



CAMBRIDGE HOUSING AUTHORITY
REVITALIZATION OF JEFFERSON PARK FEDERAL
 AFFORDABLE HOUSING OVERLAY SUBMISSION
 SEPTEMBER 24, 2021

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VOLUME 1: FORMS AND NARRATIVE

PROJECT NARRATIVE & DESIGN STATEMENT

The Revitalization of Jefferson Park Federal Project Narrative & Design Statement

PROJECT NARRATIVE

The proposed Revitalization of Jefferson Park Federal (JP) along Rindge Avenue in North Cambridge presents an opportunity for the City of Cambridge and the Cambridge Housing Authority (CHA) to preserve and increase deeply affordable housing in the City while expanding usable open space to improve Jefferson Park for existing and future residents. The Revitalization is urgent. Today, 57 of the existing 175 units are vacant and uninhabitable due to poor conditions, mildew, and mold. The remaining apartments and infrastructure are in very poor condition and are deteriorating rapidly.

The proposed design will replace 175 affordable apartments with 278 affordable apartments for families, and has been guided by the principles of the Affordable Housing Overlay (AHO), the Cambridge Zoning Ordinance (CZO), and input from meetings with current residents, neighbors, and community members. The project is 100% affordable, compatible with the existing neighborhood context, and contributes to a high quality of life in Cambridge. The project is a model of sustainable and resilient housing and will be Passive House certified with an all-electric HVAC system. Furthermore, building design strategies that include step-backs, pass-throughs, recesses and projections, and varied material palettes, combined with site design strategies that emphasize green space, enables an increase of 103 units on site while remaining sensitive to residents and the existing urban fabric. The project also furthers AHO goals of enhancing community-based educational facilities through the renovation and expansion of the existing Head Start program on Rindge Avenue. Please see the appendices for a description matrix of how all Design Guidelines for the AHO are addressed in the proposed Revitalization of Jefferson Park Federal.



Figure 1: Looking north down “Main Street” at Building 5. The proposed design emphasizes green, open space. Building 5 will host the property’s community room and open out onto one of three proposed parks for JP residents. The primary feature of this park is a splash pad for kids.

Resident Engagement

Resident engagement has been central to the CHA's planning process for the future of Jefferson Park Federal. Since the initial project start in 2016, the CHA has held over 25 in-person or virtual resident meetings with topics ranging from the conditions of the existing buildings, the conversion from public housing to Section 8 program, proposed designs, and the relocation process. Because not all households can or prefer to attend meetings, the CHA has also distributed newsletters and resident surveys available in multiple languages to all households at Jefferson Park Federal. Providing newsletters relaying important information from meetings and making CHA staff available by phone is essential to engaging with residents at Jefferson Park. In late 2020, after a pause in resident meetings due to the need to secure an allocation of private activity bonds for the project's financing and the onset of the COVID-19 pandemic, CHA staff put a communication plan together to keep residents informed and engaged as the project moved forward despite the challenges of the on-going pandemic. This plan included holding virtual meetings on the Zoom platform, distributing detailed resident newsletters before and after each meeting, creating bulletin boards where information could be posted on site, launching a project website, and making CHA staff available by phone during the day and even after hours. The Zoom meetings have been popular with many residents, as people can join from their computers, smartphones or even by telephone from the comfort and safety of their own home. To our surprise, resident participation increased when using the Zoom platform. In 2019, with approximately 115 units still occupied, 35 individuals and 30 or fewer households attended an in-person meeting to discuss the conversion from public housing to Section 8 project-based vouchers. The first relocation meeting held in February 2021 had at least 46 households represented and over 50 individuals participating. Over the summer, CHA staff have expanded engagement options by scheduling times to meet with residents onsite and in person. These "table sessions" have allowed for more personal conversations with residents and allows us to speak with residents who might not attend meetings. Since restarting resident engagement in 2020, CHA staff have directly engaged with over 70 households (60% of households at Jefferson Park Federal) through Zoom meetings, by phone, or in person.

The CHA presented the first proposal for all new construction to residents in 2017. From the beginning, the response has been positive. Residents understand the poor conditions of the buildings they are living in and appreciate the benefits of new construction. To date, only a handful of households at Jefferson Park have expressed opposition to the planned teardown and proposed design for all new construction. Here is a sample of quotes from JP residents gathered through meetings, surveys, phone calls, and table sessions:

"I like the current plans to tear down JP and rebuild and add around 100 more apartments. It will be nice to move back to JP after construction."

"I am happy that there will be more elevator buildings at JP, I would like to live in an elevator building."

"I attended previous design meetings and liked the scheme that was presented ... It's sad to knock down the Mid-Rise but I understand that the building is failing."

"The proposed design is a good idea. The current apartment is in bad shape ... There are problems with heating and plumbing. I am looking forward to move, this will be good for us ... I plan on returning (after construction). I've always been living here, so it's like home to me."

