



Walden Square Phase II

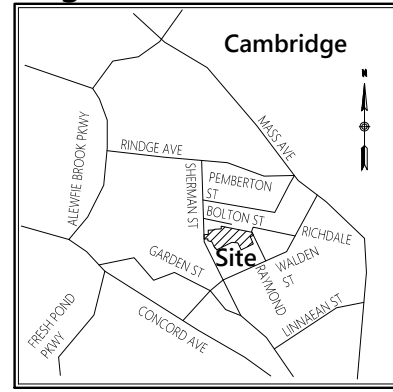
Porter Square

Neighborhood Association

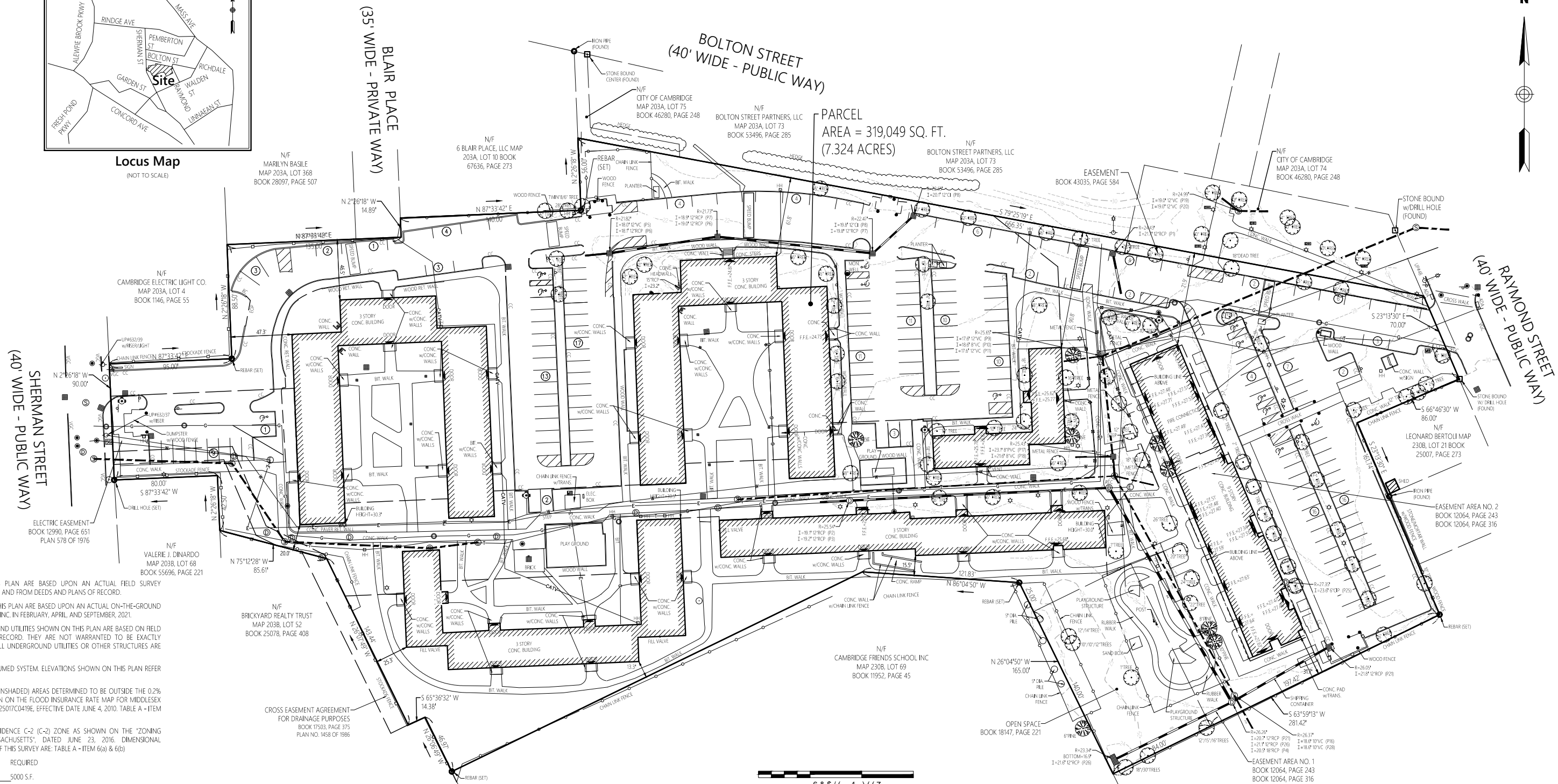
June 15, 2023



02 Sv-1 - Existing Conditions Plan of Land



Locus Map
(NOT TO SCALE)



