



October 8, 2025

Ms. Swaathi Joseph
Community Development Department
City of Cambridge
344 Broadway
Cambridge, MA 02139

Re: 28-30 Wendell Street
Affordable Housing Overlay Planning Board Submission

Ms. Joseph,

Homeowners Rehab, Inc. (HRI) is pleased to submit this proposal (the “Proposal”) for the creation of a 100% income-restricted housing development of 95 rental apartments to be located at 28-30 Wendell Street. This new project is designed as an intergenerational community with forty (40) apartments designed for older adults 62+ and fifty-five (55) apartments designed for families. Located in the Baldwin neighborhood, residents of this new building will have access to robust community amenities and diverse transportation options. All of the apartments are currently expected to be income-restricted at or below 80% of Area Median Income (AMI); however, the final programming will depend on resources available from the Commonwealth. At all times, as required by the Affordable Housing Overlay (AHO), the apartments will be reserved for tenants whose incomes are at or below 100% of AMI.

HRI’s proposal has been prepared in compliance with the AHO to provide new senior and family housing at a unique location along Wendell Street. This site provides an opportunity to create a significant number of new affordable homes in a community that has historically not seen a large amount of new multifamily development. HRI has once again paired with ICON Architecture, a women owned design firm deeply experienced in sustainability, new construction and affordable multi-family buildings to submit the proposal enclosed within.

Since early 2024, HRI has maintained a website at www.30wendellstreet.com for the project and has posted updates including recordings of community meetings and copies of presentations. The website also allows visitors to submit comments and send questions which the HRI development team receives and responds to.

The HRI team looks forward to continuing to work with city staff, agencies and neighbors in refining this proposal and appreciates the opportunity to present to the Planning Board for input this spring as the team works to advance the Proposal.

Regards,

Sara Barcan
Executive Director

28-30 WENDELL - RESPONSES TO CDD/PB COMMENTS

The below table organizes comments received following the team's submission of an AHO Design Review package to the Planning Board on June 23, 2025 and presentation to the Planning Board at the Advisory Design Review public hearing on August 5, 2025. The table is organized into "Comments:", identifies the source of the comment, and the design team's response to the comments.

Comments are organized into thematic groups:

1. Consistency with AHO Use Development Standards
2. Site Design
3. Building Design
4. Sustainable Design

	COMMENT	SOURCE	RESPONSE
Consistency with AHO Use Development Standards	Ground story mechanicals and refuse appear to be either within the building or on the rear side of the building. All rooftop equipment appears to be set back at least 10 feet	CDD	Confirmed. Water heater condensers are at the southeast corner of the site, screened by fence, site wall and planting as shown in the Site Materials Plan. The Roof Plan shows all rooftop equipment is at least 20' from edge of roof
	The Project intends to meet Green Building requirements by targeting Enterprise Green Communities certification. A Green Building Report will be required ahead of the final Planning Board Advisory Consultation.	CDD	This has been submitted and reviewed by zoning staff.
	Documentation showing compliance with Flood Resilience Standards and Green Factor Standards as set forth in Article 22.000 will be required ahead of the final Planning Board Advisory Consultation.	CDD	This has been submitted and reviewed by zoning staff. The civil engineer on this project filed for the Flood Resiliency Conformance and received confirmation of compliance from DPW through the online permit portal. See Vol. 3 for confirmation of compliance.
	The Project shows five bike racks along the Wendell Street side of the building, consisting of 10 short-term bicycle parking spaces. It is unclear if these spaces meet the minimum three-foot horizontal clearance standards.	CDD	Detail of short-term bicycle parking layout added to confirm compliance with design standards in Article 6.000.
	Building facades must include projecting and/or recessed elements of at least two feet on an average interval of 40 linear feet along a Public Street, and 80 feet elsewhere. Such projecting or recessed elements do not apply to the lowest or highest Story Above Grade. The Wendell Street façade will need more review as the design progresses to ensure the recesses and projections are provided at the required intervals.	CDD	A 30" wide and 24" deep inset has been added at the front façade to help break up the massing and reinforce the 6 story datum. The average spacing is shown in the Projections Diagram.

