WinnCompanies

Walden Square Phase II

21 Walden Square Road

AHO Community Meeting

February 23, 2022

Overview

- Introduction to Project Team
- Affordable Housing Overlay Process
- Summary of Project Changes
- Next Steps

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How to participate this evening

- Raise your hand on Zoom to ask a question
- Email info@waldensquare2.com
- Sign up for project updates on www.waldensquare2.com

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Project Team

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PCA
ARCHITECTURE PLANNING INTERIORS

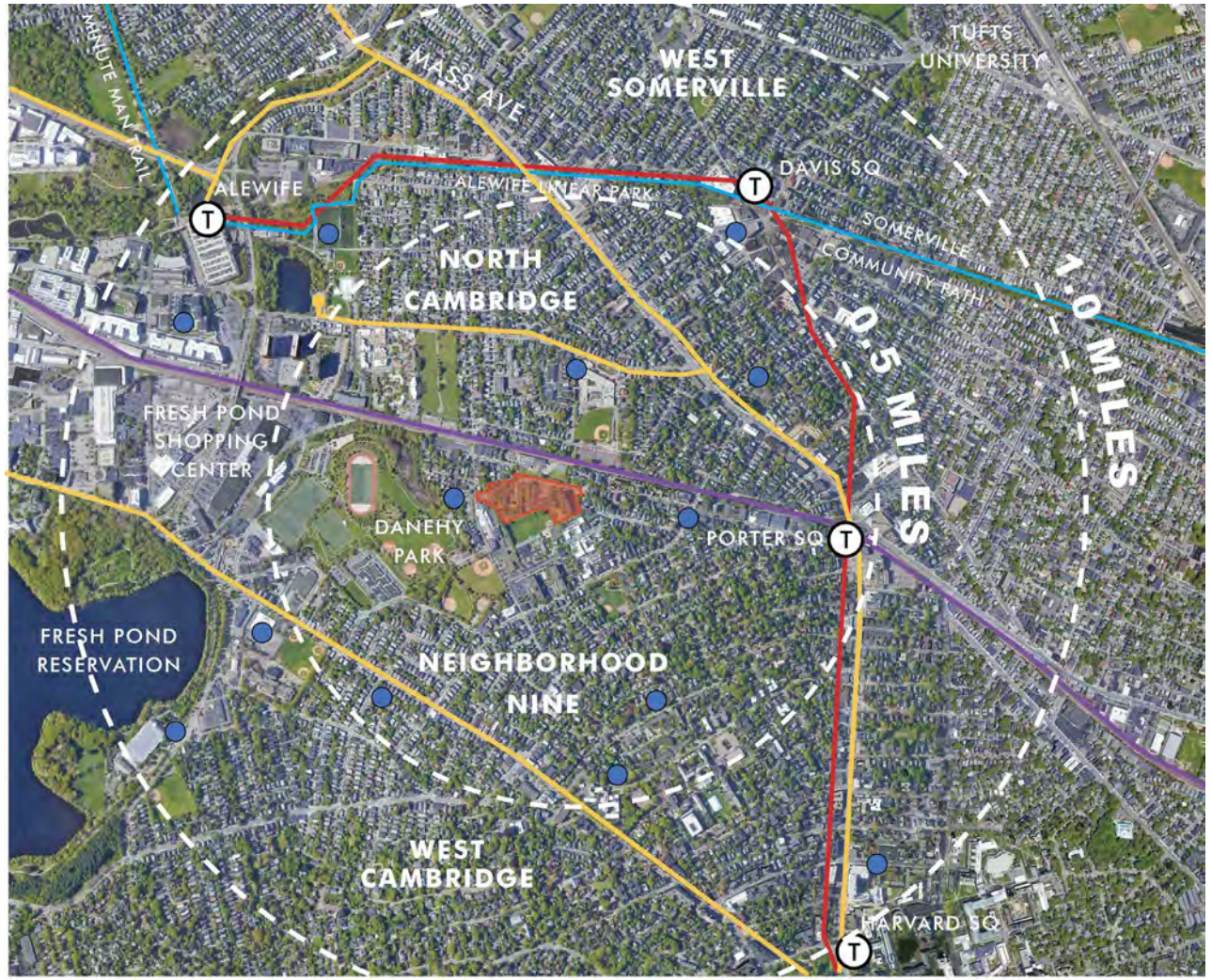
vhb

Project Team

- WinnCcompanies
  - Larry Curtis, President & Managing Director
  - Matthew Robayna, Senior Project Director
- Prellwitz Chillinski Architects
  - Eric Brown, Principal
- VHB Engineers
  - Sarah Ebaugh, Civil Engineer

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



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Walden Square

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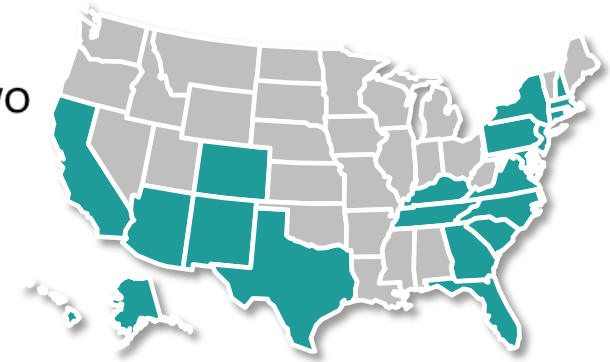
WinnCompanies: At A Glance

- 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.



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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