General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN AUGUST, 2016 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN FEBRUARY, APRIL, AND SEPTEMBER, 2021.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) HORIZONTAL DATUM IS BASED ON A ASSUMED SYSTEM. ELEVATIONS SHOWN ON THIS PLAN REFER TO CAMBRIDGE CITY BASE.
- 5) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017CD419E, EFFECTIVE DATE JUNE 4, 2010, TABLE A - ITEM 3.
- 6) THE LOT LIES ENTIRELY WITHIN THE RESIDENCE C-2 (C-2) ZONE AS SHOWN ON THE 'ZONING DISTRICT MAP OF CAMBRIDGE, MASSACHUSETTS', DATED JUNE 23, 2016. DIMENSIONAL REQUIREMENTS FOR A (C-2) AT THE TIME OF THIS SURVEY ARE: TABLE A - ITEM 6(a) & 6(b)

REQUIRED

MINIMUM LOT AREA	5000 S.F.
MINIMUM FRONT YARD SETBACK	(H+1)/4'
MINIMUM SIDE YARD SETBACK	(H+1)/5
MINIMUM REAR YARD SETBACK	(H+1)/4'
MAXIMUM BUILDING HEIGHT	00 FEET
MAXIMUM F.A.R.	1.75

NOTE a: MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.
 C: IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET IN RESIDENCE C-2, C-2B, C-2A, C-3, C-3A, C-3B DISTRICTS.

- 7) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 8) THE SURVEY WAS CONDUCTED WITH SNOW ON THE GROUND AND NOT ALL FEATURES ARE SHOWN FROM THE TIME OF THE SURVEY. THE SITE IS CURRENTLY BEING UPDATED TO SHOW CURRENT CONDITIONS.



