



Affordable Housing and Historic Preservation of 4 Mellen St. (fka 1627 Mass Ave)

Planning Board Affordable Housing Overlay Design Review
July 18, 2023



- 1. Introductions**
- 2. Project Goals & Timeline**
- 3. Project Overview & Site Context**
- 4. Site Design**
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INTRODUCTIONS

1627 Mass Ave/4 Mellen St



HRI develops and preserves affordable, high-quality rental housing, with robust resident services for individuals and families throughout our portfolio.

We have a strong focus on responsible and sustainable practices through deliberate energy efficiency and material selection practices to both reduce our carbon footprint and to create healthy and comfortable homes for our residents.





AFFORDABILITY

100% Affordable

Applying for PBVs to support deeper affordability

Prioritizing Family-Sized Units



HISTORIC PRESERVATION

Exterior and Interior Renovations

Working with the Cambridge Historical Commission on Renovation/Design (CHC issued Initial Certificate of Acceptability)

MHC – No Adverse Impact



SUSTAINABILITY

All-Electric

EGC Certified

Passive House (New Construction)

August 2022: **Acquisition**

September 2022: **First AHO Community Meeting**

Winter-Spring 2023: **Meetings with City Staff and CHC to discuss design and program**

March 2023: **Second AHO Community Meeting**

July 18th, 2023: **First Planning Board Meeting**

July 26th, 2023: **Meet & Greet with Neighbors**

Late Summer 2023: **Second Planning Board Meeting & Approval**

September 2023: **EOHLC Pre-App**

Winter-Summer 2024: **Funding Applications**

Summer-Fall 2024: **Secure Financing**

Spring 2025: **Start Construction**

PROJECT OVERVIEW

4 MELLEN STREET

**Previous Uses: Single-Family Residence, Dormitory,
Lesley Admissions Offices**

Total Parcel SF: 14,400 SF

Existing Building SF: 5,420 GSF

New Construction SF: 29,725 GSF

Planned Open Space SF: 4,000 SF



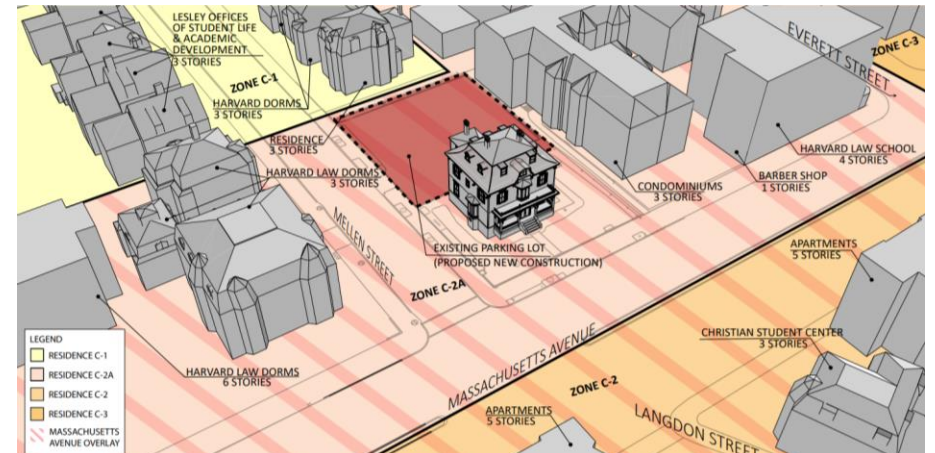
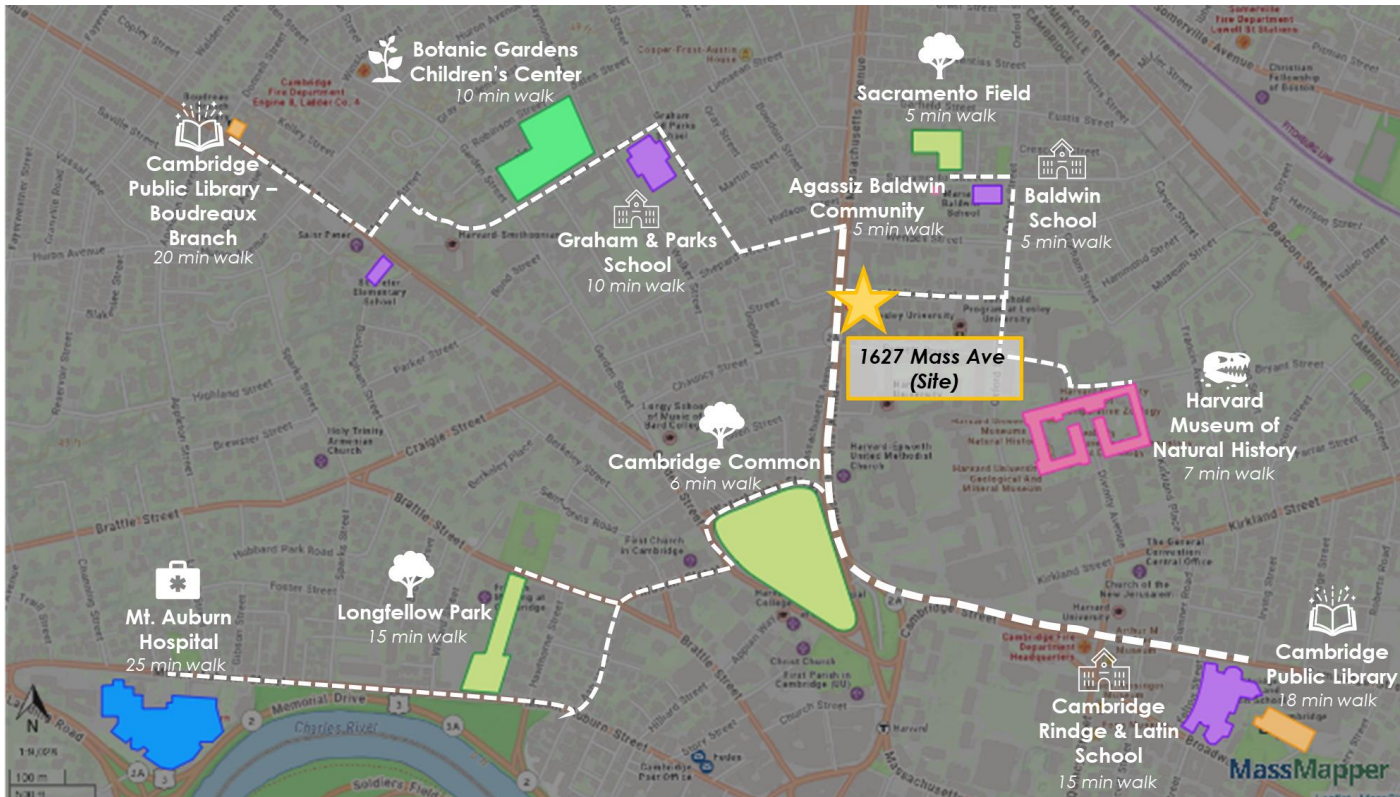
Unit Matrix

	1BR	2BR	3BR	TOTAL
Existing Building	2	0	2	4
New Construction	8	12	5	25
TOTAL	10	12	7	29