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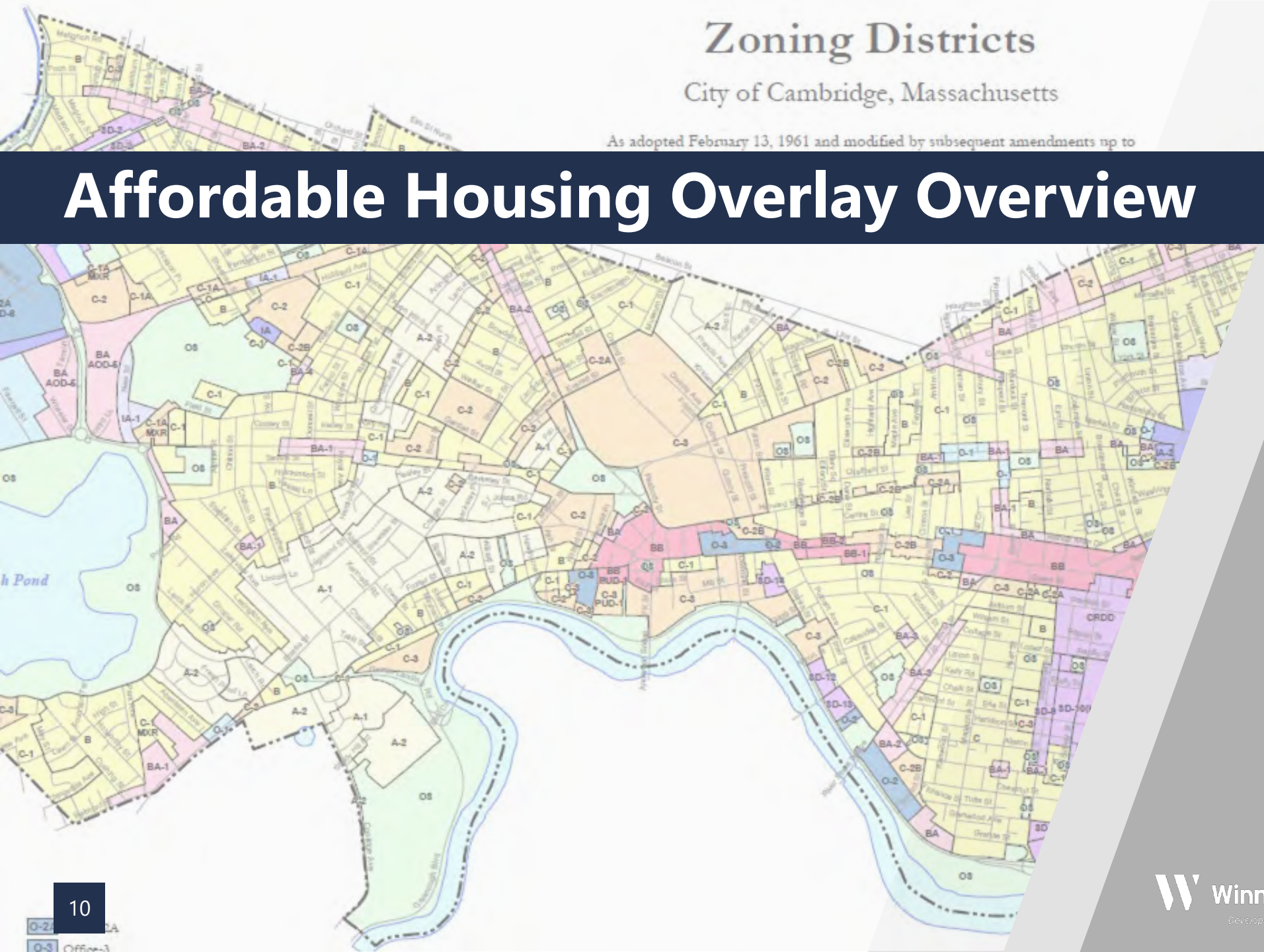
Affordable Housing Overlay Overview



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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

We are here

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Walden II Project History

- **Early 2021:** One-building concept developed
- **Spring/Summer 2021:** Community Outreach/Community Meetings
- **Fall 2021:** Initial Planning Board submission
- **Late Fall 2021:** Planning Board continuance
- **Late 2021/Early 2022:** Two-building concept developed

Upcoming Next Steps

- **Late March 2022:** Second Community meeting

- **Spring 2022:** Submission of Design Review Package to the Planning Board

Walden Square Phase II Revised Concept

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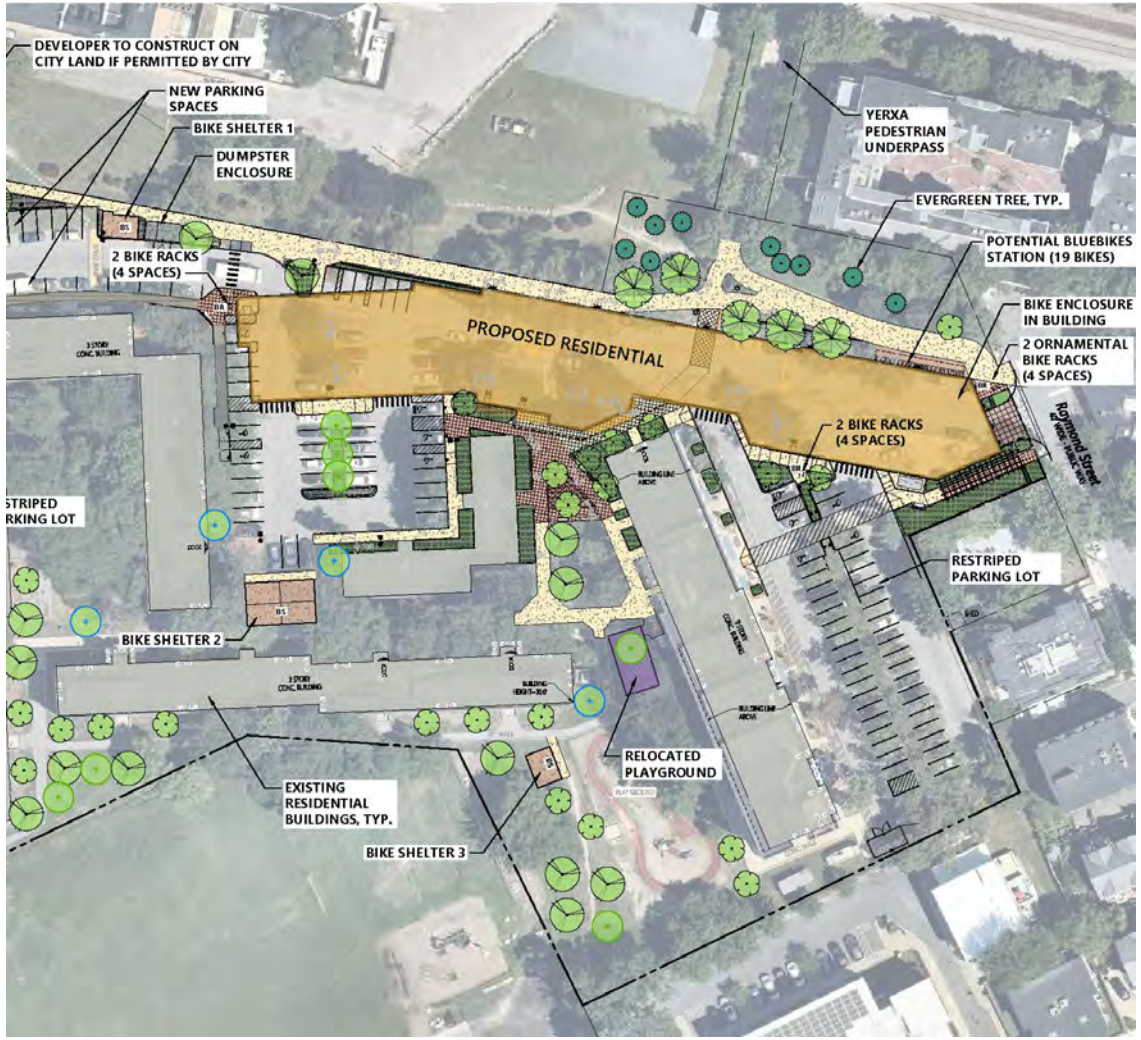
Walden Square – Initial Scheme



