



52 NEW STREET / CAMBRIDGE, MA
VOLUME II - GRAPHICS

12-14-2021



RODE

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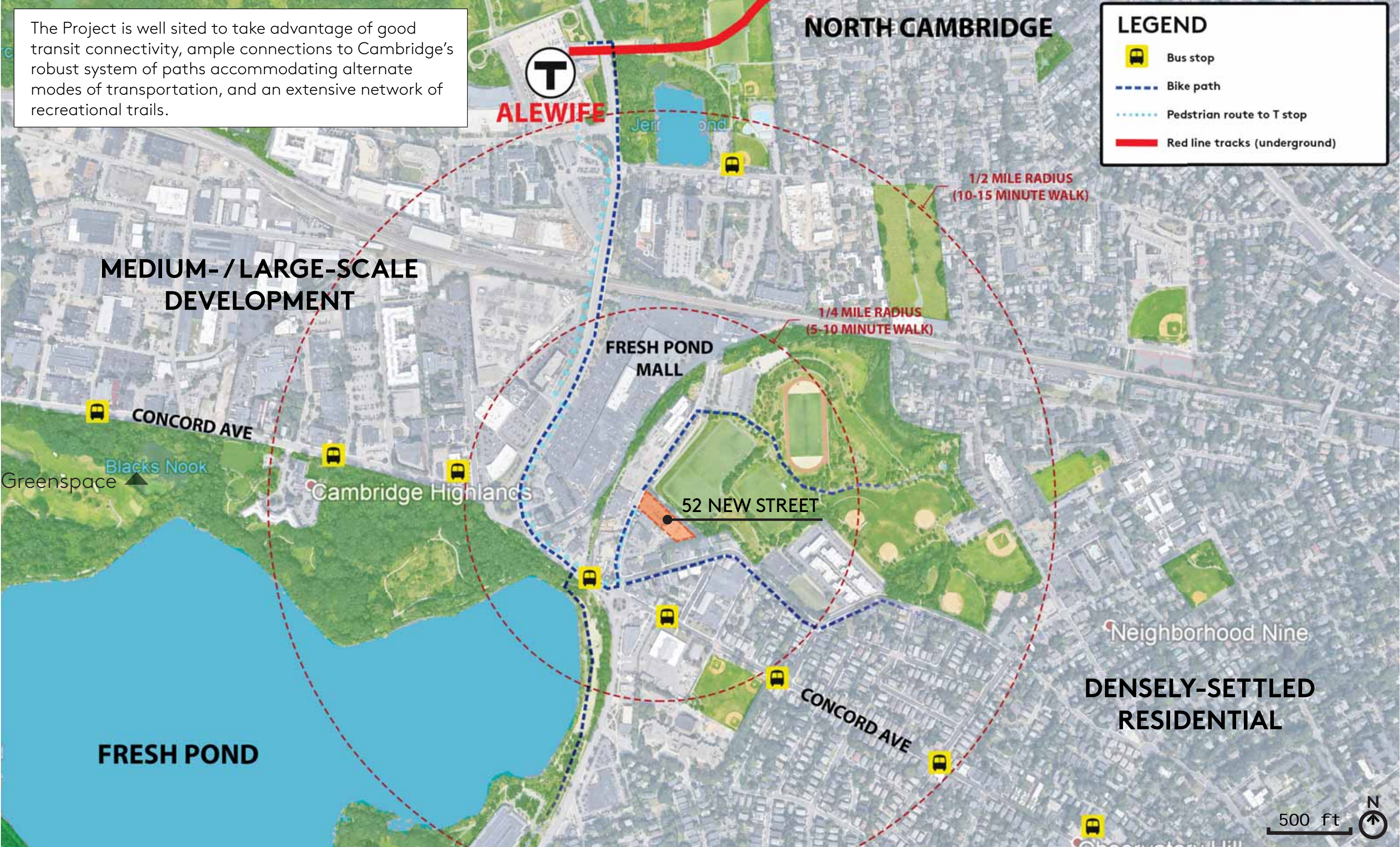
