



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



B



C



D



E



F

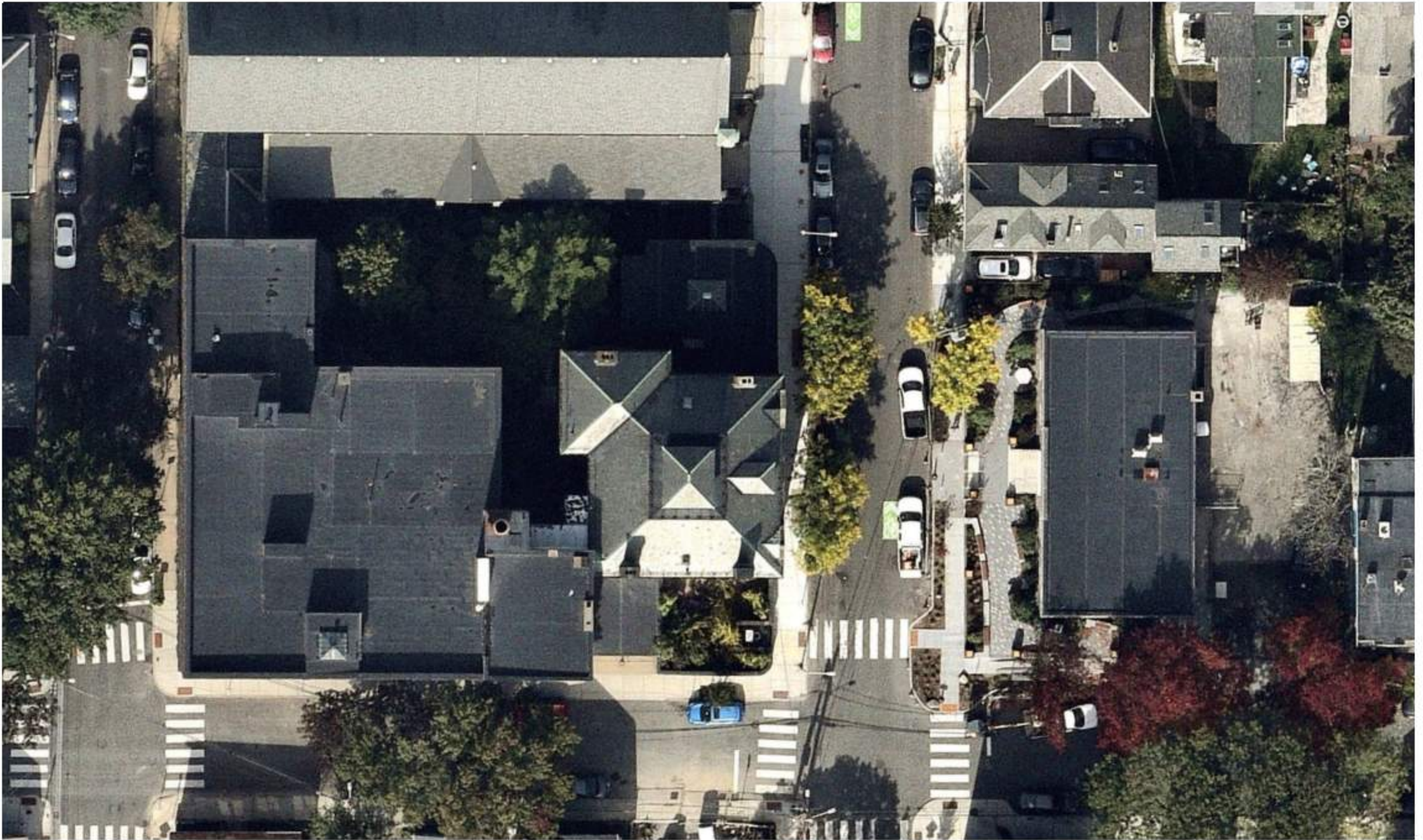


G

49 Sixth Street Renovation

Cambridge, MA

Existing Conditions

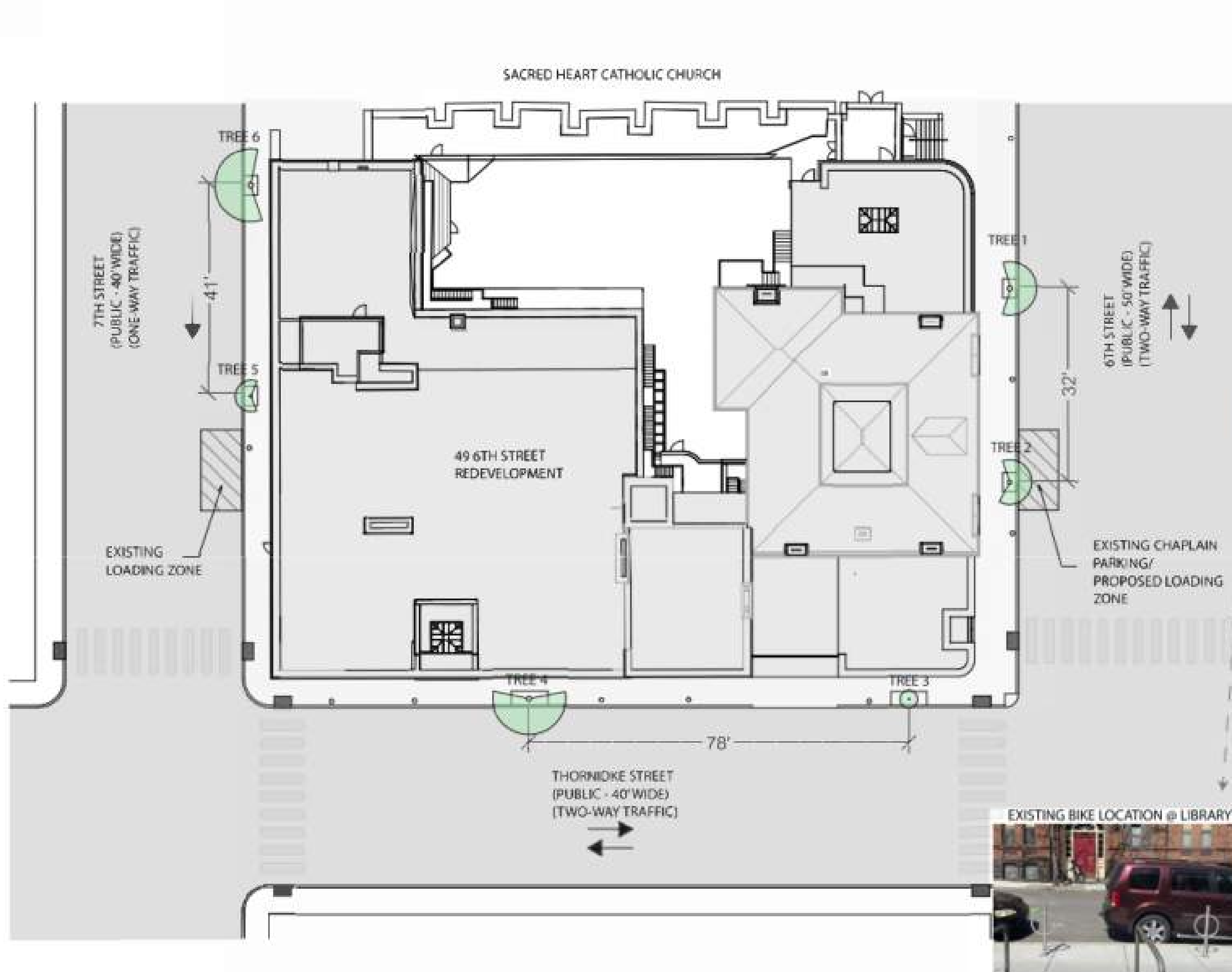


49 Sixth Street Renovation

Cambridge, MA

Existing Conditions





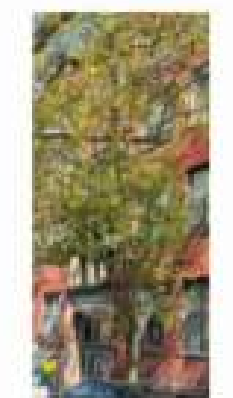
TREE 1
TRUNK DIAMETER: 13.3"
CANOPY: 5'-6'



