



Walden Square Phase II

Presentation to the Board of the
Cambridge Redevelopment Authority
March 16, 2022



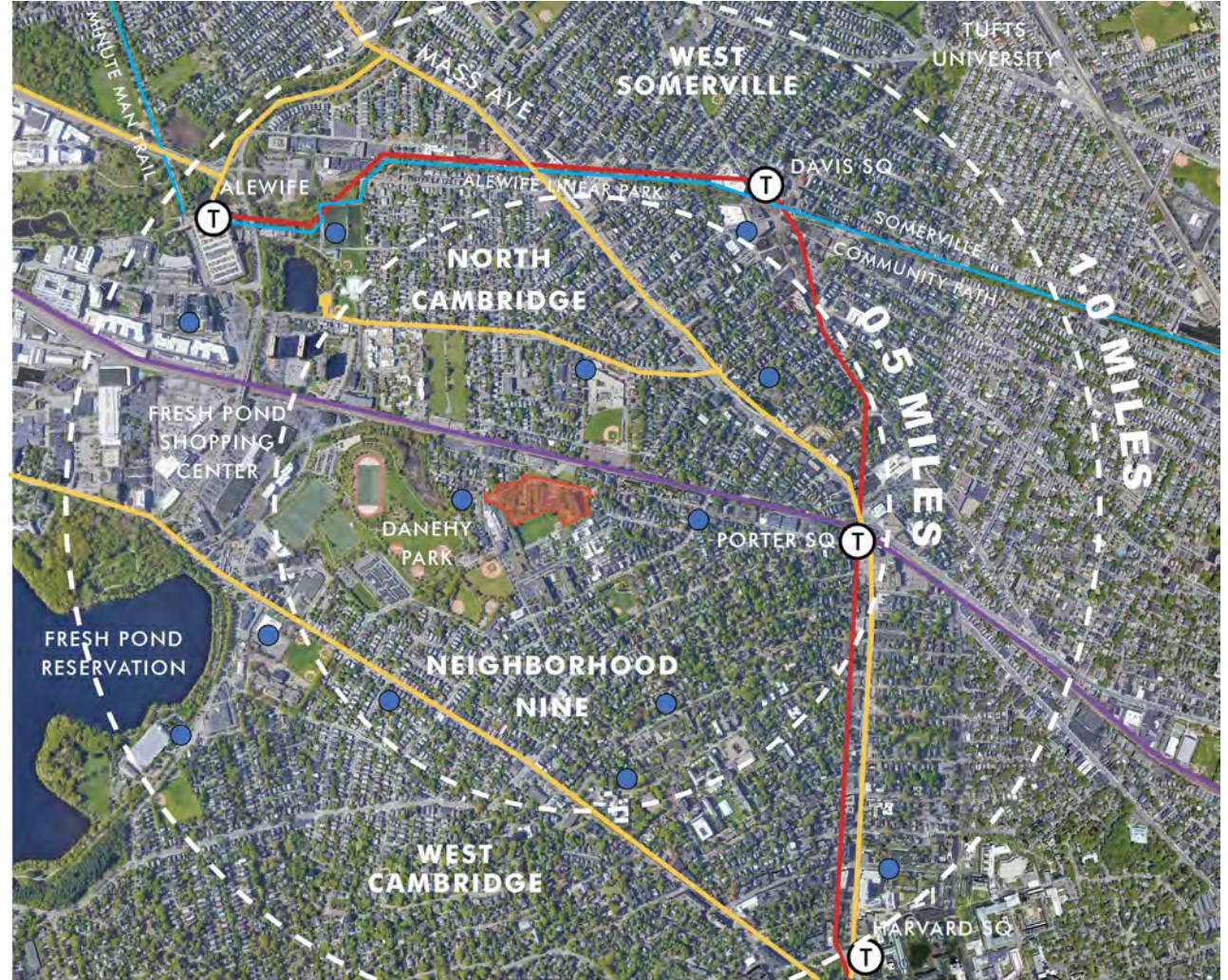
Walden Square – Overview



- Introduction to Project Team & Walden Square
- Affordable Housing Overlay Overview
- Walden II Overview
- Circulation Plans
- Open Space Plans
- Tree Plan
- Precedent Images

Walden Square

- 240 units of existing affordable housing in Cambridge
- One 9-story building and 20 3-story buildings
- Walden Square Road is a private way fully owned by Walden Square
- Generous open space
- Existing wait list of 974 households



Walden Square



Project Team



WinnCompanies

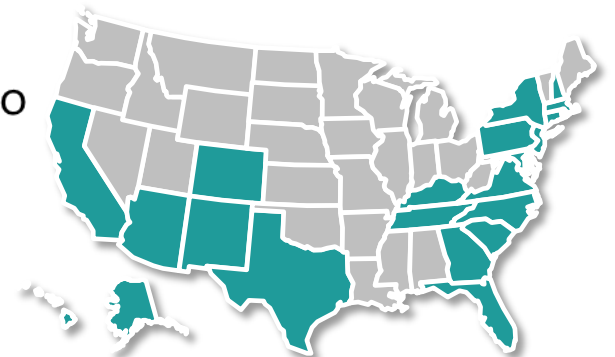
PCA

ARCHITECTURE PLANNING INTERIORS



WinnCompanies: At A Glance

- Founded in 1971, WinnCompanies is a private, family owned, award-winning multifamily development and management company dedicated to the highest standards of excellence.
- Through its affiliates, WinnDevelopment, WinnResidential and WinnResidential Military Housing Services, the company acquires, develops and manages affordable, senior, mixed-income, market rate, military and mixed-use properties from coast to coast.
- Our property management company, WinnResidential, is the largest operator of affordable housing in Massachusetts and in the United States. Delivering quality apartment housing has been our central mission for 50 years
- WinnCompanies has owned and managed Walden Square for more than two decades. We are proud of the role it has played in providing an affordable place to live in the City of Cambridge for people of all incomes.



Winn at Walden Square

- Walden Square was previously in a state of disrepair in 2001, when it was acquired by WinnCompanies
- Invested millions in ongoing capital improvements; addressed security and ongoing deferred maintenance concerns upon acquisition
- Walden has been a successful affordable community for individuals and families for 20 years
- Consistent high demand for occupancy, with continued high occupancy
- Waiting list of over 974 households, demonstrating need for additional affordable housing