PROJECT OVERVIEW

1627 Mass Ave/4 Mellen St

Context Map & Diagram



SITE CONTEXT

1627 Mass Ave/4 Mellen St

The Neighborhood

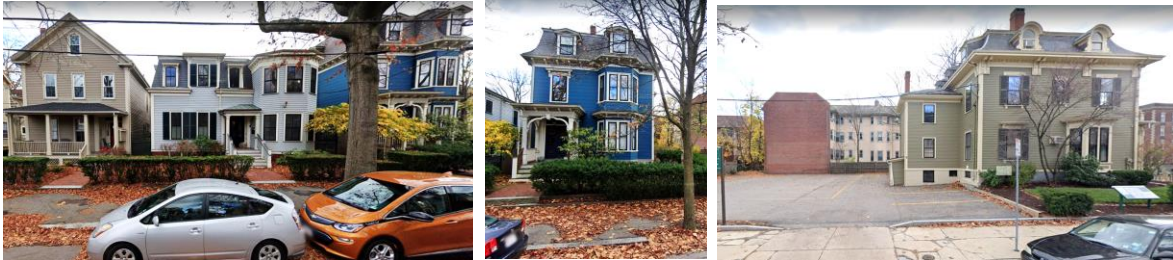
Mass Ave – Looking East



Mass Ave – Looking West



Mellen Street – Looking South



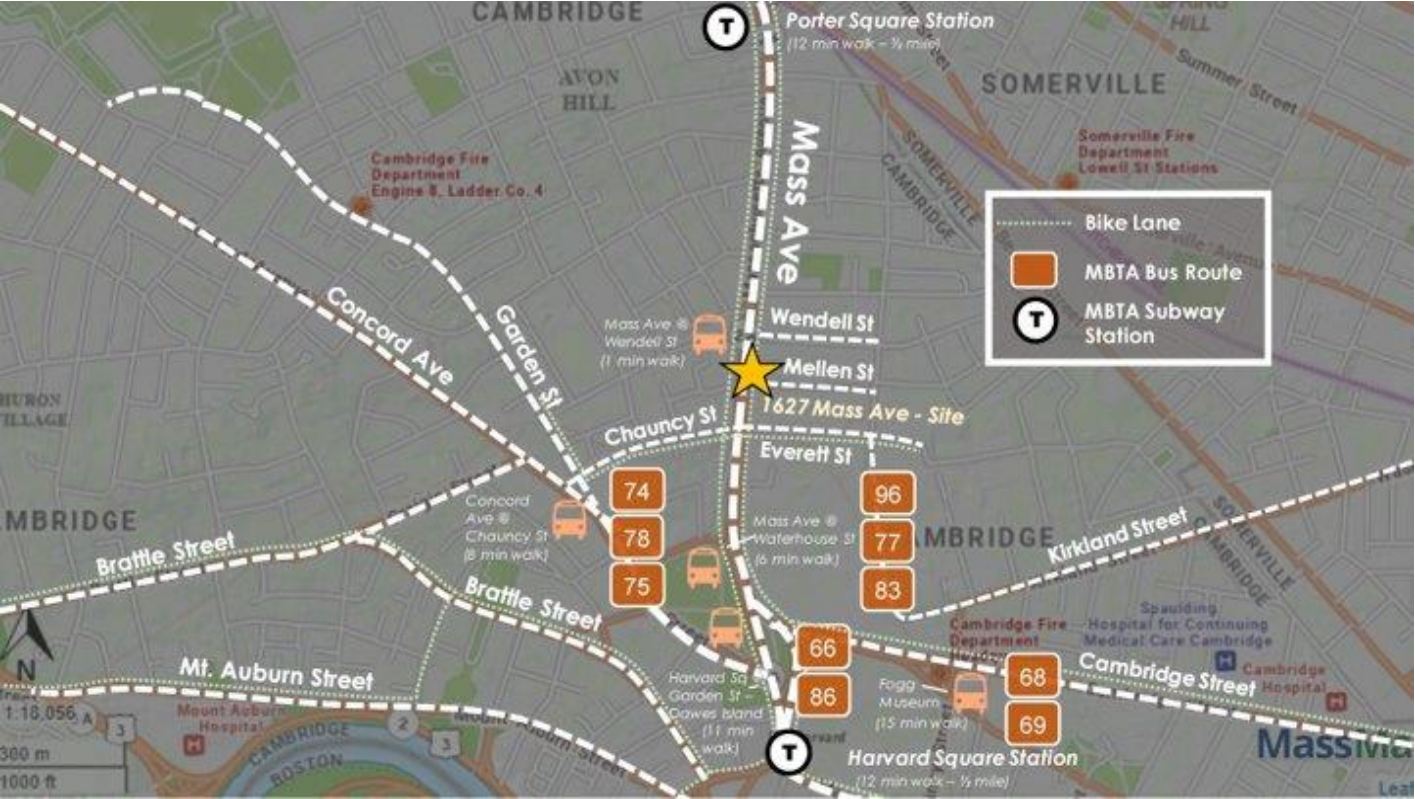
Mellen Street – Looking North



SITE CONTEXT

1627 Mass Ave/4 Mellen St

Transportation



SITE DESIGN

1627 Mass Ave/4 Mellen St

Site Plan



SITE DESIGN

1627 Mass Ave/4 Mellen St

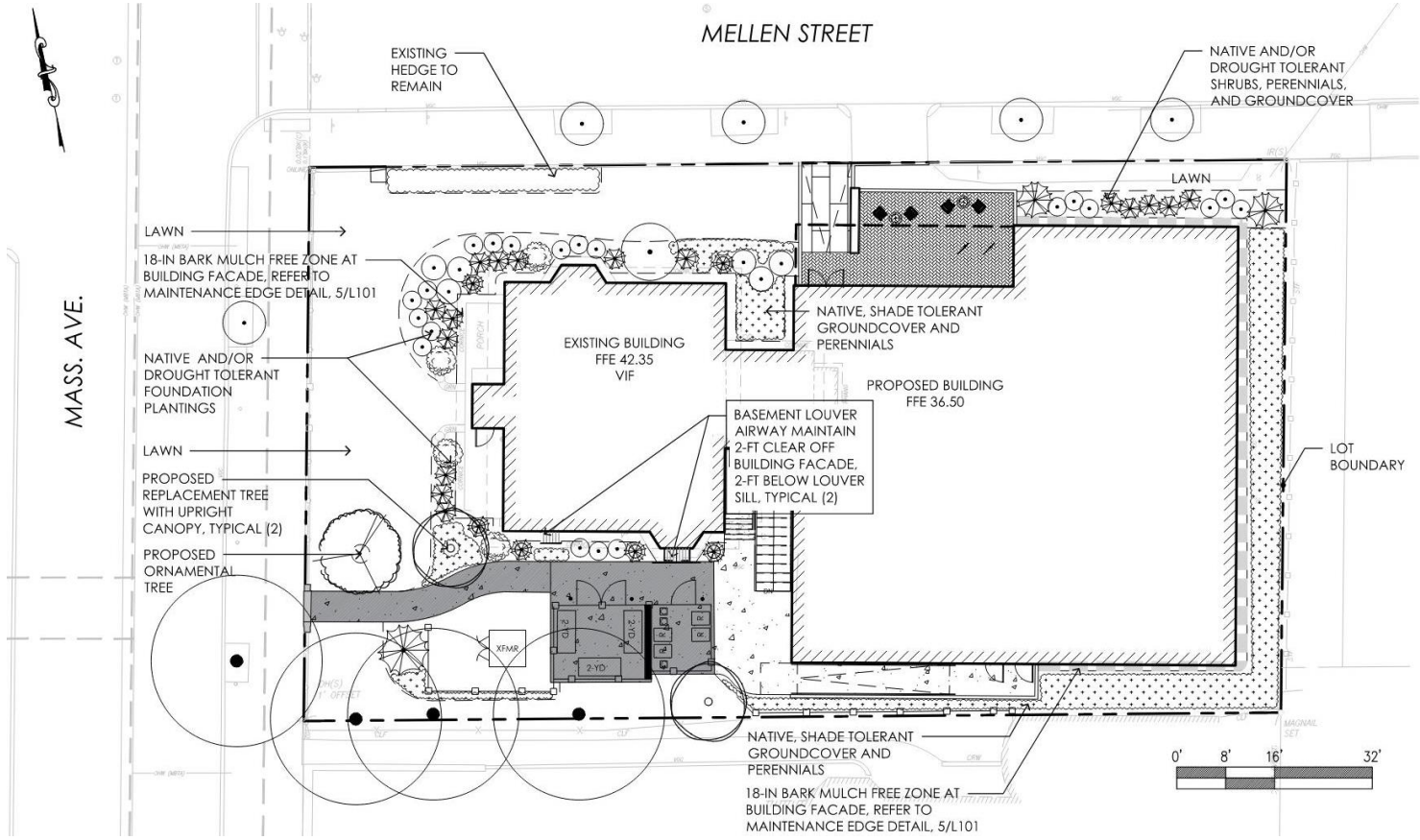
Zoning

Applicable Zoning	Dwelling Unit per SF	Floor Area Ratio Max	Max Height	Transparency	Open Space	Front and Side Yard Min	Bike Parking	Car Parking Spaces
Affordable Housing Overlay	No Min	No Max	7 stories, 80', 5 story step down	20% at public street	10% = 1,440 SF min (Base zoning of C-2A applies)	Front: 10' min at corner lot Side: 7.5' min. Bays allowed.	Can be on adjacent lot. Short term waived.	Not Required
New Construction	25 units	29,725 GSF	6 stories, 69.5'; 5 stories, 59' adjacent C-1	20% at public street	4,000 SF	Front: 10' at corner lot Side: 7.5'.	30 long-term, 4 short-term	Not required. Potential Future Drop-Off Area * *Pending TPTD Review
Existing Building	4 units	5,420 GSF	Height not changing: 36'	N/A		26.9' at Mass Ave, 16.4' at Mellen		

