



49 Sixth Street Renovation
Cambridge, MA

Planning Board Presentation

April 5, 2022

Preservation of
Affordable Housing



URBAN SPACES

ARCHITECTURE &
INTERIOR DESIGN

49 Sixth Street

Advisory Design Consultation with Cambridge Planning Board

- Converting Sacred Heart rectory, school, and convent into 46 affordable apartments
- 100% affordable
- Affordable Housing Overlay
 - Adaptive reuse: AHO Sec. 11.207.5.3 "Standards for Existing Buildings"

49 Sixth Street

Advisory Design Consultation with Cambridge Planning Board

- Affordable Housing Overlay process to date:
 - Community Development Department
 - June 9, 2021 and July 15, 2021 – City AHO guidelines review
 - December 1, 2021 – AHO submission review
 - January 13, 2022 – Green Building Review
 - Community Meetings (in person at Sacred Heart Church)
 - July 27, 2021
 - November 3, 2021

49 Sixth Street Renovation

Who We Are: The Team

- **POAH (Preservation of Affordable Housing)** - affordable housing nonprofit that creates and preserves affordable, healthy homes that support economic security and access to opportunity for all
- **Urban Spaces** - Cambridge-based multifamily developer (including First Street corridor)
- **DMS & Pears Design** - Architecture and design
- **Epsilon** - Historic rehabilitation consultant

DMS
design,llc
ARCHITECTURE &
INTERIOR DESIGN

**Pears
Design
Resource
LLC**

**Adams
&
Rafferty**

POAH (Preservation of Affordable Housing):

Boston-based affordable housing nonprofit; created and preserved over 12,000 affordable homes



Briston Arms, Cambridge, MA



Old Middletown High School Apartments, Middletown, CT

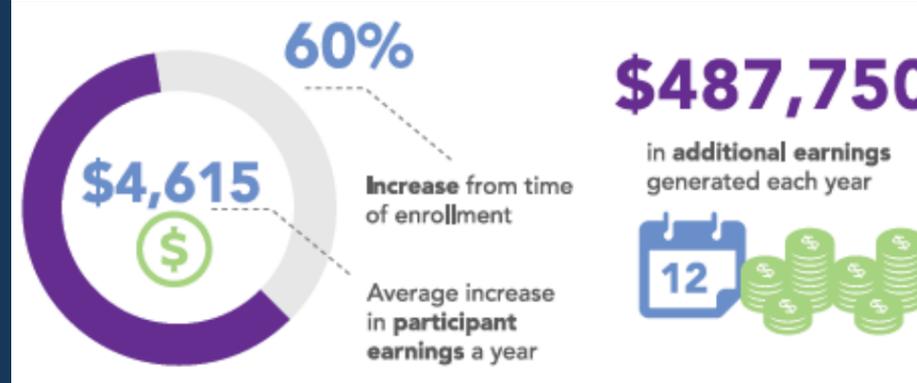


Billings Forge Apartments Hartford, CT

POAH Portfolio

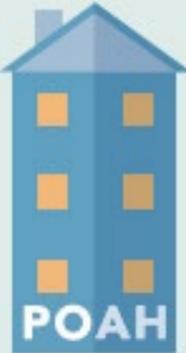
We Invest in Our Residents. POAH provides services to promote resident success and economic security through a portfolio-wide approach that mobilizes every site team towards shared goals with residents and community partners in these 6 areas:

- 
HOUSING
- 
EMPLOYMENT
- 
HEALTH
- 
FINANCIAL STABILITY
- 
EDUCATION
- 
COMMUNITY ENGAGEMENT



\$1.4M
IN DIRECT RENTAL ASSISTANCE

241+
PARTNERS ENGAGED IN 2021



5,475
WELLNESS CHECKS FOR VULNERABLE RESIDENTS

126
VACCINATION CLINICS HOSTED AT POAH PROPERTIES



523
PROGRAMS TO DELIVER MEALS TO RESIDENTS



2,500+
RESIDENTS VACCINATED AT A POAH CLINIC



"Everyone in this place really helped me. I'm a little sad to be moving, because it's a nice place to live, with good neighbors, and I always knew my kids would be safe here. I have to just say thank you very much, and that I really thank God for what happened for me."

PROJECT GOALS

Create new, high quality, affordable housing for Cambridge residents through the **adaptive reuse of an existing community asset.**

Maintain and Honor the historic nature of the buildings to **preserve the structures for the long term.**



PROJECT GOALS

Community Benefits

- **Affordable housing** for Cambridge residents
- **Preservation** of a historic landmark
- **Responsive and long-term** owner
- Enabling a **diverse and inclusive** community

UNIT INFORMATION

Affordable Apartments for Cambridge Families

- Homes available to families with a range of incomes
- 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



IMAGE 1: Sixth Street towards Thorndike Street



IMAGE 2: Corner of Thorndike Street and Sixth Street





IMAGE 3: Corner of Thorndike Street and Seventh Street



IMAGE 4: Seventh Street towards Thorndike Street

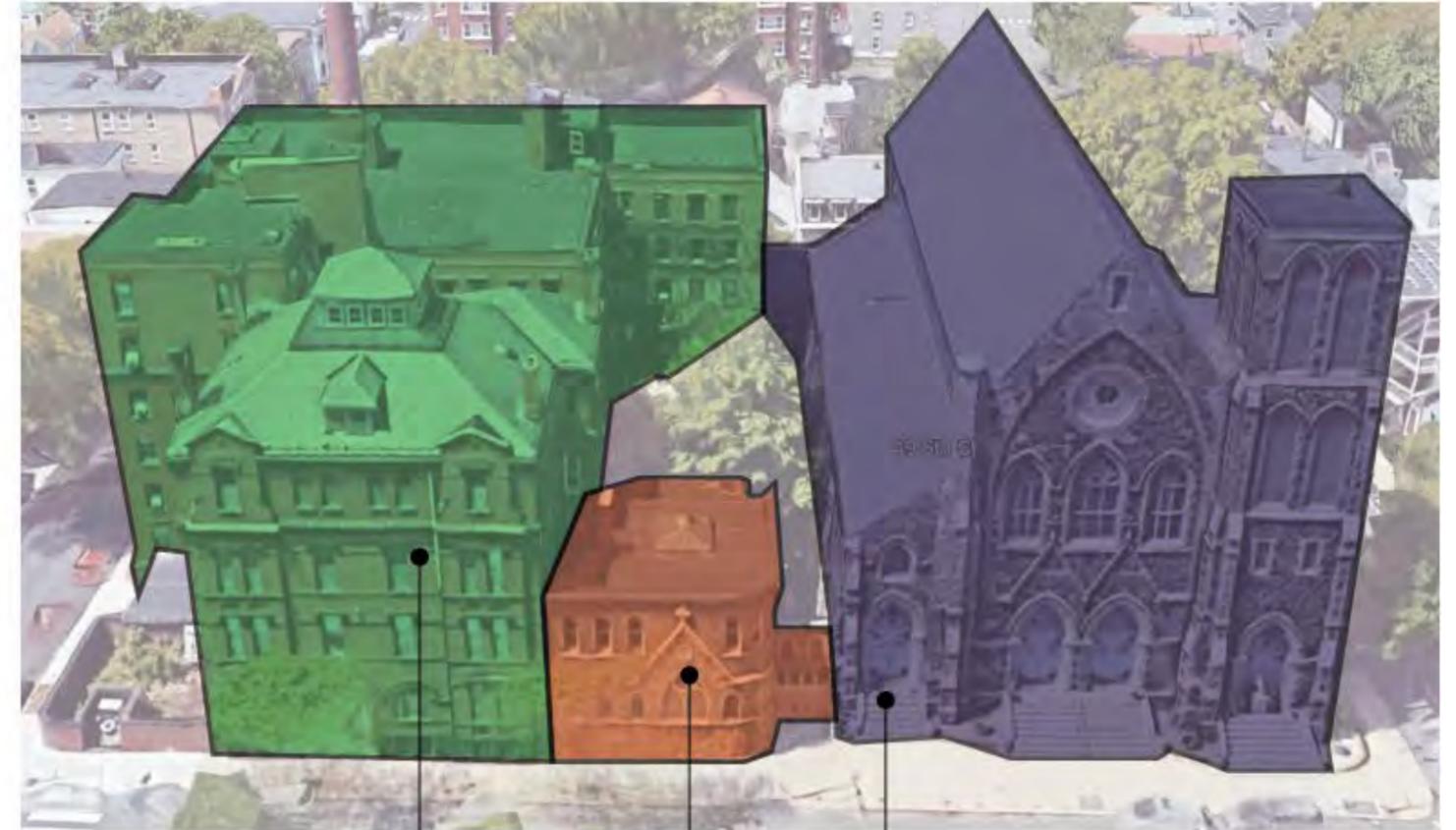


EXISTING



- 1874 - 1883 → CHURCH
- 1874 - 1883 → CHAPEL
- 1902 → CONVENT
- 1885 → RECTORY
- 1902 → SCHOOL

PROPOSED

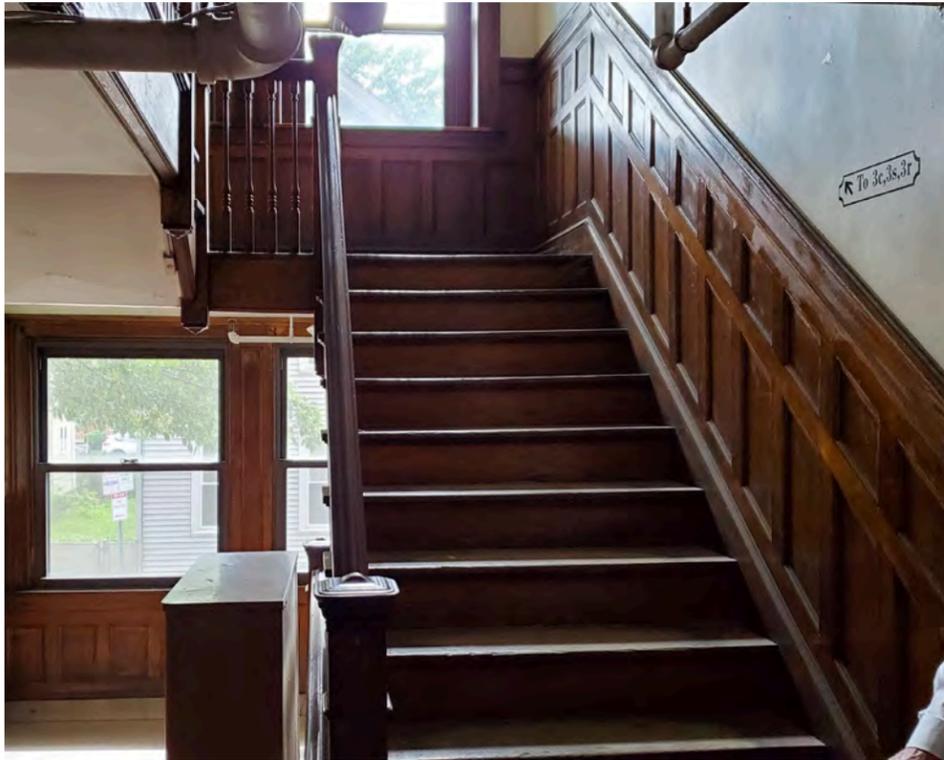
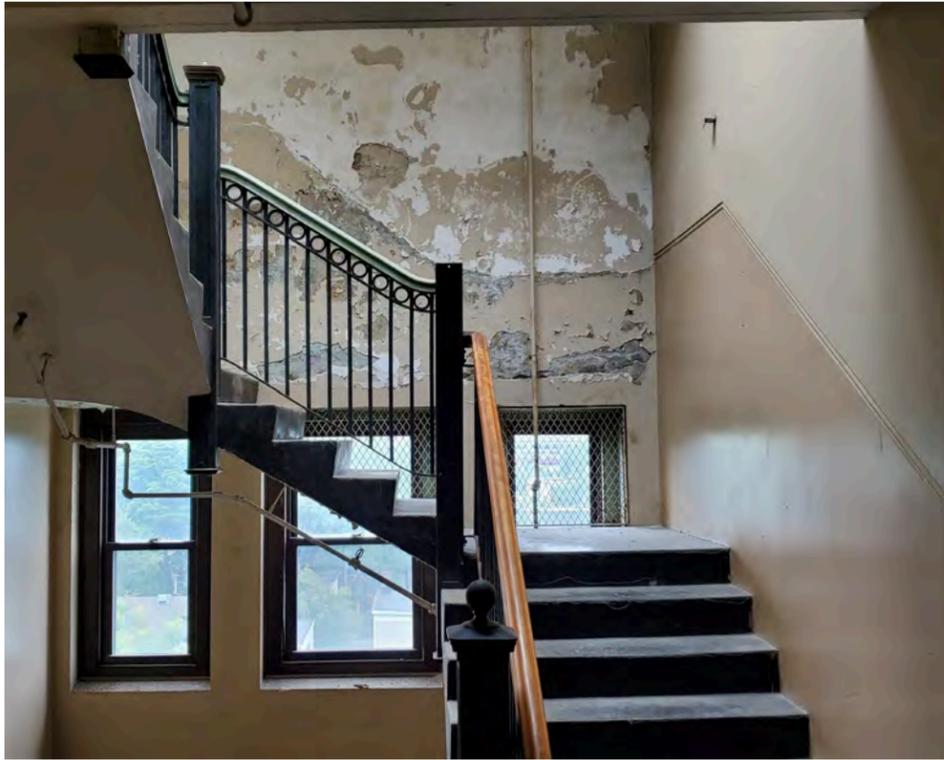


