

49 Sixth St - AHO Initial Report		
Comment topic	Comments	Response
Zoning/Planning Comments	<ul style="list-style-type: none">• Provide a clear description of all existing trees on the site, including those in the courtyard. Show what trees are being preserved, what trees are being removed, and what trees are being added.	Done, please refer to slide #8 and #9
	<ul style="list-style-type: none">• You note that street trees are not within the project budget. Provide more information about the tradeoffs to the project of including street trees.	Street trees would be an added cost in an affordable housing budget, funded in a part by CCD, that is not able to afford added costs.
	<ul style="list-style-type: none">• How many long-term bicycle parking spaces are you providing? There were inconsistencies between the dimensional form and the application narrative in your prior submission.	48 total spaces (amount that would be required by zoning if it applied). 4 of these 48 are sized for tandems/trailers as would be required by zoning.
	<ul style="list-style-type: none">• Add Bicycle Storage A, B and C on your floor plans.	Done, please refer to slide # 16
	<ul style="list-style-type: none">• Revise Slide 5 to remove references to non-dedicated bicycle parking (e.g., street sign posts).	Revised, non-dedicated bicycle parking notes is removed. Dedicated short term bicycle parking added on slide #8.
Design Comments	<ul style="list-style-type: none">• Pages 1 and 3: Add a key plan showing where the photos are taken.	Added key plan, refer to slide # 5
	<ul style="list-style-type: none">• Pages 2 and 5: Site Plan:	Comments are incorporated, please refer to slide #7 and #8
	- Could curbside street trees be added?	
	- Is there an existing site plan?	
	- The crosswalks look odd because they are depicted as narrower than they really are.	
	- It seems that page 5 could be retitled "Short term bicycle parking spaces". What is a non-handicap post? From the note on the plan, it sounds like these are both existing and proposed short term bike parking locations, if so please indicate them differently from each other.	Done, please refer to slide # 8
	<ul style="list-style-type: none">• Page 4 color on the trees and the short term bicycle spaces would make the drawing easier to read. (as on page 5)	
	<ul style="list-style-type: none">• Page 5, 6, 7, 8, and 9: where are the proposed tree species proposed to be located?	Please refer to slide # 12 and # 13
	<ul style="list-style-type: none">• Page 6 Site plan of internal courtyard: Should the sheet title be changed? Larger type for the notes would help.	Done, please refer to slide # 7
	<ul style="list-style-type: none">• Page 7 and 8 The "Street Courtyard" (which seems more of a small public garden than a courtyard): Are the trees existing or new? What species are they? Use a consistent name for the space.	Done, comments are incorporated. Revised layout is shown on slide # 11 and #12
	Design comments:	
	- Consider a different arrangement that emphasizes an occupiable edge and a more open center, such as move the grass/low planting from the middle (where it seems likely to be trampled) to the edges, move the benches out closer to the perimeter instead of having paved areas behind them	
	- Consider locating the tree at the edge of the space instead of in the middle. If a curbside street tree can be provided in the sidewalk on the east side of the garden, it may affect the locations of trees within it.	
	- Consider retaining more of the existing walls, especially on the west side where they would screen the parked cars from the courtyard. More sense of enclosure elsewhere might be beneficial too	
	- Consider other arrangements, including perhaps entering the garden at the NE and SW corners instead of at the SE corner.	
	- The low benches along the sidewalks seem to create an awkward amount of separation between the garden and the sidewalk either too much or too little. And it is likely to feel odd sitting on them facing away from the sidewalk. Benches with backs would be much more useful.	
	- It's hard to get a sense of how the memorial is proposed to be treated from the drawings, but it seems deemphasized in comparison to its existing treatment. Was the intentional and has it been reviewed by the Historical Commission.	
	<ul style="list-style-type: none">• Page 10 ground level plan: the bike route doesn't go up or down steps, right, just through the volume of the stair spaces, right? An enlarged plan showing clearance widths of the route would be helpful. Spot grades on the sidewalks and on the floor levels would be helpful	Done, refer to slide # 16
	<ul style="list-style-type: none">• Pages 10 to 14 Plans:	
	- Are all of the enlarged unit plans floated off to the right of the building plan on intermediate levels? If so, it would be helpful to consistently indicate their floor levels.	
	- But it looks like some of the enlarged unit plans are just to show more detail, not on intermediate	

	levels. If so, it would be clearer if these were separated from the intermediate level unit plans.	Done, please refer to slides # 16-20
	- It would be easier to read the plans if they were bigger on the page, which could be done by moving the "Building Program Key". And it would be helpful if the unit numbers were easier to read.	
	- Coordinate the section keys with the building sections	
	- Include north arrows.	
	• Page 15 roof plan: Where will HVAC equipment for the units in the Rectory be located? Will all the HVAC units really be in the NE corner of the school, or will some of them be more directly over the units they serve? Add notes to the plan, mech equipment and other features.	All HVAC equipment will be located on the given roof area to serve all project components. M&E Design is under progress based on this schematic equipment location. HVAC equipment will be visually screened and shall have noise reduction features in accordance with the City of Cambridge noise ordinance.
	• Page 16 South elevation and plans on pages 10 to 14: It looks like an elevator will interfere with the windows on its south side, some of which appear to be infilled with some sort of panels, some of which appear to be glazed. Please explain.	Infill panel will be provided at the elevator loocation
	• Pages 16 to 20 Elevations. Larger type for drawings titles and notes would be helpful.	Done, please refer to slide 22-26



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

Unit Type	30% AMI	60% AMI	80% AMI	Total
1BR		12	2	14
2BR	3	13	4	20
3BR	4	6	1	11
4BR	1			1
Total	8	31	7	46