SITE DESIGN

1627 Mass Ave/4 Mellen St

Landscape Plan



SITE DESIGN

1627 Mass Ave/4 Mellen St

Plantings

Porch



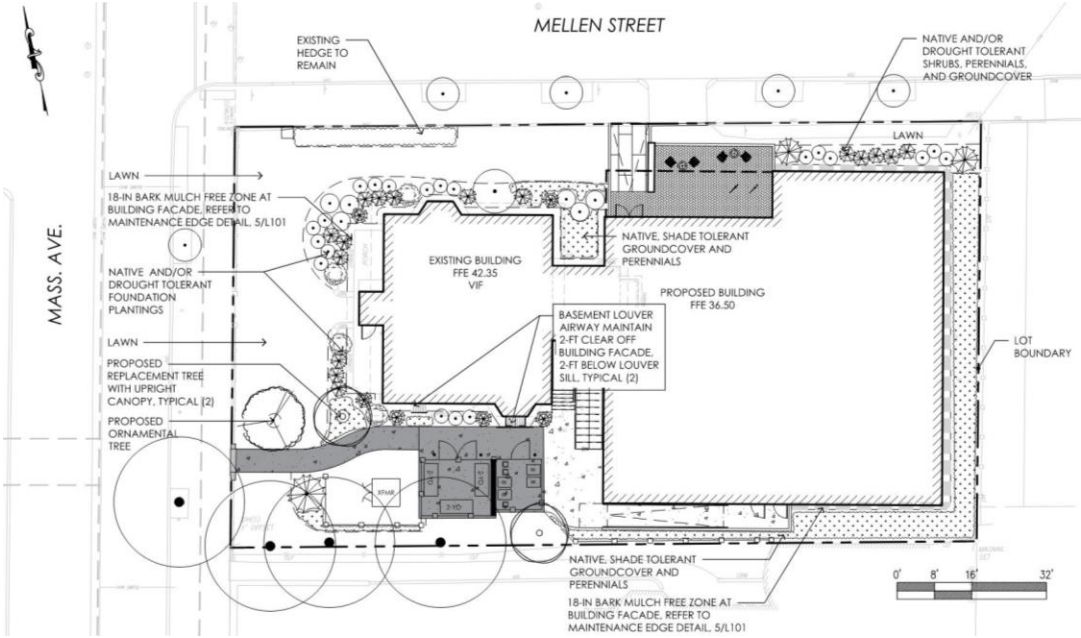
East & South Facade



North Facade



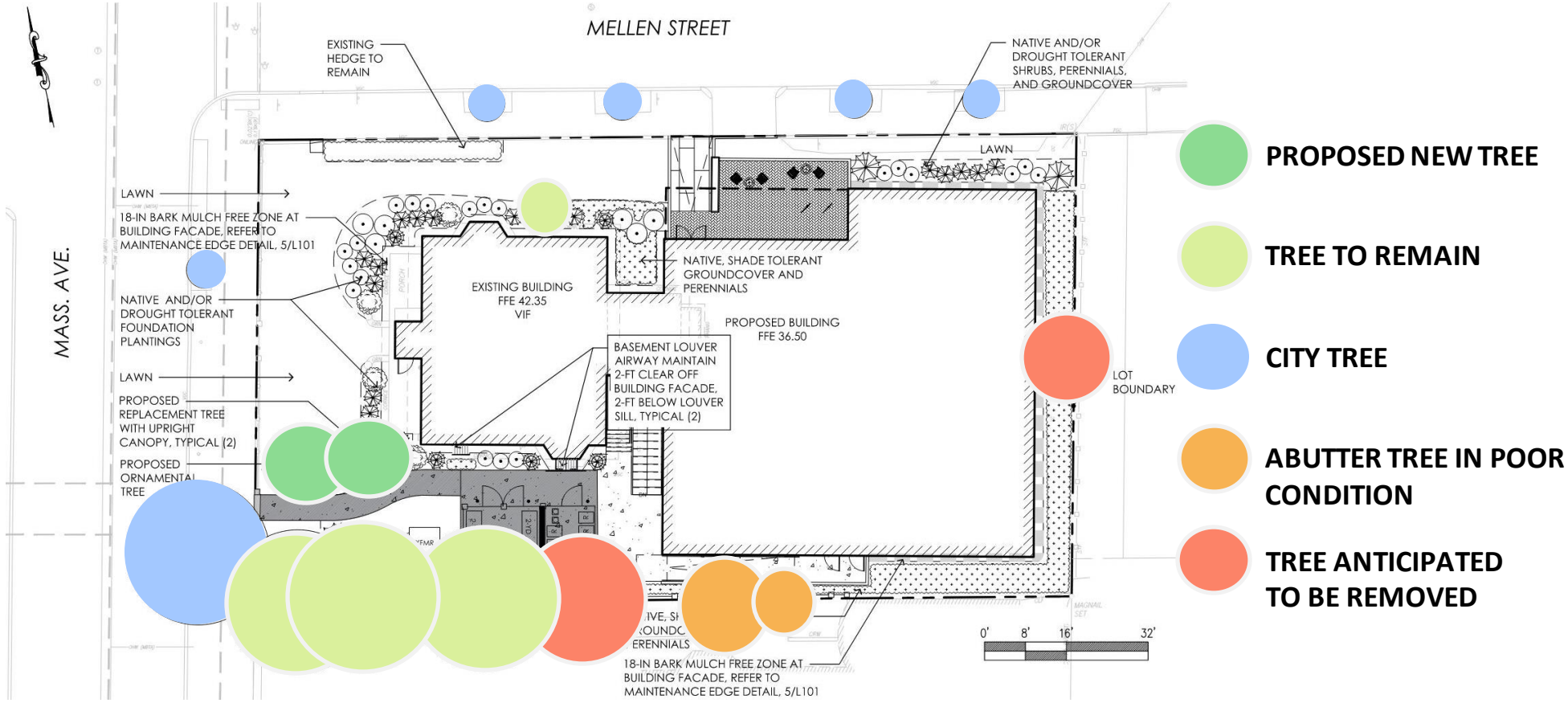
South Facade



SITE DESIGN

1627 Mass Ave/4 Mellen St

Site Trees



SITE DESIGN

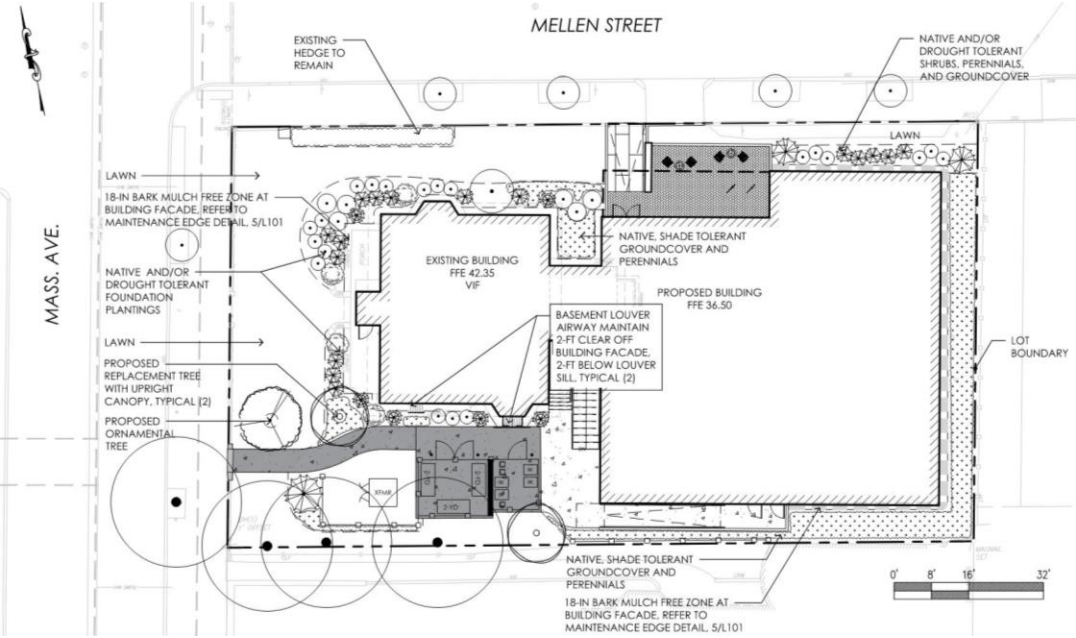
1627 Mass Ave/4 Mellen St

Hardscape

Screening



Paving



SITE DESIGN

1627 Mass Ave/4 Mellen St

Parking

- Parking study found that there was adequate residential street parking available in the neighborhood for predicted project vehicular use
- Study took into account past experience working with residential developments and the project's proximity to public transportation
- Transportation Plan includes initial funding of discounted MBTA Passes

Zone No.	Available Spaces ^b
1	3 (3)
2	7
3	8
4	9 (7)
5	26
6	11
7	10 (10)
8	8
9	7
10	7
11	0
12	21 (6)
13	14
14	9 (9)
15	23
16	23
17	5 (4)
18	24
19	28 (4)
20	2
Totals	245