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

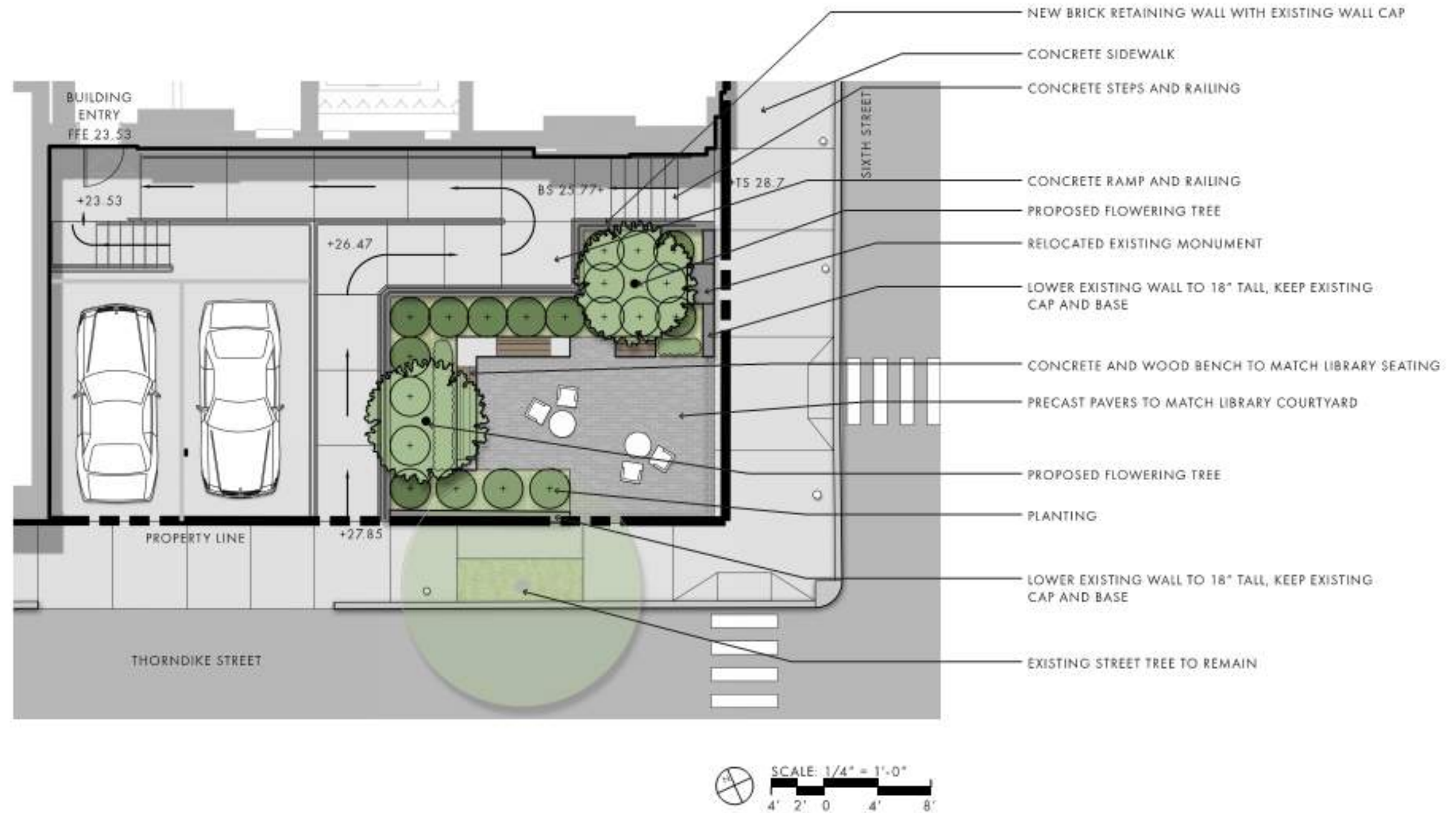


- VOLUNTEER SAPLINGS
- UNHEALTHY / POOR CONDITION



- 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



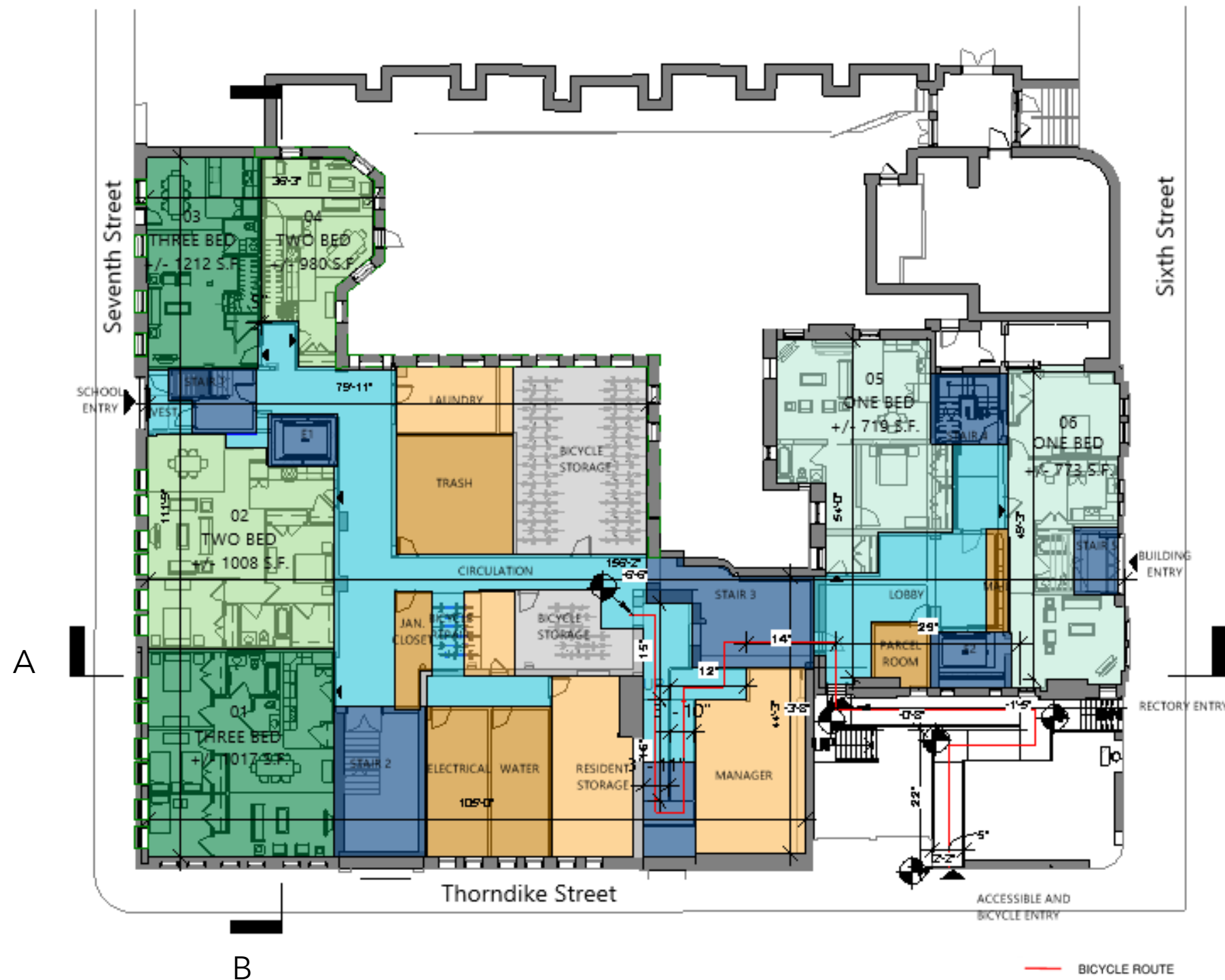
BENCH - COURTYARD