"We feel the current Mid-Rise is obsolete. Eliminating the ramp is a great. It's awful that people in walkers have to go up that ramp. It will be great to just walk straight into the building. We like the proposed cemetery side of the new building... we feel it will be used instead of unused like it is now. The ring road will make it safer and well lit. We like what is planned along the cemetery with the benches and green space. We think the patios are a great

idea, and the playground is great. The playground makes it a community... we don't know many people here and don't have much communication with people. Parents and neighbors can socialize. We like the parallel parking. We like the open space with the trees and park like atmosphere. We are looking forward to a new building because the windows, appliances will be more efficient. This will be less cost to us and better for the environment."

"We love the trees, but we understand why they have to be removed. To say the development shouldn't be done because of the trees is absolutely absurd. There are so many problems with these buildings and new construction is needed."

"I feel good about rebuilding and building more. It's a good opportunity."

"I think new construction and adding more apartments is a good idea. I think a lot of people need it and it is beneficial."

"More housing is important. You can never have enough units."

Neighborhood Meetings

In accordance with AHO requirements, the project team has held two community meetings, and will be holding a third meeting shortly to present design progress. The project team also met with the North Cambridge Stabilization Committee at their request. The first community meeting was held on March 2, 2021, via the Zoom platform due to COVID 19 restrictions. These meetings are recorded, and the recordings, presentation material, and comments received are all available. Simultaneous translation was offered in Spanish and Haitian Creole, as the CHA has always done for our resident meetings at Jefferson Park. Approximately 39 community members joined the presentation. As outlined in the AHO regulations, this first presentation focused on presenting the project team's site and street context analysis. At the end of this analysis, a preliminary site plan was presented, before moving on to comments and questions from attendees.

The comments varied widely from concerns over the meeting format, transit and parking, the proposed site plan and green/open space, the scale of buildings on Rindge Avenue, tree loss and the impact of the AHO and site density. A selection of comments received from this meeting have been provided below:

"Can you use a setting where we can all see comments in the chat?"

"Very concerned about that parking ratio. The City doesn't seem to be taking larger spread of new development into consideration — many new developments, both private and public are reducing the number of spots."

"Why did you find it necessary to create so much more roadway, which necessarily increases the amount of impervious surface on the site? Are these roads necessary for any reason other than your stated dislike for a cul de sac? It may be that people need car access to their buildings; I don't know, but I'd like to understand why you decided to do this."

"Question: Are you guys going to try and block off the view of the cemetery because I don't think people like the view so much."

"To add on to tree question: This particular stretch of Rindge is very bare of trees, so I'd love to hear that Rindge will become greener."

"I'm a direct abutter, directly across the street on corner of Rindge and Jackson. While I appreciate that the JP opening will move, I'm concerned about my house now facing solid walls of higher buildings as opposed to the two lower ones that are there now. Seems like a lot of light will be blocked. Also, I have solar on my roof and will need to make sure that the higher height of the building across the street won't affect solar generation."

"Are you not exacerbating the a problem of "concentrations of poverty" when you propose to add 100-120 of additional lower-income units to an already fairly (though reasonably) dense housing development?"

The second community meeting was held on April 1, 2021 via Zoom. Roughly 36 community members attended the meeting. The presentation for this meeting focused on addressing concerns raised at the first community meeting around topics such as CHA resident engagement, how the new site plan was developed, tree loss and replanting efforts, parking and sustainability. Again, comments and questions varied widely, but covered many of the same areas of concern as the first meeting. A selection of comments is provided below:

"Will you provide EV charging stations?"

"The parking issue is significant."

"It's good that there will be bike storage and maybe a Blue Bike station."

"What is the plan for maintaining the trees? We plant many trees in the city but they often die."

"Why not a combination of solar and green roofs?"

"My kids love splash pads. They're great fun."

"I have neighbors who love their little garden. All small green spaces are not bad."

"Please add trees to the back of the maintenance building so 147 Sherman gets a buffer and benefit of trees/landscaping."

"What kind of noise pollution do you expect? Will someone be testing decibels on a regular basis?"

Open Space

Jefferson Park will provide residents with ample access to open space. Residents have expressed the desire for a variety of open spaces onsite. Many have requested play areas for children and seating to come together for cookouts and gatherings. Many older residents requested quiet areas for sitting outdoors. Taking this and other feedback into account, the open space is designed with seating and amenities to foster community between the residents of each building, while also providing larger quiet, contemplative areas.

Each block will contain semi-private courtyards for residents of the building only, or will include more public open space to be shared and enjoyed by all residents. Semi-private courtyards will be over 8,000 square feet in Buildings 2, 3 and 6. Semi-private courtyards also feature private decks for households on the first floor. Decks are roughly 10 feet deep and provide space for residents to grow small private gardens in planters and/or arrange outdoor furniture if they wish.



