



# 52 NEW STREET

10-26-2021





## 52 New Street

AHO Design Review  
October 26, 2021

### Agenda:

Just A Start Background

Project Goals

Community Outreach

Project Designs

- Overview & Site Analysis

- Massing

- Site Plan / Floor Plans

- Materiality

- Renderings

AHO Compliance

Questions & Answers



**Building Homes,  
Careers, and Futures**

## ABOUT US

Just A Start believes that access to stable housing and sustainable careers are the essential building blocks of equitable communities.

For more than 50 years, we have focused on meeting the fundamental needs of individuals and families who have been systemically denied opportunities to realize their full potential.



## OVERVIEW

### Housing Portfolio

- 600+ affordable apartments, 250 in pipeline
- 130 homeownership units, 15 in pipeline

### Workforce Development

- Career Connect: Biomedical and IT training
- YouthBuild: Construction and Retail training

### Economic Mobility

- Financial Opportunity: financial coaching and free tax preparation
- Families Moving Forward: comprehensive support for families towards financial and social well-being



# 52 New Street

## Project 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

## Community Outreach

### ENGAGEMENT PROCESS

- Project Website
  - [52newstreet.org](http://52newstreet.org)
- Community Meetings
  - Three meetings
  - 60+ attendees
  - 45 Questions & Comments





# PROJECT OVERVIEW & SITE ANALYSIS

MASSING

SITE PLAN / FLOOR PLANS

MATERIALITY

RENDERINGS



43,745 sf lot

129,230 sf Gross Floor Area

6 stories / 70' building height

107 affordable apartments

(23) 1-bedrooms

(63) 2-bedrooms

(21) 3-bedrooms

Affordability (# units)

