



# Walden Square Phase II

*AHO Community Meeting*

*August 1, 2023*



# Project Team



WinnCompanies

PCA

ARCHITECTURE PLANNING INTERIORS

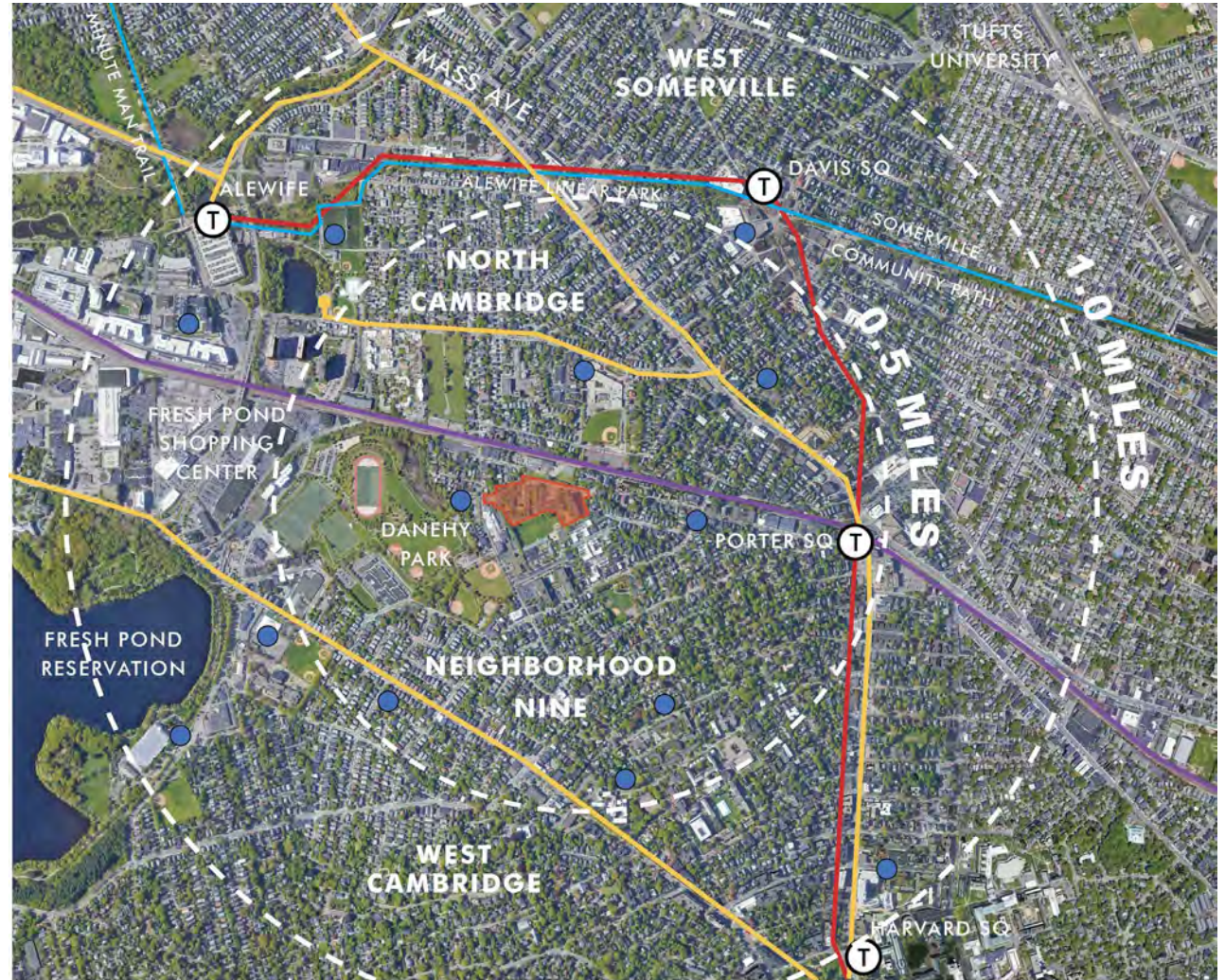


# Project Team

- WinnCompanies
  - Michael O'Brien, Executive Vice President
  - Matthew Robayna, Senior Project Director
- VHB Engineers
  - Sarah Ebaugh, Civil Engineer
- Prellwitz Chillinski Architects
  - Laura Homich, Principal

# 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.
- Wait list of 1,000+ households, an increase of more than 100 over past year.

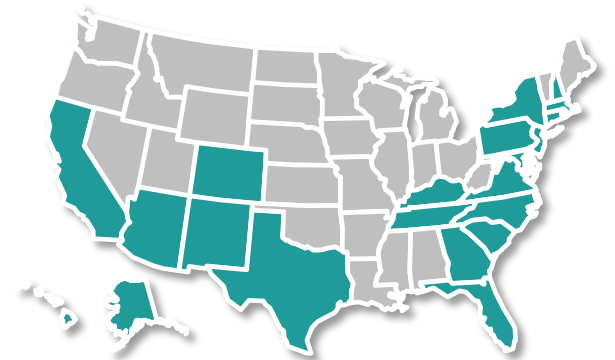


# Walden Square



# 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.
- To date, Winn has invested millions in ongoing capital improvements; addressed security and ongoing deferred maintenance concerns.
- Walden has been a successful affordable community for individuals and families for 20 years.
- Consistently high demand for occupancy, with continued high occupancy and significant demand for new units.
- Current waiting list of over 1,000 households, an increase of 100+ households since the AHO meetings in 2022.



