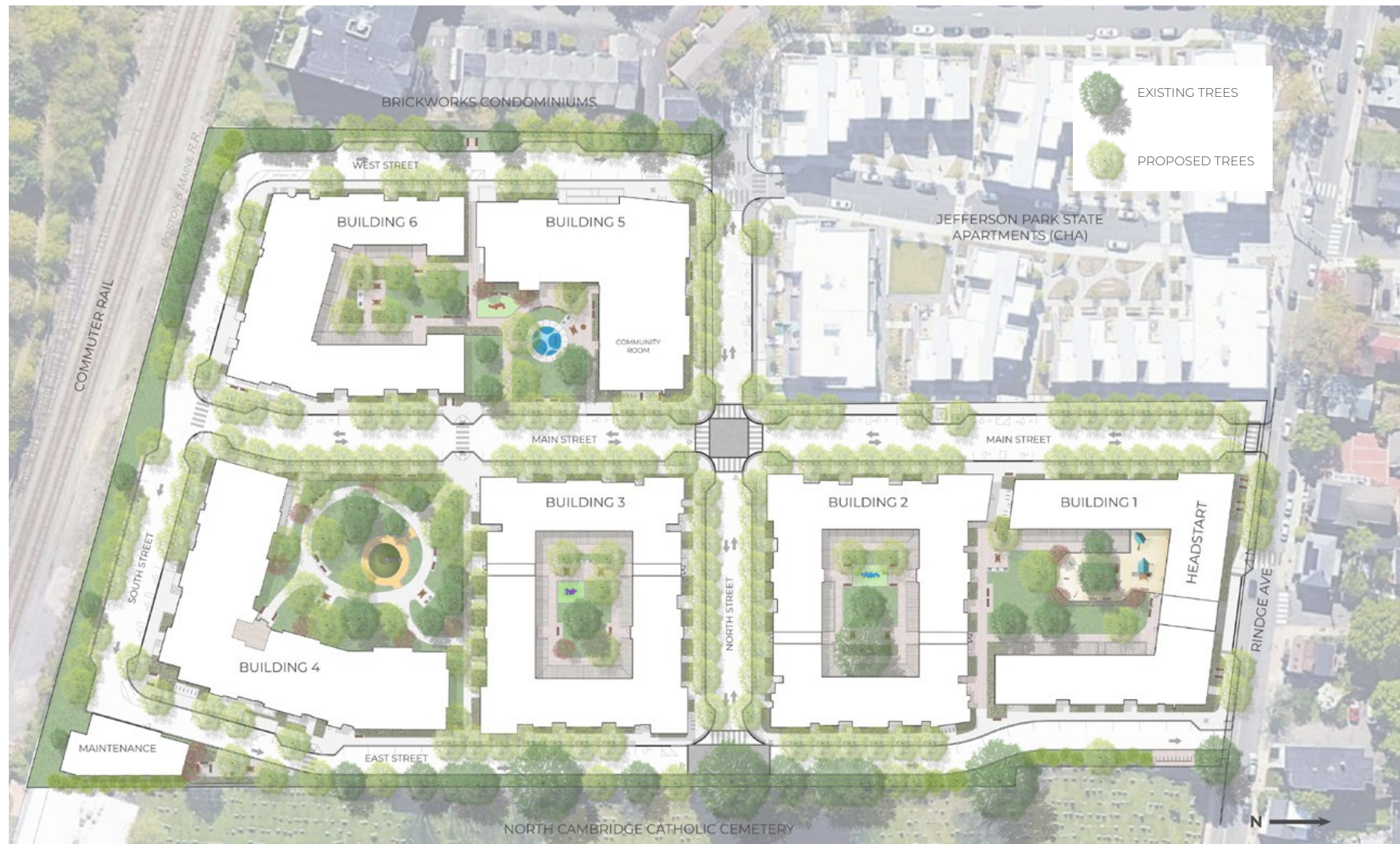


CAMBRIDGE HOUSING AUTHORITY  
**REVITALIZATION OF JEFFERSON PARK FEDERAL**  
AFFORDABLE HOUSING OVERLAY SUBMISSION  
JANUARY 19, 2022



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# VOLUME 1: FORMS AND NARRATIVE