Walden Square – Summary of Changes

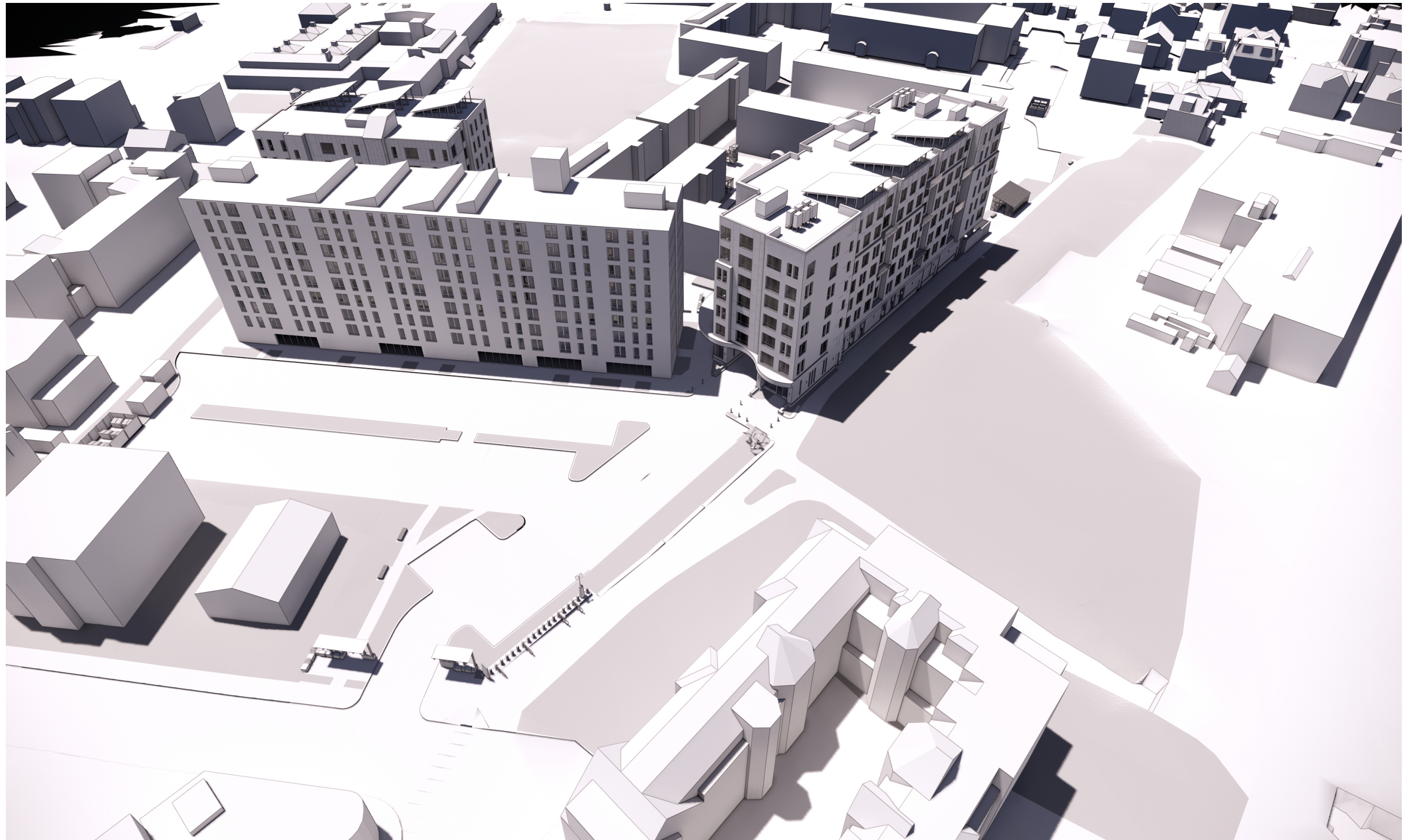


- Splits single structure into two structures, while maintaining approximate unit count (~95 units)
- Reduces length of main building, breaking up perceived "wall" along north property line
- Maintains open connection from Yerxa Underpass to the site
