Context Maps – Transportation

- BLUE BIKES
- T STOP
- T ROUTE
- COMMUTER RAIL
- BUS ROUTE
- BIKE PATH

0.5 MILES             1.0 MILES

FRESH POND RESERVATION WEST

CAMBRIDGE NORTH

SOMERVILLE DANEHY PARK

FRESH POND SHOPPING CENTER NEIGHBORHOOD NINE

MASS AVE

TUFTS UNIVERSITY

DAVIS SQ SOM

SERV ERV

ERV

ILL E

COM MUN ITY

PA TH

MINUTE MAN TRAIL

ALEWIFE LINEAR PARK

PORTER SQ

HARVARD SQ

ALEWIFE

PROJECT SITE
01 Context Maps – Amenities

- COMMERCIAL
- OPEN SPACE
- WALDEN SQ
Context Analysis

- Landscaped Parklets
- Enhanced Walking Path System
- Basketball Court
- Day-care Playground
- Playground to be resurfaced
- New Building Above
- (E) & (N) on site common laundry room
- Community Room & on-site day care
- Yerxa Underpass
- Commuter Rail - Fitchburg Line
- Day-care Playground Management Office (with added staff)
- Off-site Retail/Office
- Enhanced Walking Path System
- On-site Common Laundry Room
- Rindge Field
- Rindge Avenue
- Fitchburg Line
02 Context Analysis – Proposed Massing
02 Context Analysis – Proposed Massing
02.1 Zoning Analysis

ZONE - RESIDENCE C2

<table>
<thead>
<tr>
<th>UNDERLYING ZONING</th>
<th>AFFORDABLE HOUSING OVERLAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING SUMMARY</td>
<td>ALLOWED</td>
</tr>
<tr>
<td>FLOOR AREA RATIO</td>
<td>1.75 FAR (MAX)</td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td>LOT AREA PER DWELLING UNIT</td>
<td>100 SF MIN</td>
</tr>
<tr>
<td>FRONTPORT SETBACK</td>
<td>MINIMUM 10'</td>
</tr>
<tr>
<td></td>
<td>[H+4]/4</td>
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<tr>
<td>NORTH SIDE SETBACK</td>
<td>MINIMUM 7’-6”</td>
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<tr>
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<td>[H+4]/5</td>
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<tr>
<td>SOUTH SIDE SETBACK</td>
<td>MINIMUM 7’-6”</td>
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<td>[H+4]/5</td>
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<tr>
<td>REAR PORT SETBACK</td>
<td>MINIMUM 20’</td>
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<td>[H+4]/4</td>
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<tr>
<td>BUILDING HEIGHT</td>
<td>NO</td>
</tr>
<tr>
<td>OPEN SPACE</td>
<td>15% MINIMUM</td>
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<tr>
<td>PARKING RATIO</td>
<td>1 PER D.U. (EXISTING = .76)</td>
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<tr>
<td>PARKING SPACES</td>
<td>190 EXISTING SPACES</td>
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<tr>
<td>LONG TERM BICYCLE PARKING</td>
<td>1 PER D.U.</td>
</tr>
<tr>
<td>SHORT TERM BICYCLE PARKING</td>
<td>10 PER D.U.</td>
</tr>
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</table>

+ BIKE SHARING STATION
0 REQUIRED
11 PROMISED

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p. 10
03 Existing Conditions Plan & Photographs

SCALE IN FEET

040 40 80

BOLTON STREET
(40' WIDE - PUBLIC WAY)

PARCEL
AREA = 319,049 SQ. FT.
(7.324 ACRES)

RAYMOND STREET
(40' WIDE - PUBLIC WAY)

SHERMAN STREET
(40' WIDE - PUBLIC WAY)

BLAIR PLACE
(35' WIDE - PRIVATE WAY)

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03 Existing Conditions Plan & Photographs

A

B

C

D

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Existing Conditions Plan & Photographs
04 Proposed Overall Site Circulation
**Proposed Overall Site Plan**