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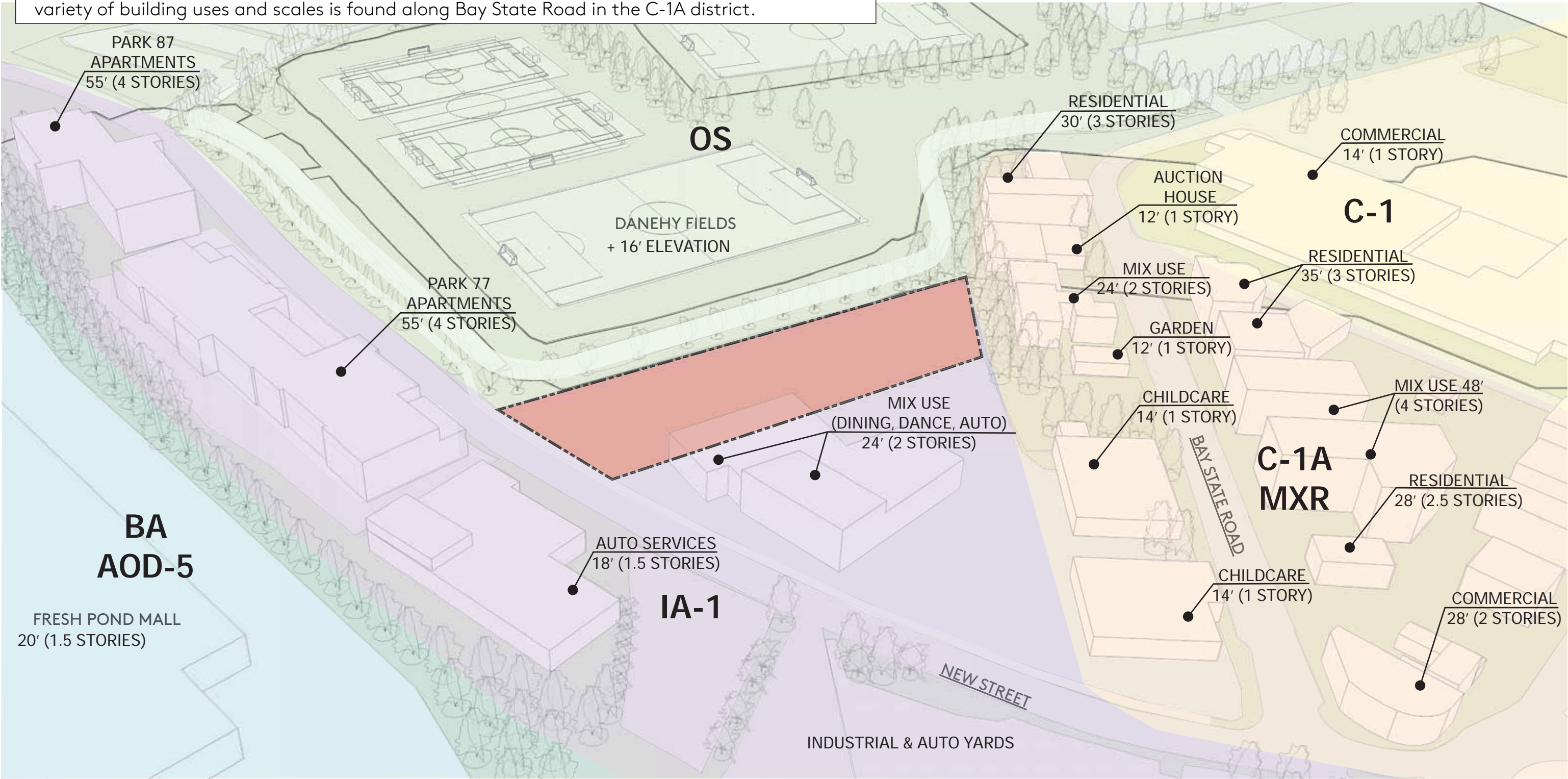
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CONTEXT MAP & ANALYSIS