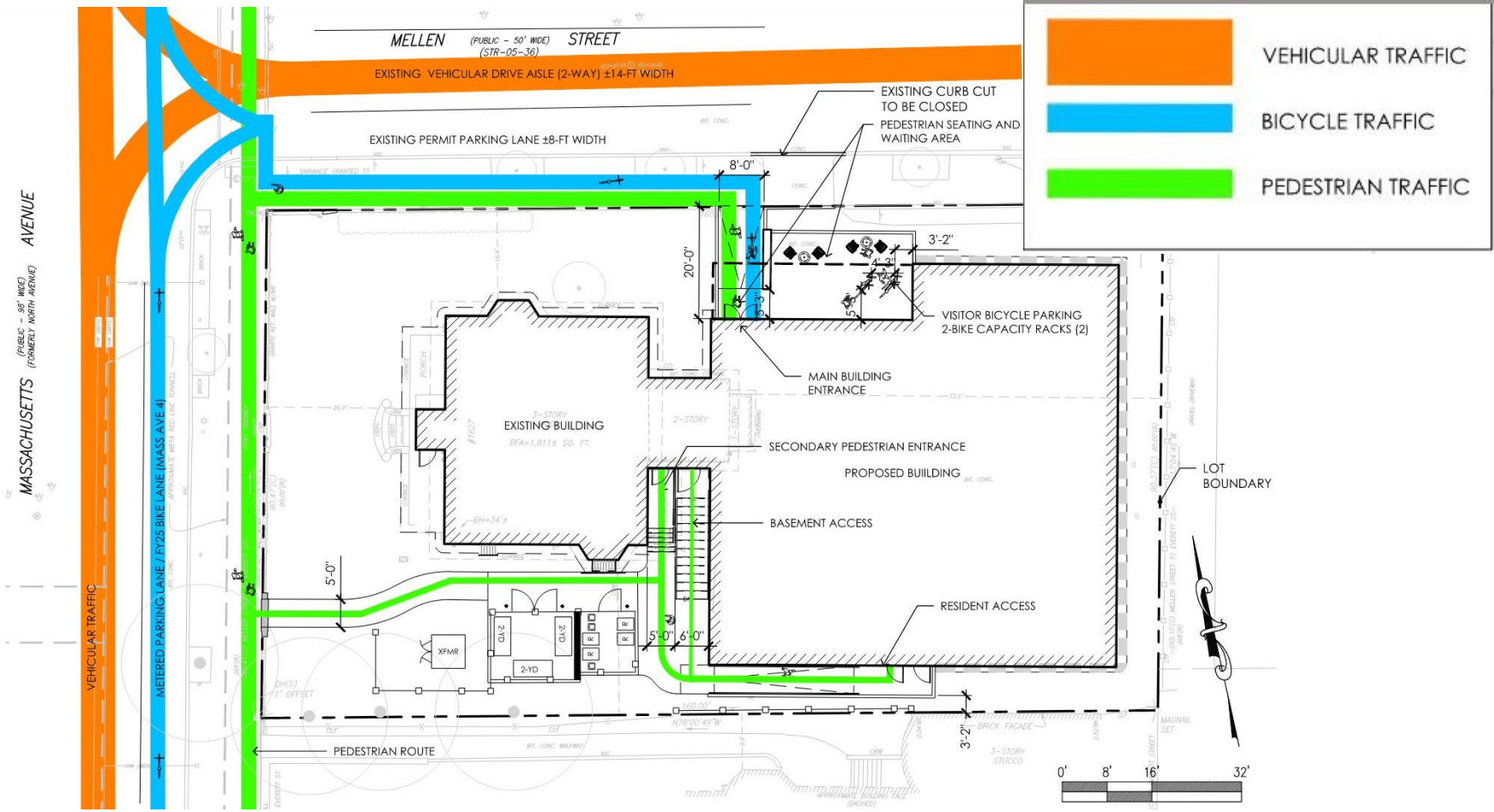
VA Vanasse & Associates inc



SITE DESIGN

1627 Mass Ave/4 Mellen St

Circulation

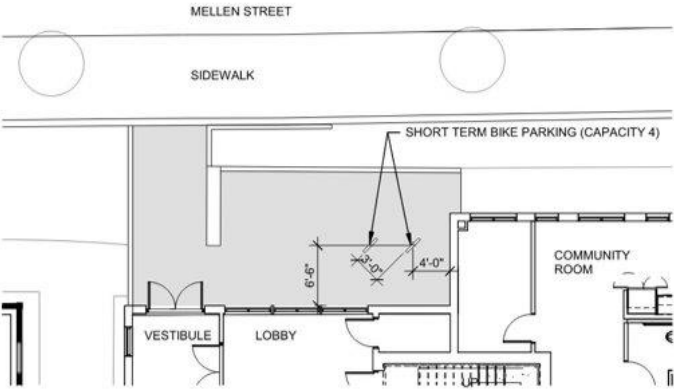


SITE DESIGN

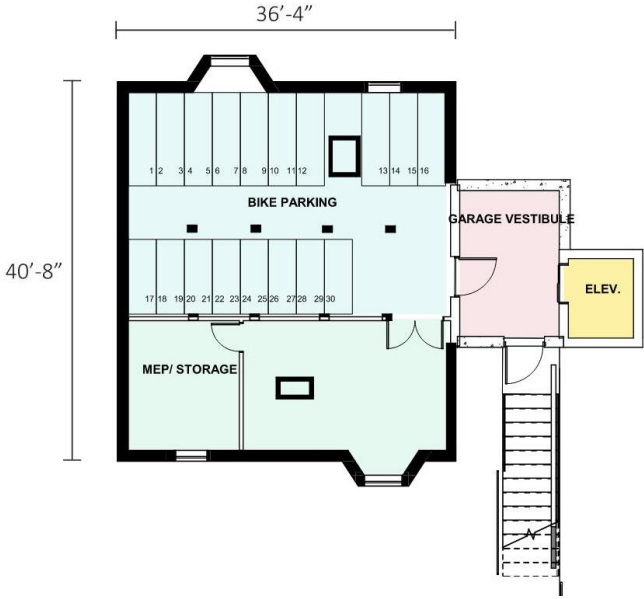
1627 Mass Ave/4 Mellen St

Bike Parking

- 30 Total Indoor Long-Term Bike Parking Spots
- 4 Total Short-Term Bike Parking Spots
- Blue Bikes are 0.2 miles from project site