	COMMENT	SOURCE	RESPONSE
Site Design	Further coordination between the existing street tree wells and the proposed hardscape areas along the back-of-sidewalk could provide additional clearances at these potential pinch points.	CDD	We included additional paving to widen the sidewalks and provide the 5' clearances at the existing street tree wells.
	Explore ways to make the forecourt more publicly accessible, including widening sidewalks and reorienting benches and bike parking towards the street.	Planning Board	Forecourt arrangement has been updated, sloping of the sidewalk prohibited further widening of that area. In addition, the Cool Score requirements prioritize plantings (vs. paving) in the Public Right of Way (PROW). As part of the landscape plan, the sidewalks are widened slightly to have a 5' clearance at all tree pits. Bike parking was further studied and changes were made, please see below for more detail.
	The inclusion of an additional street tree roughly aligned with the Short-Term Bike Parking near the Lobby entrance would further enhance the public realm and combat heat island effect.	CDD	HRI will look into this and connect with the city arborist to review the location.
	Consider reorienting the Short-Term Bicycle parking at the Lobby to be perpendicular to the sidewalk to aid ease of access and avoid narrowing the sidewalk when bikes are locked to them.	CDD	Front entry has been revised, the position has been updated and given more space. We feel strongly that the new design allows for ease of access for these parking spots.
	Reassess the orientation of the short-term bike parking located at the entrance to the Hub, as the current configuration could block pedestrian access to the entry area and benches.	CDD	This change has been made.
	Ensure that both the shade and ornamental tree proposed at the southeast corner of the site adjacent to the rear parking easement are feasible and will have adequate space to thrive.	CDD	Design team has reviewed and will continue to assess to ensure there is adequate room for the proposed trees.
	Ensure the condensers shown in the southeast corner of the site are adequately shielded and will not negatively impact the adjacent properties.	CDD	Reviewed and confirmed.
	Consider opportunities to add more plantings in the rear courtyard.	Planning Board	We worked to reconfigure the rear courtyard to include a full canopy tree, some additional planters, a planted play area with natural features (like reclaimed tree trunk steps) all while making sure that residents will be able to navigate the space easily and with plenty of seating options. Navigable, smooth, and paved surfaces are especially important for the older adults who will be living at 28-30 Wendell as part of the intergenerational program. We also moved the trellis to create a gathering space with picnic tables to the side.

	COMMENT	SOURCE	RESPONSE
Building Design	Employing a prominent cornice at the topmost portion of the building may unintentionally reinforce the difference in scale between the project and its context. A more subtle design strategy for terminating the building façade may call less attention to the height of the building.	CDD	Cornice depth has been reduced on both the 8th floor and 6th floor cornices, and the relationship of the top of the 8th floor windows to the top of the cornice has been reduced to diminish the overall affect, but keep the strategy which the community was clear they preferred.
	For the cornices at the top of the brick portions, a smaller projecting dimension may produce a stronger relation to the detailing found on the nearby brick apartment buildings.	CDD	The profile for the cornice at the top of the brick has been reduced and given additional recesses to align more with neighborhood context.
	Refine façade and cornice details to further break up the central massing and reduce the perceived height of the building.	Planning Board	Cornice profiles have been updated on both the 8th floor and 6th floor cornices, and the relationship of the top of the 8th floor windows to the top of the cornice has been reduced. The profile of the 8th floor is now distinguished from that of the 6th floor.
	Explore alternative color options for the main massing of the building other than gray.	Planning Board	HRI shared material samples with CDD Urban Design staff to offer Planning Board members a chance to see them in person and in sun/shade. The design team feels strongly that the "Willow Gray" color of the main massing reads more green when seen in person and in
	Board members felt the ground floor was too commercial-feeling and suggested the Developer test alternate locations for the Hub space and reduce the amount of glazing.	Planning Board	Treatment of the façade has been updated to feel more residential by reducing the number and size of windows. The hub space location cannot move for a variety of reasons, but most importantly because we want it do be visible and accessible from the street.
	Explore ways to improve the aesthetics of the garage door on the Wendell Street façade.	Planning Board	Little library area has been updated, and the transformer room doors integrated into that design. The mandoor to the garage has shifted so that the garage door can further recede. The design team will continue to explore colors and imagery for the little library and for the utility doors (including the garage door).
	Further exploration of the approach to the windowsills on the brick portions is encouraged, as these may provide additional opportunities to visually expand the windows.	CDD	The sills of the windows are further defined in the elevations, and the cast stone height of the head has been increased to achieve the visual expansion.
	The full-height projecting bays along the southern façade of the building appear to reinforce the vertical height of the building, and their darker gray cladding will reflect less light into the southern courtyard space. Additional iterations that reduce or eliminate them could potentially help to further diminish the building's presence when viewed from Mellen Street.	CDD	Bays at the rear of the building are essential in meeting the needs of the unit interiors. Team is open to discussions on the exact color and texture of the bays.
	Consider opportunities to open the sunroom to the rear courtyard.	Planning Board	An exterior door was added to the sunroom to provide direct access to the courtyard.

	COMMENT	SOURCE	RESPONSE
Building Design (cont'd)	Provide additional details on the fence materials.	Planning Board	Primary fence for the site will be Ameristar's Montage Plus Weldded Ornamental Steel Fence, which was used at Finch Cambridge. Team is exploring panels and trellis options for the courtyard and currently pricing dense hardwood panels with lazercut patterns to provide more privacy and visual interest to the fence.
	Provide materials showing the building's relationship to the neighborhood context including a physical or digital model and additional renderings or elevations.	Planning Board	(1) Additional rendering added to the set gives more context to Wendell Street.

