



52 NEW STREET

1-04-2022



INTRODUCTION

MASSING

MATERIALITY

SITE PLAN / GROUND FLOOR

PROGRAM



52 New Street

AHO Second Design Review
January 4th, 2022

Agenda:

Just A Start Background

Project Goals

Design Review Process

Project Designs

- Massing

- Materiality

- Site Plan / Ground Floor

- Program

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.

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
- Community Meetings
 - Three meetings
 - 60+ attendees
 - 45 Questions & Comments

52 New Street

Design Review Process

DESIGN REVIEW PROCESS

- First PB meeting- October 26th, 2021
- Feedback received:
 - Massing
 - Materiality
 - Site Plan/Ground Floor
 - Program
- Follow up:
 - Met with design staff on November 9th

INTRODUCTION

MASSING

MATERIALITY

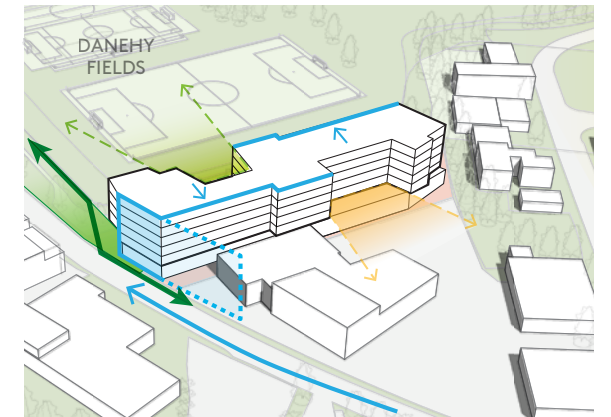
SITE PLAN / GROUND FLOOR

PROGRAM

I. SOUTHERN COURTYARD & MASSING

COMMENTS: consider the location of the level 2 roof deck, anticipating future development and the perpetual open view of the park;

a more compatible relationship to the smaller scaled existing buildings on Bay State Road



II. FACADE ARTICULATION

COMMENTS: incorporation of more detailed massing articulation at the sixth floor would break up its horizontal continuity, add visual interest, and reduce the building's sense of height



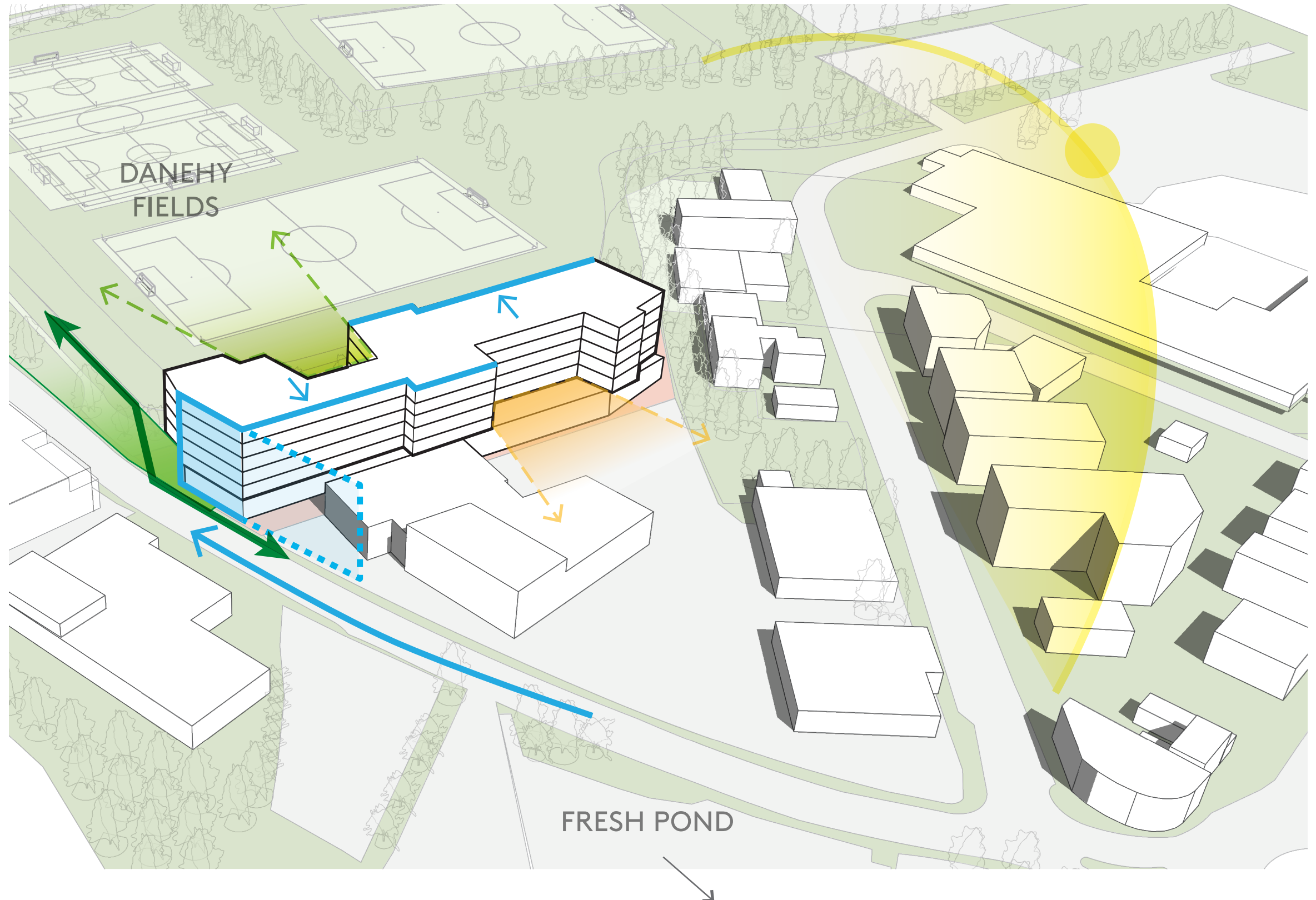
III. RETAIL FRONTAGE

COMMENTS: the ground floor facades could be more fully developed to create a more engaging pedestrian spaces at the building's New St frontage



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.



FALL EQUINOX | 45' HIGH NEIGHBORS @ 10' SETBACK

In addition to providing a south-facing outdoor amenity deck - sized to accommodate a variety of different uses and scales of gatherings - the court also provides a generous carve in the building's mass to benefit the exposure, openness, and sunlight for a significant number of residences.

Moving this courtyard to the park side would place the amenity deck in near perpetual shadow, and shift many units much closer to the property line, to the detriment of the project.

Units facing onto the park may be located near the property line and still enjoy perpetual open views.



9AM



12PM



3PM



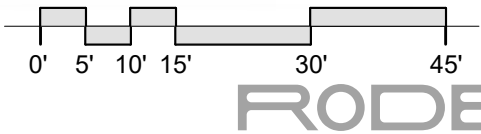
5PM

COMMENTS FROM THE BOARD: BUILDING DESIGN

- Break up the parapet on the north elevation to de-emphasize the length of the horizontal line
- Provide more variation in the building design on the north elevation to break up the solid wall
- Refine the articulation of the roof line



PREVIOUS VERSION – PRESENTED ON 10/26/21

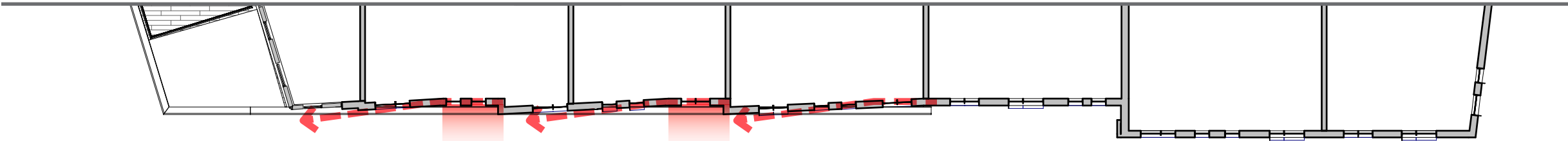


CURRENT PROPOSAL

Shifted proud volumes plan east to shorten the longest facade, giving some of that length to the short volume.



CURRENT PROPOSAL



A series of folds introduces a bay rhythm and breaks the long parapet line, with new wood 'reveals' along the facade - breaking down in scale as the facades transition towards Bay State Road.



ground floor screening has been revised to incorporate glazing at the bike room, and a series of landscape screens to break up the long ground floor elevation and further integrate the project with the landscape

--- denotes previous facade profile

CURRENT PROPOSAL

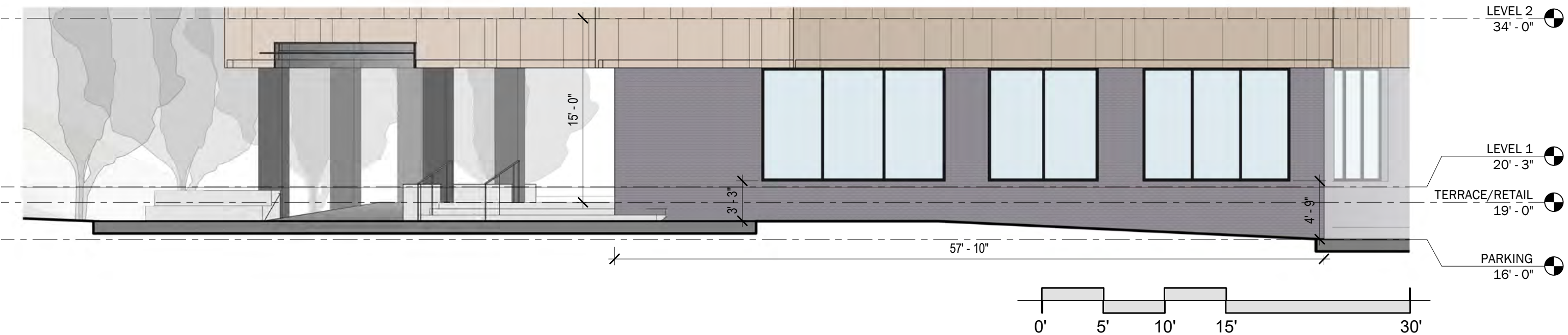


RODE



COMMENTS FROM THE BOARD: BUILDING DESIGN

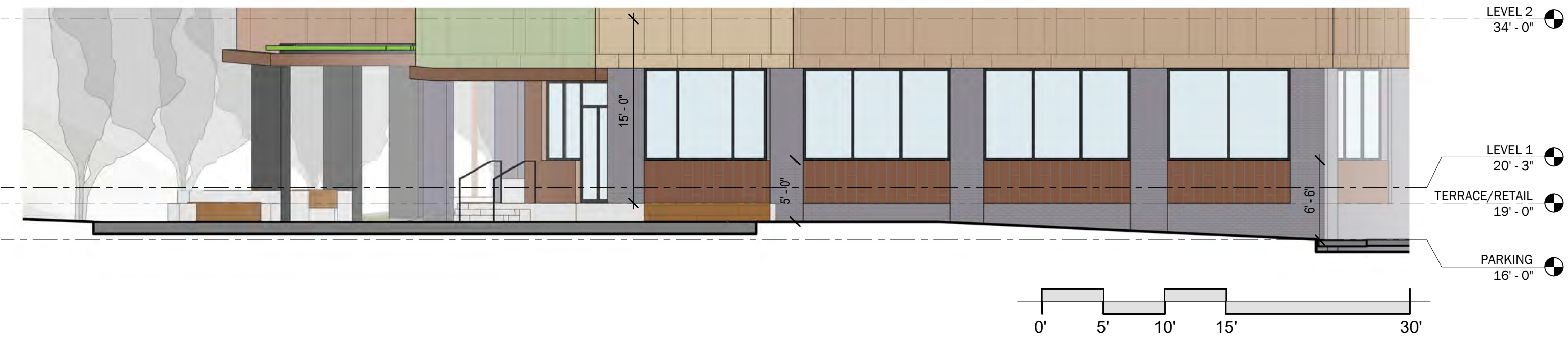
- Rethink the design of the retail space as it interacts with New Street.