- 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

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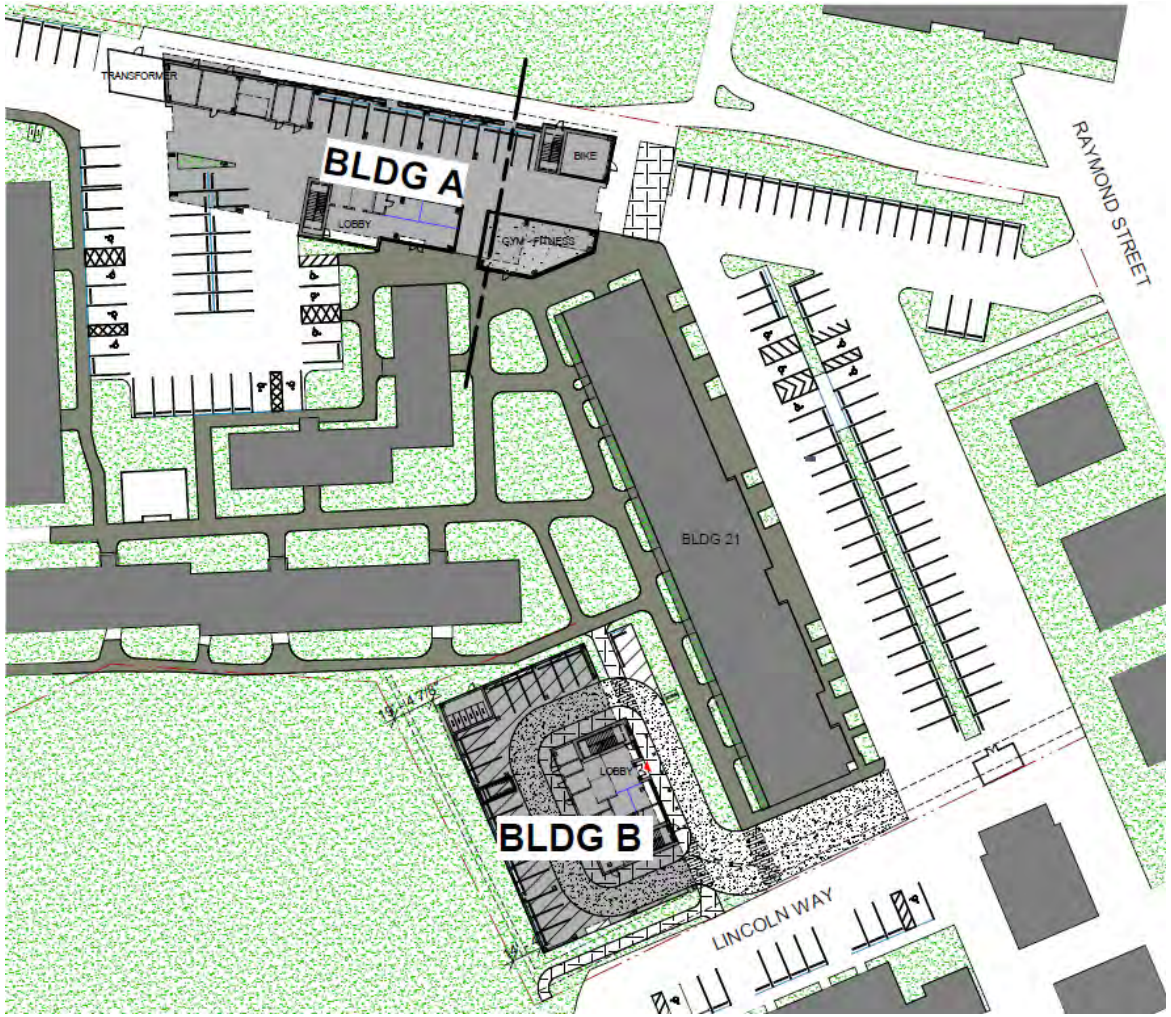
Walden Square – Revised Scheme



- 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 41 total new parking spaces

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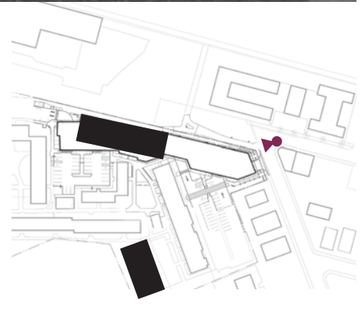
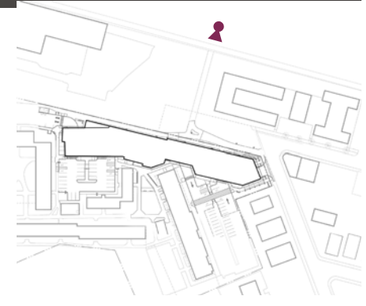
VIEW FROM RICHDALE ST (N-E ORIGINAL)

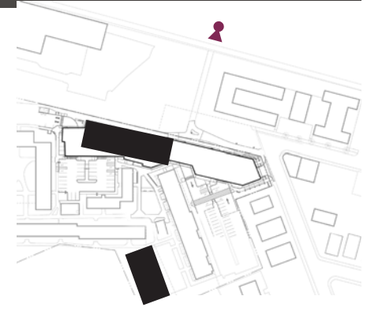
VIEW FROM RICHDALE ST (N-E PROPOSED)



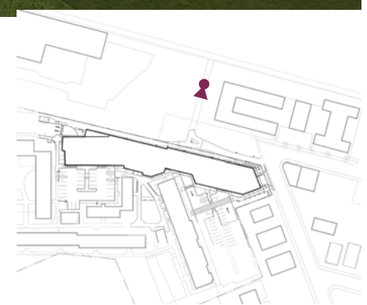
VIEW BEFORE YERXA UNDERPASS (ORIGINAL)



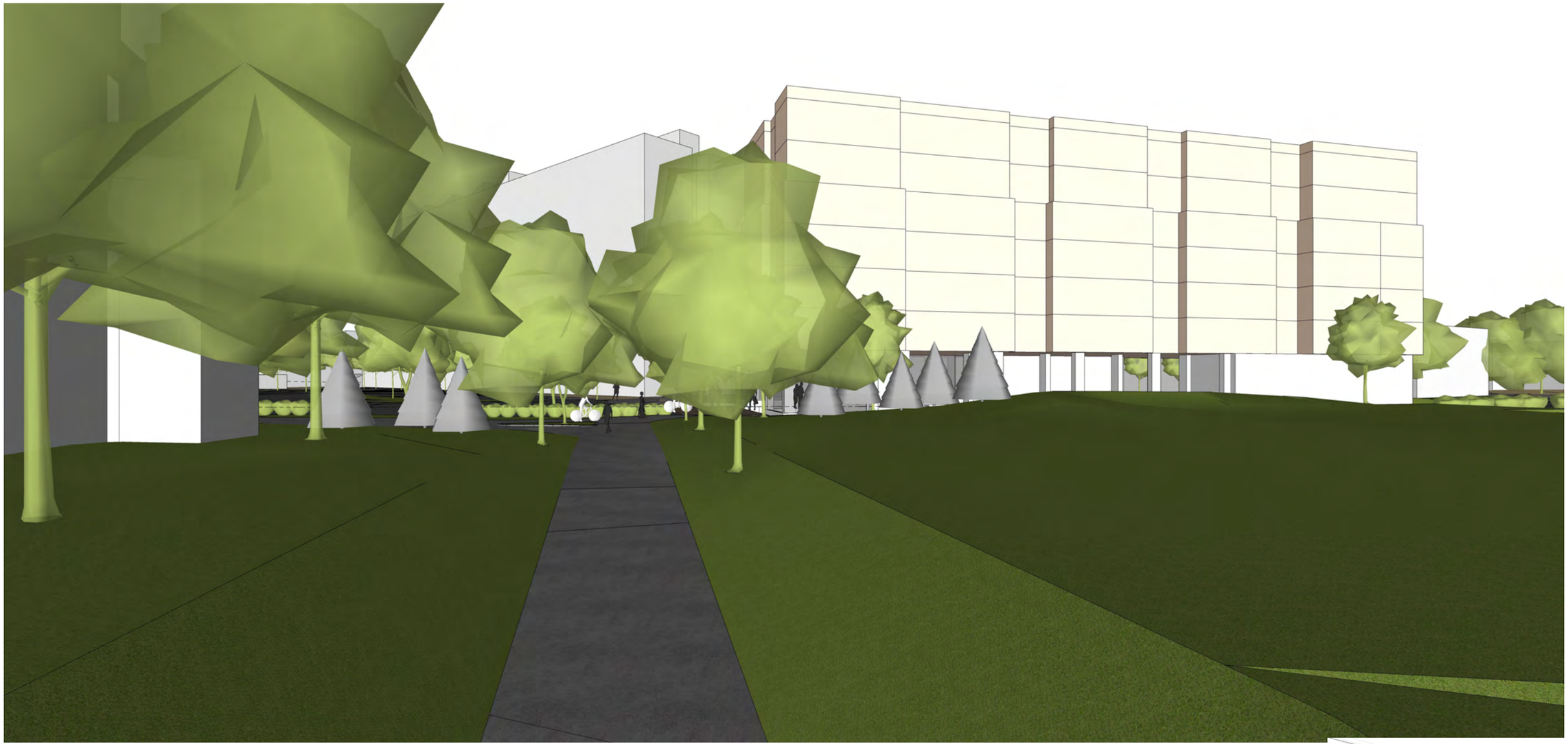
VIEW BEFORE YERXA UNDERPASS (PROPOSED)