Sustainable Design	Determine if including sun shading devices at windows on south-facing elevations would reduce undesirable solar gain, especially at the glazed ground-level courtyard and rear elevations.	CDD	Site and building shades the ground floor throughout the day and year.
	The inclusion of photovoltaic systems can help sustainably lower energy costs.	CDD	HRI intends to install solar photovoltaic systems to the upper roof.
	The inclusion of a green roof on the western step-back would help with storm water management, provide additional green space, and be a visual amenity for the adjacent units.	CDD	We looked at green roofs initially but did not find that one would be feasible. We are open to reviewing and doing additional due diligence to see if one might work on the lower roof.
	Ensure the five in-building parking spaces are able to charge electric vehicles.	CDD	Spaces will be EV capable
	Include frequent outlets in the bike room to allow residents to charge their electric bicycles.	CDD	Outlets were added to the exterior directly outside of the bike room to simultaneously address fire concerns



VOLUME I - FORMS & NARRATIVE

28-30 WENDELL ST
CAMBRIDGE, MA
10/01/25



VOLUME I - FORMS & NARRATIVE

AHO DESIGN REVIEW SUBMISSION FORMS —————

- DESIGN REVIEW SUBMISSION CHECKLIST
- PARCEL DIMENSIONAL FORM
- BUILDING DIMENSIONAL FORM
- TENURE AND AFFORDABILITY SUMMARY
- INITIAL DEVELOPMENT BUDGET

WRITTEN SECTIONS ————— 3

- PROJECT NARRATIVE
- DESIGN STATEMENT
- DESCRIPTION OF TRANSPORTATION DEMAND MANAGEMENT
- SUMMARY OF COMMUNITY ENGAGEMENT PROCESS
- PROPOSAL TIMELINE
- TEAM DESCRIPTION

AFFORDABLE HOUSING OVERLAY DESIGN REVIEW

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.

Submission Checklist

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.

Project Address: 28-30 Wendell Street
Applicant: HRI 30 Wendell LLC
Contact Name: Eleni Macrakis, Sr. Project Manager
Contact Number: 617-868-4858 x209
Contact Email: emacrakis@homeownersrehab.org

FOR STAFF USE

Complete Submission Received on Date:

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Project Phase: First AHO Design Review Meeting

Submit these items to CDD for the first AHO Design Review meeting with the Planning Board. Plans and drawings should be presented at a schematic design stage.

Requirements

Narrative Volume (8.5"x11" portrait orientation)

Provided Forms: *Approximate figures may be provided where necessary*

- ☒ 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]

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 including tree survey [Section 11.207.8(d)(iii.)]
- ☒ Proposed conditions site plan including tree survey [Section 11.207.8(d)(iv.)]
- ☒ Schematic first floor plan and typical floor plan of all new buildings and existing buildings to remain [Section 11.207.8(d)(vi.)]
- ☒ Schematic elevations and cross-section drawings of all new buildings and existing buildings to remain [Section 11.207.8(d)(vii.)]
- ☒ Schematic landscape plan [Section 11.207.8(d)(viii.)]
- ☒ Plans of parking and bicycle parking facilities [Section 11.207.8(d)(ix.)]
- ☒ List of anticipated materials of proposed façade and landscape materials [Section 11.207.8(d)(x.)]
- ☒ Photographs of existing conditions [Section 11.207.8(d)(xi.)]
- ☒ Massing plan, schematic views, and sketch 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 – if Section 22.20 of the CZO applies, submit a statement of intent that says what Green Building Rating System will be used and other sustainable design objectives for the project
- ☒ Flood Resilience and Green Factor Standards – note if Sections 22.80 and/or 22.90 of the CZO apply and provide preliminary materials indicating how the standards will be met
- ☒ Flood Plain Requirements – note if Section 20.70 of the CZO applies based on the project being within the Flood Plain Overlay District

AFFORDABLE HOUSING OVERLAY DESIGN REVIEW SUBMISSION CHECKLIST

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Project Phase: Second AHO Design Review Meeting

Submit these items to CDD for the second AHO Design Review meeting with the Planning Board. Plans and drawings should be at an advanced design development stage.

Requirements

Narrative Volume (8.5"x11" portrait orientation)

Provided Forms: *Updated and detailed from prior submission*

- ☒ 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: *Updated and detailed from prior submission*

- ☒ 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]

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 including tree survey [Section 11.207.8(d)(iii.)]
- ☒ Proposed conditions site plan including tree survey [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 provide all materials required in Section 22.20 of the CZO (if applicable). CDD will review and certify materials before the second meeting is scheduled.
- ☒ Flood Resilience and Green Factor Standards – provide all materials required in Sections 22.80 and/or 22.90 of the CZO (if applicable) for the initial stage of review. DPW and/or CDD will review and certify materials before the second meeting is scheduled.
- ☒ Flood Plain Requirements – provide all materials required in Section 20.70 of the CZO (if applicable). The City Engineer will review and certify materials before the second meeting is scheduled.