▲ PREVIOUS VERSION – PRESENTED ON 10/26/21

CURRENT PROPOSAL

- create a series of bays within the retail masonry, adding rhythm and human scale to the streetscape
- Introduce the warm wood-look panelling withing the masonry bays for added character
- reworked the ground floor plan so that the retail entry more directly addresses the public street



▲ CURRENT PROPOSAL

INTRODUCTION

MASSING

MATERIALITY

SITE PLAN / GROUND FLOOR

PROGRAM

I. MATERIAL PALETTE

COMMENTS: further development of the material palette; concern with losing the grain of the wood veneer at a distance



II. APPLICATION OF COLOR

COMMENTS: use color and variation to add richness to the facades



III. NEW ST FACADE

COMMENTS: give the New St facade a scale and organization in keeping with its role in defining the street





earth tone cementitious panels
- two sets of gradient colorways



open joint install w/ exposed fasteners to match panel colors

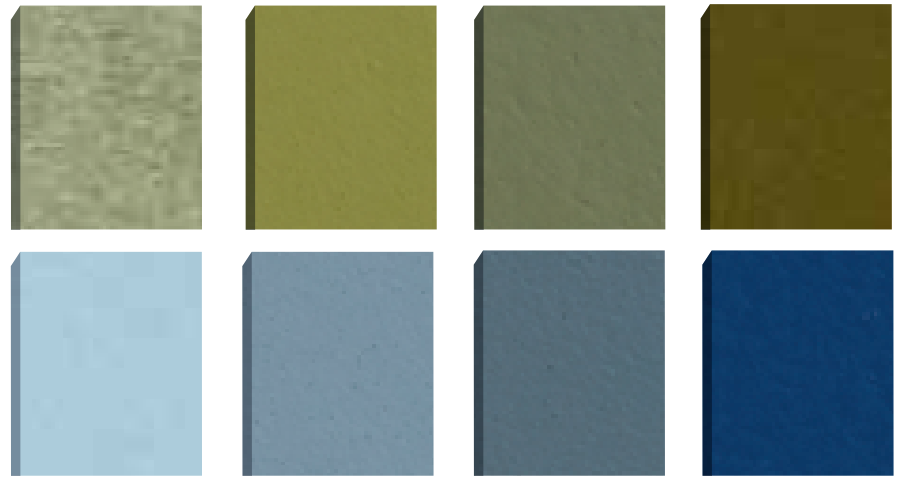


real wood veneer phenolic panel
open joint install w/ exposed fasteners to match panel color



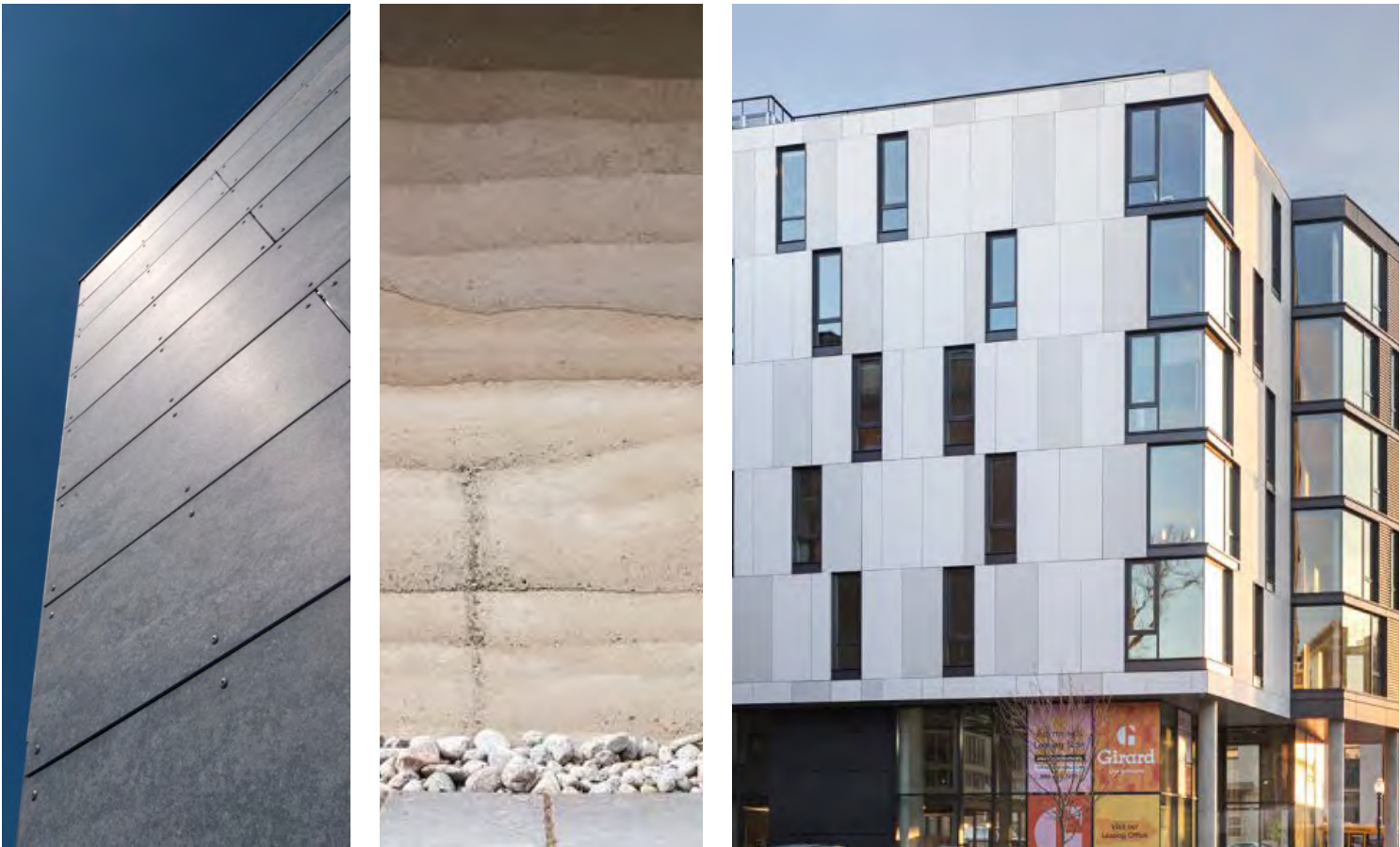
masonry base - full bed brick, ironspot

tonal variations - cementitious accent panels





The cementitious panel has a natural quality to it that has both textural graining and sheen, with subtle tonal variations within each color. The large format panel application keeps a proportionate scale to the facades.



The phenolic panels contain real wood veneer, which gives inherent variation and richness to the facades. The application at New St varies from thinner slat panels to larger format panels at the New St plaza, where the full character of the graining will shine through.





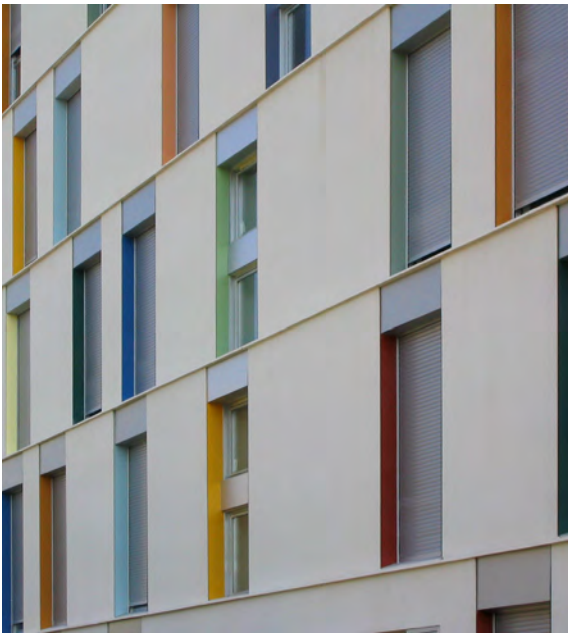
WINDOW JAMBS



SOLAR SHADES



LOUVERS



Fiber cement return in windows in varying colors, expresses the depth of the Passive House facade assembly



Perforated metal screens around select window openings, varies depending on solar orientation



Perforated metal screens wrapping windows at New Street facade corner, celebrating the building at the street



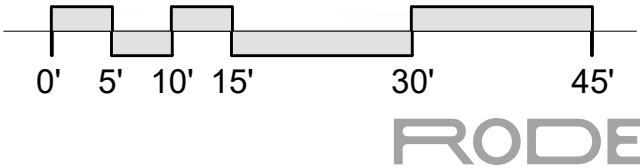


COMMENTS FROM THE BOARD: MATERIALITY

Many Board members were disappointed with the proposed building materials, which they called “drab.” Board members disagreed on the appropriateness of the wood veneer, but most would like to see a bolder and more playful color scheme.



PREVIOUS VERSION – PRESENTED ON 10/26/21



CURRENT PROPOSAL

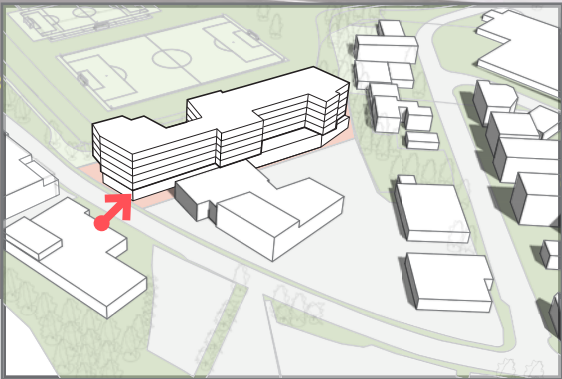
Increase the size and span of the solar shades on the New Street corner. These louvers will be painted in bold shades. Additionally, the folded volume over the retail entry has been modified to be a green tone to mark the significance of the entry.