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



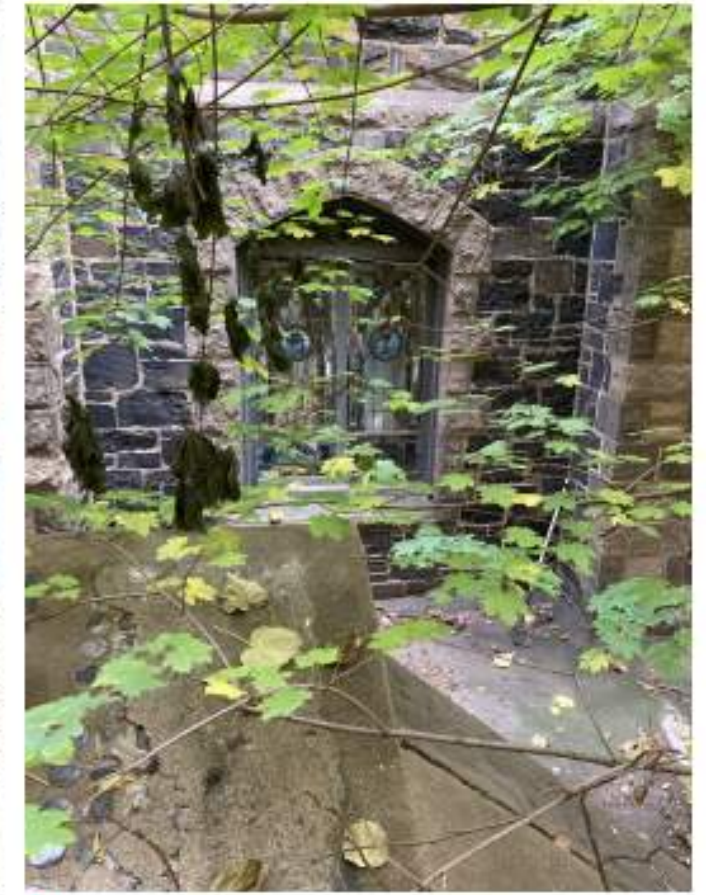
A



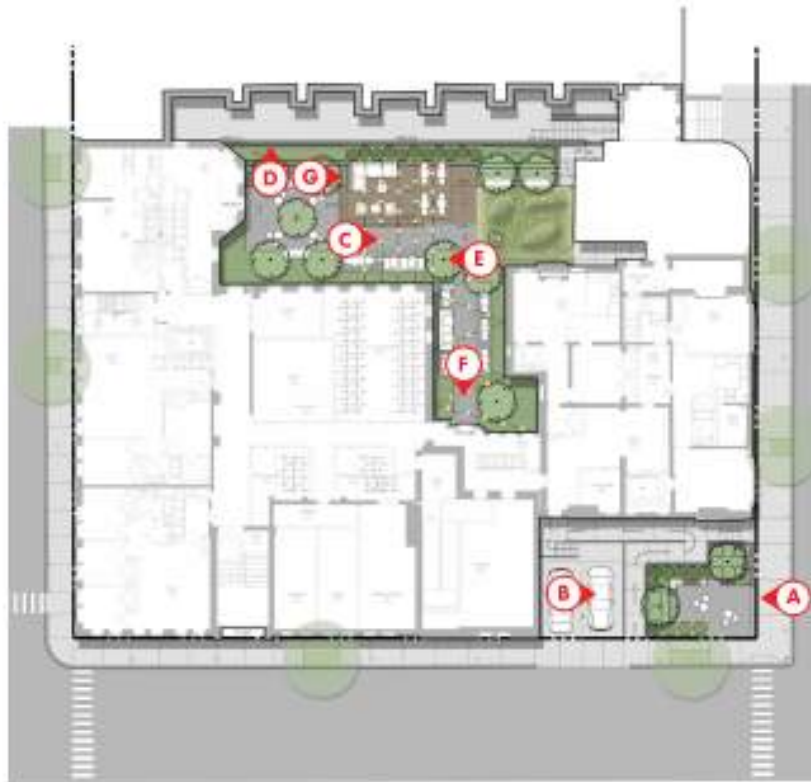
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C



D



E



F



G

49 Sixth Street Renovation

Cambridge, MA

Existing Conditions

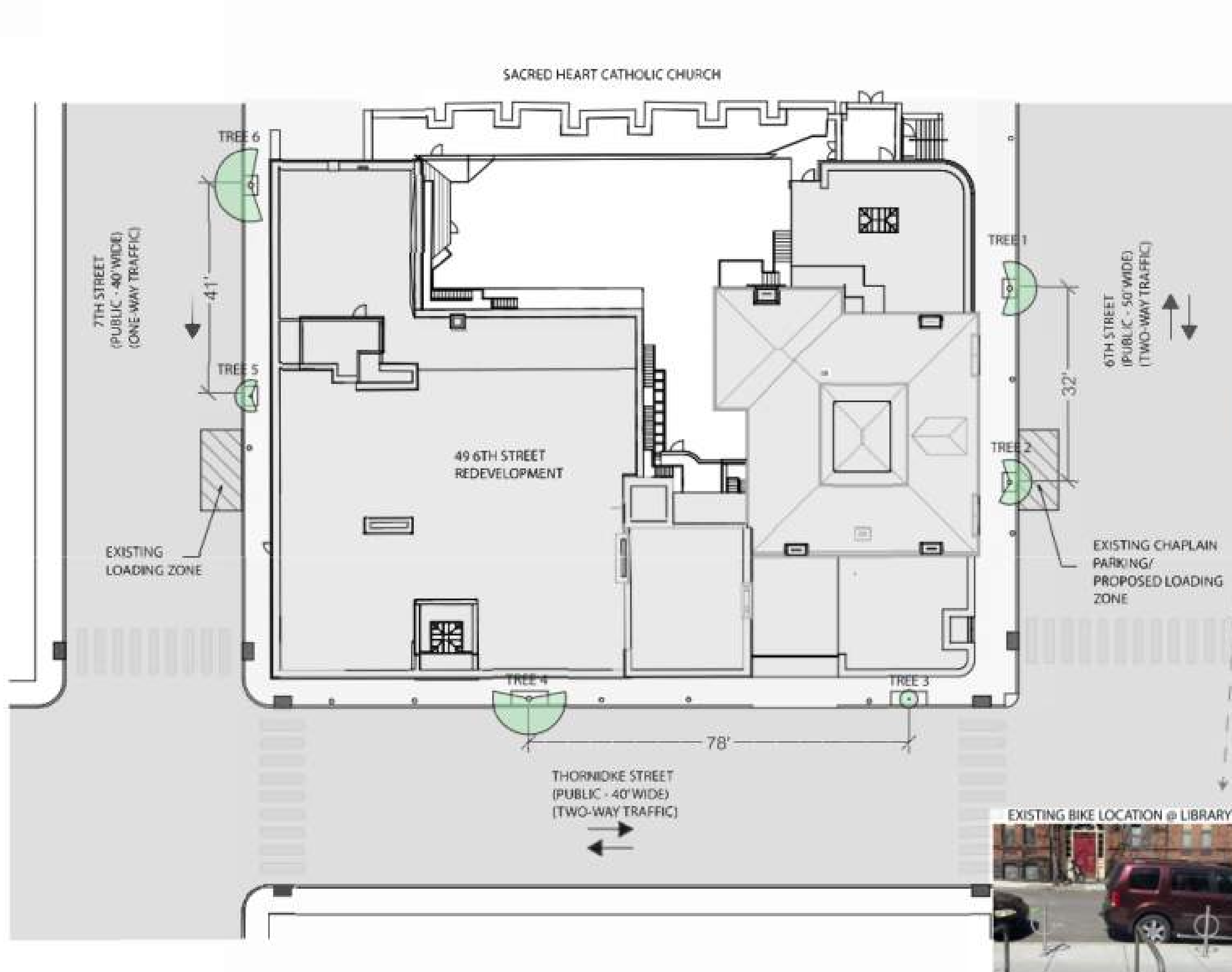


49 Sixth Street Renovation

Cambridge, MA

Existing Conditions





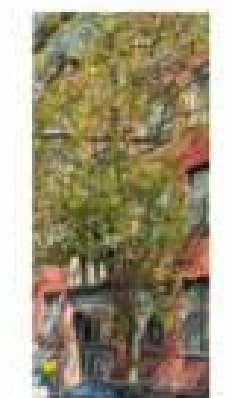
TREE 1
TRUNK DIAMETER: 13.3"
CANOPY: 5'-6'