Last Updated: March, 2023

AFFORDABLE HOUSING OVERLAY DESIGN REVIEW SUBMISSION CHECKLIST

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: 28 & 30 Wendell St

Applicant: HRI 30 Wendell LLC

Parcel Information – Provide one form for the entire parcel

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
Base Zoning District(s)	C-2A			
Overlay Zoning District(s)	Affordable Housing Overlay			
Uses on Adjacent Lots	C-1 zoning, residential			
Lot Area, in sq. ft.	28: 11,297 30: 11,248 Total: 22,545	22,545	No Min	22,545
Lot Width, in feet	28: 90 30: 89.96 Total: 179.96	179.96	No Max	179.96
Number of Buildings				
Existing to be demolished	2	-	N/A	
Existing retained/moved/enlarged	0	-	N/A	
New construction	-	-	N/A	1
Gross Floor Area (GFA), in sq. ft.	28: 6,400, 30: 6,400 Total: 3,200	-	No Max	112,066
Floor Area Ratio (FAR)	.37	No Max	No Max	5.0
Dwelling Units	0	No Max	No Max	95
Affordable Dwelling Units	0			95
Total Open Space, in sq. ft. ¹	28: 1,390, 30: 3,821 Total: 5,211	Adj zone C-1 30% = 6,764	30% = 6,764	7,124
Private Open Space	28:0 30: 2,564	2,564	15% min = 3,382	3,382
Permeable Open Space	28: 548, 30: 2,714 Total: 3,262	3,262	All open space	7,124
Open Space above Ground Story	0	0	<25%	0
Total Off-Street Parking Spaces	14	-	0	5
Provided on-site	14	-	0	5
Provided off-site ²	0	0	/	0
Long-Term Bicycle Parking Spaces	0	40 senior @ .5 = 20 20 @ 1 = 20 35 @ 1.05 = 37	40 senior @ .5 = 20 20 @ 1 = 20 35 @ 1.05 = 37	77
Short-Term Bicycle Parking Spaces	0	40 senior @ .05 = 2 55 @ .1 = 6	40 senior @ .05 = 2 55 @ .1 = 6	8
Provided on-site	0	0	/	8

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Fund contribution ³			/	
Public Bicycle Sharing Stations⁴	0	0		0
Provided on-site	0	0		0
Provided off-site	0	0		0
Loading Bays	0	0	N/A	0

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.

Attach additional calculations as necessary to explain any figures above.

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Project Address: 28 & 30 Wendell St

Applicant: HRI 30 Wendell LLC

Building Information

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
Building Designation (per plans)	28 & 30 Wendell New Construction			
Type of Alteration Proposed	Use change			
Building Use(s)	28: Office 30: Tennis Court	C-2A	Aff. Housing	Multi-family Community Center
Ground Story Use(s)	Office	C-2A	Aff. Housing	Multi-family
Gross Floor Area (GFA), in sq. ft.	28: 1,600 30: 1,600 Total: 3,200	No max	No max	112,066
Dwelling Units	0	No max	No max	95
Affordable Dwelling Units	0	N/A	100%	95
Stories Above Grade¹	4	60' max	13 max	8
Building Height, in ft.	40' +/-	60' max	150'	90'
Ground Story – floor-to-floor, in ft.	12' +/-	-	-	15'
Building Setbacks, in ft.²				
Front Yard	28: 7' +/- 30: N/A	5'	No min	8'-1"
Side Yard	28: 36' +/- 30: N/A	5'	No min	5'-7"
Side Yard	28: 7' +/- 30: N/A	5'	No min	7'-7"
Rear Yard	28: 9' +/- 30: N/A	5'	15' but can decrease to District minimum of 5'	15'
Distance to nearest building, in ft.	50' +/-	/	/	17'-9"
Building length along street, in ft.	46' +/- (total)	/	/	166-8"
Fenestration, as % of façade area facing public street or open space	25% average			22% average
Ground Story only	27% (average)			22% (average)
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	N/A
Depth from facade, in feet	N/A	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.

