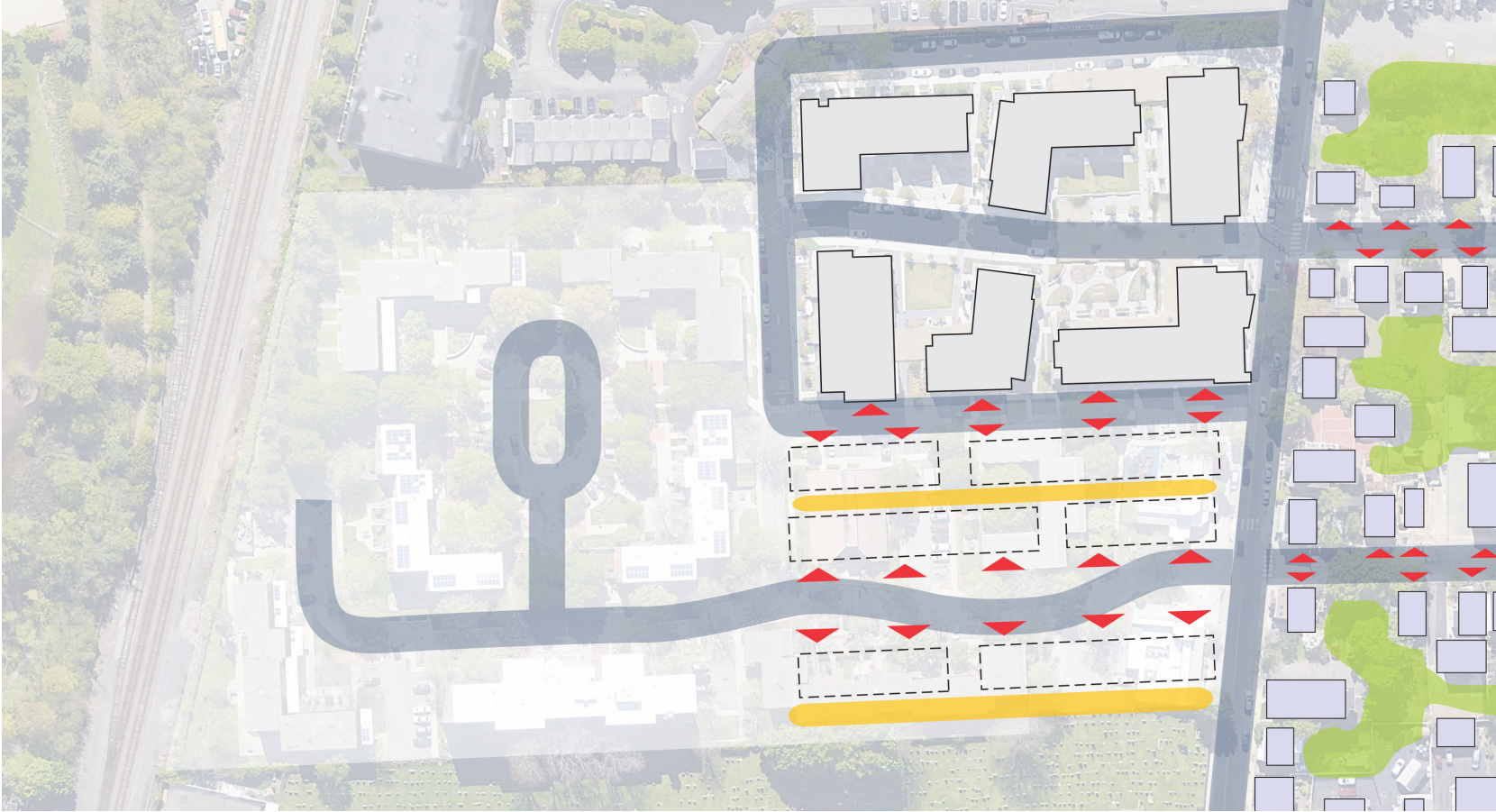
Why are we proposing a street grid at JP?