TREE 2:
TRUNK DIAMETER: 10.8"
CANOPY: 5'-6'



TREE 3:
TRUNK DIAMETER: 2.5"
CANOPY: 2'



TREE 4:
TRUNK DIAMETER: 12.9"
CANOPY: 8'-9'



TREE 5:
TRUNK DIAMETER: 7.5"
CANOPY: 3'-4'



TREE 6:
TRUNK DIAMETER: 13.6"
CANOPY: 8'-9'

○ TEMPORARY BIKE PARKING





- EXISTING STEEP SLOPE NEEDS TO BE FLATTENED FOR ACCESSIBLE AND USABLE COURTYARD SPACE



- VOLUNTEER SAPLINGS
- VARIOUS INVASIVE SPECIES AND NON-NATIVE VOLUNTEER TREES



- ARCHITECT CONCERNED WITH THE TREES' PROXIMITY TO THE BUILDINGS



- EXISTING STEEP SLOPE NEEDS TO BE FLATTENED FOR ACCESSIBLE AND USABLE COURTYARD SPACE

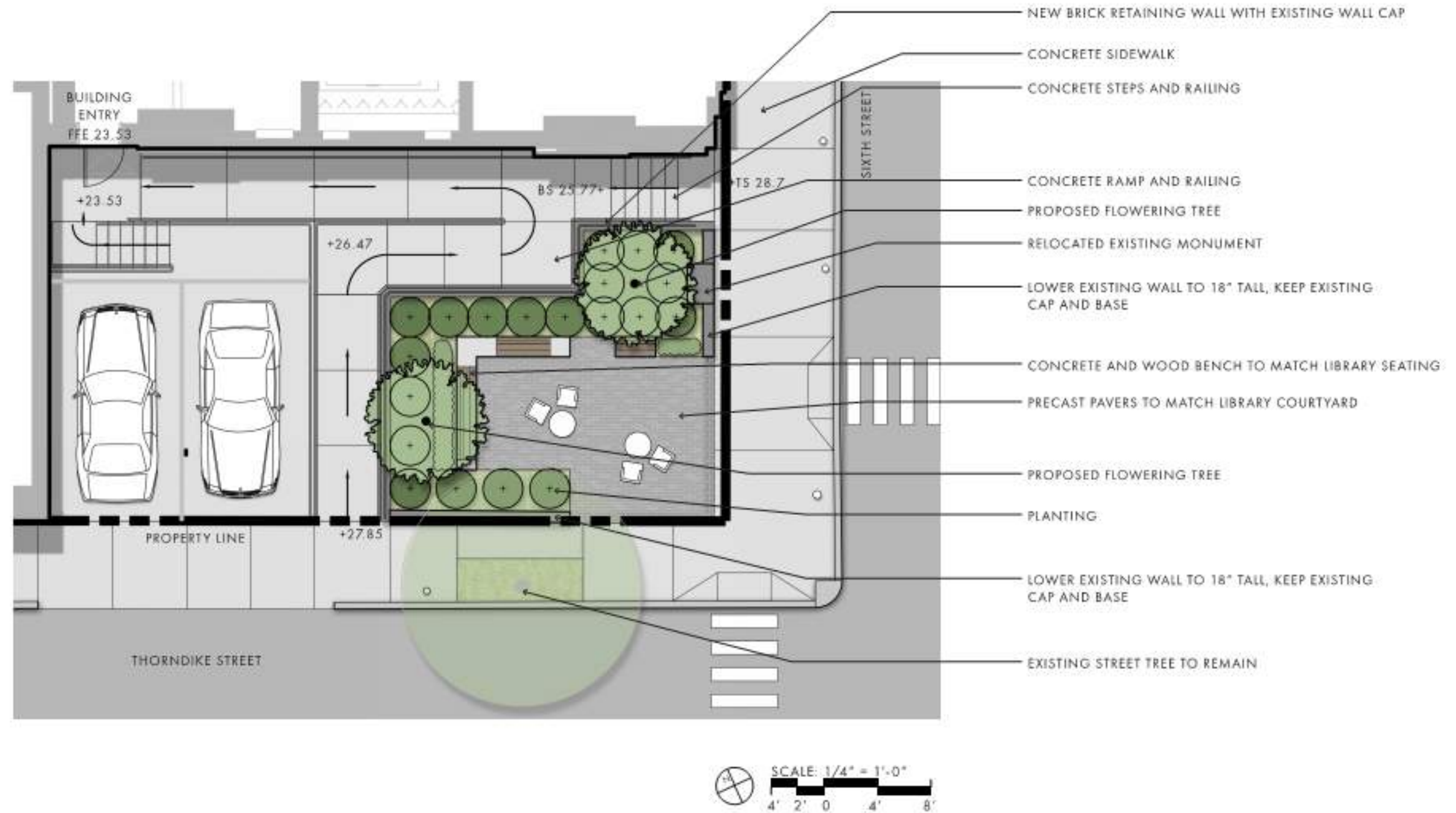


- VOLUNTEER SAPLINGS
- UNHEALTHY / POOR CONDITION



- VOLUNTEER SAPLINGS
- UNHEALTHY / POOR CONDITION







49 Sixth Street Renovation
Cambridge, MA

Proposed Street Courtyard