- 1874 - 1883 → CHURCH
- 2021 → CHAPEL BUILDING W/RECTORY
- 2021 → AFFORDABLE MULTIFAMILY HOUSING



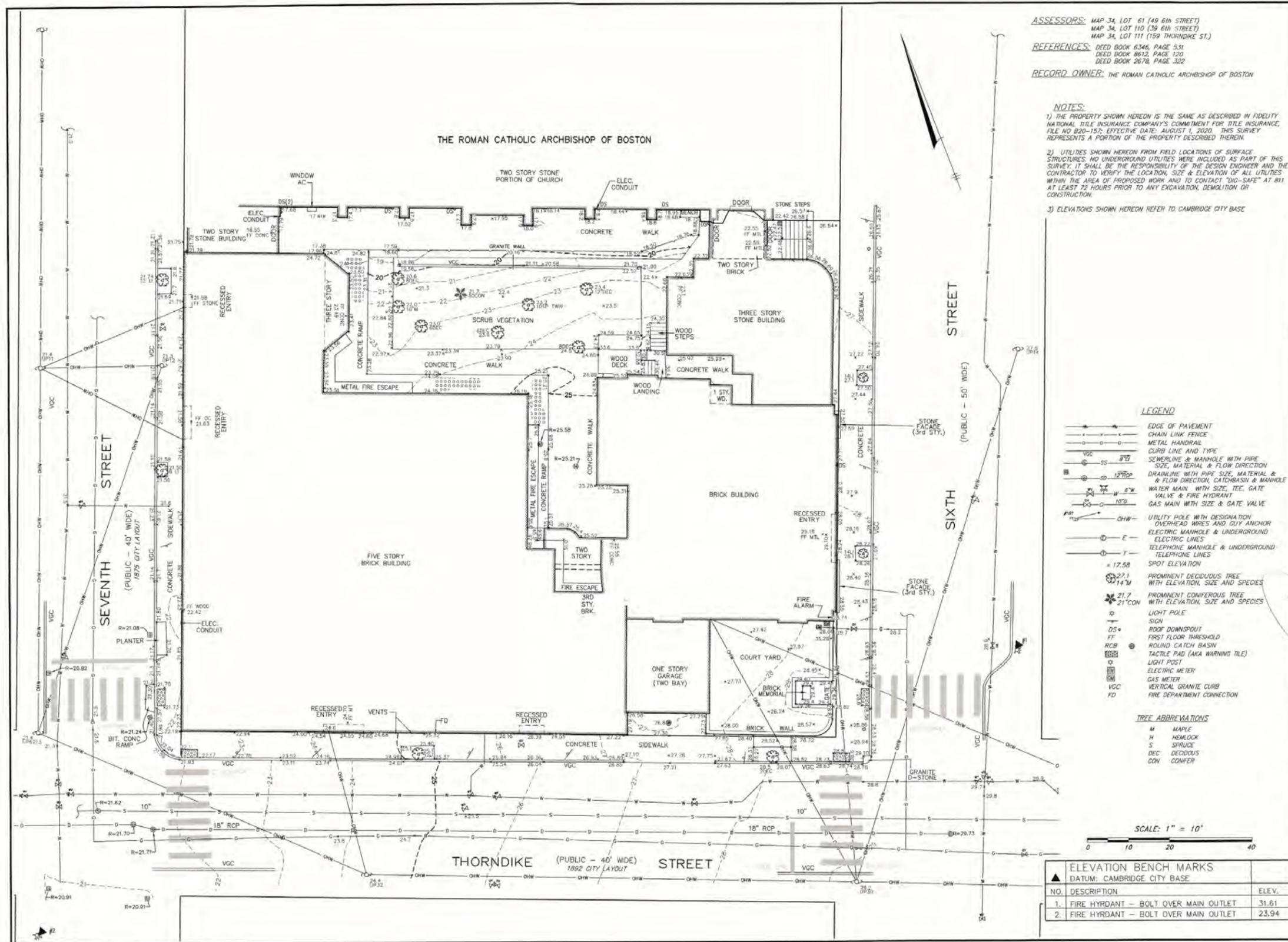
49 Sixth Street Renovation
Cambridge, MA

Historic Exterior Elements to be Preserved and Repaired



49 Sixth Street Renovation
Cambridge, MA

Historic Interior Elements to be Preserved and Repaired



ASSESSORS: MAP 34, LOT 61 (49 6th STREET)
MAP 34, LOT 110 (39 6th STREET)
MAP 34, LOT 111 (159 THORNDIKE ST.)

REFERENCES: DEED BOOK 6346, PAGE 531
DEED BOOK 8612, PAGE 320
DEED BOOK 2678, PAGE 322

RECORD OWNER: THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON

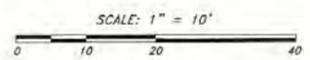
NOTES:

1) THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, FILE NO B20-157; EFFECTIVE DATE: AUGUST 1, 2020. THIS SURVEY REPRESENTS A PORTION OF THE PROPERTY DESCRIBED THEREIN.

2) UTILITIES SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DUG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

3) ELEVATIONS SHOWN HEREON REFER TO CAMBRIDGE CITY BASE

- LEGEND**
- +—+— EDGE OF PAVEMENT
 - o—o— CHAIN LINK FENCE
 - x—x— METAL HANDRAIL
 - o—o— CURB LINE AND TYPE
 - o—o— SCHURLENE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
 - o—o— DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN & MANHOLE
 - o—o— WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
 - o—o— GAS MAIN WITH SIZE & GATE VALVE
 - o—o— UTILITY POLE WITH DESIGNATION
 - o—o— OVERHEAD WIRES AND GUY ANCHOR
 - o—o— ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
 - o—o— TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
 - o—o— SPOT ELEVATION
 - o—o— PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
 - o—o— PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
 - o—o— LIGHT POLE
 - o—o— SIGN
 - o—o— ROOF DOWNSPOUT
 - o—o— FIRST FLOOR THRESHOLD
 - o—o— RCB
 - o—o— ROUND CATCH BASIN
 - o—o— TACTILE PAD (AKA WARNING TILE)
 - o—o— LIGHT POST
 - o—o— ELECTRIC METER
 - o—o— GAS METER
 - o—o— VERTICAL GRANITE CURB
 - o—o— FIRE DEPARTMENT CONNECTION
- TREE ABBREVIATIONS**
- M MAPLE
 - H HEMLOCK
 - S SPRUCE
 - DEC DECIDUOUS
 - CON CONIFER



ELEVATION BENCH MARKS		
DATUM: CAMBRIDGE CITY BASE		
NO.	DESCRIPTION	ELEV.
1.	FIRE HYDRANT - BOLT OVER MAIN OUTLET	31.61
2.	FIRE HYDRANT - BOLT OVER MAIN OUTLET	23.94

39 & 49 SIXTH STREET AND 159 THORNDIKE STREET

Cambridge, Massachusetts

PREPARED FOR:

US PARCEL F, LLC

c/o
Urban Spaces, LLC
55 Bent Street
Cambridge, Massachusetts 02141

HANCOCK ASSOCIATES

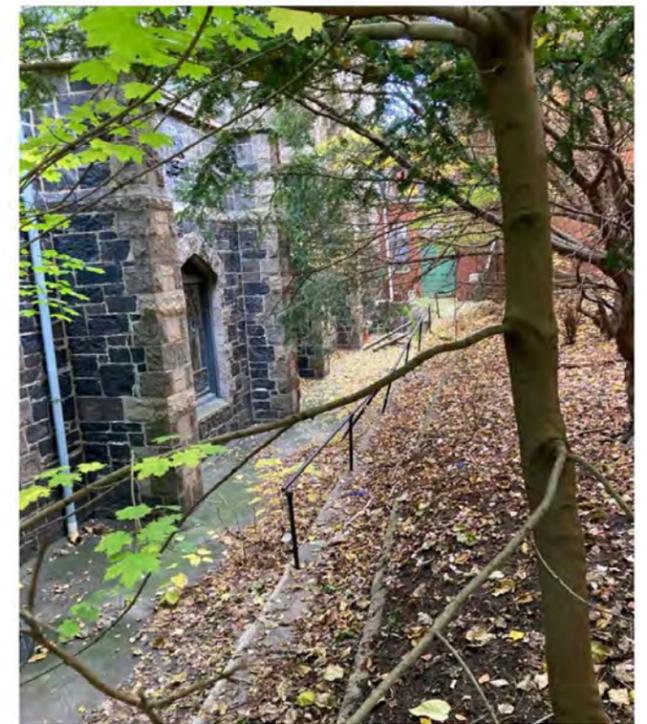
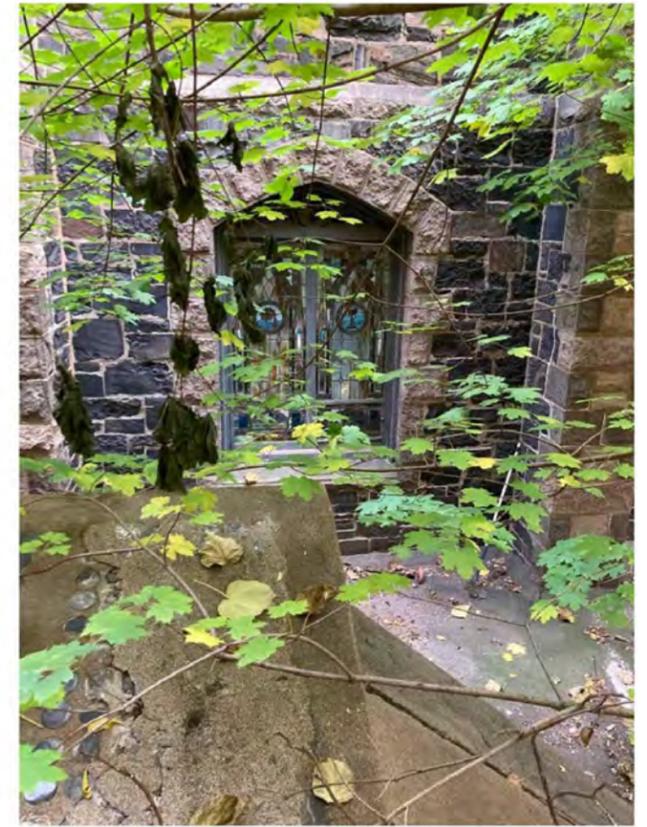
Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

1	CLB JMS	2/2/22	ADD CROSSWALKS
NO.	BY	APP	DATE
DATE:	11/12/21	DRAWN BY:	CLB
SCALE:	1" = 10'	CHECK BY:	JMS

TOPOGRAPHIC PLAN OF LAND IN CAMBRIDGE, MA

PROJECT NO.: 23721



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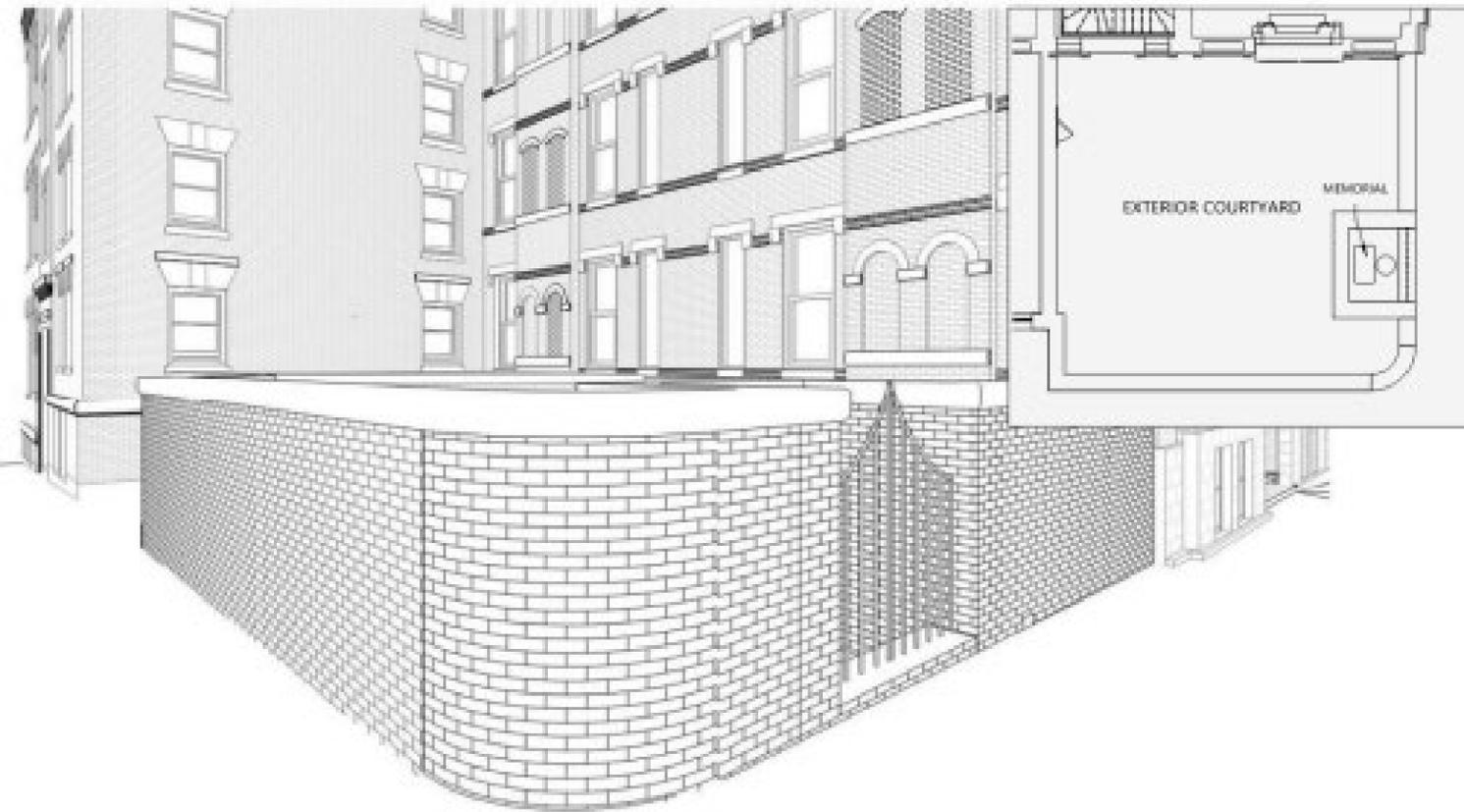
Existing Conditions