Figure 2: Inside the courtyard of Building 3. This semi-private courtyard is roughly 8,000 square feet and will be open to residents and guests of Building 3 (51 apartments). All apartments on the ground floor have private decks that are roughly 10 feet deep and provide space for residents to grow small private gardens and/or arrange outdoor furniture.

Larger open spaces will range from 10,000 square feet at Building 5 to 24,000 square feet at Building 4. Scattered seating areas will be located within all open areas to allow residents to sit in the shade, gather with neighbors, and build a sense of community within Jefferson Park. In addition to larger open areas for residents, there will also be a splash pad and a tot-lot playground for children. The site layout is designed to create through-block pedestrian connections to allow residents to pass through courtyards and open space. The site layout also respects existing neighbors' privacy and access to light and air by focusing active open space areas toward the center of the site. Landscaping will be utilized on the outer edges of the site to create transitional space between the abutting lots and streets. Plantings will be selected using the Cambridge Urban Forest Master Plan guidelines so that they will be appropriate for urban conditions. (Please see landscaping and materials plan.)



Figure 3: A view of the project's largest park from "Main Street". This park is roughly 24,000 square feet and is designed to preserve existing mature trees and support a grove of new trees for passive enjoyment.

Tree Canopy

A key component of open areas at Jefferson Park Federal will be its trees. While Jefferson Park is known for its streets lined with mature trees, many of the trees are in poor health and are quickly declining. Of the existing 202 trees, over half are listed as being in poor health. This is due to their age and the harsh urban environment in which they live. In the two years since the original arborist's survey was conducted, four mature trees have died of natural causes. The 2019 Cambridge Urban Forest Master Plan Technical Report cites a hypothetical lifespan of urban trees to be around 100 years, and the average lifespan of an urban street tree to be between 19 and 28 years. Existing street trees at Jefferson Park are roughly 70 years old and many are consequently in declining health. The proposed design removes 151 existing trees and preserves 51 existing trees, including all seven of seven of the Exceptional Trees, as defined by the City's Tree Ordinance, onsite. In addition to preserving over 50 mature trees on site during construction, the CHA has committed itself to the health of new trees that will be planted on site.

Though there will be an immediate loss to the tree canopy at JP, the CHA is investing in an extensive and healthy tree canopy that will mature overtime. Roughly 220 new trees will be planted during construction, resulting in a net gain of roughly 69 trees on site. This represents more than a one-to-one replacement of trees. Most importantly, new trees will not just be planted in small tree-wells but will be planted in larger wells with engineered soil under adjacent sidewalks to allow their roots to spread under lawns and planting beds. Selected trees will be fast growing canopy trees, instead of smaller ornamental trees, and will be planted closer together to quickly increase canopy and shading. New trees will have a diameter of three-to-four-inches at the time of planting to maximize tree size without sacrificing their health and growth speeds. The CHA's plan to combine preserved and newly planted deciduous trees will provide summer shading and winter solar access.



Figure 4: A view down “Main Street” from Rindge Avenue. Street trees will be irrigated and planted in large tree wells with engineered soil to allow their roots to spread. The design prioritizes fast growing canopy trees, instead of smaller ornamental trees to quickly increase the amount of shade onsite.

Transportation & Parking

Jefferson Park's location within a quarter mile from the MBTA Red Line and along multiple bus routes makes the site accessible by public transportation. The CHA intends to increase bicycle access to Jefferson Park by providing a Bluebike station on site, in addition to providing a 14-foot easement to the City on the southern portion of the site to allow for a future multi-use path for non-motorized transportation. Long-term indoor parking for 260 bicycles will be provided for residents inside four of the six residential buildings, while a total of 32 spaces for short-term bicycle parking will be available at building entrances. To accommodate residents that must drive, 135 street parking spaces will be provided on-site for a ratio of 0.49 spaces per unit (please see parking plan). To reduce congestion and promote safety on site, the site will be re-organized from a single, dead end road to a street grid with elevated crosswalks to increase visibility for and of pedestrians.

Sustainable Design

Jefferson Park will be a model of sustainable and resilient housing. The project will be Passive House certified with an all-electric variable refrigerant flow (VRF) system. Roofs are designed to be "PV-ready" in order to accommodate solar panels after construction. Energy savings projected at JP are equivalent to annual carbon sequestration of 45,000 trees. Additional sustainable strategies include an extensive plan for reducing heat-island effects. This will consist of a new tree canopy to shade asphalt and buildings, as well as highly reflective rooftops and sidewalks to reduce heat gain. Large areas of grass and plantings are also part of this plan.