# 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 II Project History & Next Steps

- **2021:** One-building concept developed & presented to the community
- **Late 2021/Early 2022:** Two-building concept developed
- **2022 2023:** Ongoing improvements at Walden Square
- **Late 2022/Early 2023:** Two-building concept design advanced
- **Mid 2023:** Community engagement with updated design
- **Tuesday August 29th, 2023:** Second community meeting
- **Fall 2023:** Submission of Design Review Package to the Planning Board

# Successful Affordable Housing Projects

Brighton Marine Veteran Apartments



- 102 units of affordable veteran's housing in Brighton.
- 6-story building designed to reflect the bay fronts of the neighborhood's historic architecture.
- Uniquely shaped bay window boxes give a distinct identity to the building's form and help create a campus-like setting.

Finch Cambridge Apartments



- Pre-AHO project of 98 units of affordable housing near Fresh Pond developed by Home Owners Rehab.
- 6-story design with significant facade articulation

# Walden Square Phase II Revised Concept





# Walden Square – Summary of Changes



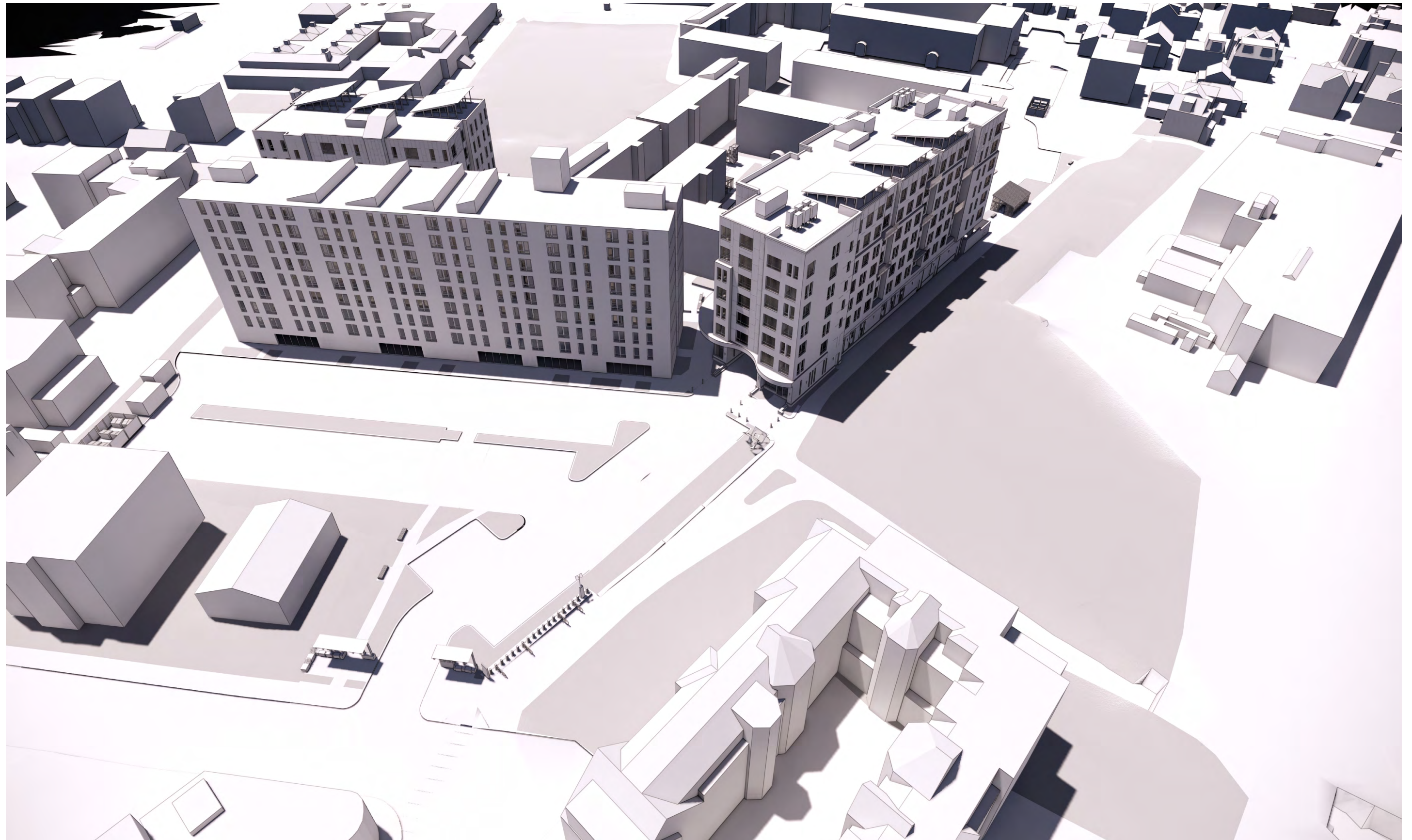
- Splits single structure into two structures, while maintaining approximate unit count 95 units.
- Reduces length of main building, breaking up perceived "wall" along north property line.
- Maintains open connection from Yerxa Underpass to the site.
- Creates "woonerf" zones from Yerxa underpass and at new building, strengthening the site circulation.
- Maintains mature trees along Walden Square Road from Raymond street to Yerxa Underpass.
- Adds an additional 24 spaces to the existing 190 car parking spaces (177 active permits).