▲ CURRENT PROPOSAL



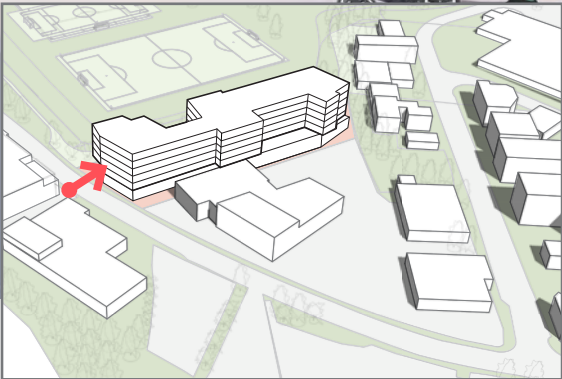
cementitious
accent panel





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

solar shading - 'pop' of color

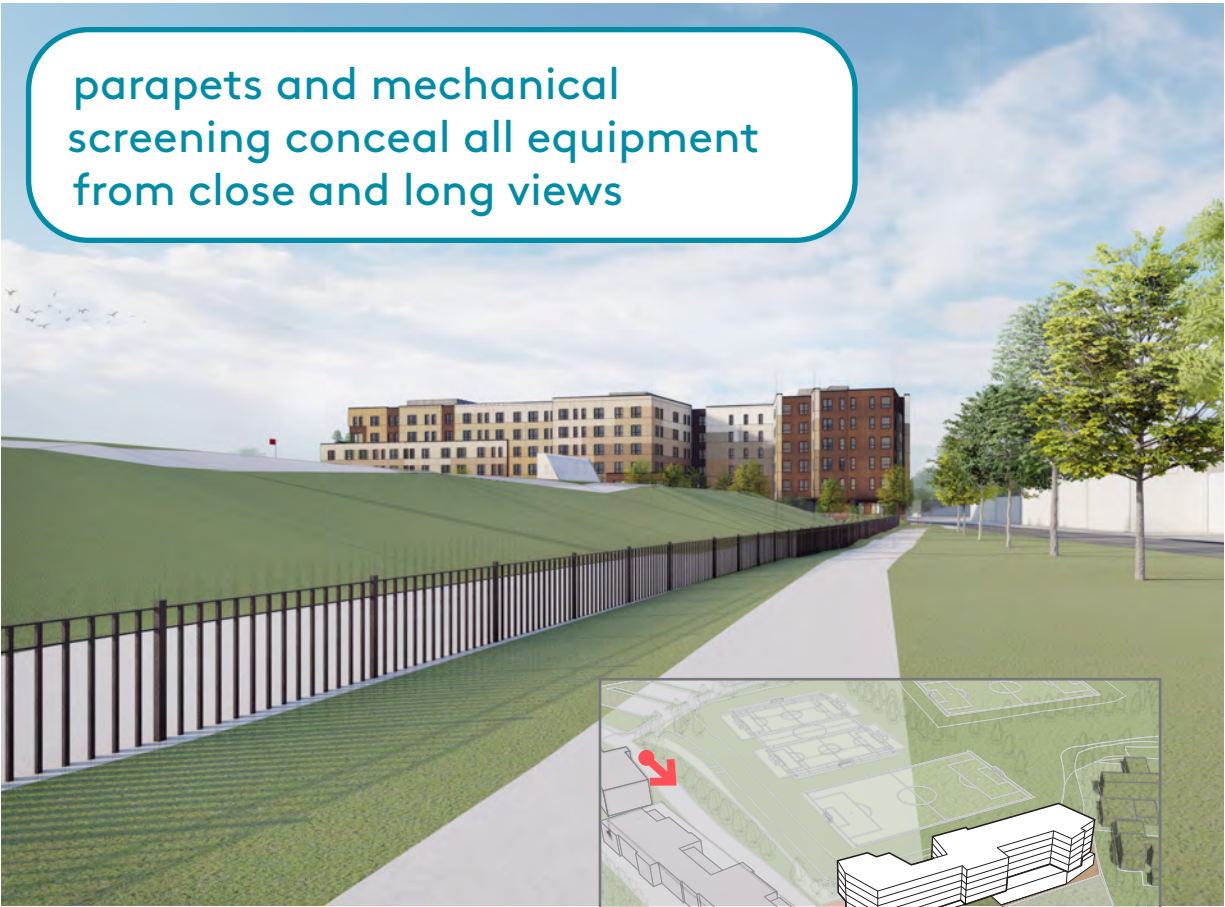




ribbon language breaks down towards Bay State road, rich wood paneling revealing itself at the upper levels



Danehy Fields elevated surface is level with the project's second floor





sky deck with
community
planters, lounge
furniture

Danehy Fields views;
potential Boston
skyline views



level 2 landscape deck
over parking

southern orientation

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

INTRODUCTION

MASSING

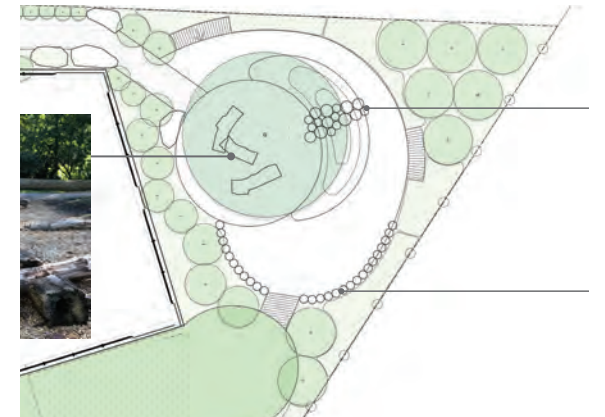
MATERIALITY

SITE PLAN / GROUND FLOOR

PROGRAM

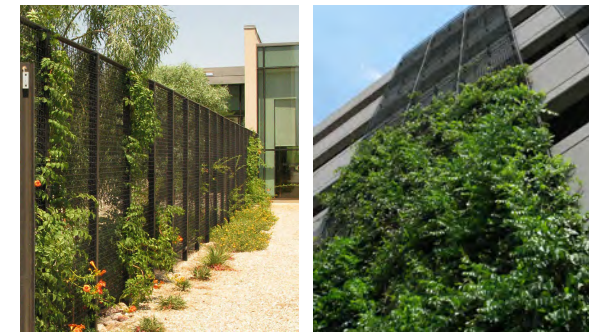
I. SITE PLAN IMPROVEMENTS

COMMENTS: ensure the lobby has a direct line of sight to the street; show a future connection to the park; further describe the landscaped space at the south



II. GARAGE SCREENING

COMMENTS: ground floor parking facades should be more fully considered



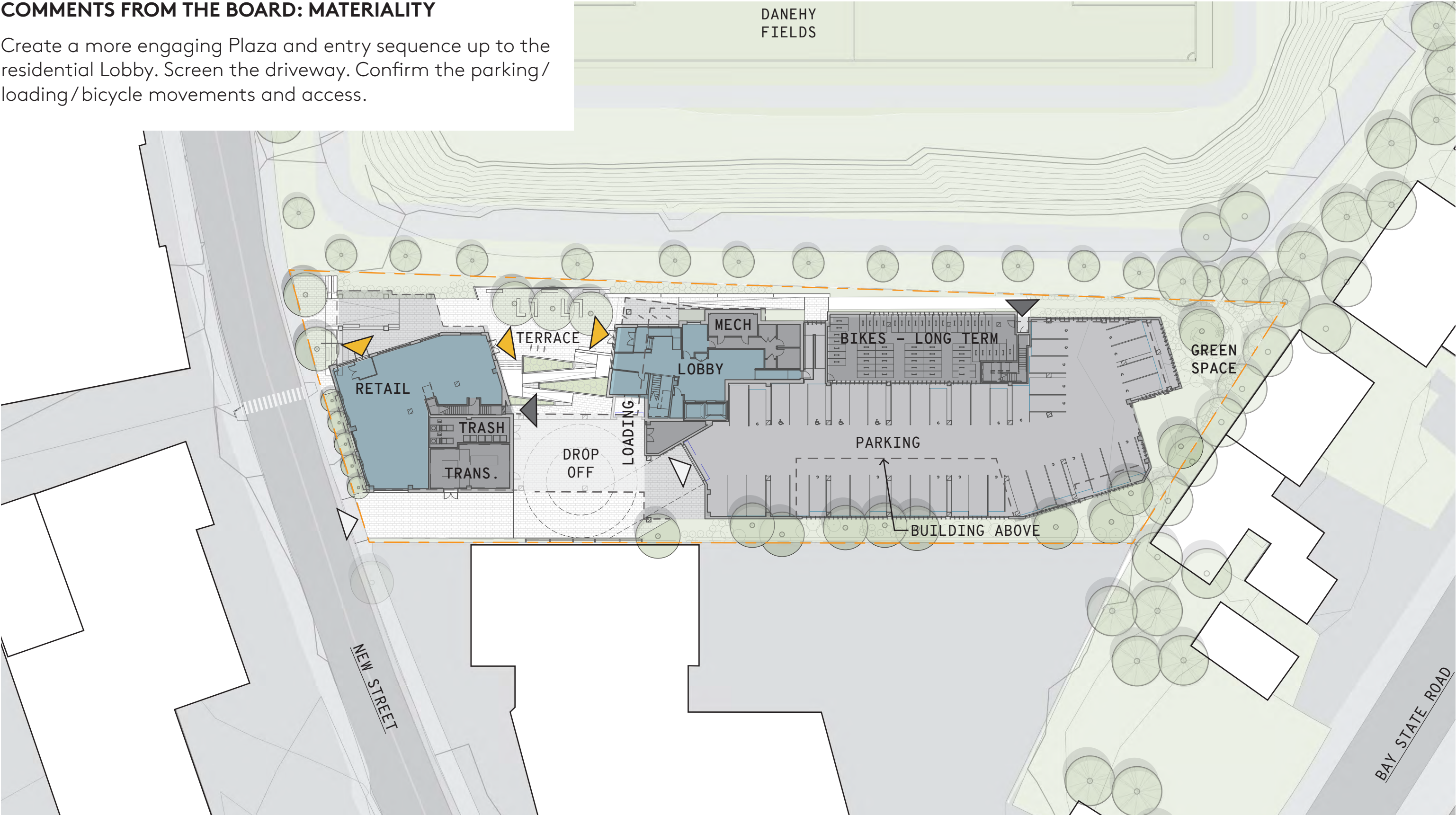
III. ENTRY SEQUENCE

COMMENTS: create a better relationship between the retail and street; enhance the amenities in the Plaza to increase its contribution to the street; create a cohesive experience from the street up to the residential lobby

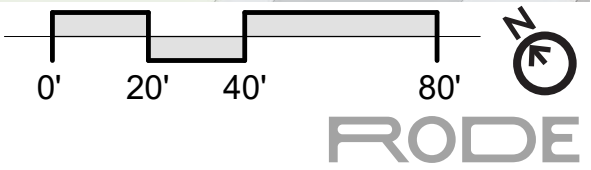


COMMENTS FROM THE BOARD: MATERIALITY

Create a more engaging Plaza and entry sequence up to the residential Lobby. Screen the driveway. Confirm the parking/loading/bicycle movements and access.



PREVIOUS VERSION – PRESENTED ON 10/26/21

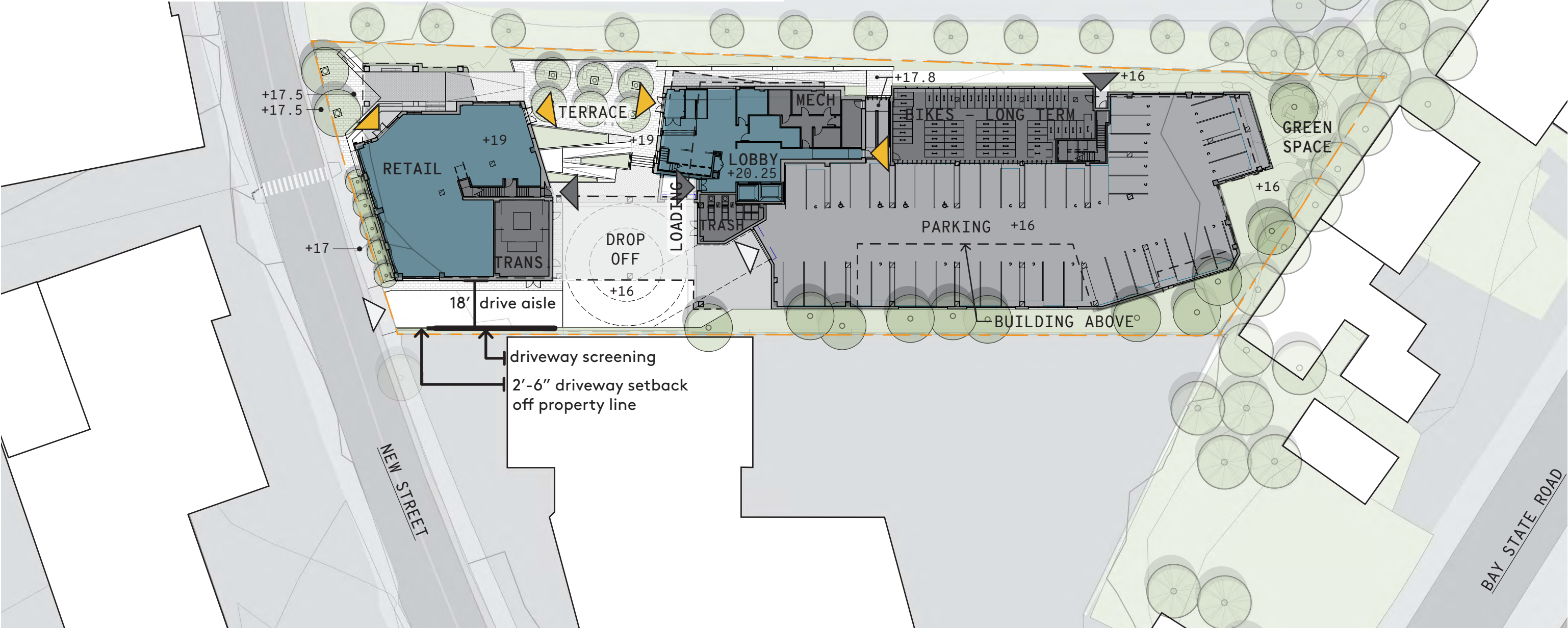


CURRENT PROPOSAL

A new landscape fence screens the driveaisle, and pavement patterns clarify vehicular movements while slowing vehicle speeds.