**Zoning Summary Chart**

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Affordable Housing Overlay</th>
<th>Zoning Regulation Requirements</th>
<th>Required</th>
<th>Provided</th>
<th>Existing</th>
<th>Provided</th>
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<tbody>
<tr>
<td>Residence C-2</td>
<td>Affordable Housing Overlay</td>
<td>MAJOR MINIMUM LOT AREA</td>
<td>1,080 SF</td>
<td>1,080 SF</td>
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<td>Residence C-2</td>
<td>Affordable Housing Overlay</td>
<td>MINIMUM LOT AREA</td>
<td>500 SF</td>
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<tr>
<td>Residence C-2</td>
<td>Affordable Housing Overlay</td>
<td>MAXIMUM FLOOR AREA RATIO</td>
<td>1.75</td>
<td>1.75</td>
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<td>Affordable Housing Overlay</td>
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<td>MAXIMUM BUILDING HEIGHT</td>
<td>80 Feet</td>
<td>80 Feet</td>
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<tr>
<td>Affordable Housing Overlay</td>
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<td>MAXIMUM SIDEWALK WIDTH</td>
<td>4 Feet</td>
<td>4 Feet</td>
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<tr>
<td>Affordable Housing Overlay</td>
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<td>MAXIMUM PRIVATE OPEN SPACE</td>
<td>15%</td>
<td>15%</td>
<td>15%</td>
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<tr>
<td>Affordable Housing Overlay</td>
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<td>INTERIOR PARKING LANDSCAPING PERCENTAGE</td>
<td>5.0%</td>
<td>N/A</td>
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</table>

**Parking Summary Chart**

<table>
<thead>
<tr>
<th>Description</th>
<th>Size (Feet)</th>
<th>Required</th>
<th>Provided</th>
<th>Existing</th>
<th>Provided</th>
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<tr>
<td>HEAD-IN</td>
<td>8.5 x 18</td>
<td>60</td>
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<tr>
<td>PARALLEL</td>
<td>5 x 20</td>
<td>34</td>
<td>3</td>
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<td>COMPACT</td>
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<td>PARKING</td>
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<tr>
<td>TOTAL SPACES</td>
<td></td>
<td>186</td>
<td>202</td>
<td>202</td>
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</table>

**Bike Parking Summary Chart**

<table>
<thead>
<tr>
<th>Description</th>
<th>Size (Feet)</th>
<th>Capacity</th>
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<tbody>
<tr>
<td>BIKE SHELTER</td>
<td>7 x 20</td>
<td>12</td>
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<td>BIKE SHELTER</td>
<td>14 x 40</td>
<td>48</td>
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<tr>
<td>BIKE ENCLOSURE IN BUILDING</td>
<td>18 x 18</td>
<td>12</td>
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<tr>
<td>EXTERIOR BIKE RACKS</td>
<td>12</td>
<td>12</td>
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<tr>
<td>TOTAL SPACES</td>
<td></td>
<td>96</td>
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</table>

**AHO REQUIREMENTS:**
- Long Term Bicycle Spaces - 71 Spaces*
  *Includes 28-space reduction per Section 11.207.6.4 of the AHO zoning bylaws
- Short Term Bicycle Spaces - 10 Spaces

**Note:**
Potential location of 19 Bluebikes also shown on plan; Bluebikes not included in Bike Parking Summary.

---

**Proposed Residential**

- 346,260 GSF (95 Units)
- 18' LA SHERMAN STREET (40' WIDE - PUBLIC WAY)
- 7.5' SIDE YARD SETBACK
- 5' PARKING SETBACK
- 20' REAR YARD SETBACK
- EXISTING SPEED BUMP TO REMAIN

---

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THE GARAGE PARKING AREA CEILING WILL PROVIDE A BALANCE OF LIGHT LEVELS FOR A SAFE AND ATTRACTIVE SPACE. ALL FIXTURES WILL BE LED, CONTROLLED BY OCCUPANCY SENSORS AND ZERO CUT-OFF TO MINIMIZE LIGHT POLLUTION.
05 Landscape Plan

Bike Shelter

Light Pole Fixture

Building Mounted Accent Light

Bike Repair Station

Bike Rack

Source: Images and Plans

PCA Architecture, Interiors + Planning

Winn Companies | Walden Square Apartments | 10/04/2021
06 Ground Floor Plan
06 Fifth Floor Plan