10 @ 61-100% AMI

83 @ 30-60% AMI

14 @ <30% AMI

3,000 sf ground level retail space

17,775 sf open space

Passive House International (PHI) design/certification

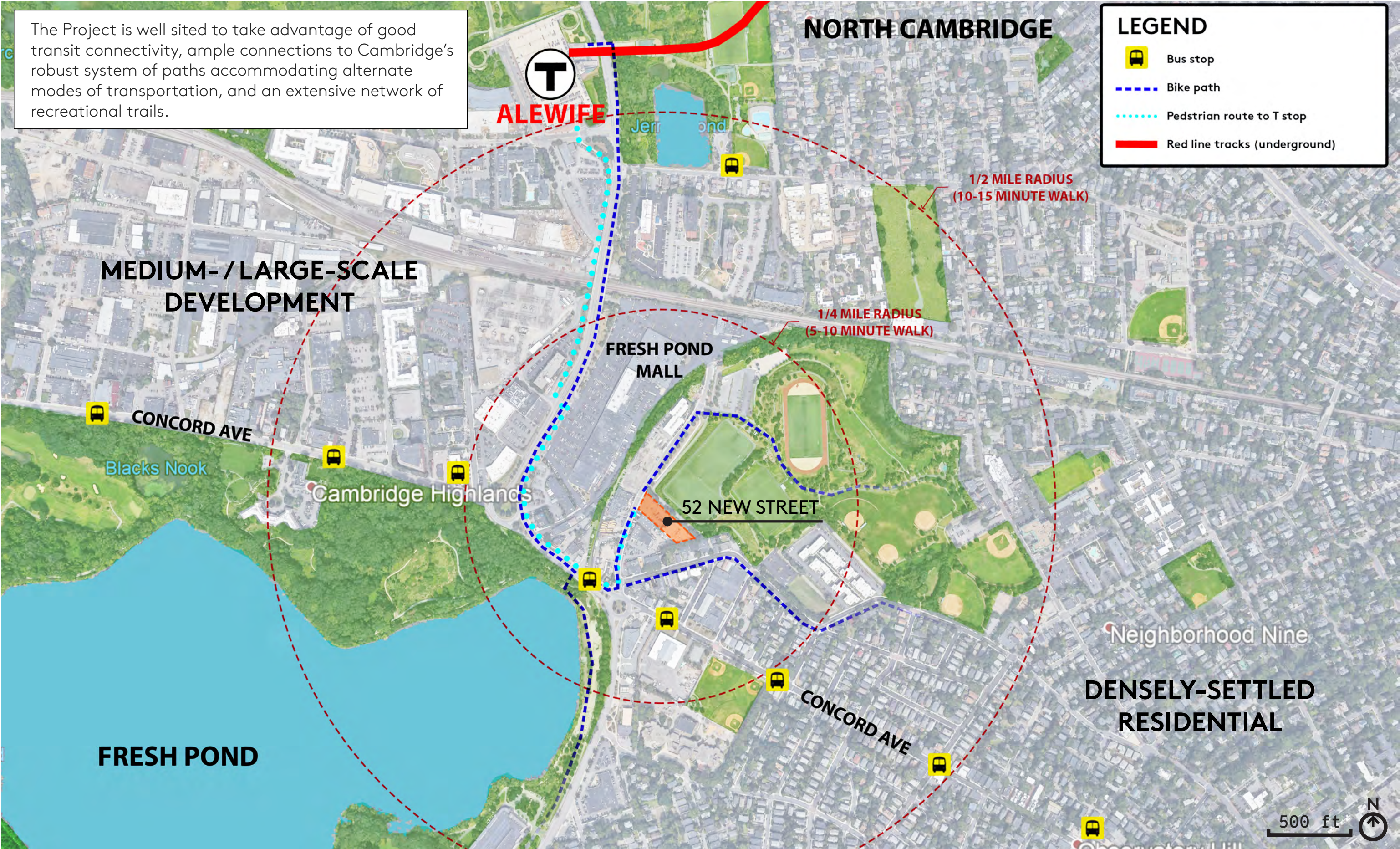
43 garage vehicle parking spaces

112 long-term bicycle parking spaces

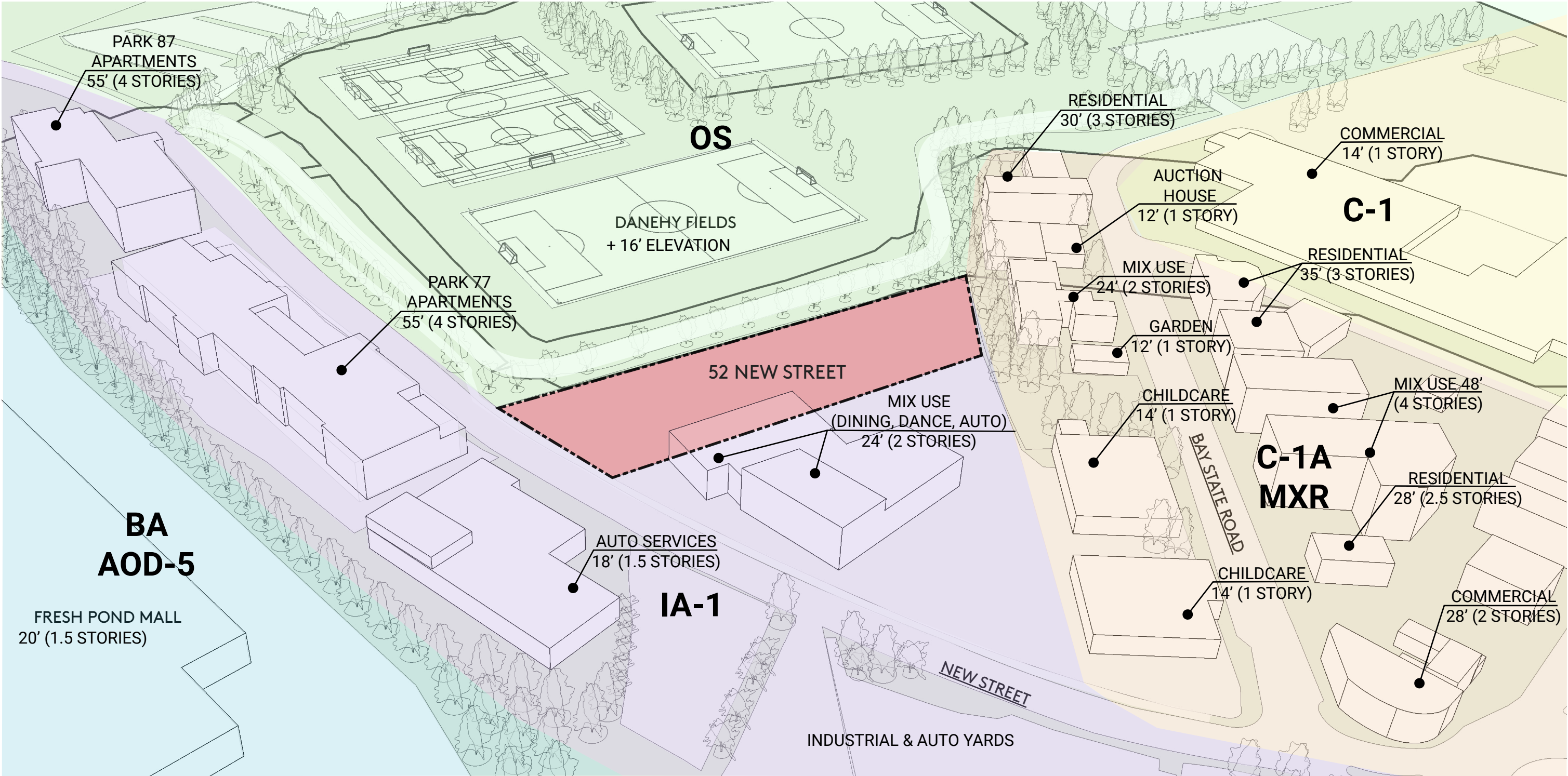
12 short-term bicycle parking spaces















VIEW ON NEW STREET – LOOKING NORTH TOWARD DANEHY FIELDS

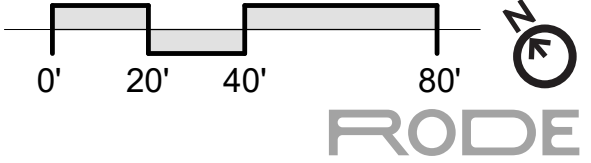


VIEW ON NEW STREET – LOOKING SOUTH TOWARD PROJECT SITE





\*all elevations shown are based on Cambridge City Base







# PROJECT OVERVIEW & SITE ANALYSIS

MASSING

SITE PLAN / FLOOR PLANS

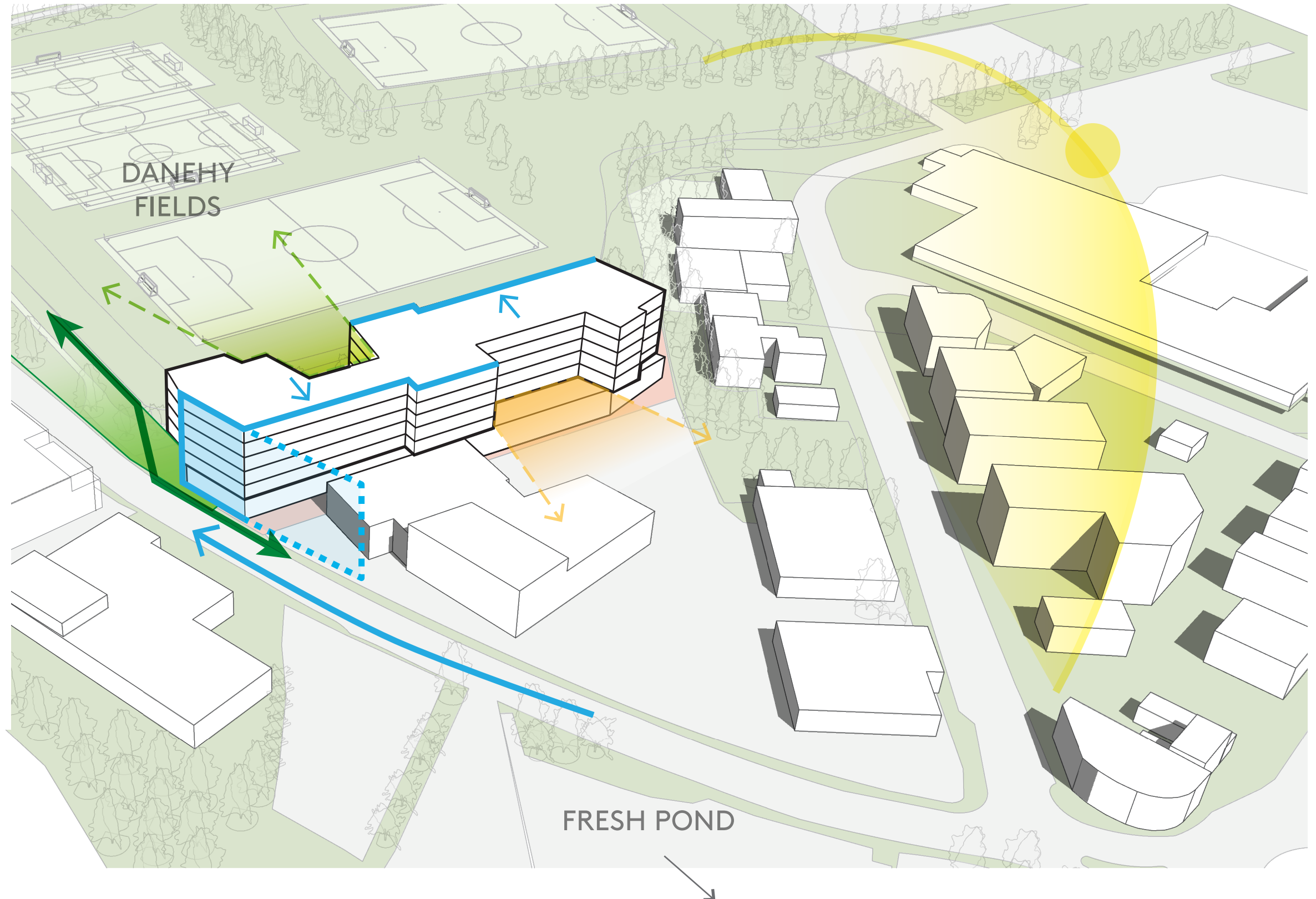
MATERIALITY

RENDERINGS



The building takes an economic floorplate width for multi-family residential and frames the massing along the long and narrow proportions of the site around dual courtyards: one facing towards the south and containing a landscaped amenity deck for the residents (above the ground level parking), and a second courtyard for the lobby entrance at grade, opening towards the Fields.

Building facades respond to their abutting conditions. The southern end of the building breaks down in scale and height in response to the smaller fabric of Bay State Rd. Long facades are broken to reduce the apparent building mass. The New Street facade sets up a streetwall for future development to the south, while folding to acknowledge the fields beyond, while opening a street level plaza along the public sidewalk.







PROJECT OVERVIEW & SITE ANALYSIS

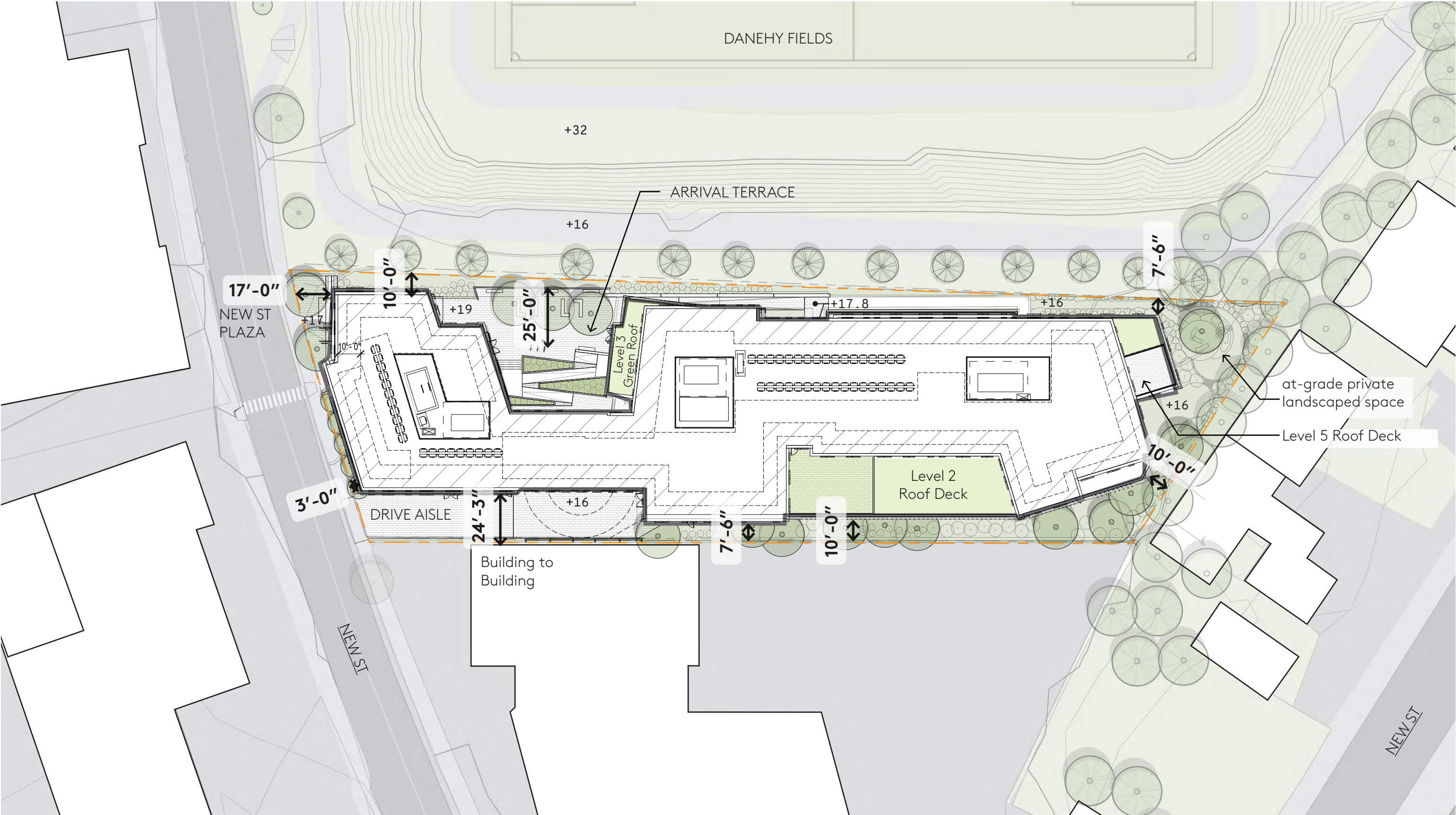
MASSING

SITE PLAN / FLOOR PLANS

MATERIALITY

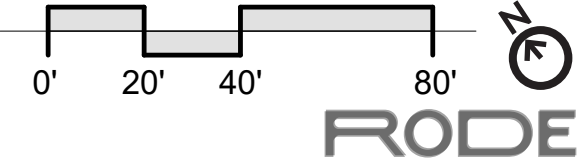
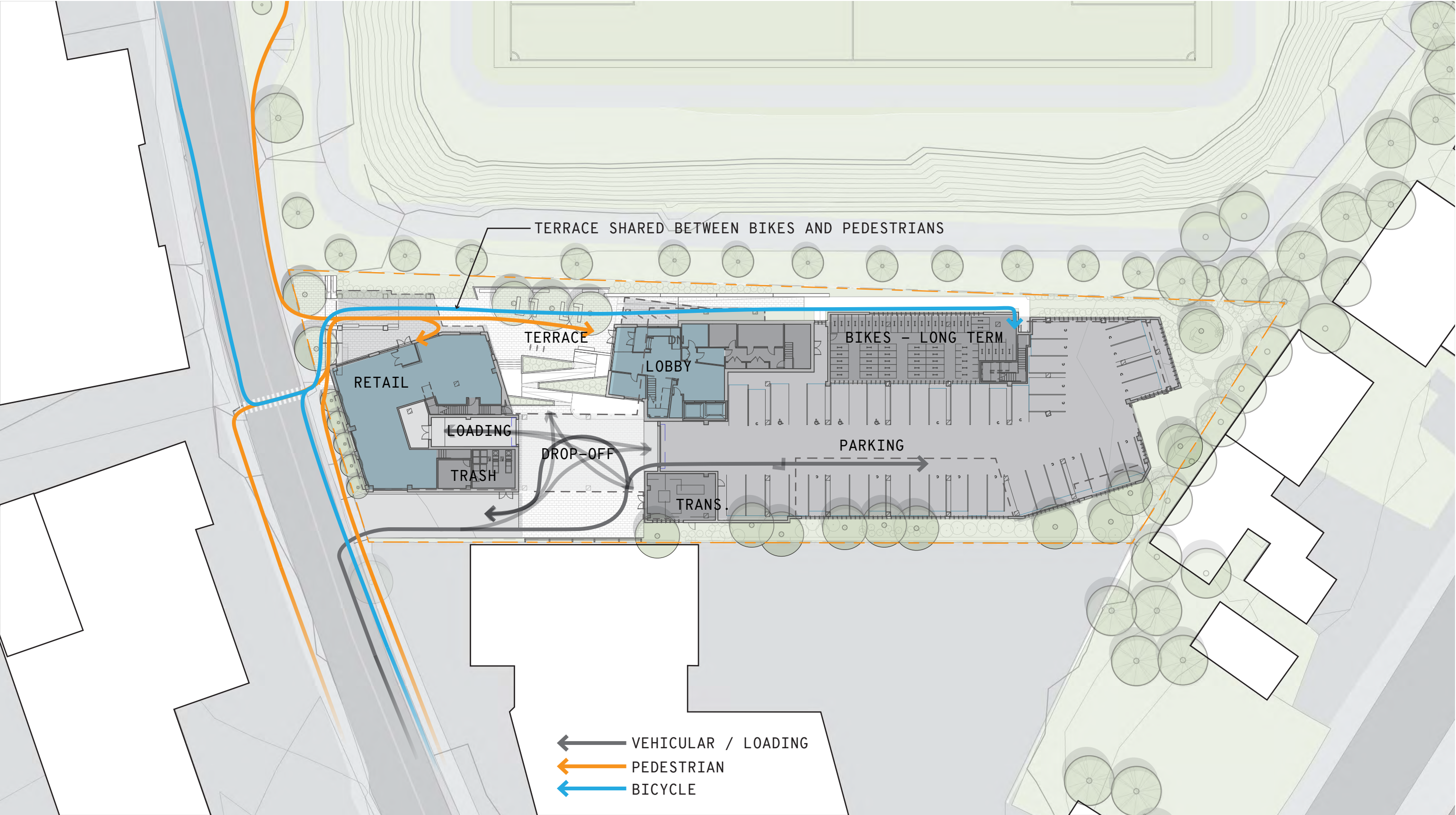
RENDERINGS