# RESPONSE MATRIX

PLANNING BOARD AND CDD COMMENTS & CHA RESPONSES		
Comment #	City Comment	CHA Response
<b>Building Design</b>		
1	X The facades could use more articulation to minimize "blank wall" effects, improve the pedestrian experience at ground level, and improve the overall aesthetic of the development.	PB Articulation was added to every facade (see more detail below) to minimize blank wall effects. Strategies include the use of different materials and adding secondary trim at fenestration and rooflines to provide more articulation and shadow. Furthermore, layers of detail were added to the ground level of every building in order to improve the pedestrian experience. These details include new foundation plantings, additional seating scattered throughout the development and at common building entrances, and CMU designs with varying patterns, textures, and scales (each building has a unique CMU treatment).
2	X A higher level of detail could be provided at first floor facades, and greater elaboration or amenity at entrances would create a more rewarding pedestrian realm and relate to existing buildings of the neighborhood.	CDD See above. Detailed CMU patterns added to all first floor facades. On Main Street, entrances and windows have a cast stone trim and sconces to provide further detail and prominence to Main Street. Benches added at common entrances to Buildings 1, 4, 5, 6.
3	X Further development of First floor entrances to units, the common entrances to Buildings 4, 5, and 6 and the passages through buildings 1, 2, and 3, including benches or low seat walls, lighting, mailboxes, projecting canopies, the design of raised stoops, and railings, trellises, integrated signage for common spaces, and the potential for upper-level facades to visually relate to the entrances below them, etc.	CDD See above. In addition, the passage at Building 1 from Rindge to the courtyard was dressed up with pavers and wood soffits. At Buildings 4, 5, 6, stoops and ramps were given wooden railings to provide warmth at these entries. At Buildings 4 and 6, upper-level facades relate to the common entrances below them. At Building 5, common entrances are announced by projecting canopies.
4	X The elevations could be livened up by exploring the use of lighter window trim, different materials, more varied design approaches between the individual buildings.	PB Elevations are livened up through the use of different materials and colors to create more 3D facades; the use of contrasting patterns and window sizes to increase the presence of windows on the facade; differentiation of the first and fourth stories through use of differing materials and window detailing; addition of trim details to enhance windows and add visual depth to windows; and the use of repetitive versus exceptional elements:  Building 1 = Introduced more playful colors to distinguish the Head Start classrooms. Added wooden soffits and surrounds at the first floor canopy and passthrough and detailed paving at the passthrough. Increased the glazing at the ground floor to better relate to the public realm on Rindge. Broke up horizontality of Rindge Ave facade by using a sharper undulation of the OKO Skin material. Introduced CMU at all elevations of the building and provided a textured pattern to the CMU. Added colorful shadow boxes around windows to add depth and color to windows, and added transoms over some windows.  Building 2 = Introduced a "patina" color concept to break up segments of the building and a contrasting color (alloy orange) to articulate the corners, materials transitions, and upper floors. Added shadow boxes and other window trim details to enhance the presence of windows and corners. Emphasized building corners and bays.  Building 3 = Eliminated CMU and fiber cement siding and replaced with cast stone and three types of metal siding. Added cast stone horizontal bands to differentiate floors and corrugated metal panel at 4th floor to create "base/middle/top". The corrugated metal panels are carried down to 3rd and 2nd floors sparingly to add vertical element to building. Added window trim details such as colored shadow boxes to lighten and to enhance presence of windows. Emphasized building corners.  Building 4 = Increased articulation of parapets at bays to enhance presence of windows and introduced colorful window fins to lighten and break up facade. Added base/middle/top concept to design. Decreased EIFS significantly. Made common entrance at park bolder. Added bay window concept at corners.  Building 5 = Removed EIFS everywhere except 4th floor and parapet and added new materials and colors to break up elevations. Added window treatment details to enhance presence of windows and introduced bay window details at corners on Main Street. Relocated generator from ground floor by park entrance to the roof and expanded the glazing at the ground floor facing the park.  Building 6 = Projected facade around windows at building corner. Reduced EIFS significantly. Enhanced entrance, added canopy, seating, glazing. Relocated transformer vault to West Street. Added wood paneling and cast stone details over apartment entries.
5	X The proposed window-to-wall ratio is fairly low throughout the project. To give windows more presence, fenestration details, joint patterns of cladding materials, details of sills, jambs, and heads, elements that create shadows, etc. should be considered as ways to add visual interest and enhance the scale of openings.	CDD Increased size of windows throughout the development (constraints include maintaining furnishability, and Passive House requirements restricting glazing). Where constraints limit size of windows, we added accent panels and details to create the appearance of larger window openings, especially on Main Street. At all buildings, windows were given more presence through added fenestration details such as shadow boxes, joint/cladding patterns, window sills, etc.
6	X Enhance the civic presence of the Rindge Avenue façade. Consider breaking up its length, and enhance the pedestrian scale and visual interest of its ground floor facing Rindge Avenue.	CDD In order to enhance the civic presence of the Rindge Ave façade, we increased the frequency of pleats to make undulations more prominent and added a unique cornice (see below). At the ground floor, we extended the canopy above the first floor to emphasize the pedestrian scale along Rindge and help distinguish the first floor from residential floors above, enhanced the colors at the Head Start, added glazing to engage the public realm, and added foundation planting, short-term bike parking and benches along Rindge.
7	X The rooflines of the buildings lack visual interest, and opportunities to add cornices or other roof details should be explored.	PB Varied roof heights at all buildings and added roof details and cornices to 4th story and 3rd story bays and corner elements.  At Building 1, on Rindge Ave, the parapet of the undulating facade has a stylized cornice raising the OKO above the CMU. The cornice is created with a thick reveal with black metal behind and a different pattern of the same material above the reveal. At Building 1, on Main and East Street elevations, the parapet has a unique material to differentiate the top of the building from the base and middle.
8	X Provide greater articulation at the fourth-floor façades by means such as step-backs that would create small terraces or balconies, or vertical recesses that would create the effect of dormers or bay windows. These types of refinements could do much to give the buildings more visually engaging profiles at the skyline.	CDD We did not create small balconies to 4th floor facades (see Comment #24 below), however we did provide greater articulation and differentiation at 4th floor facades in the following ways.  <u>Building 1</u> = CMU rises to the third floor at various points on Main St and East St elevations. At the parapet, we changed the material from a horizontal metal panel at the middle of the building to a vertical metal panel at the top.  <u>Building 2</u> = Articulated the 4th floor with corrugated dark bronze material along Main Street and alloy orange spandrel material at upper stories only. Step backs occur at 3rd floor to differentiate upper stories and break up building mass.  <u>Building 3</u> = Changed the siding to vertical ribbed metal panels 4th floor to differentiate this story from the lower floors.  <u>Building 4</u> = Gray vertical ribbed metal panel and EIFS at upper floors only. A new step back at 4th floor creates a terrace above the common entrance overlooking the park.  <u>Building 5</u> = EIFS is now provided at 4th floor only to differentiate it. Projecting bays stop short of parapet to provide more visual interest at roof line.  <u>Building 6</u> = Recessed bays at 3rd and 4th floors.