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Project Address: 28-30 Wendell Street

Applicant: HRI

Tenure:

☒ Rental housing

☐ Homeownership housing

Unit Affordability Summary ¹

	Units at or Below 80% AMI	Units 80% to 100 %AMI	Total
# of Units:	95	0	95
% of Units:	100%	0%	100%

¹ Refer 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:		44	25	26		95
Average size range (sf):		618 SF	820 SF	1029 SF		
Smallest unit size (sf):		610 SF	755 SF	990 SF		
Largest unit size (sf):		641 SF	867 SF	1136 SF		

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

HRI has committed to a 100% affordable intergenerational development with 40 apartments as 1BR age-restricted homes and 55 apartments (4 1BR, 25 2BR, and 26 3BR) as family housing. The current income restriction projections range from 30% AMI to 80% AMI, however those restrictions may be further refined, as permitted under the AHO and as allowed by the CAHT acquisition and pre-development loans, depending on expected project costs and available non-City of Cambridge financing sources. The specific allocation of units to the proposed income tiers will continue to take shape as the project proceeds through permitting and financing and will comply with all Executive Office of Housing and Livable Communities (EOHLC) requirements for the Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP) that is published and updated annually.

Last Updated: March, 2023

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Applicant: HRI 30 Wendell LLC

Initial Development Budget

Anticipated Uses/Costs:	
Acquisition	\$ 16,000,000
Construction/Hard Costs	\$ 54,825,661
Other Costs/Soft Costs	\$ 14,577,937
Capitalized Reserves	\$ 1,506,478
Developer Fee/OH	\$ 7,792,772
Total Uses/Costs	\$ 94,702,849

Anticipated Sources:	
Federal LIHTC Equity	\$ 29,874,315
State LIHTC Equity	\$ 7,900,000
City of Cambridge	\$ 29,873,675
EOHLC	\$ 10,497,108
Deferred Fee	\$ 2,367,751
Permanent Mortgage	\$ 14,190,000
Total Sources	\$ 94,702,849

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Project Address:

Applicant:

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*)

Last Updated: March, 2023

Project Narrative Section 11.207.8(d.)(xic.)

Homeowner's Rehab Inc. is proposing an income-restricted development of 95 new affordable rental apartments (the "Proposal"). The Proposal for 28-30 Wendell includes demolishing the current dormitory buildings at 28 Wendell as well as the tennis court at 30 Wendell to build an 8-story, new construction building across the two lots, which will consist of affordable housing units that fall under the Affordable Housing Overlay. The project will create 95 new affordable homes, including (44) 1-bedroom, (25) 2-bedroom and (26) 3-bedroom units. The residential component of the project is complemented by amenity space outlined in further detail below. The project also includes a "Hub" space, which is included as a part of our design in response to stakeholder feedback that they would like to see more community space in the neighborhood. Located on the ground floor with a dedicated entrance, we envision the Hub hosting events that are open to the broader community as well as events for HRI residents located in our scattered site portfolio.

All of the apartments are planned to be affordable to families and individuals earning up to 80% of the Area Median Income (AMI), with adjustments to this AMI possible based on available resources from the Commonwealth. The income-restrictions will always comply with those required under the Affordable Housing Overlay, under which this Proposal is being permitted. As an intergenerational building, 30 Wendell will providing much needed affordable housing to both low-and-moderate-income individuals and families as well as older adults. HRI is currently planning for 40 of the 1-bedroom apartments to be reserved for older adults (62 years+); the remaining 55 apartments will be for families. The age-restricted homes are a key component of the Wendell program as many elders in Cambridge live on fixed incomes and stand to greatly benefit from this proposed affordable housing near healthcare facilities and numerous amenities.

HRI and ICON designed the first-floor common spaces of the residential building to accommodate a variety of needs for the proposed intergenerational program of 28-30 Wendell. Directly off the main lobby, residents will find their immediate property needs: a full on-site property management office, a space for private meetings, a package room, and an integrated mail room that is designed to accommodate congregation and conversation. Two quiet rooms are located on the backwall of the management office and across from the community room. These rooms are meant for work and study with their design replicated on similar spaces in other HRI properties. A large resident common room is at the heart of the ground floor and directly connects the lobby with the outside courtyard. This common room will include flexible furniture to accommodate a variety of activities and programming and will also include a kitchenette for resident use. On either side of the courtyard, there are two more intimate spaces for relaxation and daytime gathering. The sunroom will capture the southern sun exposure and will be equipped with comfortable seating arrangements for our residents to enjoy the landscaped courtyard from the inside of the building. Across the courtyard, a resident services room will be programmed by the part-time Elder Services Coordinator for the elder residents of the building.

HRI's full-time Community Engagement Coordinator and a part-time Elder Services Coordinator will work together to program these ground-floor community spaces. This programming will include existing HRI portfolio-wide programs and services as well as more tailored activities based on resident surveys con-

ducted after lease up.

The Proposal includes an approximately 1000-sf community “Hub,” a flexible community space that will be available to neighborhood organizations. A classroom-sized flex space is envisioned to be used for programming such as larger community gatherings, workshops, and clinics. HRI has heard from community members and organizations that there is also a need for space that can accommodate additional after-school programming, dance classes, and computer access/training. A meeting room will be available for smaller groups as well as for private meetings. Community members will access the Hub through a separate entrance on Wendell Street and property management staff will have access through a back hallway that connects to the rest of the residential building. The Hub will also include standalone bathrooms.

