



35 Cherry Street

Affordable Homeownership

AHO Community Meeting 2
June 26, 2024



Presentation Overview

- Introductions
- Previous Meeting Recap
- Timeline Update
- Initial Designs
- Future Meetings
- Q&A





VISION

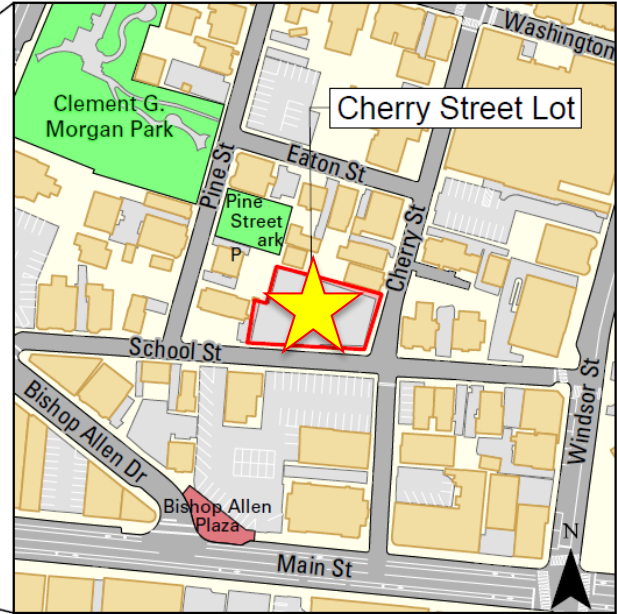
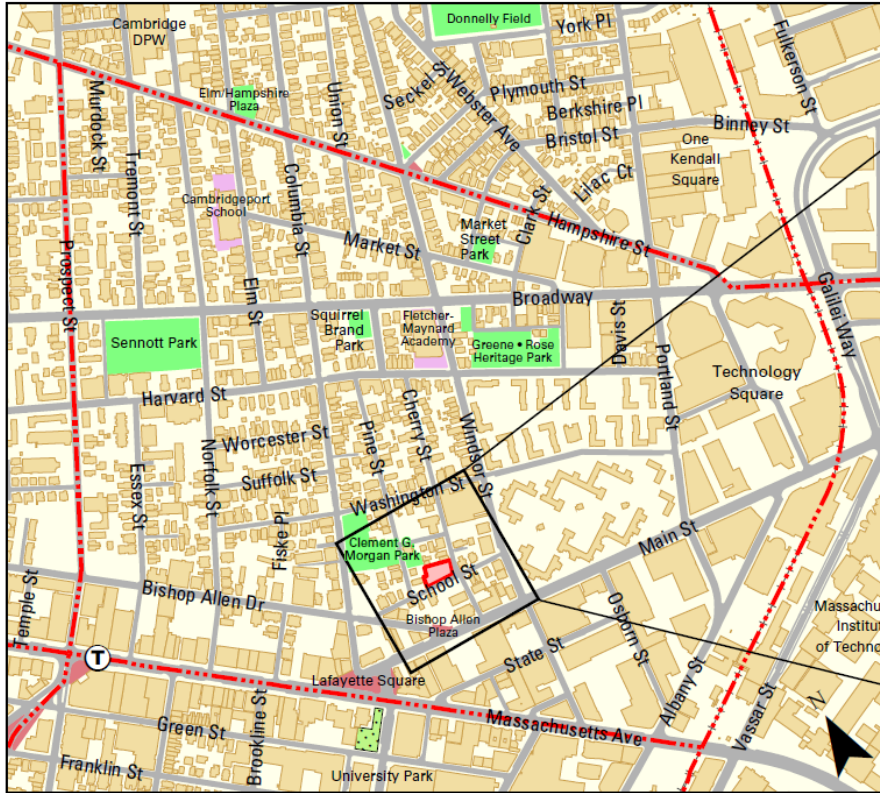
An equitable community where everyone can secure a solid economic foundation.

MISSION

To promote equity by creating access to stable housing and building pathways to economic opportunity.

To achieve this, Just A Start:

- **Builds** and **operates** affordable housing
- **Expands** and preserves affordable homeownership opportunities
- **Renovates** privately owned low- to middle-income housing
- **Stabilizes** at-risk tenancies
- **Educates** and trains low-income community members



Map prepared by Brendan Monroe on November 13, 2013. – City of Cambridge

Site Location – 35 Cherry Street

Site Location

- 10,593 sf lot
- Corner of Cherry Street & School Street
- The Port Neighborhood
- 0.4 mi from Central Square T Station
- C-1 residential zoning



Fence artwork by Community Art Center.