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



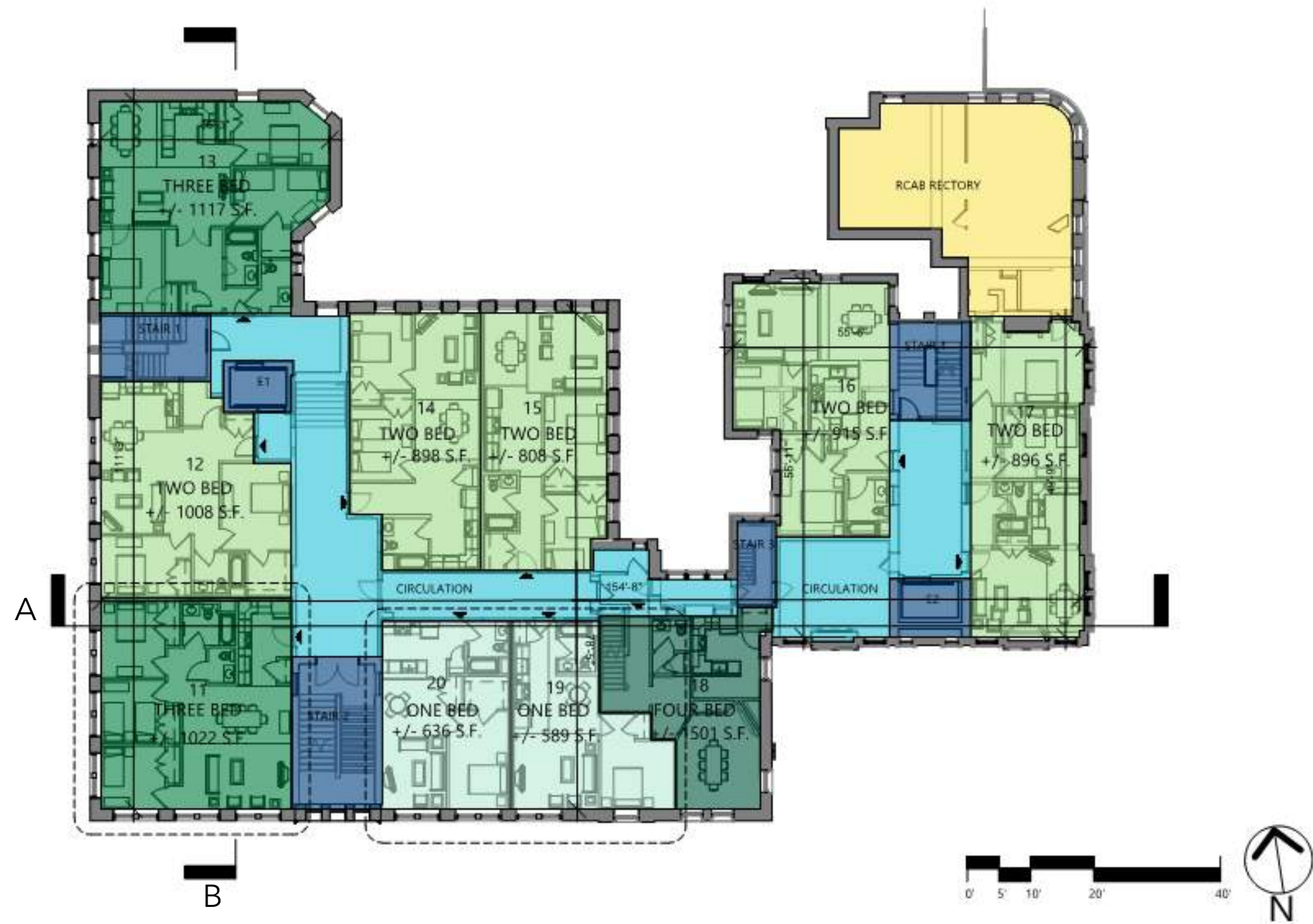
BUILDING PROGRAM KEY

ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM	AMENITY
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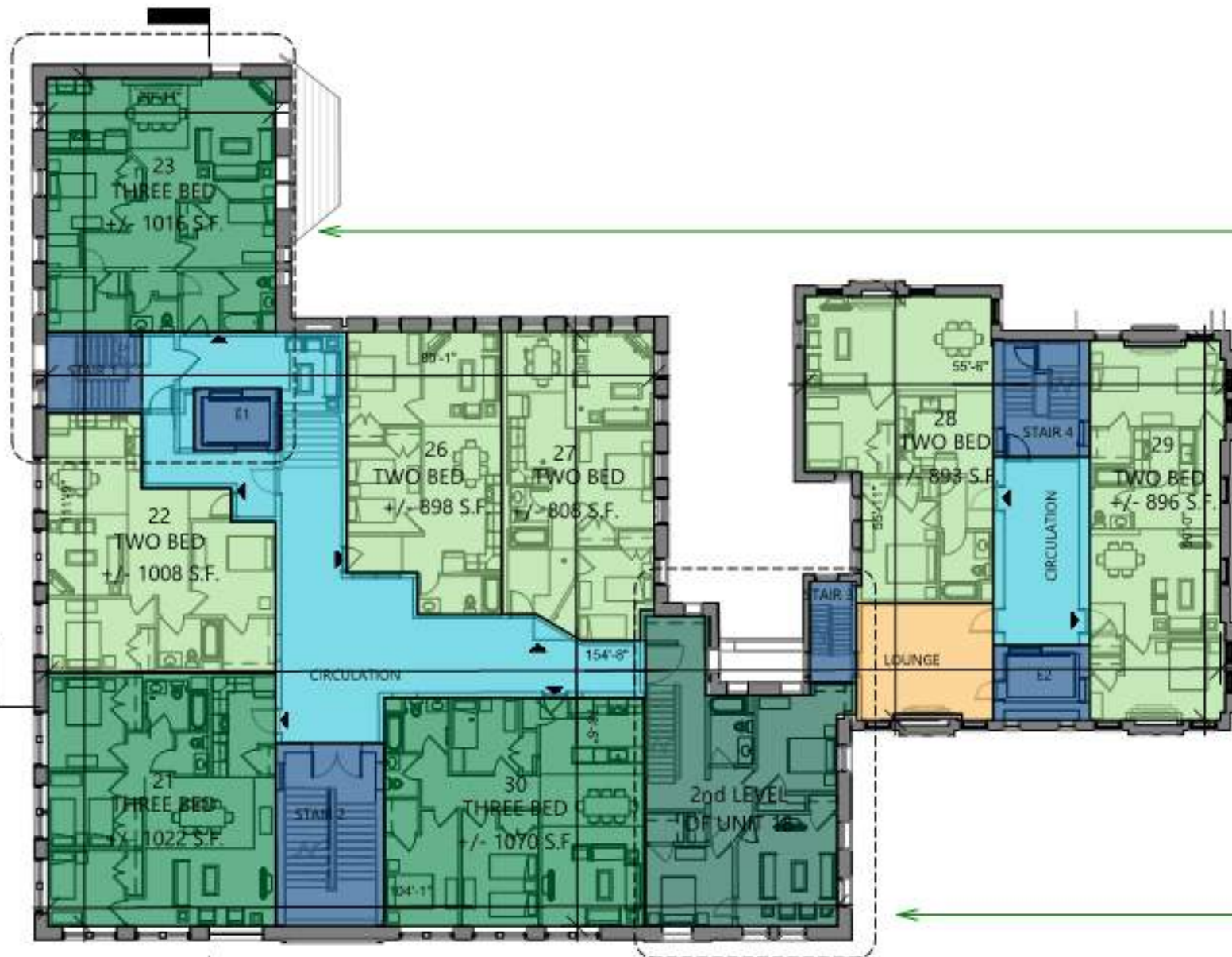
BUILDING PROGRAM KEY