49 Sixth Street Renovation Cambridge, MA

Landscape Plan in front of Library



RIVER BIRCH



SERVICEBERRY



YEW HEDGE



HAY-SCENTED FERN



PENNSYLVANIA SEDGE



ASTILBE



SUMMERSWEET



LILYTURF



FOAMFLOWER



DINING TABLE - COURTYARD



DINING TABLE AND CHAIRS - COURTYARD



CONCRETE AND WOOD BENCH - POCKET PARK



DECK STEPS/SEATING - COURTYARD



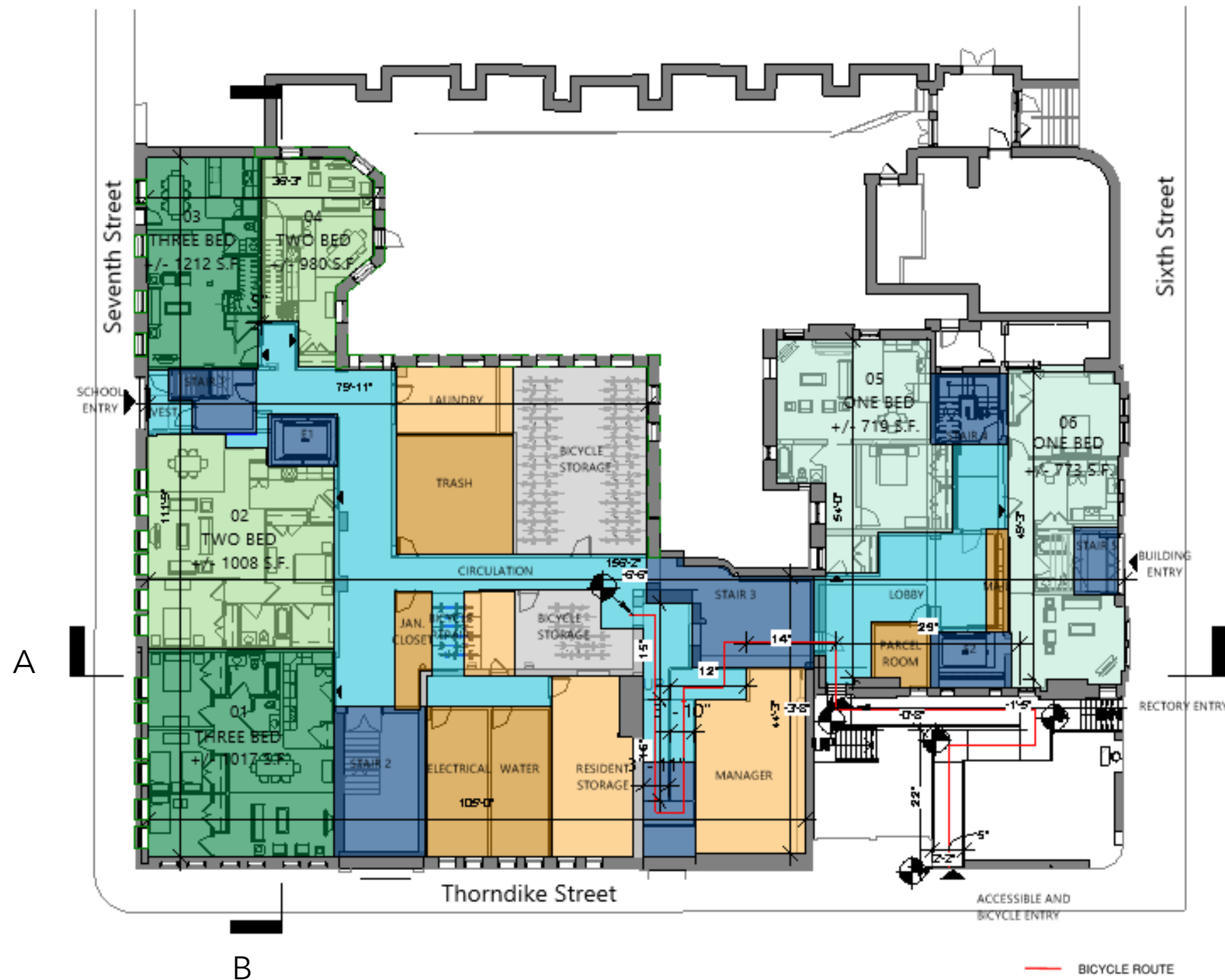
BENCH - COURTYARD



LOUNGE SEATING - COURTYARD

BUILDING PROGRAM KEY

ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM	AMENITY
RCAB EASEMENT AREA N.I.C	CIRCULATION	VERTICAL CIRCULATION	SUPPORT SPACE	BICYCLE STORAGE



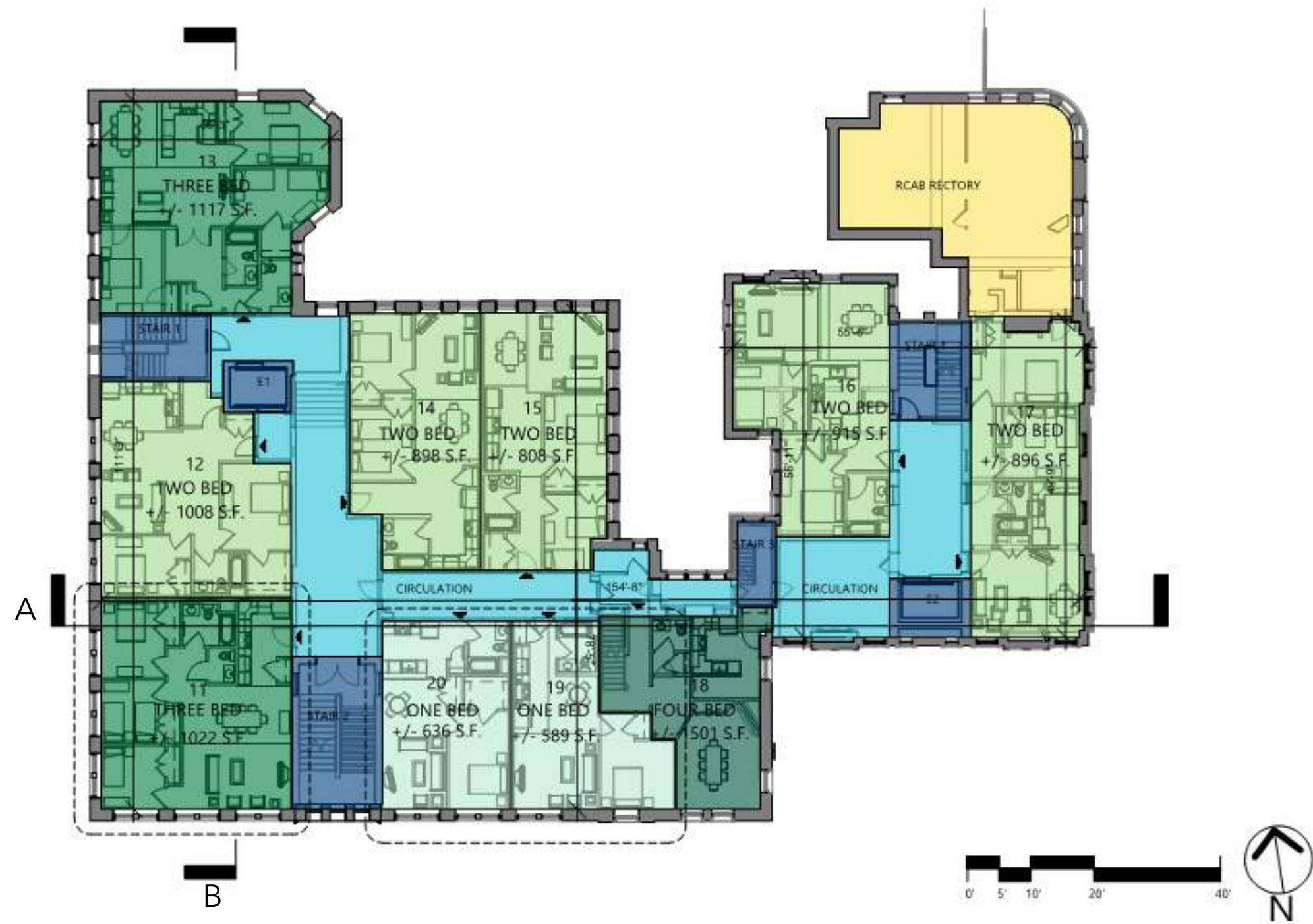
BUILDING PROGRAM KEY

ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM	AMENITY
RCAB EASEMENT AREA N.I.C.	CIRCULATION	VERTICAL CIRCULATION	SUPPORT SPACE	BICYCLE STORAGE