49 Sixth Street Renovation Site Plan - Proposed
Cambridge, MA







EXISTING EXTERIOR COURTYARD



PROPOSED EXTERIOR COURTYARD



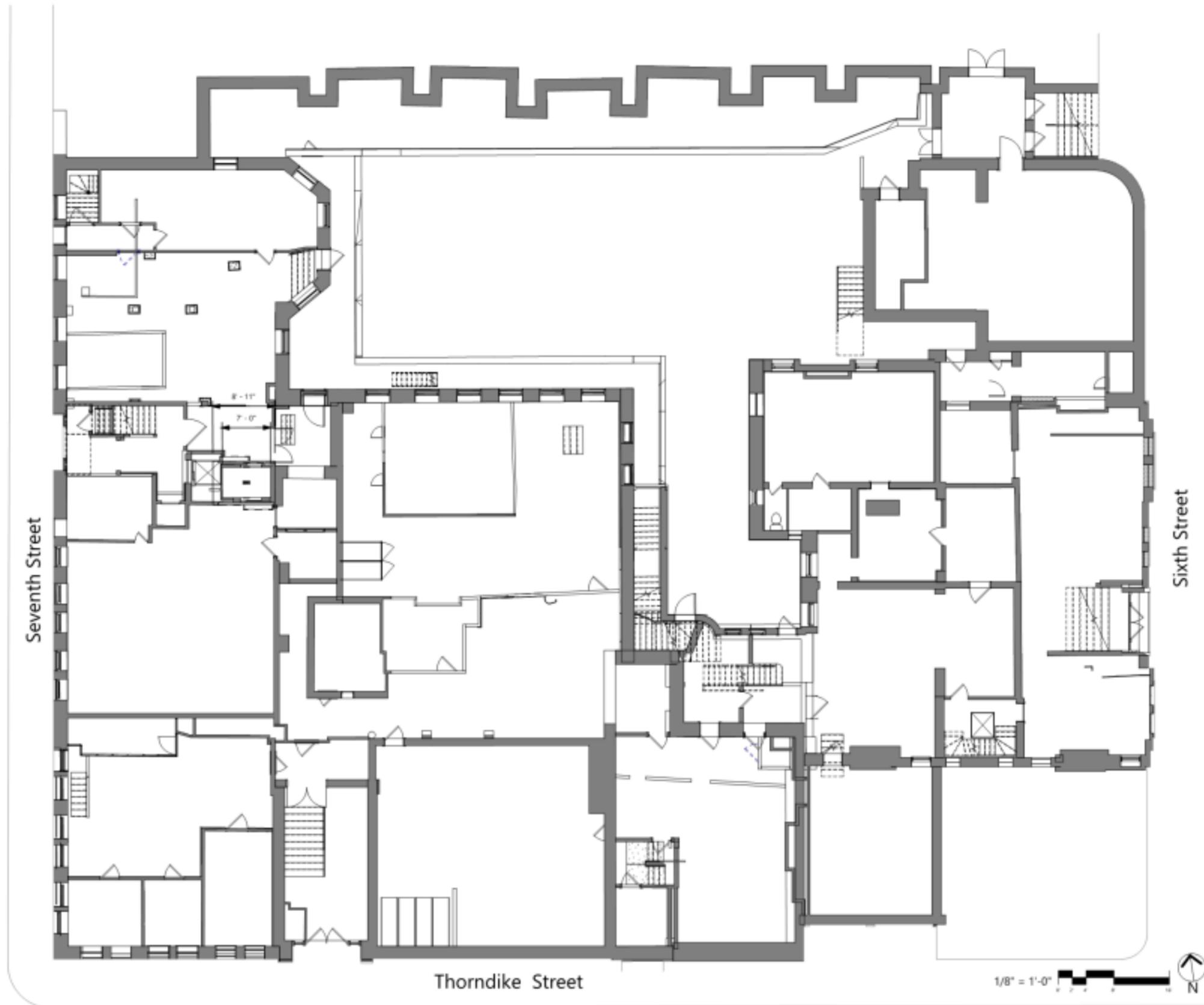
49 Sixth Street Renovation
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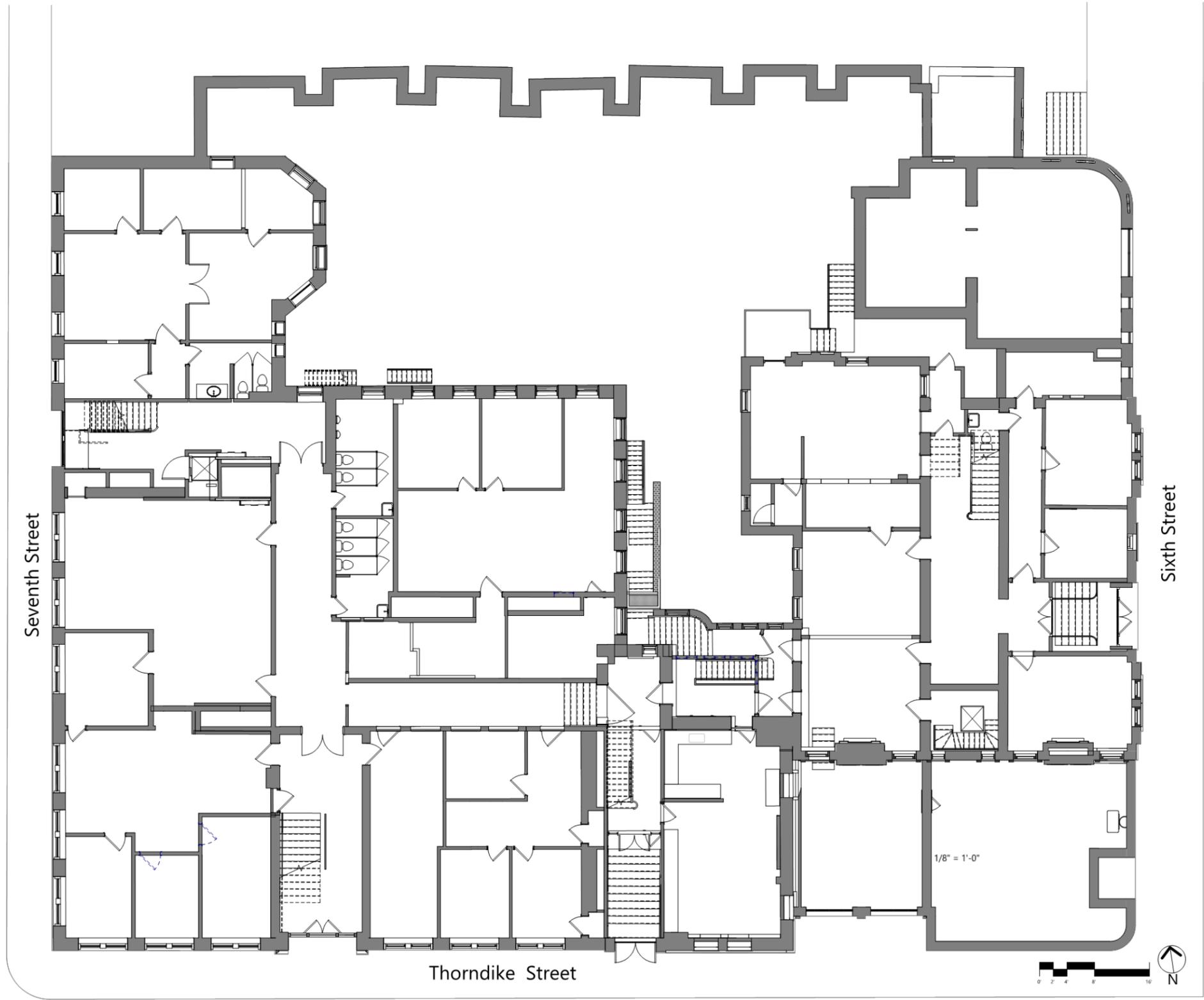
Landscape Plan in front of Library

Preservation of
Affordable Housing

DMS
design, llc

FLOOR PLANS



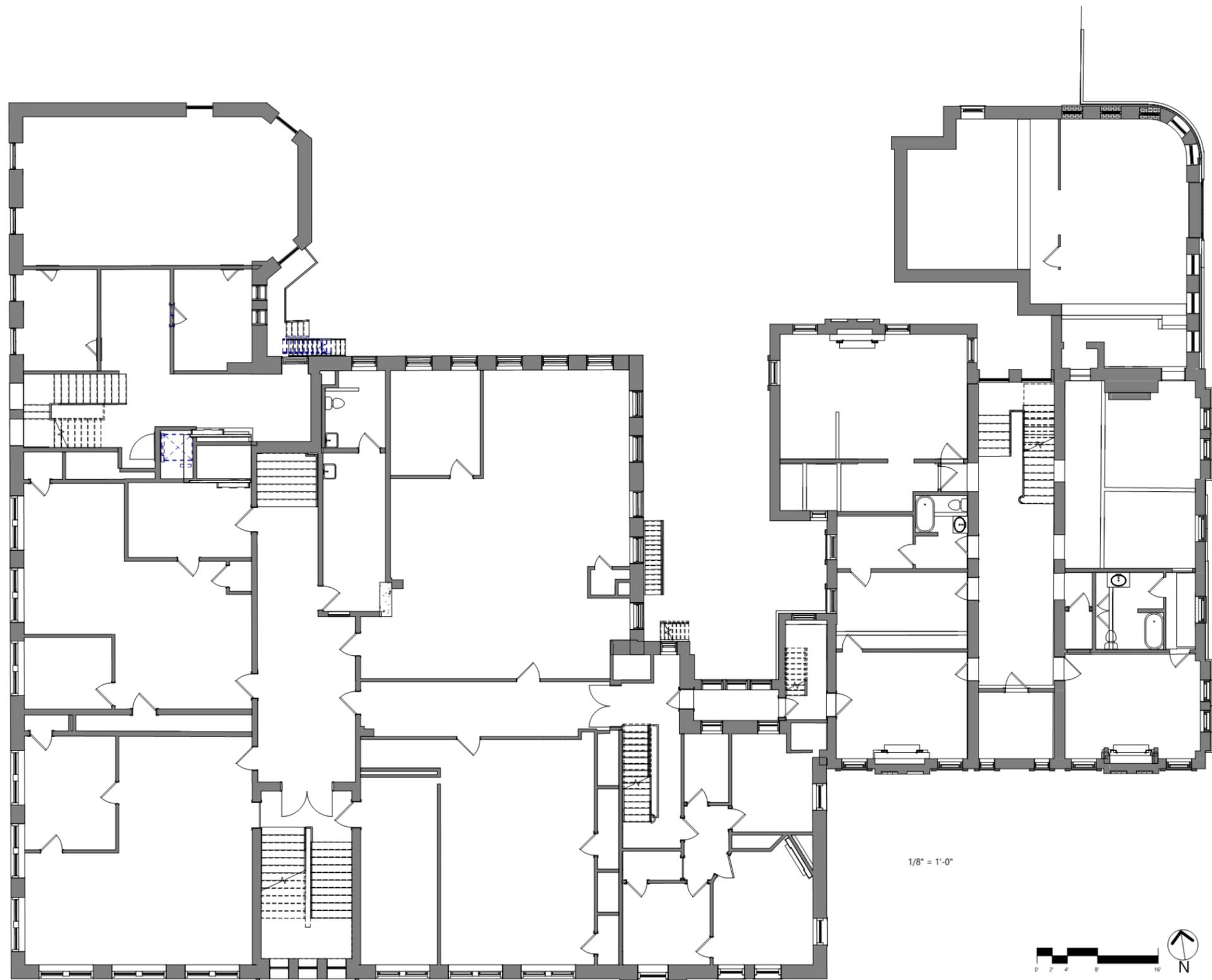


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First Floor Plan - Existing

Preservation of
Affordable Housing

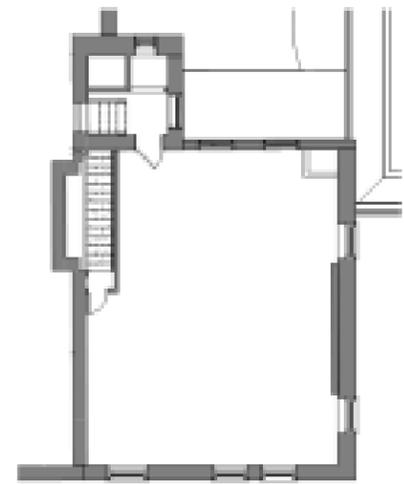






③ THIRD FLOOR LOWER MEZZANINE PLAN
1/8" = 1'-0"