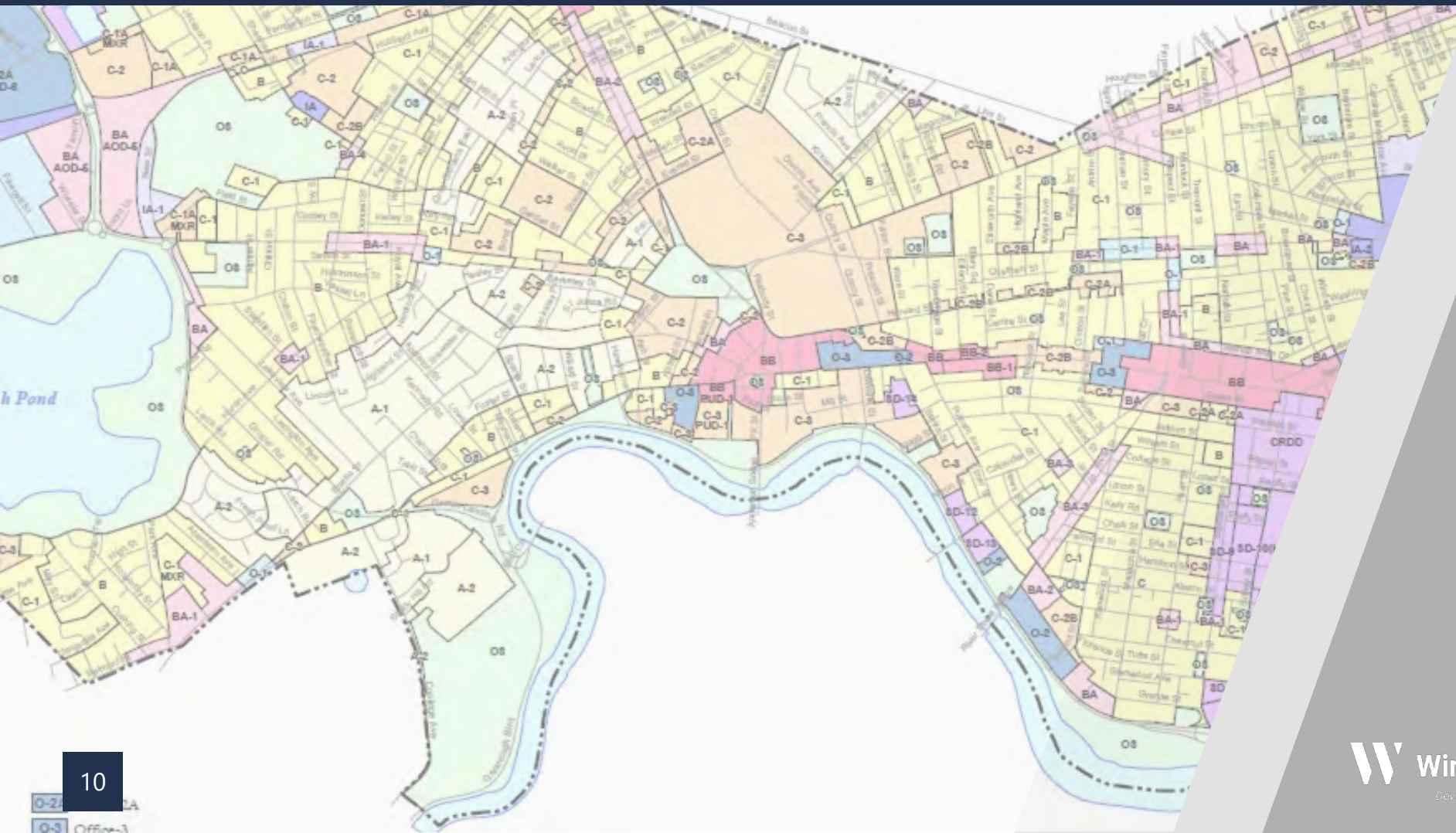


Zoning Districts

City of Cambridge, Massachusetts

As adopted February 13, 1961 and modified by subsequent amendments up to

Affordable Housing Overlay Overview



Affordable Housing Overlay – Overview

- Recognized high demand for affordable housing in Cambridge and difficulty permitting projects with high level of affordability
- Allows for the development of new affordable housing through a simplified process
- Sets forth dimensional requirements that buildings must follow, regardless of underlying zoning
- Sets forth Design Guidelines to ensure good urban design and compatibility with existing neighborhoods
- Planning Board undertakes Design Review of the project & Affordable Housing Trust considers projects for potential funding