- 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

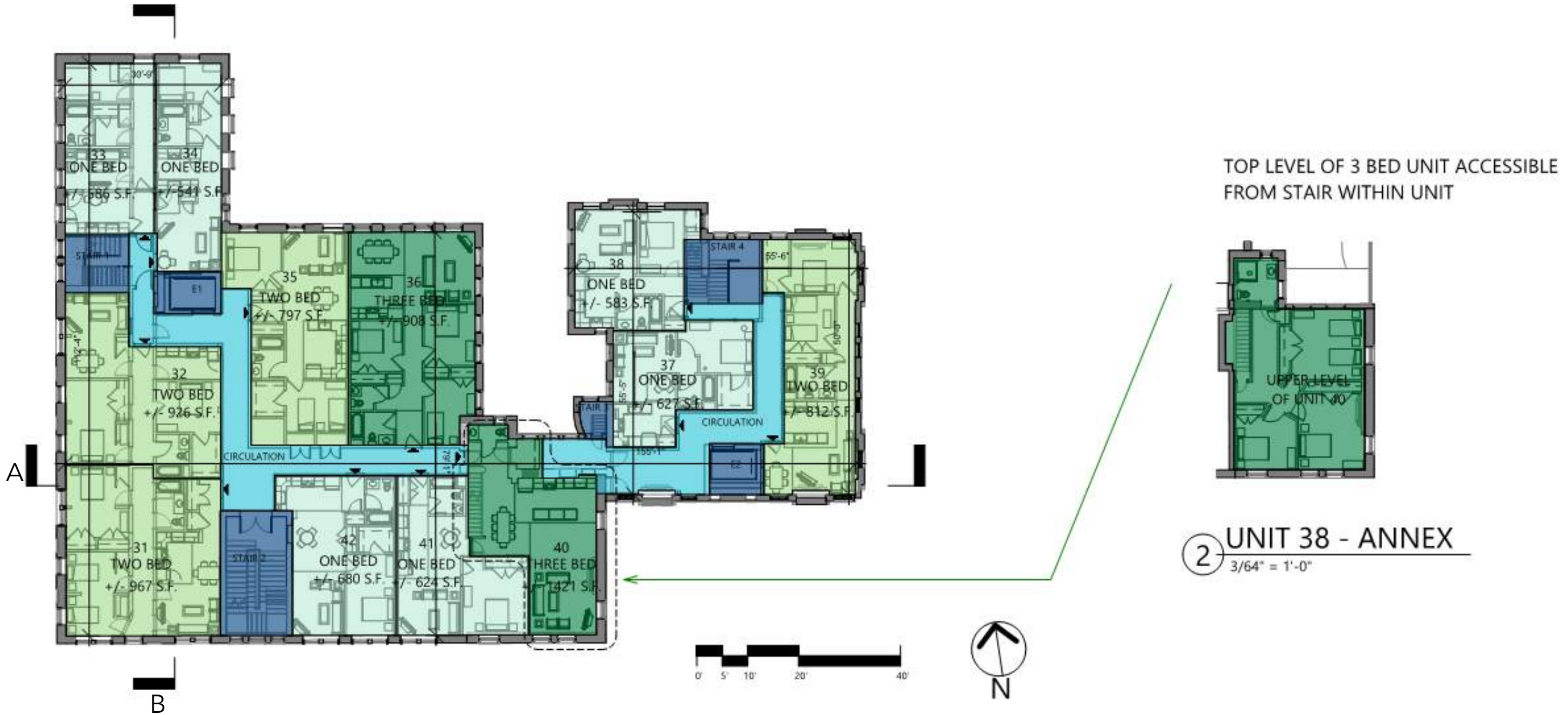
AMENITY
- RCAB EASEMENT
AREA N.I.C

CIRCULATION

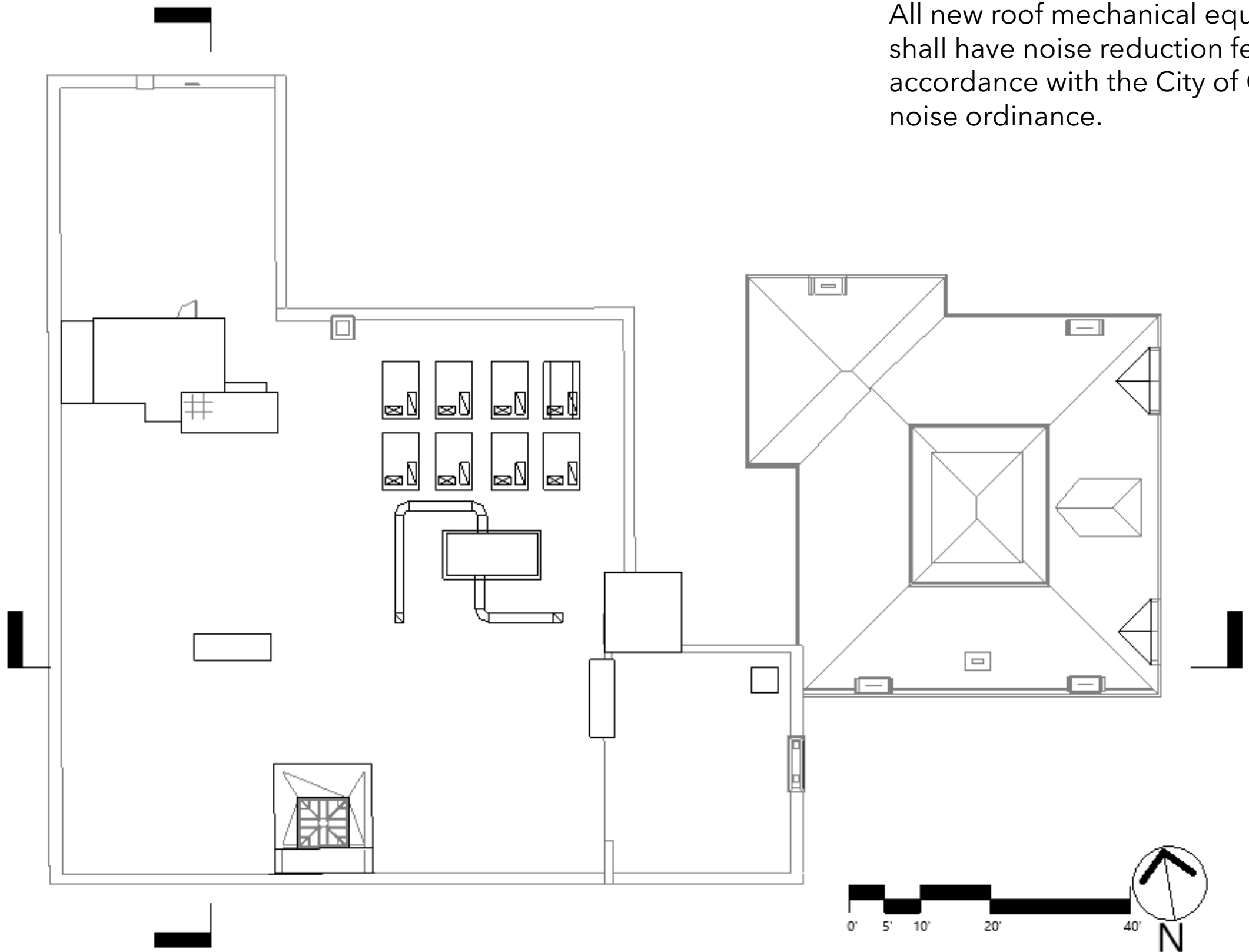
VERTICAL CIRCULATION

SUPPORT SPACE