2 BIKE PARKING LAYOUT LEVEL 1
1" = 10'-0"



BUILDING DESIGN

1627 Mass Ave/4 Mellen St

Massing



BUILDING DESIGN

1627 Mass Ave/4 Mellen St

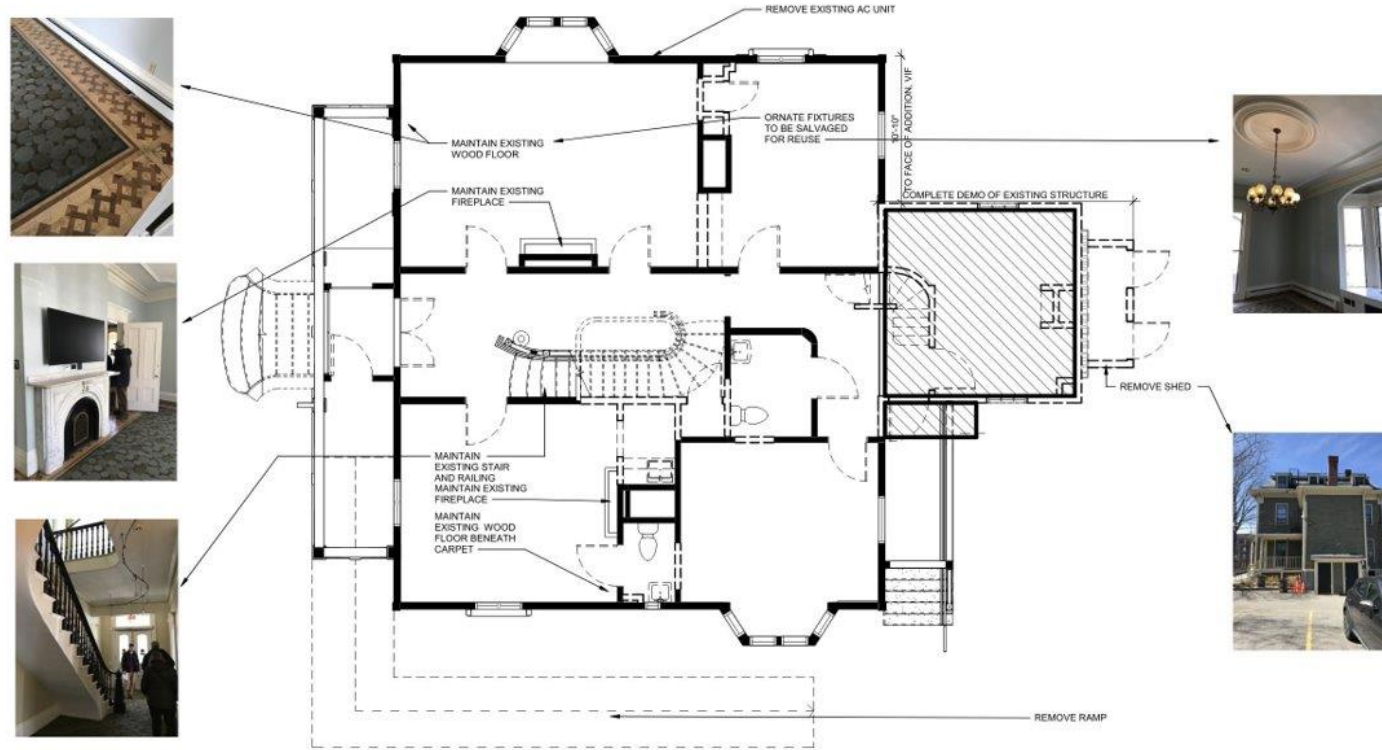
Historical Preservation - Exterior



BUILDING DESIGN

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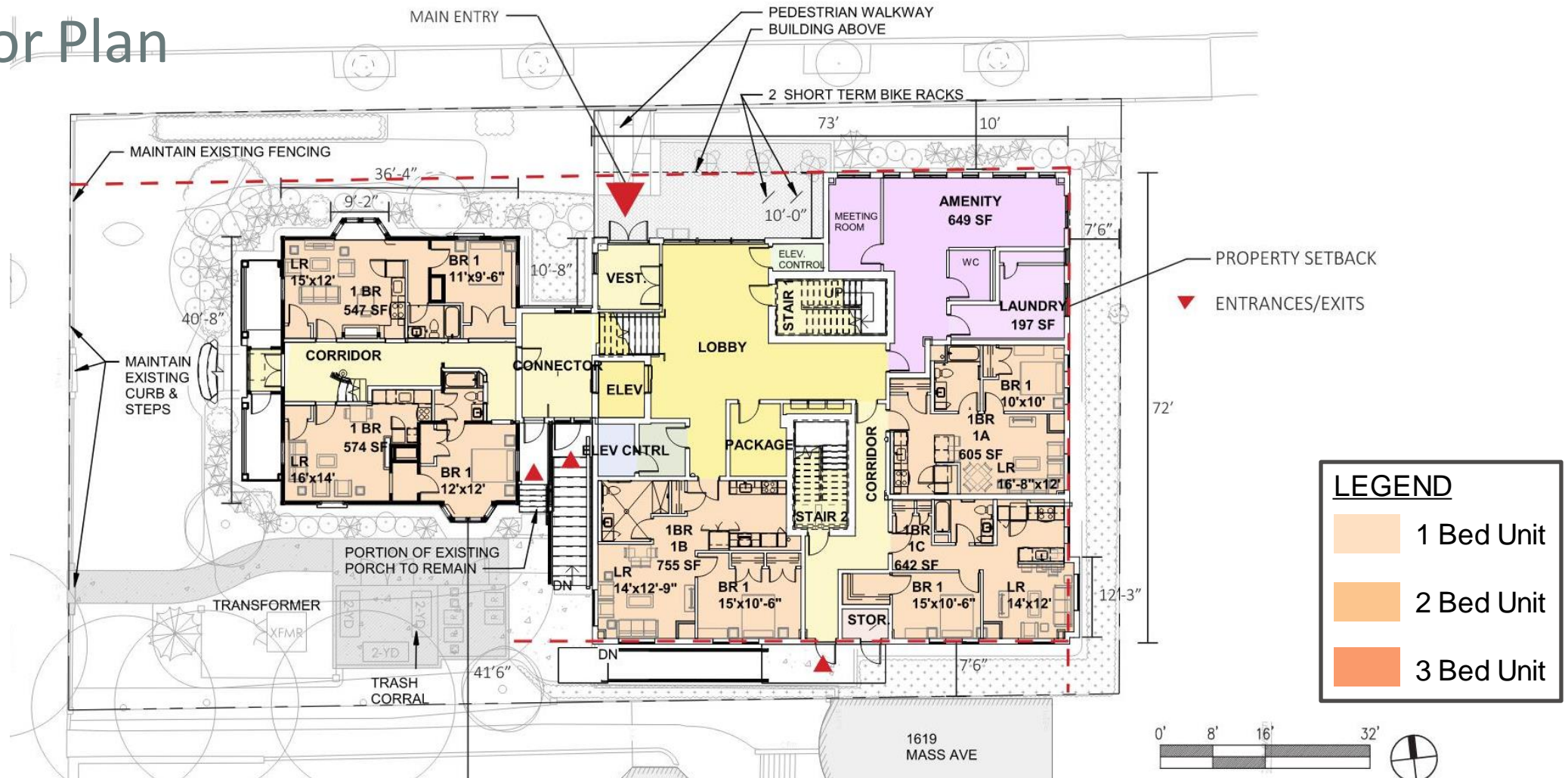
Historical Preservation - Interior