Typical neighborhood structure:

- Front doors facing each other across the street
- Back yards that are semi-enclosed and safe for play away from cars and within view of family

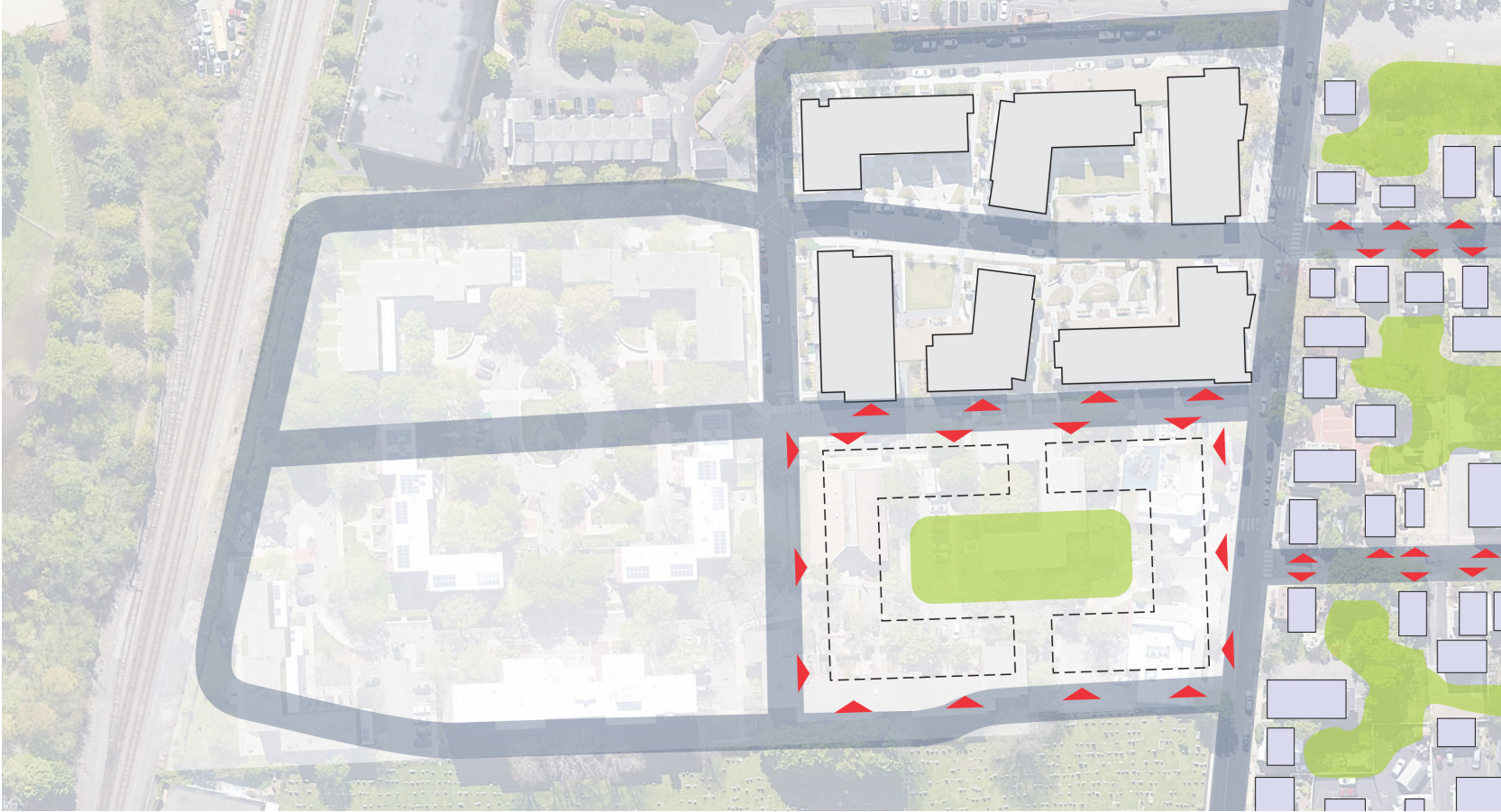
Why are we proposing a street grid at JP?



Arranging front doors facing each other utilizing Jackson Place means that:

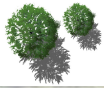
- Back yards are too small
- Back yards on east edge reproduce existing, underutilized condition

Why are we proposing a street grid at JP?