Affordable Housing Overlay – Overview



Walden Square Phase II Revised Concept

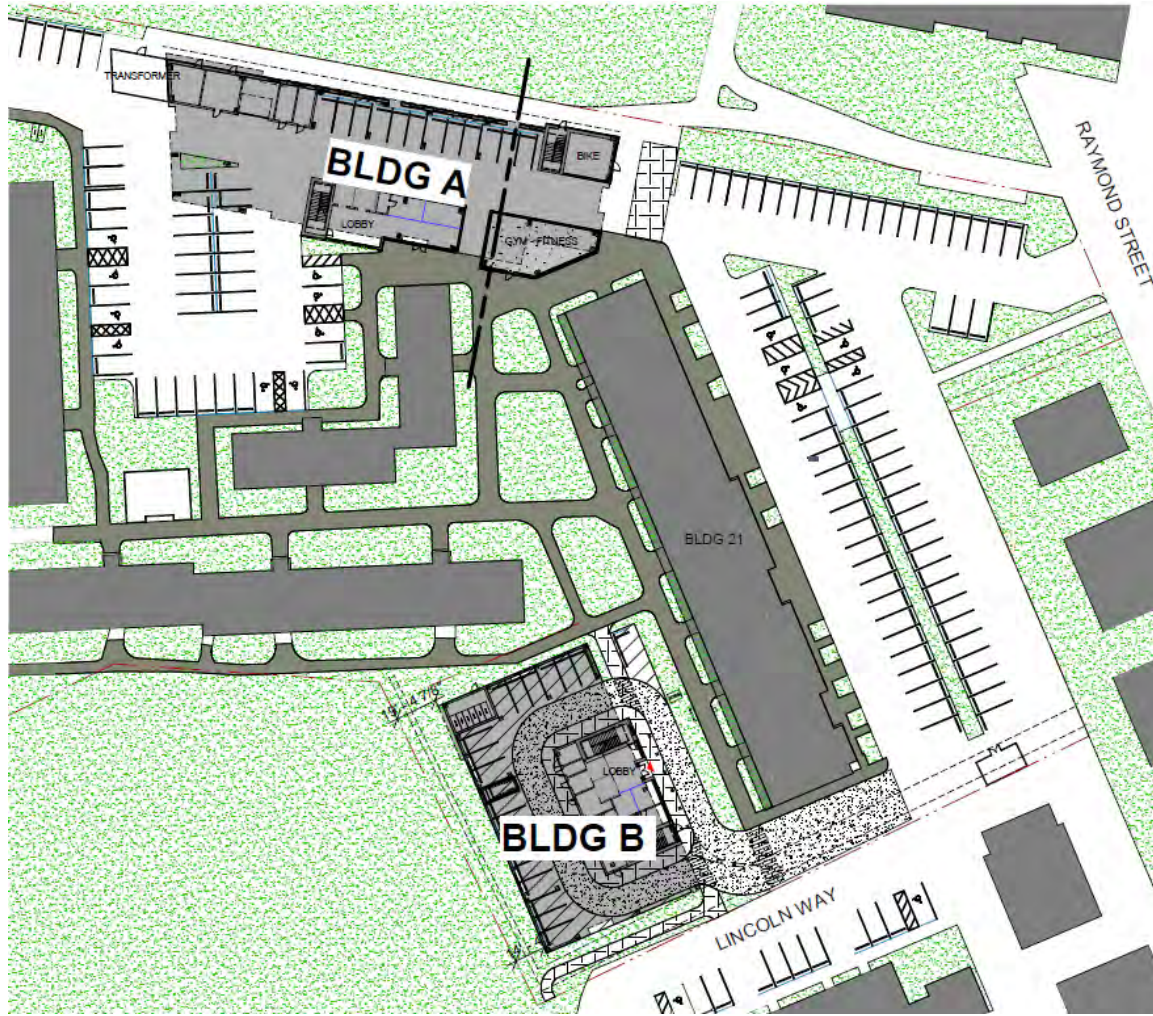


Walden Square – Initial Scheme



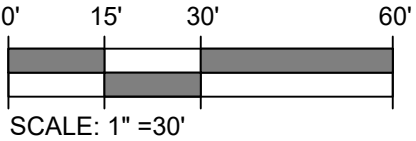
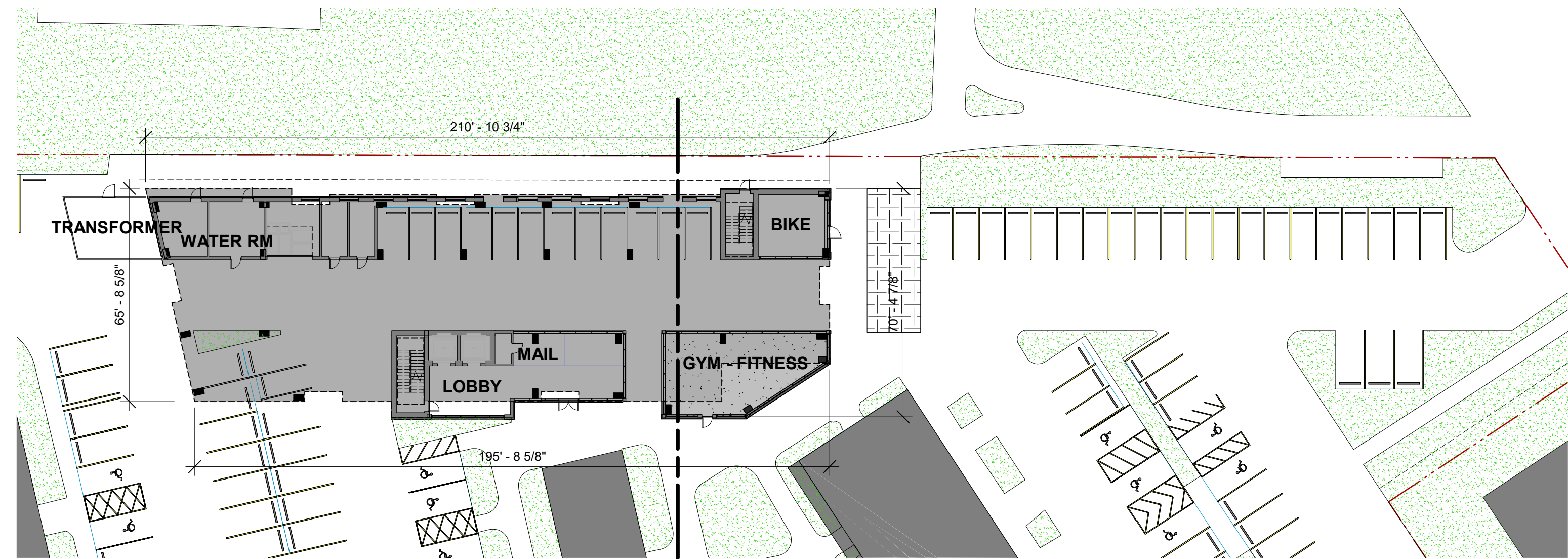
- Single Building with 95 units
- 4-story massing at Raymond Street, stepping up to 7 stories
- Over 400' long
- Open space improvements, including multimodal path along the northern property line
- Meeting the requirements of the Cambridge tree ordinance, replacing all caliper inches removed
- Connection from Yerxa underpass went under the building onto the Walden Square site
- 21 new parking spaces

Walden Square – Revised Scheme

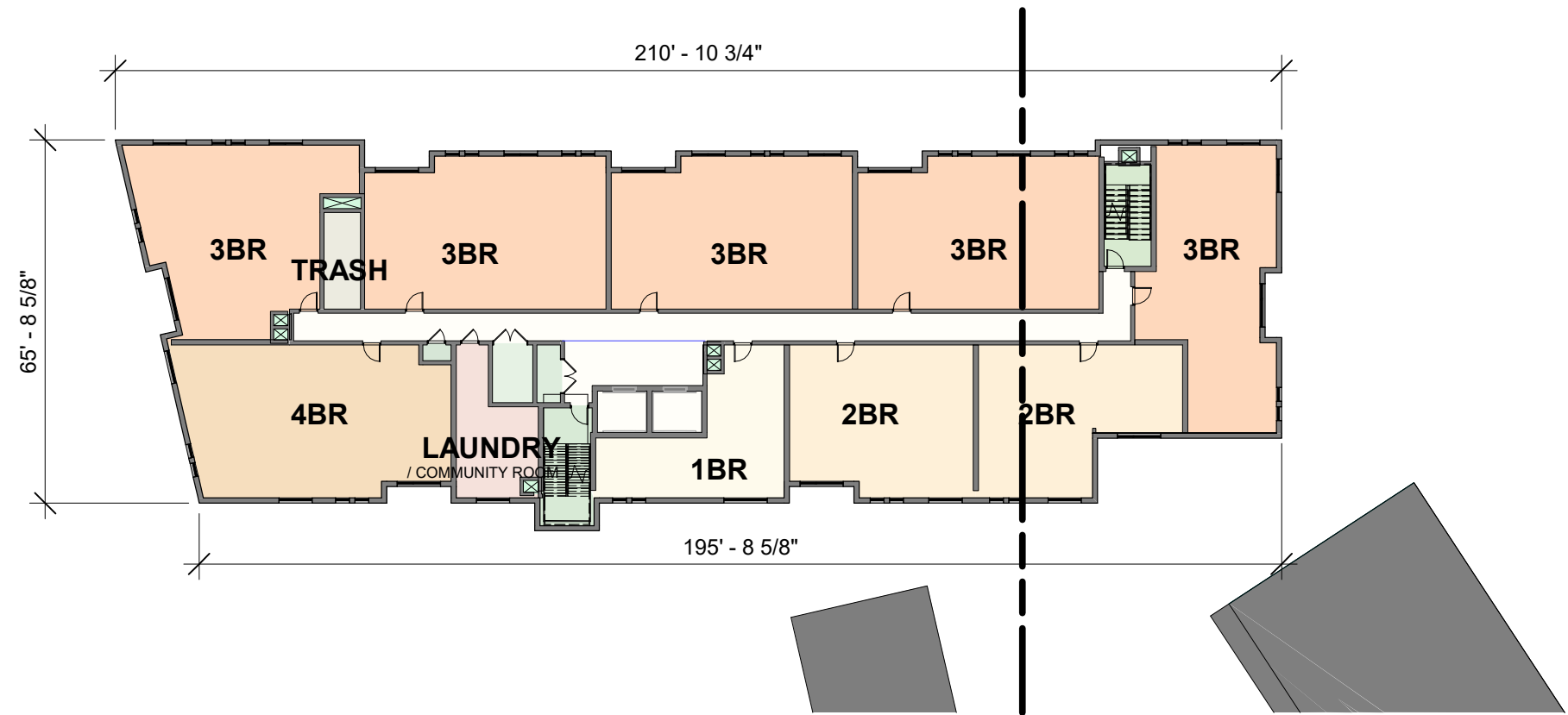


- Splits single structure into two structures, while maintaining a similar level of density (96 units)
- Reduces the length of both buildings significantly, breaking up the perceived “wall” along the north property line
- Maintains uncovered connection from the Yerxa underpass on to Walden Square
- Creates enhances crosswalk/plaza areas in front of each building for enhanced pedestrian safety
- Enhances N-S circulation through the site
- Maintains mature trees along Walden Square Road from Raymond Street to the Yerxa underpass
- Adds 39 total new parking spaces

2 BLDG A _ GROUND FLOOR PLAN



2 BLDG A _ 3RD FLOOR PLAN



TOTAL UNIT COUNT FOR BOTH BUILDINGS 'A' & 'B'

LEVEL	STUDIOS	1 BED	2 BEDS	3 BEDS	4 BEDS	TOTAL P/FLOOR
2	0	2	7	6	1	16
3	0	2	7	6	1	16
4	0	2	7	6	1	16
5	0	2	7	6	1	16
6	0	2	7	6	1	16
7	0	2	7	6	1	16
UNIT RATIOS	0 (compared at 4)	12 (compared at 11) 12 (12.5%) compared at 15 (16%)	42 (43.75%) compared at 40 (42%)	36 (37.5%) compared at 34 (36%)	6 (6.25%) compared at 6 (6%)	96 compared at 95

BLDG A

NUMBER OF UNITS PER FLOOR - 9 UNITS

BREAKDOWN:

STUDIO	0	x6	= 0
1-BED	1	x6	= 6
2-BED	2	x6	= 12
3-BED	5	x6	= 30
4-BED	1	x6	= 6

9 UNITS X 6 STORIES = 54 UNITS

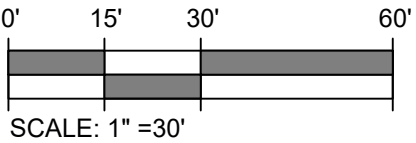
BLDG B

NUMBER OF UNITS PER FLOOR - 7 UNITS

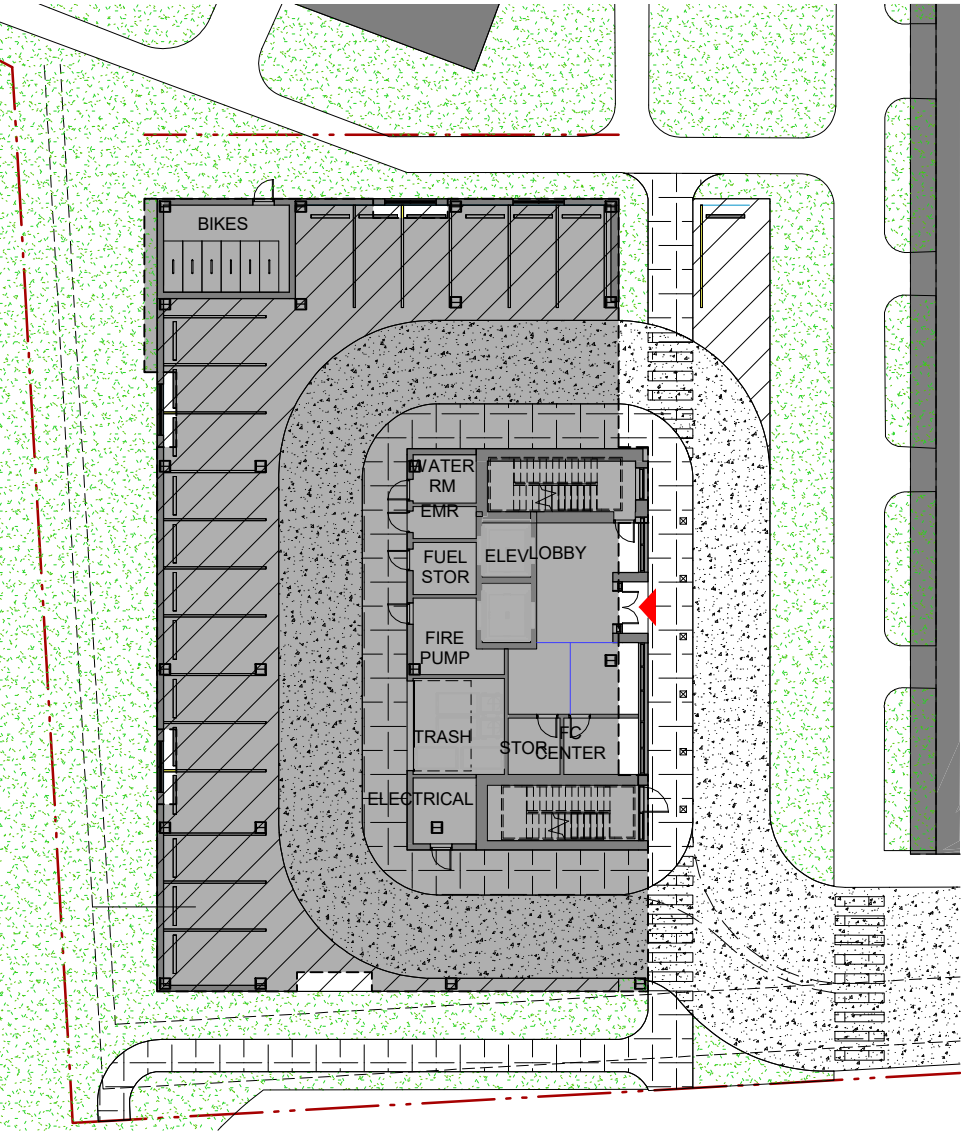
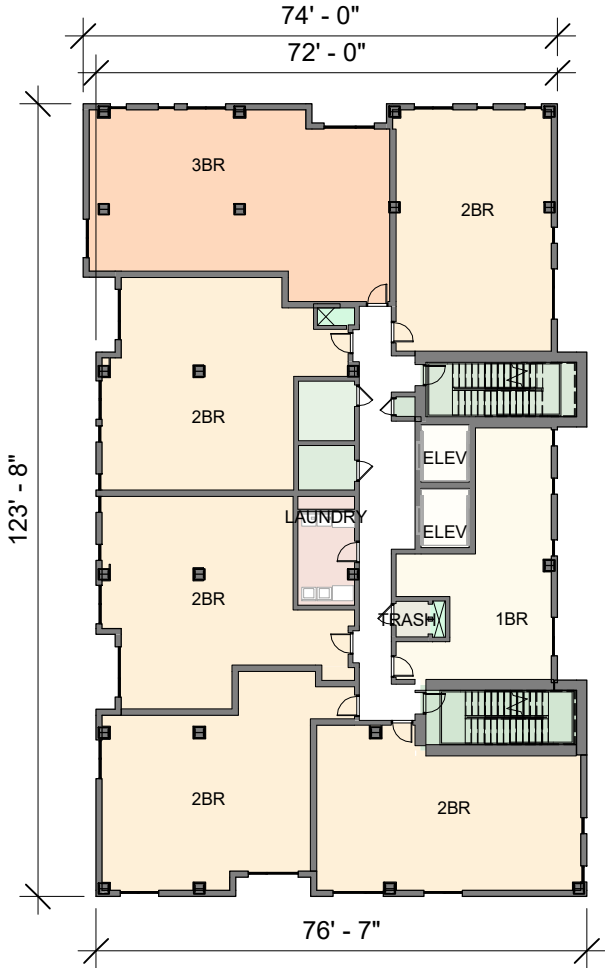
BREAKDOWN:

STUDIO	0	x6	= 0
1-BED	1	x6	= 6
2-BED	5	x6	= 30
3-BED	1	x6	= 6
4-BED	0	x6	= 0

7 UNITS X 6 STORIES = 42 UNITS



2 BLDG B _ GROUND FLOOR PLAN AND 2ND FLOOR PLAN



TOTAL UNIT COUNT FOR BOTH BUILDINGS 'A' & 'B'

LEVEL	STUDIOS	1 BED	2 BEDS	3 BEDS	4 BEDS	TOTAL P/FLOOR
2	0	2	7	6	1	16
3	0	2	7	6	1	16
4	0	2	7	6	1	16
5	0	2	7	6	1	16
6	0	2	7	6	1	16
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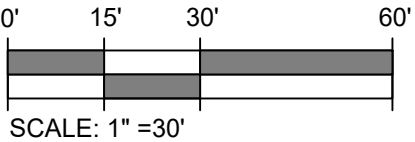
BLDG B

NUMBER OF UNITS PER FLOOR - 7 UNITS

BREAKDOWN:

STUDIO	0	x6	= 0
1-BED	1	x6	= 6
2-BED	5	x6	= 30
3-BED	1	x6	= 6
4-BED	0	x6	= 0

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Existing Circulation



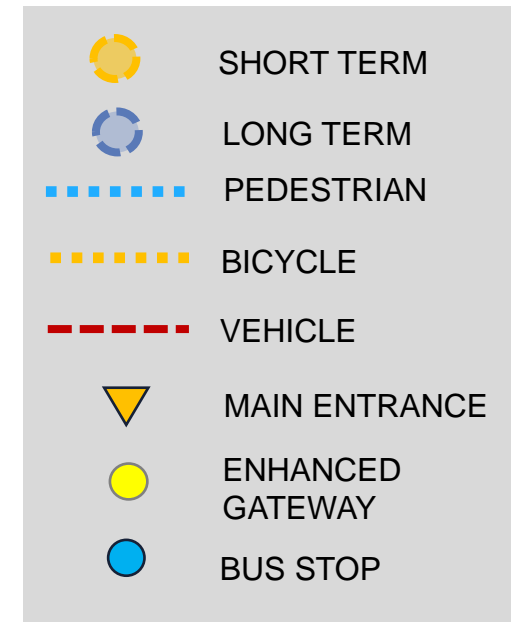
- PEDESTRIAN
- BICYCLE
- VEHICLE
- MAIN ENTRANCE
- EXISTING GATEWAY
- CONFLICT AREA