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>STUDIOS</th>
<th>1 BED</th>
<th>2 BEDS</th>
<th>3 BEDS</th>
<th>4 BEDS</th>
<th>TOTAL PER FLOOR</th>
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<tbody>
<tr>
<td>2</td>
<td>1</td>
<td>3</td>
<td>8</td>
<td>6</td>
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<td>1</td>
<td>6</td>
<td>0</td>
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<td>TOTAL UNITS</td>
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<td>40</td>
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<td>8</td>
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<td>95</td>
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<td>UNIT RATIO</td>
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<td>42.1%</td>
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</table>

Architecture, Interiors + Planning

Winn Companies | Walden Square Apartments | 10/04/2021

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06 Seventh Floor Plan

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>STUDIOS</th>
<th>1 BED</th>
<th>2 BEDS</th>
<th>3 BEDS</th>
<th>4 BEDS</th>
<th>TOTAL PER FLOOR</th>
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<tbody>
<tr>
<td>2</td>
<td>1</td>
<td>3</td>
<td>8</td>
<td>6</td>
<td>0</td>
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<td>1</td>
<td>2</td>
<td>7</td>
<td>7</td>
<td>2</td>
<td>19</td>
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<tr>
<td>5</td>
<td>1</td>
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<td>6</td>
<td>5</td>
<td>2</td>
<td>15</td>
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<td>2</td>
<td>6</td>
<td>4</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>TOTAL UNITS</td>
<td>15</td>
<td>40</td>
<td>34</td>
<td>6</td>
<td>95</td>
<td></td>
</tr>
<tr>
<td>UNIT RATIO</td>
<td>15.8%</td>
<td>42.1%</td>
<td>35.8%</td>
<td>6.3%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SCALE 1:30

PCA Architecture, Interiors + Planning
07 Elevations

AWNING & FIXED WINDOWS - TYPICAL
VLT (Visible Light Transmittance): 0.58
VLR (Visible Light Reflectance): 0.13

MATERIAL PALETTE

- Fiber cement lap siding
- Composite metal panel
- Fiber cement panel
- Wood look panel
- Gray brick

NORTH ELEVATION
SCALE 1:30

- Composite metal panel cornice
- Fiber cement lap siding
- Gray brick
- Storefront frame with perforated metal pattern screen
- Example of pedestrian focal point/art Design TBD

EAST ELEVATION
SCALE 1:30

- Composite metal panel edge
- Fiber cement panel beyond
- Ground face cmu base
- Composite metal panel trellis with wood purlins

> 20% glazing ratio

VLT (Visible Light Transmittance): 0.58
VLR (Visible Light Reflectance): 0.13

Example of pedestrian focal point/art Design TBD
07 Elevations

AWNING & FIXED WINDOWS - TYPICAL
VLT (Visible Light Transmittance): 0.58
VLR (Visible Light Reflectance): 0.13

> 20% glazing ratio

MATERIAL PALETTE

fiber cement lap siding
fiber cement panel
wood look panel

ground face cmu
grey brick
composite metal panel
07 Elevations

RAYMOND STREET ELEVATION

TOTAL FACADES SF 2,193 SF
TOTAL WINDOWS SF 558 SF

LEVEL 5
74’ - 6”

LEVEL 4
64’ - 1”

LEVEL 3
57’ - 8”

LEVEL 2
47’ - 1”

GROUND FLOOR
27’ - 0”

EXTG AVG GRADE
26’ - 0”

NO SOLID WALL EXPAISES LONGER THAN 26’ @ GROUND FLOOR.
(REQUIRED PER SEC. 11.207.7.4.c)
VIEW UP RAYMOND

PROPOSED BUILDING SCREENED BY TREE
VIEW UP RAYMOND ST
LOW CMU WALLS SEPARATE PEDESTRIANS FROM VEHICLES

FIBER CEMENT WOOD LOOK SIDING
TRELLIS DENOTES PEDESTRIAN ENTRANCE SEPARATED FROM VEHICULAR ENTRANCE
EXISTING VIEW FROM RICHDALE ST
PROPOSED AREA FOR LANDSCAPE ENHANCEMENTS
ON CITY LAND

