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## CITY OF CAMBRIDGE

Community Development Department

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**IRAM FAROOQ**

*Assistant City Manager for  
Community Development*

**SANDRA CLARKE**

*Deputy Director  
Chief of Administration*

### MEMORANDUM

**To:** Cambridge Affordable Housing Trust  
**From:** Christopher Cotter, Housing Director  
Cassie Arnaud, Senior Manager for Housing Development  
**Date:** June 27, 2024  
**Re:** Planning Board review of 87-101 Blanchard Road

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B'nai B'rith Housing (BBH) has been working on plans to replace the existing 2-story commercial building on the site into 110 senior affordable rental units. CDD and Housing Department staff have worked with BBH as the team developed its plan, held community meetings, and recently completed the advisory design review process with the Planning Board under the Affordable Housing Overlay (AHO).

The Planning Board held its second required advisory design consultation meeting on June 4, 2024 to review and comment on the revised designs for BBH's proposed development. The Board provided initial comments on the project in February 2024.

The proposed design was favorably received by the Board, which noted in its report that BBH was responsive to both staff and Board member comments, which added a big impact to the overall design development. The Planning Board advised additional consultation with CDD, which is outlined in the attached report, and is primarily directed at further refinement of the proposed walkway, consideration to add more trees, and incorporation of bike parking.

The AHO requires that the results of the design review process be shared with the Affordable Housing Trust. The Planning Board report is attached and includes:

- Planning Board Final Report of Affordable Housing Overlay (AHO) Design Consultation (6/18/2024), including:
  - CDD Staff Memo (5/29/2024);
- Planning Board Initial Report of Affordable Housing Overlay (AHO) Design Consultation (2/12/2024), including:
  - CDD Staff Memo 1/17/2024).

#### Project Overview:

The property consists of a commercial building that will be demolished and replaced by a six-story affordable housing development for seniors. The current development proposal involves creating a total of 110 one-bedroom units. Amenities will also include a community space, a fitness room, a library, a solarium, and a dog-washing room. Furthermore, BBH will add thirty off-street parking, long-term bike parking spaces, and a

new Bluebikes station. The project is being permitted under the Affordable Housing Overlay (AHO). Under their AHO submission, all 110 units will be affordable to households earning up to 60% of area median income (AMI).

More information on BBH's proposed development, including material BBH submitted to the Planning Board and presentation materials, can be seen on CDD's 87-101 Blanchard Road project page at:

[https://www.cambridgema.gov/CDD/Projects/Housing/87101blanchardroad.](https://www.cambridgema.gov/CDD/Projects/Housing/87101blanchardroad)