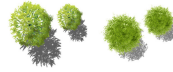


Introducing a street grid allows:

- Existing JP State front doors face front doors of new buildings
- Back yards are enclosed and separated from street, allowing safe play for kids
- Courtyards build community (as seen at Lincoln Way and Roosevelt Towers)
- Block sizes are comparable to surrounding neighborhood, traffic in/out of site spread over multiple streets



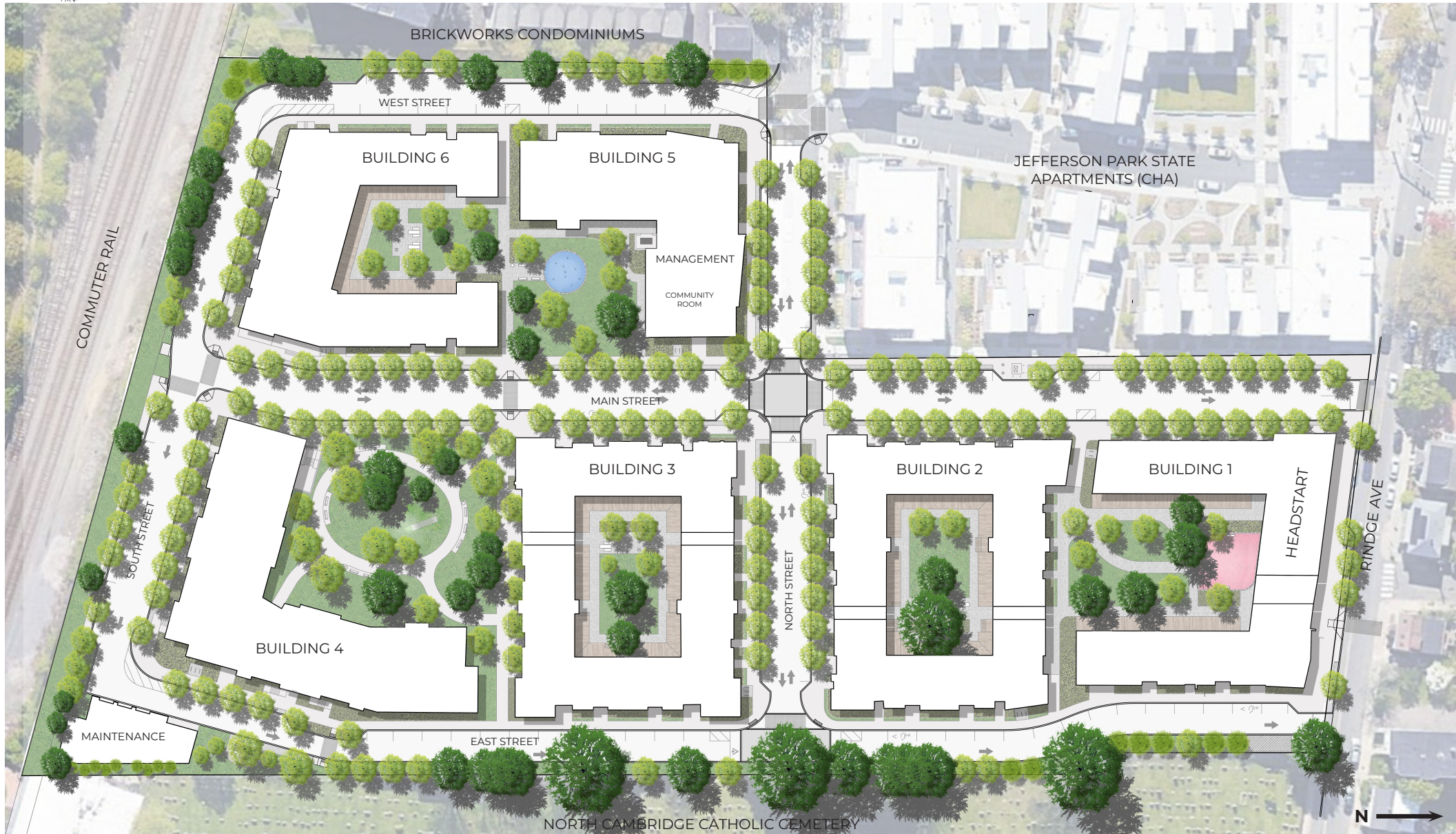
EXISTING TREES



PROPOSED TREES

NOTE: PROPOSED TREES SHOWN AT 20 YEAR MATURITY.