# RESPONSE MATRIX

PLANNING BOARD AND CDD COMMENTS & CHA RESPONSES		
Comment #	City Comment	CHA Response
9	X Facades along Main Street could be given greater design emphasis than the facades that face secondary ways within the development.	PB Main Street was given greater design emphasis through unique details at the ground floor, exceptional elements at building corners and window openings, and landscaping. At the ground floor, we added cast stone trim around all doorways and windows, and wall-mounted sconces at apartment entries at Main Street only (side streets will have down lights over entry doors to provide illumination). Building corners are given a larger scale along Main Street, including more formal cornices above 4th floor windows. In addition, window openings are given a larger scale along Main Street and stacked in a more formal design to create a cohesive and prominent rhythm to the street, despite varied building designs. Lastly, the landscape design contributes to the prominence of Main Street. Each block on Main Street will receive one street tree species on both sides to create a uniform look up and down the street while maintaining desired species diversity, whereas secondary ways will receive a mixture of species like more typical streets in Cambridge. The goal of these features is to create a more cohesive and uniform streetscape on Main Street relative to the side streets.
10	X To emphasize Main Street as the project's primary spine, consideration could be given to using streetwall massing and/or corner articulation to emphasize the difference between the north/south Main Street and the secondary perpendicular cross streets.	CDD See above.
11	X AHO recommendations suggest that façades be differentiated in response to views, visual axes, corner conditions, different types of streets and other open spaces, and other unique elements of a project's context. Potential strategies include the judicious use of repetitive elements vs. exceptional elements, and of relatively planar facades vs. more three-dimensional ones, of contrasting patterns and sizes of windows, of different materials or details.	CDD See above.
<b>Materials</b>		
12	X Consider using fewer types of materials but greater relief in the façade order to keep costs reasonable and improve visual interest of the buildings.	PB See above. Per comments above, we introduced different materials and more varied design approaches. We eliminated fiber cement panels and are using the same metal siding profiles across most buildings (in varying colors), but we did introduce greater relief in facades at all buildings by use of additional window trim detailing, window shadow boxes, projections, cast stone trim, and cornices.
13	X Consider reducing the amount of cementitious panel and EIFS proposed.	PB Reduced the use of EIFS significantly. There is no EIFS on Buildings 2 and 3. EIFS is used sparingly on Buildings 1 (at courtyard stair projections only), 4 (at a handful of locations on 3rd and 4th floor only), 5 (on 4th floor only), 6 (on 4th floor set-backs only). The EIFS proposed for the project will utilize rigid mineral wool insulation instead of the traditional EPS XP Styrofoam used in EIFS. This will make the assembly completely fire-resistant, and has the added benefit of using mineral wool, which does not off-gas, or contain harmful VOCs like Styrofoam. Fiber cement siding has been eliminated from Building 3 and replaced with cast stone and metal siding. Cementitious panels used on Building 1 (OKO) and on Building 6 (Nichiha) are very high-quality materials used on commercial buildings throughout Cambridge.
14	X For both appearance and durability, cementitious panels should be avoided on first floor facades.	CDD Only CMU and cast stone are used on first floor facades. Metal panels and glazing at Head Start.
15	X Staff recommends avoiding the extensive use of cementitious panels, especially large panels and in large areas, to avoid exposed fasteners, and to avoid use of cementitious panels within four feet of grade. Consider masonry and/or metal panels as alternatives. In any case care could be taken in installation to ensure panels are plumb and that joints are consistent.	CDD See above. Some cementitious panels replaced with CMU; cementitious panels on Building 3 replaced entirely with cast stone and metal siding.
16	X More fully develop the details of the exterior walls of the development, including joint patterns, textures, and	PB See above.
17	X Consideration should be given to coordinating the joint patterns of panelized cladding systems with window opening and changes in plane.	CDD See above.
18	X Consideration could be given to providing larger windows and/or windows grouped to create larger façade elements at the residential floors, and the precise design of mullion patterns and fenestration details.	CDD See above.
<b>Amenity Space</b>		
19	X Opportunities to increase indoor amenity space in individual buildings should be further explored.	PB We focused on opportunities to increase indoor amenity space at Buildings 4 and 5, since these are the buildings without private terraces and semi-private courtyards.  <u>Building 4</u> = We added interior and exterior amenity spaces. There is now a lounge (148 sf) on ground floor at East Street entrance, a Common Room (412 sf) on ground floor at the park entrance, and a Fitness Room (180 sf) on 4th floor for exercise bikes that opens onto a new 404 sf roof terrace. In order to create these common spaces in Building 4, we lost two bedrooms (two 2-BR units are converted to 1-BR units), but the overall unit count remains the same.  <u>Building 5</u> = We added interior amenity spaces only. There is now a Community Room (1,803 sf, including accessory spaces) overlooking the park, a Fitness Room (505 sf) adjacent to the Community Room overlooking the park, and a Lounge (308 sf) at North Street entrance.
20	X More information on the uses and features of the Community Room would be helpful.	CDD The Community Room (1,803 sf) is designed to be a flexible space to be used by all residents for meetings, birthdays, co-working, etc. The room will have Wi-Fi and computers and printers for resident use. During emergencies, it will also have standby power and heat where residents can come to stay warm and charge cell phones in case of loss of power. The Community Room will receive lots of natural light with south facing glass walls that open onto an outside terrace and the park and splash pad of Building 5.
21	 Amenities for teenagers and older children should be included in the development.	PB We did significant outreach with residents to inform the landscape program. In one iteration, we included a turf field where the splash pad is now. Resident feedback was to remove the turf field and other programming for teenagers and older children because they walk to Russell Field (less than 5 min walk down Rindge) or Danehy Park (10 min walk down Sherman). The preference was for programming for young children and places for neighbors to gather.
<b>Open Space</b>		
22	 Open space areas should be increased to adequately serve the number of residents that the new buildings will produce.	PB We have added an outdoor common roof terrace (400 sf) on the fourth floor of Building 4 overlooking the community park. Increasing the amount of open space at grade or a common terrace at Building 5 would require the loss of units. For example, adding a common terrace at Building 5 would come at the cost of a 3-BR ADA unit or a 1-BR unit. Instead, we focused on adding more amenities to the existing open spaces. These include more play features, benches, tables, and grills across the entire site. See Landscape and Unit Design below for more details on added amenities and balconies.  We also compared the square footage of Private Open Space per bedroom across our family sites. The range is wide with Roosevelt Towers at the low end with 82 sf of open space per bedroom and Putnam Gardens at the high end with 243 sf of open space per bedroom. The majority of CHA's family properties are in the low- to mid-100s with a median of 129 sf of open space per bedroom. Jackson Gardens, for example, has 115 sf of open space per bedroom. The proposed JP Federal has 109 sf of open space per bedroom compared to 149 sf per bedroom at the existing JP Federal. We feel this is appropriate given the added open space amenities included in this submission and JP's proximity to Russell Field (less than 5 min walk down Rindge) and Danehy Park (10 min walk down Sherman).
<b>Unit Design</b>		
23	 Some of the unit layouts with two means of egress do not make functional sense; opportunities to redesign these units should be explored.	PB Two means of egress are required by code from almost all walk-up apartments. Unit designs seek to maximize the amount of functional living space (living areas and sleeping rooms) and minimize circulation area. To minimize internal corridors (circulation), in some apartments the second means of egress is from the kitchen. We believe this is a functional arrangement, in that trash and recycling can be taken directly from the kitchen down the rear stair to the trash rooms. A second means of egress from kitchens is common in walk-up apartments.