BUILDING DESIGN

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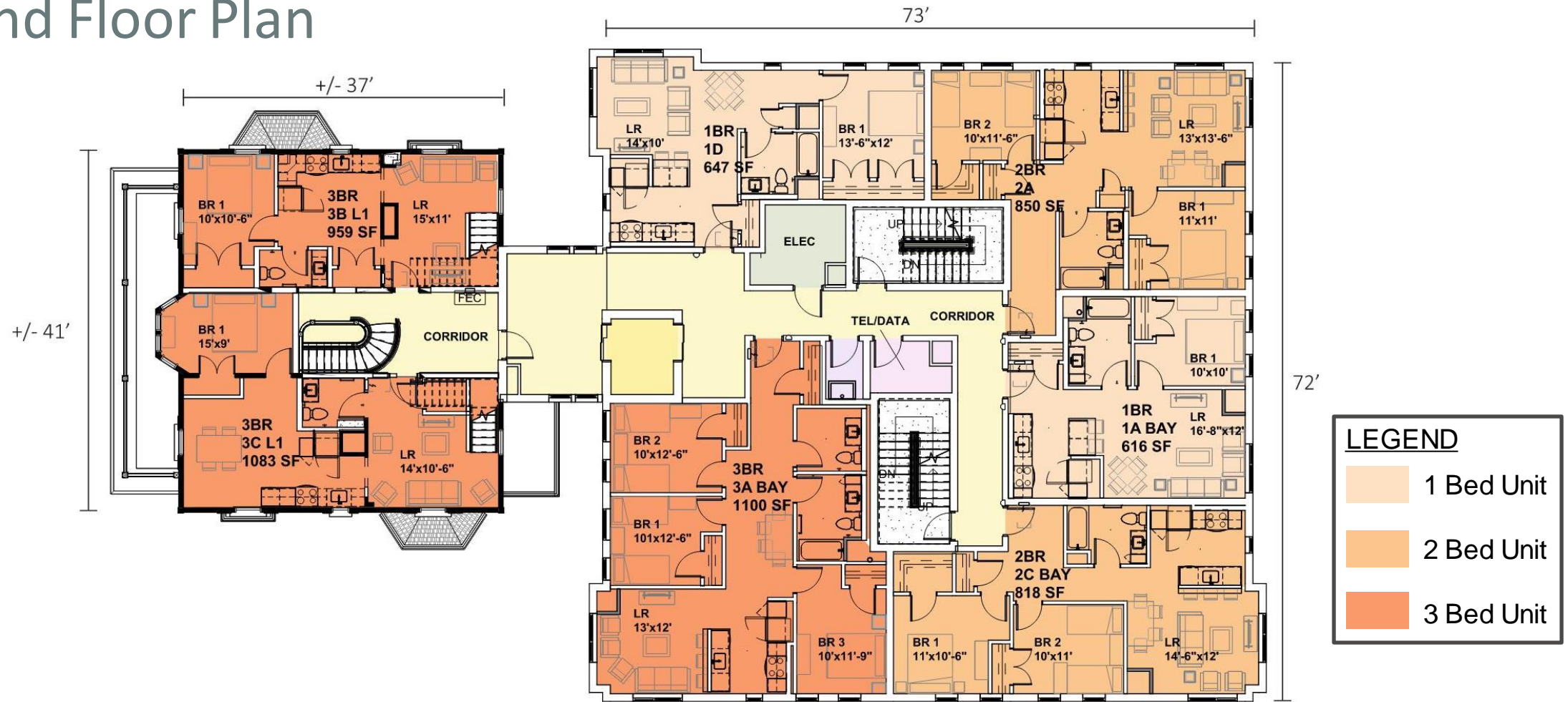
First Floor Plan