Site Plan





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, looking north down new “East Street”



Site Massing: Looking northwest, toward Rindge Ave (FAR 1.20)

1.05
FAR



1.21
FAR



1.52
FAR



2.06
FAR



1.37
FAR



1.40
FAR



1.62
FAR



1.81
FAR

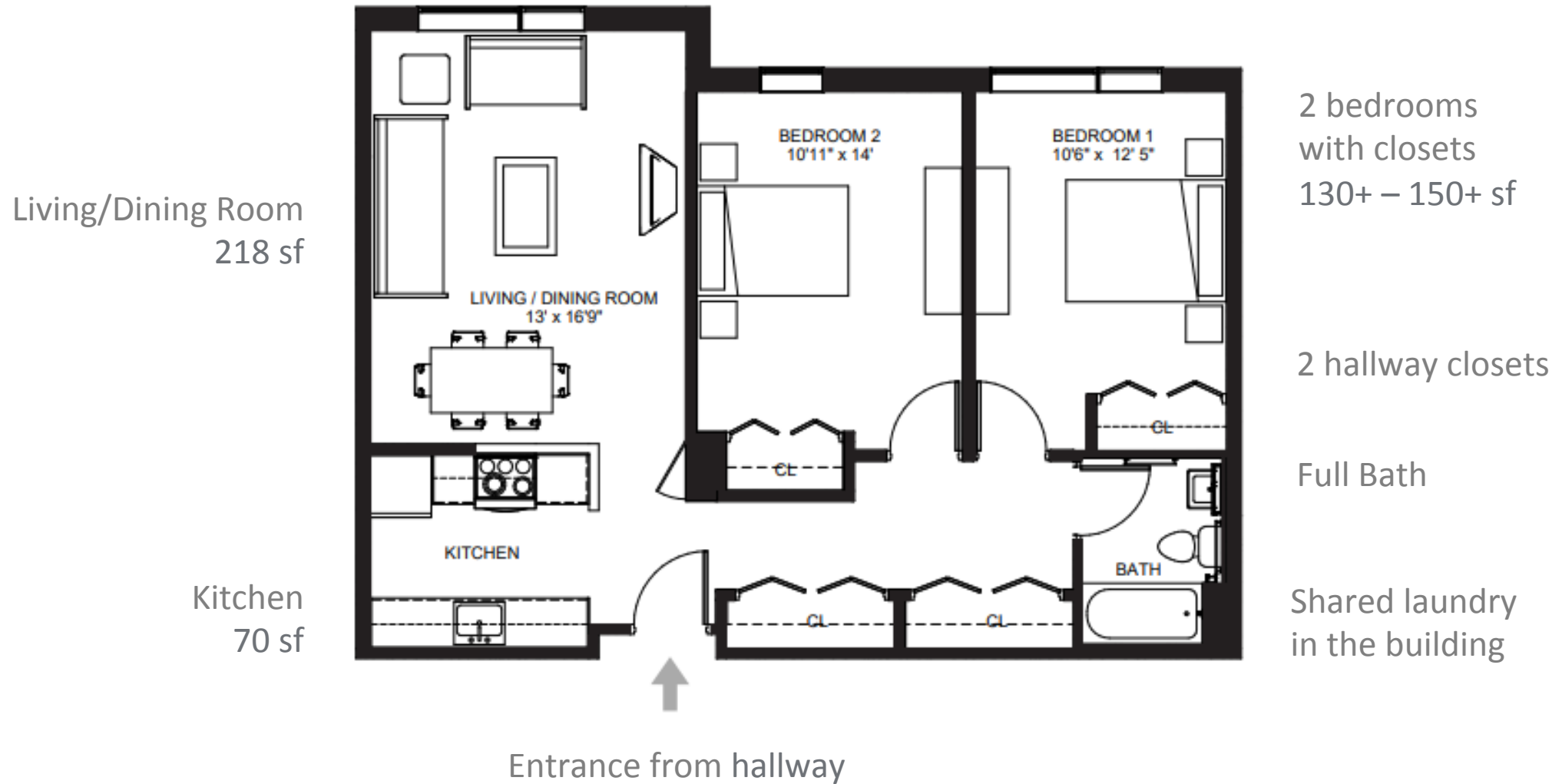


Apartment Layouts

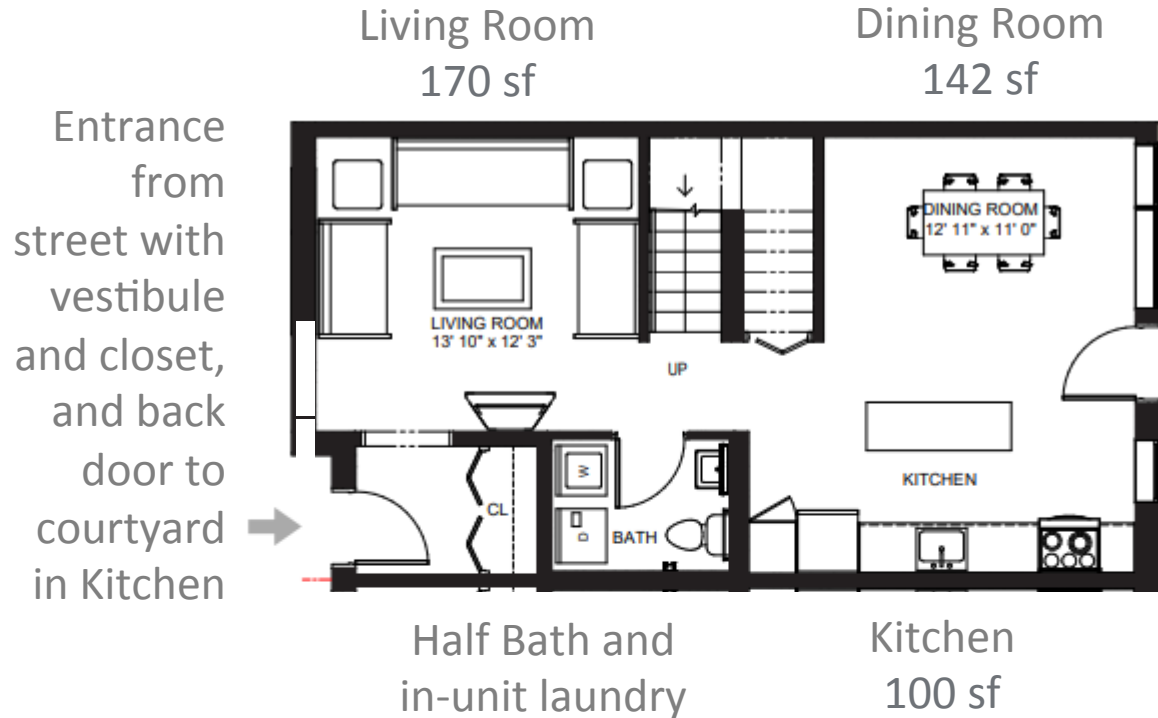
Average apartment sizes are growing

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

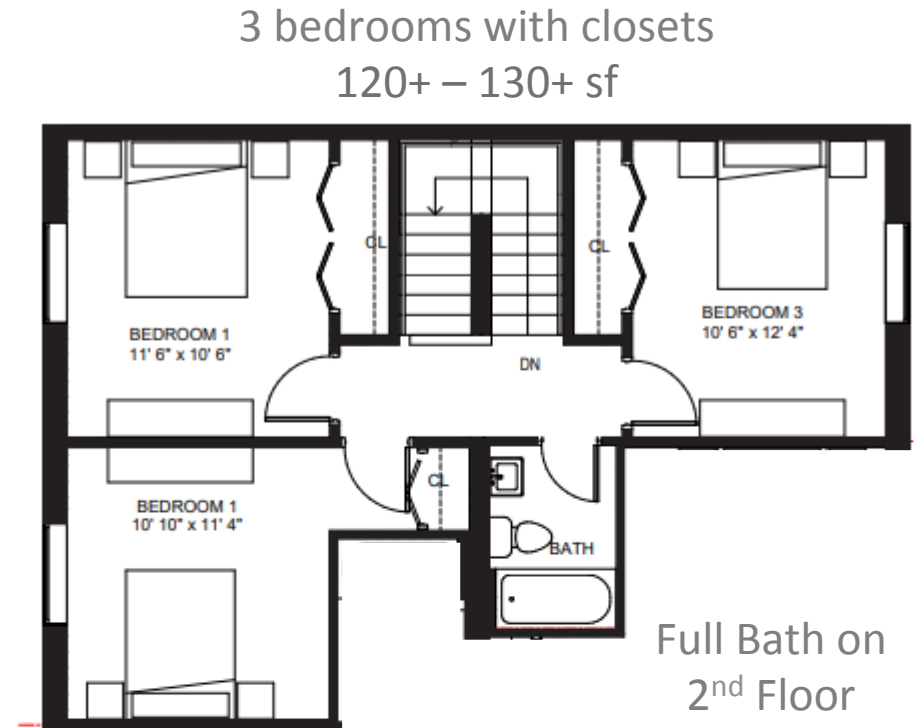
Typical 2-bedroom, 1 bath apartment (830 sf)