02 Site Analysis - Previously Proposed Massing

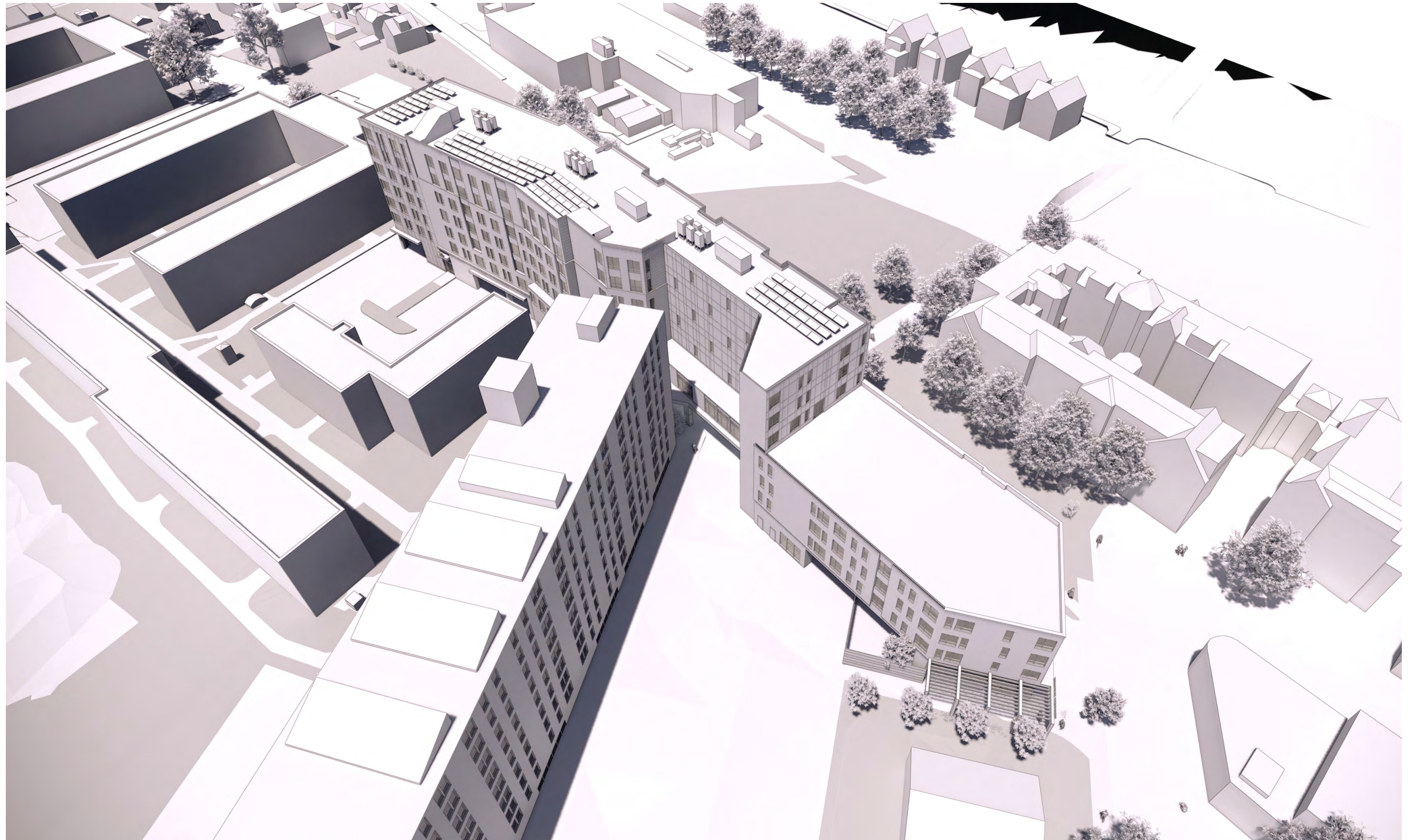




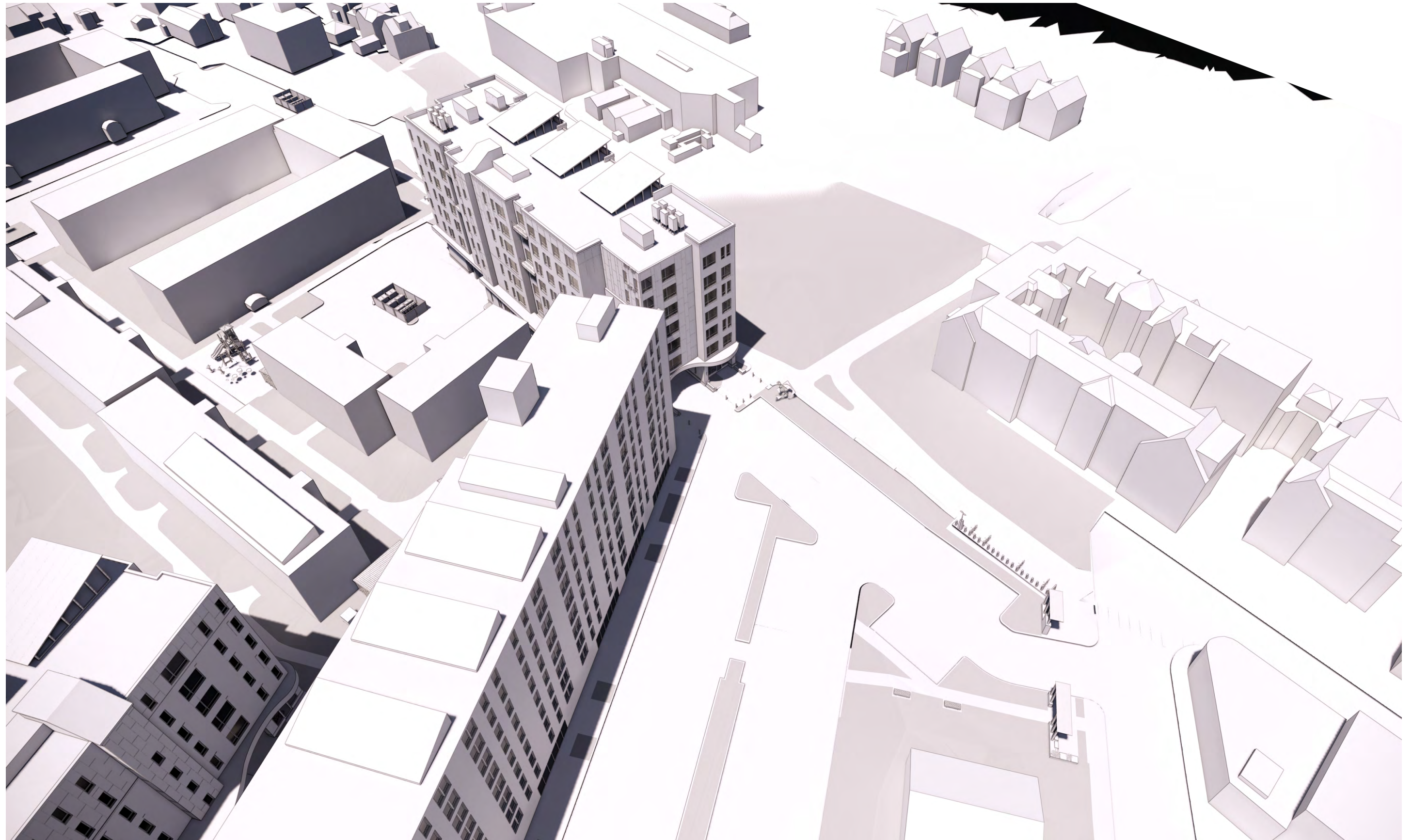
02 Site Analysis - New Proposed Massing



02 Site Analysis - Previously Proposed Massing



02 Site Analysis - New Proposed Massing



02 Illustrative Site Plan



03 North Enlargement Plan:  
East Entrance



- 1 SHARED PATH
- 2 PEDESTRIAN LIGHTING
- 3 GATEWAY PLAZA W/ SEAT WALL, PERGOLA, SIGNAGE
- 4 BENCHES
- 5 BLUE BIKES



03 South Enlargement Plan:  
Building A Common



- ① BIKE ROOM
- ② PEDESTRIAN PLAZA
- ③ DECORATIVE SEAT WALL
- ④ ENTRANCE PLAZA
- ⑤ PATIO & SEATING
- ⑥ PLAYGROUND (AGES 5-12)
- ⑦ BIKE SHELTER
- ⑧ SHORT TERM BIKE PARKING
- ⑨ PEDESTRIAN PLAZA
- ⑩ PEDESTRIAN PLAZA



03 West Enlargement Plan:  
Building B



- ① BIKE SHELTER
- ② SHORT TERM BIKE RACKS
- ③ BENCHES
- ④ SECURITY BOLLARDS
- ⑤ WAYFINDING SIGN
- ⑥ PEDESTRIAN ACCESS
- ⑦ BIKE ROOM
- ⑧ SEATING AREA

03 West Enlargement Plan:  
Courtyard A



- ① SHORT TERM BIKE PARKING
- ② BENCHES AND LIGHTING
- ③ SHORT TERM BIKE PARKING
- ④ BIKE SHELTER
- ⑤ PATIO SEATING
- ⑥ IMPROVED PLAYGROUND (AGES 6-23 MONTHS)
- ⑦ SHARED PATH
- ⑧ RESURFACED BASKETBALL COURT