Proposed Circulation: Vehicular

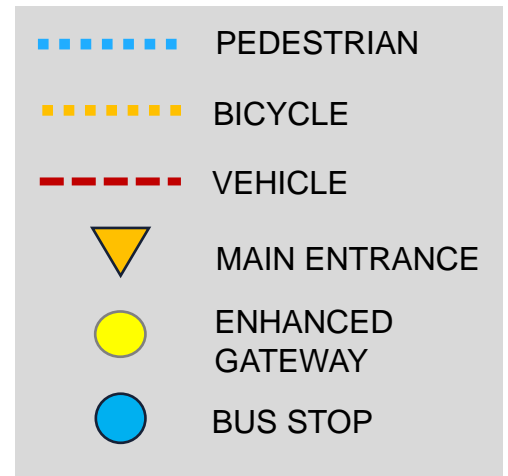
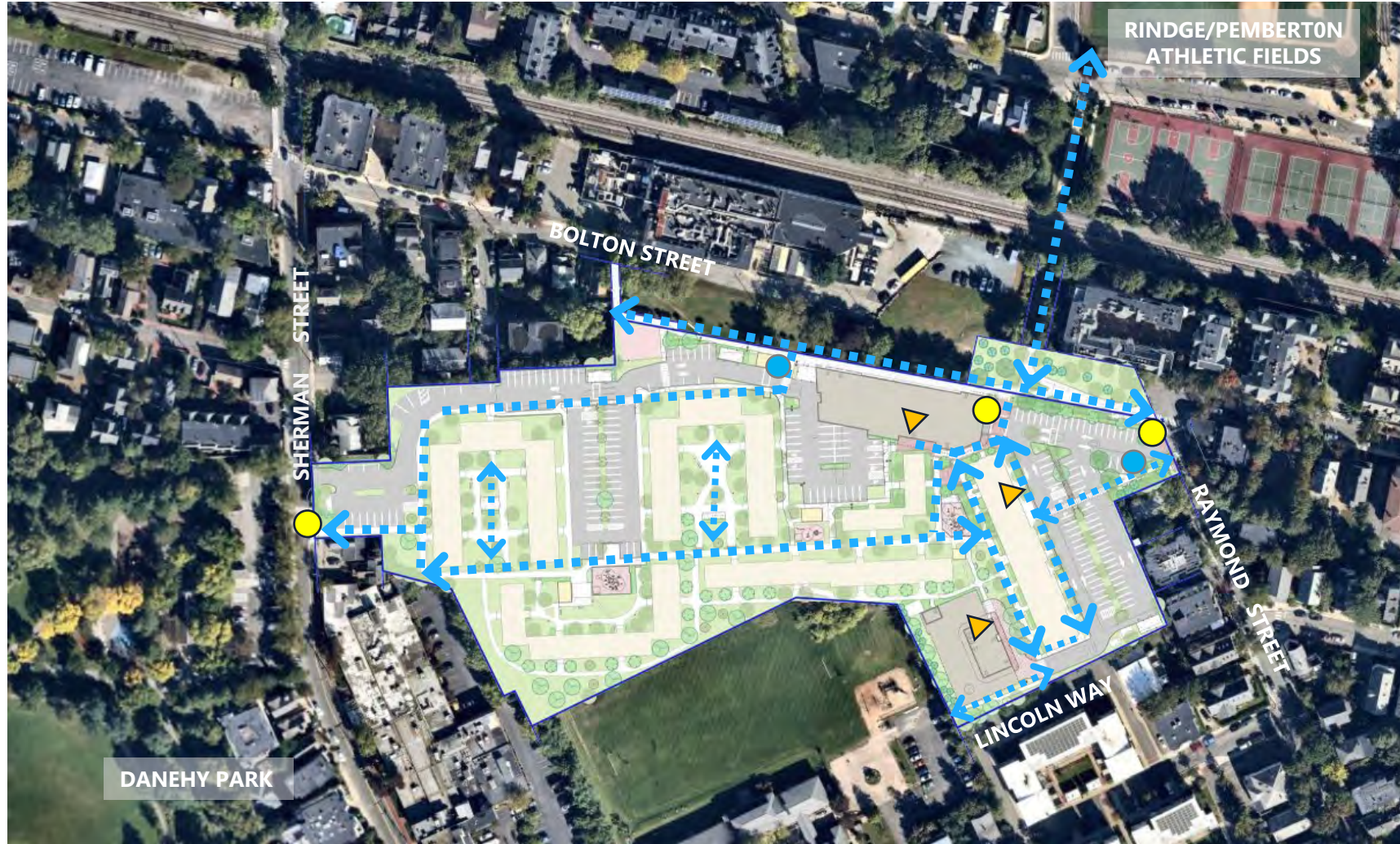