- Creates "woonerf" zones from Yerxa underpass and at new building, strengthening N-S circulation through the site
- Maintains mature trees along Walden Square Road from Raymond Street to Yerxa Underpass
- Adds additional car parking spaces (21 additional spaces)

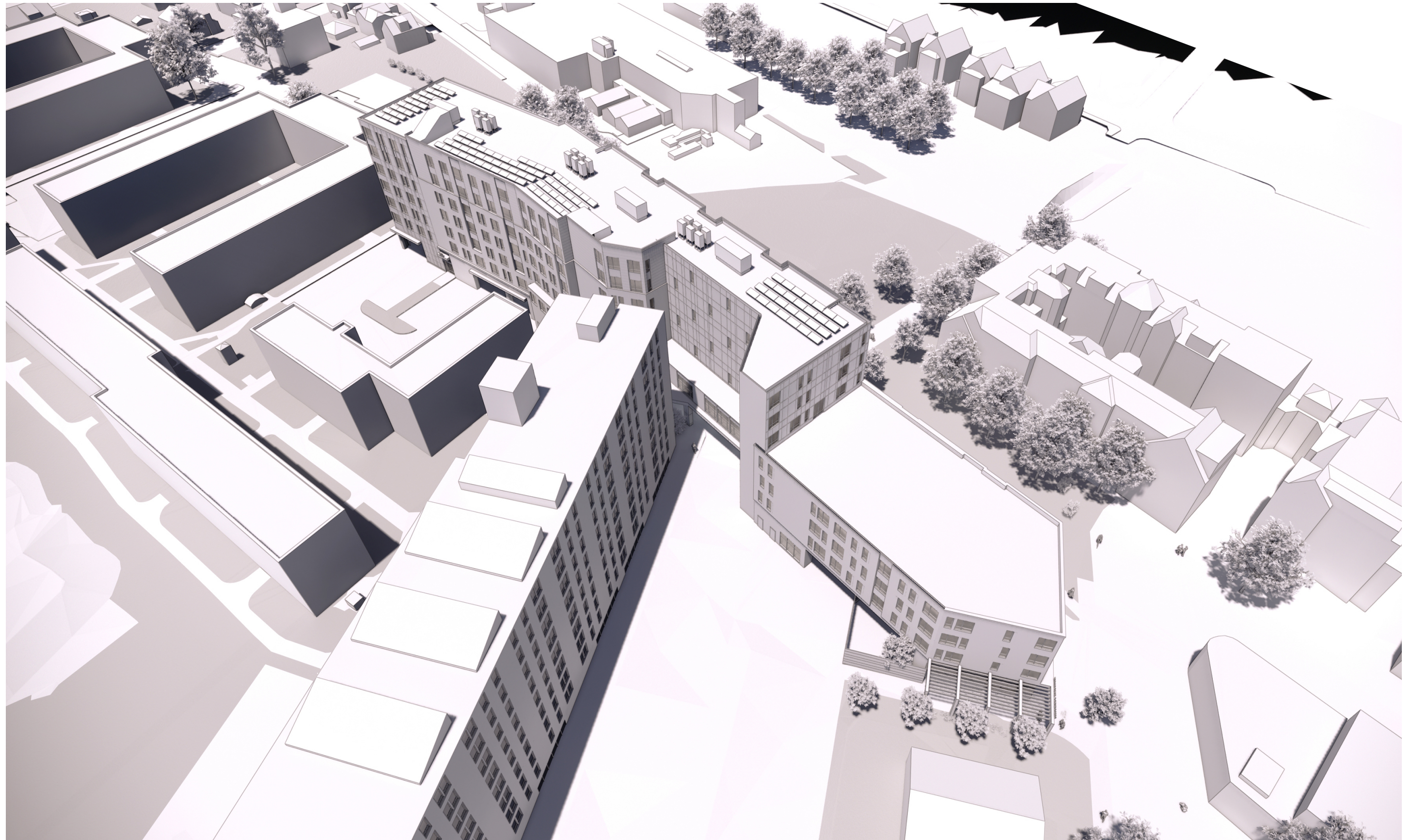
02 Site Analysis - Previously Proposed Massing