The project will also be certified by Enterprise Green Communities (EGC), which will require the use of healthy, low-emitting materials. Interior finishes will be specified to comply with Green Guard, Floor Score, or other industry standards for low-emitting materials. The CHA's sustainability consultant, New Ecology, is reviewing design specifications to ensure that proposed products meet stringent EGC standards and will review all submittals for indoor air quality concerns during construction. Many specified exterior products including concrete masonry, fiber cement siding, steel ribbed siding, aluminum windows, and PVC roofing will contain recycled content.

Furthermore, Eversource transformers will be located inside, as opposed to scattered across the site in precious open space. Mechanical units like compressors will be located out of basements and onto the roofs of buildings, as well. In addition, mechanical equipment located on rooftops will be located behind parapets and will not be visible from the street. All trash and recycling will be stored indoors in specially ventilated rooms to ensure no noise or odor disturbs residents. The site will utilize energy efficient light fixtures to provide safety for residents at night. To ensure light does not trespass onto adjacent property, all lighting will be shielded.

Building Materials

Exterior materials for the project take inspiration from the existing context and have been selected for their durability and maintenance-free qualities. Masonry will be used at ground floors to provide durability, and will be paired with fiber cement panels and glass fiber reinforced concrete (GFRC) planks at upper floors. This combination of materials will be similar to those found at the adjacent Jefferson Park State, and will reference clapboard siding which is a common residential typology in Cambridge that exists in the adjacent neighborhood.

This strategy will be complemented by the use of textured and colored materials unique to each building in order to echo the variety and scale of the surrounding community, to avoid the appearance of a uniform project, and to make a significant architectural statement. Architecturally finished concrete masonry, cast stone trim units, and natural stone will be used to articulate building entrances, while cedar shiplap siding will be used for the recesses at ground floor apartment entrances. Natural wood at these locations will provide a warm invitation to residents in contrast to the more durable materials used elsewhere. Ribbed metal siding will also be employed to provide visual interest by creating relief shadows. Synthetic stucco (EIFS) will be used in limited areas on upper floors only, except Building 5 where it is one of the primary exterior materials. EIFS will be detailed for extreme durability. Primary exterior finish colors for masonry and siding will be relatively muted, but will be accented with bold colored panels and exterior doors.



Figure 5: A view of Building 6 from “Main Street”. Architecturally finished concrete masonry, cast stone trim, and natural stone will be used to articulate building entrances, while cedar siding will be used for the recesses at ground floor apartment entrances. Ribbed metal siding will also be employed to provide visual interest by creating relief shadows. Primary exterior finish colors for will be relatively muted and will be accented with bold colored panels and exterior doors.

Apartment Interiors & Unit Mix

The design of unit interiors reflects the many years of CHA’s experience in adapting to meet the needs of its residents. Unit sizes at Jefferson Park will range from 1-bedroom to 5-bedroom units and emphasis has been placed on creating apartments that are efficient yet feel spacious. The CHA recognizes the importance of providing a larger proportion of 3 and 4-bedroom to accommodate families with children. The proposed unit mix includes 37 1-bedroom units, 111 2-bedroom units, 111 3-bedroom units, 18 4-bedroom units and one 5-bedroom unit for a total of 278 apartments. Most of the 3-bedroom and 4-bedroom apartments are designed as townhouse duplexes with private entries with living space on the first floor, bedrooms above, and private rear decks. All 3-bedroom units will have 1.5 baths and all 4-bedroom and 5-bedroom units will have 2 baths. Bedrooms will generally be larger than is typical in affordable housing in order to accommodate residents’ storage needs. Kitchen sizes will meet or exceed minimum property standards and will feature family-size refrigerators and ample cabinetry for storage. In order to provide laundry access without the need to exit buildings, all walk-up apartments will have private laundry machines within the unit, while elevator buildings will have common laundry facilities. Glazing will exceed code requirements especially in living areas, where tall windows at upper floors will make interior spaces feel more spacious. Last but not least, in order to meet Passive House design requirements specific to windows,

all apartments will have central air-conditioning, which is a significant improvement from window A/C units regularly used at JP today.

Utility Requirements & Permitting

The project team has been in contact with City departments and utility companies responsible for the public utilities to review the development and proposed service connections. Project staff are also working closely with private utilities to coordinate electrical, gas and telecom services. Adequate utility service is available for this project from all providers and the project is aware of all regulatory requirements associated with each utility and has made accommodations to meet any requirements for the proposed development. The project is being designed to achieve all permit requirements, including Stormwater Control Permit, to the maximum extent practical given the existing site conditions and constraints. City requirements are being thoroughly reviewed. Adding units to the site will trigger the need for Infiltration and Inflow (I/I) mitigation per Massachusetts Department of Environmental Protection. Not all of this mitigation can be done on-site, so the project team is working with Cambridge Department of Public Works officials to identify off-site mitigation. The project anticipates the following permits and approvals: Water Permit, Stormwater Control Permit, NPDES, Land Disturbance, Wastewater Permit, Gas, Electrical, Permit to Dewater, MBTA Zone of Influence, and Building Permit.