- PEDESTRIAN
- BICYCLE
- VEHICLE
- MAIN ENTRANCE
- ENHANCED GATEWAY
- BUS STOP

Proposed Circulation: Bicycle



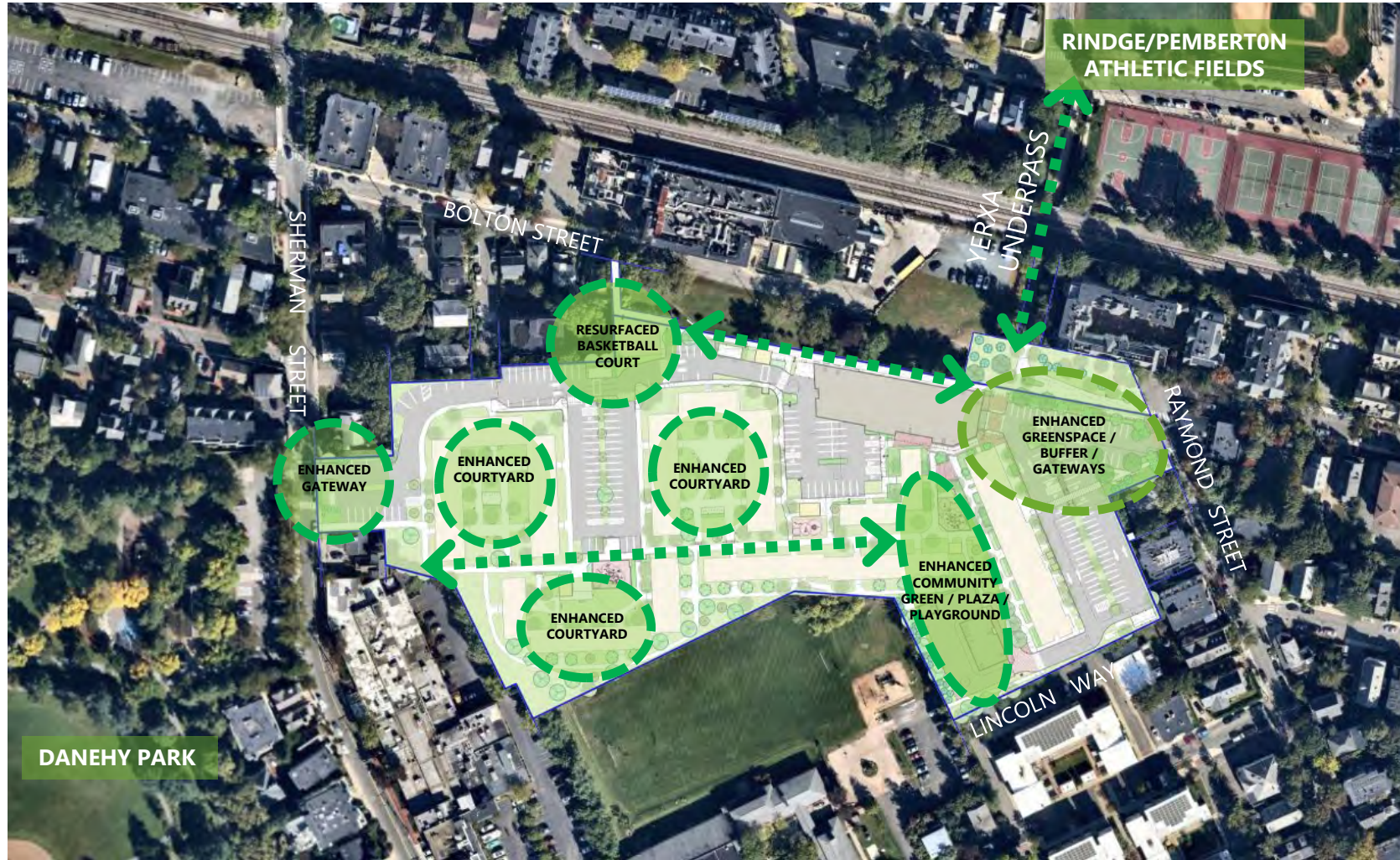
Proposed Circulation: Pedestrian



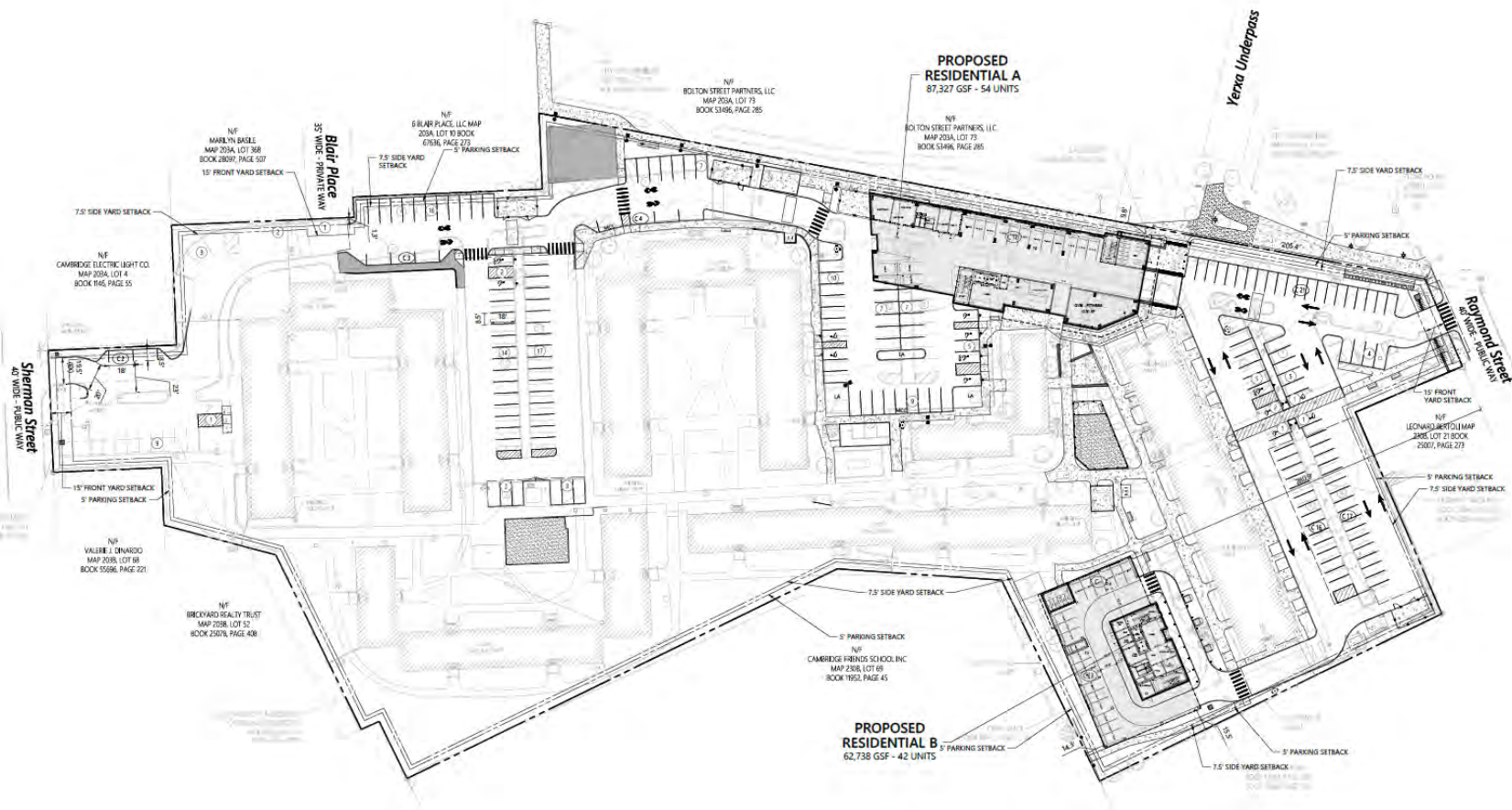
Existing Openspace



Proposed Openspace



Parking



Parking Summary Chart

Description	Size		Spaces	
	Required ^B	Provided	Existing	Provided
STANDARD SPACES	8.5 x 18	8.5 x 18		
HEAD-IN			60	118
PARALLEL			34	3
COMPACT SPACES (50% ALLOWED)	7.5 x 16	7.5 x 16		
HEAD-IN			75	85
PARALLEL			8	9
STANDARD ACCESSIBLE SPACES^A	8.5 x 18	8.5 x 18	13	11
VAN ACCESSIBLE SPACES	8.5 x 18	8.5 x 18	0	3
TOTAL SPACES			190	229

- A. ADA/STATE/LOCAL REQUIREMENTS
- B. PER SECTION 11.207.6.1 OF THE AHO ZONING BYLAWS, THERE SHALL BE NO REQUIRED MINIMUM NUMBER OF OFF-STREET PARKING SPACES
- C. PARKING RATIO CALCULATION:
 EXISTING UNITS: 168 SPACES / 240 EXISTING UNITS = 0.7
 (0.7 RATIO REQUIRED PER 1969 URBAN RENEWAL PLAN)
 PROPOSED UNITS: 61 SPACES / 96 PROPOSED UNITS = 0.64