VIEW AFTER YERXA UNDERPASS (ORIGINAL)



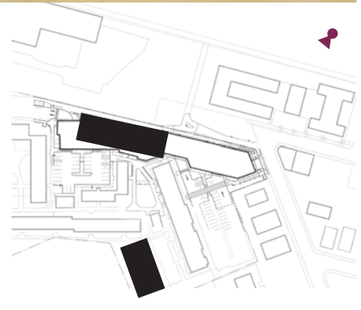
VIEW AFTER YERXA UNDERPASS (PROPOSED WITH TREES)



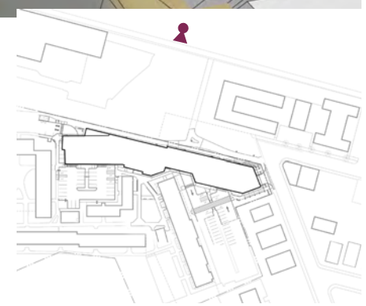
VIEW AFTER YERXA UNDERPASS (PROPOSED WITHOUT TREES)

AERIAL VIEW FROM N-E (ORIGINAL)

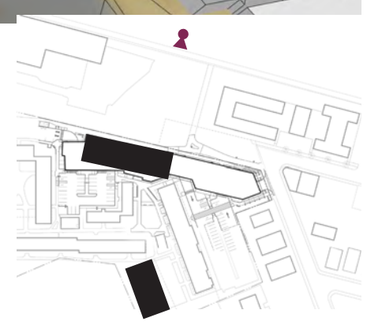
AERIAL VIEW FROM N-E (PROPOSED)



AERIAL VIEW FROM NORTH (ORIGINAL)



AERIAL VIEW FROM NORTH (PROPOSED)



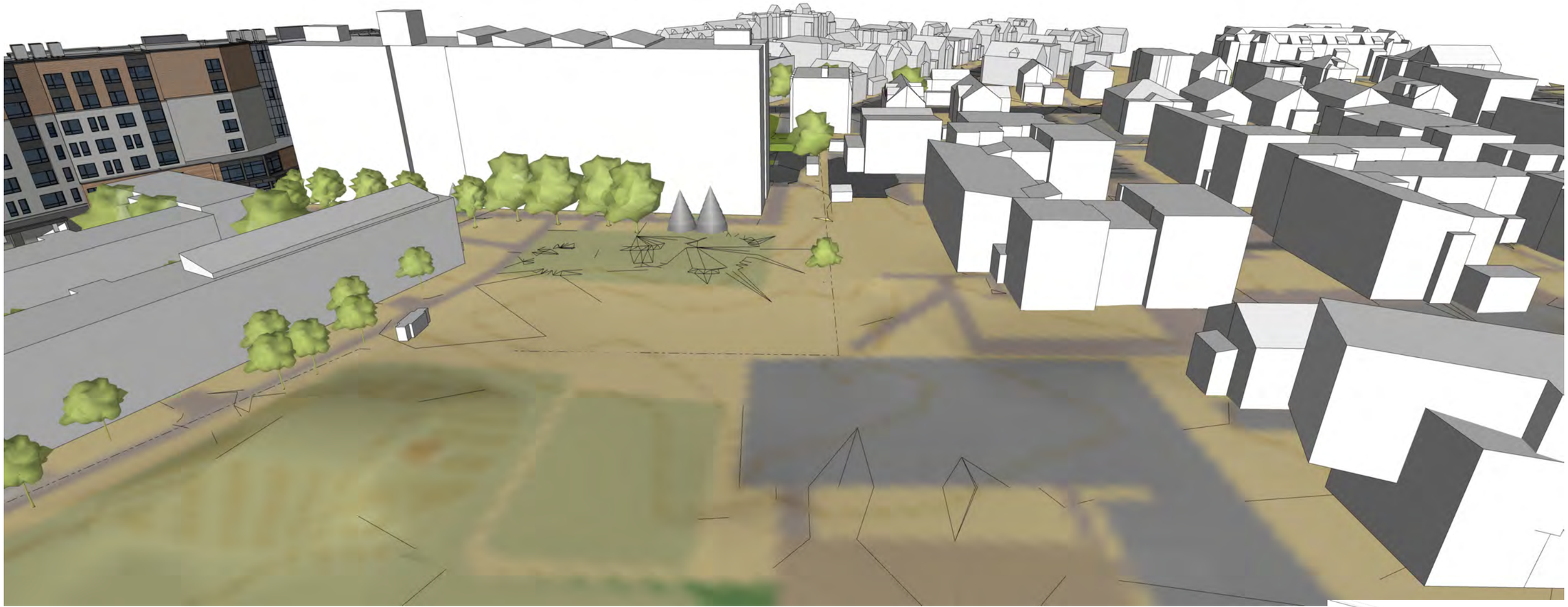
AERIAL VIEW FROM N-W (ORIGINAL)

AERIAL VIEW FROM N-W (PROPOSED)

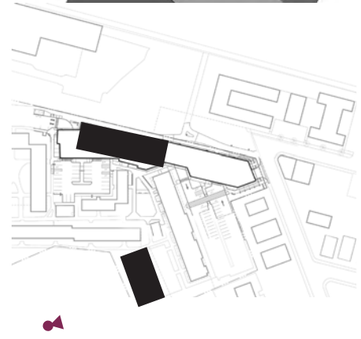
AERIAL VIEW FROM WEST (ORIGINAL)

AERIAL VIEW FROM WEST (PROPOSED)

AERIAL VIEW FROM S-W (ORIGINAL)

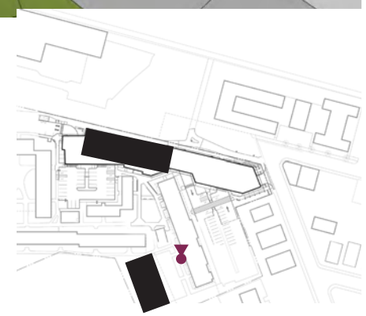


AERIAL VIEW FROM S-W (PROPOSED)



