AGENDA

INTRODUCTION

Just-A-Start MISSION

Planning PRINCIPLES

Rindge CONCEPT

TIMELINE for Next Steps
JUST-A START: WHO WE ARE

Started in 1968 as a youth development program of the Cambridge Redevelopment Authority

Communities served: Cambridge and Metro North Communities

Program Areas

- Real Estate Development
- Housing Resources
- Education and Training
MISSION: A SECURE HOME

JAS is an owner and builder of quality affordable housing and works to preserve these important assets.

Our Challenge: housing in Cambridge is getting less affordable. JAS wants to expand housing opportunities for low and moderate income families.
MISSION: SUSTAINABLE CAREERS

JAS enhances career options and learning power by teaching marketable skills.

We link workers to the Cambridge economy through training programs:

- Biomedical Careers
- Information Technology Career
- YouthBuild

Our Challenge: our training need is larger than our existing facilities. We need to educate skilled workers for ever-growing industry.
Rindge CONCEPT

Two new buildings on edges of 402 Rindge Site
- Retain parking for Rindge residents

Phase 1: Workforce Training Center and Housing
- Produce a significant community resource to service this neighborhood
- Housing on upper floors

Phase 2: Affordable Family Housing
- Focus on family housing
- New tot lot and open space
EXISTING SITE LAYOUT
PLANNING PRINCIPLES

COMMUNITY INTERACTIONS

Support the existing vibrant and diverse community at 402 Rindge

Create new Connections

- Integrate with rest of the city
- Encourage mobility and access
- Walkable, bikeable connections
- Activate the parkway
PLANNING PRINCIPLES

SUSTAINABLE PERFORMANCE

Provide high-performance building skin
- Robust + **air tight** thermal envelope
- **Super-insulated** envelope

Positive Indoor Air Quality
- Continuous **filtered air** to each unit
- **Right-sized** HVAC equipment
- Eco-friendly products
PLANNING PRINCIPLES

CLIMATE AND THE ENVIRONMENT

Design for Resiliency:
- Flooding: storm surge
- Excessive Heat

Design for stormwater:
- Reduce hard scape and runoff

Design for the sun:
- Solar Access and Shading
- Orientation

A page from the Climate Change Vulnerability Assessment report, published in February, 2017 shows the percent probability of flooding by 2070 for Cambridge and the surrounding area.
PLANNING PRINCIPLES

URBAN FORM & Architecture

POSITION Alewife Pkwy as a Local Street, not a Highway
- Activated street edge
- Dynamic built form, varied scale

DESIGN Buildings to fit into Neighborhood
- Inviting ground floor
- Accommodate variety of uses

UNIFY Site with common materials and landscaping
- Common color palette
- Compatible materials

Opportunity at Intersection of Rindge + Parkway
SCHEDULE AND NEXT STEPS

- July 25th, 2nd Community Meeting
- September 2019. Project Update and Open House
- Winter 2019- Presentations to City
- Spring/Summer 2020- Updates to Design
- Early 2021- Phase 1 Construction Start
- Summer 2023- Phase 1 Construction Completion
- Fall 2023- Phase 2 Construction Start
- Fall 2025- Phase 2 Construction Completion