Bike Parking



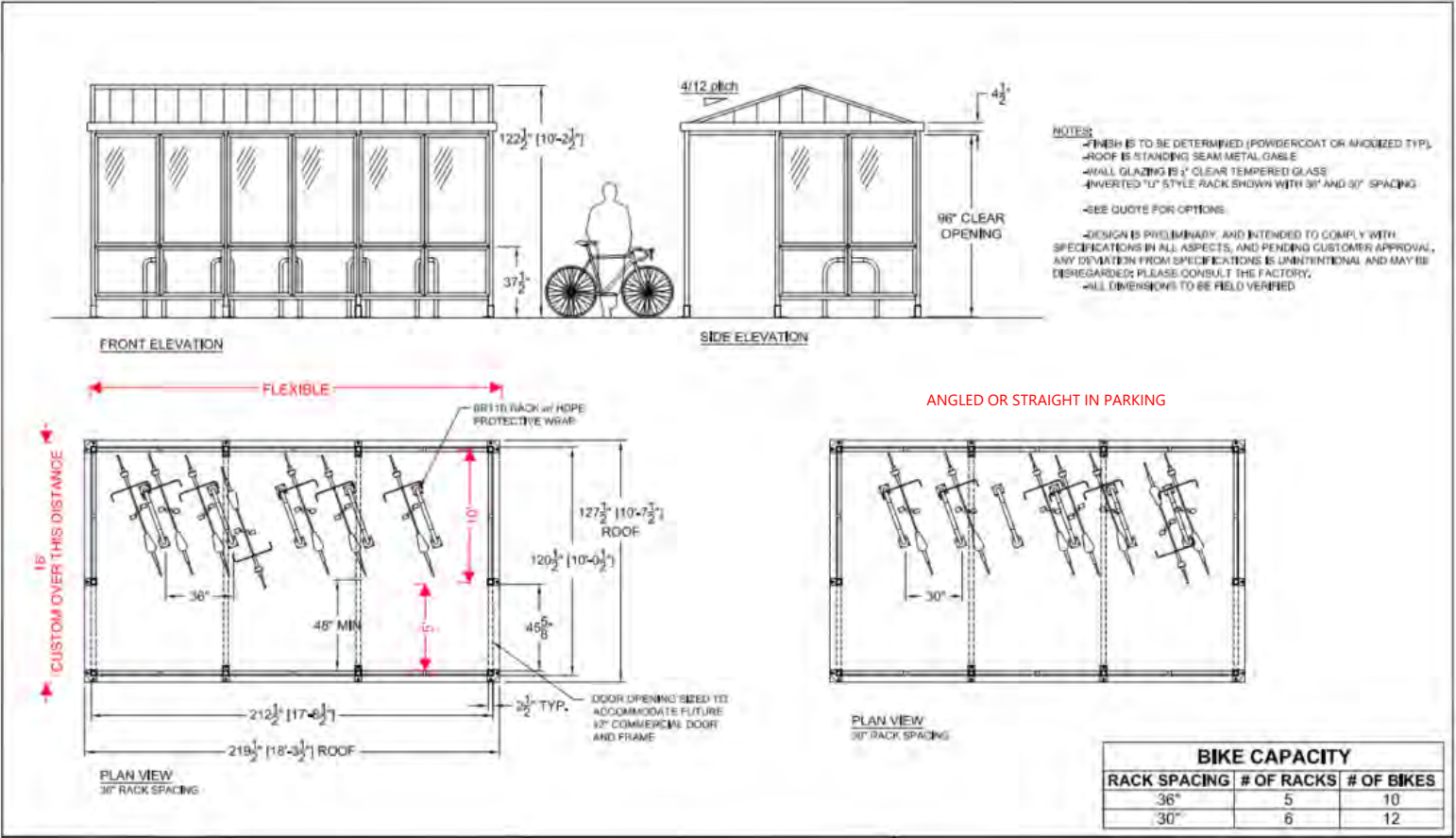
-  BLUE BIKES
-  SHORT TERM
-  LONG TERM

Bike Parking Summary Chart

Description	Size	Capacity
BIKE SHELTER 1	16 x 19	10
BIKE SHELTER 2	16 x 25	14
BIKE SHELTER 3	16 x 13	6
BIKE SHELTER 4	16 x 25	14
BIKE ENCLOSURE IN BUILDING A	20 x 21	18
BIKE ENCLOSURE IN BUILDING B	15 x 21	12
EXTERIOR BIKE RACKS		23
TOTAL		97