AERIAL VIEW FROM SOUTH (ORIGINAL)

AERIAL VIEW FROM SOUTH (PROPOSED)



AERIAL VIEW FROM S-E (ORIGINAL)

AERIAL VIEW FROM S-E (PROPOSED)

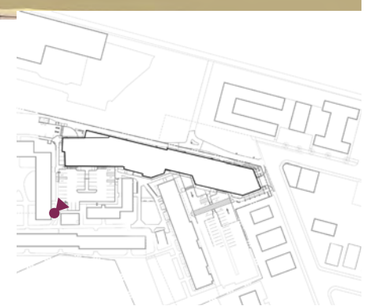
VIEW FROM S-E (ORIGINAL)

VIEW FROM S-E (PROPOSED)

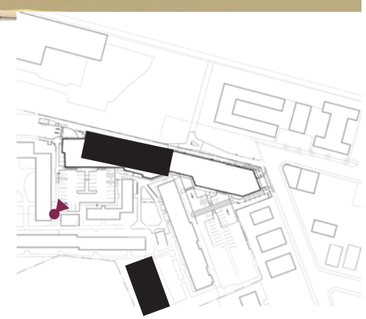
VIEW FROM BOLTON STREET (ORIGINAL)

VIEW FROM BOLTON STREET (PROPOSED)

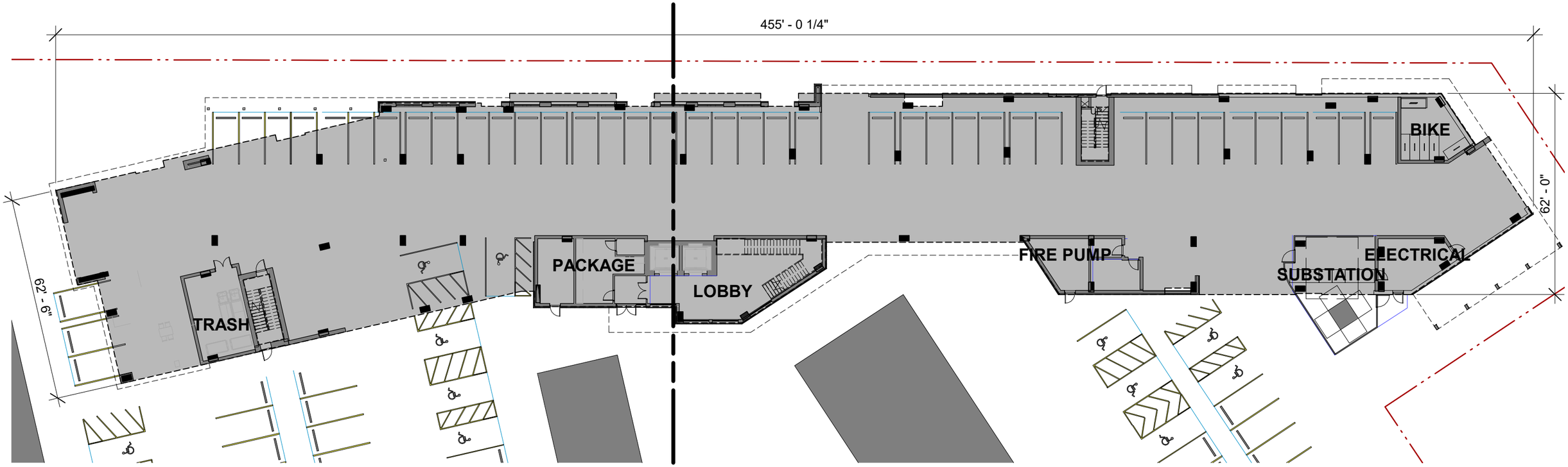
VIEW FROM S-W (ORIGINAL)



VIEW FROM S-W (PROPOSED)



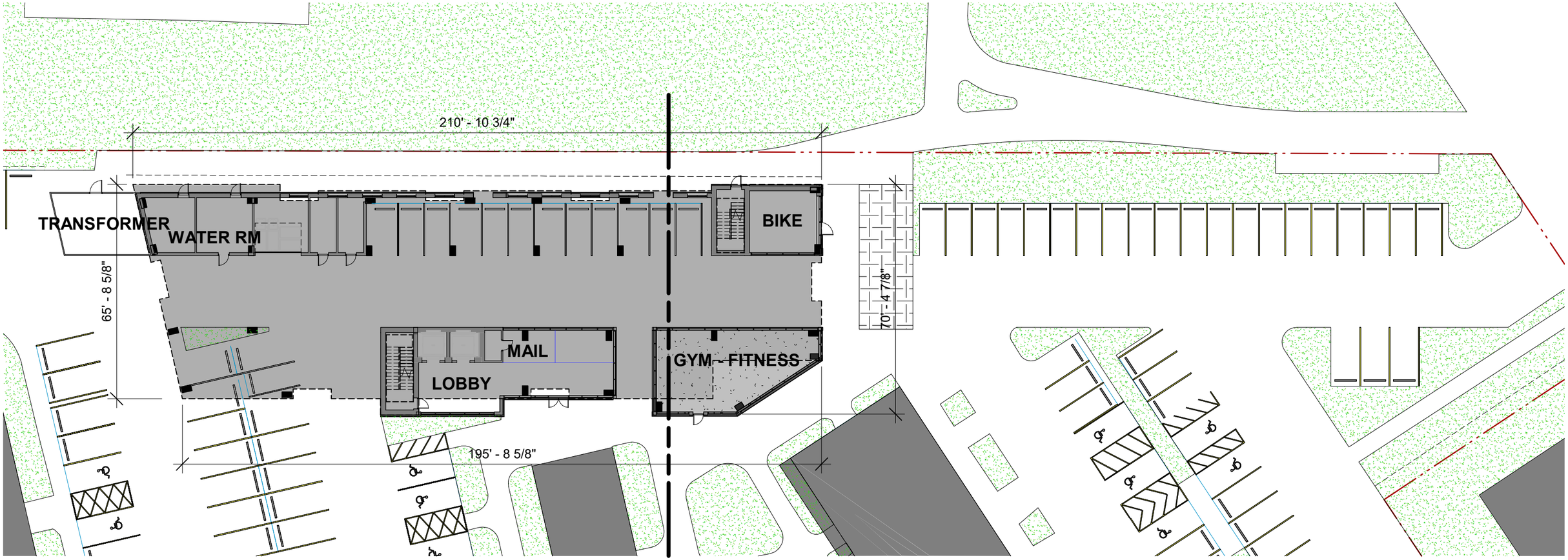
2 ORIGINAL BUILDING _ GROUND FLOOR PLAN



0' 15' 30' 60'

SCALE: 1" =30'