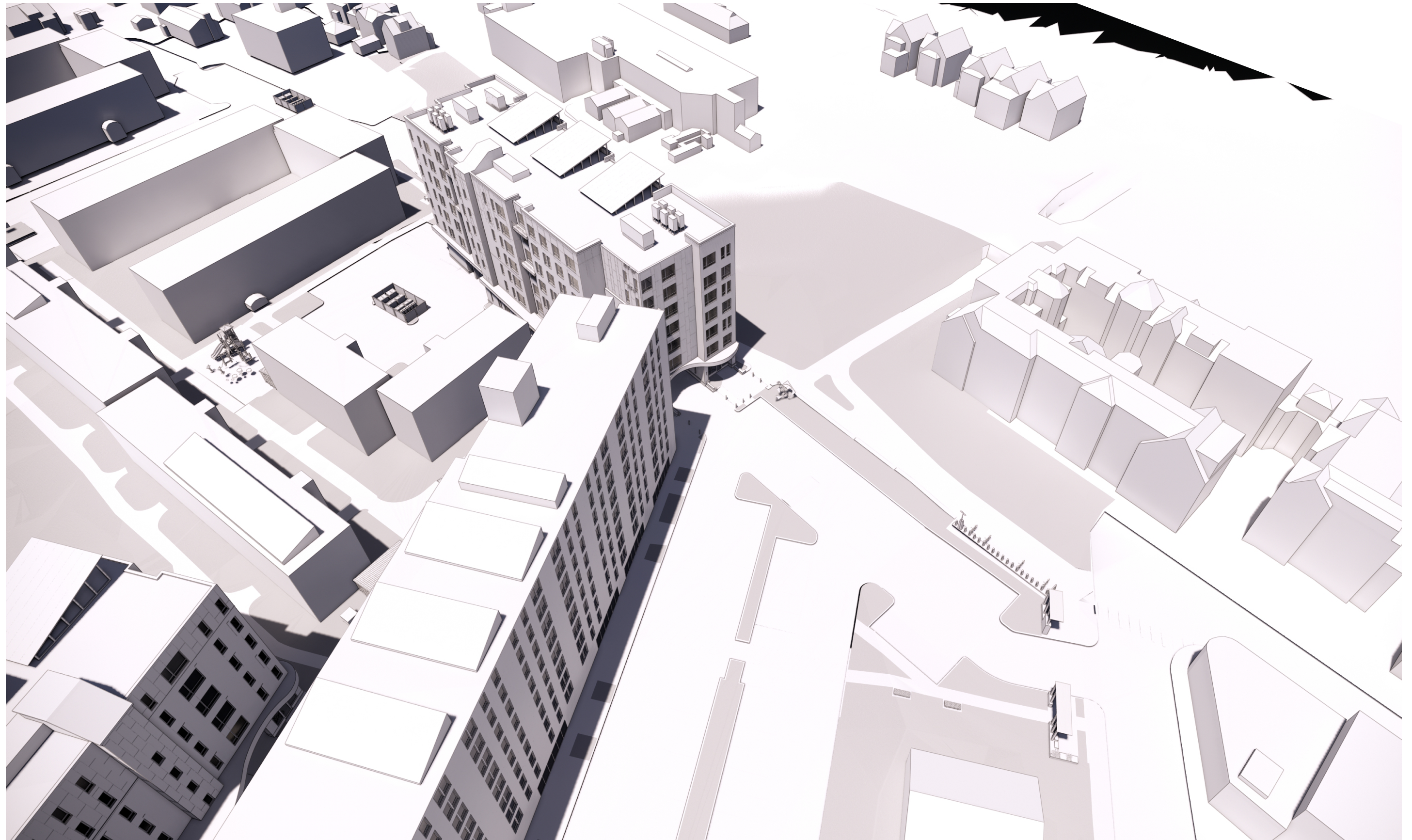
02 Site Analysis - New Proposed Massing



02 Site Analysis - Previously Proposed Massing



02 Site Analysis - New Proposed Massing



02 Illustrative Site Plan



- ⋯ PEDESTRIAN
- ⋯ BICYCLE
- ⋯ VEHICLE
- CONFLICT AREA
- BUS STOP



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



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



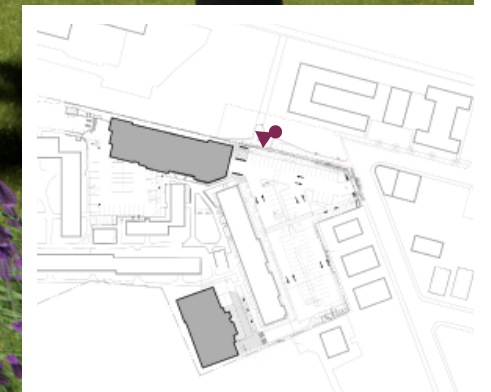
- ① IMPROVED PLAYGROUND (AGES 5-12)
- ② PATIO SEATING
- ③ DECORATIVE FENCING
- ④ BENCHES AND LIGHTING IMPROVEMENTS
- ⑤ BIKE SHELTER
- ⑥ PARK BENCHES