Precedents: Bike Shelter



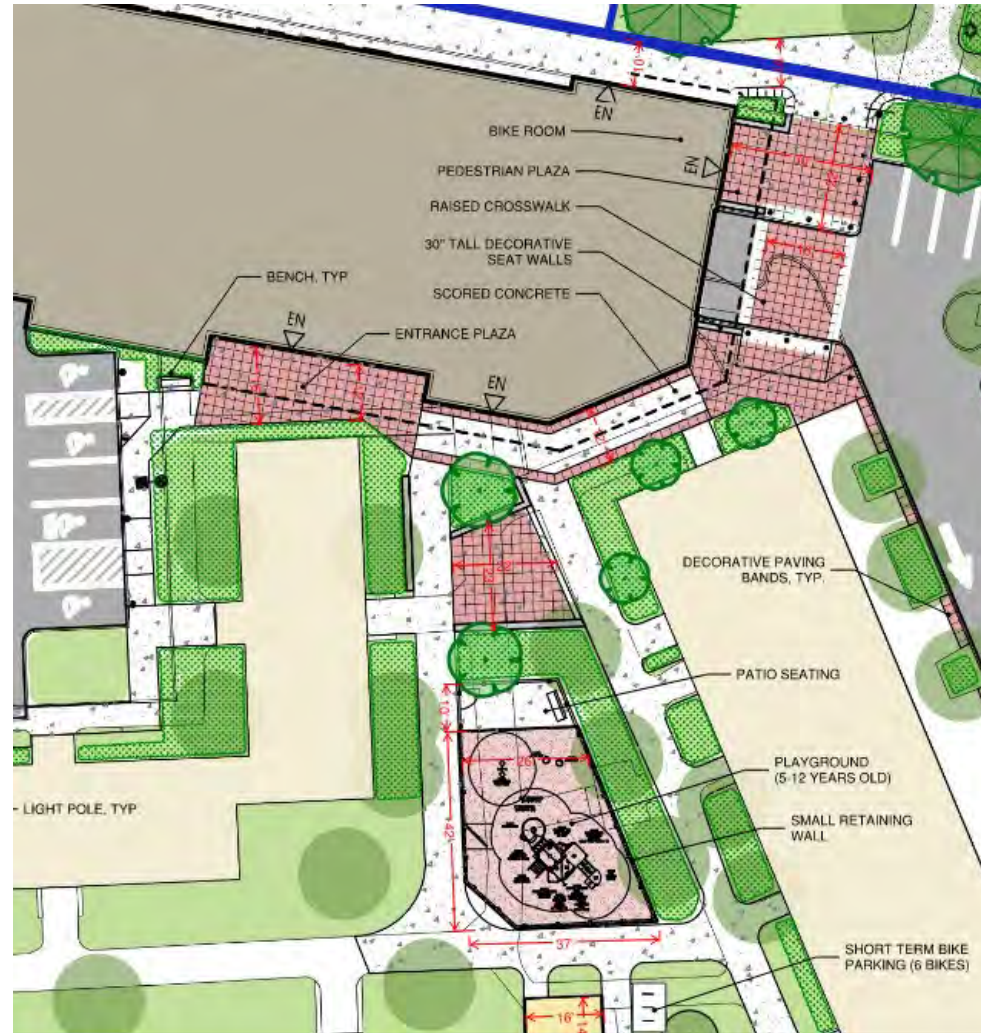
Illustrative Site Plan



North Enlargement Plan: East Entrance



South Enlargement Plan: Building A / Common



West Enlargement Plan: Building B



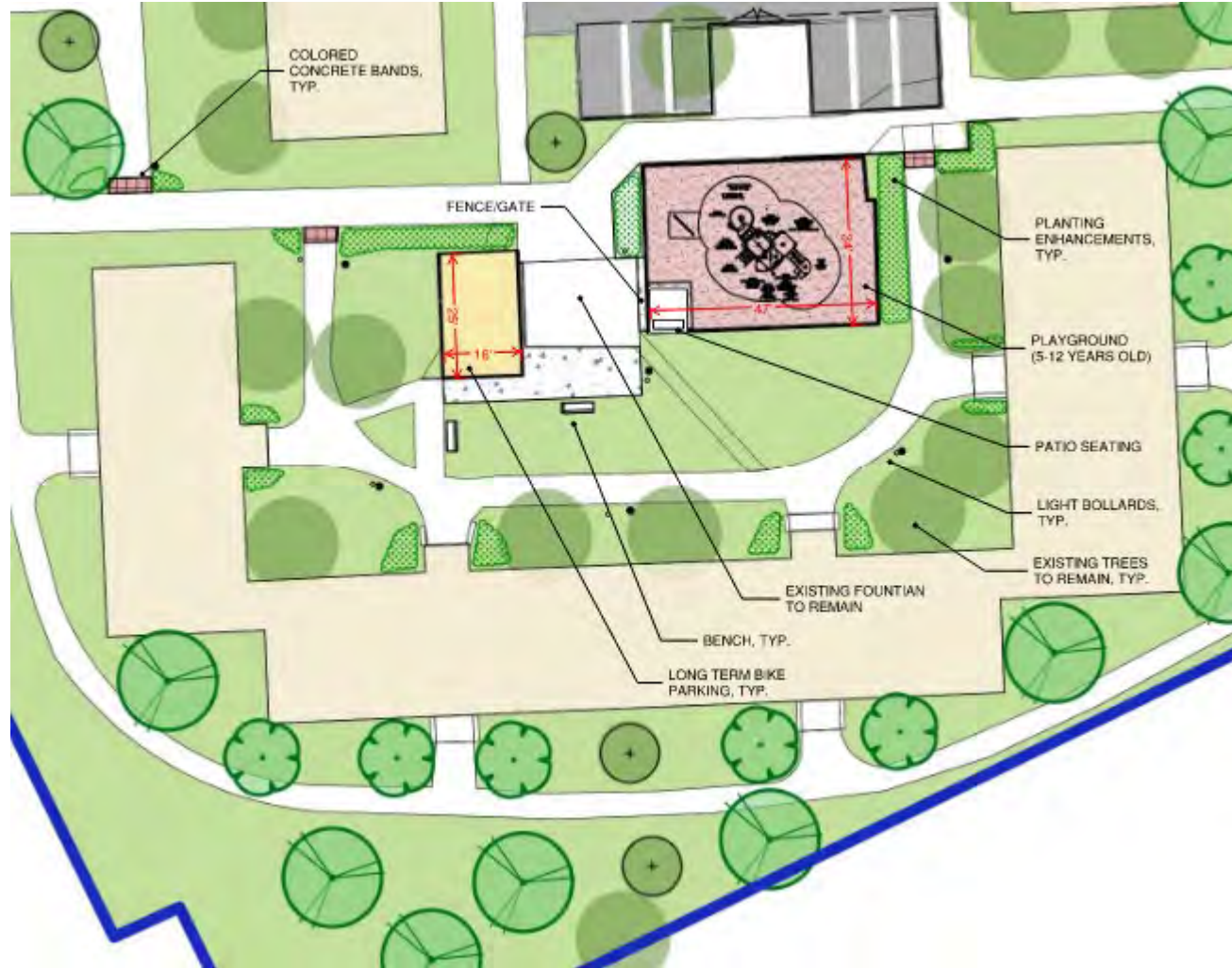
West Enlargement Plan: Courtyard A



West Enlargement Plan: Courtyard B



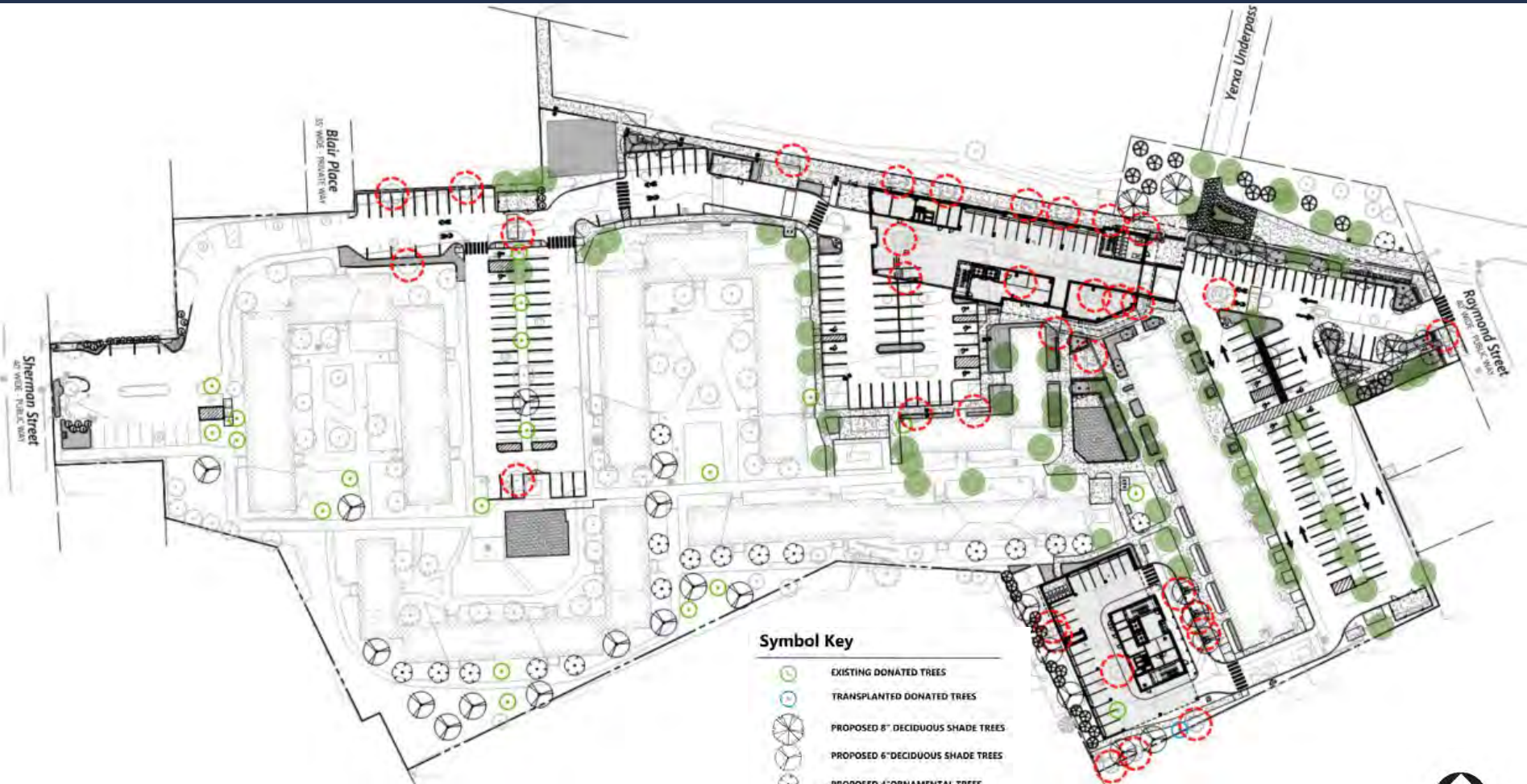
West Enlargement Plan: Courtyard C



West Enlargement Plan: Sherman St. Gateway



Trees



Symbol Key

- EXISTING DONATED TREES
- TRANSPLANTED DONATED TREES
- PROPOSED 8" DECIDUOUS SHADE TREES
- PROPOSED 6" DECIDUOUS SHADE TREES
- PROPOSED 4" ORNAMENTAL TREES
- PROPOSED 12' HT EVERGREEN TREE (4" CAL.)
- PROPOSED 7' HT EVERGREEN TREE (3" CAL.)
- TREES TO BE REMOVED
- TREES TO BE PRESERVED
- BS LONG TERM BIKE SHELTER
- BR SHORT TERM BIKE RACK



Tree Removal / Replacements

33 TREES TO BE REMOVED
528 CALIPER INCHES OF TREES TO BE REMOVED

20 TREES * HAVE BEEN DONATED AND INSTALLED ** 40 CAL. INCHES
488 CALIPER INCHES REQ.

* 2" CALIPER ASSUMED
** 6 DONATED TREES NOT FOUND

113 PROPOSED TREES

23	6' HT. EVERGREEN TREES	46 CAL. IN.
23	6" DECIDUOUS SHADE TREES	150 CAL. IN.
7	8" DECIDUOUS SHADE TREES	56 CAL. IN.
32	4" ORNAMENTAL TREES	128 CAL. IN.
28	12' HT. EVERGREEN TREES	112 CAL. IN.
TOTAL		492 CALIPER INCHES PROPOSED

Precedents: Outdoor Furniture



Precedents: Lighting



- Dark-sky
- Similar to existing fixtures
- Blend in with architecture



POST MOUNT



WALL MOUNT

Precedents: Pedestrian Crossings



Precedents: Gateway Pergola



Precedents: Activity Areas



- Playgrounds (5-12 years)
- Playground (6-23 months)
- Resurfaced basketball court

Precedents: Plaza Space