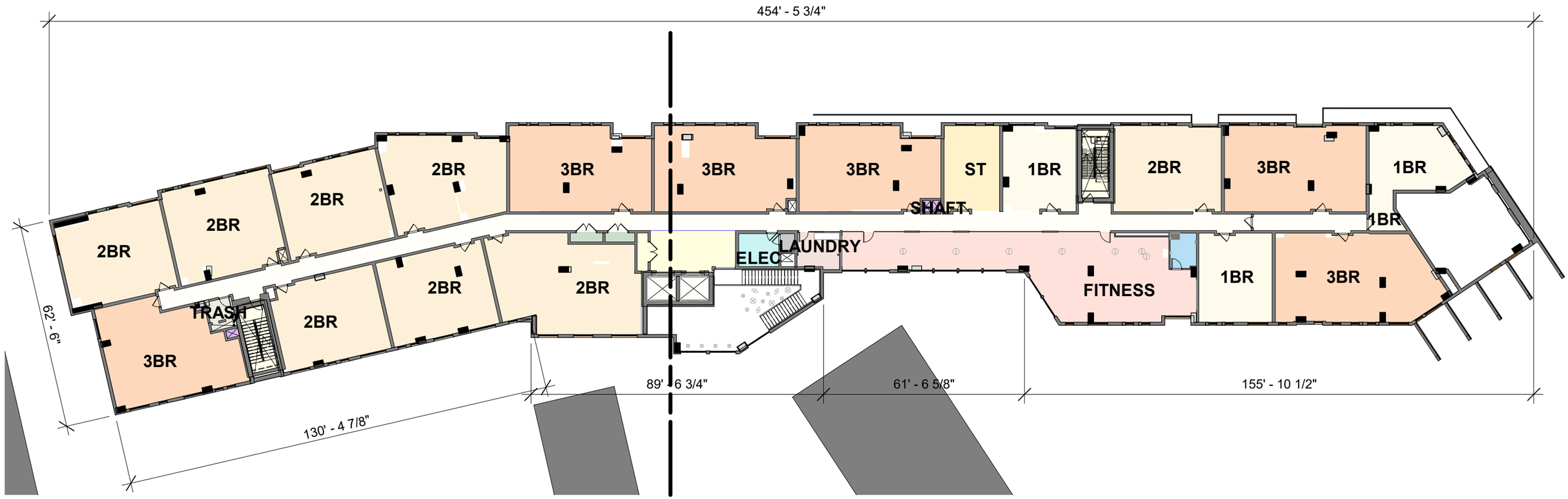
2 BLDG A _ GROUND FLOOR PLAN



0' 15' 30' 60'

SCALE: 1" =30'

2 ORIGINAL BUILDING _ 2ND FLOOR PLAN



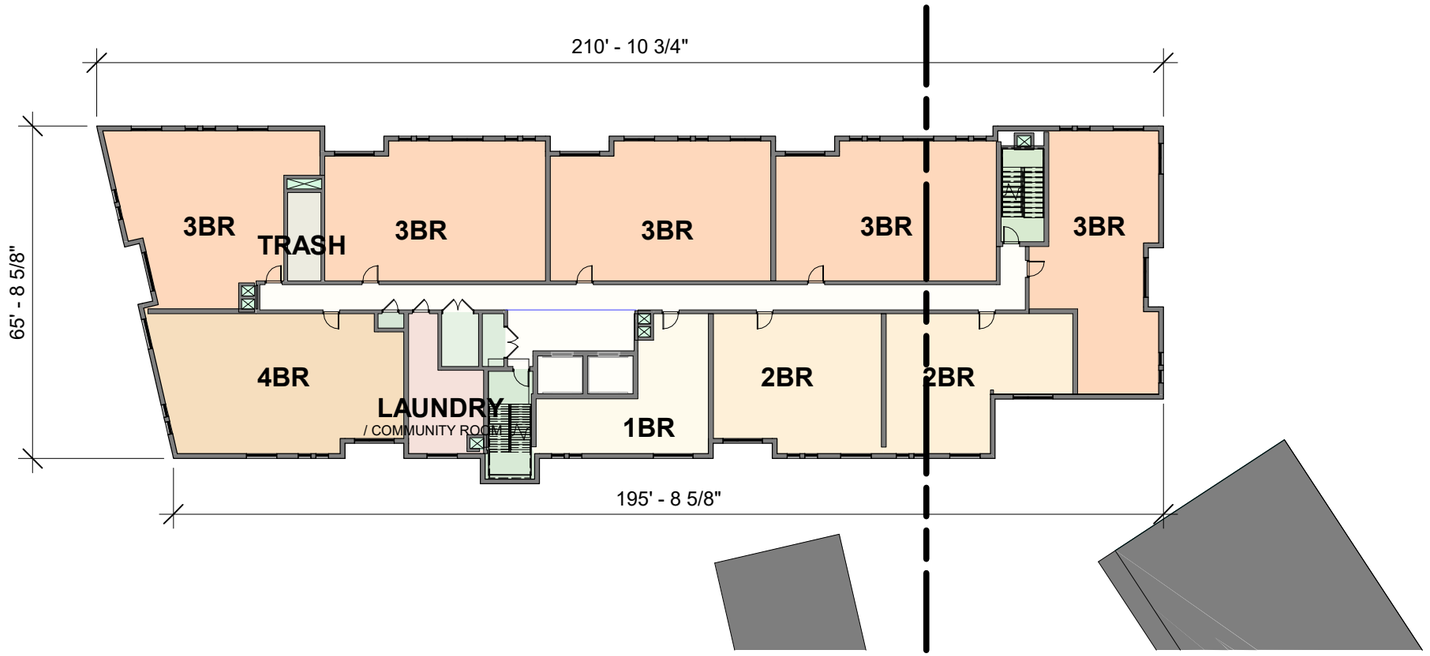
TOTAL UNIT COUNT

LEVEL	STUDIOS	1 BED	2 BEDS	3 BEDS	4 BEDS	TOTAL P/FLOOR
2	1	3	8	6	0	18
3	1	2	7	7	2	19
4	1	2	7	7	2	19
5	1	1	6	5	2	15
6	0	1	6	5	0	12
7	0	2	6	4	0	12
	4 (compared at 12)	11 (compared at 12)				
UNIT RATIOS	15 (16%) compared at 24 (23.5%)		40 (42%) compared at 36 (35.3%)	34 (36%) compared at 36 (35.3%)	6 (6%) compared at 6 (5.9%)	**95** compared at 102

0' 15' 30' 60'

SCALE: 1" =30'

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
	0 (compared at 4)	12 (compared at 11)				
UNIT RATIOS	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**

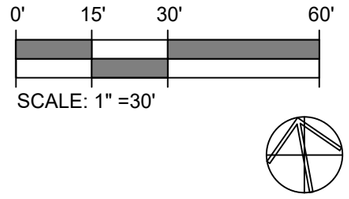
BLDG B

NUMBER OF UNITS PER FLOOR - 7 UNITS

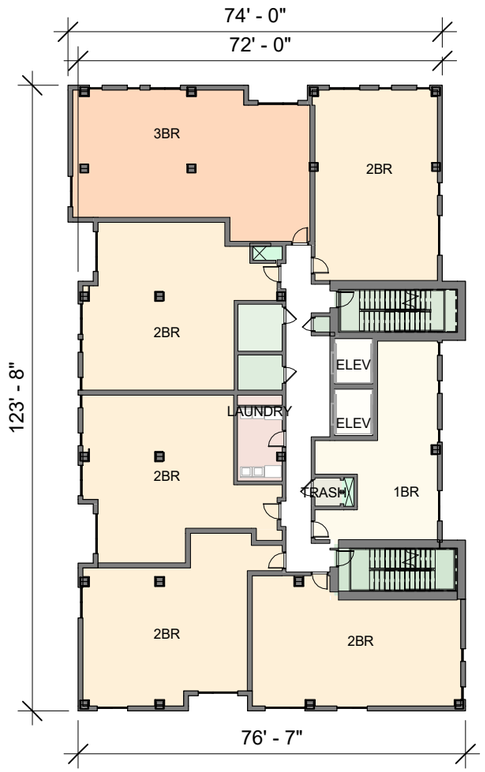
BREAKDOWN:

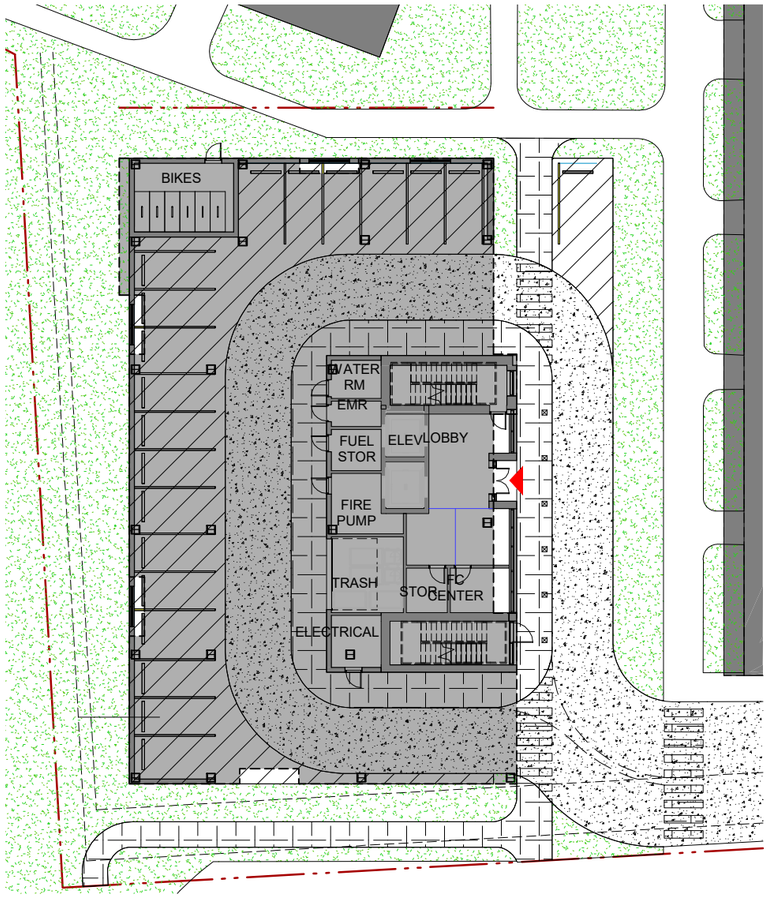
STUDIO	0	x6	= 0
1-BED	1	x6	= 6
2-BED	5	x6	= 30
3-BED	1	x6	= 6
4-BED	0	x6	= 0

7 UNITS X 6 STORIES = **42 UNITS**



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





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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**

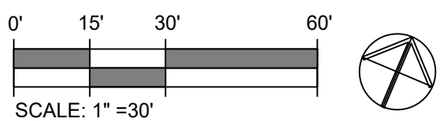
BLDG B

NUMBER OF UNITS PER FLOOR - 7 UNITS

BREAKDOWN:

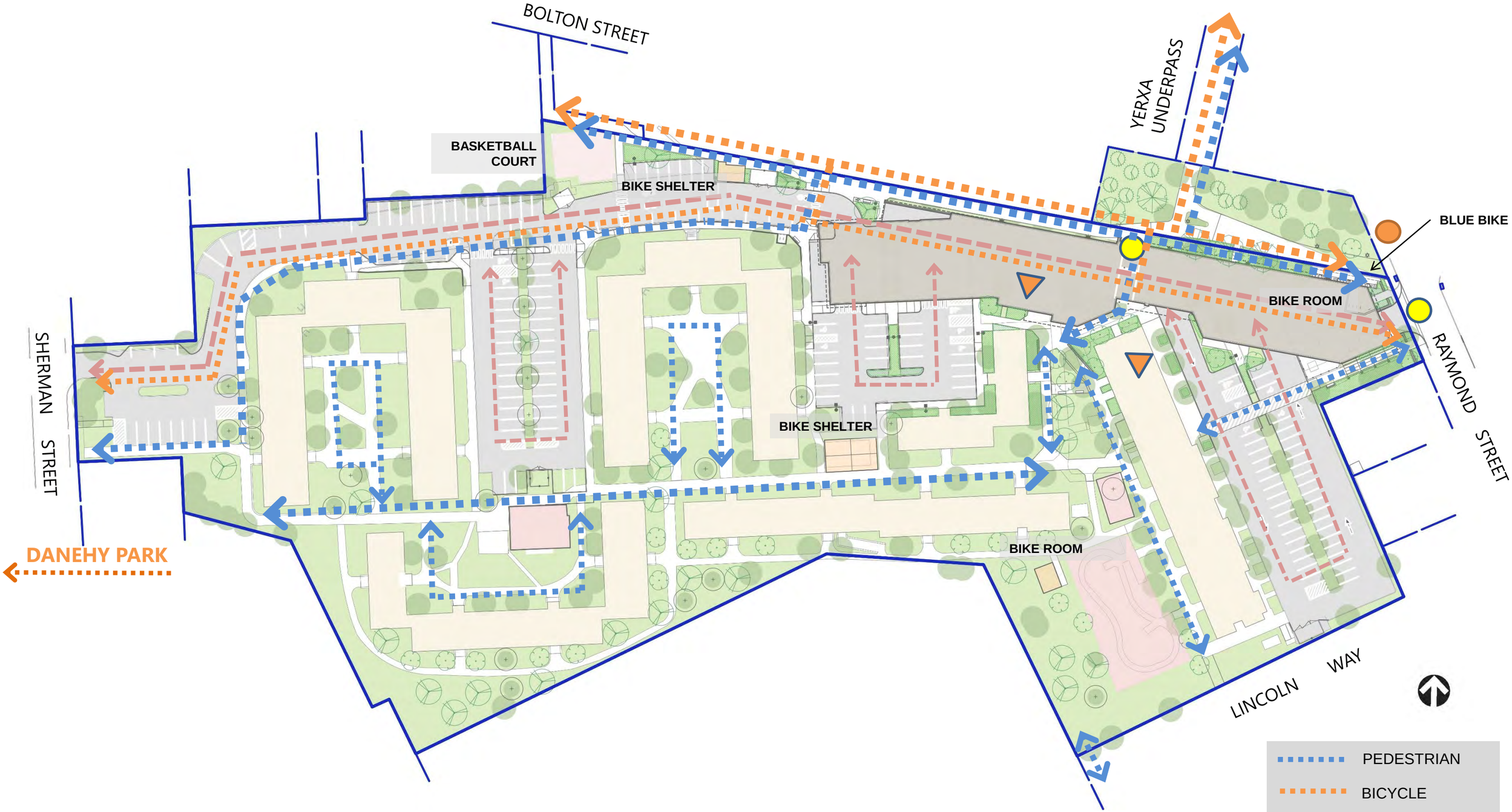
STUDIO	0	x6	= 0
1-BED	1	x6	= 6
2-BED	5	x6	= 30
3-BED	1	x6	= 6
4-BED	0	x6	= 0