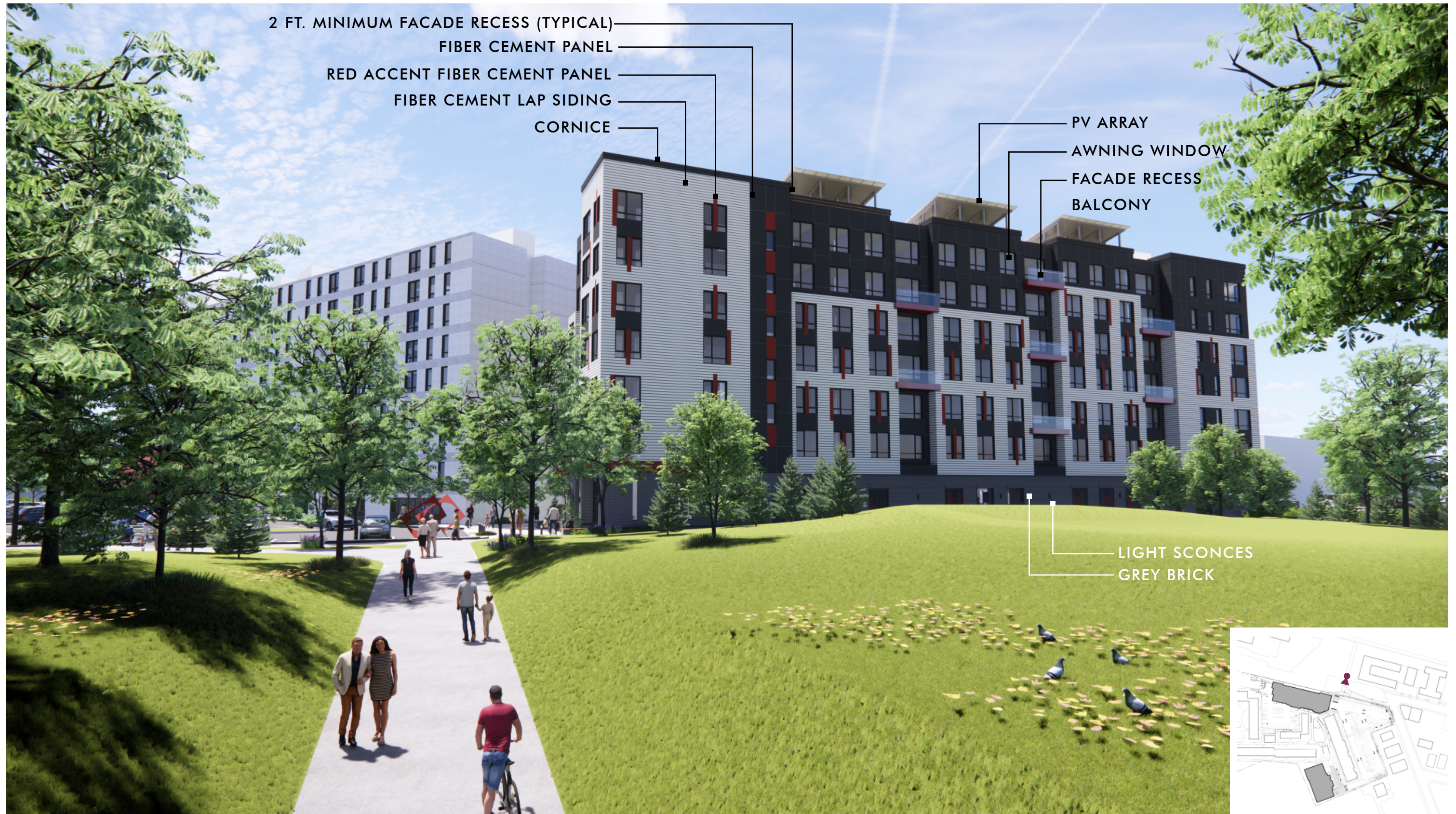


RED ACCENT FIBER CEMENT PANEL
 FIBER CEMENT LAP SIDING
 GREY FIBER CEMENT PANEL



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







EXISTING BLDG 21

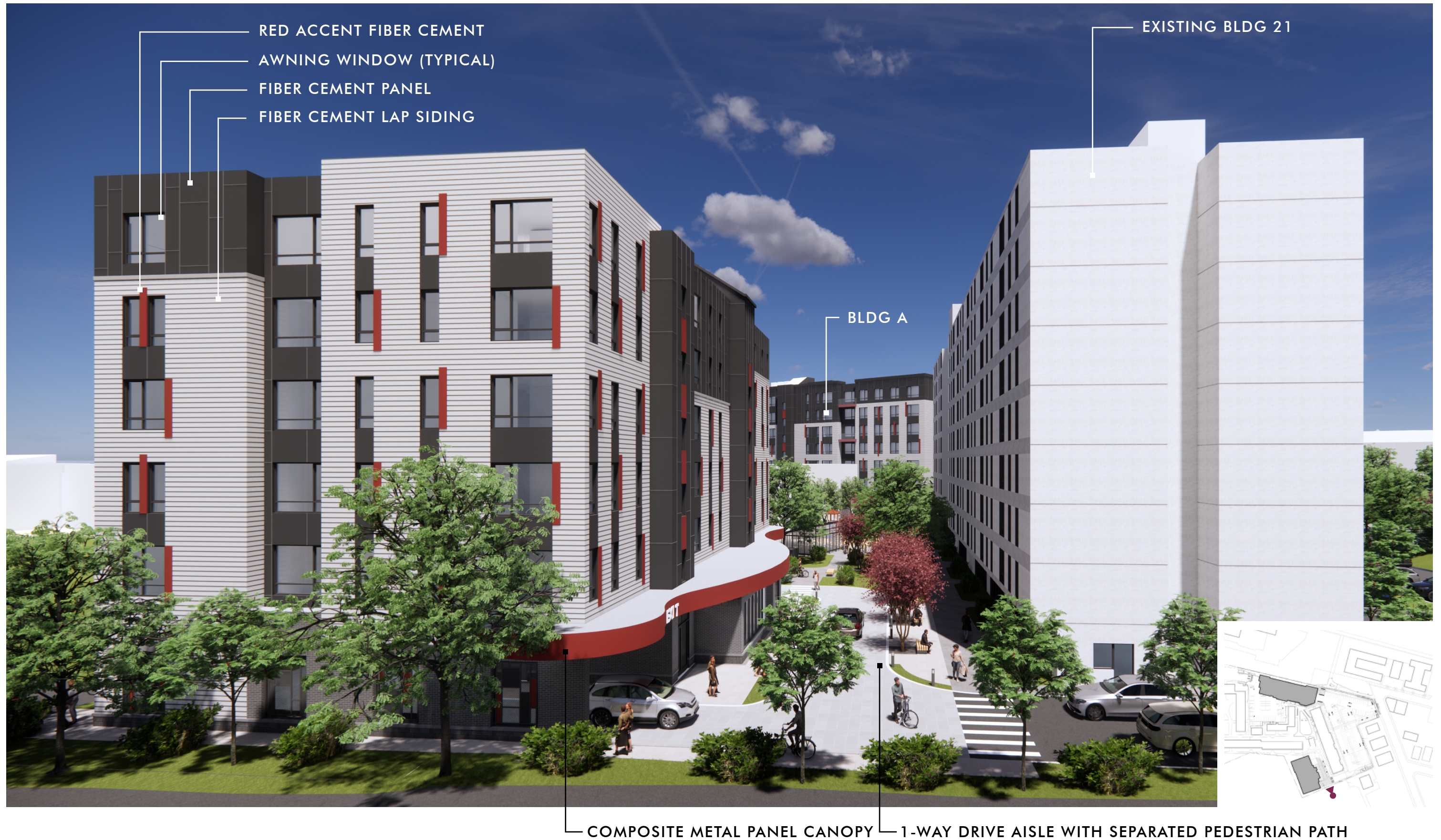
FIBER CEMENT LAP SIDING
COMPOSITE METAL PANEL CANOPY
DOUBLE HEADER VERTICAL GREY BRICK
GROUND FACE CMU BASE