The site is within an Industrial IA-1 zoning subdistrict, and abuts a residential C-1A mixed-use subdistrict to the south, and the Open Space subdistrict of Danehy Fields to the north and east.

The immediate context is comprised of a mix of 1- and 2-story 'legacy light industrial' buildings, while parcels farther north on New St exhibit larger scale multi-family residential construction. A variety of building uses and scales is found along Bay State Road in the C-1A district.





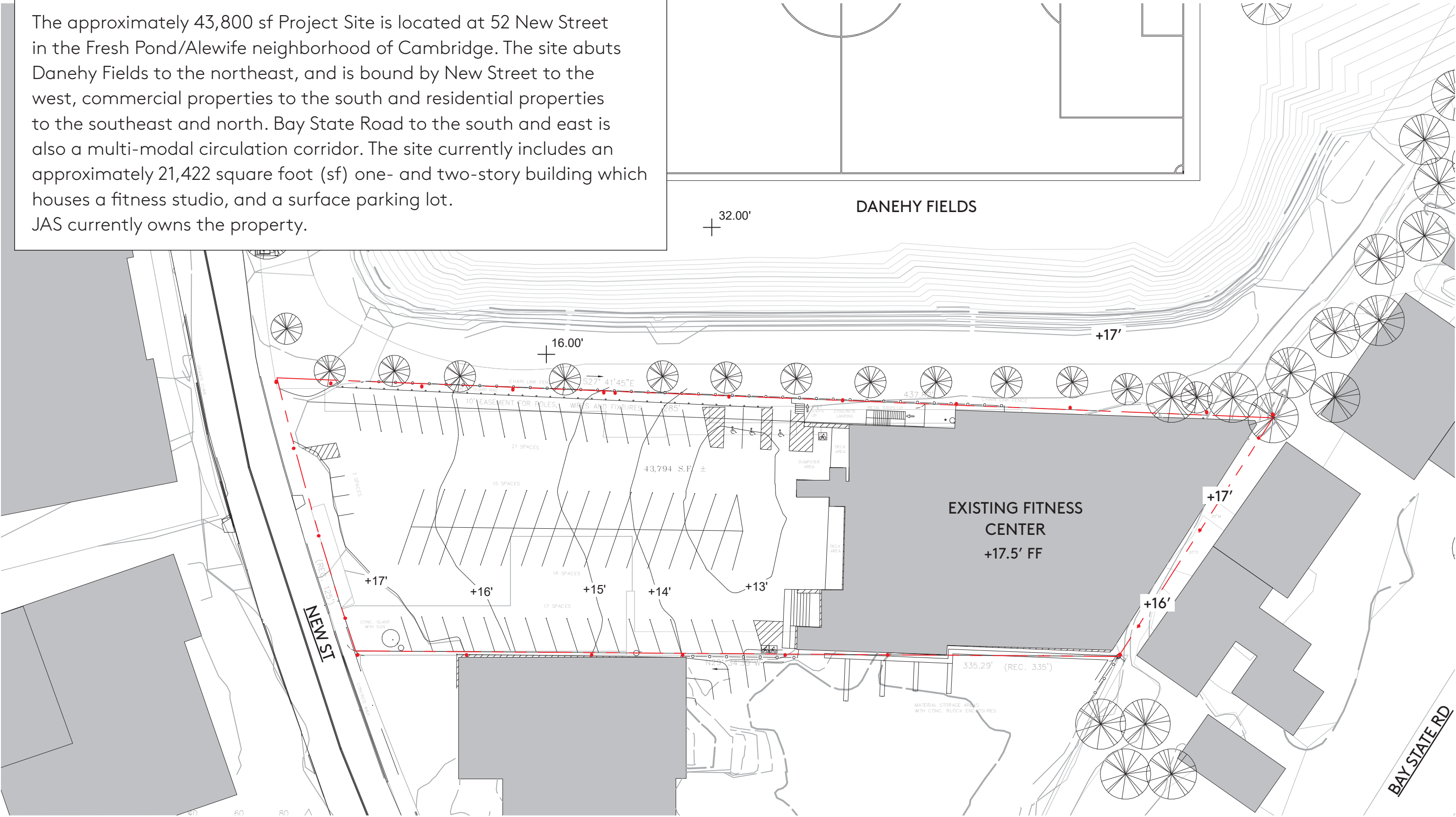
VIEW ON NEW STREET - LOOKING NORTH TOWARD DANEHY FIELDS