03 West Enlargement Plan:  
Courtyard B



- 1 BENCHES AND LIGHT
- 2 SHORT TERM BIKE PARKING



03 West Enlargement Plan:  
Courtyard C



- ① IMPROVED PLAYGROUND (AGES 5-12)
- ② PATIO SEATING
- ③ DECORATIVE FENCING
- ④ BENCHES AND LIGHTING IMPROVEMENTS
- ⑤ BIKE SHELTER
- ⑥ PARK BENCHES

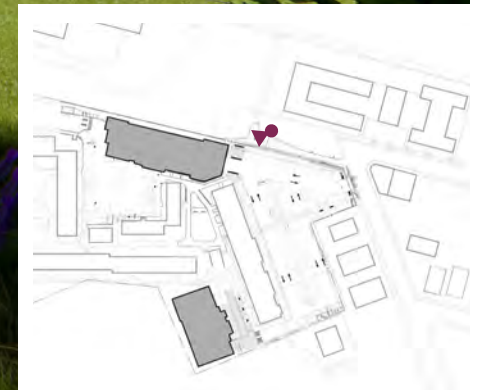




RED ACCENT FIBER CEMENT PANEL  
FIBER CEMENT LAP SIDING  
GREY FIBER CEMENT PANEL



BIKE ROOM  
GREY BRICK  
LIGHT SCONCES  
GROUND FACE CMU BASE  
DOUBLE BRICK HEADER  
LOW WALL SEPARATES PEDESTRIANS FROM VEHICLES  
BOLLARDS FOR PEDESTRIANS SAFETY  
PEDESTRIAN CROSSING



SPOT LIGHTS TO MARK PEDESTRIAN PATH

LINEAR DIRECTIONAL LIGHTS @ GARAGE ENTRY



PEDESTRIAN CROSSING

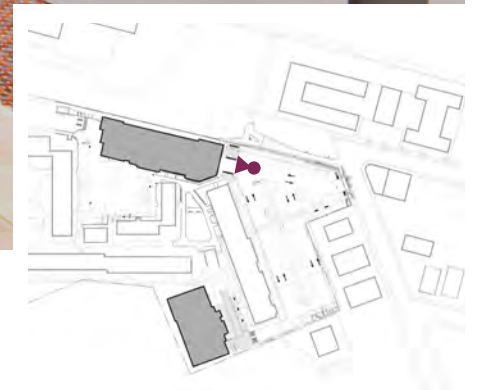
GREY BRICK

GROUND FACE CMU BASE

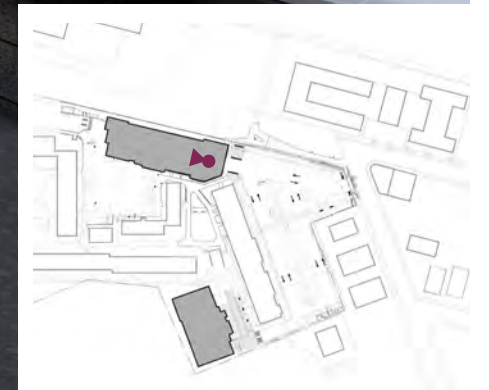
DOUBLE BRICK HEADER

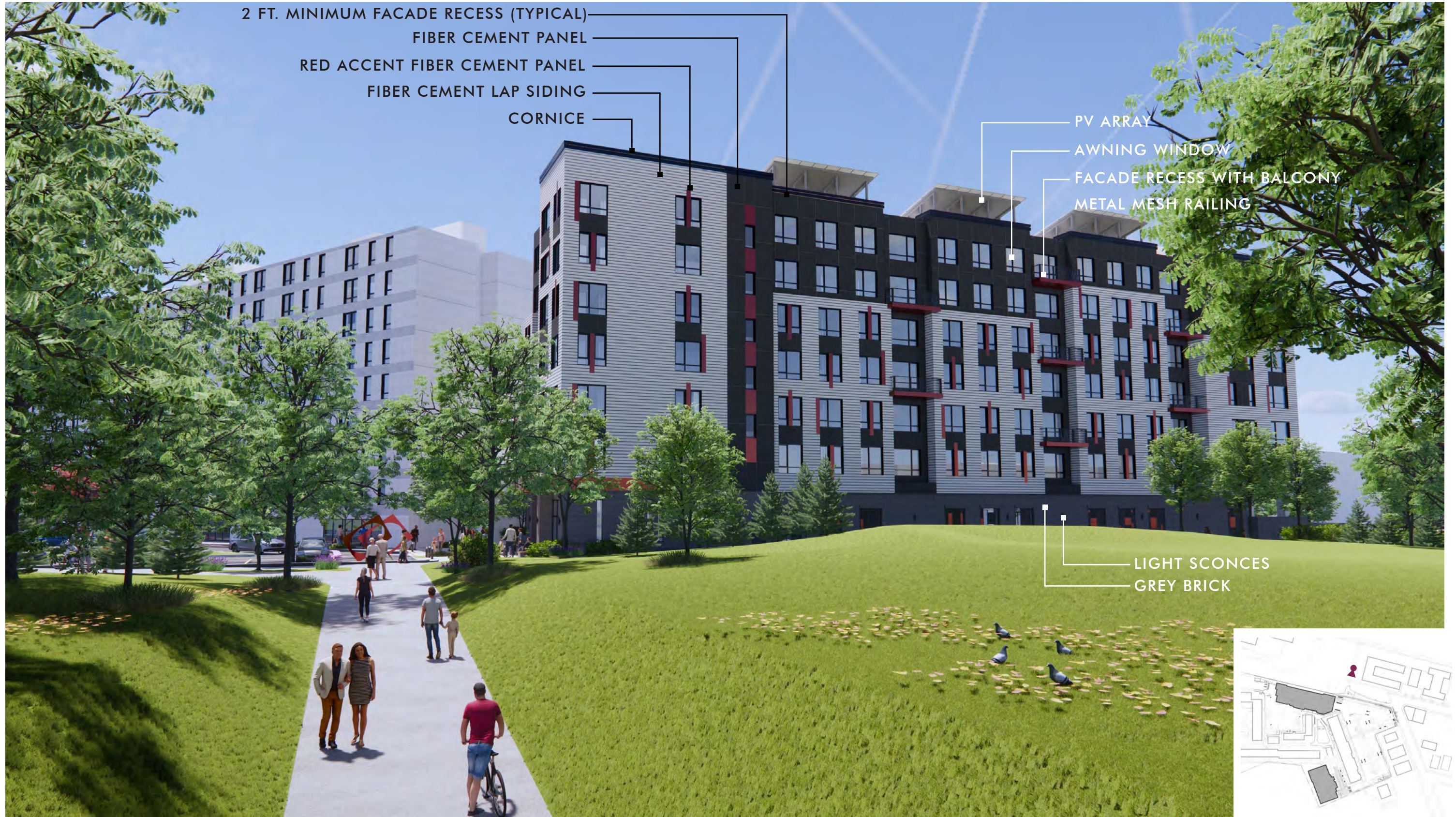
LOW WALL SEPARATES PEDESTRIANS FROM VEHICLES