DESIGN STATEMENT

The Cambridge Housing Authority seeks to redevelop Jefferson Park Federal so that it increases the number of deeply affordable housing units on site, while maintaining a pedestrian-scaled, park-like community that is welcoming to its residents and neighbors. This design intent is apparent at three scales: the neighborhood, the site, and the building.

Neighborhood Context

From an urban design perspective, the project will reinforce existing street qualities in the surrounding neighborhood. The street grid will be reoriented to create more connections to the site's context and to allow block sizes that are comparable to those across Rindge Avenue. In order to create a strong residential neighborhood character, entrances to individual apartments and community spaces will be located at the ground level to face the front doors of surrounding residential buildings. In addition, parking at the site's entrance is designed to match nearby parallel street parking, and interior courtyards mimic enclosed backyards that exist across Rindge Avenue that provide safe play areas for children and places for families to gather away from cars. Lastly, "Main Street", which will be the primary two-way street through the site, is designed to connect North Cambridge walkers and bicyclists to a future multi-modal pathway at the project's southern edge.



Introducing a street grid allows:

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

Figure 6: Proposed street grid layout.

Site Design

At the scale of the site, open space is designed in concert with six residential buildings to maximize usable green space for JP residents, as well as to minimize tree loss and heat gain. Despite a sizable amount of open space at the existing site, it is fragmented, impacted by vehicle infrastructure, and inhibits multiple uses. The proposed strategy will significantly increase usable open space, and will provide more areas for different types of uses by creating larger contiguous spaces at the core of the site, semi-private spaces in the center of courtyard buildings, and seating areas at the edge of the site along the cemetery and tree-lined streets. This strategy is supported by a thoughtful plan to minimize existing tree loss and a robust tree

planting plan, which will ultimately result in a net addition of roughly 69 trees. Site grading, road and building locations, and storm water retention systems have all been designed in order to preserve as many existing trees as possible. Newly planted trees will be selected to be fast-growing and will shade asphalt and buildings over time. The new tree canopy, in addition to highly reflective surfaces on rooftops and sidewalks that are designed to Enterprise Green Communities standards, will help reduce heat gain on site.



Figure 7: Existing versus proposed open space.

Building Design

Building massing and material strategies will be used to increase the number of units on site while mitigating scale differences between the project and its context. As the project's most public-facing building, the design of Building 1 is key to achieving this goal. The parallel orientation of Building 1's façade to Rindge Avenue will reinforce the site's edge, while its step-back from three to four stories will provide a transition between the project and the surrounding duplexes and triple-deckers. Four story buildings along the western edge of the site will match the heights of adjacent developments at Jefferson State Park Apartments and Brickworks Condominiums. On Rindge Avenue, a pass-through on the ground floor of Building 1 to a playground will provide visual relief from the street. Building 1 will also host Head Start at the project's most prominent corner at Main Street and Rindge Avenue. Head Start will be emphasized by its distinct material palette. The horizontal canopy above the first floor Head Start space will create a distinct separation from the folded plane façade of the residences above.



Figure 8: Building 1 and “Main Street”, as seen from Rindge Avenue. The parallel orientation of Building 1’s façade to Rindge Avenue reinforces the street edge, while its step-back from three to four stories provides a transition between the project and the duplexes and triple-deckers across the street. Head Start is on the first floor of Building 1 and is emphasized by its distinct material palette. The horizontal canopy above the first floor Head Start space will create a distinct separation from the folded plane façade of the residences above, as well.

Careful attention to materials and texture will be similarly exhibited in Buildings 2 through 6 as a way to articulate facades with visual interest. Each building façade will incorporate its own materials and colors to reflect the variety and scale of the surrounding community and to avoid the appearance of an overly uniform project. All buildings will also incorporate recesses and projections to articulate their massing in order to provide more visual interest. The proposed material palettes reflect a conscious desire to both blend with the neighborhood’s context and make a significant architectural statement. While primary exterior finish colors will be relatively muted, bold accent colors will be used for panels and exterior doors.

DESIGN REVIEW SUBMISSION CHECKLIST, PARCEL & BUILDING DIMENSIONAL FORMS, TENURE & AFFORDABILITY SUMMARY, AND INITIAL DEVELOPMENT BUDGET

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

Contact Name: Clara Fraden, Joe Bednar

Contact Phone: 617-520-6346

Contact Email: cfraden@cambridge-housing.org, jbednar@cambridge-housing.org

FOR STAFF USE

Complete Submission
Received on Date:

Design Review Submission

Note: Review Section 11.207 of the CZO carefully before submitting a design review package for an AHO project. This checklist and accompanying forms are intended only to assist in assembling and organizing application materials.