MANAGEMENT OFFICE ENTRANCE



PV ARRAY
FIBER CEMENT PANEL
FIBER CEMENT LAP SIDING

NEW PLAYGROUND





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

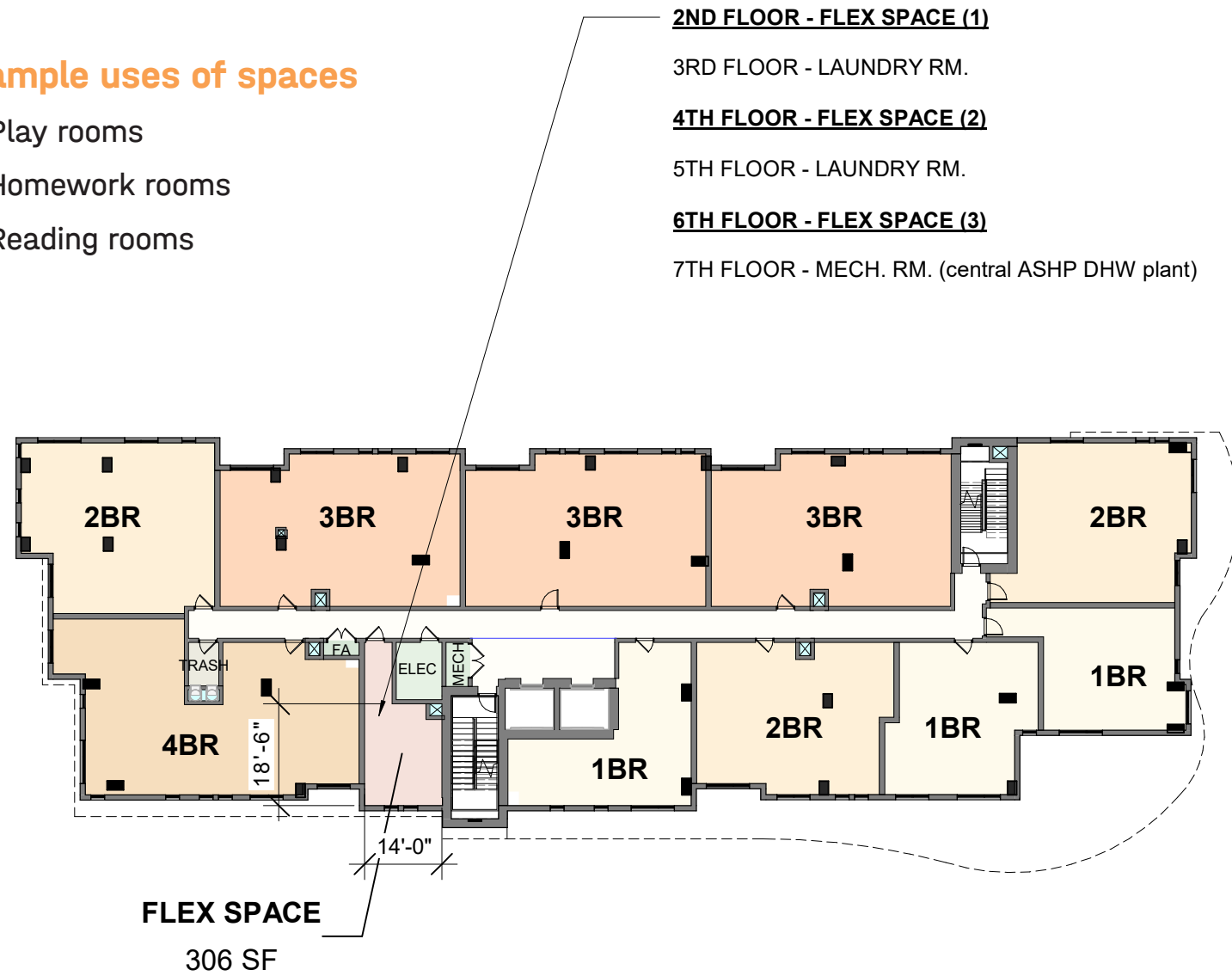
LEVEL	STUDIOS	1 BED	2 BEDS	3 BEDS	4 BEDS	TOTAL P/FLOOR
2	0	6	6	4	1	17
3	0	6	6	4	1	17
4	0	6	6	4	1	17
5	0	6	6	4	1	17
6	0	6	6	4	1	17
7	0	3	3	3	1	10
UNIT RATIOS	33 (35%)		33 (35%)	23 (24%)	6 (6%)	95

BLDG A	BLDG B
NUMBER OF UNITS PER FLOOR - 9 UNITS	NUMBER OF UNITS PER FLOOR - 7 UNITS
BREAKDOWN:	BREAKDOWN:
STUDIO 0 x6 = 0	STUDIO 0 x5 = 0
1-BED 3 x6 = 18	1-BED 3 x5 = 15
2-BED 3 x6 = 18	2-BED 3 x5 = 15
3-BED 3 x6 = 18	3-BED 1 x5 = 5
4-BED 1 x6 = 6	4-BED 0 x5 = 0
10 UNITS X 6 STORIES = 60 UNITS	7 UNITS X 5 STORIES = 35 UNITS