PLANNING BOARD AND CDD COMMENTS & CHA RESPONSES

Comment #	City Comment	CHA Response
24	Explore opportunities to add balconies to upper-story units.	<p>PB CHA and the design team explored adding balconies to upper-story units, but concluded it would be cost prohibitive as well as impactful to the furnishability of the modest-sized units. We conservatively estimated that a 50 square foot deck would cost over \$30,000 or more, due to Passive House requirements for insulation and thermal isolation of the balcony structure. At this conservatively low estimate, providing balconies to the approximately 200 units that do not have a private deck or stoop on the first floor, would add \$6MM to the project. Access to balconies also impact furnishability: the balcony door and its swing limit placement of furniture. Since living rooms are relatively modest in size, residents will be faced with the not allowing a family to gather in their entirety in the living room area or placing furniture in front of the balcony door, which defeats having it. Furthermore, with few exceptions, CHA has been eliminating balconies from its housing given significant maintenance issues with properties in our portfolio that have or had balconies. At Millers River and Burns Apartments, pooled water regularly collected on balconies, spread through the building, and leaked into apartments below. At Jefferson Park, we have already had a couple of leaks related to the decking that have been very difficult and expensive to trace. Having decking over the roof of the apartment below makes detecting and repairing leaks very difficult, and accessing the private apartment to do exploratory or repair work is an unwanted imposition and invasion of privacy for many residents.</p> <p>The use of Juliet balconies has been mentioned for this project, as well, but we do not feel they would provide significant benefit to residents, and would also impact the furnishing of the interior apartment more difficult. Though Juliette balconies with single, passive-rated inswing doors are allowed (\$4K per door or \$800K for the project) under Passive House standards, sliders and double doors (two design options to improve the furnishability concerns with Juliet balconies) are not permitted.</p> <p>Instead of including private balconies or Juliette balconies, we added a common terrace at Building 4 (Building 4 is the largest building with the most apartments) and focused on increasing the usability and access to shared outdoor areas throughout the site. Furthermore, in order to maximize fresh air into apartments, we replaced awning windows with casement tilt-turn windows, which allow for larger free vent area.</p>
25	Both on the exterior facades and in the courtyards, there are occasional setbacks at the third-floor level. It is not clear if these create terraces that will be usable by the adjoining units, but such terraces would help enliven the facades and connect unit interiors to the site's streets and courtyards.	CDD See concerns with balconies above.
26	Operable windows are shown as awning type. For greater flexibility and ventilation, consideration could be given to using "tilt/turn" windows.	CDD Awning windows replaced with tilt-turn casement windows to increase air flow in units and added more operable windows to each unit.
<b>Development Budget</b>		
27	The development costs per unit appear excessively high.	PB Please see report on per unit construction costs. Construction costs are roughly \$745,402 per unit. Roughly \$315K, or 42% of per unit costs, are extraordinary costs not typical on affordable housing projects. Absent these extraordinary costs the per unit cost at JP is \$430,215, which is in line with other affordable housing projects.
<b>Parking, Loading, and Bike Parking</b>		
28	Opportunities to provide additional short-term bike parking racks throughout the development.	PB The AHO requires 30 short-term bike parking spaces throughout the development. We proposed 32 in our initial submission. We have added 34 additional spaces throughout the development, including at least one new 2-bike loop at each building, for a total of 66 short-term bike parking spaces.
29	Review of bicycle parking, including calculations, clearances, access, and provisions for longer than standard bikes. Note that, as common spaces, bicycle storage rooms need to be ADA/MAAB accessible.	CDD Bike rooms have been revised per CDD comment to provide required accessibility, and now show larger bicycle/trailer spaces.
<b>Landscape</b>		
30	Additional site features should be provided to residents, including additional seating areas/benches/seatwalls/stoops, etc.	<p>PB Benches and seating areas have been added near building entrances and in courtyards to provide additional seating and gathering areas in open spaces and along streets. This includes additional seating along streets within the site, at Rindge Ave, benches in Buildings 1, 2, 3, and 6 courtyards, benches at Building 4 and 5 entrances, a pocket park along East Street by Building 4, and more seating areas at Building 4 and 5. These seating areas are positioned away from private unit entrances and windows to maintain privacy for first floor residents. Wall-mounted benches with backs have been added to tree retaining walls at Buildings 4 and 6 for additional seating in these open spaces. In addition, new play equipment has been added to every courtyard and the park at Building 5 next to the splash pad. Grill areas were added to the parks at Building 4 and 5 too.</p> <p>See below and annotated landscape plan for more.</p>
31	Further develop the pedestrian realm, front yards, building entrances within the site and in the Rindge Avenue frontage with features such as additional plantings, low walls, fences, stoops, benches, etc.	CDD See above. In addition, planting beds at building facades, where space allows, include larger plant species which will provide a privacy buffer for first floor residents. Evergreen hedges are designed along the steel picket fences on Main Street at the park at Building 4 and across the street at Building 5. Additional evergreen shrubs are shown along the fence on both sides of the play space and grill/picnic area at Building 5. At the community park at, shrub plantings are also shown between the picnic/grill area and the building. The picnic/grill along East Street including planting beds as well to provide a buffer against the maintenance area. Foundation plantings have been added along the façade of building 1 on Ridge Avenue and along the fences at the Head Start play area. The tree planting plan has been developed to enhance the pedestrian realm, as well. Each block on Main Street will receive one species on both sides to create a uniform look up and down the street and speak to the prominence of Main Street within the site, whereas secondary ways will receive a mixture of species like more typical streets in Cambridge. Lastly, stoops and ramps were given wooden railings to increase warmth of the pedestrian realm.
32	The landscape designs of the courtyards could be further developed.	<p>CDD The courtyard designs were further developed. Below is a summary of the amenities added to each courtyard:</p> <p><u>Building 1</u> = Added 2 grills, 1 picnic table, benches off the walk, raised planting bed, 1 play equipment, one 6-in caliper to extend the canopy.</p> <p><u>Building 2</u> = Added 2 benches facing inward, decorative paving at passage, and 1 play space.</p> <p><u>Building 3</u> = Added 2 benches facing inward, decorative paving at passage, and 1 play space.</p> <p><u>Building 4</u> = Added benches throughout the park, and a seat wall at the edge of the park.</p> <p><u>Building 5</u> = Added 5 benches around water feature, benches, 1 play area, 3 larger caliper trees, and moved the generator out of the park to the roof.</p> <p><u>Building 6</u> = Added benches in courtyard and a seat wall at corner.</p> <p>See above and annotated landscape plan for more.</p>
33	Explore opportunities for adding additional trees to the site, particularly along East and West Street.	<p>PB <u>East Street</u>: We added street trees on the west side of East Street. There are now 18 street trees on the west side of East Street, in addition to the row of new trees to be planted and existing mature trees to be preserved along the cemetery.</p> <p><u>West Street</u>: We added street trees on the east side of West Street. There are now 6 street trees on the east side of West Street, in addition to the row of new trees to be planted and existing mature trees to be preserved along the western edge of the site.</p> <p><u>Rindge Ave</u>: We can only fit 5 new street trees on Rindge Ave due to crosswalk and parking requirements, in addition to the one existing mature tree on Rindge that we are preserving. This total of 6 street trees is a significant improvement over the 2 street trees existing on Rindge today.</p>
34	Proposed trees could be increased in size.	PB We added eight (8) 5" to 6" caliper trees to the design. One in the Building 1 courtyard next to the playground (coupled with existing mature trees to remain), four at Building 4 in the community park, and three at Building 5 surrounding the splash pad.