④ FOURTH FLOOR ANNEX PLAN
1/8" = 1'-0"



② FIFTH FLOOR ANNEX PLAN
1/8" = 1'-0"

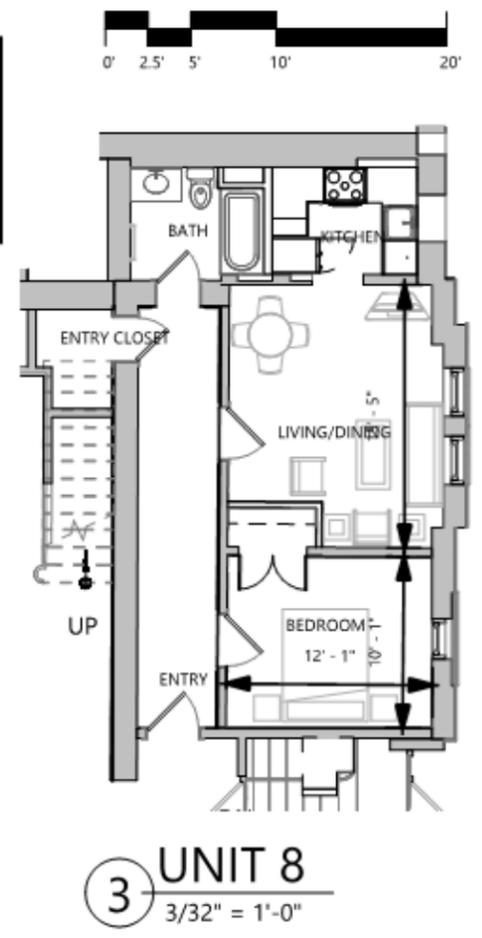
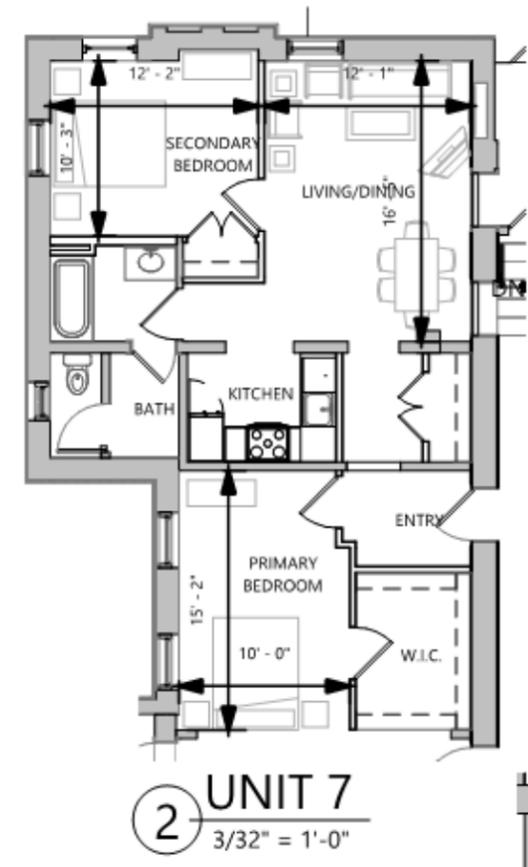
BUILDING PROGRAM KEY

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



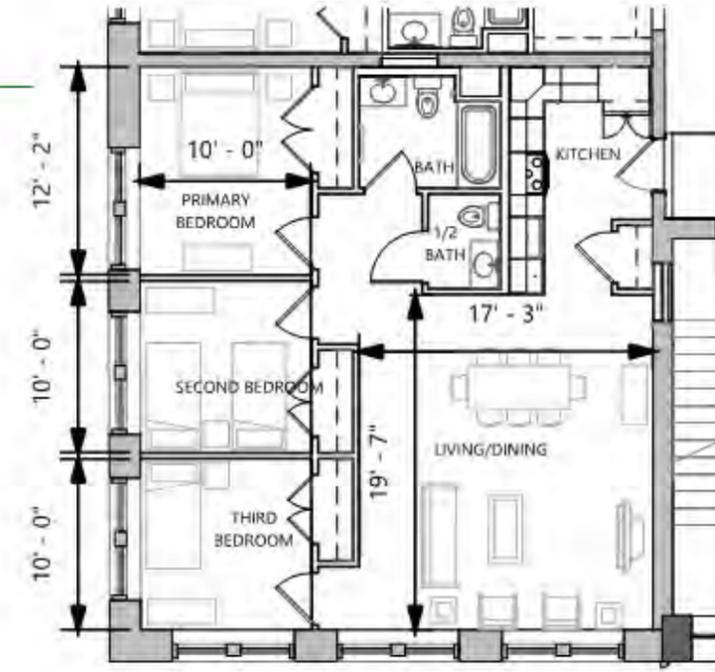
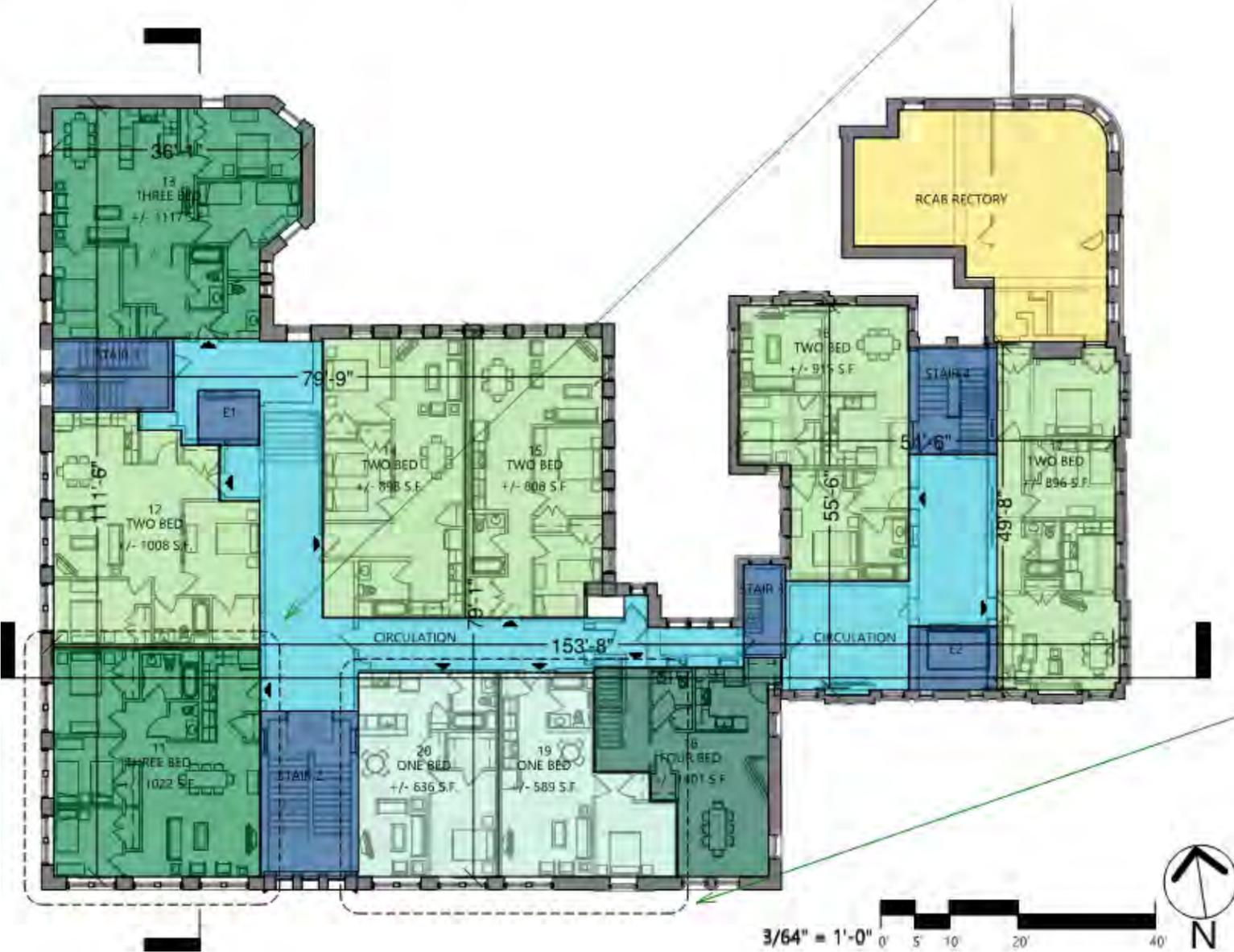
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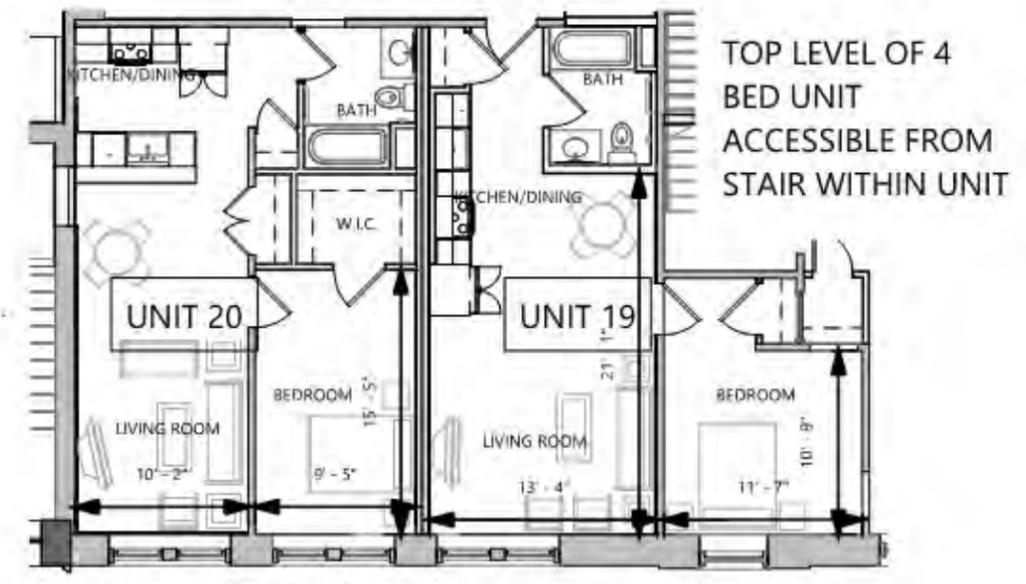