Site Location

Aerial View



Google images



AHO Community Meeting #1

May 15, 2024



Last Meeting:

- Introduction to Just A Start
- Site Background
- Project Goals: affordable homeownership, housing for families, neighborhood context, sustainability & resilience
- Projected Timeline

AHO Community Meeting #1

May 15, 2024



Comments & Continued Discussion on:

- Green space & trees
- Parking
- Storage
- Flood resilience
- Unit sizes

Projected Timeline

AHO Community Meeting #3 in August 2024

Continue public design review

Include local & minority worker hiring goals in the bid process

Homeownership marketing and applications begin Spring 2026

Homeownership sales & move-ins into early 2027

May-Aug 2024 Community Meetings

Aug 2024 Initial Affordable Housing Overlay (AHO) Submission

Sep-Dec 2024 Planning Board Meetings (AHO)

Jan-Apr 2025 Secure Financing & Select General Contractor

Jul 2025 Financial Closing & Construction Start

Dec 2026 Construction Completion

Designs

Presented by Davis Square Architects

Site Option 1: With Parking

3 Parking Spaces

UNIT MIX

3 x 2BR Town House

3 x 2BR Flat

4 x 3BR Flat

10 Units Total



Site Option 2: Larger Yard Space

0 Parking Spaces

UNIT MIX

3 x 2BR Town House

3 x 2BR Flat

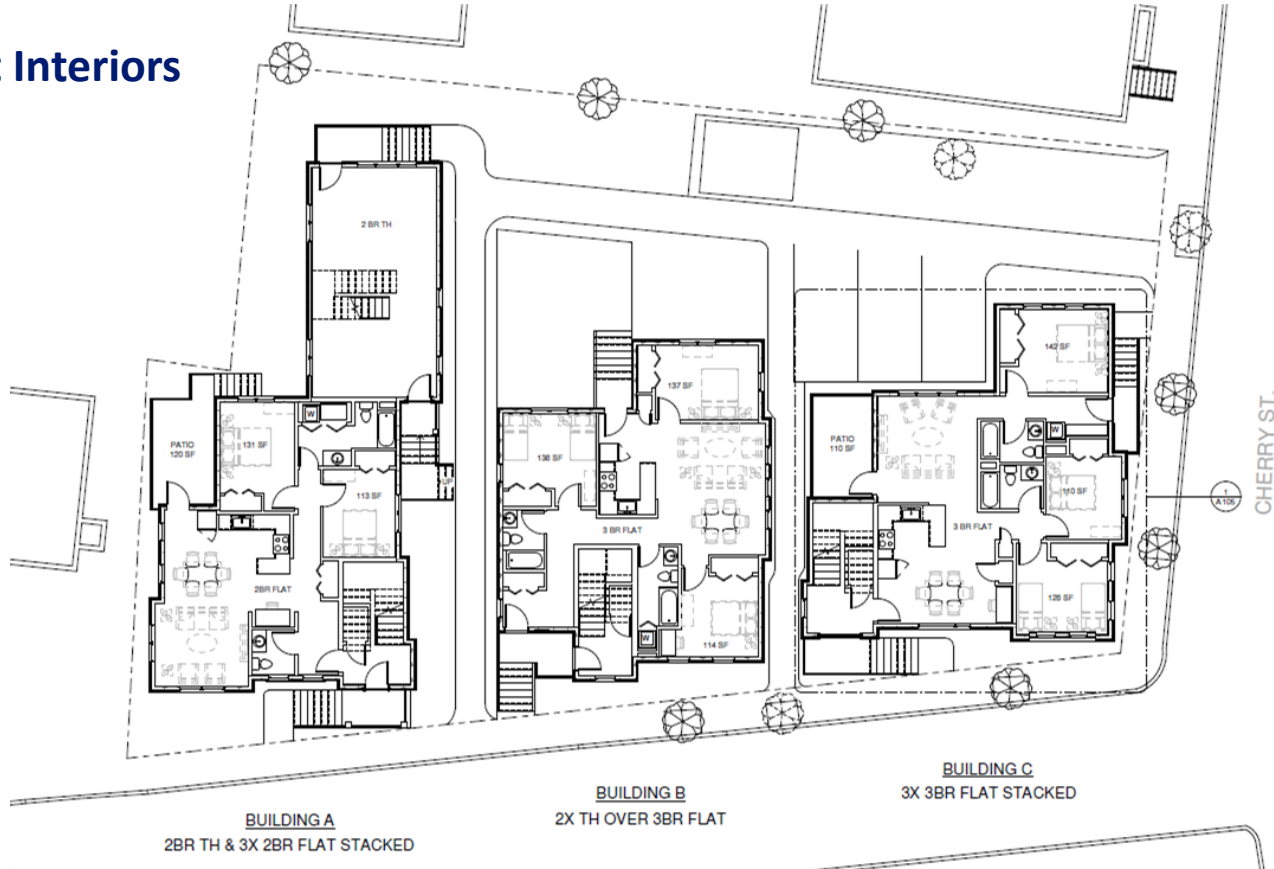
4 x 3BR Flat

10 Units Total



Floor 1

Sample Unit Interiors

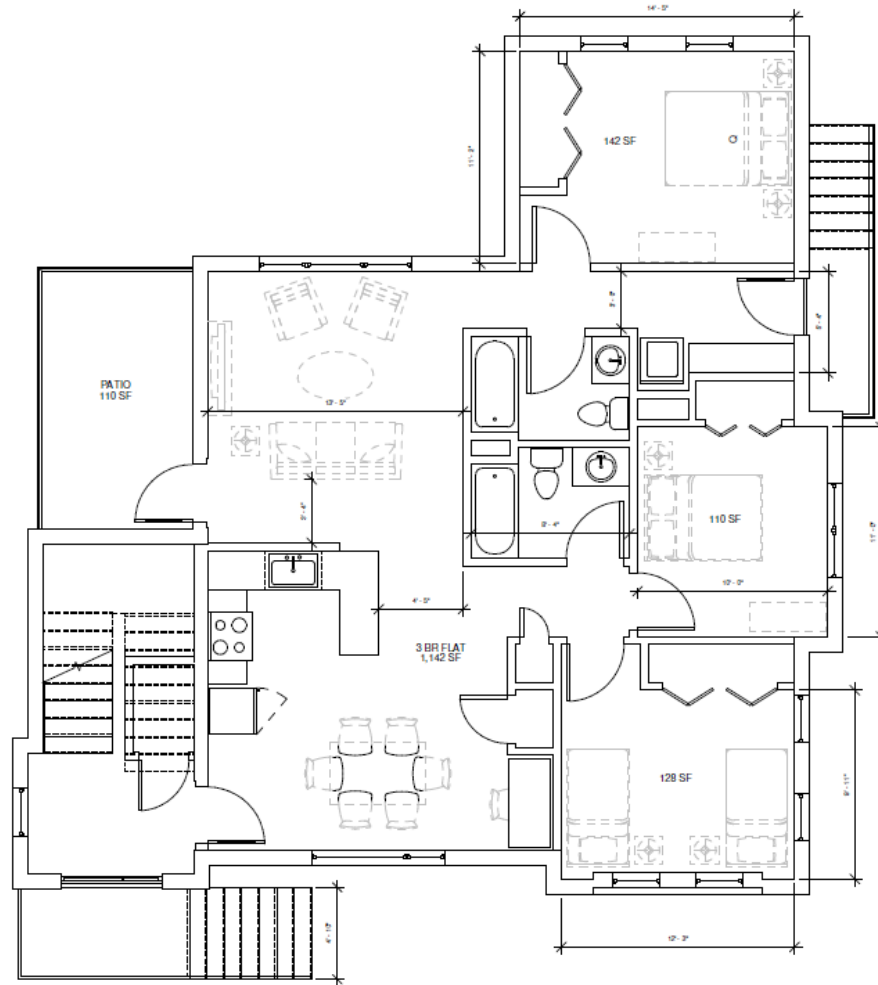


Unit Layout

Building C

3 Bedroom

~1,100 SF



DAVIS
SQUARE
ARCHITECTS



Building Exteriors

Context Photos



DAVIS
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ARCHITECTS

 **JUST A START**
BUILDING HOMES, CAREERS, AND FUTURES

Option 1

View to North from School St.



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Option 2

View to North from School St.



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Next Steps



Future Meetings:

- Feedback on Design
- Homeownership application timeline & process
- Contracting and community employment opportunities

For Project Updates:

Sign in today with your contact info, or visit:

www.justastart.org/housing/upcomingprojects



Q&A

Contact Us

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