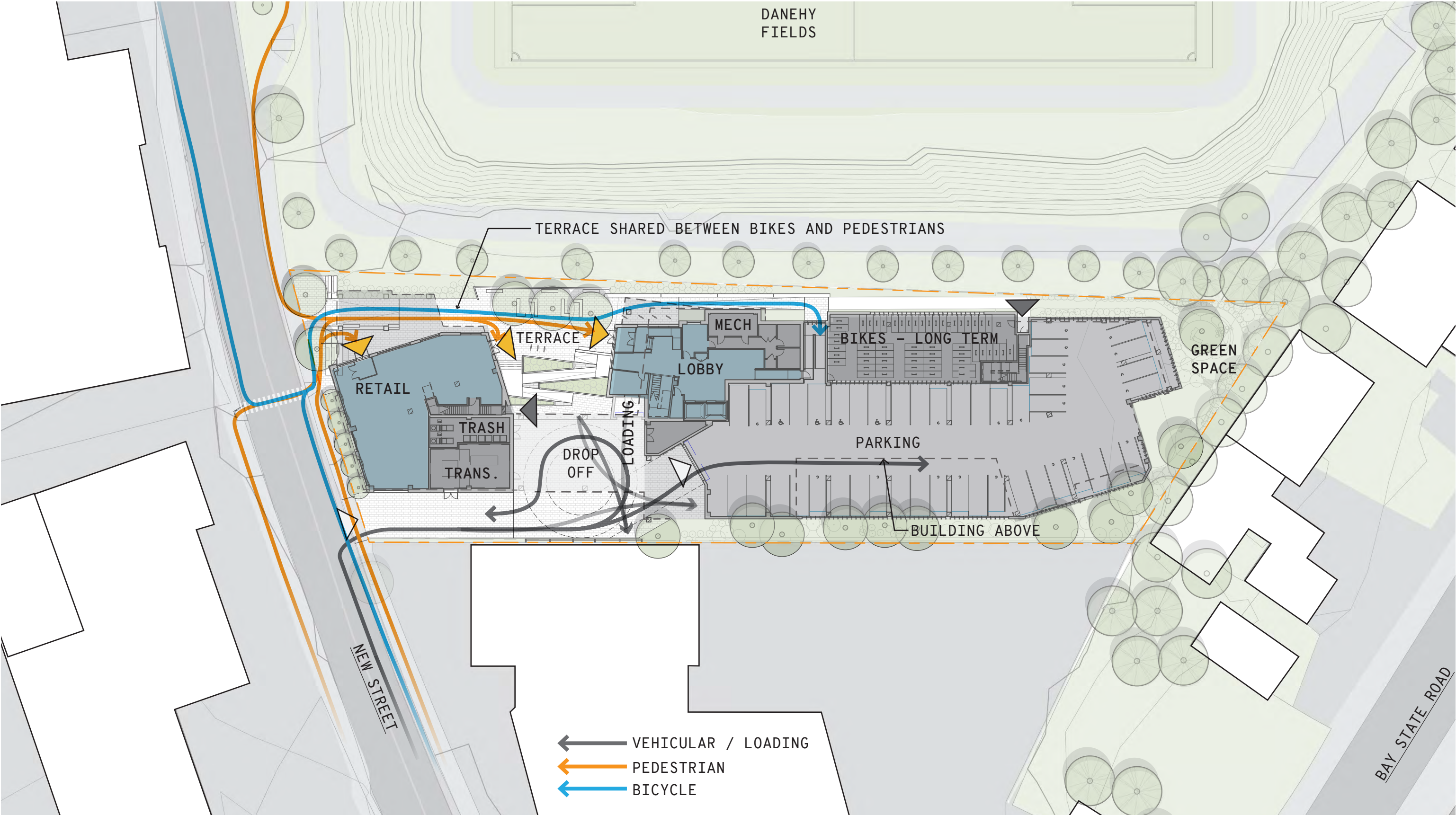




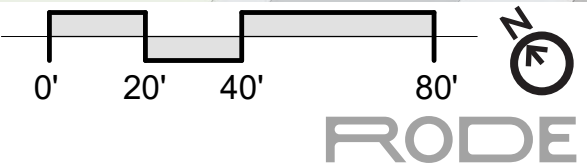
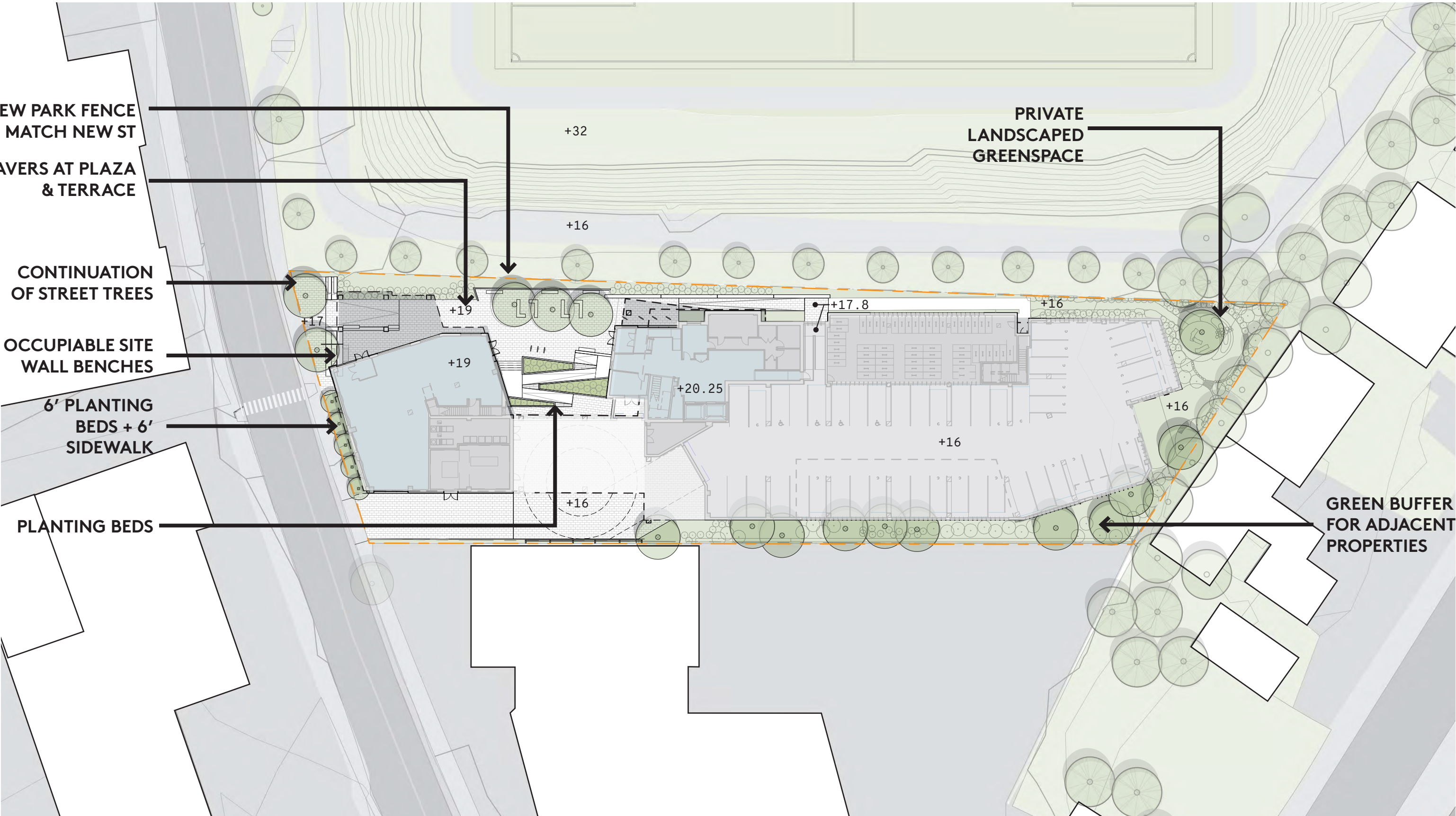
SEPT-9-2021 SUBMISSION DOCUMENTS DESIGN