BUILDING PROGRAM KEY

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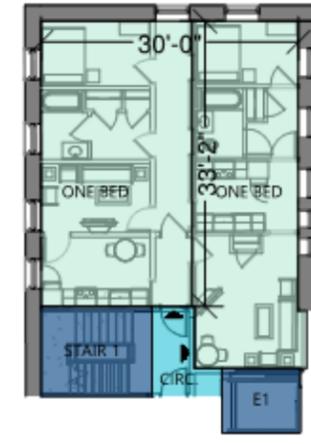
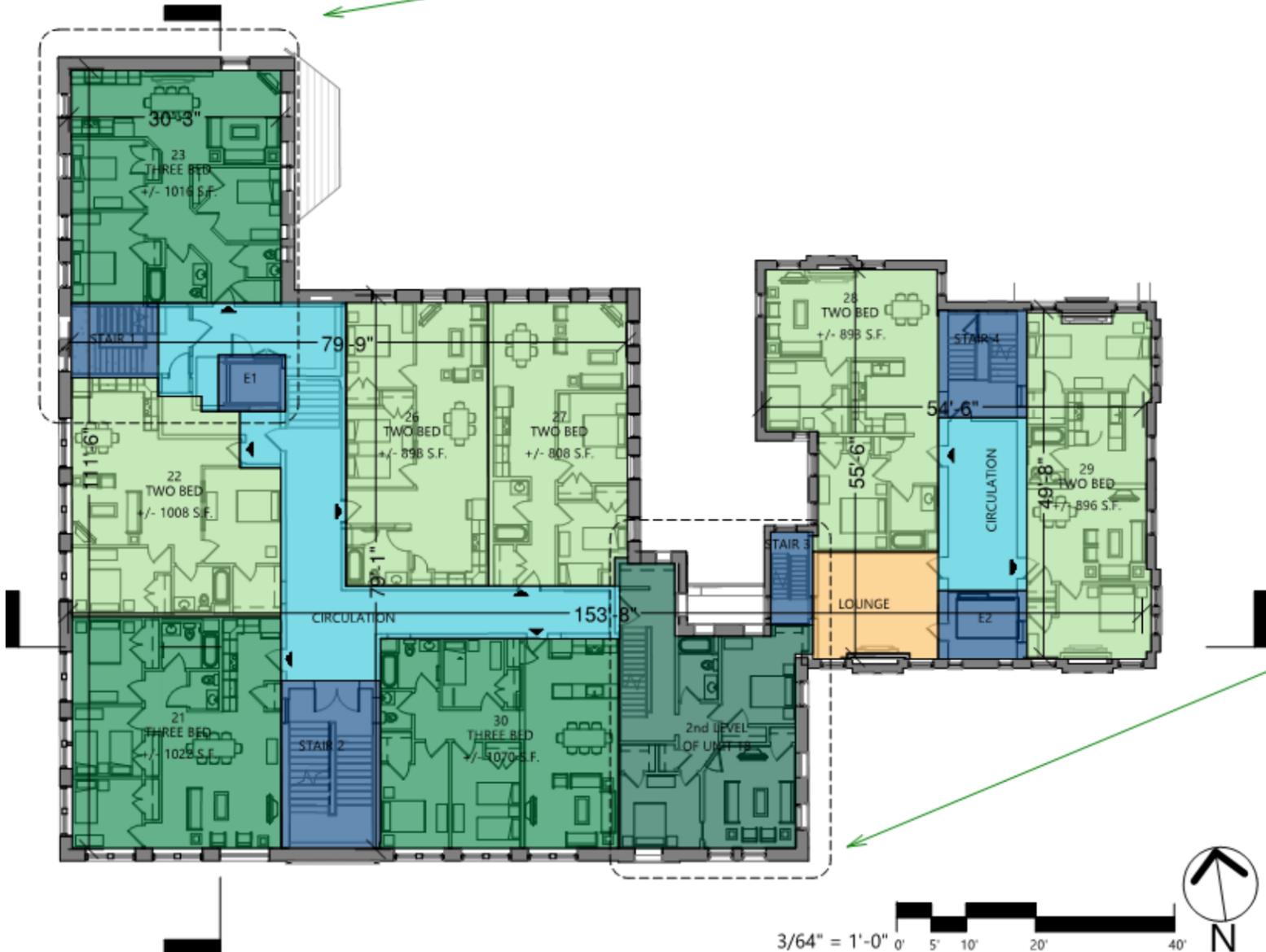
2 UNIT 11
3/32" = 1'-0" 0' 2.5' 5' 10' 20'



3 UNITS 19, 20
3/32" = 1'-0"

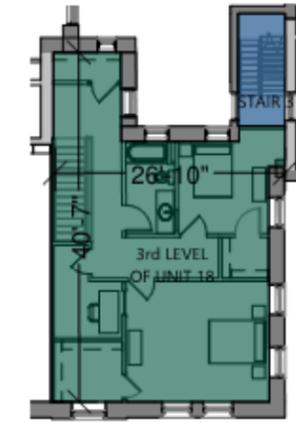
BUILDING PROGRAM KEY

- 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"

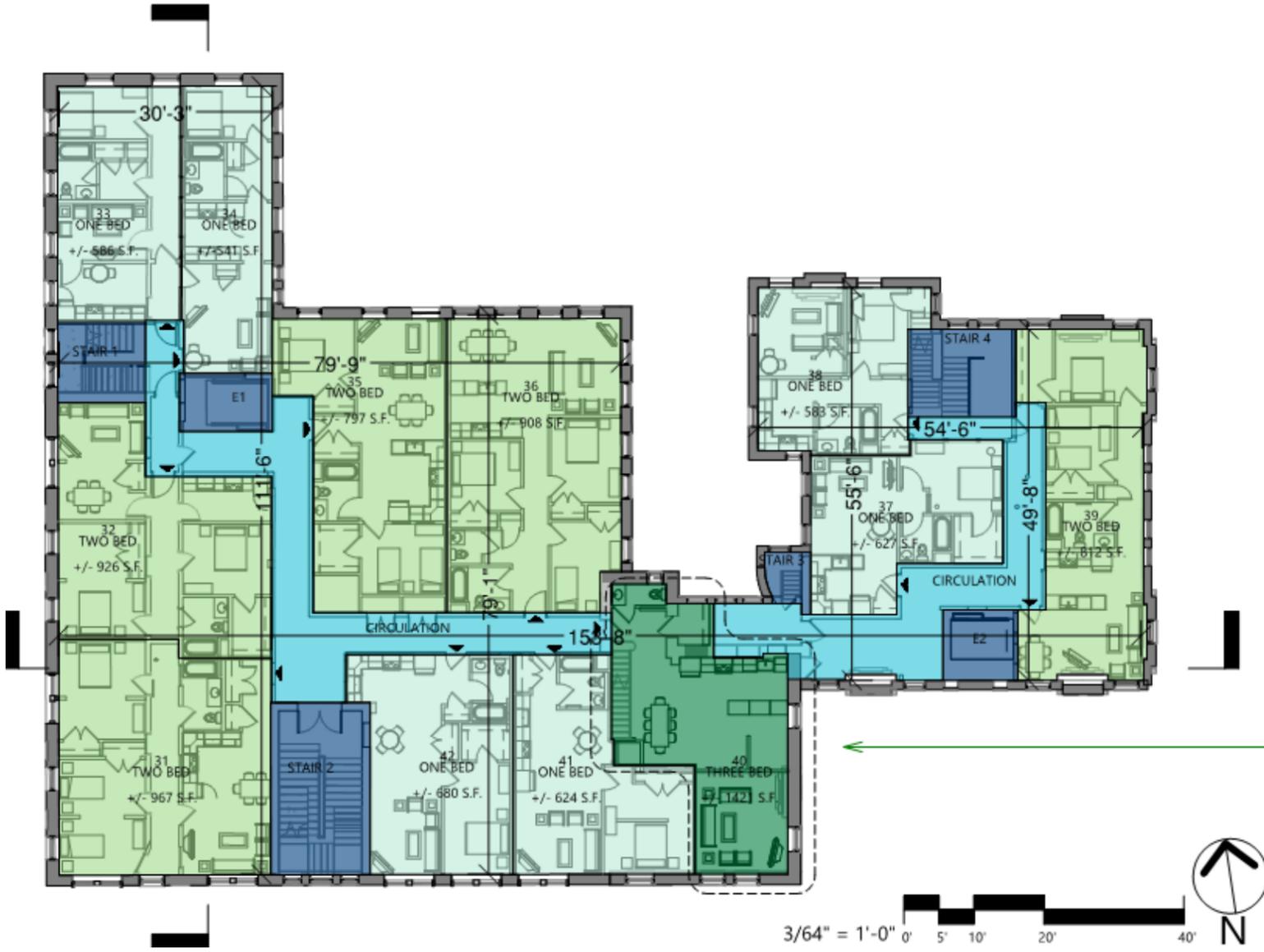


TOP LEVEL OF 4 BED
UNIT ACCESSIBLE FROM
STAIR WITHIN UNIT

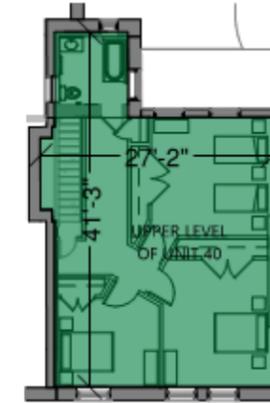
③ **UNIT 18 - ANNEX**
3/64" = 1'-0"

BUILDING PROGRAM KEY

- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- FOUR BEDROOM
- AMENITY
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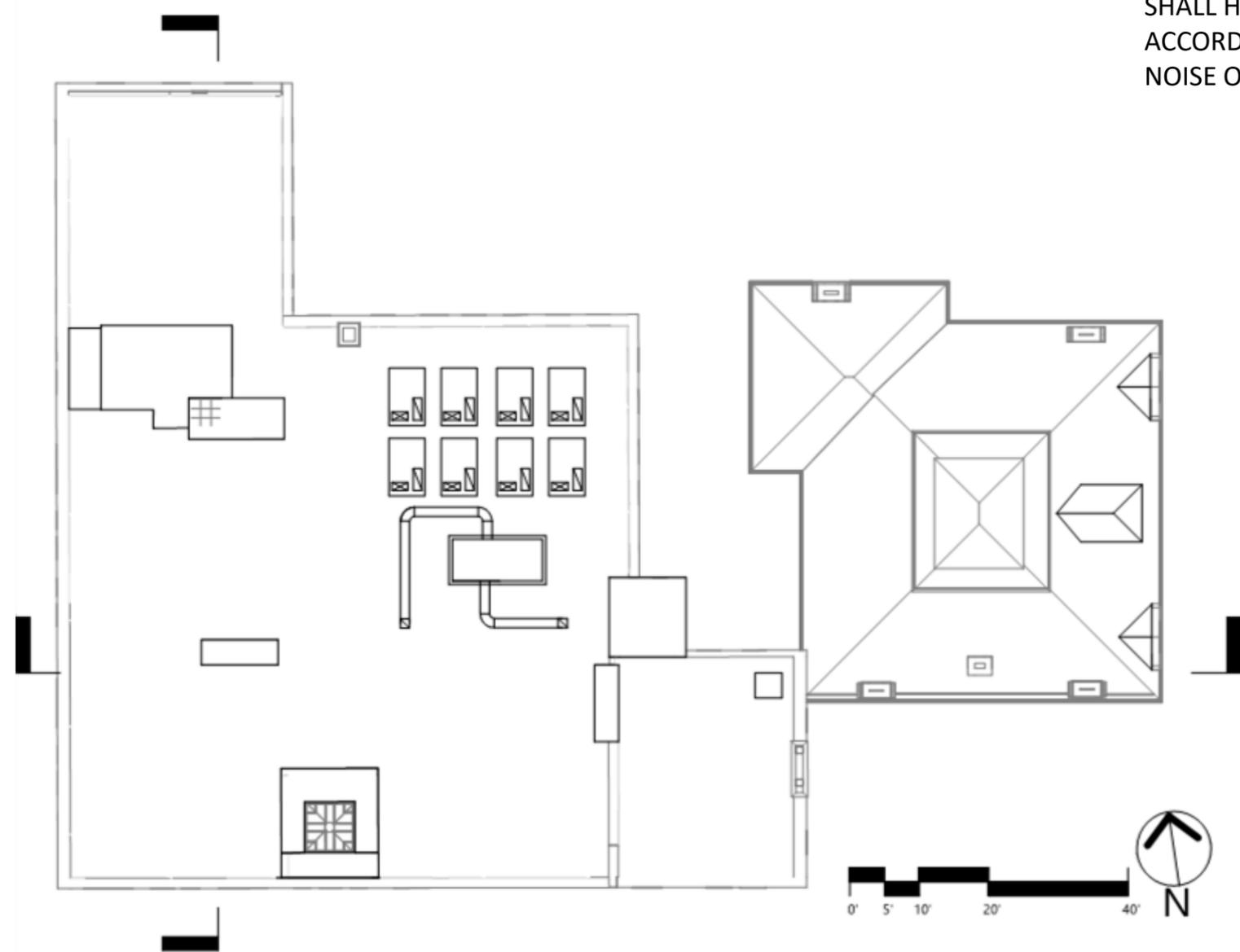