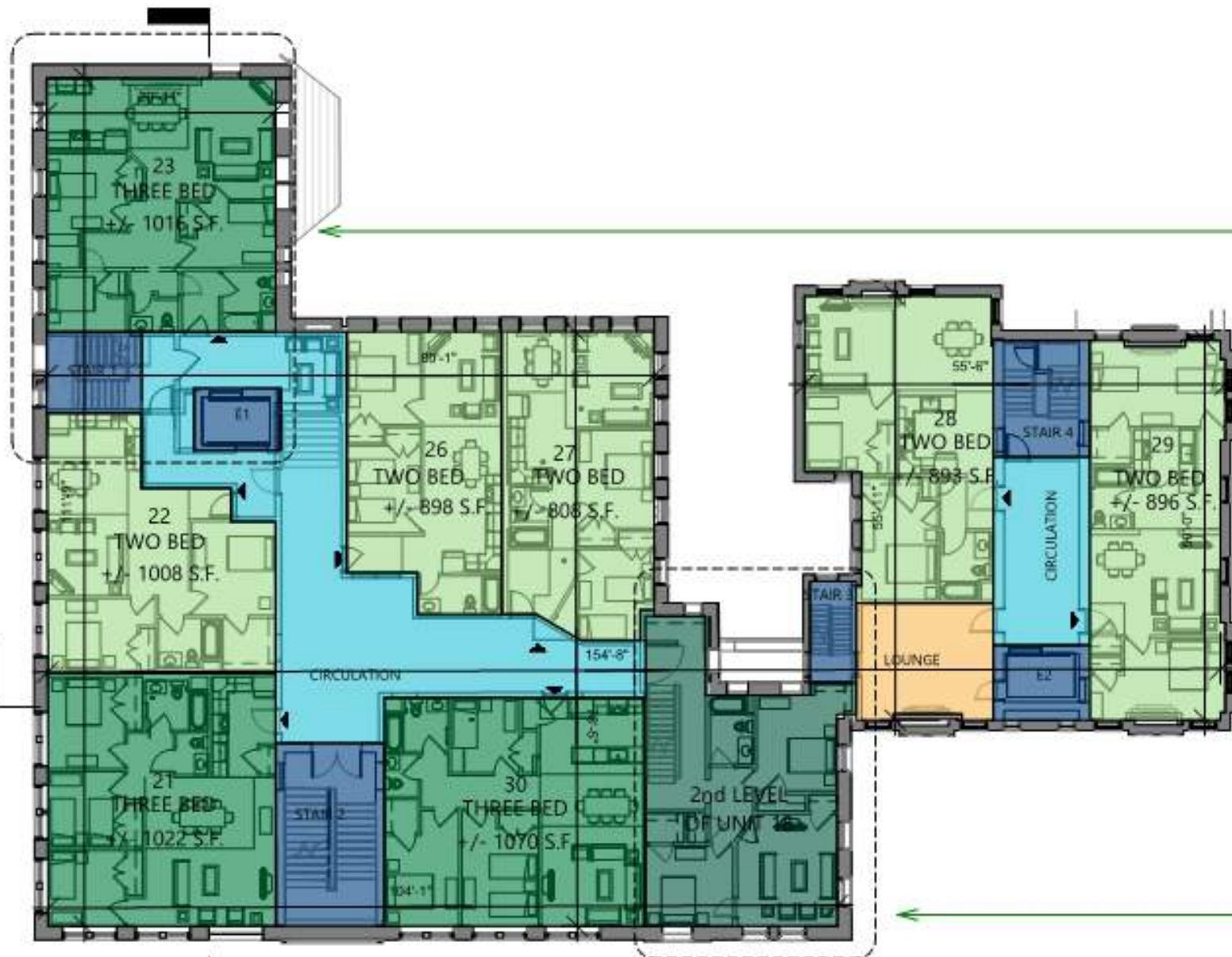
BUILDING PROGRAM KEY

- | | | | | |
|----------------------------|-------------|----------------------|---------------|-----------------|
| ONE BEDROOM | TWO BEDROOM | THREE BEDROOM | FOUR BEDROOM | AMENITY |
| RCAB EASMENT
AREA N.I.C | CIRCULATION | VERTICAL CIRCULATION | SUPPORT SPACE | BICYCLE STORAGE |



BUILDING PROGRAM KEY

ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM	AMENITY
RCAB EASMENT AREA N.I.C	CIRCULATION	VERTICAL CIRCULATION	SUPPORT SPACE	BICYCLE STORAGE



3RD FLOOR CONVENT
MEZZANINE
ACCESSIBLE FROM
ELEVATOR & NEW
STAIR

② UNITS 23, 24 - ANNEX
3/64" = 1'-0"



TOP LEVEL OF 4 BED
UNIT ACCESSIBLE FROM
STAIR WITHIN UNIT

③ UNIT 18 - ANNEX
3/64" = 1'-0"