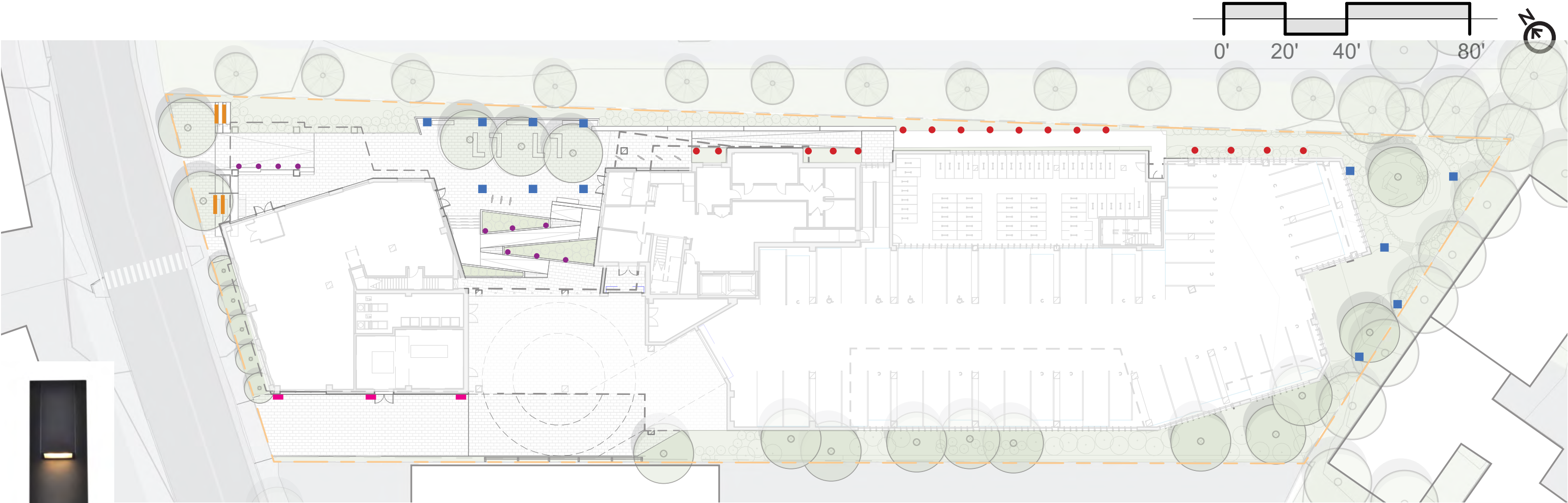












DRIVEWAY SCONCE  
LIGHT FIXTURES

LED STRIP LIGHTS



SISTEMALUS - WALL RECESSED LUMINAIRES



DESIGNPLAN-BOLLARD LIGHTS



DESIGNPLAN-POST MOUNTED LIGHTS





NEW STREET PLAZA



PLAZA BENCH WALL



TERRACE GARDEN



LANDSCAPED AREA





Wall, Steps and Curb

Concrete Wall with Recessed Light



Granite Curb



Granite Steps with Stainless Steel Handrail



Paving

Concrete Paver



Concrete Paving



Sitting

Wood Sitting Top



Plaza Bench



Amphitheater



Planting

Pink Oak Allee



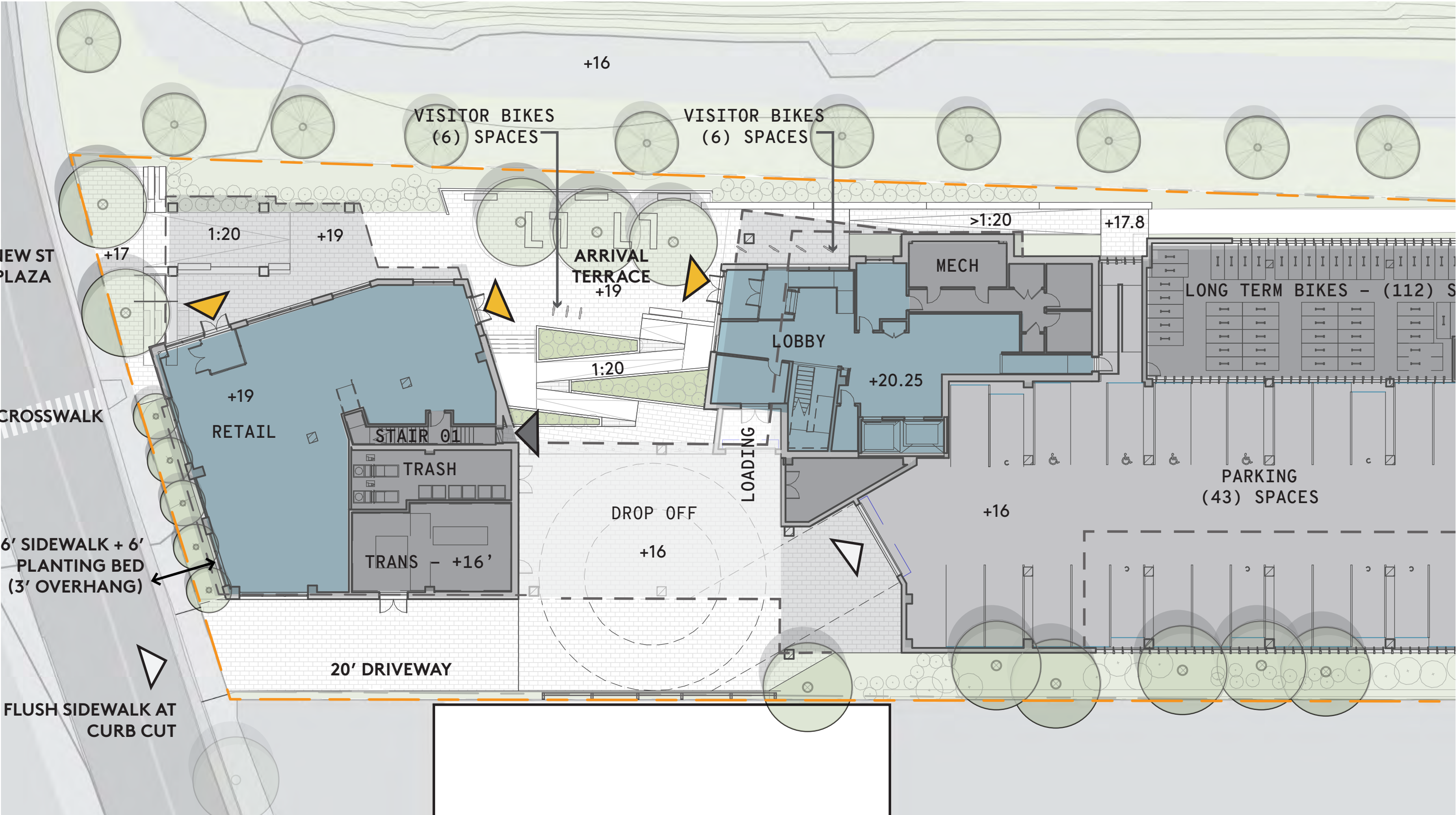
Fothergilla Edge



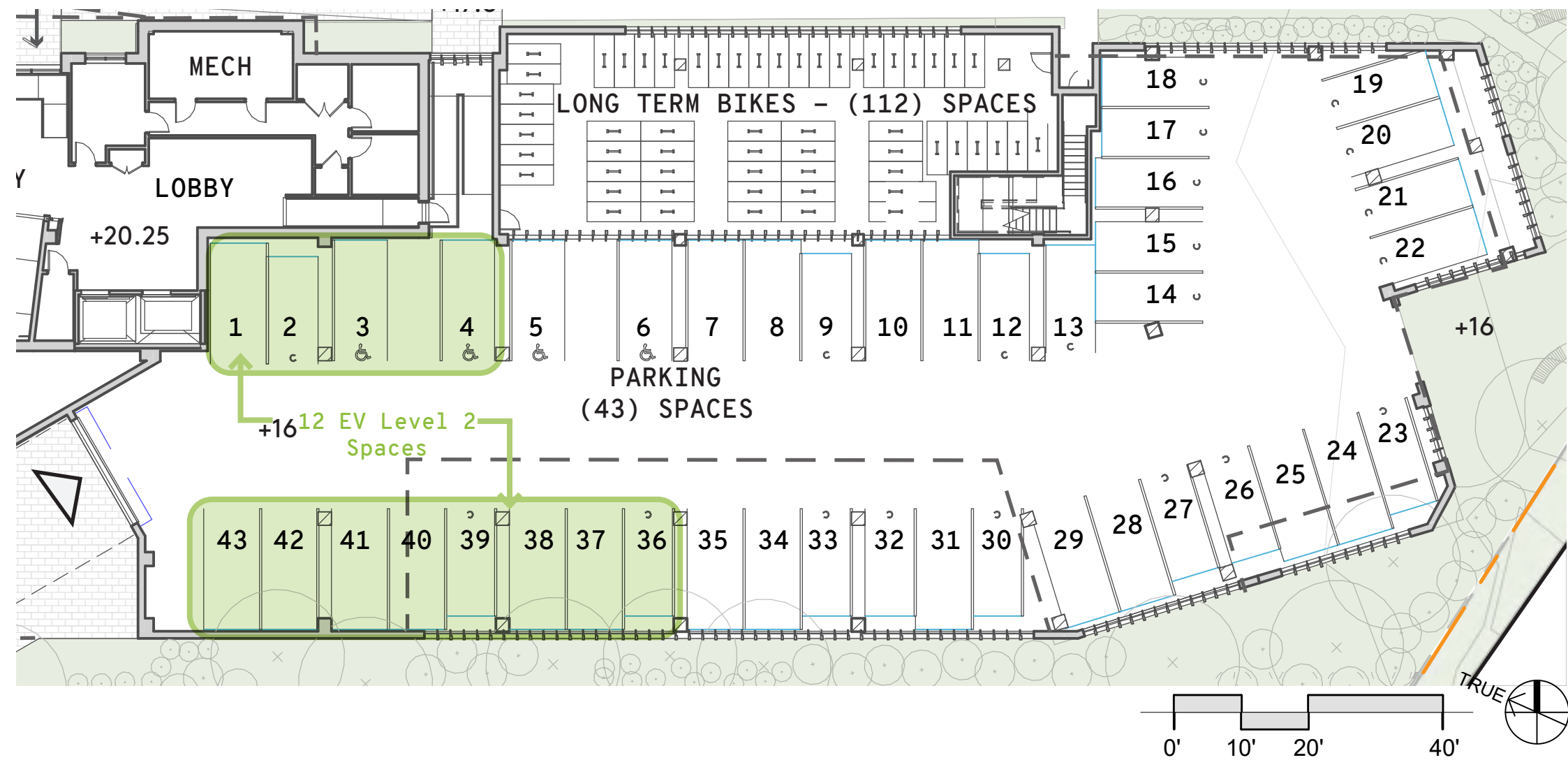
Hakone Grass and Hydrangea









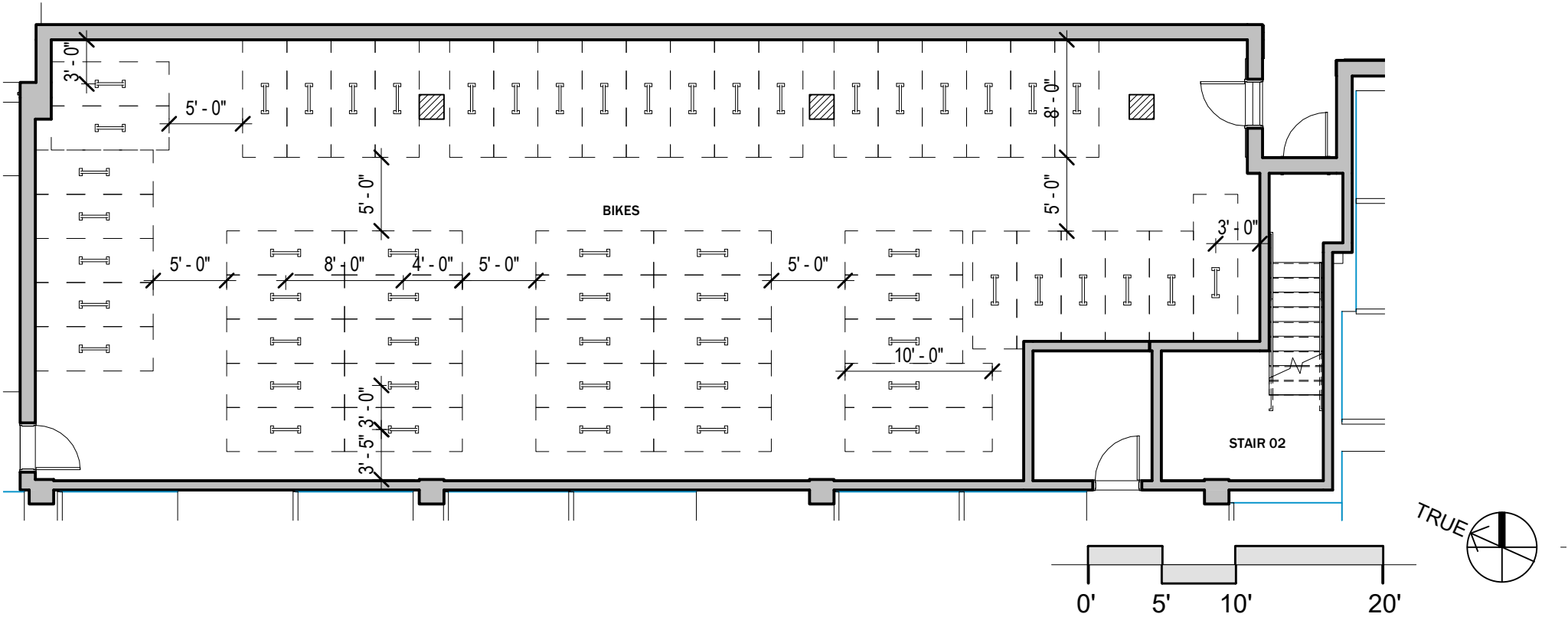


PARKING GARAGE PLAN

1" = 20'-0"

- 25% of spaces get Level 2 chargers (6 dual-head chargers serving 12 spaces), highlighted in green above
- Additional 50% of spaces will have conduit for future install of Level 2 chargers (22 spaces)
- Building electrical capacity for full garage to have chargers - last 25% of spaces would receive level 1 chargers (9 spaces)





BIKE ROOM PLAN

1" = 10'-0"

All bike racks will be stainless steel "Post and Ring" type bicycle rack, with locking pole diameter no more than 1.5". Racks will be surfaced mounted to concrete slab.