TOP LEVEL OF 3 BED UNIT ACCESSIBLE FROM STAIR WITHIN UNIT

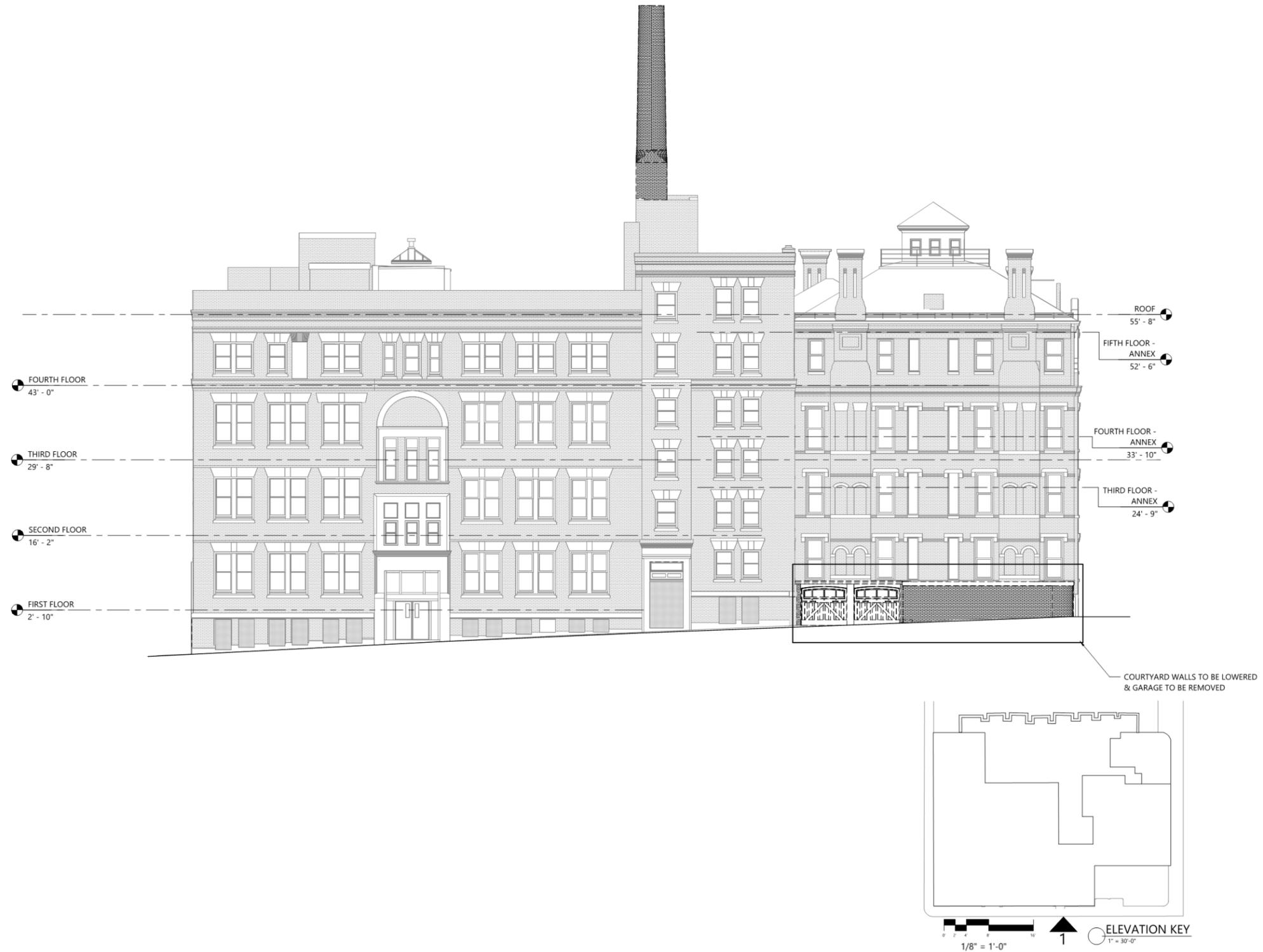


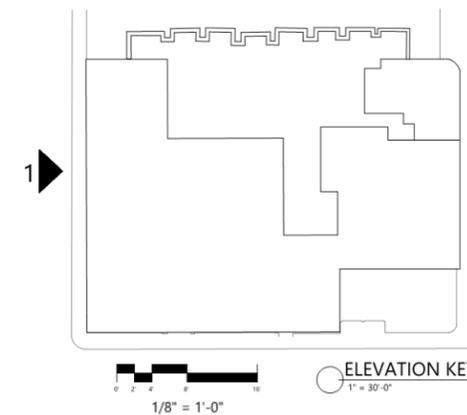
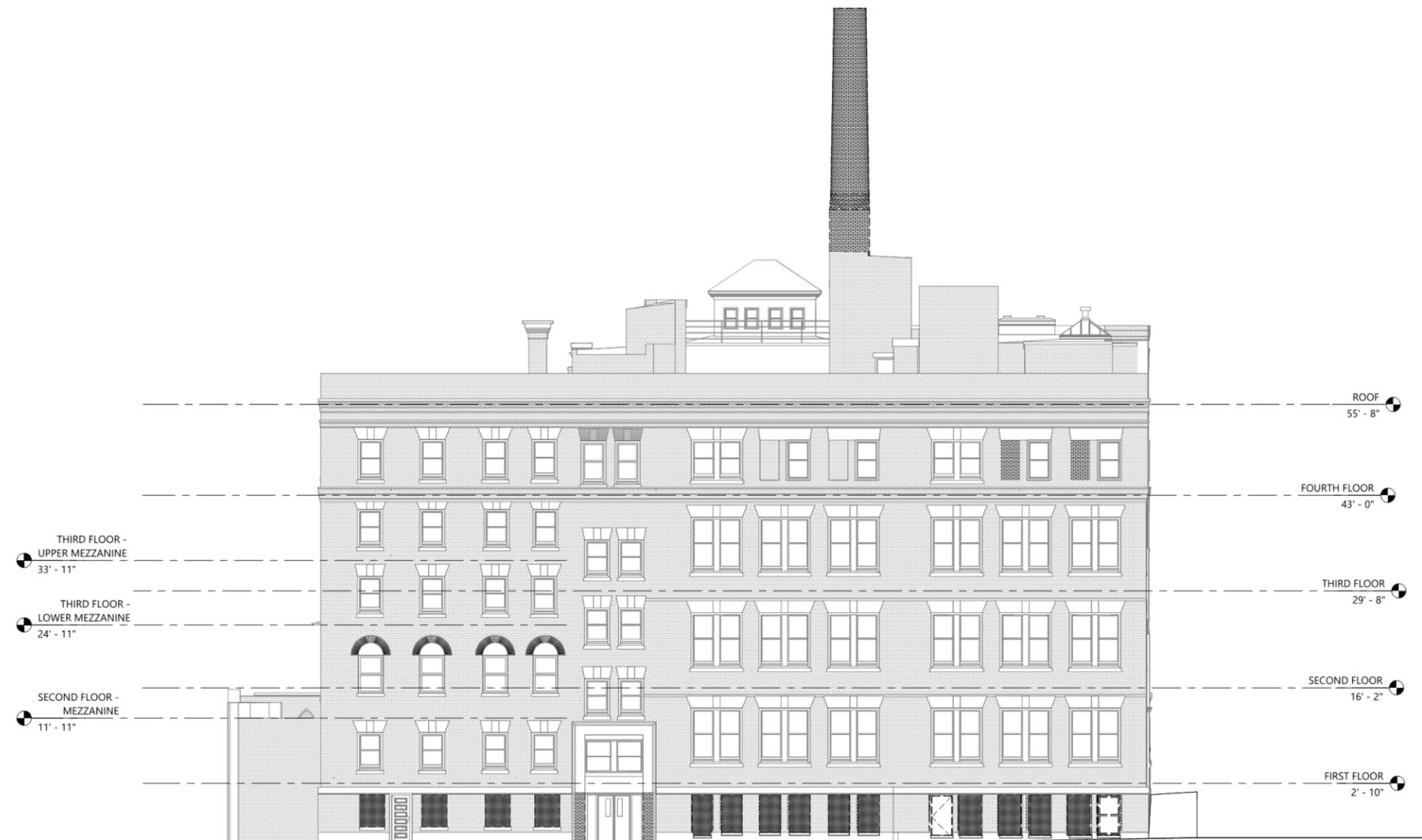
② UNIT 38 - ANNEX
3/64" = 1'-0"

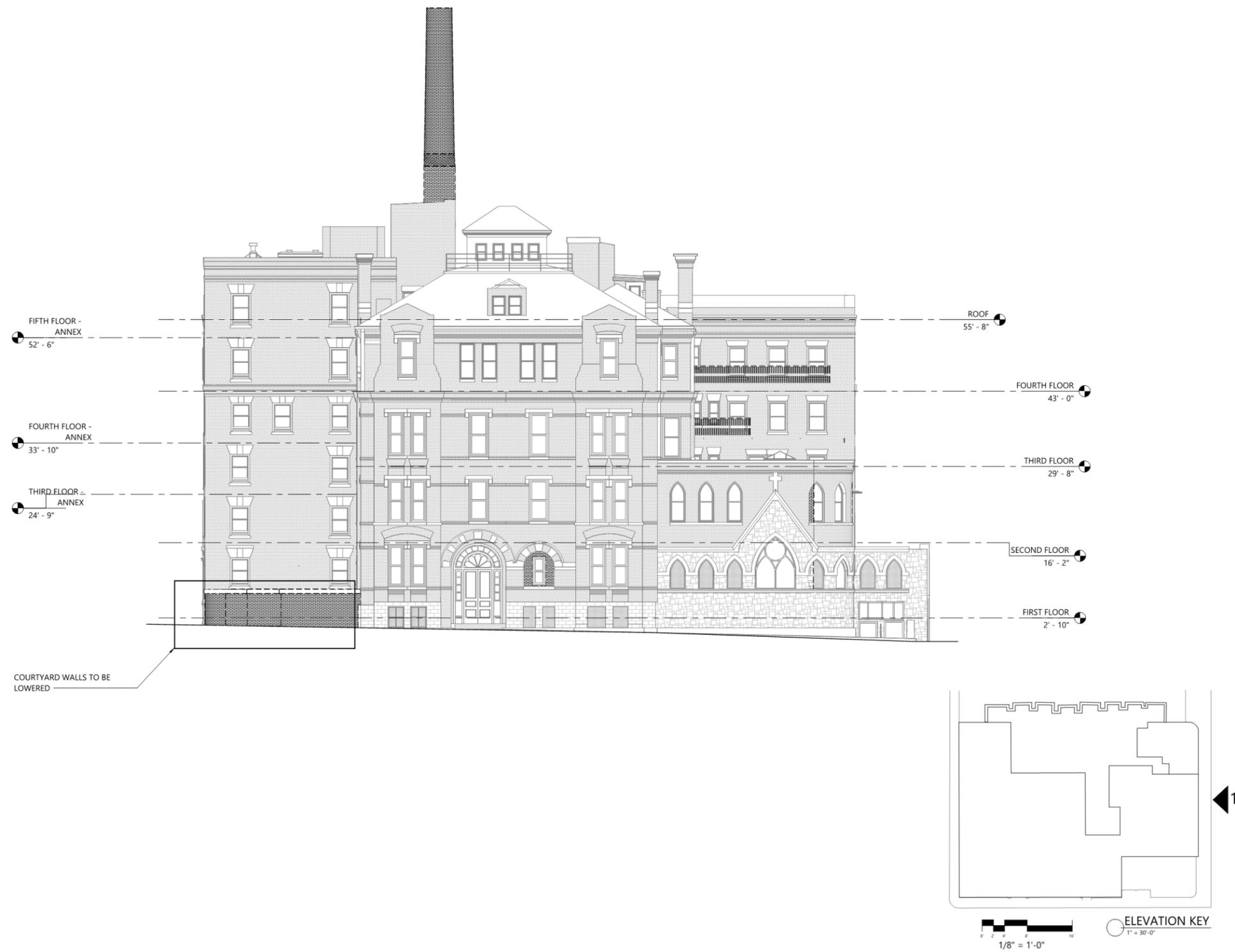
ALL NEW ROOF MECHANICAL EQUIPMENT SHALL HAVE NOISE REDUCTION FEATURES IN ACCORDANCE WITH CITY OF CAMBRIDGE NOISE ORDINANCE