# RESPONSE MATRIX

PLANNING BOARD AND CDD COMMENTS & CHA RESPONSES			
Comment #		City Comment	CHA Response
35	X	Review of tree species and planting standards.	DPW The tree species and cultivar selections, as well as planting details and aftercare planning, have been reviewed by the Committee on Public Planting (CPP) and DPW forestry and landscape staff, and their comments have been incorporated in updated landscape drawings. In response to comments received by the CPP, irrigation was added to street trees along Rindge, some evergreen species were added, some understory trees were added, the CHA committed to planting additional trees at Jefferson Park State, and changes were made to cultivar selections at the request of the committee. The CHA committed to hiring an arborist after construction to provide professional maintenance and care to the newly planted trees. The committee also recommended the tree caliper be reduced from 3.5"-4" to 2"-3" to "ensure a higher rate of success across the site." In response to comments received from DPW forestry and landscape staff at the time of the first AHO submission, trees were added along east and west streets, structural soil areas were expanded, and species selection was adjusted to conform with the city's 10-20-30 guideline, so that plantings do not contain more than 10% of one species, 20% of any genus, or 30% of any family. The CHA has contracted with an arborist at Bartlett Tree Experts to survey existing trees to remain to recommend and provide additional care to these trees before construction. Pruning, cabling and soil/root invigoration will begin this winter, and fertilizing and disease treatment will begin in the spring.
<b>Roof</b>			
36	X	Explore opportunities to provide accessible roof space/rooftop green space to residents as a tenant amenity.	PB CHA has building integrity, security and safety concerns regarding roof decks in family housing. As we noted in the balcony comments in Item #24, decking over occupied roofs can make it difficult and expensive to track down any building leaks into units. Further, CHA's ability to ensure that the roof decks are properly used (including maintaining occupancy limits, not grilling or smoking on the roof, no unsafe activity, etc.) is limited, but the potential impact of these uses or violations is significant to building safety and the safety of residents. However, we explored adding decks off the fourth floor decks in Buildings 4 and 5. We focused on Buildings 4 and 5 because these buildings lack private decks and semi-private courtyards; their larger open spaces are shared by the whole development. At Building 4, we added a 400 sf terrace for residents of Building 4 that overlooks the community park below. In order to create this terrace, we converted a 2-BR unit to a 1-BR unit (loss of 1 bedroom, 0 units). At Building 5, we could not create a terrace on any floor without losing units. See Open Space above. CHA decided to prioritize a terrace at Building 4 because it is the largest building with the most apartments.
<b>Overall Site Design</b>			
37		While Board members were generally supportive of the concept, one Board member suggested that an alternative plan that incorporates rehabilitation and additions to the existing buildings on the site would have benefits (though it may not conform to AHO standards).	PB Both rehabilitating the existing buildings and a hybrid rehab with smaller building additions were investigated early in the design process. Rehabilitating the existing buildings in their current configuration is not feasible due to the problems associated with basement living spaces and the site's high water table. The existing basements were not built to be entirely waterproof, since they were not living spaces when the building were built in the 1950s. While foundation walls could be better waterproofed, there was no guaranteed way to waterproof the basement floor slab to fully eliminate issues with moisture and mold and still keep the space available for residential occupancy. In addition, residents expressed significant concerns about the safety of below-grade sleeping areas. Reconfiguring the existing buildings to remove basement living spaces would result in a loss of bedrooms that was also unacceptable. A hybrid approach, which rehabbed existing buildings, reconfigured them to remove basement living space, and built additions to make up lost bedrooms was also studied in early schematic design. In early cost estimates this hybrid approach was found to be the highest per-unit cost of either a straight rehab or all-new construction. In addition to the higher cost, there were many other problems with keeping the existing site design. A hybrid option did not support many new units whereas new construction and a more efficient site design supported an additional 103 units. Furthermore, the current site design has very poor accessibility for persons with disabilities or families with strollers. Because the existing buildings have a half-story below-grade garden level, many accessible units were in the basements. The existing mid-rise building, which has five accessible units, had the same 1st floor height issue as the low-rises, so 7' grade change from the sidewalk to the first floor is navigated by a very long, steep ramp. Alternatively, the new site design allows for every single first floor unit to be visitable per MAAB. There are no large ramps for elevator building entrances, and accessible units are distributed throughout the site, not just in elevator buildings. Most notably, the current buildings have no MAAB adaptable units, while the new designs exceed MAAB requirements for accessible units and provide 130 adaptable units. There are many large families at JP who need these accessible and adaptable units as family members age or health problems arise. In addition to increased accessibility, the new site design provides more usable open space, provides easier access for families to access the open space, and mirrors the street grid of surrounding neighborhoods.
<b>Miscellaneous</b>			
38	X	Study options to accommodate the proposed multipurpose trail along the Fitchburg Line.	CDD We have increased the easement for the multipurpose path from 14 ft to 16 ft per a December meeting with CDD and have provided space at the end of Main Street for a future connection to the trail.
39	X	Residential units on the second, third, and fourth floors of Building 5 will overlook the emergency generator.	CDD We have moved the generator from the park at Building 5 to the roof of Building 5.
40	X	Verify the amount of screening needed for rooftop mechanical.	CDD We have adjusted the placement of rooftop mechanical equipment and heights of parapets so that all MEP equipment on the roof is not visible from the street. See MEP views attached.