Narrative Volume (8.5"x11" portrait orientation)

Provided Forms:

- ☒ Design Review Submission Checklist (this form)
- ☒ Parcel Dimensional Form [Section 11.207.8(d)(xiii.)]
- ☒ Building Dimensional Form for each existing or proposed building on the site [Section 11.207.8(d)(xiii.)]
- ☒ Tenure and Affordability Summary [Section 11.207.3]
- ☒ Initial Development Budget [Section 11.207.8(d)(v.)]

Written Sections:

- ☒ Project Narrative [Section 11.207.8(d)(xiv.)]
- ☒ Design Statement [Section 11.207.8(d)(v.)]
- ☐ Description of Transportation Demand Management programs offered, if applicable [Section 11.207.6.5]
- ☒ Summary of Community Engagement Process [Section 11.207.8] (Included in Project Narrative)

Graphics Volume (11"x17" landscape orientation)

- ☒ Context map [Section 11.207.8(d)(i.)]
- ☒ Context analysis [Section 11.207.8(d)(ii.)]
- ☒ Existing conditions site plan [Section 11.207.8(d)(iii.)]
- ☒ Proposed conditions site plan [Section 11.207.8(d)(iv.)]
- ☒ Floor plans of all new buildings and existing buildings to remain [Section 11.207.8(d)(vi.)]
- ☒ Elevations and cross-section drawings of all new buildings and existing buildings to remain [Section 11.207.8(d)(vii.)]
- ☒ Landscape plan [Section 11.207.8(d)(viii.)]
- ☒ Plans of parking and bicycle parking facilities [Section 11.207.8(d)(ix.)]
- ☒ Materials palette of proposed façade and landscape materials [Section 11.207.8(d)(x.)]
- ☒ Photographs of existing conditions [Section 11.207.8(d)(xi.)]
- ☒ Perspective views and renderings of proposed conditions [Section 11.207.8(d)(xii.)]
- ☒ Viewshed analysis and shadow studies [Section 11.207.8(d)(xv.)]

Note: Use attached "Graphics Checklist" to ensure that all necessary information is provided.

Other Submissions (as applicable)

- ☒ Green Building Requirements submission (if Section 22.20 of the CZO is applicable)
- ☐ Flood Plain submission (if Section 20.70 of the CZO is applicable)

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
Base Zoning District(s)	Residence B			
Overlay Zoning District(s)	None			
Uses on Adjacent Lots	Multifamily, cemetery, railroad			
Lot Area, in sq. ft.	323,200*	5,000 min	No min	328,125*
Lot Width, in feet	275'-11"	50 min	No min	275'-11"
Number of Buildings	11			7
Existing to be demolished				11
Existing retained/moved/enlarged				0
New construction				7
Gross Floor Area (GFA), in sq. ft.	249,166			379,634
Floor Area Ratio (FAR)	0.77**	0.5	2.0	1.16
Dwelling Units	175	82		278
Affordable Dwelling Units	175			278
Total Open Space, in sq. ft.¹	104,964			106,163
Private Open Space	20.4%	40%	30%	32.35%
Permeable Open Space	32.5%	20%	30%	32.35%
Open Space above Ground Story	0%			0%
Total Off-Street Parking Spaces	106 (0.60 per DU)	278 (1 per DU)	No min	135 (0.49 per DU)
Provided on-site	103			132
Provided off-site ²	3			3
Long-Term Bicycle Parking Spaces	0	288	258	258
Short-Term Bicycle Parking Spaces	0	30	30	32
Provided on-site	0			32
Fund contribution ³	0			0
Public Bicycle Sharing Stations⁴	0			23
Provided on-site	0			23
Provided off-site	0			0
Loading Bays	3			9

¹ Refer to Open Space provisions in Section 11.207.5.2.4 of the CZO.

² Refer to off-site parking provisions in 11.207.6.2 of the CZO.

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

⁴ 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
Building Designation (per plans)	Building 1			
Type of Alteration Proposed	Demolition/New Construction			
Building Use(s)	N/A	Single and two-family	Multifamily	Multifamily, education
Ground Story Use(s)	N/A			Education*
Gross Floor Area (GFA), in sq. ft.	N/A	(calculated for lot)	(calculated for lot)	55,808
Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	33
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	33
Stories Above Grade¹	N/A	3.5	4	4
Building Height, in ft.	N/A	35'	45'	42'-6"
Ground Story – floor-to-floor, in ft.	N/A		15' for non-residential	15'
Building Setbacks, in ft.²	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
Distance to nearest building, in ft.	N/A	13'-11"	No min	15'-5"
Building length along street, in ft.	N/A			176'-4"
Fenestration, as % of façade area facing public street or open space	N/A		20% min	21.9%
Ground Story only	N/A		30% min	37%
Where Ground-Story non-residential uses are proposed in a Business district:³				
Frontage, as % of total façade length	N/A		30% min	55%
Depth from facade, in feet	N/A		35' min	42'-3"

¹ Refer to Definitions in Article 2.000 of the CZO.