7 UNITS X 6 STORIES = **42 UNITS**



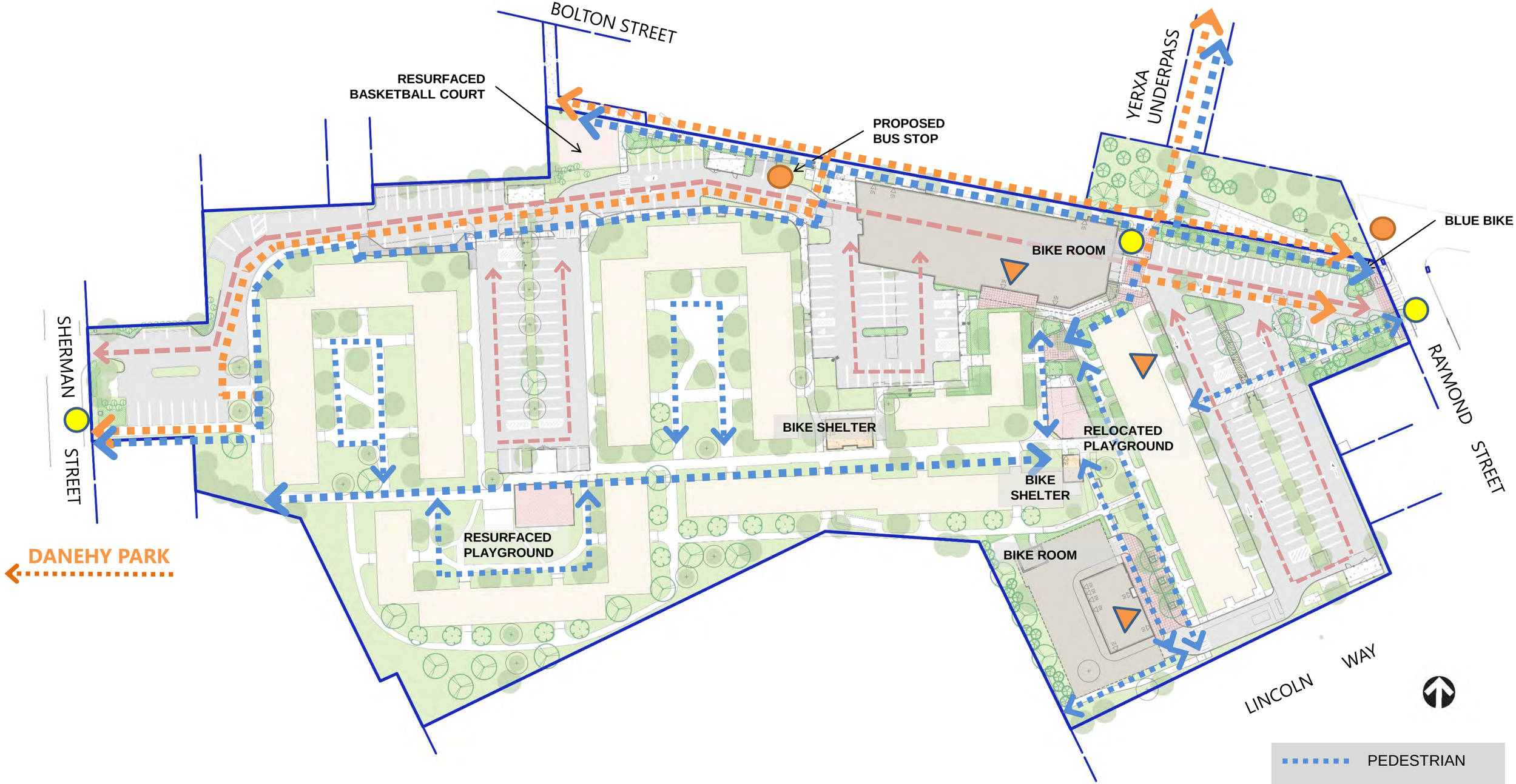
Existing Circulation

Cambridge, MA | Walden Square Apartments



Previously Proposed Circulation

Cambridge, MA | Walden Square Apartments



Currently Proposed Circulation

Cambridge, MA | Walden Square Apartments

Existing Condition Open Space

Cambridge, MA | Walden Square Apartments

Currently Proposed Open Space

Cambridge, MA | Walden Square Apartments

Next Steps

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Next Steps Timeline

Second Community Meeting March 2022

WinnCompanies
Development | Residential | Military

Next Steps Timeline

Likely April 2022

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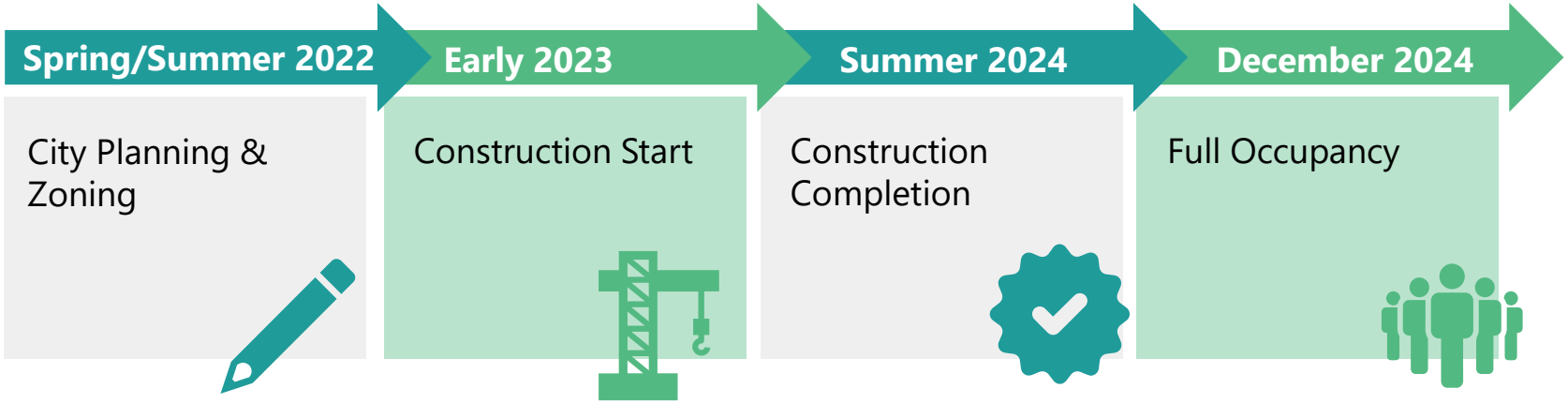
Planning Board Process

- WinnDevelopment will submit materials to the Planning Board
  - Materials will be uploaded to the project website for public review
- Within 65 days of a complete package, the Planning Board will schedule a design consultation at a public meeting
  - The Planning Board will provide legal notice to abutters within 300’
  - WinnDevelopment will public meeting dates on project website and send e-blasts with meeting dates
- Planning Board will hear a presentation from the developer and comments from the public
- Planning Board will evaluate the proposal and may suggest adjustments to the project, in furtherance of the AHO

Planning Board Process

- Planning Board shall issue a report of its findings
- WinnDevelopment may make revisions to the submitted documents for further consideration by Planning Board
- Planning Board shall hold a subsequent design consultation meeting
- Planning Board issues a Final Report
- Any additional design consultations and further revisions may occur at the discretion of the Cambridge Affordable Housing Trust

Overall Project Timeline



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Questions

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We would love to hear from you!

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