- ENHANCED BIKE RM ENTRANCE AREA W/ DECORATIVE 30" WALL
- COMPOSITE METAL PANEL CANOPY
- FIBER CEMENT LAP SIDING
- FIBER CEMENT WOOD LOOK PANEL

VIEW FROM RICHDALE ST
CANOPY AND HUMAN SCALE STOREFRONT WRAP THE NORTH-EAST CORNER, DRAWING PEDESTRIAN CIRCULATION AROUND THE CORNER AND TO THE PORTAL MIDWAY ALONG THE NORTH FACADE.
EXISTING VIEW BEFORE YERXA UNDERPASS
VIEW BEFORE YERXA UNDERPASS

ROOFTOP MECHANICAL EQUIPMENT SET BACK FROM ROOF EDGE
EXISTING VIEW AFTER YERXA UNDERPASS
VIEW AFTER YERXA UNDERPASS

PEDESTRIAN PORTAL AT THE END OF YERXA PATH
FIBER CEMENT PANEL
FIBER CEMENT LAP SIDING
AWNING WINDOW (TYPICAL)
COMPOSITE METAL PANEL
COMPOSITE METAL PANEL CORNICE
ROOFTOP EQUIPMENT IS MODELED AND IT IS OBSCURED FROM VIEW BY THE BLDG

VARIETY OF HUMAN SCALE ELEMENTS ALONG PEDESTRIAN PATH

VIEW AFTER YERXA UNDERPASS
EXISTING VIEW FROM BOLTON ST
VIEW FROM BOLTON ST

FIBER CEMENT LAP SIDING
FIBER CEMENT PANELS
VIEW FROM NORTHWEST

- Proposed Views & Viewshed Analysis
- Covered Parking Area
- Multi-Modal Path
- Garage Access

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View from Southwest

Materials:
- Fiber cement lap siding
- Composite metal panel
- Composite metal panel cornice
- Grey brick
- Exposed CMU
- Composite metal panel canopy
- Fiber cement panel
- Ground face CMU base

Change in materials denotes lobby entrance.

Proposed Views & Viewshed Analysis
VIEW FROM ENTRY COURTYARD

GROUND FACE CMU BASE
COMPOSITE METAL PANEL CANOPY
COMPOSITE METAL PANEL
FIBER CEMENT LAP SIDING
FIBER CEMENT WOOD LOOK SIDING
CANOPY AND CEILING CONNECT PEDESTRIANS TO YERXA UNDERPASS
CHANGE OF MATERIALS AT GROUND PLANE AND CEILING AS WELL AS LIGHTING ELEMENTS AND RAISED GROUND SURFACES EMPHASIZE SAFE PEDESTRIAN CROSSWALK.
THE GARAGE PARKING AREA CEILING WILL PROVIDE A BALANCE OF LIGHT LEVELS FOR A SAFE AND ATTRACTIVE SPACE. ALL FIXTURES WILL BE LED, CONTROLLED BY OCCUPANCY SENSORS AND ZERO CUT-OFF TO MINIMIZE LIGHT POLLUTION.
VIEW FROM SOUTHEAST

- FIBER CEMENT PANEL
- 2-FEET FACADE SETBACK
- FIBER CEMENT WOOD LOOK SIDING
- FIBER CEMENT LAP SIDING
- FIBER CEMENT WOOD LOOK PANEL
NEW BUILDING FOOTPRINT  EXISTING SHADOWS  NEW SHADOW  NEW SHADOW OVER EXISTING SHADOW

EXISTING SITE

PROPOSED SITE

9AM  12PM  5:30PM
9AM  12PM  5:30PM
NEW BUILDING FOOTPRINT  EXISTING SHADOWS  NEW SHADOW  NEW SHADOW OVER EXISTING SHADOW

EXISTING SITE

PROPOSED SITE
09 Shadow Studies – December

NEW BUILDING FOOTPRINT  EXISTING SHADOWS  NEW SHADOW  NEW SHADOW OVER EXISTING SHADOW

EXISTING SITE

9AM  12PM  3PM

PROPOSED SITE

9AM  12PM  3PM