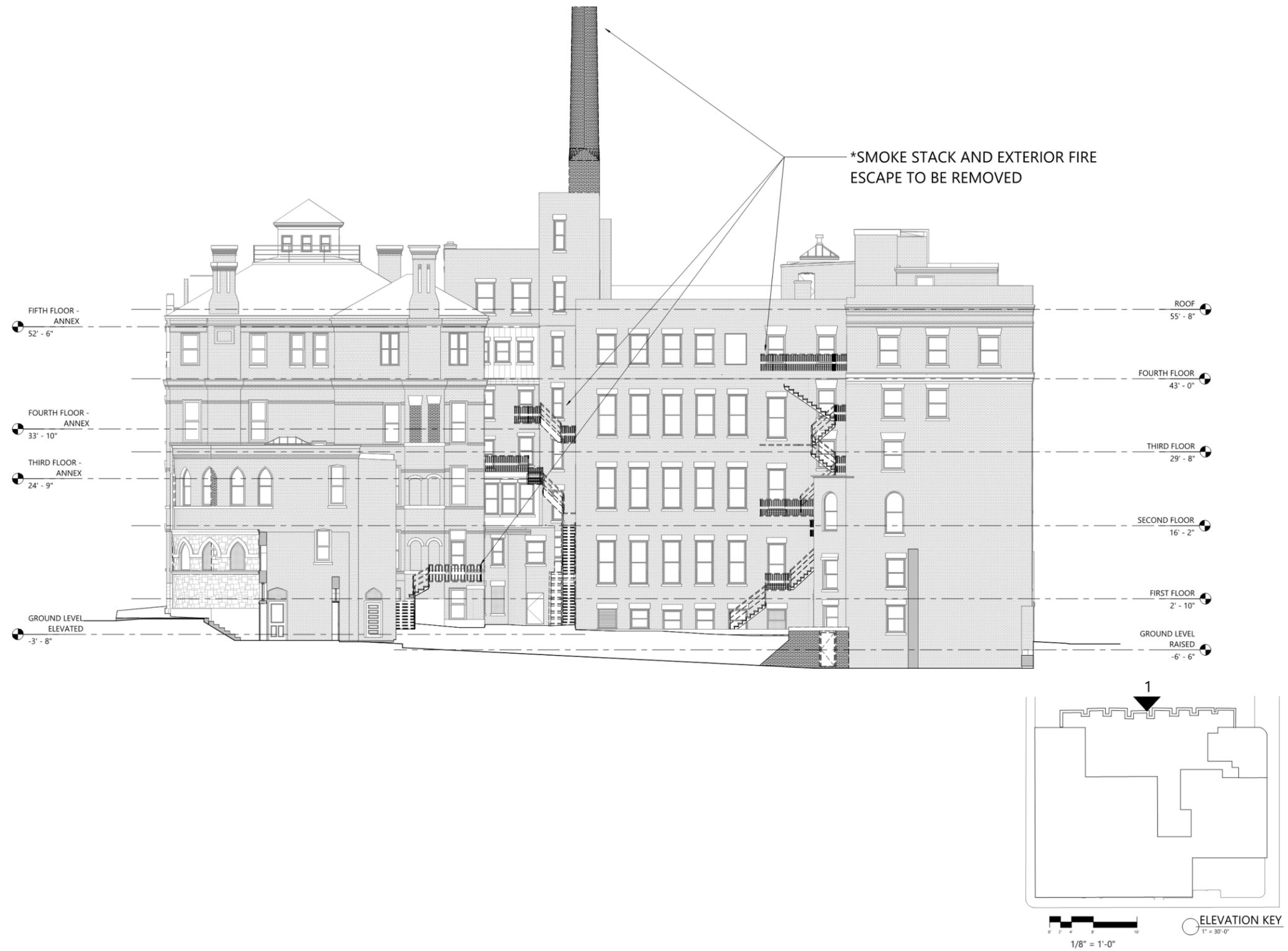


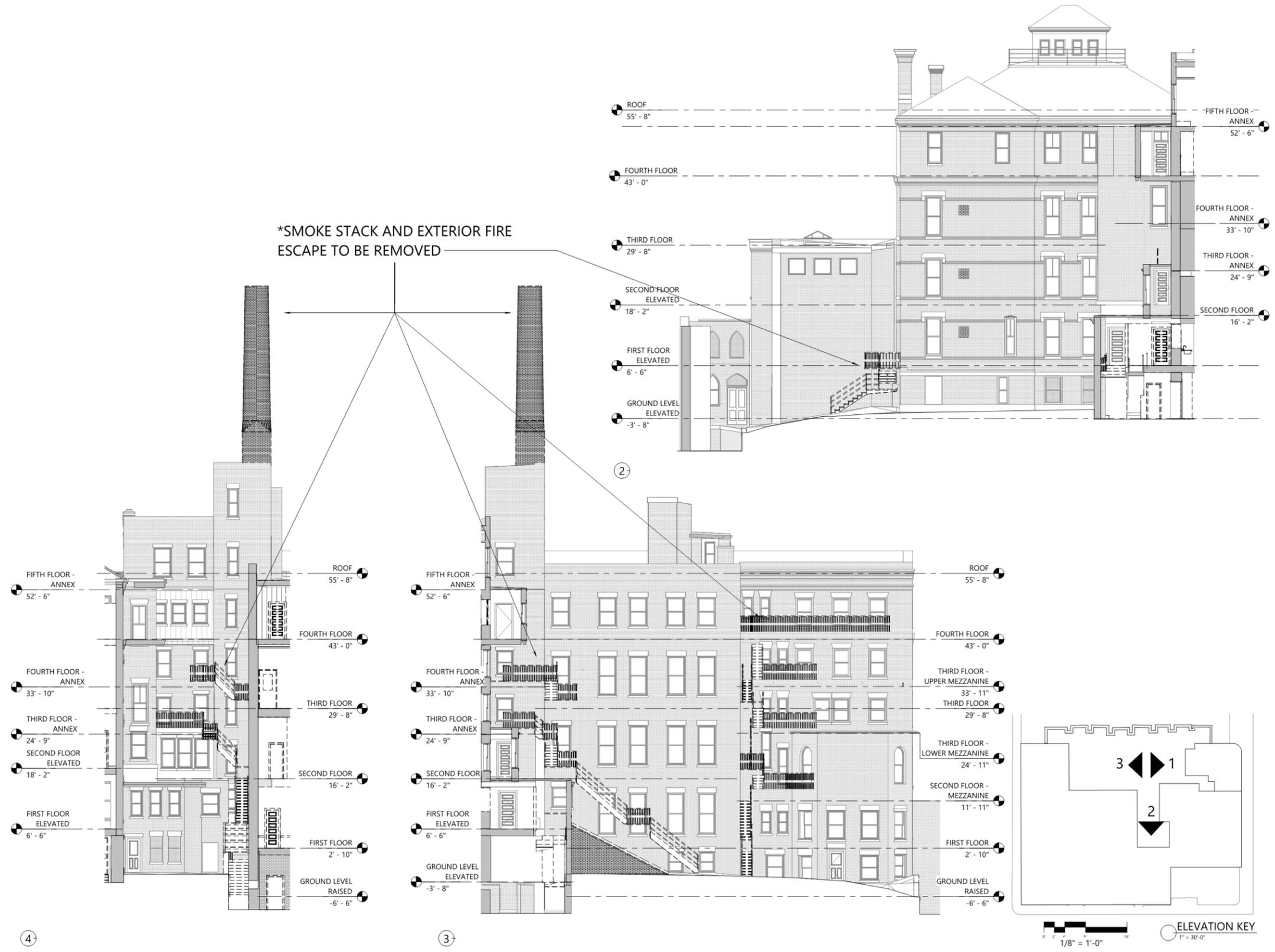
ELEVATIONS







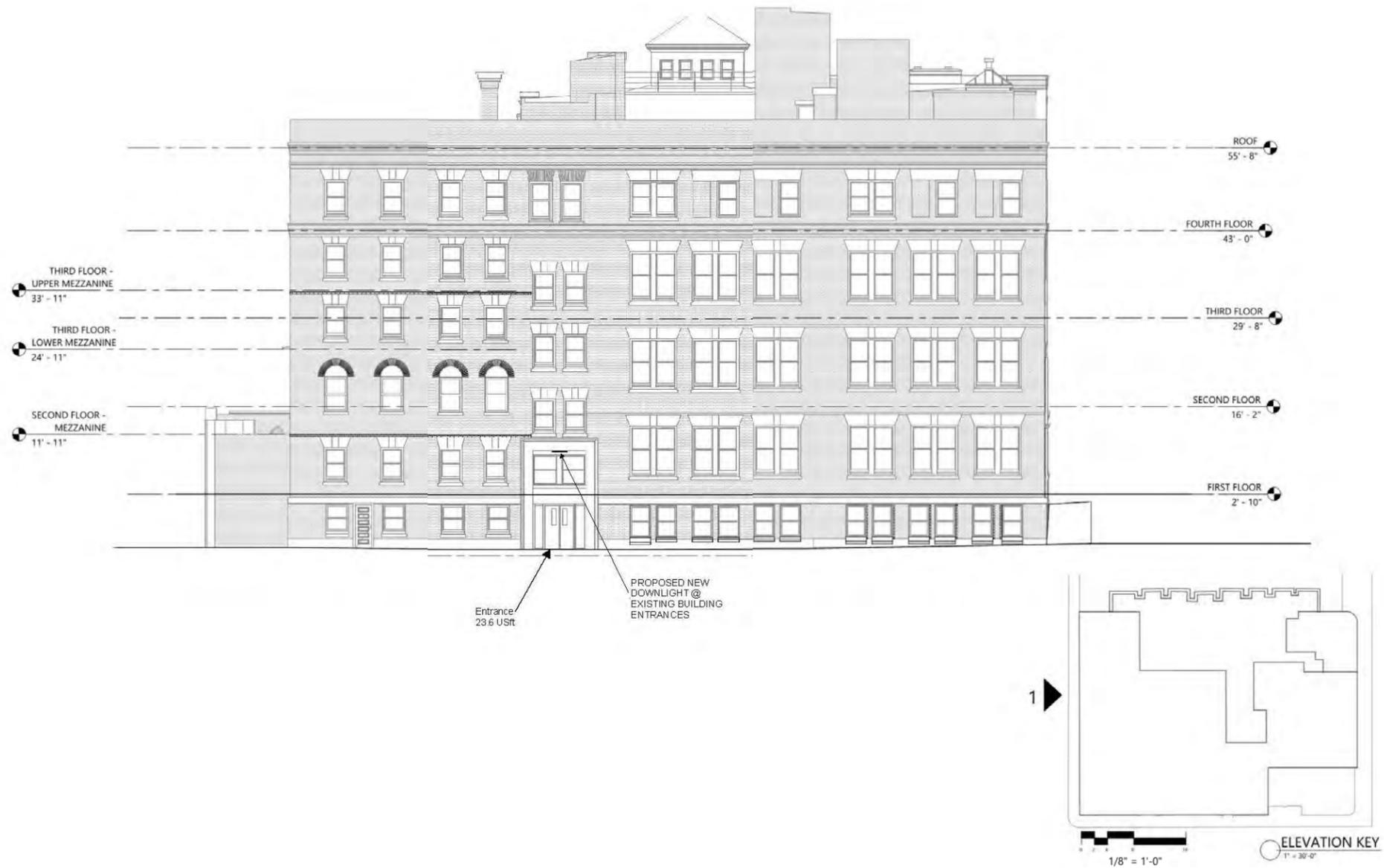




- ALL NEW WINDOWS AND DOORS THROUGHOUT
- +/- 10% MASONRY REPOINTING



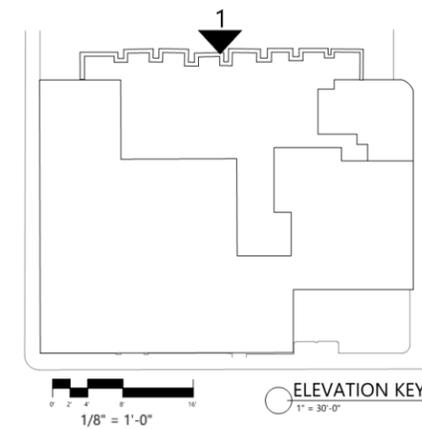
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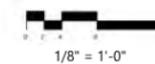
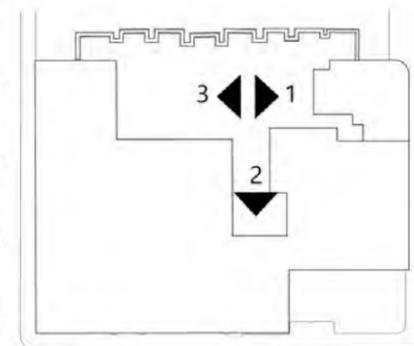
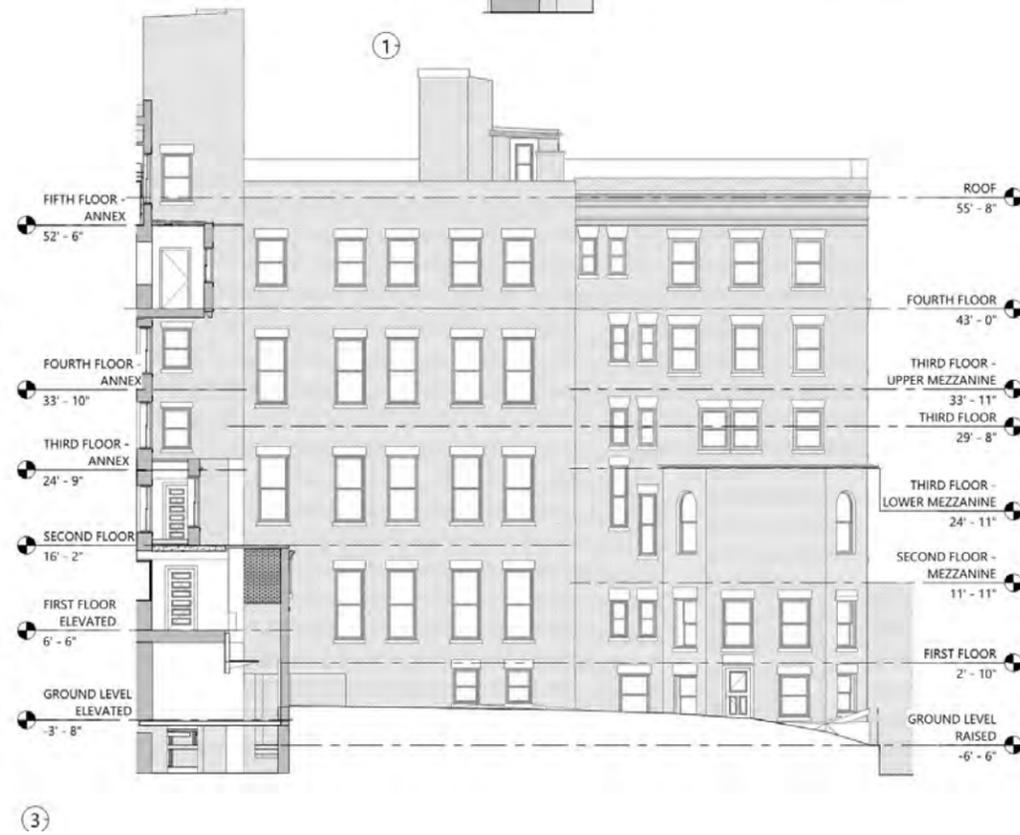
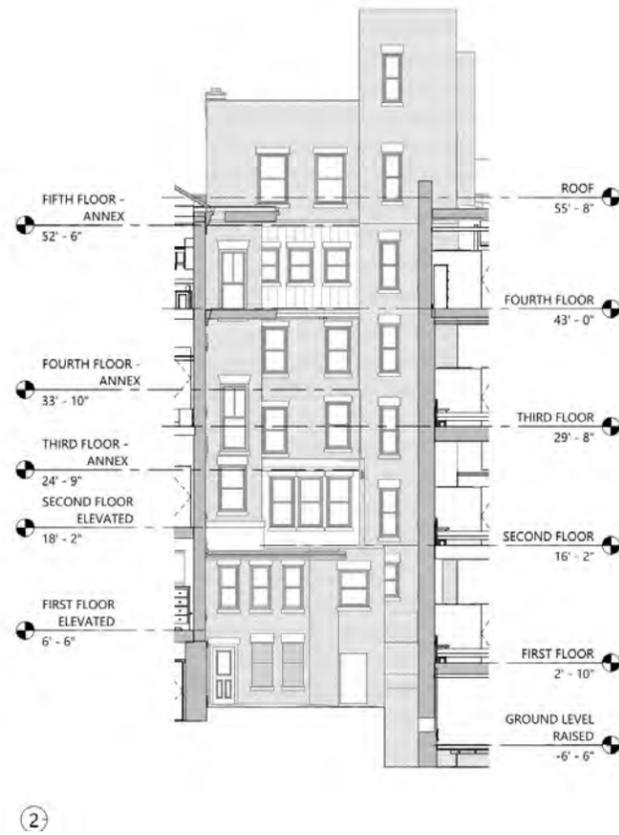
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ELEVATION KEY
1" = 30'-0"