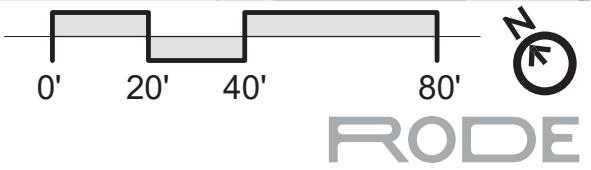
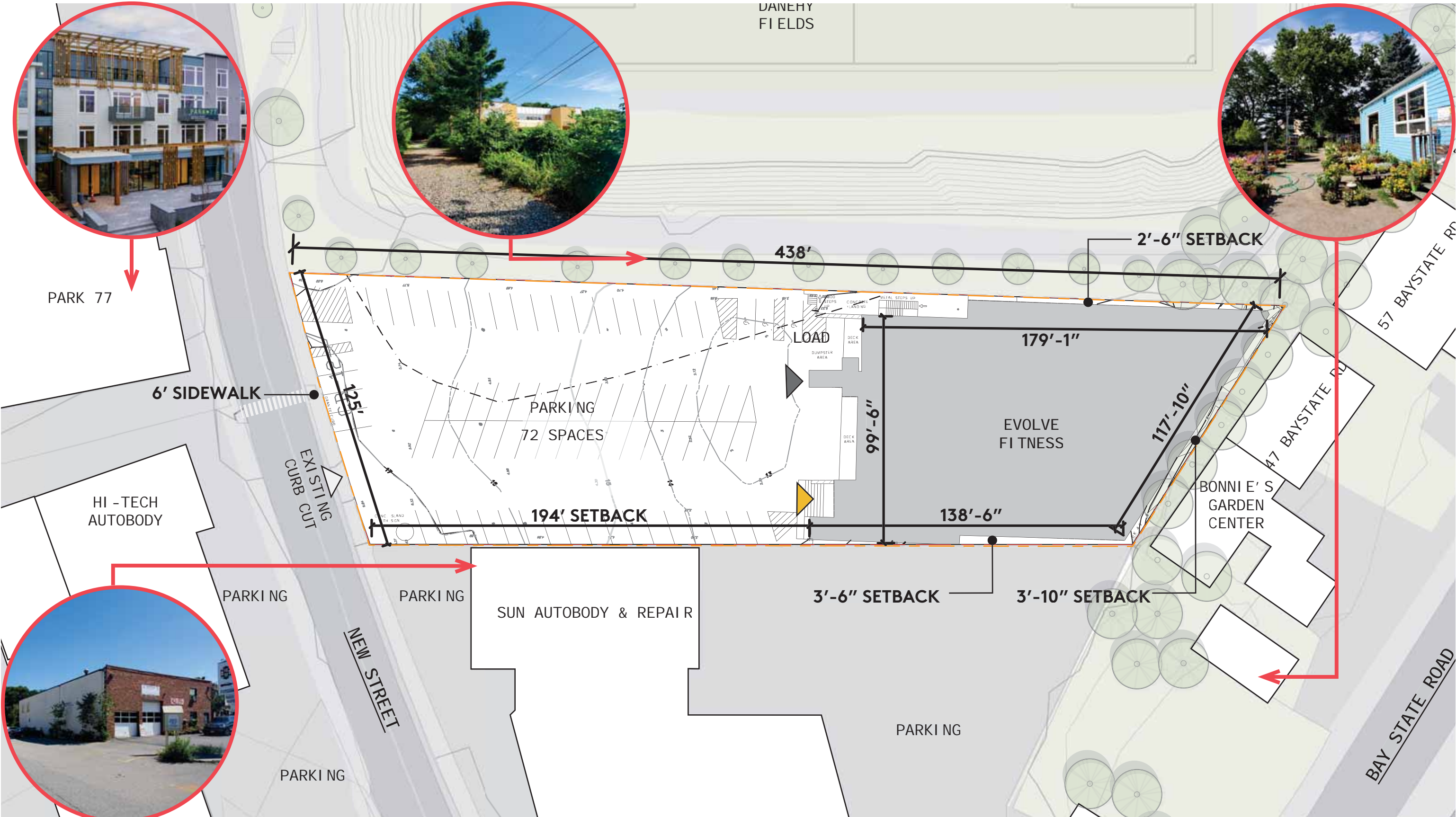
VIEW ON NEW STREET - LOOKING SOUTH TOWARD PROJECT SITE



The approximately 43,800 sf Project Site is located at 52 New Street in the Fresh Pond/Alewife neighborhood of Cambridge. The site abuts Danehy Fields to the northeast, and is bound by New Street to the west, commercial properties to the south and residential properties to the southeast and north. Bay State Road to the south and east is also a multi-modal circulation corridor. The site currently includes an approximately 21,422 square foot (sf) one- and two-story building which houses a fitness studio, and a surface parking lot. JAS currently owns the property.



*All elevations shown are based on Cambridge City Base



PROJECT SUMMARY & BUILDING MASSING

The Project will bring new vitality to this changing neighborhood, introducing more than 100 units of family-oriented housing, and ringing the public edges of the site along New Street and the Danehy Fields with pedestrian-oriented, active uses.

The design will create an experience that is universally accessible, and populated with numerous interior and exterior amenity spaces to enrich the lives of its inhabitants.

The architecture is inspired by the unique conditions of the site - drawing from the history of Danehy Fields to create a building that is perfectly suited for the site, in the language of a contemporary and high-performing envelope.

The site will be developed into a 6-story new construction building of approximately 145,000 sf. There will be no basement.

The project will contain 107 residential units and an approximately 3,000 sf commercial tenant space on the first floor. The first floor will consist of 16,500 sf parking, 1,500 sf lobby and approximately 1,000 sf of utility and storage space. Covered and secure parking for 43 cars and 112 bikes will be provided. Upper floors will include resident amenity spaces, including laundry, business center and community room. Open space will include a courtyard deck at the second floor and a roof deck on the 5th floor for a total of approximately 1,450 sf, along with 14,380 sf of landscaped area at grade. An exterior landscaped area will be provided for use by the residents. The residential will be a mix of [23] 1-BR, [63] 2-BR and [21] 3-BR units.

The project will be developed under the Cambridge Affordable Housing Overlay (AHO) guidelines and will comply with MA Department of Housing and Community Development (DHCD) regulations. The building will also be built in accordance with City of Cambridge Article 22 Green Building Requirements and is pursuing Passive House Institute (PHI) certification.



The building massing responds to the abutting views onto Danehy Fields, longer views towards the Reservoir and distant Boston skyline, optimal solar orientation, and abutting urban fabric along New Street and Bay State Road.

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.