BUILDING PROGRAM KEY

- ONE BEDROOM

TWO BEDROOM

THREE BEDROOM

FOUR BEDROOM

AMENITY
- RCAB EASEMENT
AREA N.I.C

CIRCULATION

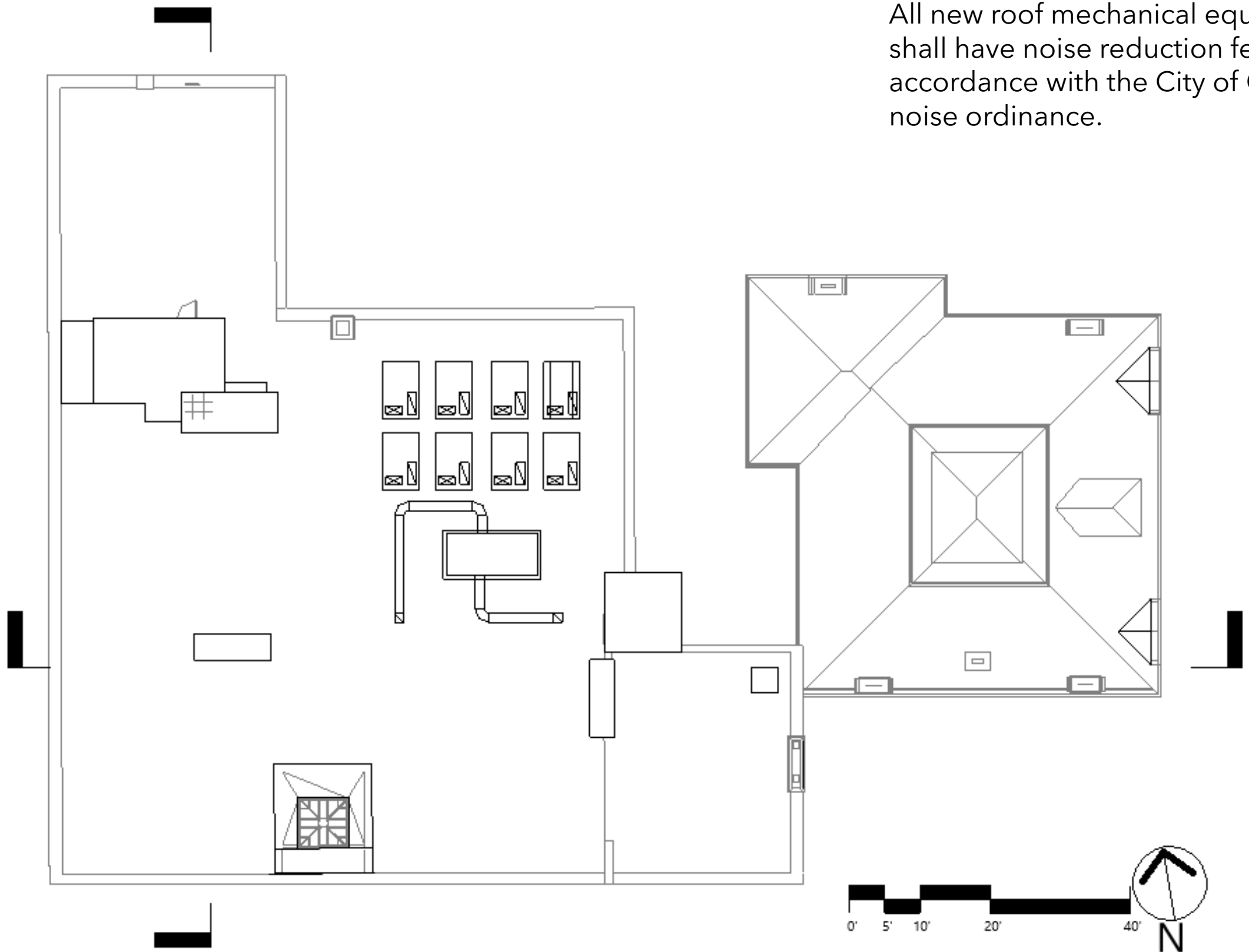
VERTICAL CIRCULATION

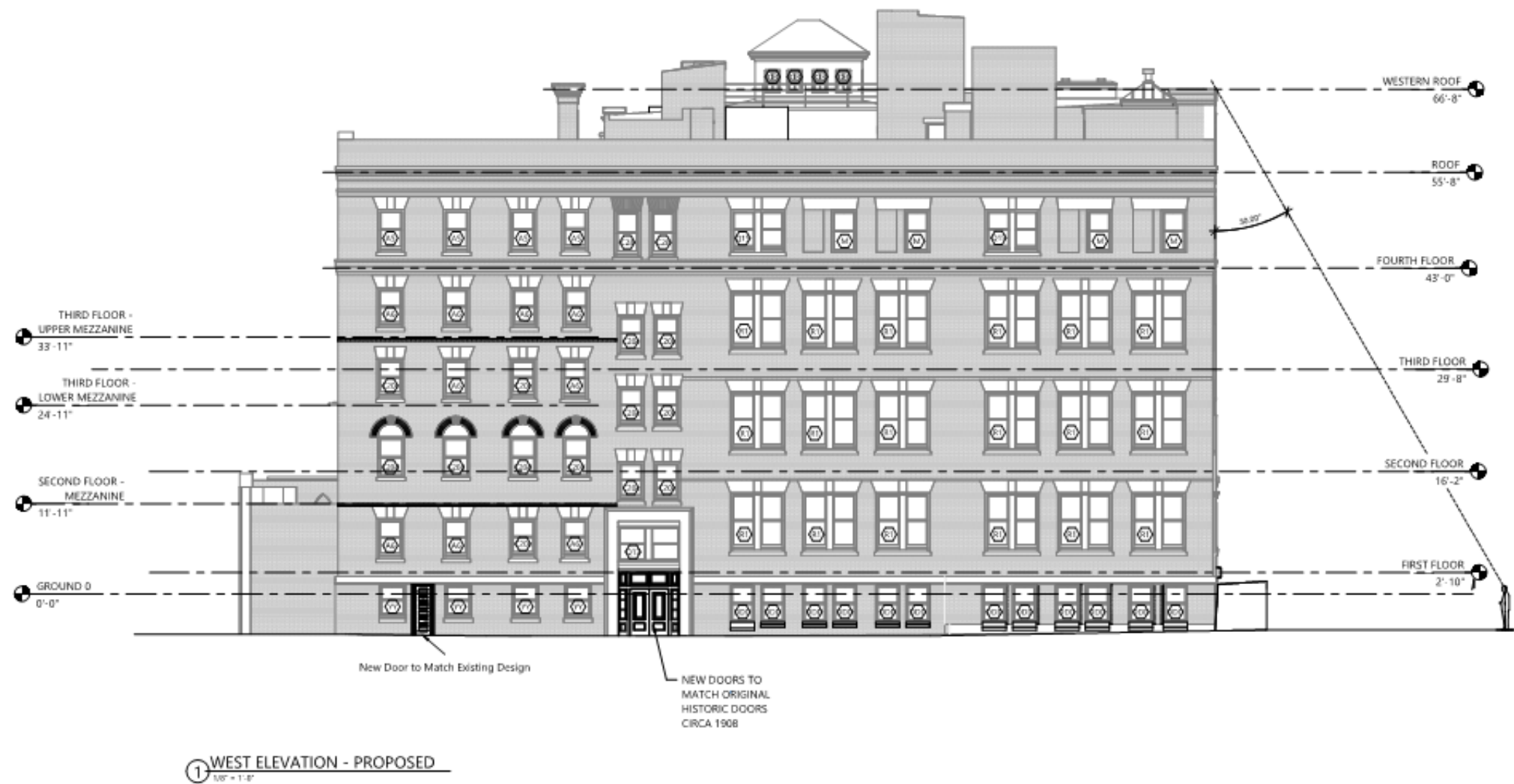
SUPPORT SPACE

BICYCLE STORAGE

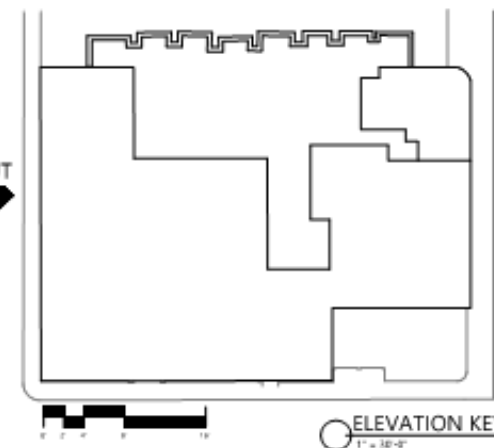


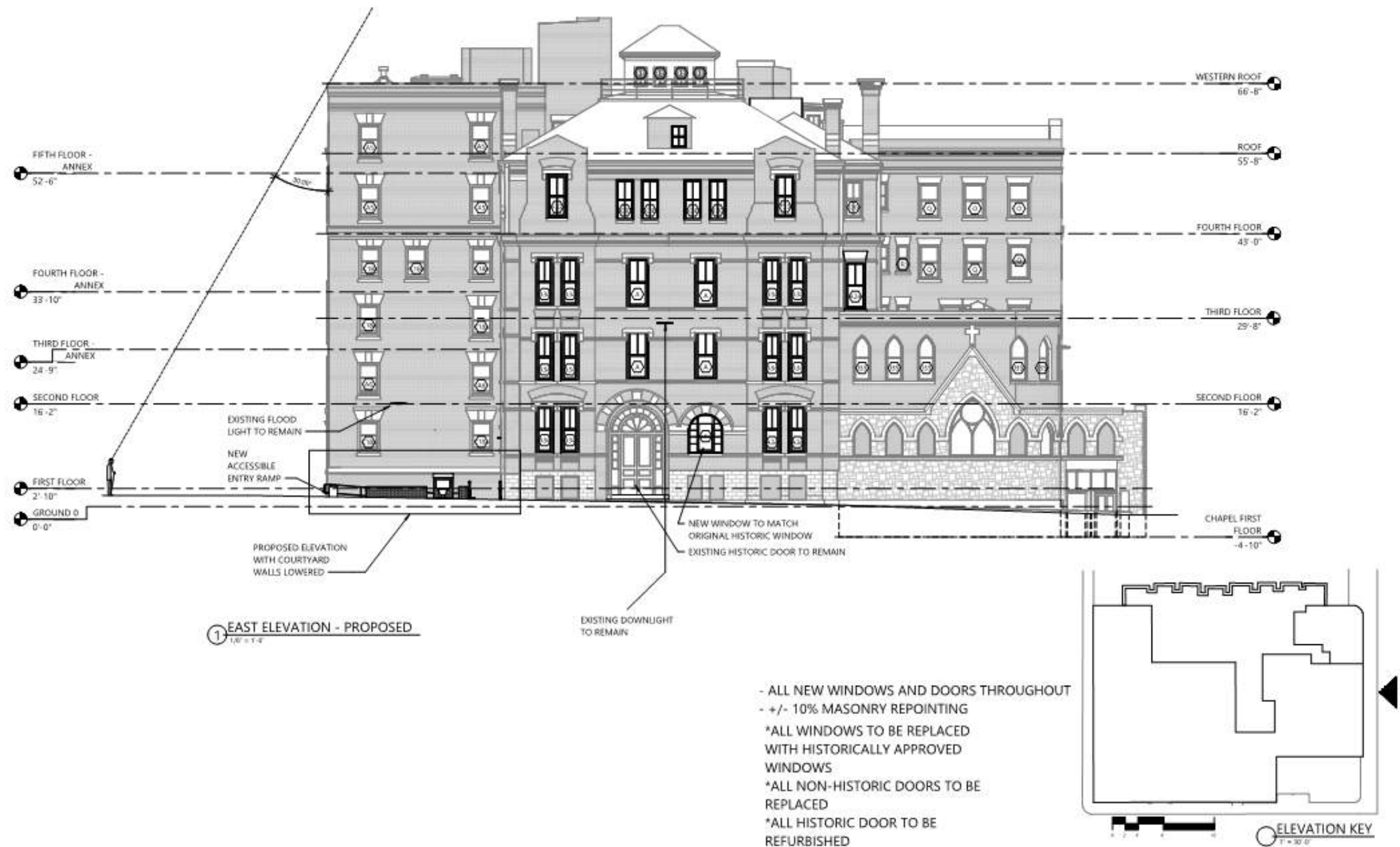