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

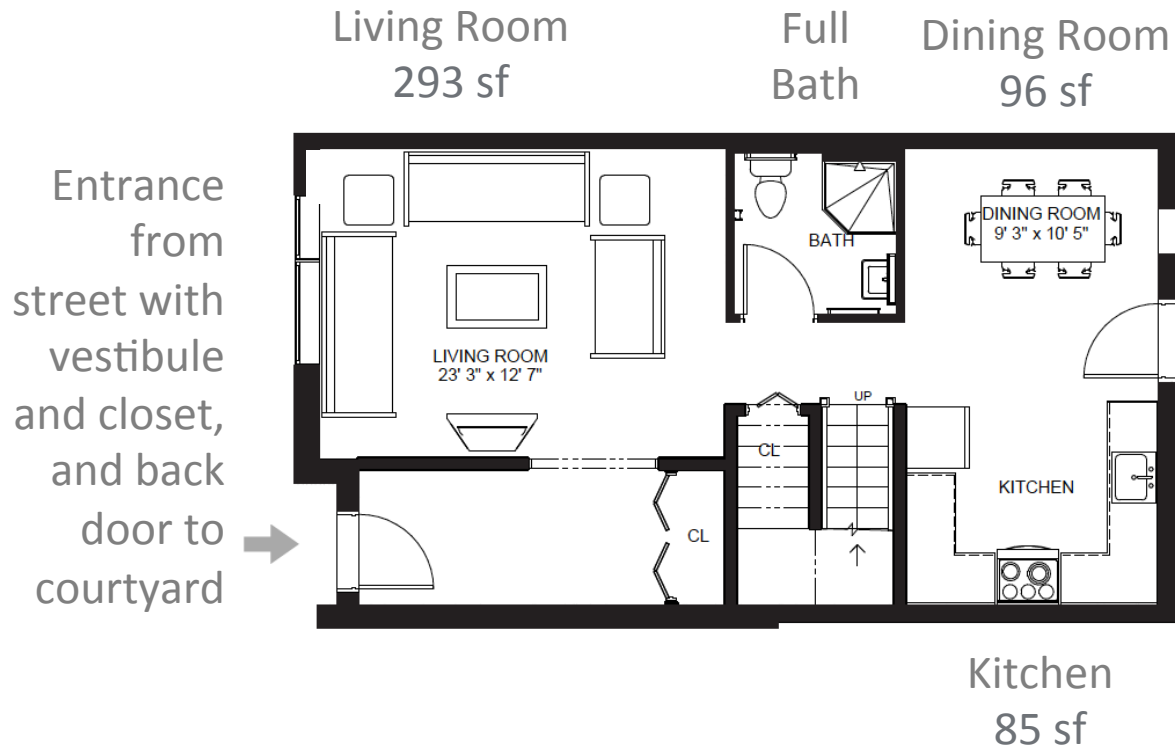


First Floor

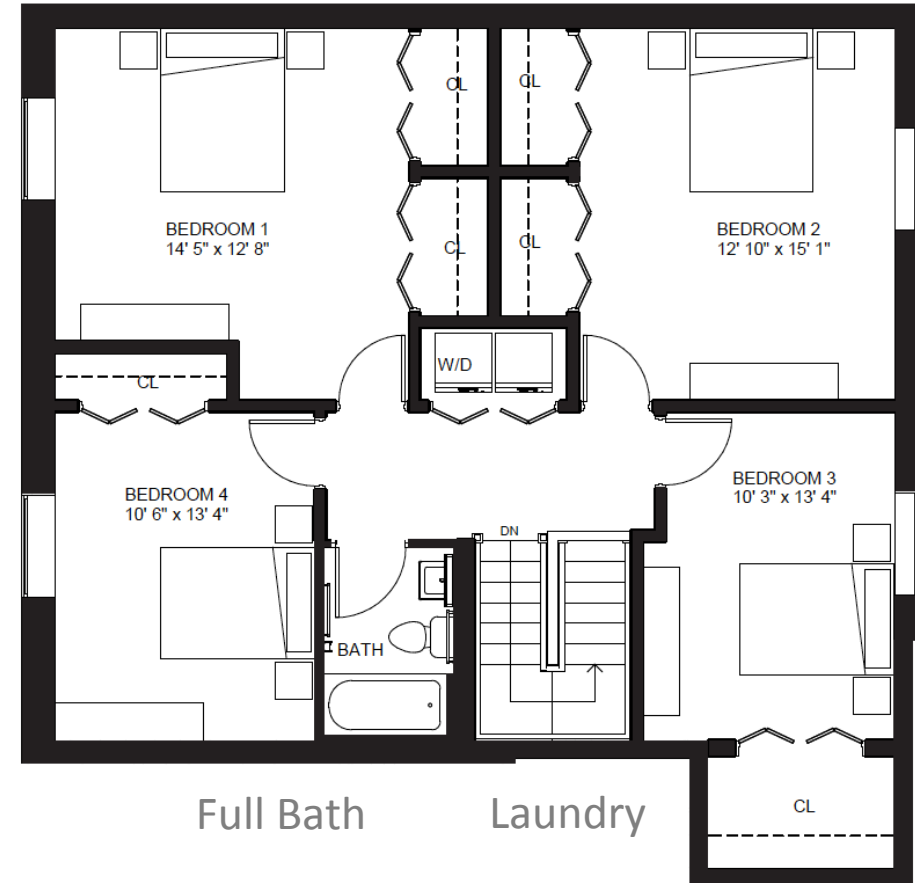


Second Floor

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



First Floor



4 bedrooms with closets
137+ –
194+ sf

Second Floor

Green Space

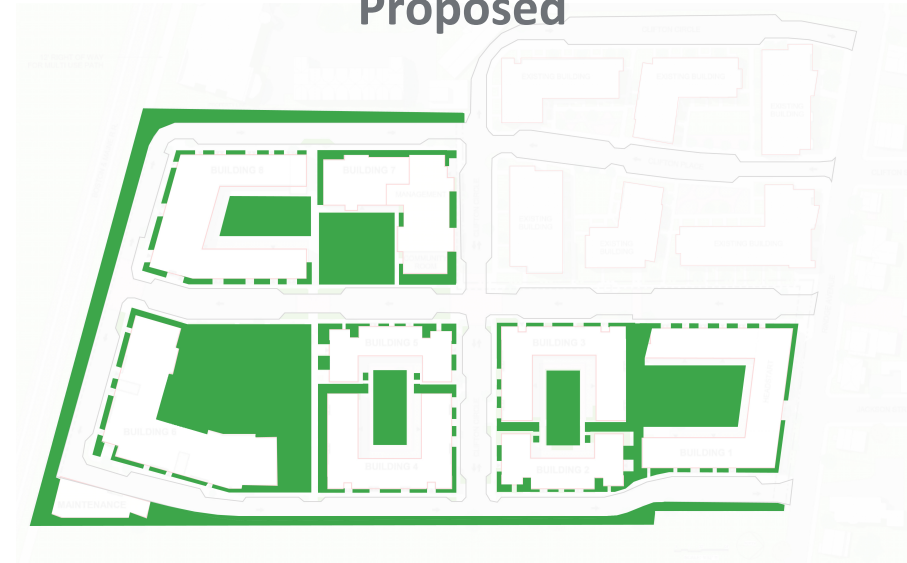
Proposed design significantly increases usable open space

Existing



- Usable Open Space = 55,000 sf (17%),
Permeable = 77,000 sf (24%)
- Small, fragmented spaces
- Few potential uses
- Strongest potential courtyard space
dominated by vehicle infrastructure
- Largest spaces at periphery, underutilized

Proposed



- Usable Open Space = 72,000 sf (22%),
Permeable = 103,000 sf (31%)
- Larger, contiguous spaces
- Many potential uses
- Largest areas at core, contained within
community spaces, away from cars
- CHA has successful precedents (Lincoln
Way, Roosevelt Towers)