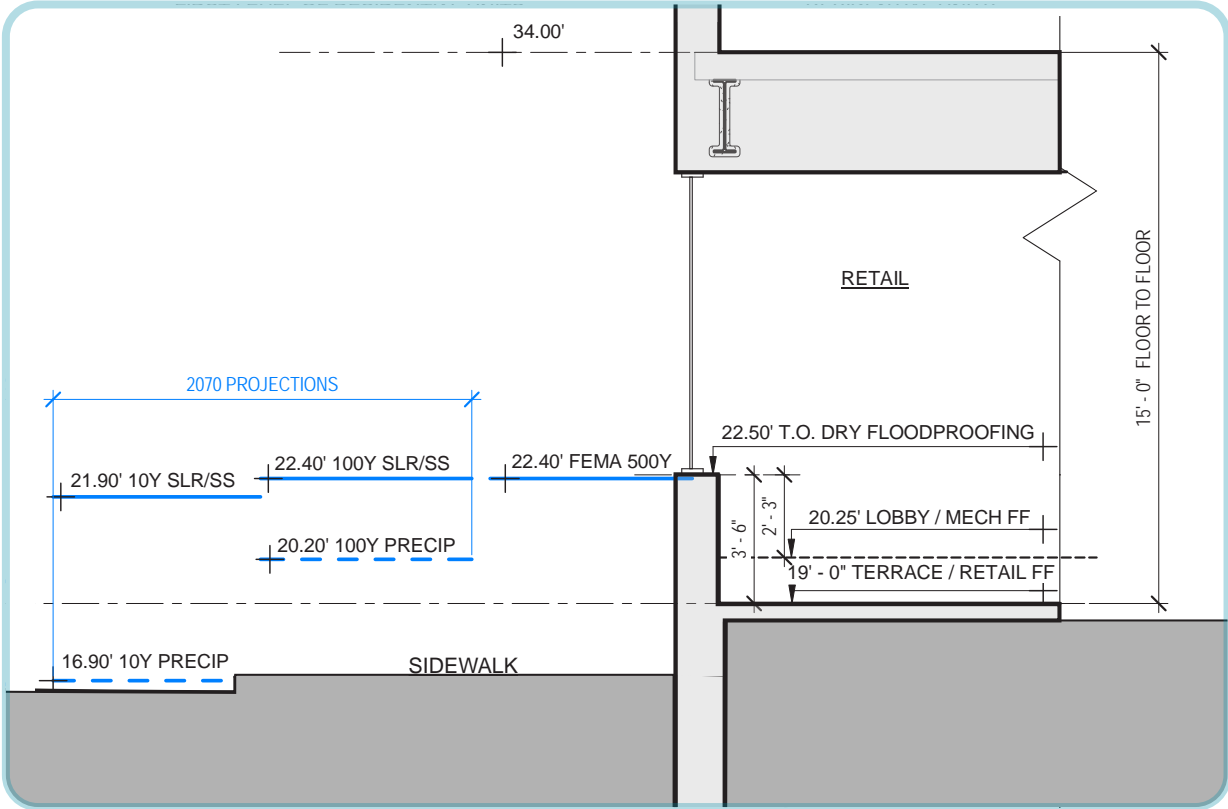
Bike Size	Count
Standard	106
Tandem & Trailer	6
Total	112



Program spaces and building mechanical spaces (**shaded in red**) are elevated to provide protection from flood waters. Retail is raised to a finish floor of +19.00' CCB, providing a 15' floor to floor height.

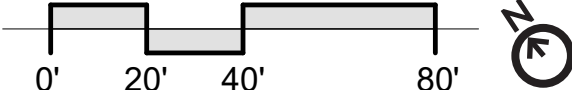
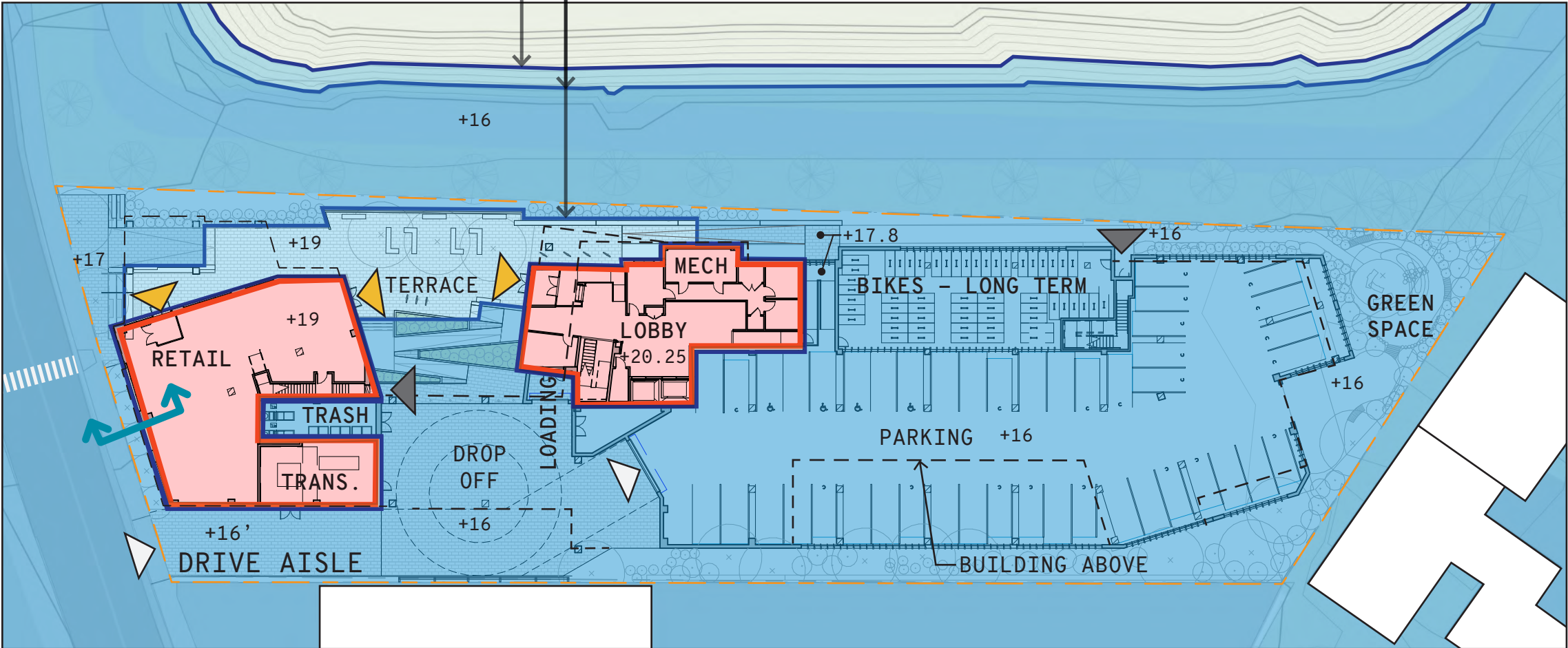
Lobby and mechanical spaces are elevated to at least +20.25' CCB, above all but the 2070 10-year and 100-year SLR-SS base flood elevations. Additional protections will be provided at the perimeter outlined in red to provide dry floodproofing design.

The pedestrian Terrace, at elevation +19.0' CCB, would offer usable exterior space at grade during a majority of storm events. Sloped walkway designs ensure circulation paths meet ADA / MAAB goals for accessibility and visitability.



(+22.40) extent of floodwaters in 2070 SLR projections during potential 100-Year Storm Surge event

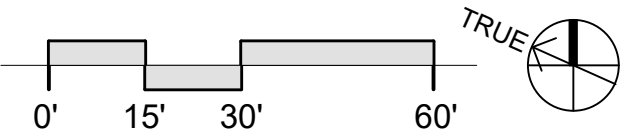
(+18.90) extent of floodwaters currently projected during potential 100-Year Storm Surge event











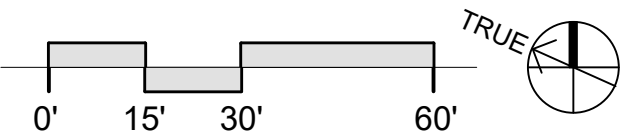
LEVEL 3

1" = 30'-0"

<div></div>	Amenity	<div></div>	One bedroom	<div></div>	3 bedroom
<div></div>	Administrative	<div></div>	Two bedroom	<div></div>	Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	4
2 Bedroom	800-880 sf	13
3 Bedroom	950-1,045 sf	5





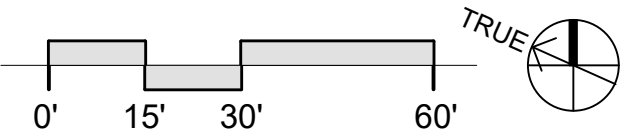
LEVEL 4

1" = 30'-0"

<div></div>	Amenity	<div></div>	One bedroom	<div></div>	3 bedroom
<div></div>	Administrative	<div></div>	Two bedroom	<div></div>	Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	4
2 Bedroom	800-880 sf	13
3 Bedroom	950-1,045 sf	5





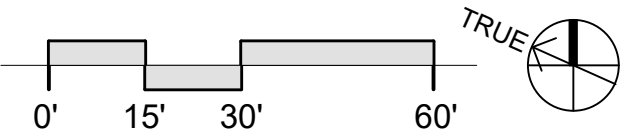
LEVEL 5

1" = 30'-0"

<div></div> Amenity	<div></div> One bedroom	<div></div> 3 bedroom
<div></div> Administrative	<div></div> Two bedroom	<div></div> Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	6
2 Bedroom	800-880 sf	12
3 Bedroom	950-1,045 sf	4





LEVEL 6

1" = 30'-0"

<div></div>	Amenity	<div></div>	One bedroom	<div></div>	3 bedroom
<div></div>	Administrative	<div></div>	Two bedroom	<div></div>	Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	5
2 Bedroom	800-880 sf	13
3 Bedroom	950-1,045 sf	4