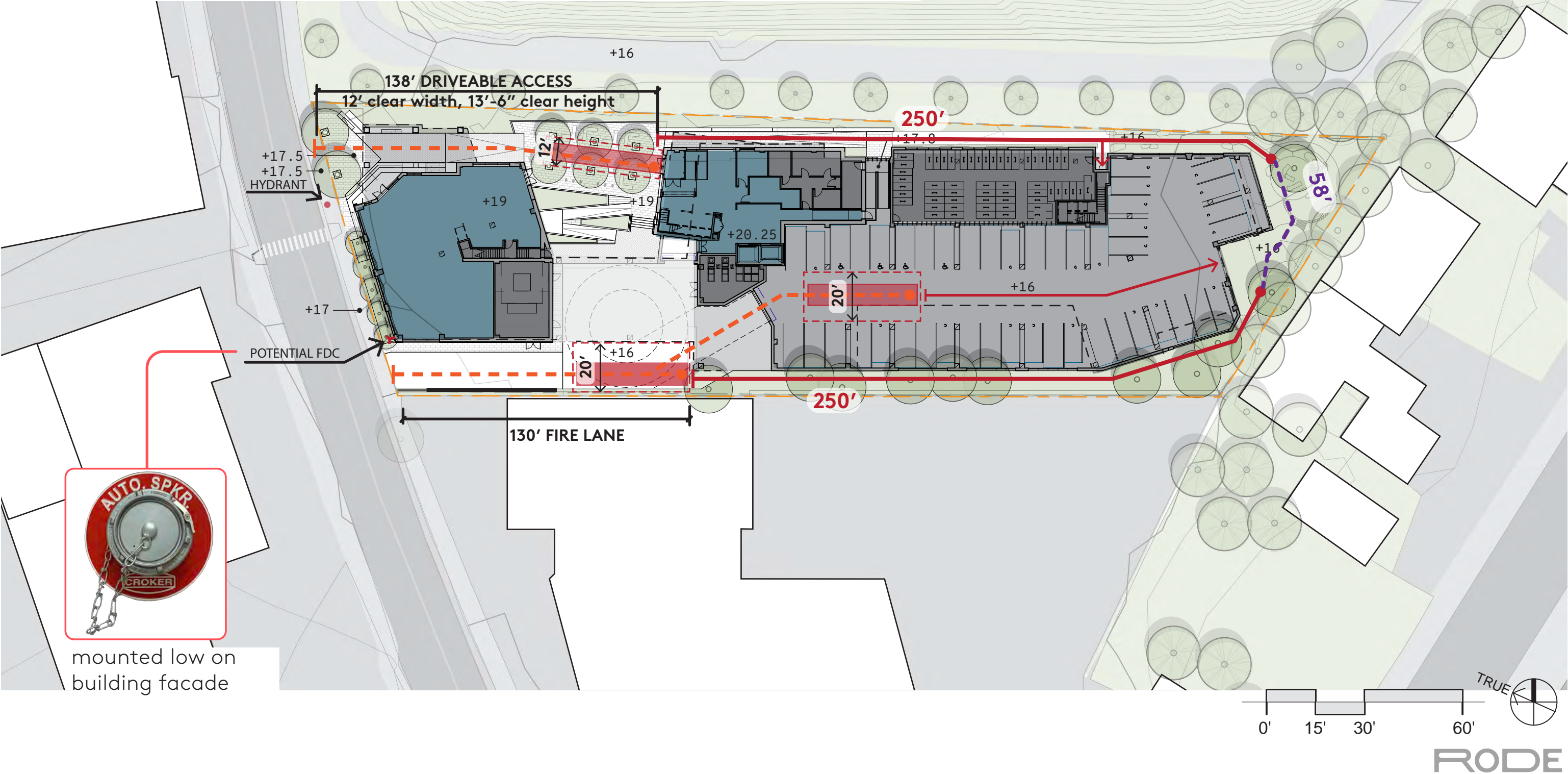
Adjustments to the plaza and retail entry create a more engaging street frontage. The drop-off access up to the Terrace has been simplified. Access up from the Plaza has been modified to maintain emergency vehicle access, and modifications to the Lobby maintain line-of-sight from New St.

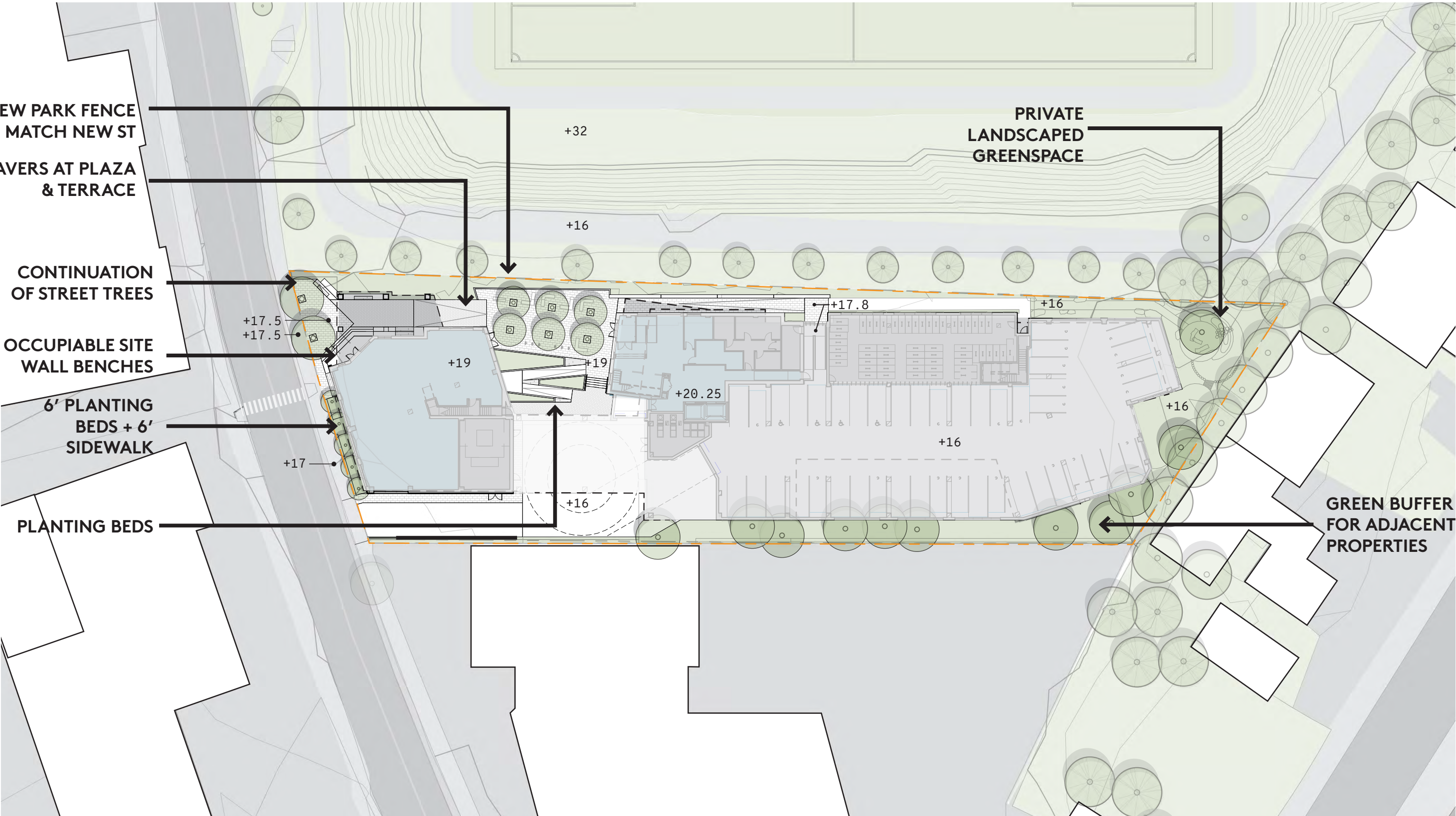
Internal circulation to the lobby was added from the bike and vehicle parking.