BOLLARDS FOR PEDESTRIANS SAFETY



DOUBLE BRICK HEADER  
LINEAR LIGHTING PERPENDICULAR TO DRIVING  
DIRECTION TO VISUALLY SLOW DOWN TRAFFIC



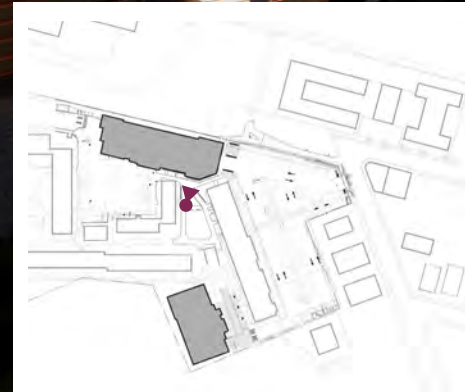




EXISTING BLDG 21

- FIBER CEMENT LAP SIDING
- COMPOSITE METAL PANEL CANOPY
- DOUBLE HEADER VERTICAL GREY BRICK
- GROUND FACE CMU BASE

MANAGEMENT OFFICE ENTRANCE







PV ARRAY  
FIBER CEMENT PANEL  
FIBER CEMENT LAP SIDING

NEW PLAYGROUND





LEVEL	STUDIOS	1 BED	2 BEDS	3 BEDS	4 BEDS	TOTAL P/FLOOR
2	0	6	6	4	1	17
3	0	6	6	4	1	17
4	0	6	6	4	1	17
5	0	6	6	4	1	17
6	0	6	6	4	1	17
7	0	3	3	3	1	10
<b>UNIT RATIOS</b>	33 (35%)		33 (35%)	23 (24%)	6 (6%)	<b>95</b>

**BLDG A | 9 units per floor**

Breakdown:

STUDIO	0	X 6	= 0
1-BED	3	X 6	= 18
2-BED	3	X 6	= 18
3-BED	3	X 6	= 18
4-BED	1	X 6	= 6

10 UNITS X 6 STORIES = 60 UNITS

**BLDG B | 7 units per floor**

Breakdown:

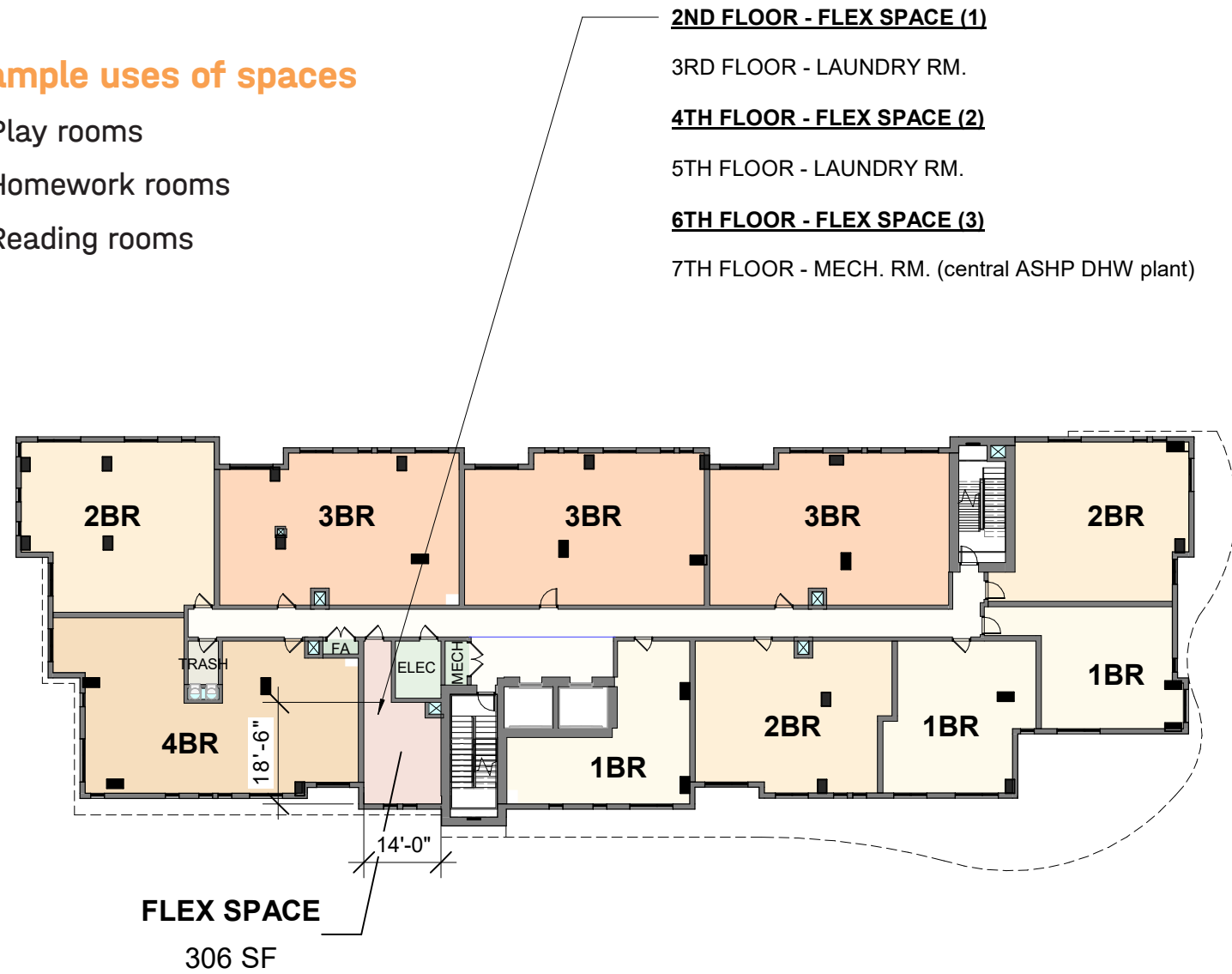
STUDIO	0	X 5	= 0
1-BED	3	X 5	= 15
2-BED	3	X 5	= 15
3-BED	1	X 5	= 5
4-BED	0	X 5	= 0