All new roof mechanical equipment shall have noise reduction features in accordance with the City of Cambridge noise ordinance.





- 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



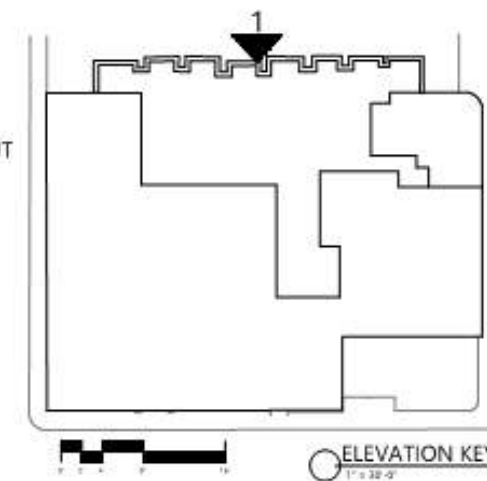




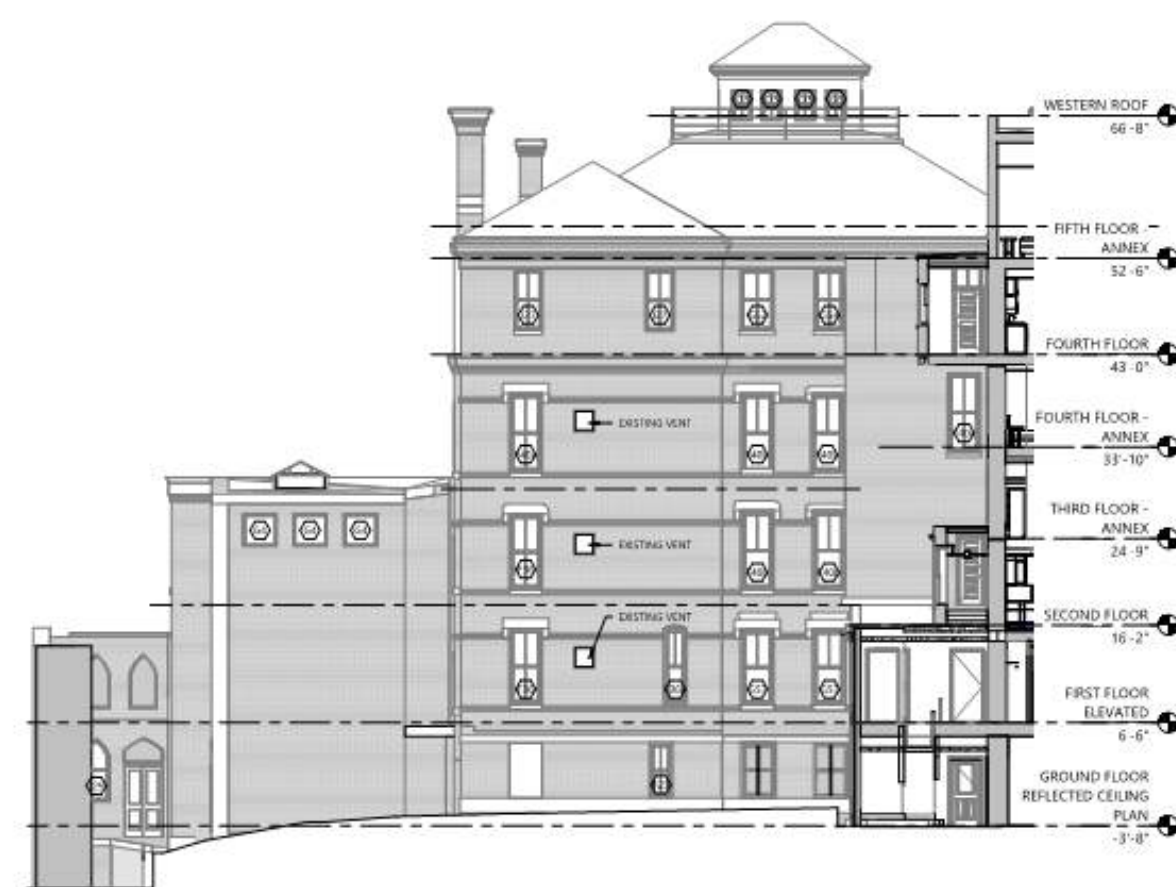
① NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