04 Amenity Spaces

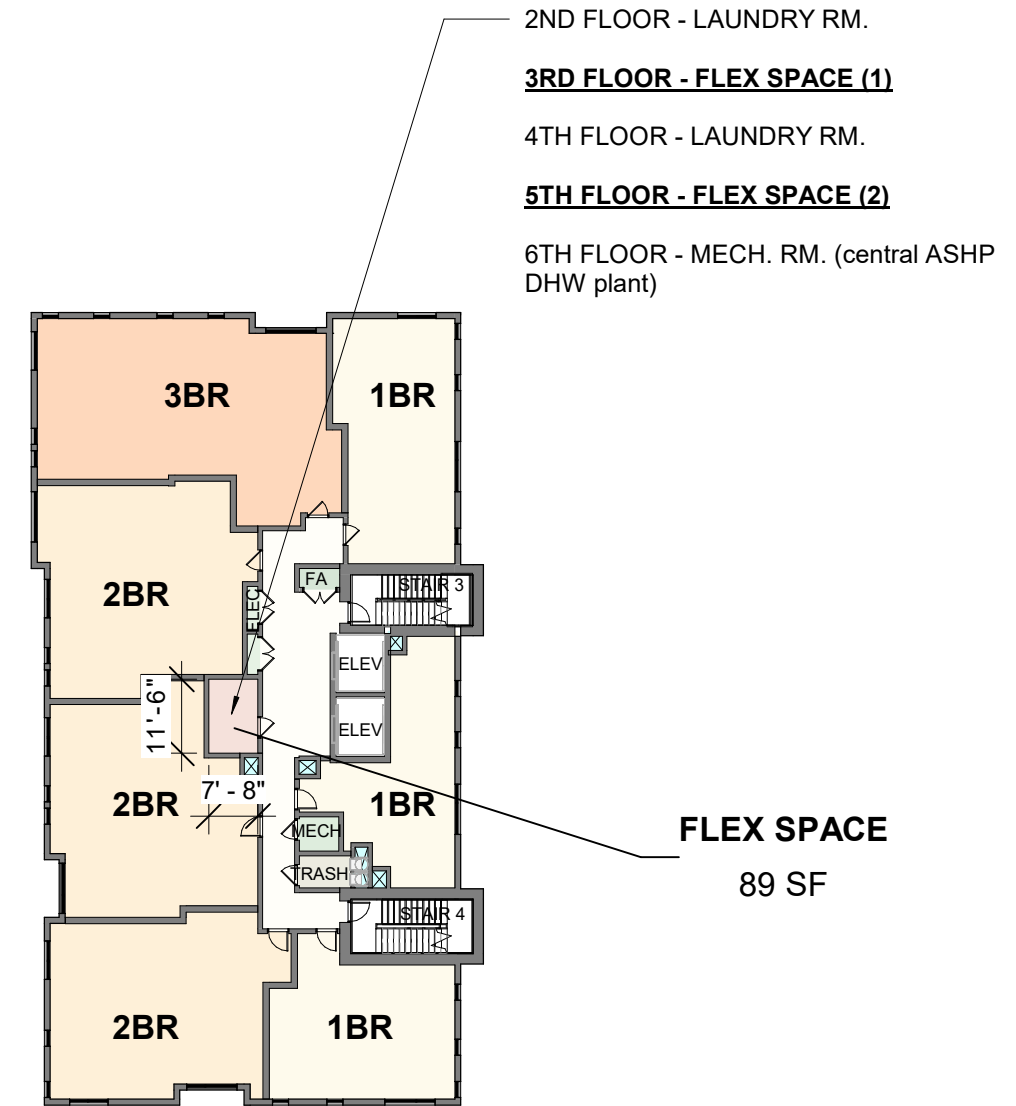
Example uses of spaces

- Play rooms
- Homework rooms
- Reading rooms



2 BLDG 'A' FLEX SPACES

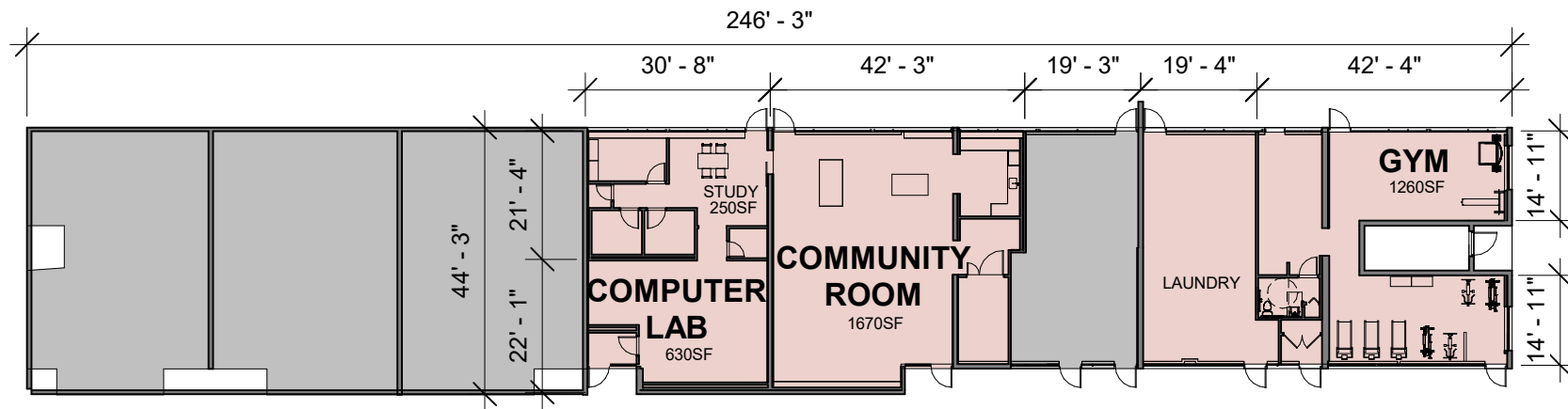
SCALE: 1" = 30'-0"



1 BLDG 'B' FLEX SPACES

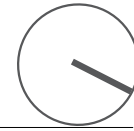
SCALE: 1" = 30'-0"





1 BLDG 21 - AMENITY 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

Comments & Questions