² 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.

³ 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
Building Designation (per plans)	Building 2			
Type of Alteration Proposed	Demolition/New Construction			
Building Use(s)	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
Gross Floor Area (GFA), in sq. ft.	N/A	(calculated for lot)	(calculated for lot)	68,279
Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	49
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	49
Stories Above Grade¹	N/A	3.5	4	4
Building Height, in ft.	N/A	35'	45'	42'-9"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
Building Setbacks, in ft.²	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
Distance to nearest building, in ft.	N/A	13'-11"	No min	15'-5"
Building length along street, in ft.	N/A		N/A*	N/A*
Fenestration, as % of façade area facing public street or open space	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
Where Ground-Story non-residential uses are proposed in a Business district:³				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

¹ Refer to Definitions in Article 2.000 of the CZO.

² 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.

³ 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
Building Designation (per plans)	Building 3			
Type of Alteration Proposed	Demolition/New Construction			
Building Use(s)	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
Gross Floor Area (GFA), in sq. ft.	N/A	(calculated for lot)	(calculated for lot)	68,234
Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	51
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	51
Stories Above Grade¹	N/A	3.5	4	4
Building Height, in ft.	N/A	35'	45'	44'-2"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
Building Setbacks, in ft.²	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
Distance to nearest building, in ft.	N/A	14'-5"	No min	23'-5"
Building length along street, in ft.	N/A		N/A*	N/A*
Fenestration, as % of façade area facing public street or open space	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
Where Ground-Story non-residential uses are proposed in a Business district:³				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

¹ Refer to Definitions in Article 2.000 of the CZO.

² 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.

³ 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
Building Designation (per plans)	Building 4			
Type of Alteration Proposed	Demolition/New Construction			
Building Use(s)	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
Gross Floor Area (GFA), in sq. ft.	N/A	(calculated for lot)	(calculated for lot)	70,901
Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	58
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	58
Stories Above Grade¹	N/A	3.5	4	4
Building Height, in ft.	N/A	35'	45'	44'-8"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
Building Setbacks, in ft.²	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"
Distance to nearest building, in ft.	N/A	14'-5"	No min	23'-5"
Building length along street, in ft.	N/A		N/A*	N/A*
Fenestration, as % of façade area facing public street or open space	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
Where Ground-Story non-residential uses are proposed in a Business district:³				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

¹ Refer to Definitions in Article 2.000 of the CZO.

² 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.

³ 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
Building Designation (per plans)	Building 5			
Type of Alteration Proposed	Demolition/New Construction			
Building Use(s)	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
Gross Floor Area (GFA), in sq. ft.	N/A	(calculated for lot)	(calculated for lot)	54,630
Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	40
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	40
Stories Above Grade¹	N/A	3.5	4	4
Building Height, in ft.	N/A	35'	45'	43'-4"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
Building Setbacks, in ft.²	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
Distance to nearest building, in ft.	N/A	14'-4"	No min	15'-0"
Building length along street, in ft.	N/A		N/A*	N/A*
Fenestration, as % of façade area facing public street or open space	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
Where Ground-Story non-residential uses are proposed in a Business district:³				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

¹ Refer to Definitions in Article 2.000 of the CZO.

² 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.

³ 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
Building Designation (per plans)	Building 6			
Type of Alteration Proposed	Demolition/New Construction			
Building Use(s)	N/A	Single and two-family	Multifamily	Multifamily
Ground Story Use(s)	N/A			Multifamily
Gross Floor Area (GFA), in sq. ft.	N/A	(calculated for lot)	(calculated for lot)	58,748
Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	47
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	47
Stories Above Grade¹	N/A	3.5	4	4
Building Height, in ft.	N/A	35'	45'	44'-6"
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
Building Setbacks, in ft.²	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"
Distance to nearest building, in ft.	N/A	14'-4"	No min	15'-0"
Building length along street, in ft.	N/A		N/A*	N/A*
Fenestration, as % of façade area facing public street or open space	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
Where Ground-Story non-residential uses are proposed in a Business district:³				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

¹ Refer to Definitions in Article 2.000 of the CZO.

² 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.

³ 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.