BICYCLE STORAGE

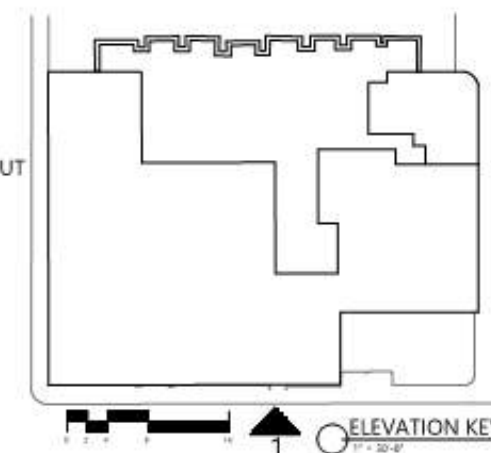


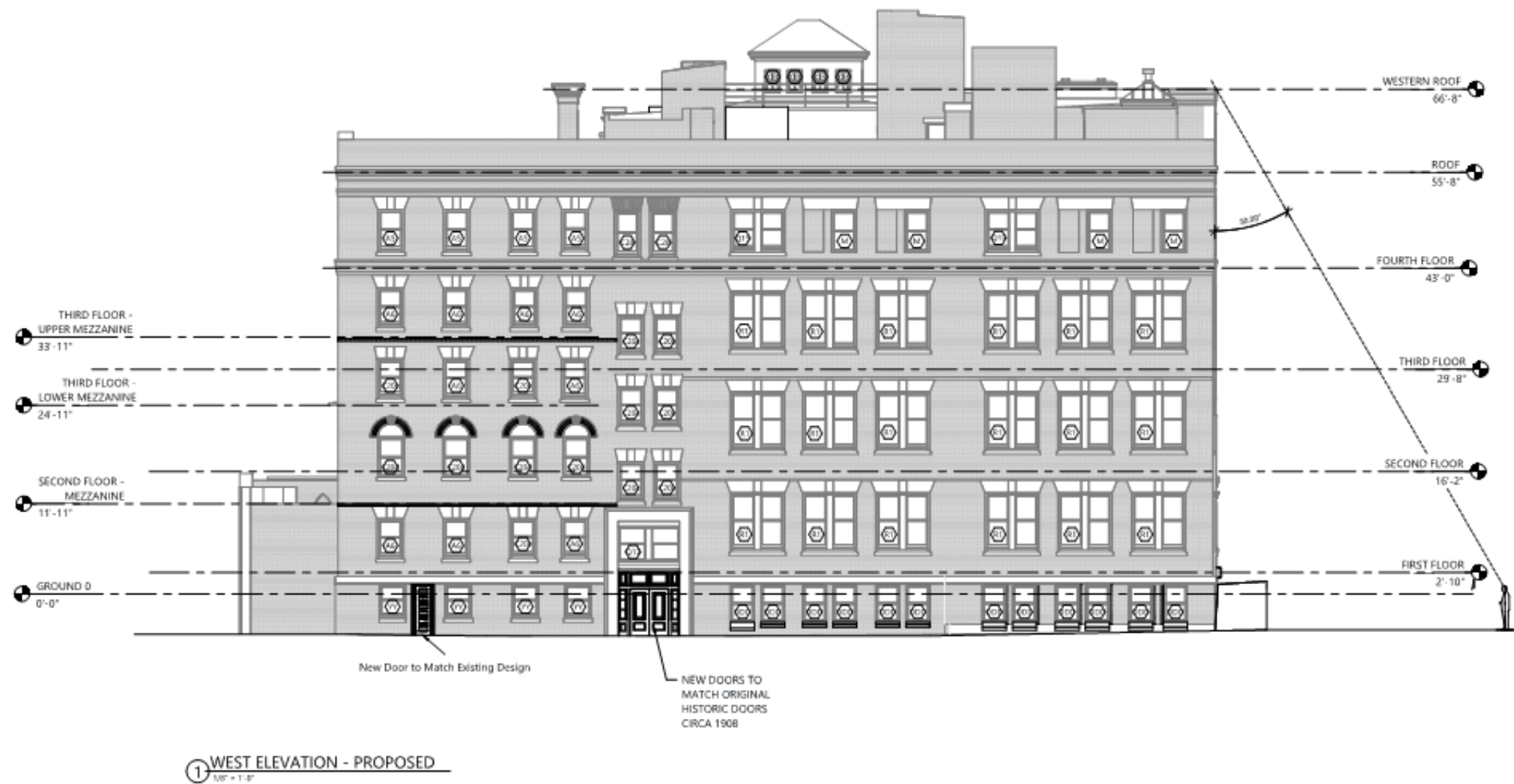
All new roof mechanical equipment shall have noise reduction features in accordance with the City of Cambridge noise ordinance.