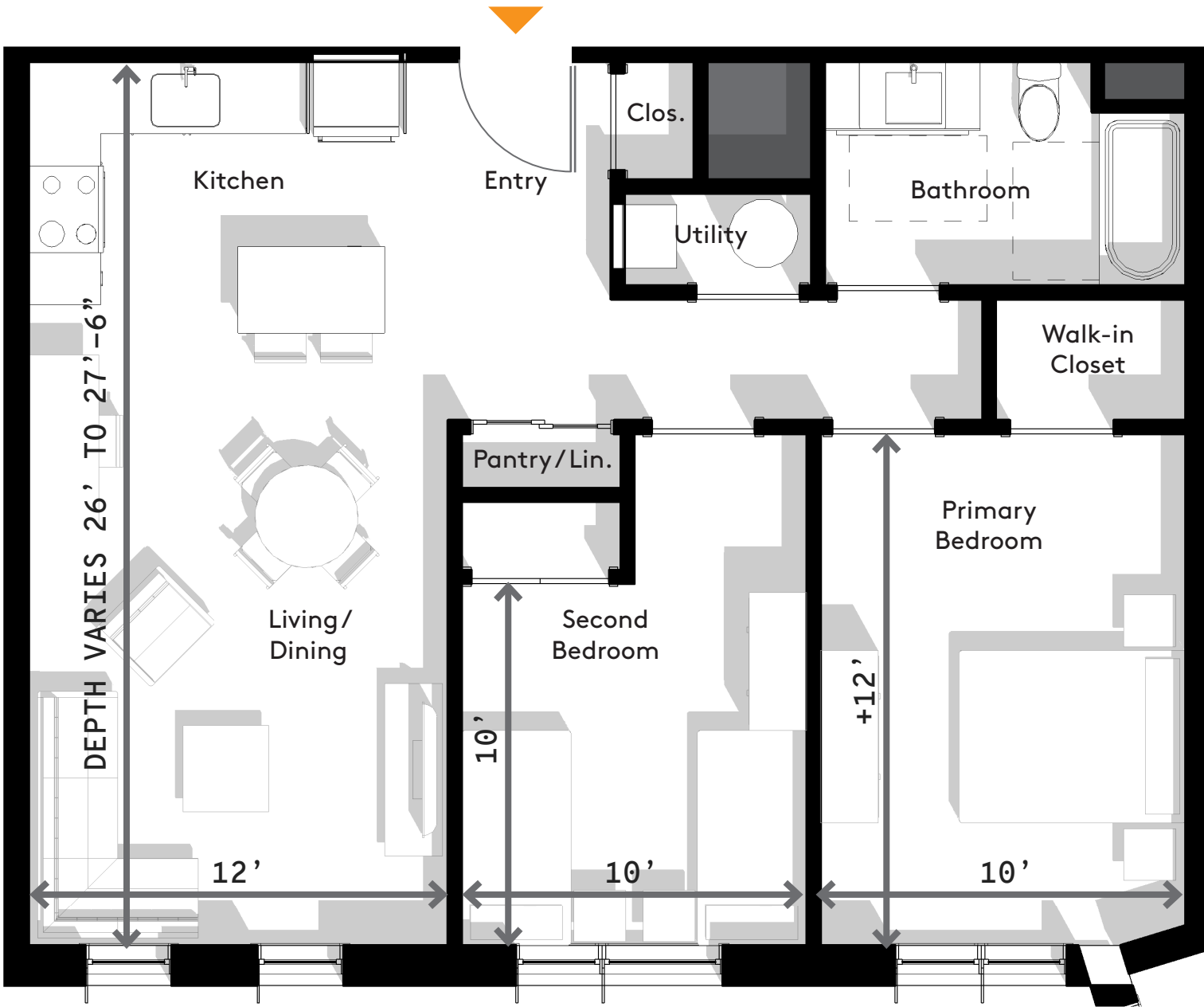


family-oriented unit sizes



living spaces allow for multiple configurations

work-from-home



enhanced thermal & acoustic comfort from Passive House construction

increased number of accessible units, with visitability accommodations throughout



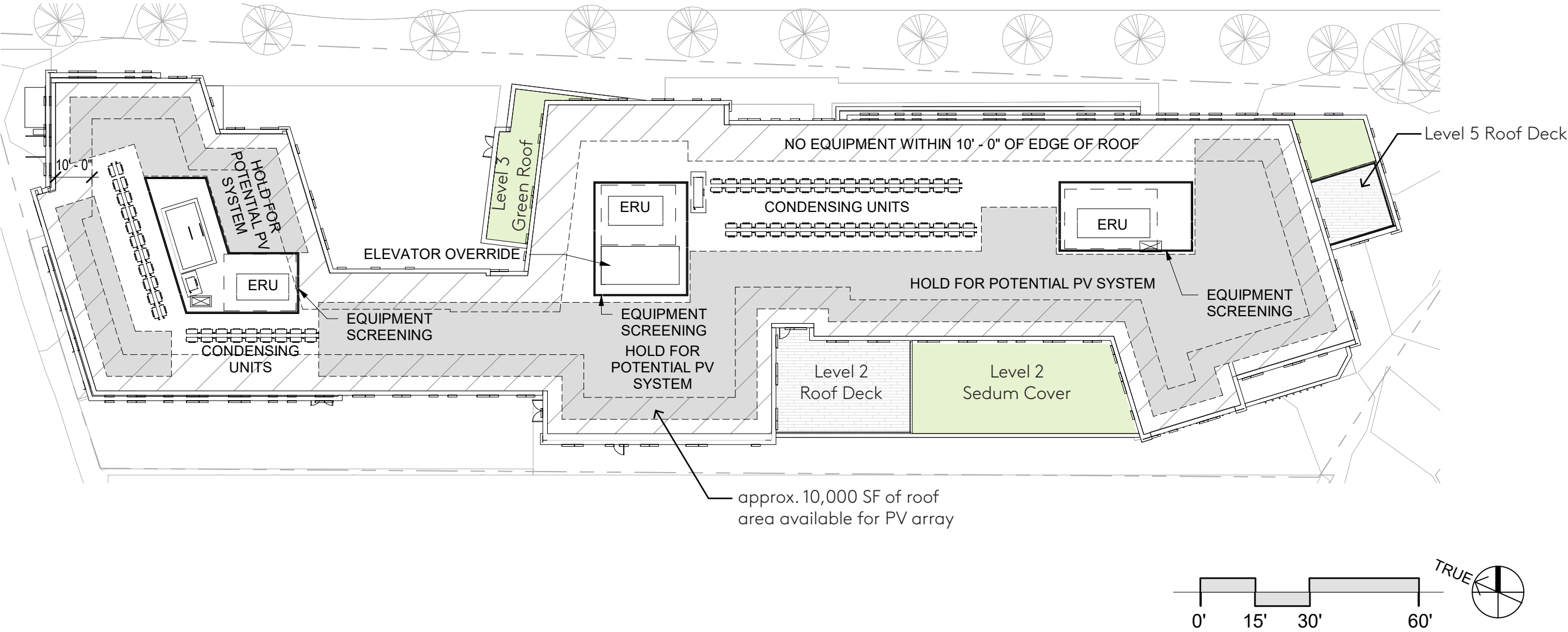
materials, textures, finishes, and fixtures selected for durability, economy, beauty, sustainability, and accessibility



high-performing exterior envelope and mechanical systems/ventilation

solar shading at windows guided by energy model calculations





ROOF PLAN

1" = 30'-0"

All equipment is set back at least 10' from the perimeter. All equipment is under 10' high.  
Equipment over 5' high is encompassed in a screen that is at least 75% opaque and 10' high.





PROJECT OVERVIEW & SITE ANALYSIS

MASSING

SITE PLAN / FLOOR PLANS

MATERIALITY

RENDERINGS





ENVIRONMENTALISM AND PASSIVE HOUSE

greenscapes  
ground floor resiliency  
thermal assembly  
fenestration shading

active and passive landscaping



deep facades, solar shading



PROGRAM AND ECONOMY

compact affordable units  
spare and simple exterior massing and materials



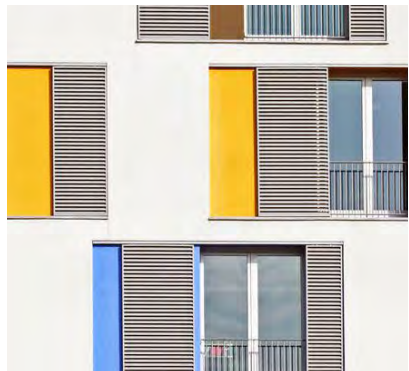
ECLECTIC / DIVERSITY

celebrate character and energy of Cambridge  
diversity and inclusion

warm wood tones



colorful cementitious panels



UTILITY AND FOUNDATION

masonry  
functional tectonic base  
historic precedent

simple utilitarian brick



garage screening



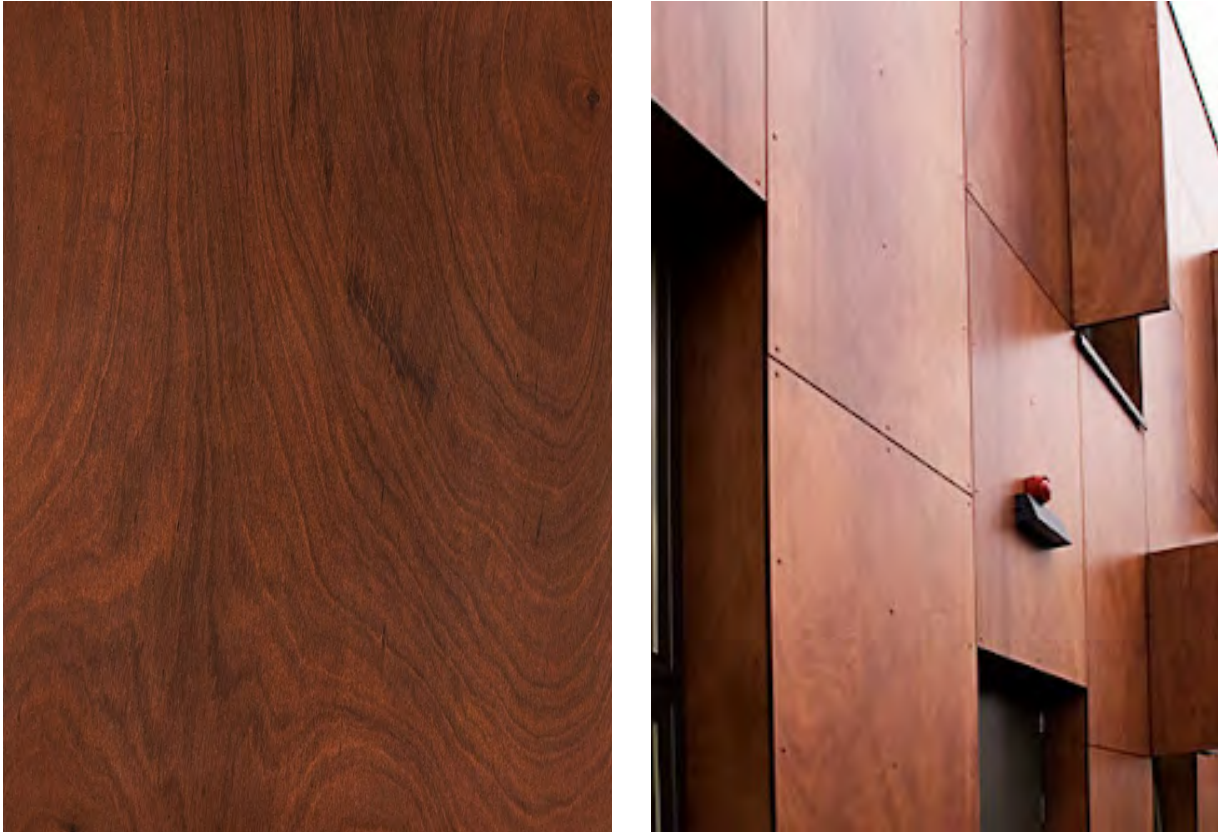




earth tone cementitious panels  
- two sets of gradient colorways  
open joint install w/ exposed fasteners to match panel colors