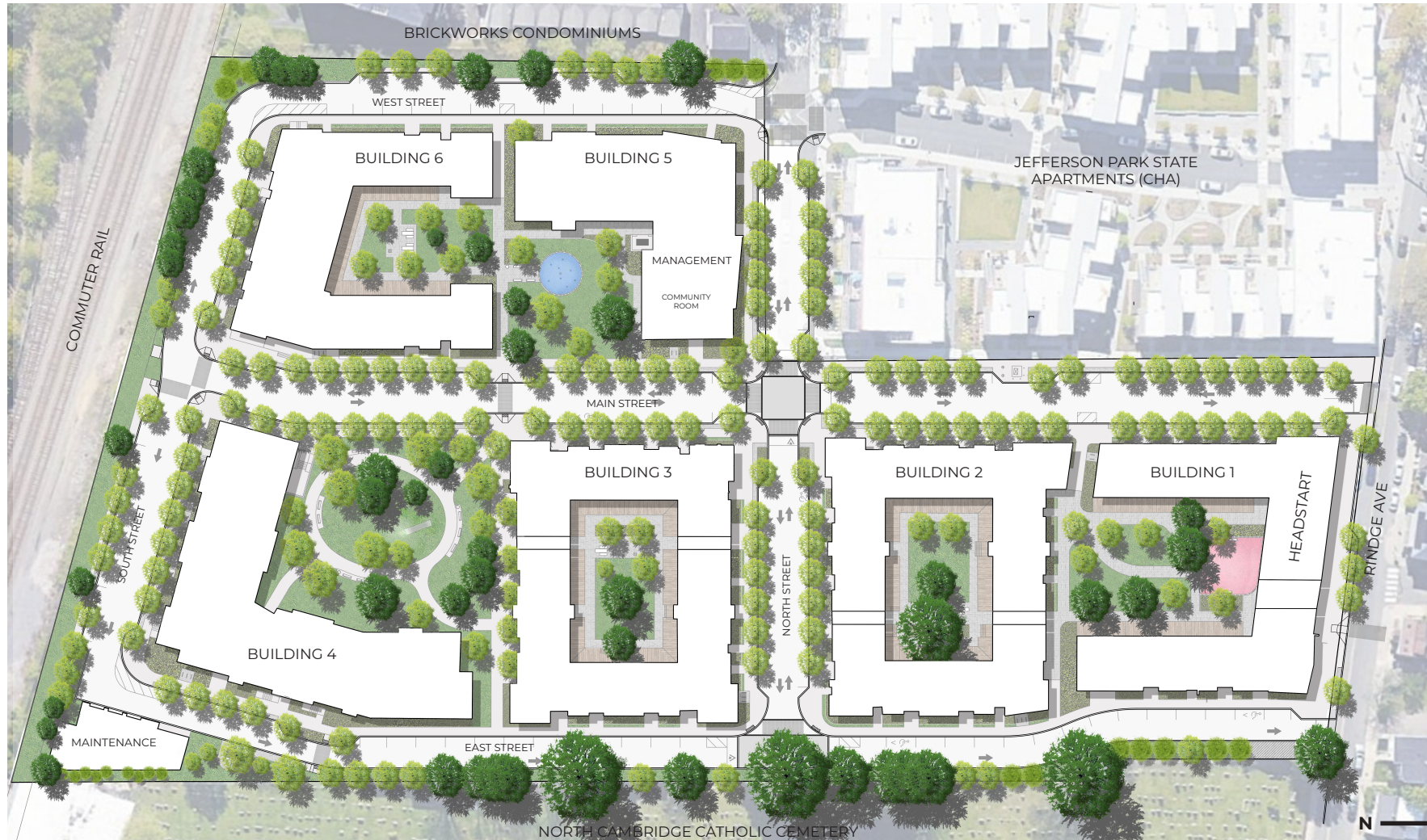
Proposed design significantly increases usable open space

Building 6 =
8,700 sf
semi-private
courtyard

Tree-lined
streets

Building 4 =
24,000 sf park

Mature existing
trees and new
trees along site
edges, in
courtyards



Building 5 =
Community
Room; **10,000**
sf park with
splash pad

Buildings 2-3 =
8,100 sf semi-
private
courtyards

Building 1 =
Head Start;
14,200 sf
park with
playground

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
planted

Shared grills



Building 4 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

Mounded turf play area



Building 4 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

Mounded turf play area



Building 5 Park

10,000 square feet

For all residents and
guests

Splash pad

Community Room

Existing mature trees,
new shade trees





Thank
you!