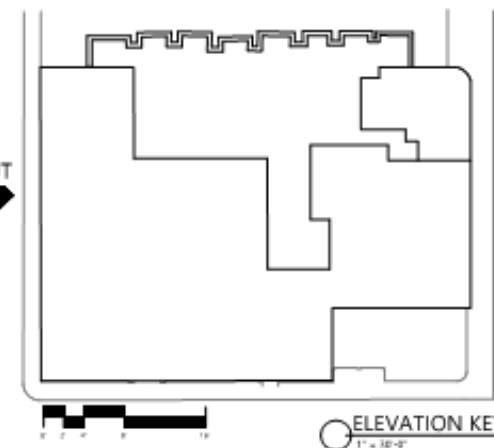


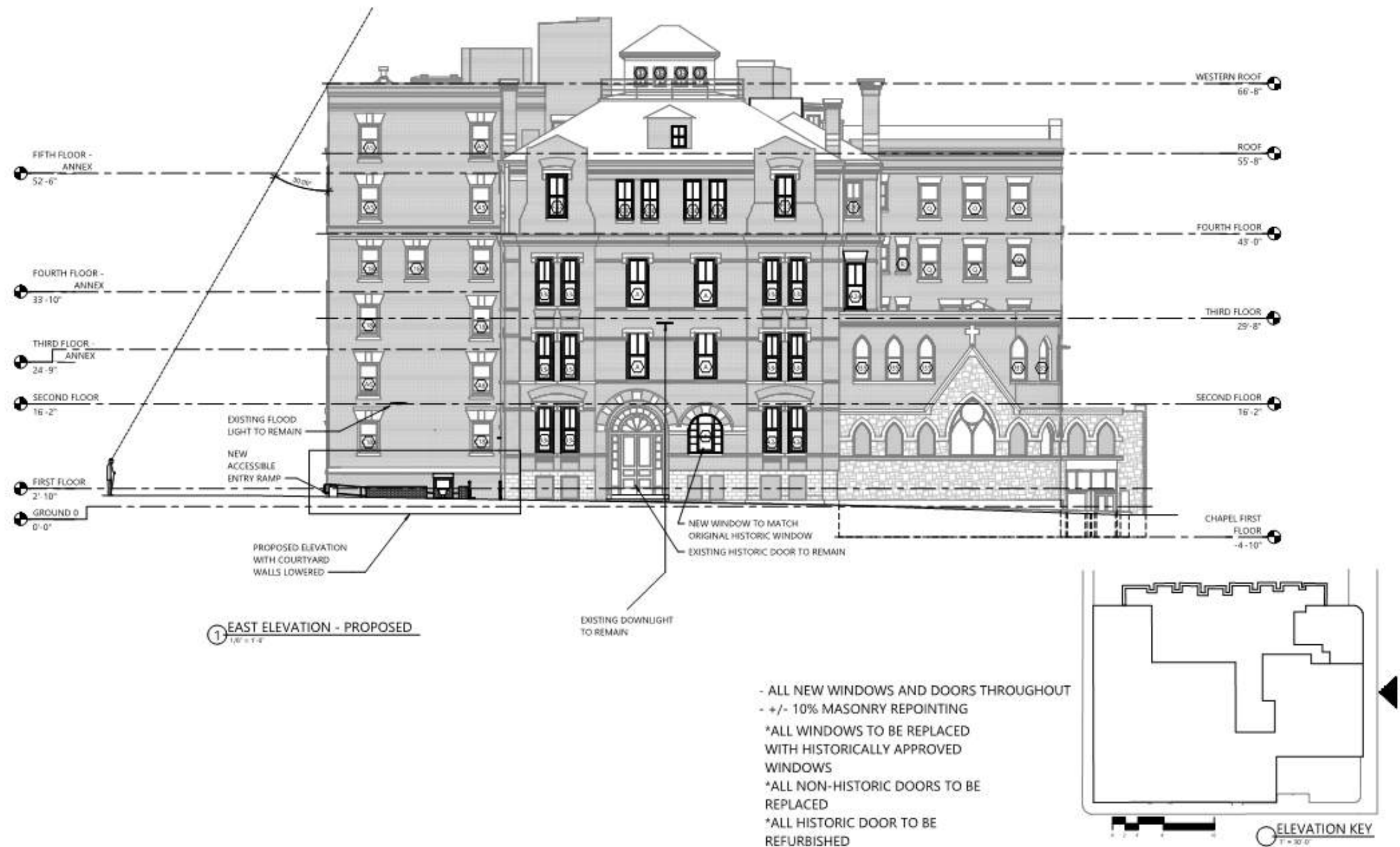
- ALL NEW WINDOWS AND DOORS THROUGHOUT
- +/- 10% MASONRY REPOINTING
- *ALL WINDOWS TO BE REPLACED WITH HISTORICALLY APPROVED WINDOWS
- *ALL NON-HISTORIC DOORS TO BE REPLACED
- *ALL HISTORIC DOOR TO BE REFURBISHED