BUILDING DESIGN

1627 Mass Ave/4 Mellen St

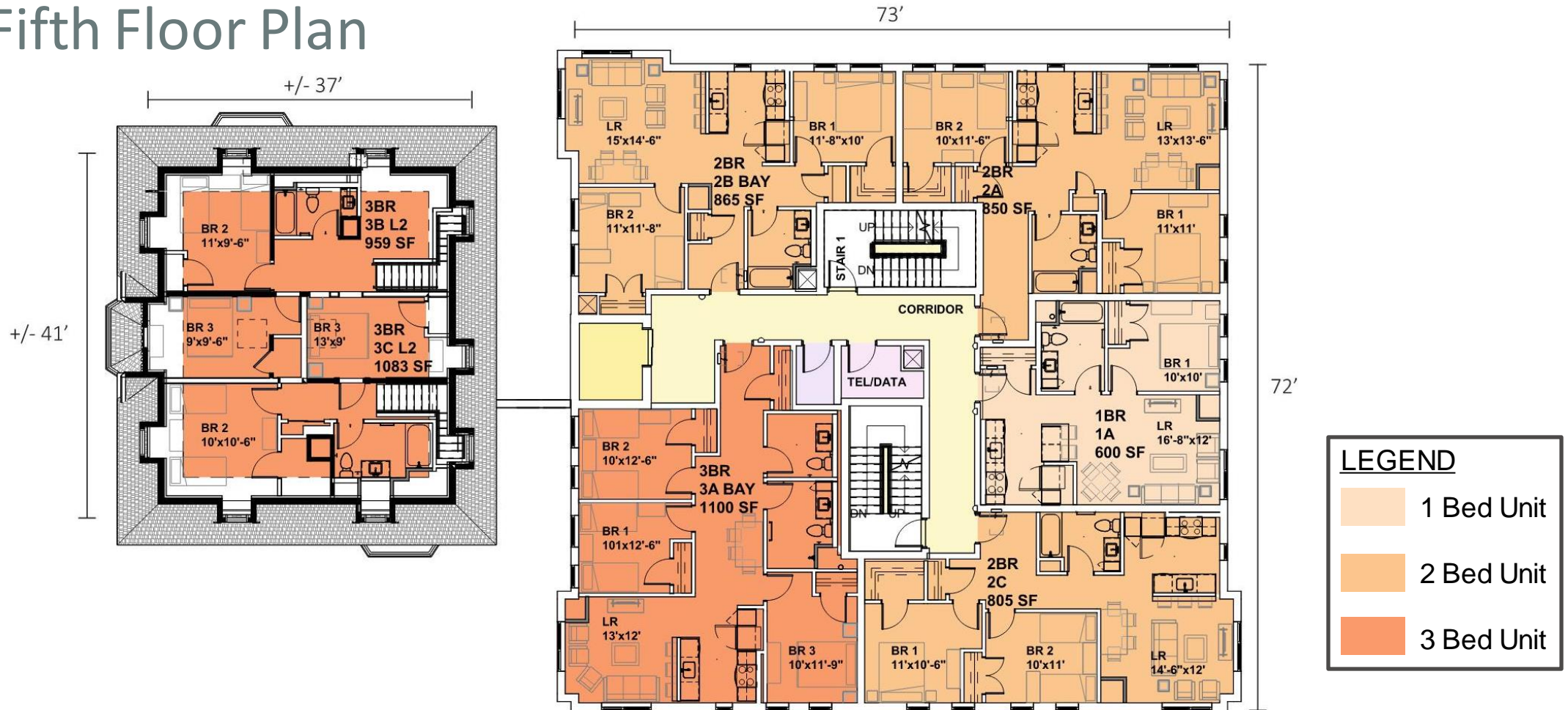
Second Floor Plan



BUILDING DESIGN

1627 Mass Ave/4 Mellen St

Third-Fifth Floor Plan



BUILDING DESIGN

1627 Mass Ave/4 Mellen St

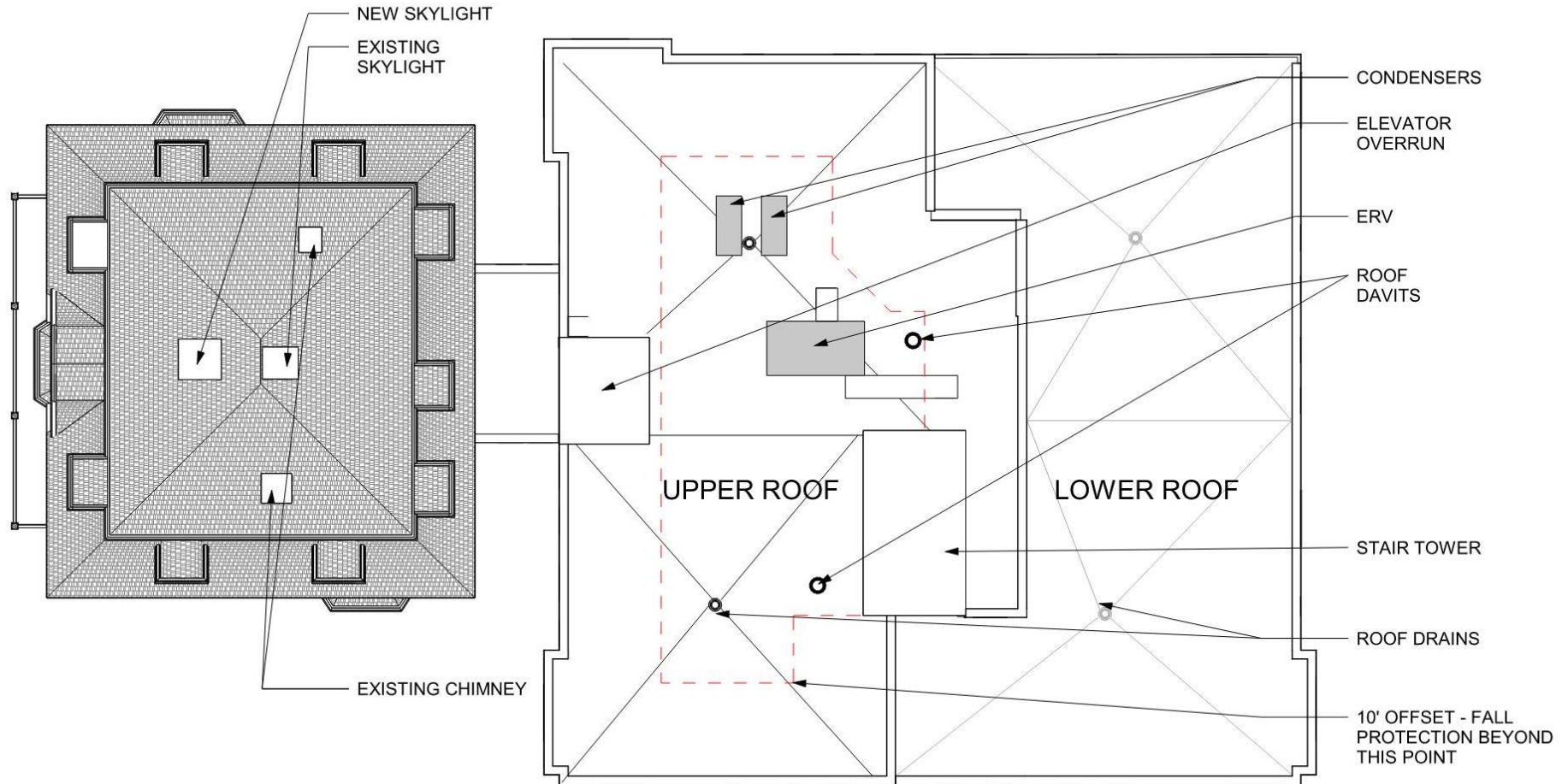
Sixth Floor Plan



LEGEND

- 1 Bed Unit
- 2 Bed Unit
- 3 Bed Unit

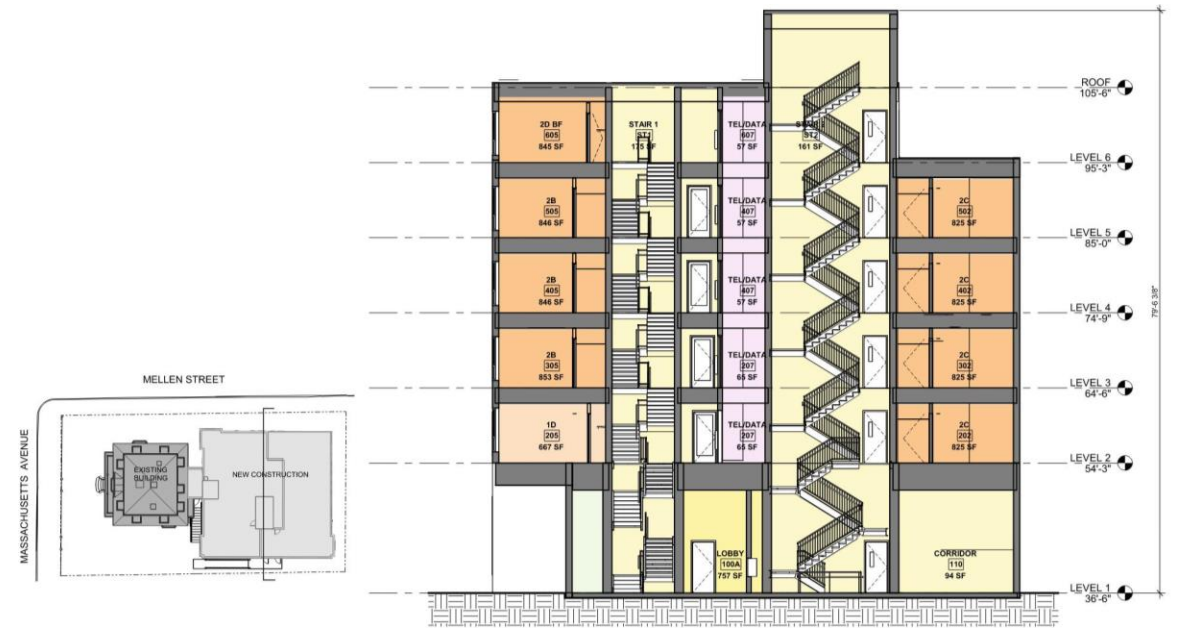
Roof Plan



BUILDING DESIGN

1627 Mass Ave/4 Mellen St

Sections



BUILDING DESIGN

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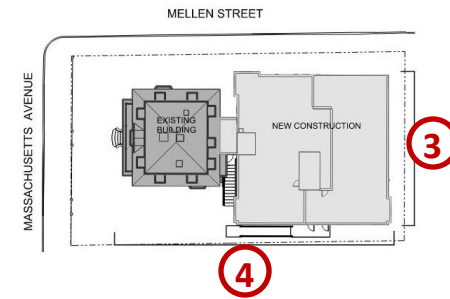
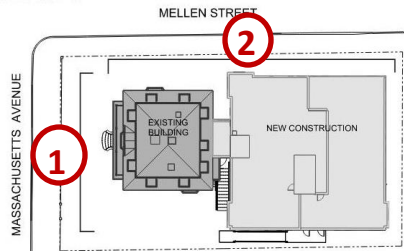
Elevations



① MASS AVE / WEST ELEVATION ② MELLEN STREET / NORTH ELEVATION

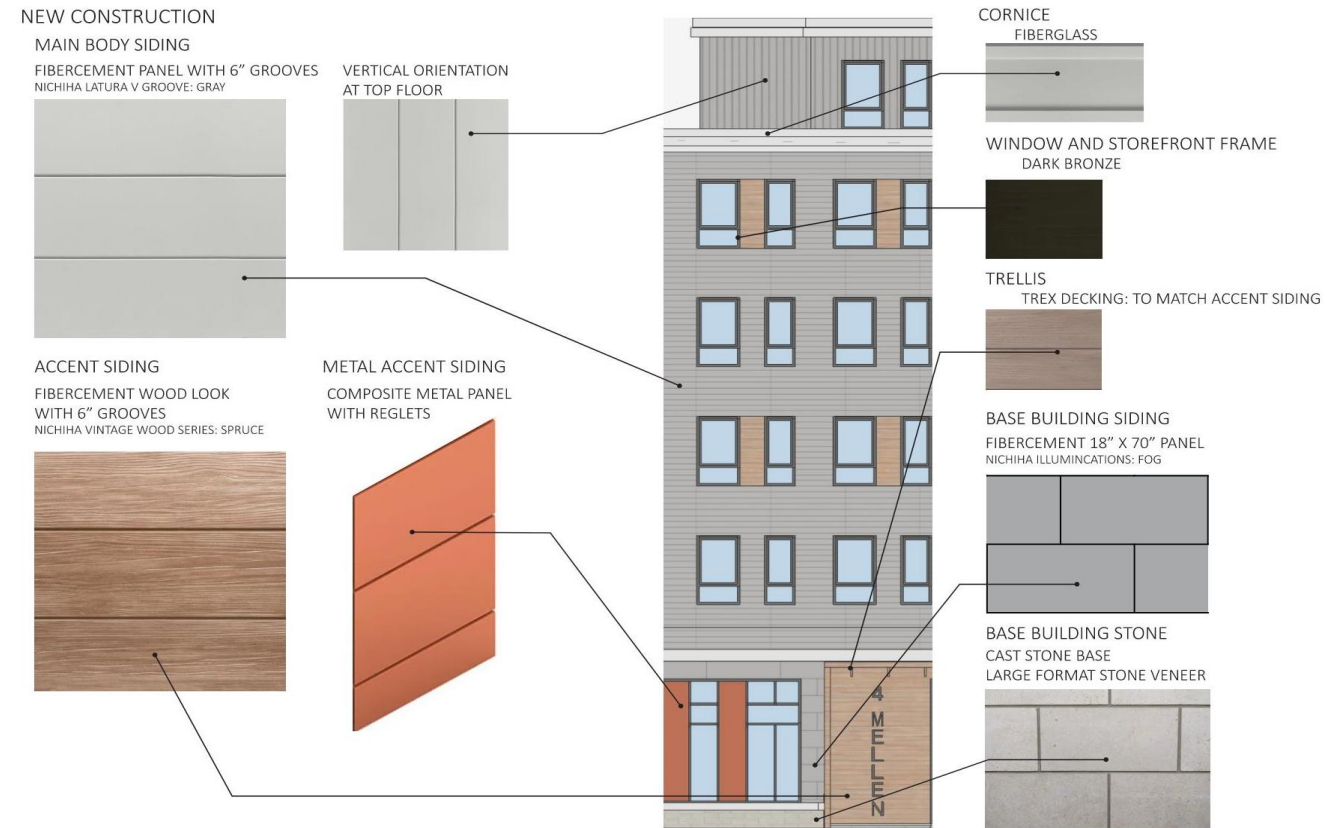


③ REAR OF BUILDING / EAST ELEVATION ④ SIDE OF BUILDING / SOUTH ELEVATION



Materials

- 6" horizontal siding at body of the building relates to clapboard siding in the neighborhood
- Wood look brings warmth to façade, metal panels provide color variation