7 UNITS X 5 STORIES = 35 UNITS

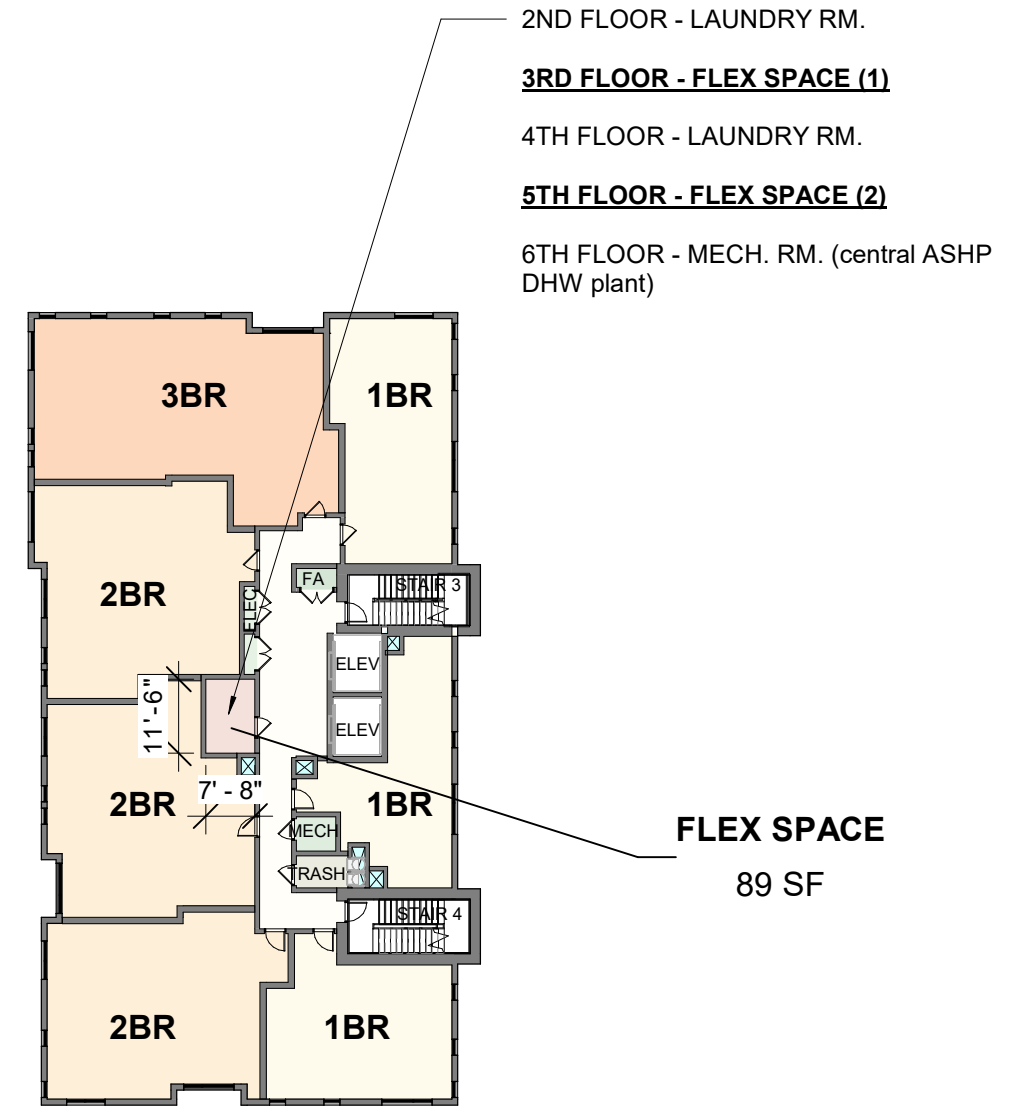
# 0 Amenity Spaces

## Example uses of spaces

- Play rooms
- Homework rooms
- Reading rooms



**2** BLDG 'A' FLEX SPACES  
 SCALE: 1" = 30'-0"



**1** BLDG 'B' FLEX SPACES  
 SCALE: 1" = 30'-0"



# Improvements at Walden Square

- Ongoing capital projects, including rehab of 21 units in 2022 and conversion of 4 additional units into fully ADA units. An additional 50 units are planned for renovation in 2023, with an additional 4 units to be fully converted into ADA units.
- New security camera system and Walden Square road lighting installed.
- New flooring and painting of all common areas of the low-rise buildings
- Resident Services Coordinator in place since March 2022 - has connected roughly 26% of units with services such as rental assistance, elder services, career services, and other family benefits.
- New Resident Advisory Committee, meeting monthly to discuss overall property conditions and improvements.
- New property manager, focused on professional management and customer service.
- Ongoing enhanced extermination, including regular unit clean outs and ongoing use of SMART exterior bait station.



# Next Steps Timeline



Second  
Community  
Meeting  
August 29, 2023

# Next Steps Timeline



Fall 2023



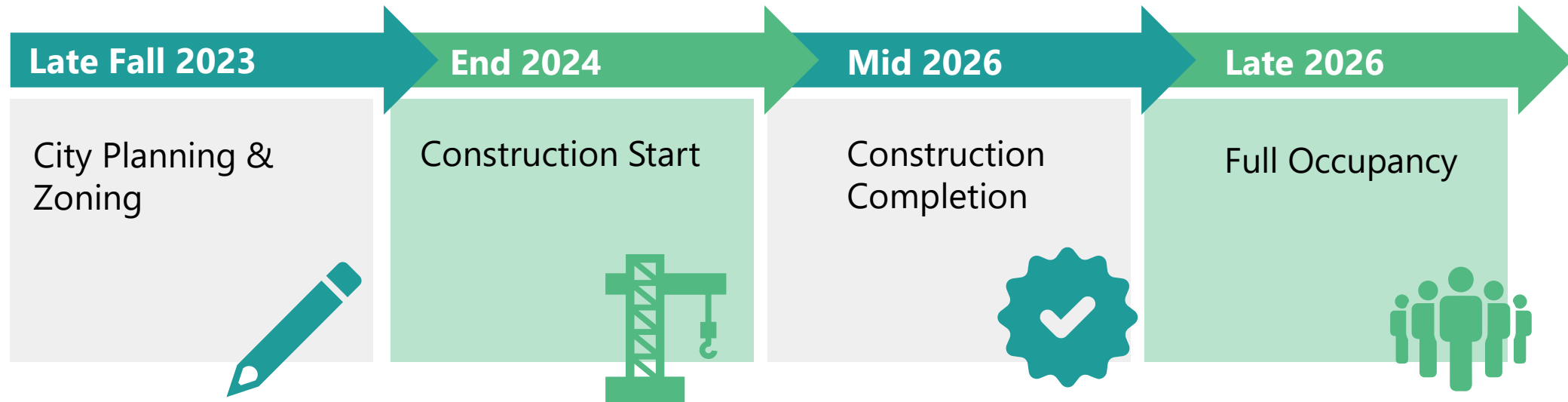
# Planning Board Process

- 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 share 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



# Questions? We would love to hear from you!

- Please type all questions into the Zoom chat and we will answer in the order received.

## Stay in Touch

- Email [info@waldensquare2.com](mailto:info@waldensquare2.com)
- Sign up for project updates on [www.waldensquare2.com](http://www.waldensquare2.com)

