49 Sixth Street
Advisory Design Consultation with Cambridge Planning Board

• Converting Sacred Heart rectory, school, and convent into 46 affordable apartments

• 100% affordable below 80% AMI

• Affordable Housing Overlay
  • Adaptive reuse: AHO Sec. 11.207.5.3 “Standards for Existing Buildings”
UNIT INFORMATION

Affordable Apartments for Cambridge Families

- Homes for a range of working Cambridge families
- Diversity of unit sizes
- High-efficiency, sustainable, healthy homes (Enterprise Green Communities)
- Local preference
- Professionally managed by POAH

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49 Sixth Street
Planning Board & Staff Questions

- Site Plan & Parking
  - Drop-off area
  - Short-term bicycle parking
  - Updates on discussions with Traffic, Parking and Transportation about off-site parking

- Landscape
  - Street trees; existing trees

- Building Design
  - Windows (restoring rectory buildings to two-over-two; partially infilled windows restored, dual-draw blinds)

- Building Plan
  - Updates on the unit layouts
  - Ramp access to long-term bicycle parking
49 Sixth Street Renovation
Cambridge, MA

Existing Conditions
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Cambridge, MA

Existing Conditions
**Site Plan – Condition of Existing Courtyard Trees**

- **A** - Existing steep slope needs to be flattened for accessible and usable courtyard space.
- **B** - Volunteer saplings.
- **C** - Various invasive species and non-native volunteer trees.
- **D** - Architect concerned with the trees’ proximity to the buildings.
- **E** - Existing steep slope needs to be flattened for accessible and usable courtyard space.
- **F** - Volunteer saplings. Unhealthy / Poor condition.
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Street Courtyard

New brick retaining wall with existing wall cap
Concrete sidewalk
Concrete steps and railing
Concrete ramp and railing
Proposed flowering tree
Relocated existing monument
Lower existing wall to 18" tall, keep existing cap and base
Concrete and wood bench to match library seating
Precast pavers to match library courtyard
Proposed flowering tree
Planting
Lower existing wall to 18" tall, keep existing cap and base
Existing street tree to remain

Scale: 1/4" = 1'-0"
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Proposed Street Courtyard
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Landscape Proposed Plant Palette

River Birch
Serviceberry
Yew Hedge
Hay-Scented Fern
Pennsylvania Sedge
Astilbe
Summer Sweet
Lily Turf
Foamflower
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Landscape Proposed Site Furniture
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Ground Level Plan - Proposed

BUILDING PROGRAM KEY
- ONE BEDROOM
- TWO BEDROOM
- ROAD EASEMENT
- CIRCULATION
- THREE BEDROOM
- VERTICAL CIRCULATION
- FOUR BEDROOM
- SUPPORT SPACE
- AMENITY
- BICYCLE STORAGE

...其余内容省略...

Preservation of Affordable Housing
DMS design, inc.
ARCHITECTURE & INTERIOR DESIGN

URBAN SPACES
All new roof mechanical equipment shall have noise reduction features in accordance with the City of Cambridge noise ordinance.
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Thorndike Street Elevation - Proposed

- All new windows and doors throughout
- +/- 10% assorpy repointing
*All windows to be replaced with historically approved windows
*All non-historic doors to be replaced
*All historic door to be refurbished
- All new windows and doors throughout
- +/- 10% masonry repointing
- All windows to be replaced with historically approved windows
- All non-historic doors to be replaced
- All historic door to be refurnished
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Courtyard Elevation- Existing

- All new windows and doors throughout
- +/- 10% masonry repointing

*All windows to be replaced with historically approved windows
*All non-historic doors to be replaced
*All historic door to be refurbished
ALL NEW WINDOWS AND DOORS THROUGHOUT
- 95% MASONRY REPLACEMENT
- ALL WINDOWS TO BE REPLACED
- SOME HISTORICALLY APPROVED WINDOWS
- ALL NON-HISTORIC WINDOWS TO BE REPLACED
- ALL HISTORIC DOOR TO BE REFURBISHED

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Courtyard Elevations Continued - Proposed
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Building Section B - Thorndike St to Church