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

**Project Address:** 61-75, 45-60, 77-92, 93-108 Jackson Circle; 1, 2-19, 21-41, 109-124, 1000 Jackson Place; and 266-278 Rindge Ave

**Applicant:** Cambridge Affordable Housing Corporation

**Parcel Information – Provide one form for the entire parcel**

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
<b>Base Zoning District(s)</b>	Residence B			
<b>Overlay Zoning District(s)</b>	None			
<b>Uses on Adjacent Lots</b>	Multifamily, cemetery, railroad			
<b>Lot Area, in sq. ft.</b>	323,200*	5,000 min	No min	328,125*
<b>Lot Width, in feet</b>	275'-11"	50 min	No min	275'-11"
<b>Number of Buildings</b>	11			7
Existing to be demolished				11
Existing retained/moved/enlarged				0
New construction				7
<b>Gross Floor Area (GFA), in sq. ft.</b>	249,166			382,762
<b>Floor Area Ratio (FAR)</b>	0.77**	0.5	2.0	1.17
<b>Dwelling Units</b>	175	82		278
Affordable Dwelling Units	175			278
<b>Total Open Space, in sq. ft.<sup>1</sup></b>	<b>104,964</b>			<b>107,630</b>
Private Open Space	20.4%	40%	30%	30.96%
Permeable Open Space	32.5%	20%	30%	30.96%
Open Space above Ground Story	0%			0%
<b>Total Off-Street Parking Spaces</b>	106 (0.60 per DU)	278 (1 per DU)	No min	138 (0.5 per DU)
Provided on-site	103			135
Provided off-site <sup>2</sup>	3			3
<b>Long-Term Bicycle Parking Spaces</b>	0	288	258	258
<b>Short-Term Bicycle Parking Spaces</b>	0	30	30	66
Provided on-site	0			66
Fund contribution <sup>3</sup>	0			0
<b>Public Bicycle Sharing Stations<sup>4</sup></b>	0			23
Provided on-site	0			23
Provided off-site	0			0
<b>Loading Bays</b>	3			6

<sup>1</sup> Refer to Open Space provisions in Section 11.207.5.2.4 of the CZO.

<sup>2</sup> Refer to off-site parking provisions in 11.207.6.2 of the CZO.

<sup>3</sup> Refer to Public Bicycle Parking Fund provisions in Section 6.104.2(b.) of the CZO.

<sup>4</sup> Refer to Public Bicycle Sharing Station provisions in Section 11.207.6.4(d) of the CZO.

\* The existing lot area calculation excludes 7,305 sf of the existing parcel for a parking easement for JP State used to satisfy Zoning requirements for JP State. The proposed lot area calculation excludes 2,380 sf of the proposed parcel in order to continue to provide parking for JP State per its zoning requirements.

\*\* JP Federal and JP State was made up of nine parcels. The existing Comprehensive Permit for both JP parcels granted relief for each parcel: 0.61 (Parcel #1), 1.83 (#2), 0.35 (#3), 0.5 (#4), 0.58 (#5), 0.42 (#6), 0.95 (#7), 0.38 (#8), 0.85 (#9). The parcels that make up JP Federal will be combined into one lot for this redevelopment.

**Attach additional calculations as necessary to explain any figures above.**



These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

**Project Address:** 61-75, 45-60, 77-92, 93-108 Jackson Circle; 1, 2-19, 21-41, 109-124, 1000 Jackson Place; and 266-278 Rindge Ave

**Applicant:** Cambridge Affordable Housing Corporation

**Building Information – Provide one form for each existing or proposed building**

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
<b>Building Designation (per plans)</b>	Building 1			
<b>Type of Alteration Proposed</b>	Demolition/New Construction			
<b>Building Use(s)</b>	N/A	Single and two-family	Multifamily	Multifamily, education
Ground Story Use(s)	N/A			Education*
<b>Gross Floor Area (GFA), in sq. ft.</b>	N/A	(calculated for lot)	(calculated for lot)	53,900
<b>Dwelling Units</b>	N/A	(calculated for lot)	(calculated for lot)	34
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	34
<b>Stories Above Grade<sup>1</sup></b>	N/A	3.5	4	4
<b>Building Height, in ft.</b>	N/A	35'	45'	47'-6"
Ground Story – floor-to-floor, in ft.	N/A		15' for non-residential	15'
<b>Building Setbacks, in ft.<sup>2</sup></b>	N/A			
Front Yard	N/A	15'	15'	15'
Side Yard – Cemetery	N/A	7'-6"	7'-6"	44'-6"
Side Yard – JP State	N/A	7'-6"	7'-6"	54'-2"
Rear Yard	N/A	25' +	20'	N/A
<b>Distance to nearest building, in ft.</b>	N/A	13'-11"	No min	15'-5"
<b>Building length along street, in ft.</b>	N/A			176'-4"
<b>Fenestration, as % of façade area facing public street or open space</b>	N/A		20% min	20%
Ground Story only	N/A		30% min	30%
<b>Where Ground-Story non-residential uses are proposed in a Business district:<sup>3</sup></b>				
Frontage, as % of total façade length	N/A		30% min	55%
Depth from facade, in feet	N/A		35' min	42'-3"

<sup>1</sup> Refer to Definitions in Article 2.000 of the CZO.

<sup>2</sup> Where the proposal is applying front yard setback standards per Section 11.207.5.2.3(b) of the CZO, attach an area plan identifying the four nearest pre-existing principal buildings that contain at least two Stories Above Grade and directly front the same side of the street as the AHO Project, and a table providing the front yard setbacks for each building and calculating the average of the four.

<sup>3</sup> See Section 11.207.7.4(e) of the CZO.

\* There is currently a Head Start program at JP Fed, which will continue in the proposed development pursuant to 11.207.4(b), 4.33(b)(2), and 4.56(c)(1).