- Material type and manufacturer was used at Finch Cambridge



BUILDING DESIGN

1627 Mass Ave/4 Mellen St

Renderings



MELLEN STREET / NORTH ELEVATION

BUILDING DESIGN

1627 Mass Ave/4 Mellen St

Renderings



**CLOSEUP OF LOBBY
ENTRANCE**

**VIEW FROM CORNER OF
MASS AVE & MELLEN ST**

BUILDING DESIGN

1627 Mass Ave/4 Mellen St

Renderings



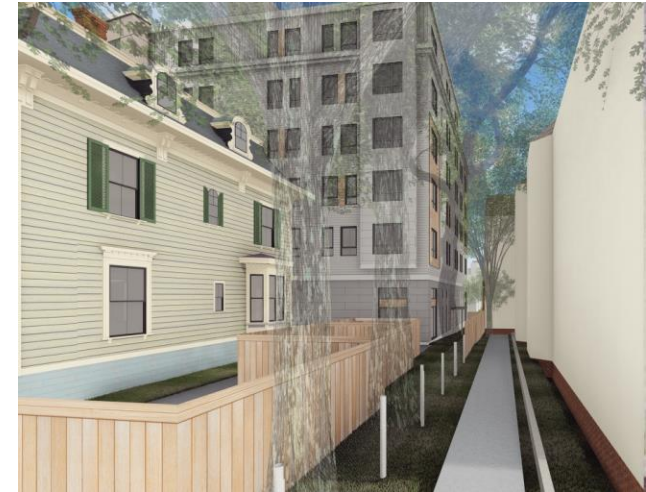
CLOSEUP OF FAÇADE MATERIAL

VIEW FROM MELLEN ST

BUILDING DESIGN

1627 Mass Ave/4 Mellen St

Renderings



**SAME VIEW,
WITHOUT TREES**

**VIEW FROM ABUTTER
ON MASS AVE**

Sustainability

Unique opportunity to combine technologies and methodologies for existing building energy improvements and new construction

- High performance building envelopes
- All-Electric site
- Renewable energy and path to net zero
- Healthy and resilient buildings
- Low embodied carbon





Thank You.

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