



52 NEW STREET | PROJECT NARRATIVE

Location

52 New Street
Cambridge, MA 02138

Developer

Just A Start Corporation
1035 Cambridge Street, #12
Cambridge, MA 02141



PROJECT SUMMARY

Just A Start plans to build 106 units of affordable rental housing at 52 New Street in Cambridge, MA along with 3,875 square feet of ancillary commercial space.

The 106 units in the six-story new construction project consist of 22 one-bedrooms, 62 two-bedrooms, and 22 three-bedrooms. The project was designed with families in mind, with nearly 80% of the units being family sized. Seventeen (17) units in the project will be restricted to households at incomes of 30% AMI or below, and ten (10) units will be designated as workforce units, restricted to households earning 80% AMI or below. The remaining 79 units will be restricted to households earning up to 60% AMI.

The 3,875 square feet of commercial space will be located at the entrance to the property and dedicated to community-serving commercial uses. An additional 2,000 square feet will be devoted to management offices, lobby space, and amenities for tenants, such as a fitness room and community room.

New Street will be designed to comply with Passive House International standards, to create an ultra-low energy project that aligns with both city and state goals of reducing energy consumption.

SITE INFORMATION

The site, located in West Cambridge, is a one-acre parcel that is currently home to a former small gym and an asphalt parking lot. It is located in a post-industrial neighborhood that is quickly evolving to a more residential character. The site is located next to Danehy Park, and close to Fresh Pond Reservation, two of the largest public open spaces in Cambridge.

52 New Street is also located near the entry point of Route 2, providing easy access to the Route 128 corridor. It is a short walk to the Alewife MBTA station. There are several bus stops on Concord Ave. within a tenth of a mile from the site.

Retail amenities such as Trader Joe's, Whole Foods, and CVS are within easy walking distance, T.J. Maxx, HomeGoods, Eastern Bank, and other retailers.

PROJECT TIMELINE

Milestone	Date
Construction Start	October 2023
Construction Completion	October 2025
Lease up and Stabilization	October 2025 to January 2026