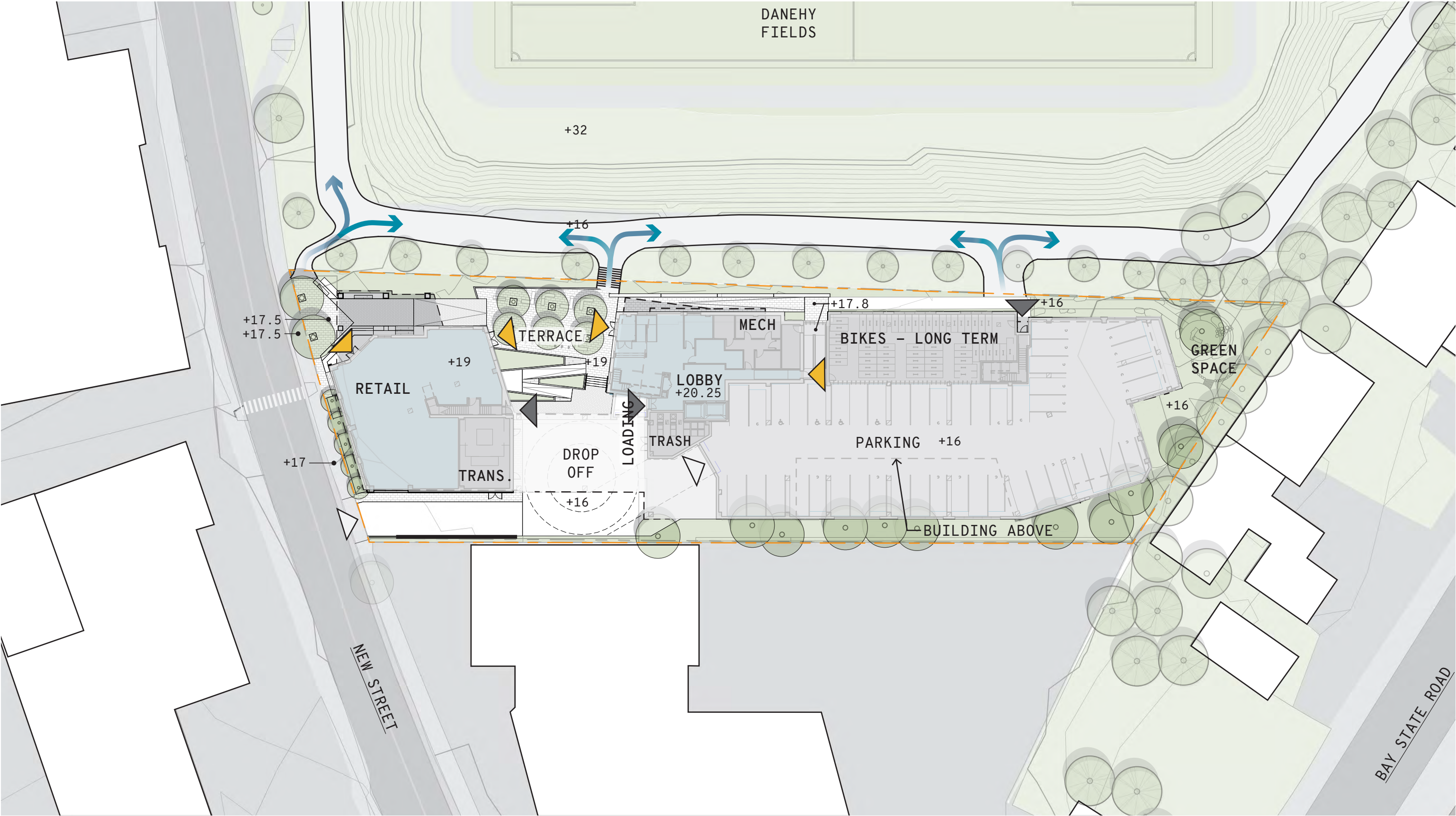


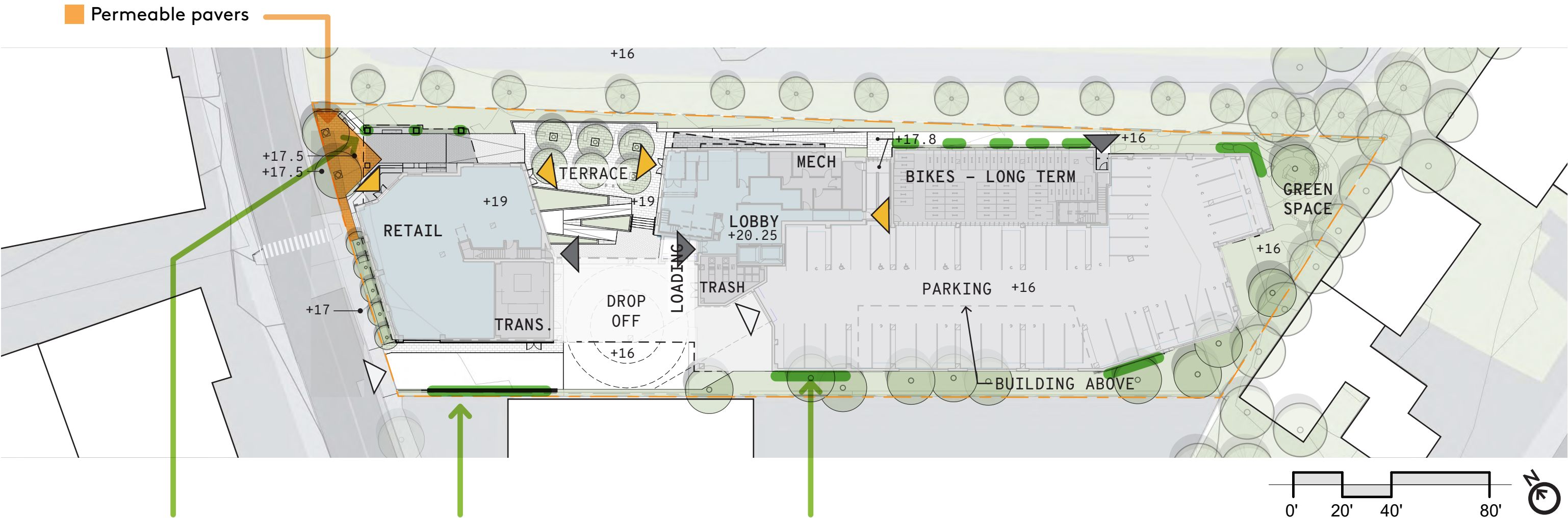
Emergency Response access to the long and narrow site requires specific design considerations:

- The vehicular driveaisle provides fire lane access for emergency vehicles
- The pedestrian access ramp up to the Terrace must provide adequate vertical clear for emergency vehicle access
- 14' clear height is provided in the garage for emergency vehicle access to the lot rear







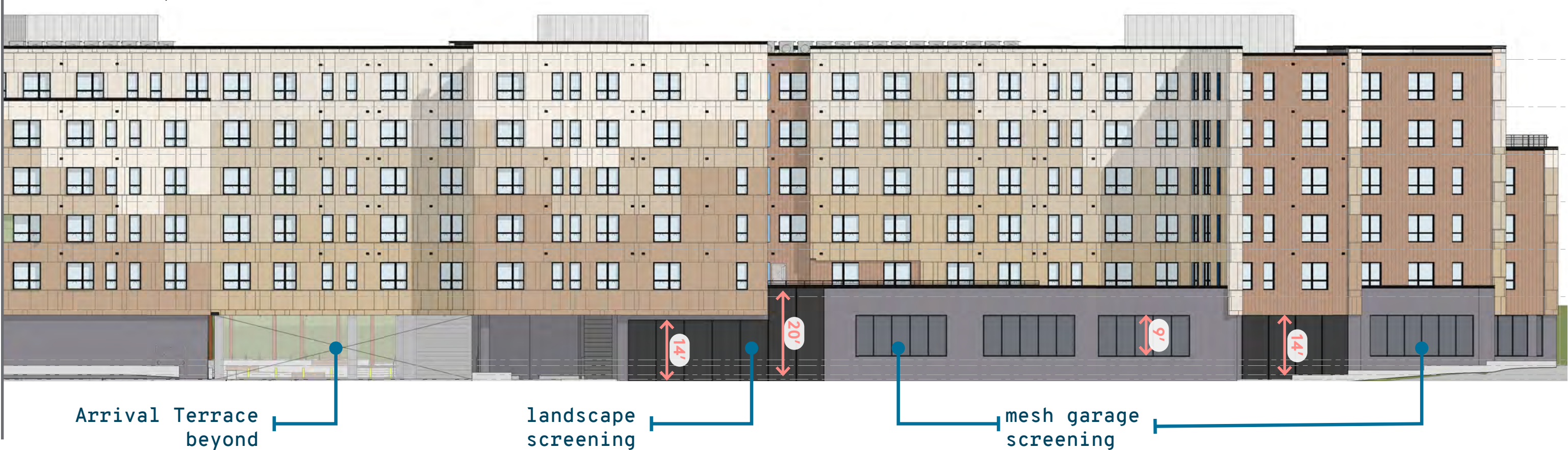


CURRENT PROPOSAL

The project is pursuing at-grade parking with open facades to permit natural ventilation, out of necessity due to subsoil conditions and construction cost.

Garage screening will be composed to reduce light spillage on to abutting active uses, while also avoiding the creation of a large blank wall that reduces human scale or character from the project. Additional vertical green screens have been added to bring landscape up the building facades, adding richness and further integrating the design with the landscape.

Currently the abutting parcel to the southwest contains an auto repair and material storage. Future ground floor uses will be significantly restricted by flood plain constraints.