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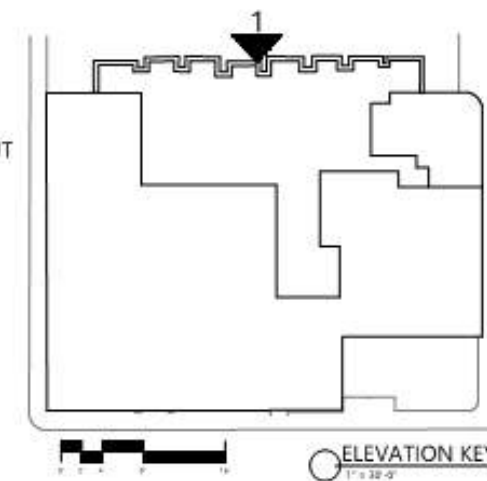




① NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

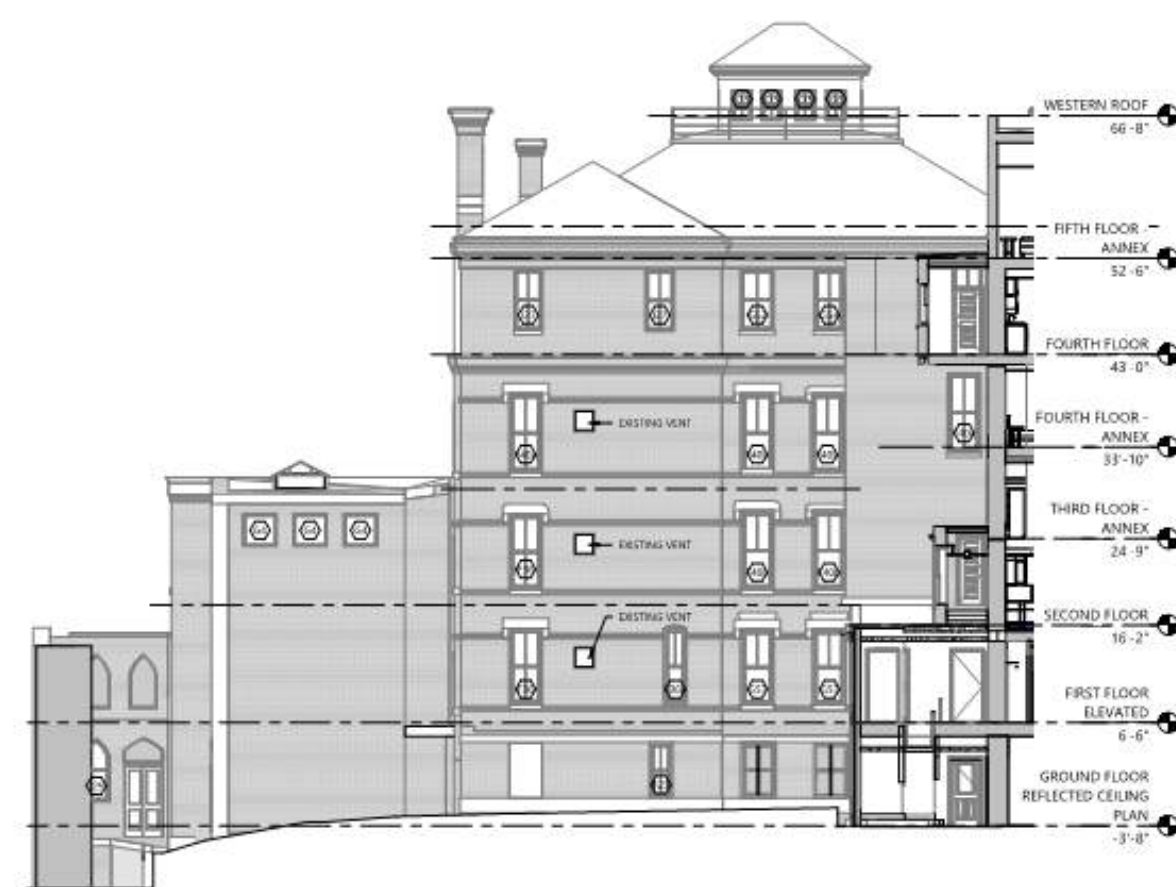
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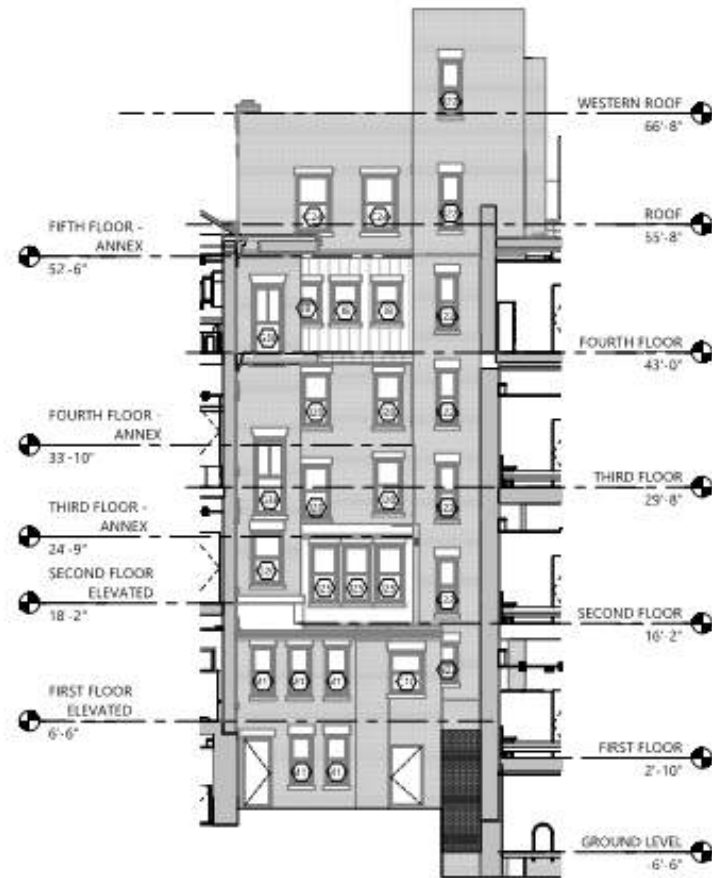