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
Building Designation (per plans)	Maintenance Building			
Type of Alteration Proposed	Demolition/New Construction			
Building Use(s)	N/A	Single and two-family	Multifamily	Maintenance for property
Ground Story Use(s)	N/A			Maintenance
Gross Floor Area (GFA), in sq. ft.	N/A	(calculated for lot)	(calculated for lot)	3,034
Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	0
Affordable Dwelling Units	N/A	(calculated for lot)	(calculated for lot)	0
Stories Above Grade¹	N/A	3.5	4	1
Building Height, in ft.	N/A	15'	15'	15'
Ground Story – floor-to-floor, in ft.	N/A		No min for residential	N/A
Building Setbacks, in ft.²	N/A			
Front Yard	N/A	15'	15'	N/A
Side Yard – Cemetery	N/A	7'-6"	7'-6"	9'-8"
Side Yard – Brickworks	N/A	7'-6"	7'-6"	N/A
Rear Yard	N/A	25' +	20'	20'-10"
Distance to nearest building, in ft.	N/A	14'-4"	No min	41'-8"
Building length along street, in ft.	N/A		N/A*	N/A*
Fenestration, as % of façade area facing public street or open space	N/A		N/A*	N/A*
Ground Story only	N/A		N/A*	N/A*
Where Ground-Story non-residential uses are proposed in a Business district:³				
Frontage, as % of total façade length	N/A		N/A	N/A
Depth from facade, in feet	N/A		N/A	N/A

¹ Refer to Definitions in Article 2.000 of the CZO.

² 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.

³ See Section 11.207.7.4(e) of the CZO.

* The Maintenance Building 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

Tenure:

- ☒ Rental housing
☐ Homeownership housing

Unit Affordability Summary ¹

	Units at or Below 80% AMI	Units 80% to 100 %AMI	Total
# of Units:	278	0	278
% of Units:	100%	0%	100%

¹Refer to Section 11.207.3 in Article 2.000 of the CZO

Unit Size Summary:

	0-bedrooms	1-bedrooms	2-bedrooms	3-bedrooms	4+bedrooms	Total
# of Units:	0	37	111	111	19	278
Average size range (sf):	N/A	625 sf	894 sf	1173 sf	1487 sf	

Please describe other anticipated affordability limitations, if applicable (voluntary):

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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

Initial Development Budget (see Section 11.207.8 of CZO):

Anticipated Uses/Costs:	
Acquisition:	\$1,034,918
Construction/Hard Costs:	\$207,221,894
Other Costs/Soft Costs:	\$38,376,572
Developer Overhead:	\$0
Developer Fee:	\$5,136,051
Total Uses/Costs:	\$251,769,435

Anticipated Sources:	
CAHT:	\$43,611,615
First Mortgage Debt:	\$83,839,000
Federal LIHTC (4%):	\$86,332,165
DHCD:	\$10,000,000
Accrued Interest:	\$2,431,375
Deferred Developer Fee:	\$1,000,000
CHA Program Loan:	\$24,555,280
Total Sources:	\$251,769,435

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

Graphics Checklist

Review Section 11.207 of the CZO for all submission requirements.

Make sure that submitted graphic materials include the following information, at a minimum, to verify compliance with applicable sections of the AHO:

All maps, plans and elevation drawings should include:

- ☒ Graphic scale
- ☒ North arrow / orientation

Context maps should include:

- ☒ Streets and pedestrian/bicycle routes leading to and from the site
- ☒ Distance to public facilities in vicinity, including transit
- ☒ Buildings and uses on adjacent sites
- ☐ Distance to off-site parking, where proposed

Site plans or landscape plans should include:

- ☒ Lot boundaries
- ☒ Adjacent streets (labeled) and dimensions of adjacent public sidewalks
- ☒ Building footprints with locations of entrances/exits, labeled areas of ground story uses, dimensioned façade lengths, setbacks, and distances to nearest buildings
- ☒ Natural and other landscape features including trees and plantings
- ☒ Open space, dimensioned and labeled by type (private, green area, permeable, publicly beneficial)
- ☒ Proposed locations of light fixtures, specifying type
- ☒ Locations, dimensions, and screening of all mechanical equipment located on-site, including all screening (*Section 11.207.7.5 of the CZO*)
- ☒ Pedestrian and bicycle travel routes, dimensioned
- ☒ Curb cuts, vehicular drives, off-street parking, loading and service facilities, dimensioned (*Section 6.50 of the CZO*)
- ☒ Pick-up/drop-off area(s), if project contains 20 units or more and no off-street parking spaces (*Section 11.207.6.1(b) of the CZO*)
- ☒ Features of adjacent lots and buildings that abut the project site

Building floor plans, elevations, and cross-sections should include:

- ☒ Dimensioned floor plans labeling the uses in each portion of the building
- ☒ Dimensions (length and depth) of articulation and breaks in the façade plane (*Sections 11.207.7.2(c) and 11.207.7.3(b) of the CZO*)
- ☒ Dimensions of fenestration on façades facing public streets and open spaces (*Section 11.207.7.3(a) of the CZO*)
- ☒ Length of separation between windows and entrances on the ground story (*Section 11.207.7.4(c) of the CZO*)
- ☒ Dimensions (length, height, and depth from façade) of non-residential uses and parking proposed on the ground story (*Section 11.207.7.4 of the CZO*)
- ☒ Rooftop plans, elevations, and perspective views showing the locations, dimensions, and screening of all mechanical equipment (*Section 11.207.7.5 of the CZO*)