- ALL NEW WINDOWS AND DOORS THROUGHOUT
- +/- 10% MASONRY REPOINTING

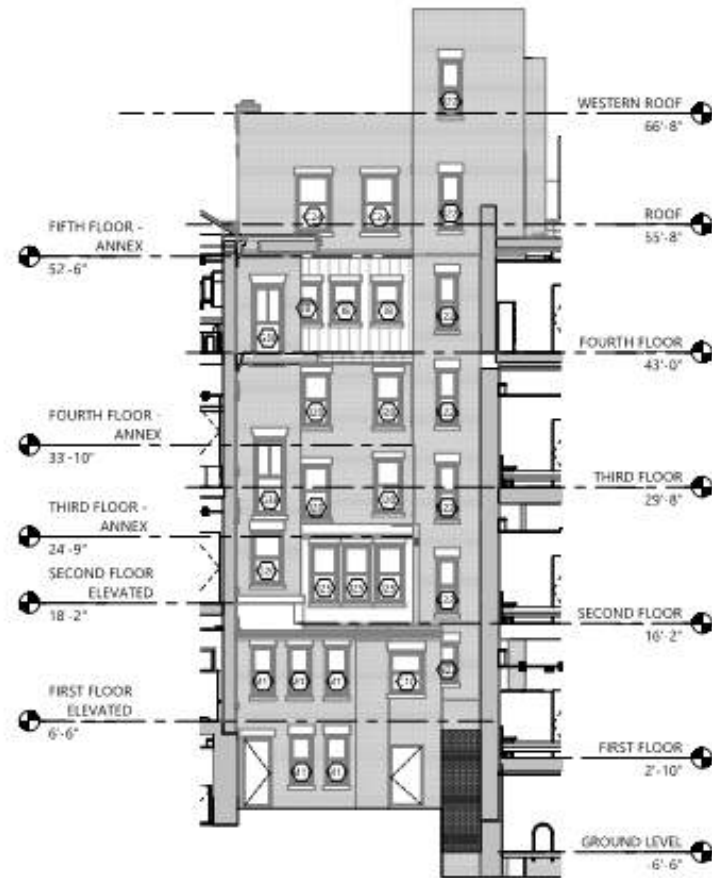
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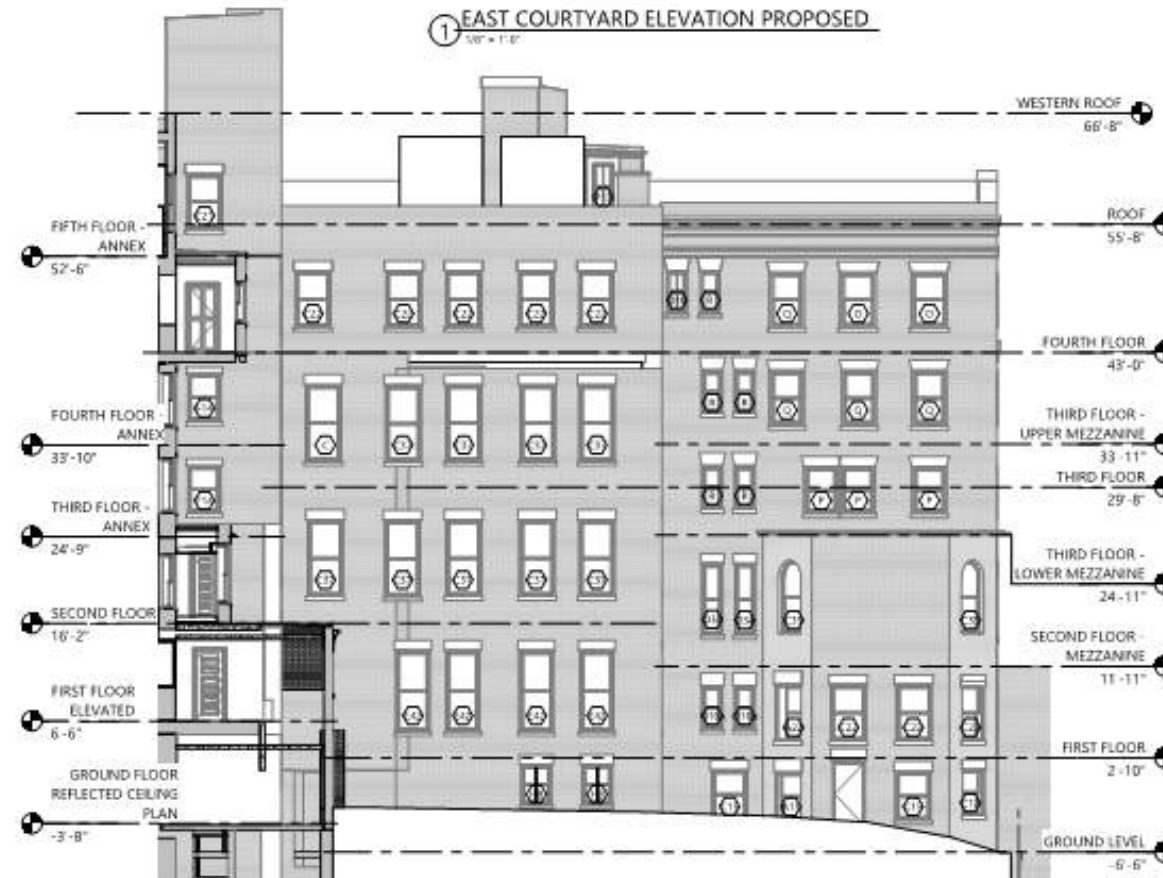
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- *ALL NON-HISTORIC DOORS TO BE REPLACED
- *ALL HISTORIC DOOR TO BE REFURBISHED



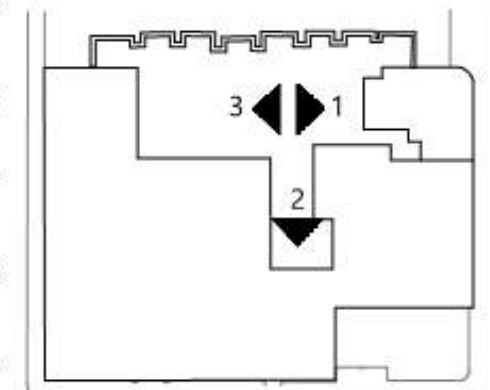
① EAST COURTYARD ELEVATION PROPOSED
1/8" = 1'-0"



② NORTH COURTYARD ELEVATION PROPOSED
1/8" = 1'-0"



③ WEST COURTYARD ELEVATION PROPOSED
1/8" = 1'-0"



ELEVATION KEY
1" = 38'-0"