CURRENT PROPOSAL





TURF WITH LOGS



WOODEN STEPS AND MOUND



WOODEN FENCE



PASSIVE AREA

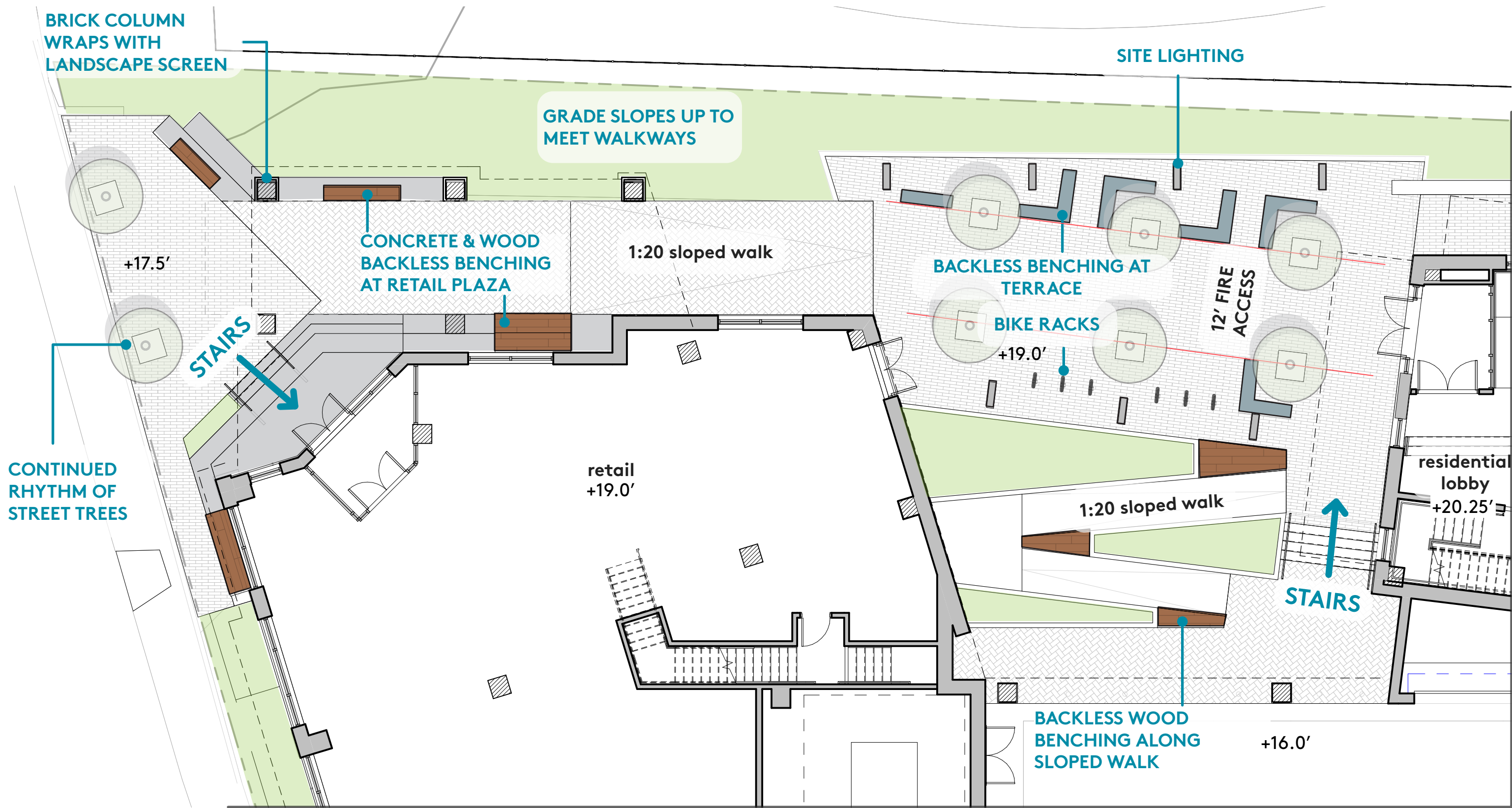


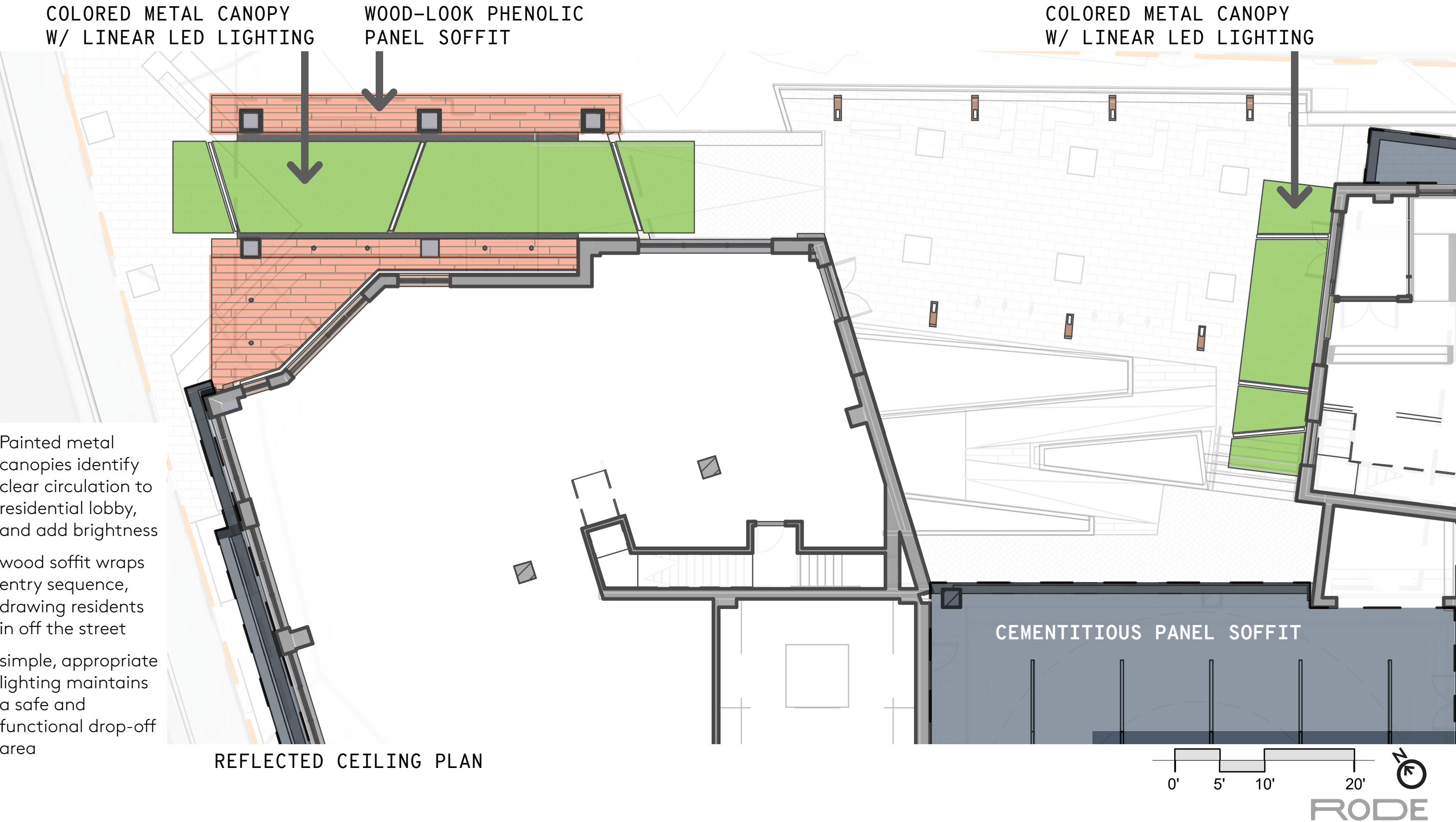
COMMENTS FROM THE BOARD: MATERIALITY

The building’s entry sequence from New Street to the lobby could be more fully designed to create an ensemble of spaces, linked together to draw pedestrians into the site and to the building’s lobby.

CURRENT PROPOSAL

- Green landscape screening elements engage with the landscape, add richness to the ground floor facade, and create a cohesive set of design elements around the building perimeter
- The wood-look material is first encountered at the driveaisle corner, adding a human scale to the streetscape
- The wood-look material then crescendos into a wood portal that draws pedestrians and cyclists up towards the Arrival Terrace - wrapping the retail entry and folding up onto the underside of the building soffit
- the wood-look material appears again at the level 2 amenity lounge cantilever, continuing to denote significant program elements at the building

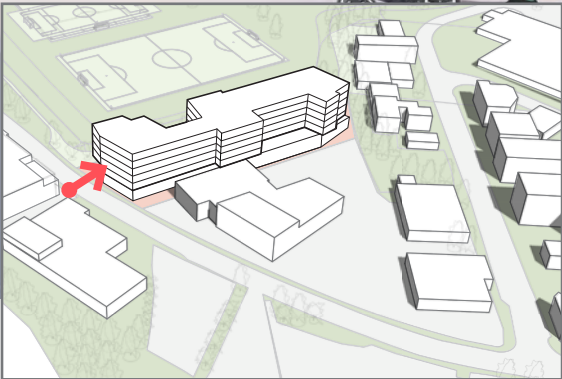






ribbon language 'peels back' and rich wood paneling wraps corner to address New St Plaza

solar shading - 'pop' of color

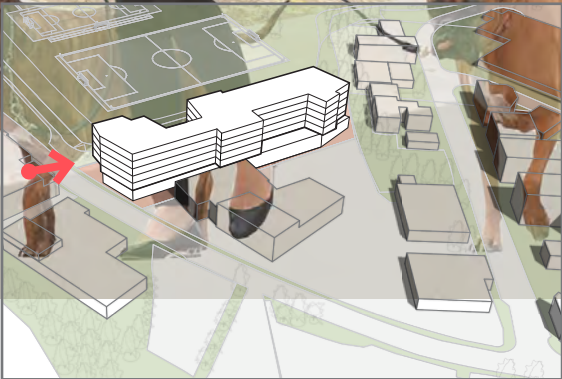




RETAIL
SPACE

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

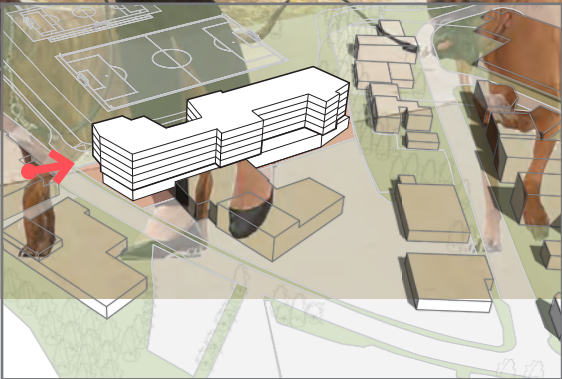
potential connection to park and future recreational path





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





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



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

INTRODUCTION

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SITE PLAN / GROUND FLOOR

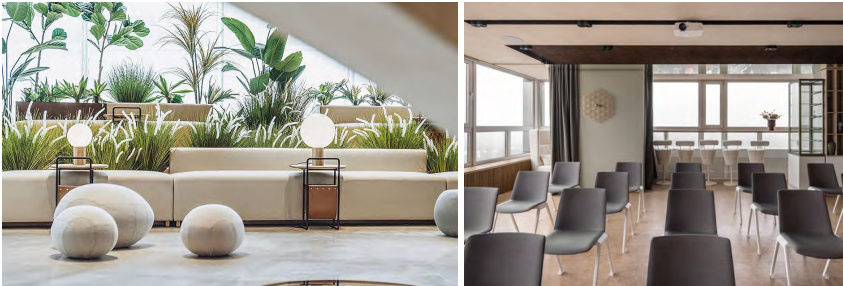
PROGRAM

I. PROGRAM

COMMENTS: confirm the amenity spaces are sufficient for the residents; confirm the unit sizes are sufficient



- NATURAL, SIMPLE, WARM
- GROWTH AND NEW BEGINNINGS
- LIVELY AND INVITING



43,745 sf lot

129,230 sf Gross Floor Area

6 stories / 70' building height

107 affordable apartments	
(23) 1-bedrooms	638 avg nsf
(63) 2-bedrooms	862 avg nsf
(21) 3-bedrooms	1,066 avg nsf
<u>Affordability (# units)</u>	
	10 @ 61-100% AMI
	83 @ 30-60% AMI
	14 @ <30% AMI

3,000 sf ground level retail space

16,000 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

Low Income Housing Tax Credit Program
Qualified Allocation Plan

DHCD Design Requirements - Unit Sizes

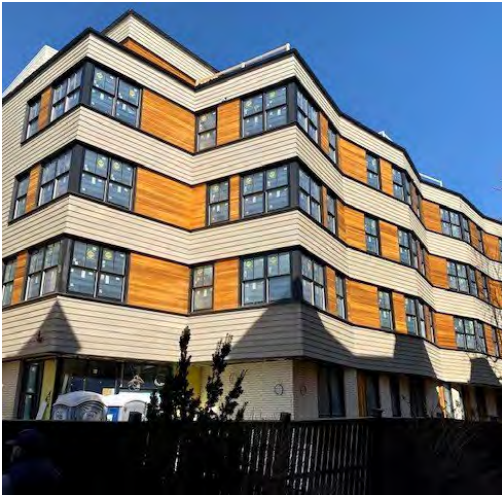
All new construction units must not be more than 10% greater than sizes noted below

- One bedroom 600 square feet
- Two bedroom 800 square feet
- Three bedroom 950 square feet

52 NEW STREET

1-bed:	638 average nsf
2-bed:	862 average nsf
3-bed:	1,066 average nsf

Amenity Spaces:	
Upper Level Decks	1,535 sf at level 2/360 sf at level 6
Lobby	1,600 nsf
Community Room	1,375 nsf
Fitness	700 nsf
Business Center	300 nsf



RINDGE COMMONS - AMENITY SPACES

273 Apartments/600-700 residents

Meeting Room:	337 nsf/22 person
Community Rm:	902 nsf/60 person
Kitchen:	236 sf

SQUIRRELWOOD - NEW

1-bed:	625 average nsf
2-bed:	866 average nsf
3-bed:	1,035 average nsf

FINCH CAMBRIDGE (NON-JAS)

1-bed:	639 average nsf
2-bed:	843 average nsf
3-bed:	1,123 average nsf

RINDGE COMMONS - PHASE 1

1-bed:	638 average nsf
2-bed:	866 average nsf

SQUIRRELWOOD - EXISTING

1-bed:	614 average nsf
2-bed:	796 average nsf
3-bed:	1,071 average nsf

FROST TERRACE (NON-JAS)

1-bed:	630 average nsf
2-bed:	883 average nsf
3-bed:	1,141 average nsf

RINDGE COMMONS - TOWER

1-bed:	548 average nsf
2-bed:	783 average nsf

JAS CONSOLIDATED PORTFOLIO

1-bed:	597 average nsf
2-bed:	845 average nsf
3-bed:	1,117 average nsf

52 NEW STREET

Amenity Spaces:	
Upper Level Decks	1,535 sf at level 2/360 sf at level 6
Lobby	1,600 nsf
Community Room	1,375 nsf
Fitness	700 nsf
Business Center	300 nsf

1-bed:	638 average nsf
2-bed:	862 average nsf
3-bed:	1,066 average nsf



BRIGHTON

market rate rental & condo

102 Condo	
151 Rentals:	
Studio:	477 average nsf
1-bed:	665 average nsf
1-bed+:	850 average nsf
2-bed/2-bth:	977 average nsf

Rental Amenity Spaces:	
Roof deck	1,960 sf
Lobby	1,600 sf
Lounge	1,275 sf
Fitness	564 sf
Business	820 sf