**Attach additional calculations as necessary to explain any figures above.**

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

**Project Address:** 61-75, 45-60, 77-92, 93-108 Jackson Circle; 1, 2-19, 21-41, 109-124, 1000 Jackson Place; and 266-278 Rindge Ave

**Applicant:** Cambridge Affordable Housing Corporation

**Building Information – Provide one form for each existing or proposed building**

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
<b>Building Designation (per plans)</b>	Building 2			
<b>Type of Alteration Proposed</b>	Demolition/New Construction			
<b>Building Use(s)</b>	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
<b>Gross Floor Area (GFA), in sq. ft.</b>	N/A	(calculated for lot)	(calculated for lot)	69,280
<b>Dwelling Units</b>	N/A	(calculated for lot)	(calculated for lot)	49
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	49
<b>Stories Above Grade<sup>1</sup></b>	N/A	3.5	4	4
<b>Building Height, in ft.</b>	N/A	35'	45'	42'-9"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
<b>Building Setbacks, in ft.<sup>2</sup></b>	N/A			
Front Yard	N/A	15'	15'	N/A
Side Yard – Cemetery	N/A	7'-6"	7'-6"	44'-4"
Side Yard – JP State	N/A	7'-6"	7'-6"	52'-7"
Rear Yard	N/A	25' +	20'	N/A
<b>Distance to nearest building, in ft.</b>	N/A	13'-11"	No min	15'-5"
<b>Building length along street, in ft.</b>	N/A		N/A*	N/A*
<b>Fenestration, as % of façade area facing public street or open space</b>	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
<b>Where Ground-Story non-residential uses are proposed in a Business district:<sup>3</sup></b>				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

<sup>1</sup> Refer to Definitions in Article 2.000 of the CZO.

<sup>2</sup> Where the proposal is applying front yard setback standards per Section 11.207.5.2.3(b) of the CZO, attach an area plan identifying the four nearest pre-existing principal buildings that contain at least two Stories Above Grade and directly front the same side of the street as the AHO Project, and a table providing the front yard setbacks for each building and calculating the average of the four.

<sup>3</sup> See Section 11.207.7.4(e) of the CZO.

\* Building 2 fronts driveways only. Building 2 does not front a street or public open space. AHO regulates building length and fenestration % along streets and public open space only.

**Attach additional calculations as necessary to explain any figures above.**

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

**Project Address:** 61-75, 45-60, 77-92, 93-108 Jackson Circle; 1, 2-19, 21-41, 109-124, 1000 Jackson Place; and 266-278 Rindge Ave

**Applicant:** Cambridge Affordable Housing Corporation

**Building Information – Provide one form for each existing or proposed building**

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
<b>Building Designation (per plans)</b>	Building 3			
<b>Type of Alteration Proposed</b>	Demolition/New Construction			
<b>Building Use(s)</b>	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
<b>Gross Floor Area (GFA), in sq. ft.</b>	N/A	(calculated for lot)	(calculated for lot)	69,100
<b>Dwelling Units</b>	N/A	(calculated for lot)	(calculated for lot)	50
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	50
<b>Stories Above Grade<sup>1</sup></b>	N/A	3.5	4	4
<b>Building Height, in ft.</b>	N/A	35'	45'	44'-2"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
<b>Building Setbacks, in ft.<sup>2</sup></b>	N/A			
Front Yard	N/A	15'	15'	N/A
Side Yard – Cemetery	N/A	7'-6"	7'-6"	39'-7"
Side Yard – JP State	N/A	7'-6"	7'-6"	N/A
Rear Yard	N/A	25' +	20'	N/A
<b>Distance to nearest building, in ft.</b>	N/A	14'-5"	No min	23'-5"
<b>Building length along street, in ft.</b>	N/A		N/A*	N/A*
<b>Fenestration, as % of façade area facing public street or open space</b>	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
<b>Where Ground-Story non-residential uses are proposed in a Business district:<sup>3</sup></b>				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

<sup>1</sup> Refer to Definitions in Article 2.000 of the CZO.

<sup>2</sup> Where the proposal is applying front yard setback standards per Section 11.207.5.2.3(b) of the CZO, attach an area plan identifying the four nearest pre-existing principal buildings that contain at least two Stories Above Grade and directly front the same side of the street as the AHO Project, and a table providing the front yard setbacks for each building and calculating the average of the four.

<sup>3</sup> See Section 11.207.7.4(e) of the CZO.

\* Building 3 fronts driveways only. Building 2 does not front a street or public open space. AHO regulates building length and fenestration % along streets and public open space only.

**Attach additional calculations as necessary to explain any figures above.**

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

**Project Address:** 61-75, 45-60, 77-92, 93-108 Jackson Circle; 1, 2-19, 21-41, 109-124, 1000 Jackson Place; and 266-278 Rindge Ave

**Applicant:** Cambridge Affordable Housing Corporation

**Building Information – Provide one form for each existing or proposed building**

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
<b>Building Designation (per plans)</b>	Building 4			
<b>Type of Alteration Proposed</b>	Demolition/New Construction			
<b>Building Use(s)</b>	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
<b>Gross Floor Area (GFA), in sq. ft.</b>	N/A	(calculated for lot)	(calculated for lot)	71,875
<b>Dwelling Units</b>	N/A	(calculated for lot)	(calculated for lot)	58
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	58
<b>Stories Above Grade<sup>1</sup></b>	N/A	3.5	4	4
<b>Building Height, in ft.</b>	N/A	35'	45'	44'-8"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
<b>Building Setbacks, in ft.<sup>2</sup></b>	N/A			
Front Yard	N/A	15'	15'	N/A
Side Yard – Cemetery	N/A	7'-6"	7'-6"	42'-7"
Side Yard – Brickworks	N/A	7'-6"	7'-6"	N/A
Rear Yard	N/A	25' +	20'	69'-9"
<b>Distance to nearest building, in ft.</b>	N/A	14'-5"	No min	23'-5"
<b>Building length along street, in ft.</b>	N/A		N/A*	N/A*
<b>Fenestration, as % of façade area facing public street or open space</b>	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
<b>Where Ground-Story non-residential uses are proposed in a Business district:<sup>3</sup></b>				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

<sup>1</sup> Refer to Definitions in Article 2.000 of the CZO.

<sup>2</sup> Where the proposal is applying front yard setback standards per Section 11.207.5.2.3(b) of the CZO, attach an area plan identifying the four nearest pre-existing principal buildings that contain at least two Stories Above Grade and directly front the same side of the street as the AHO Project, and a table providing the front yard setbacks for each building and calculating the average of the four.

<sup>3</sup> See Section 11.207.7.4(e) of the CZO.

\* Building 4 fronts driveways only. Building 2 does not front a street or public open space. AHO regulates building length and fenestration % along streets and public open space only.