tonal variations - cementitious accent panels



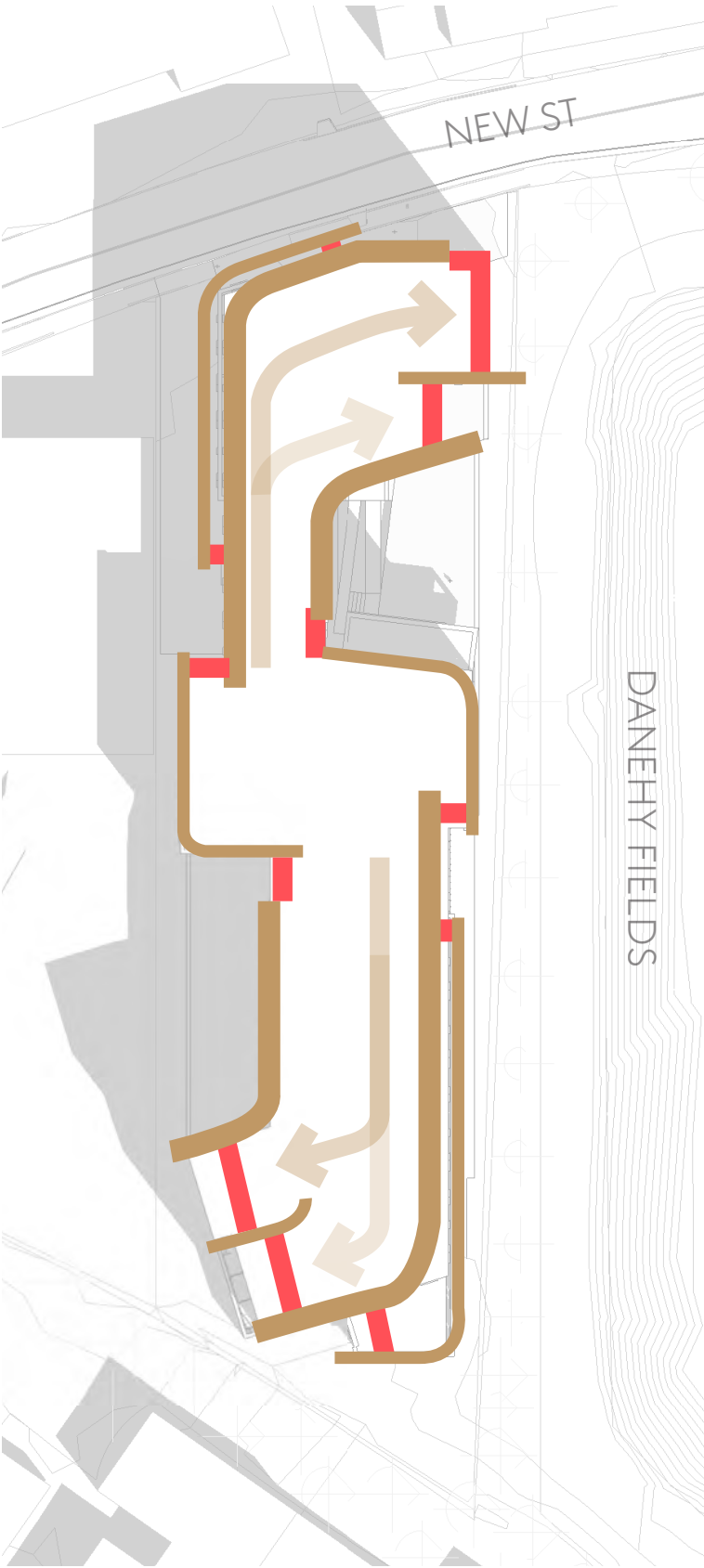
wood panel accents  
open joint install w/ exposed fasteners to match panel color



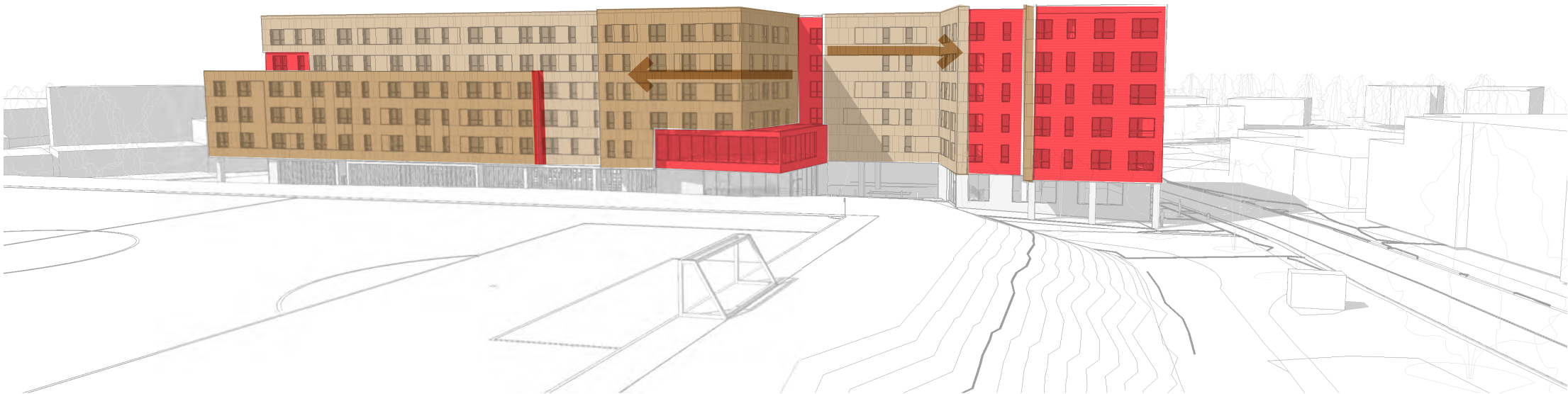
masonry base - full bed brick, ironspot



apply facade materials to reinforce the wrapping,  
folding movement of the building mass



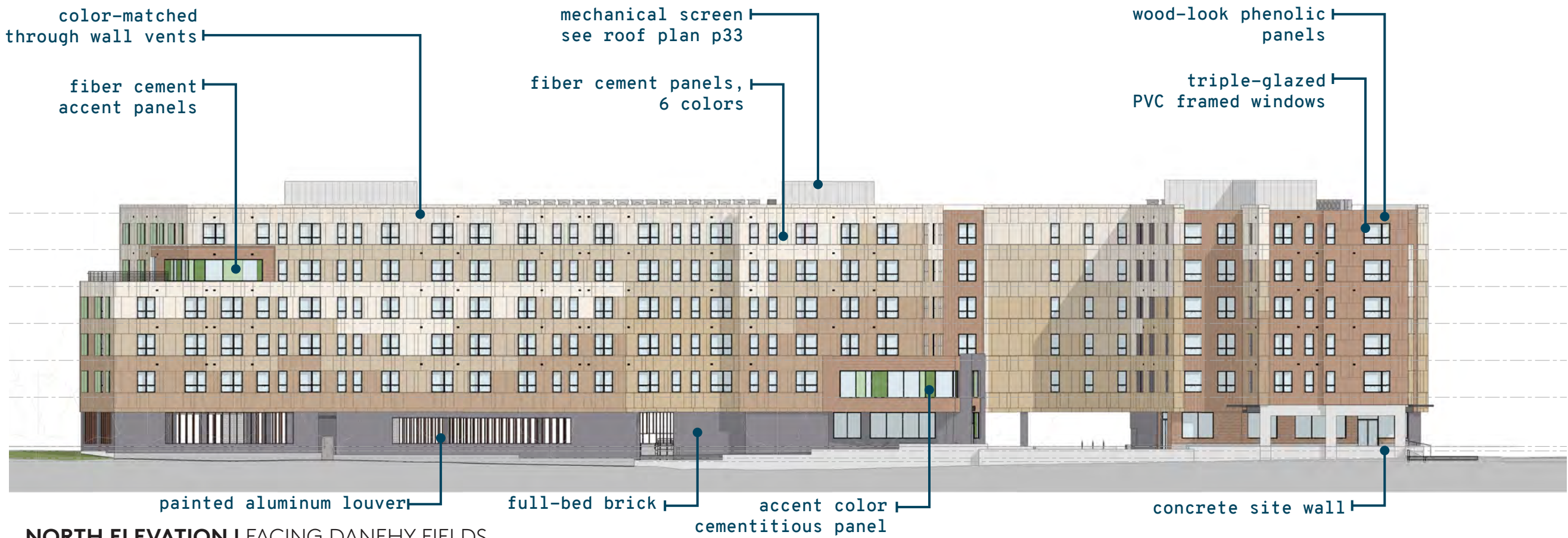
'end cap' moments celebrated with  
accent material and texture



tonal variations emphasize massing moves



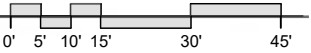




ELEVATION LEGEND	
	FIBER CEMENT PANEL A COLOR 1 / TEXTURE 1
	MASONRY - FULL BED COLOR 1 W/ GRANITE BASE AT GRA
	PHENOLIC PANEL - WOOD COLOR 1
	METAL PANEL COLOR 1
	FIBER CEMENT ACCENT COLOR 1
	FIBER CEMENT ACCENT COLOR 2

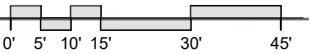
NORTH ELEVATION | FACING DANEHY FIELDS

1/32" = 1'-0"



SOUTH ELEVATION

1/32" = 1'-0"





Typical Window Sizes:  
(all fixed over inward-operable  
hopper)

- / A: 30" x 72"
- / B: 42" x 72"
- / C: 60" x 72"
- / D: 72" x 72"
- / E: 90" x 72"



WEST ELEVATION | FACING NEW STREET

1/16" = 1'-0"





PROJECT OVERVIEW & SITE ANALYSIS

MASSING

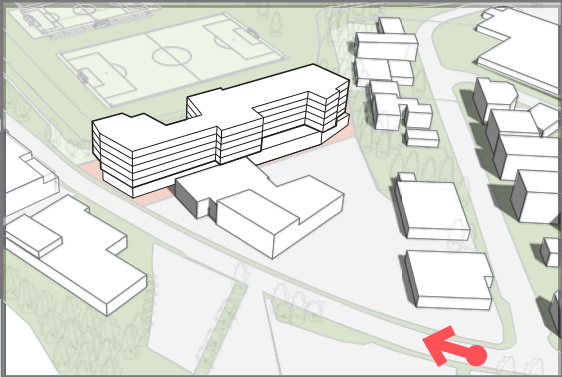
SITE PLAN / FLOOR PLANS

MATERIALITY

RENDERINGS



shifting massing allows the building to 'fit' within the context





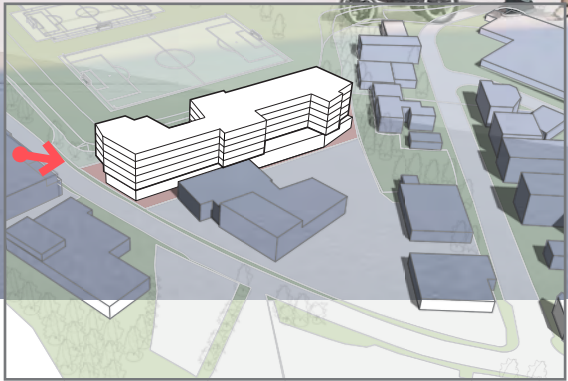






ribbon language 'peels back'  
and rich wood paneling wraps  
corner to address New St Plaza

solar shading -  
'pop' of color





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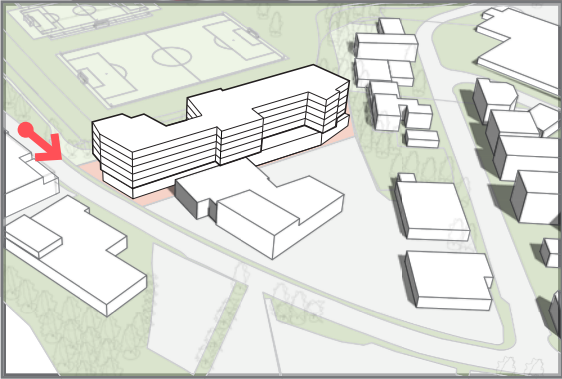
DANEHY FIELDS