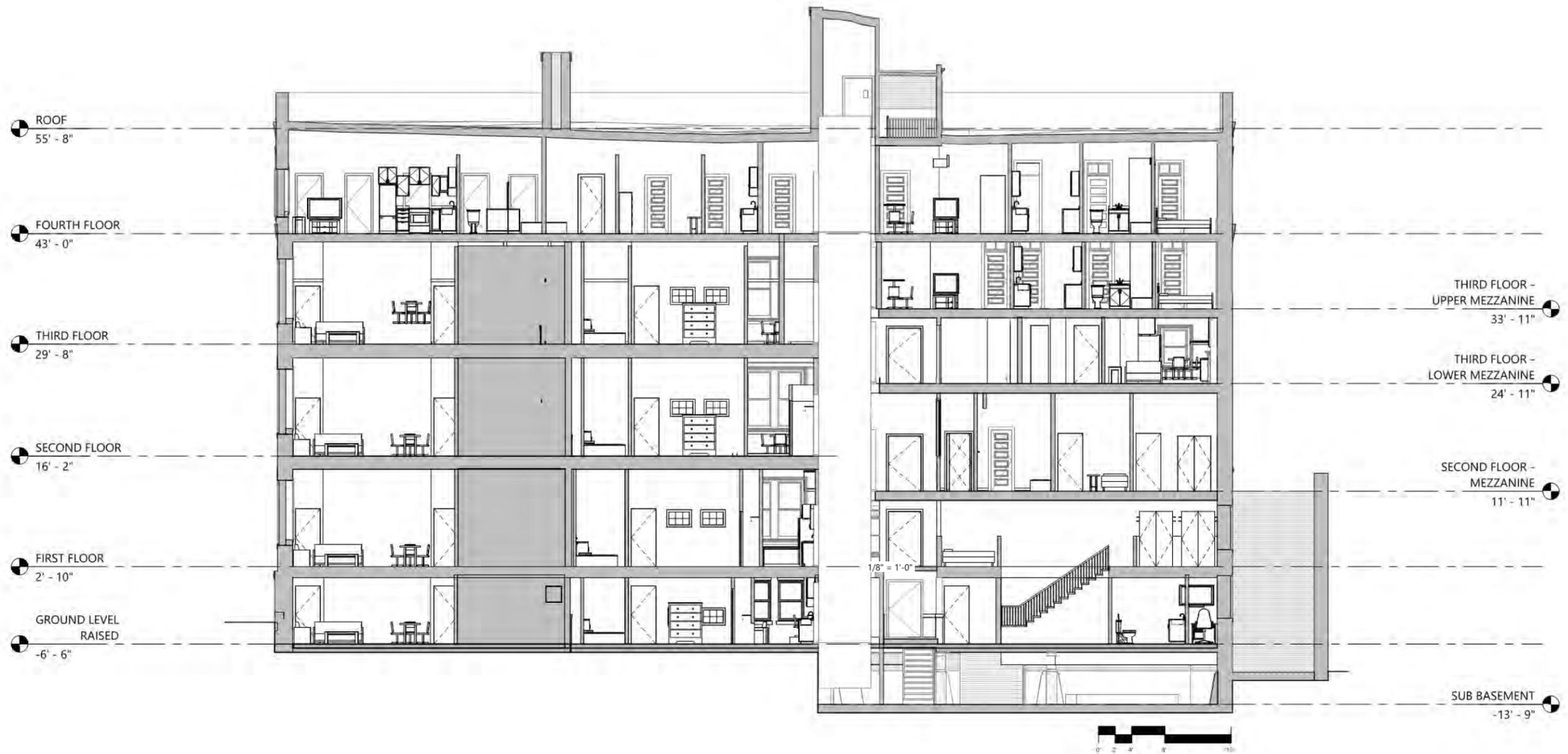


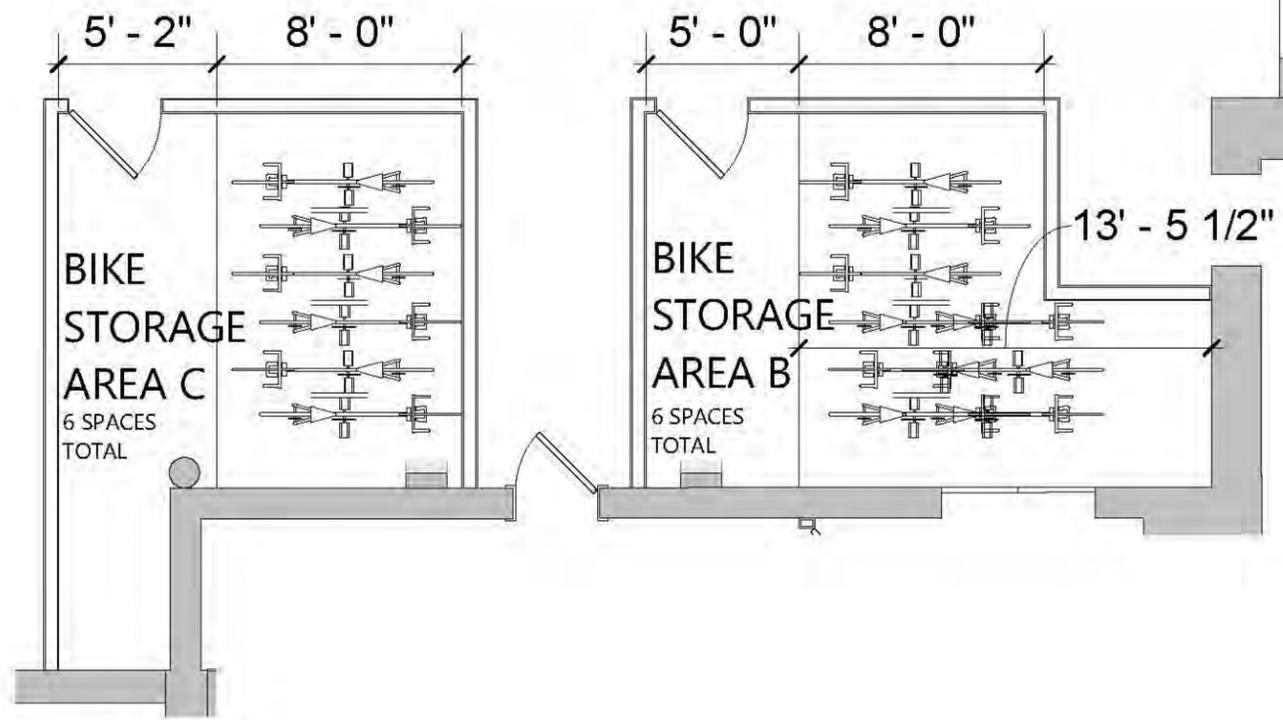
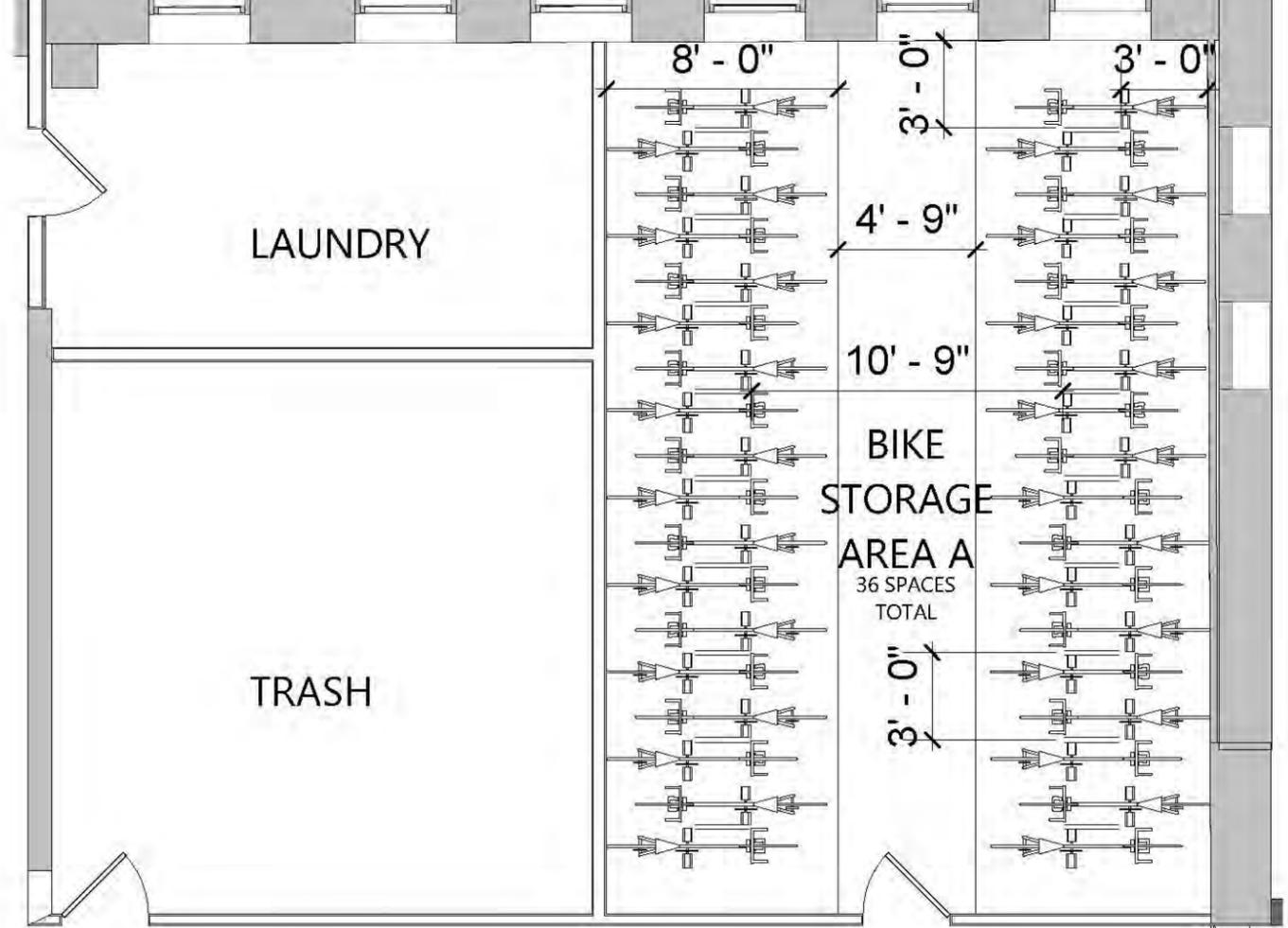
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Building Section – Seventh Street
to Sixth Street

Preservation of
Affordable Housing







1 SPACE PER UNIT FOR FIRST 20 UNITS = 20 SPACES
 1.05 SPACES PER EACH UNIT OVER 20 = 27.3 SPACES
 TOTAL SPACES REQUIRED = 48 SPACES
 TOTAL SPACES PROVIDED = 48 SPACES
 5% TO BE 3'X10' FOR TANDEM AND TRAILERS = 2.37 SPACES
 TOTAL TANDEM AND TRAILER SPACES PROVIDED = 3 SPACES



49 Sixth Street Adaptive Reuse

Questions and comments?

Project updates and feedback:
<https://sacredheartredev.org/>