ELEVATION KEY
1" = 32'-0"

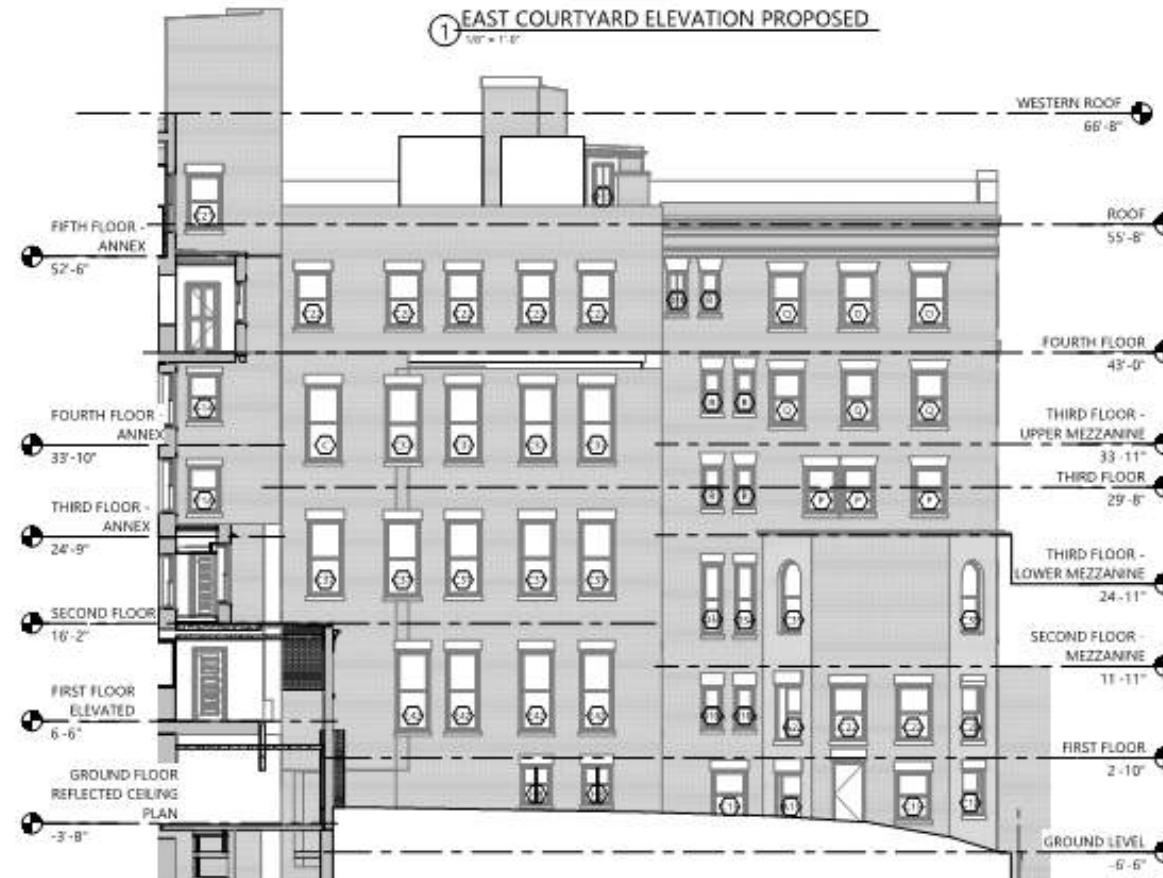
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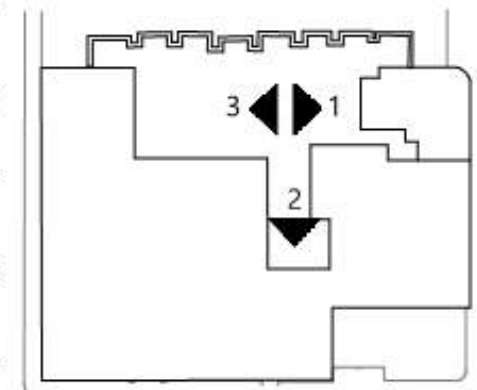
① EAST COURTYARD ELEVATION PROPOSED
1/8" = 1'-0"



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



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



ELEVATION KEY
1" = 38'-0"