HRI expects to finance the Proposal via Low Income Housing Tax Credits (LIHTC), MA State Low Income Housing Tax Credits (SLIHTC), Executive Office of Housing and Livable Communities (EOHLC) housing resources, Cambridge Affordable Housing Trust (CAHT) funding, and a permanent mortgage in addition to seeking possible operating rental subsidies. Depending on the timing of permitting and the availability of funding from EOHLC, the earliest construction start is summer 2027 with full occupancy expected in thirty-three months. HRI is excited to deliver this housing as soon as possible given the great need.

The design team has used the Affordable Housing Overlay (AHO) design guidelines as well as meetings with the City of Cambridge staff and the community to inform the program, building and site design.

Design Statement Section 11.207.8(d.)(v.)

The design team for 28-30 Wendell took inspiration from nearby masonry buildings on Massachusetts Ave and in the Baldwin neighborhood. ICON and HRI toured the Baldwin neighborhood and looked at multifamily, multistory buildings across Cambridge. In early design conversations, Community Development Department staff provided examples of brick and stone buildings for HRI to use as references for façade design, cornices, fenestration, and streetscape integration. Inspired by these precedents and by the existing urban fabric, the project team worked to design a building with a strong streetscape along Wendell Street. The ground floor of the building is pedestrian friendly, with clear sightlines into the lobby and community spaces while also promoting interaction along the sidewalk and front yard. At the front, the nineteen-foot setback at the center of the building provides an ample entry court and a relationship to the street appropriate for the building’s height. The front facade has an inviting canopy that frames the residential entry and a semi-public seating area that creates a welcoming interface with the community further enhanced by signage, accent lighting, and landscaping. Vehicle, pedestrian and bicycle access are separated along the primary façade. A discrete entry to the garage is situated at the northwest corner of the site, utilizing the existing curb cut. The building’s main entry is located at its center and the entry to the community Hub space is to the east, which is adjacent to a path at the side of the building that leads to bike parking. The fifteen-foot setback at the rear of the building expands the resident courtyard space and provides space for back of house needs. One back of house space hosts pad mounted condensers, located here to minimize vibrations in the building and maximize resident comfort. The other back of house space provides access to various maintenance rooms. A south-facing courtyard for resident use is the focus of the backyard and will include a variety of seating options, a shade structure, and small play

elements. Given the distance of abutting buildings from the shared property lines, the side setbacks are minimized and utilitarian in nature: the east side setback is a path to the interior bicycle parking while the west side setback serves as a maintenance corridor. HRI and ICON worked closely to balance the open space and setback aspects of this project to ensure beautiful living spaces for future residents and neighbors as well as meet the city's mandate to create a substantial number of new affordable homes.

As a response to the neighborhood's concern for the building's height, the maximum height of 13 stories as of right through the Affordable Housing Overlay is not being pursued; instead, the main massing is 8 stories. Two 6-story bookends at the building's primary façade along Wendell Street create varying planes along the streetscape and anchor the building on either end. These bookends are capped at 6-stories, a datum that is established by the larger context, including Lesley and Harvard buildings and large multi-family buildings along Mass Ave. Both of the bookend elevations are fully clad in true brick to relate to the number of masonry buildings in the neighborhood, and particularly the two near the project site on Wendell Street. Brick detailing is incorporated into the design, with soldier coursing at the first two levels to relate to the existing wood-frame structures in the area. Soldier coursing and cast stone lintels are also used adjacent to windows, to help the openings appear larger and to group multiple windows. The Wendell façade has 22% glazing, to align with both high envelope performance goals and with building precedents along Wendell that have lower glazing percentages. The window sizes increase at the ground floor and help to distinguish the community and gathering spaces from the residential floors on the upper levels. Bookshelves and a mural define an area at the ground floor for a 'Little Free Library,' to further activate the streetscape and pay homage to an existing effort on site. The fiber cement cladding on the remainder of the building has subtle differences across the façade to differentiate the base, middle, and top of the building. At the ground level, the siding has a sandstone texture, best appreciated from the view of a pedestrian. The main body of the façade includes vertical elements in a rhythm that is informed by the changing widths of windows, and the top of the main mass is capped with a cornice that is slender and deep. In the center of the main facade is a two foot recess to help break down the massing and further reinforce the six story datum, with repeated vertical trim between other window rows. At the rear of the building, the top two floors are differentiated, and the massing is further articulated by bays that wrap the corners, with an accent color that ties them to the rest of the building. Their 5 story heights relate to the mid-rise buildings in the neighborhood.