EAST BOSTON

market rate rental

139 Rentals	
Studio:	465 average nsf
1-bed:	650 average nsf
2-bed/2-bth:	930 average nsf
3-bed/2-bth:	1100 average nsf

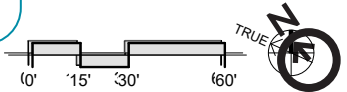
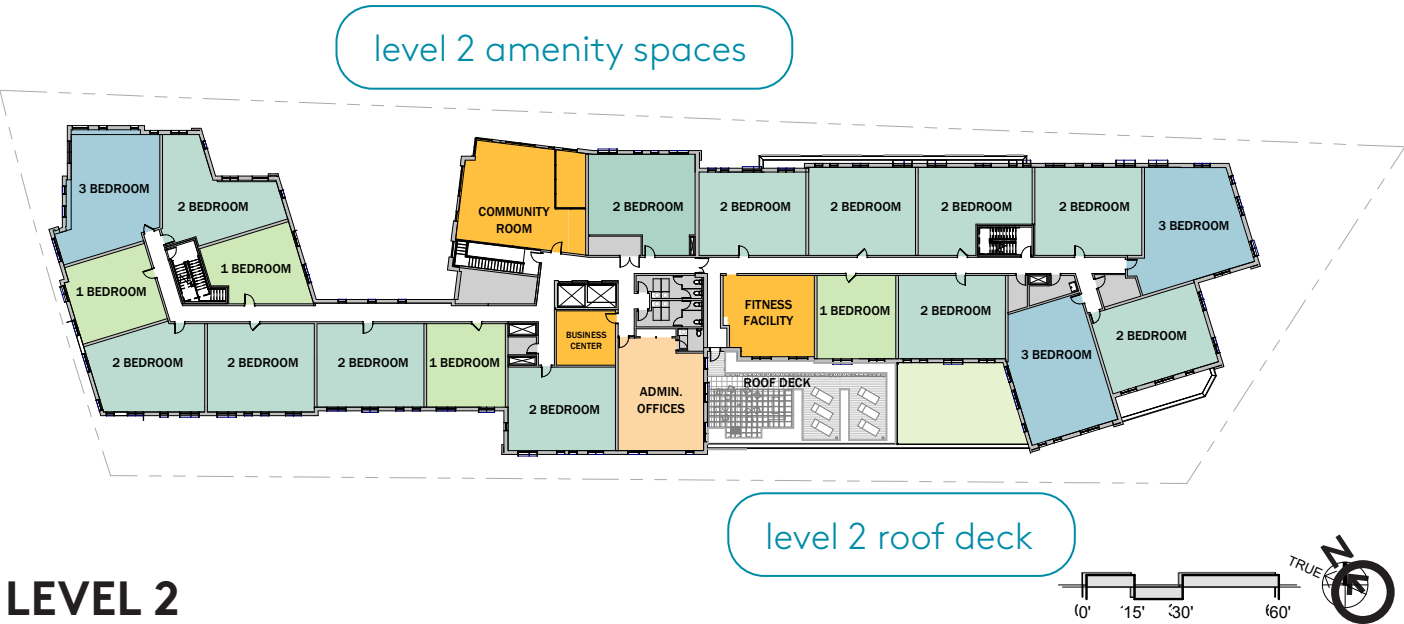
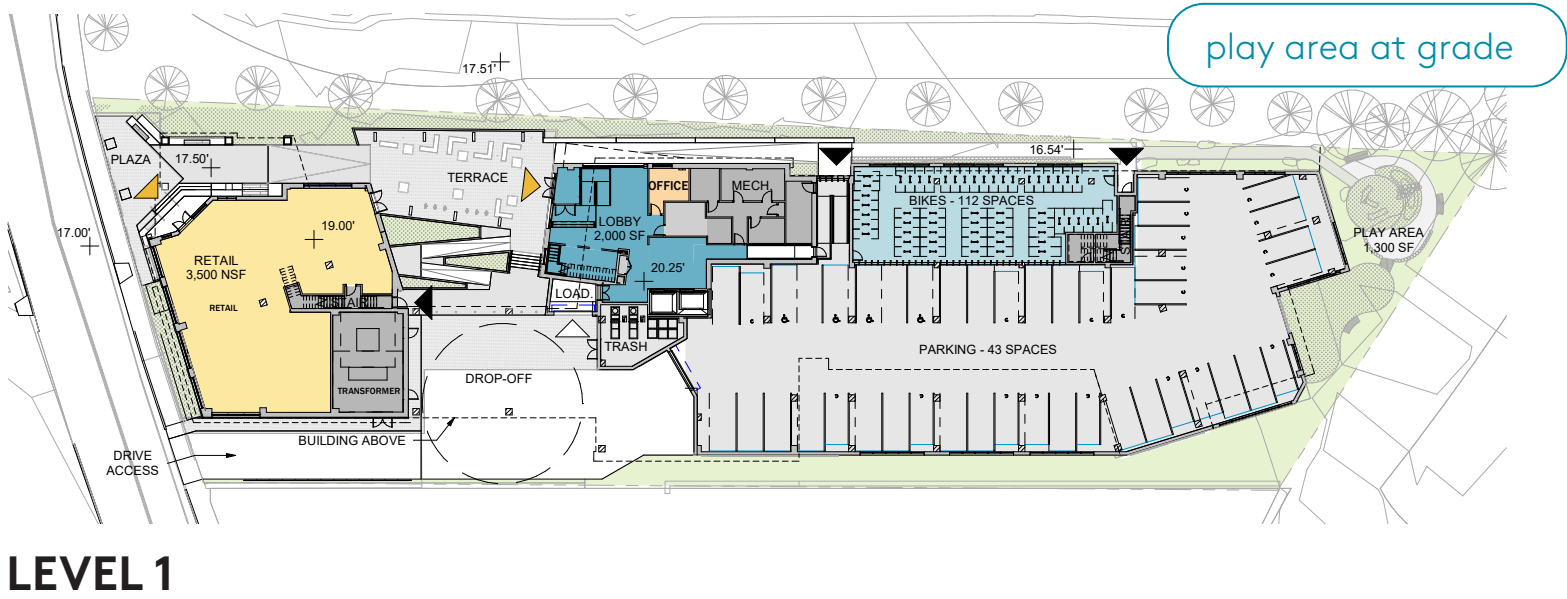
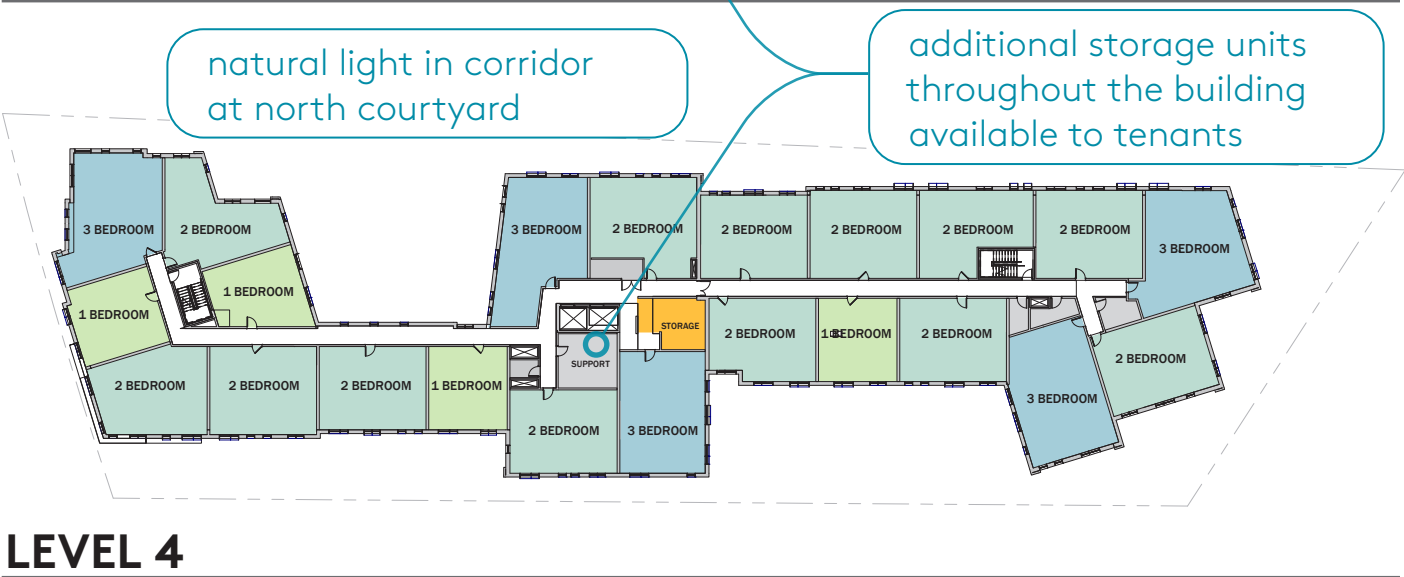
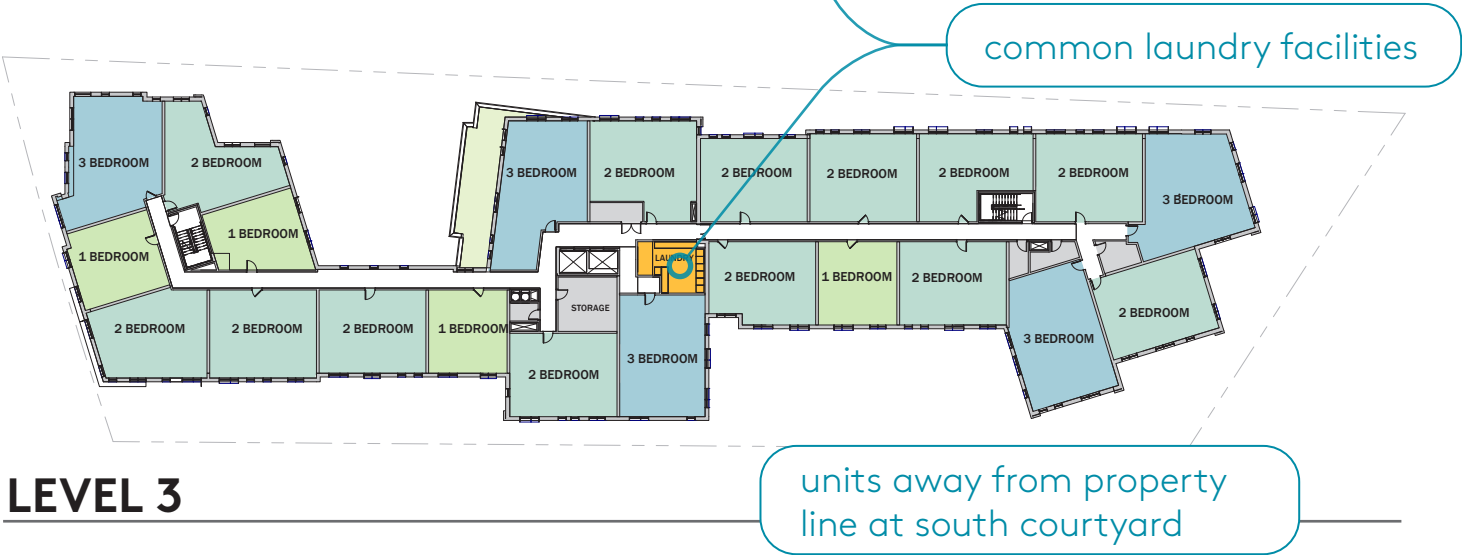
Rental Amenity Spaces:	
Roof deck	1,100 sf x2
Lobby	1,015 sf
Lounge	963 sf
Fitness	910 sf

JAMAICA PLAIN

100% affordable - rental & supportive housing

140 supportive housing studios	
62 Rentals:	
Studio:	480 average nsf
1-bed:	605 average nsf
2-bed:	800 average nsf
3-bed:	1150 average nsf

Rental Amenity Spaces:	
Roof deck	865 sf
Lobby	2,056 sf (shared)
Lounge	480 sf
Community Room	795 sf
Fitness	360 sf