APPARENT BUILDING LENGTH

MOMENTS OF SIGNIFICANCE

ribbon language 'peels back'  
and rich wood paneling wraps  
corner to address New St Plaza

PLAZA



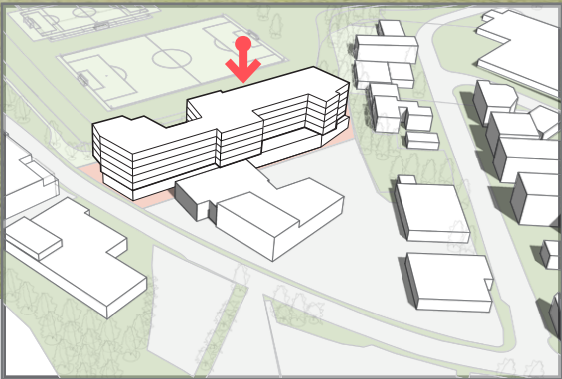


SEPT-9-2021 SUBMISSION DOCUMENTS DESIGN

building mass steps down at the fields,  
with added 'warm' textures and materials



DANEHY FIELDS



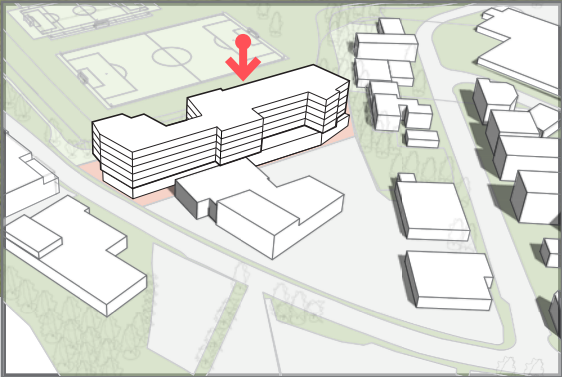




program spaces highlighted with  
accent wood panel and color panels

building mass steps  
down at the fields

DANEHY FIELDS





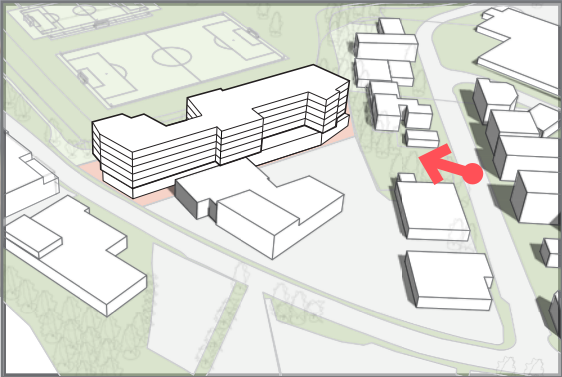


level 2 landscape amenity deck

material 'richness' at ribbon 'ends'

mechanical units screened from adjacent public ways

massing draws from scale of abutting development





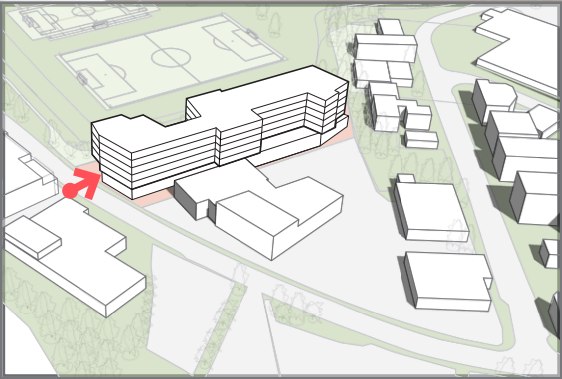
SEPT-9-2021 SUBMISSION DOCUMENTS DESIGN



RETAIL SPACE

plaza opens up sidewalk to tiered seating at New St, ramping up to the Arrival Terrace beyond

potential connection to park and future recreational path

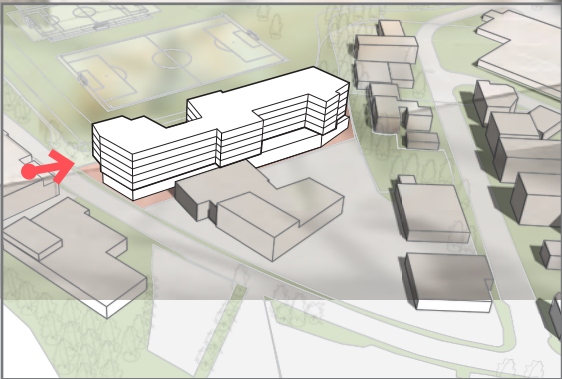






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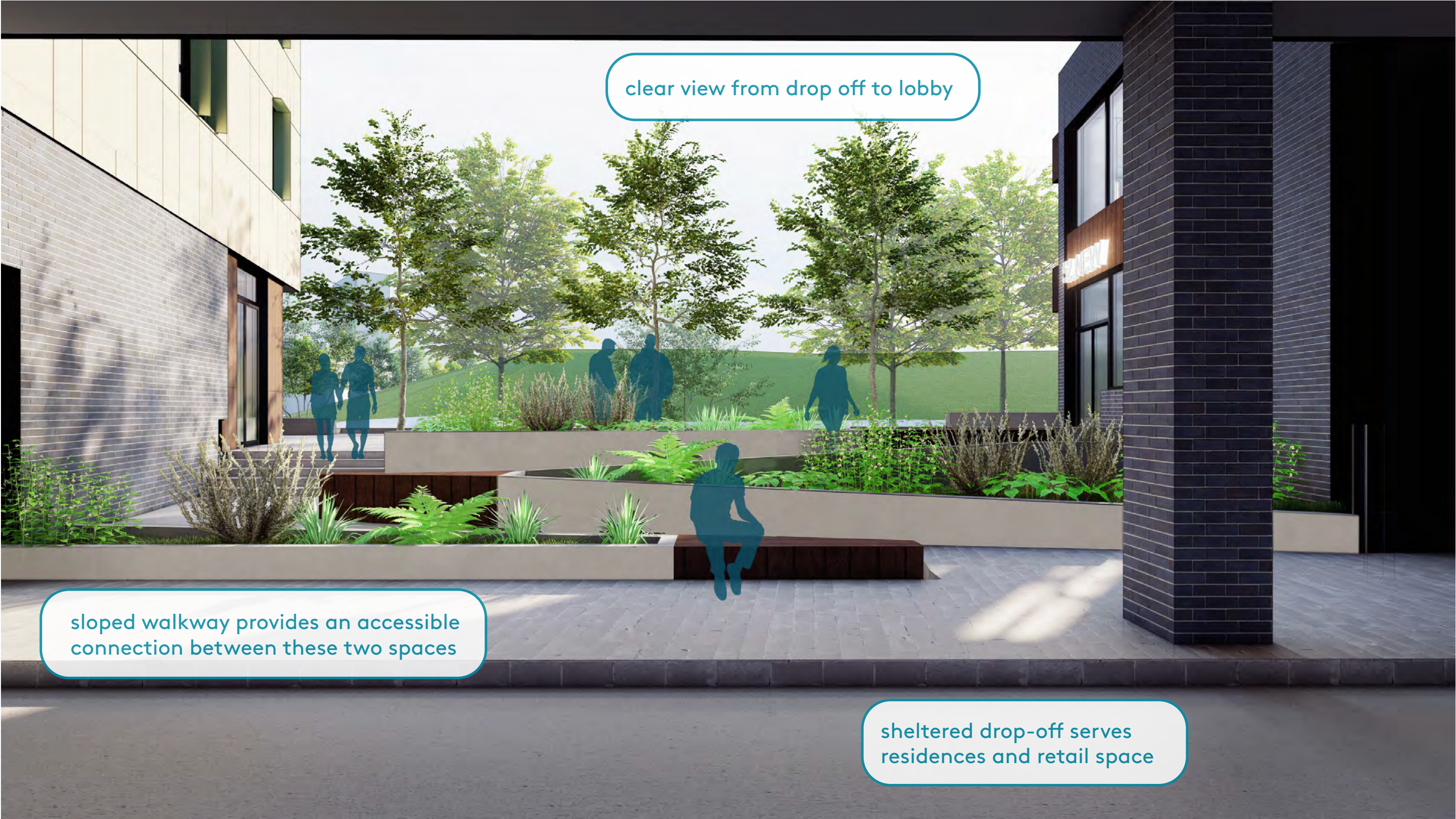
active program elements enliven the park edge

pedestrian and bike movements are clear of vehicles and trucks

sheltered drop-off serves residences and retail space

raised Arrival Terrace is protected from flood events, and provides a safe waiting area





clear view from drop off to lobby

sloped walkway provides an accessible connection between these two spaces

sheltered drop-off serves residences and retail space





Solar PV

sky deck with community  
planters, lounge furniture

solar-oriented  
landscape deck

Green sedum Roofs

landscaped spaces for  
residents at grade





level 2 landscape deck  
over parking

southern orientation

direct connections  
with interior amenities,  
fitness center, and  
management office

sky deck with  
community  
planters, lounge  
furniture

Danehy Fields views;  
potential Boston  
skyline views







AFFORDABLE HOUSING OVERLAY (AHO)

ZONING COMPLIANCE



IA-1 Zoning  
versus  
AHO Design  
Guidelines

Dimensions	IA -1	Affordable Housing Overlay
Lot Area	5,000 sf	N/A
Minimum Lot size per Dwelling Unit	700 sf	N/A
<b><u>Setbacks</u></b>		
Front Yard	0'	0'
Side Yard (Left / Right)	10' / 10'	7.5' / 7.5'
Rear Yard	10'	10'
Private Open Space	0%	Match Base District
Parking Spaces	Per Code	0 – 0.4/1 DU
Bike Parking (Long Term)	Per Code	Per Code
Bike Parking (Short Term)	Per Code	Per Code
Lot Width	50'	N/A
<b><u>Dimensions</u></b>		
Gross Floor Area (GFA)	71,165	N/A
Floor Area Ratio (FAR)	1.63	N/A
Height	45'	70'
Dwelling Units	71.2	N/A
Affordable Dwelling Units	15	100%
<b><u>Uses</u></b>		
Dwelling Units	71.2	N/A
Affordable Dwelling Units	15	100%
1 <sup>st</sup> Floor	Multiple Uses Allowed	Active non-residential



# AHO Design Guidelines

Dimensions	Allowed / Required	Proposed
Building Height	70'	70'
<b><u>Setbacks</u></b> Front Yard Side Yard (Left / Right) Rear Yard	0' 7.5' / 7.5' 10'	3' 7.5' / 7.5' 10'
Private Open Space	0%	32.8%
Parking Spaces	0	43 (0.4:1 ratio)
Bike Parking (Long Term)	112	112
Bike Parking (Short Term)	11	12
Façade Length (maximum)	150'	125'
<b><u>Fenestration</u></b> Street Front (entire façade) Public Open Space (entire façade) Street Front (ground floor) Public Open Space (ground floor)	20% 20% 30% 30%	23% 29% 35% 40%
<b><u>Building Design</u></b> Article 22 Mechanical Screening Trash	Must Comply Section 11.207.7.5(c) Section 11.207.7.5(e)	Passive House Set back and screened Handled inside Bldg.



THANK YOU

52 NEW STREET

10-26-2021

617 422 0090  
INFO@RODEARCHITECTS.COM



RODE