A small garage within the building footprint accommodates five parking spaces for management for building staff and outside staff visiting residents (e.g. visiting nurse). This area connects to the main trash room which therefore has direct access to the curb for trash collection, but is otherwise fully contained. The majority of the building's mechanical systems are on the roof of the building, with the only exception being heat pump hot water condensers that are pad mounted at the southeast corner of the building to remain close to the water room and maximize their efficiency. The systems are central, and therefore there is little equipment on the roof, all of which is set 10' or more from the edge to ensure they cannot be seen from the street and to help maximize the area for solar panel installation. The transformer serving the building is within the building footprint to maximize the use of the site and is being closely coordinated with Eversource engineers.

Transportation Demand Management [Section 11.207.6.5]

28-30 Wendell Street is an ideally transit-oriented development located equidistant from Harvard and Porter Squares. The Baldwin Neighborhood is extremely pedestrian and bicyclist friendly. The proposed development has no off-street resident parking on-site. While not required by the Affordable Housing Overlay Ordinance, HRI commissioned a parking study that showed there is sufficient supply of parking spaces in the neighborhood for the estimated additional parked cars that this project will generate. Vannasse & Associates prepared a report titled “Parking Conditions Study Proposed Residential Development at 28-30 Wendell Street Cambridge, Massachusetts” which is included as an exhibit to this submission. There will be five off-street parking spaces for building staff and service providers. The existing curb cut near the Northwest corner of the site will be left as is. HRI will continue to explore transportation demand management measures as the project moves forward.

Other elements of HRI’s transportation demand management plan for 28-30 Wendell include 77 indoor bicycle parking spaces in an enclosed room on the first floor and 8 short-term bicycle parking spaces outside the building. With excellent transit options—including two bus routes along Massachusetts Ave and bus stops one block from the project site, convenient access to the MBTA Red Line at Porter and Harvard Squares, and proximity to the MBTA Fitchburg Commuter Rail Line at Porter—future residents of 28-30 Wendell will have easy access to a wide range of city and regional amenities.

Community Process [Section 11.207.8]

HRI implemented a comprehensive and multi-formatted community engagement process for this project. Exceeding the two community meetings required per zoning, our team structured multiple different meeting formats, outlined and discussed in further detail below:

- A neighborhood walking tour
- Smaller group meetings with local neighborhood stakeholders
- Larger group meetings with community organizations including the Baldwin Neighborhood Council and the Porter Square Neighborhood Association
- Three larger AHO meetings- including two traditional presentations with Q&A formats and a third with a presentation and open house structure

Neighborhood Walking Tour

On April 6, 2024, our team gathered with interested community members to walk through the Baldwin neighborhood. The goal was to meet different community stakeholders, begin to understand elements of the proposal resonated with neighbors and to start a discussion of different elements of a potential project design.



Excerpts from design concept materials HRI developed for walking tour participants.



Photos of Walking Tour gathering and activity on April 6, 2024.

From this walking tour we heard feedback that folks preferred a building set back from the sidewalk rather than sited along the sidewalk. This was directly incorporated into our project with the front setback at the center of the building designed to be consistent with 37 Wendell across the street.

AHO Community Meetings

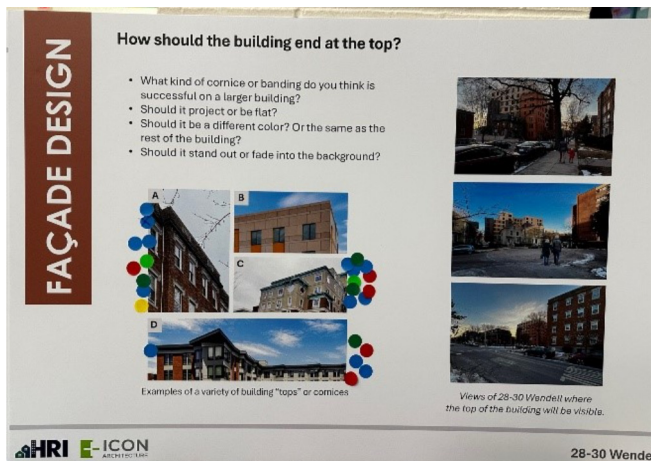
Our large AHO meetings were hybrid with an in-person gathering and a Zoom option. All three meetings were well attended both in-person and online: Approximately 40 people attended the first meeting, 90 people attended the second meeting, and 80 people attended the third meeting.

The first meeting was held on June 20, 2024; the second meeting was held November 14th 2024 and the final AHO meeting was held on March 6th, 2025. The first two community meetings followed a traditional format with a presentation followed by a Q&A. For the third community meeting, HRI gave a brief presentation at the beginning that segued into an open house format with four stations throughout the room that encouraged attendees to provide feedback on site design, facade design, residential & community programming and operations.



Left Photo— Open House participants interact with HRI and ICON staff discussing façade and material design.

Right Photo – Dot voting on proposed material palette for 28-30 Wendell.