Amenity Lounge offers flexible meeting, event, and workspace

Potential Community Use



flexible space for meetings, birthdays, co-working

fitness center for residents, potential for classes and instruction programs



roof deck connected to amenity spaces on level 2, and sky deck on level 5

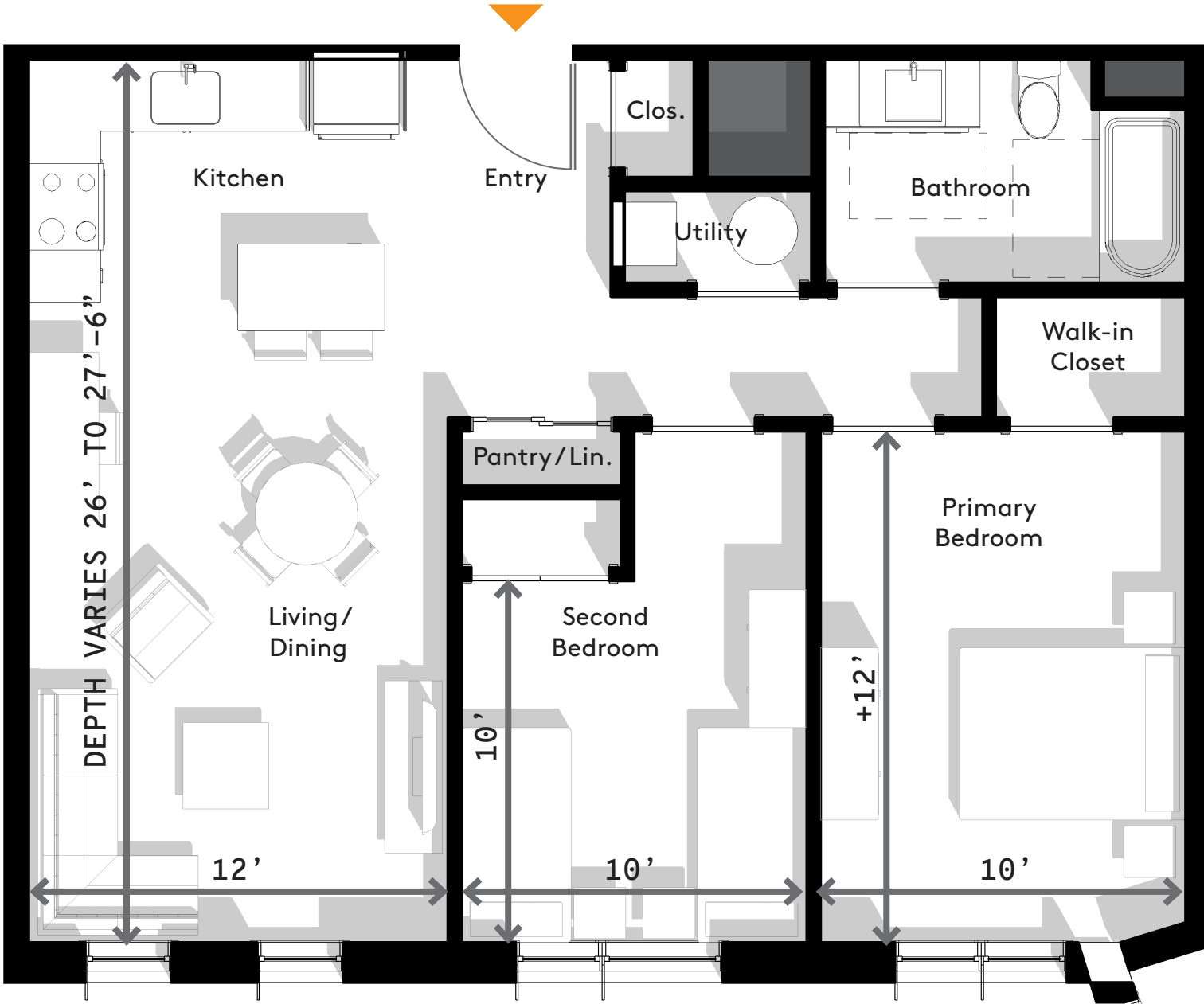


family-oriented unit sizes



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



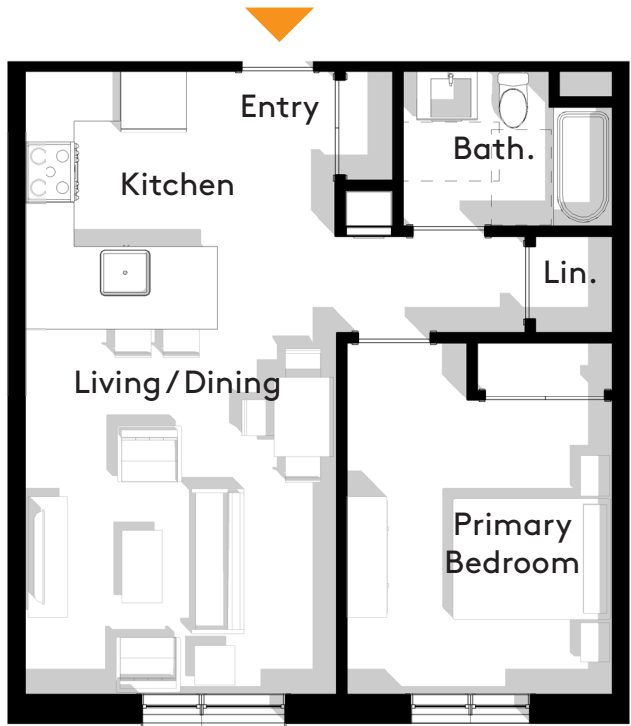
materials, textures, finishes, and fixtures selected for durability, economy, beauty, sustainability, and accessibility



high-performing exterior envelope and mechanical systems / ventilation

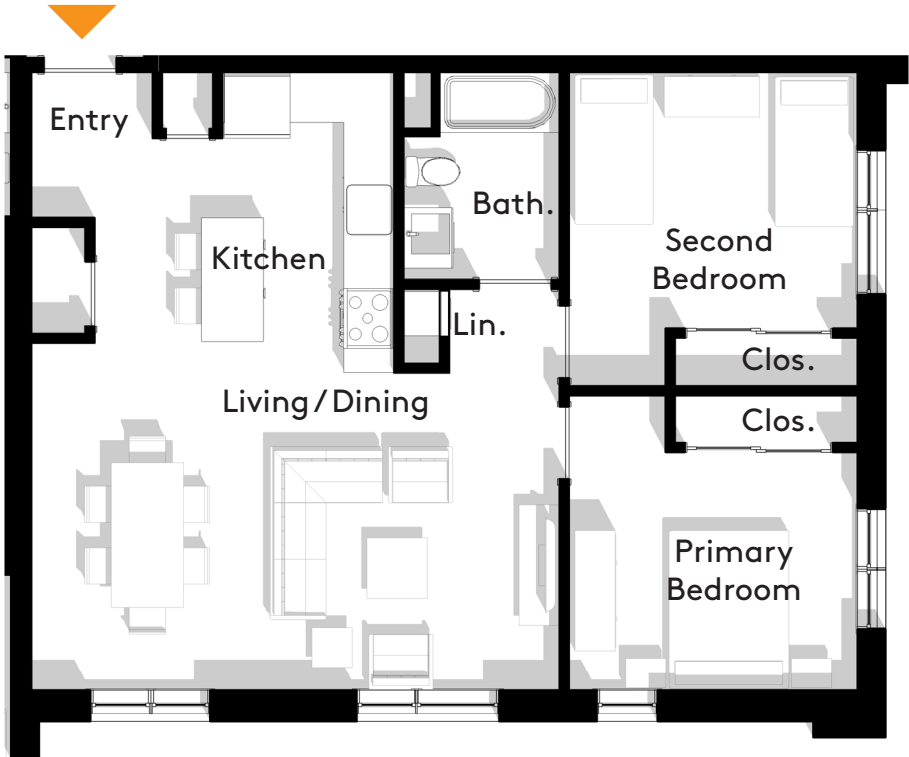
solar shading at windows guided by energy model calculations

SAMPLE 1-BEDROOM 637 NSF



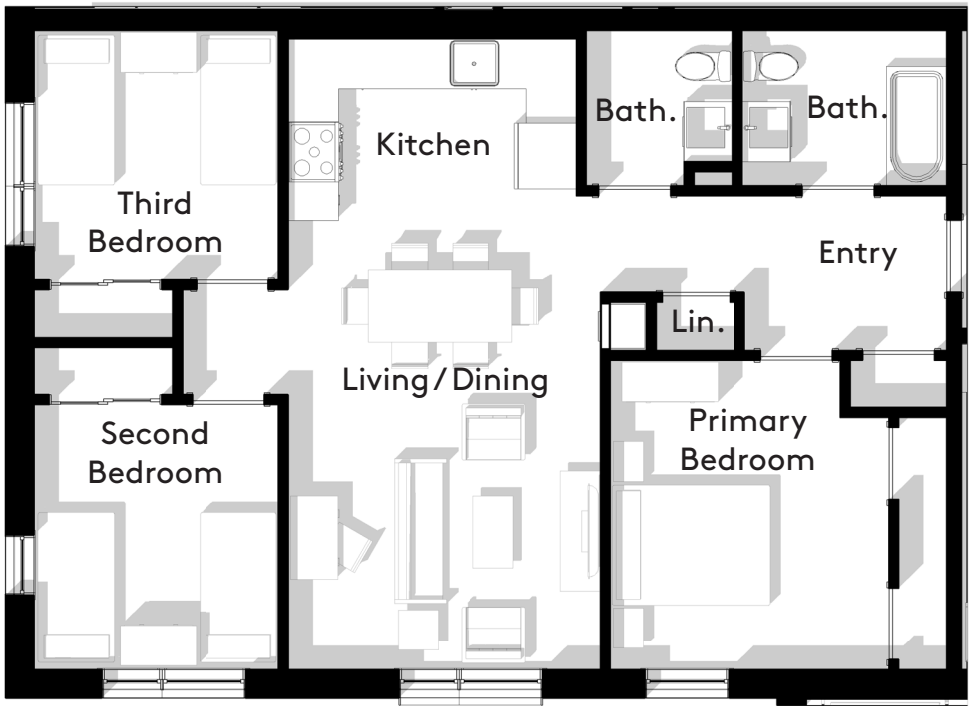
- / Full size appliances in kitchen, with peninsula seating
- / Living/Dining combination space
- / Bedroom fits queen size bed, 12' x 10' minimum dimension
- / Full bathroom with tub/shower combo
- / Entry and Linen/Pantry storage space

SAMPLE 2-BEDROOM 884 NSF



- / Full size appliances in kitchen, with peninsula or island seating
- / Living/Dining combination space 6- seat dining tables
- / Primary bedroom fits queen size bed, 12' x 10' minimum dimension
- / Secondary bedroom accommodates flexible arrangement, 10' x 10' minimum
- / Full bathroom with tub/shower combo
- / Entry, Pantry, Linen storage space

SAMPLE 3-BEDROOM 1,010 NSF



- / Full size appliances in kitchen, with island or eat-in seating
- / Living/Dining combination space 6- seat dining tables
- / Primary bedroom fits queen size bed, 12' x 10' minimum dimension
- / Secondary bedrooms accommodate flexible arrangement, 10' x 10' minimum
- / Full bathroom with tub/shower combo Second half-bathroom
- / Entry, Pantry, Linen storage space





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
<u>Setbacks</u>		
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
<u>Dimensions</u>		
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%
<u>Uses</u>		
Dwelling Units	71.2	N/A
Affordable Dwelling Units	15	100%
1 st Floor	Multiple Uses Allowed	Active non-residential

AHO Design Guidelines

Dimensions	Allowed / Required	Proposed
Building Height	70'	70'
<u>Setbacks</u> 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'
<u>Fenestration</u> 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%
<u>Building Design</u> 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

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