**Attach additional calculations as necessary to explain any figures above.**



These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

**Project Address:** 61-75, 45-60, 77-92, 93-108 Jackson Circle; 1, 2-19, 21-41, 109-124, 1000 Jackson Place; and 266-278 Rindge Ave

**Applicant:** Cambridge Affordable Housing Corporation

**Building Information – Provide one form for each existing or proposed building**

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
<b>Building Designation (per plans)</b>	Building 5			
<b>Type of Alteration Proposed</b>	Demolition/New Construction			
<b>Building Use(s)</b>	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
<b>Gross Floor Area (GFA), in sq. ft.</b>	N/A	(calculated for lot)	(calculated for lot)	54,601
<b>Dwelling Units</b>	N/A	(calculated for lot)	(calculated for lot)	39
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	39
<b>Stories Above Grade<sup>1</sup></b>	N/A	3.5	4	4
<b>Building Height, in ft.</b>	N/A	35'	45'	43'-11"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
<b>Building Setbacks, in ft.<sup>2</sup></b>	N/A			
Front Yard	N/A	15'	15'	N/A
Side Yard – Cemetery	N/A	7'-6"	7'-6"	N/A
Side Yard – Brickworks	N/A	7'-6"	7'-6"	46'-1"
Rear Yard	N/A	25' +	20'	N/A
<b>Distance to nearest building, in ft.</b>	N/A	14'-4"	No min	15'-0"
<b>Building length along street, in ft.</b>	N/A		N/A*	N/A*
<b>Fenestration, as % of façade area facing public street or open space</b>	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
<b>Where Ground-Story non-residential uses are proposed in a Business district:<sup>3</sup></b>				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

<sup>1</sup> Refer to Definitions in Article 2.000 of the CZO.

<sup>2</sup> Where the proposal is applying front yard setback standards per Section 11.207.5.2.3(b) of the CZO, attach an area plan identifying the four nearest pre-existing principal buildings that contain at least two Stories Above Grade and directly front the same side of the street as the AHO Project, and a table providing the front yard setbacks for each building and calculating the average of the four.

<sup>3</sup> See Section 11.207.7.4(e) of the CZO.

\* Building 5 fronts driveways only. Building 2 does not front a street or public open space. AHO regulates building length and fenestration % along streets and public open space only.

**Attach additional calculations as necessary to explain any figures above.**

**Project Address:** 61-75, 45-60, 77-92, 93-108 Jackson Circle; 1, 2-19, 21-41, 109-124, 1000 Jackson Place; and 266-278 Rindge Ave

**Applicant:** Cambridge Affordable Housing Corporation

**Building Information – Provide one form for each existing or proposed building**

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
<b>Building Designation (per plans)</b>	Building 5			
<b>Type of Alteration Proposed</b>	Demolition/New Construction			
<b>Building Use(s)</b>	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
<b>Gross Floor Area (GFA), in sq. ft.</b>	N/A	(calculated for lot)	(calculated for lot)	54,465
<b>Dwelling Units</b>	N/A	(calculated for lot)	(calculated for lot)	39
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	39
<b>Stories Above Grade<sup>1</sup></b>	N/A	3.5	4	4
<b>Building Height, in ft.</b>	N/A	35'	45'	43'-11"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
<b>Building Setbacks, in ft.<sup>2</sup></b>	N/A			
Front Yard	N/A	15'	15'	N/A
Side Yard – Cemetery	N/A	7'-6"	7'-6"	N/A
Side Yard – Brickworks	N/A	7'-6"	7'-6"	46'-1"
Rear Yard	N/A	25' +	20'	N/A
<b>Distance to nearest building, in ft.</b>	N/A	14'-4"	No min	15'-0"
<b>Building length along street, in ft.</b>	N/A		N/A*	N/A*
<b>Fenestration, as % of façade area facing public street or open space</b>	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
<b>Where Ground-Story non-residential uses are proposed in a Business district:<sup>3</sup></b>				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

<sup>1</sup> Refer to Definitions in Article 2.000 of the CZO.

<sup>2</sup> Where the proposal is applying front yard setback standards per Section 11.207.5.2.3(b) of the CZO, attach an area plan identifying the four nearest pre-existing principal buildings that contain at least two Stories Above Grade and directly front the same side of the street as the AHO Project, and a table providing the front yard setbacks for each building and calculating the average of the four.

<sup>3</sup> See Section 11.207.7.4(e) of the CZO.

\* Building 5 fronts driveways only. Building 2 does not front a street or public open space. AHO regulates building length and fenestration % along streets and public open space only.

**Attach additional calculations as necessary to explain any figures above.**

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

**Project Address:** 61-75, 45-60, 77-92, 93-108 Jackson Circle; 1, 2-19, 21-41, 109-124, 1000 Jackson Place; and 266-278 Rindge Ave

**Applicant:** Cambridge Affordable Housing Corporation

**Building Information – Provide one form for each existing or proposed building**

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
<b>Building Designation (per plans)</b>	Building 6			
<b>Type of Alteration Proposed</b>	Demolition/New Construction			
<b>Building Use(s)</b>	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
<b>Gross Floor Area (GFA), in sq. ft.</b>	N/A	(calculated for lot)	(calculated for lot)	60,806
<b>Dwelling Units</b>	N/A	(calculated for lot)	(calculated for lot)	48
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	48
<b>Stories Above Grade<sup>1</sup></b>	N/A	3.5	4	4
<b>Building Height, in ft.</b>	N/A	35'	45'	44'-6"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
<b>Building Setbacks, in ft.<sup>2</sup></b>	N/A			
Front Yard	N/A	15'	15'	N/A
Side Yard – Cemetery	N/A	7'-6"	7'-6"	N/A
Side Yard – Brickworks	N/A	7'-6"	7'-6"	47'-7"
Rear Yard	N/A	25' +	20'	60'-0"
<b>Distance to nearest building, in ft.</b>	N/A	14'-4"	No min	15'-0"
<b>Building length along street, in ft.</b>	N/A		N/A*	N/A*
<b>Fenestration, as % of façade area facing public street or open space</b>	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
<b>Where Ground-Story non-residential uses are proposed in a Business district:<sup>3</sup></b>				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

<sup>1</sup> Refer to Definitions in Article 2.000 of the CZO.

<sup>2</sup> Where the proposal is applying front yard setback standards per Section 11.207.5.2.3(b) of the CZO, attach an area plan identifying the four nearest pre-existing principal buildings that contain at least two Stories Above Grade and directly front the same side of the street as the AHO Project, and a table providing the front yard setbacks for each building and calculating the average of the four.

<sup>3</sup> See Section 11.207.7.4(e) of the CZO.

\* Building 6 fronts driveways only. Building 2 does not front a street or public open space. AHO regulates building length and fenestration % along streets and public open space only.

**Attach additional calculations as necessary to explain any figures above.**