Left Photo— Dot voting on cornice designs using buildings precedent photos.

Right Photo – Written feedback about materials, cornice, and façade design. directly incorporated into our project with the front setback at the center of the building designed to be consistent with 37 Wendell across the street.



Left Photo— Open House participant responding to Community Programming poster board. March 6th, 2025.

Right Photo- Post-it feedback for 28-30 Wendell Street Community Programming.

Over the course of our community engagement process, HRI altered the Proposal's height, program, and facade design in response to neighborhood feedback:

- Stakeholders expressed concerns about the building's height. Originally designed as a nine-story building with seven story bookends, the project's size was reduced to an eight-story building with six story bookends.
- Stakeholders identified a need for older adult housing. Many elderly attendees at the different community events expressed concerns about their housing stability and not having the opportunity to age in place. As originally planned, the project was exclusively family units. In response to the feedback received, the project team redesigned the residential programming to be 40 homes for older adults and 55 homes for families.

- Stakeholders shared a desire to have a facade material palette that matched the context of the neighborhood. Originally designed with brick only to the second floor, the building's facade was re-designed so that the 6-story bookends would be full brick masonry facades, doubling the proposed amount of masonry on the project.

Throughout the in-person community engagement process, HRI maintained a website for the project, www.30wendellstreet.com, which has an overview of the project, a feedback page, a Frequently Asked Questions page, updates for website subscribers, and a timeline of project milestones. The website has over 160 comments from the public responding to questions about the need for affordable housing in Cambridge, how HRI can create a welcoming space for residents, preference for landscape plants as well as an opportunity to provide general feedback on the project.

Proposal Timeline

December 2023: HRI acquires 30 Wendell from Lesley University

February 2024: Launch of www.30WendellStreet.com

April 6, 2024: Walking Tour of Baldwin Neighborhood with 28-30 Wendell neighbors

April and May 2024: Housing program discussions with CDD staff

Early June 2024: HRI acquires 28 Wendell from Lesley University, initial urban design conversations with CDD staff

June 20, 2024: 1st AHO community meeting

Summer 2024: Conversations with CDD Housing staff

October-November: Meetings with urban design and housing CDD staff

November 12, 2024: Baldwin Neighborhood Council Meeting

November 14, 2024: 2nd AHO community meeting

January: Conversations with CDD staff

February-March 2025: Small community meetings

March 6, 2025: 3rd AHO community meeting

March 20, 2025: Porter Square Neighborhood Association Meeting

August 2025: First Planning Board Advisory Design Review

Summer 2025: Ongoing pre-development

November 2025: Second Planning Board Advisory Design Review

Winter 2025: seek additional resources from Commonwealth's Executive Office of Housing and Livable Communities (EOHLC)

Summer 2027: Potential construction start (subject to state financing timeline)

This timeline will change and HRI will post updates at www.30WendellStreet.com and will also provide updates to CDD staff.

Team Description

HRI is working with **ICON Architecture** as the lead architect team on this project. ICON and HRI have collaborated on several projects before, including 1627 Mass Ave/4 Mellen, Finch Cambridge, Putnam Green, and Auburn Court, all developed in Cambridge. **RBLA Design** is a landscape architecture firm owned by Rebecca Bachand focused on multifamily and affordable housing properties. Kevin Quetti is the civil engineer through his firm **Boston Civil**. HRI has also contracted with a number of consultants to support elements of the project requiring a special focus such as sustainability and green certification. **Linnean** is the green consultant, supporting EGC certification, durable and energy efficient building design, PHIUS verification and certification, HERS rating, Building Life Cycle Analysis, and WUFI energy modeling, as well as MassSave incentive coordination. **Building Evolution Corporation** (BEC) will be doing commissioning (functional testing) during construction. A transportation study was conducted by **Vanasse & Associates** in the fall of 2024. **Wingate Management** is the property management team maintaining the property currently and throughout construction. **NEI General Contracting**, an experienced local builder, is providing pre-construction estimating services to HRI. The formal selection of a general contractor will occur subsequent to receiving financing from EOHLC.

Article 22 Compliance

To comply with the City of Cambridge's Article 22 Sustainable Design and Development Policy, the 28-30 Wendell Project will be designed and constructed in accordance with the Enterprise Green Communities Certification. This certification offers numerous benefits, including an emphasis on environmental sustainability, efficient usage of water and energy, and a focus on the well-being and health of the residents. The building will be Passive House Certified, with substantial insulation, and low heating and cooling loads. 30 Wendell will be fully electric, and a portion of its electricity will be offset with renewable energy from a rooftop solar installation. High-performance envelopes also mean higher comfort and better indoor air quality for the residents, which will be further enhanced through rigorous review of the materials employed. Civil engineering plans include stormwater mitigation measures. Lastly, the project team is reviewing materials with low-embodied carbon for a more sustainable building lifecycle.