

WALDEN SQUARE APARTMENTS

Cambridge, MA



WinnCompanies



Volume 1: Forms & Narrative



PCOA

Architecture
Interiors
+ Planning

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These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

Project Address: 21 Walden Square Rd., Cambridge, MA
Applicant: WinnDevelopment Company LP
Contact Name: Matthew Robayna
Contact Phone: 617-532-2185
Contact Email: mrobayna@winnco.com

FOR STAFF USE

Complete Submission Received on Date:

Design Review Submission

Note: Review Section 11.207 of the CZO carefully before submitting a design review package for an AHO project. This checklist and accompanying forms are intended only to assist in assembling and organizing application materials.

Narrative Volume (8.5"x11" portrait orientation)

Provided Forms:

- Design Review Submission Checklist (this form)
- Parcel Dimensional Form [Section 11.207.8(d)(xiii.)]
- Building Dimensional Form for each existing or proposed building on the site [Section 11.207.8(d)(xiii.)]
- Tenure and Affordability Summary [Section 11.207.3]
- Initial Development Budget [Section 11.207.8(d)(v.)]

Written Sections:

- Project Narrative [Section 11.207.8(d)(xiv.)]
- Design Statement [Section 11.207.8(d)(v.)]
- Description of Transportation Demand Management programs offered, if applicable [Section 11.207.6.5]
- Summary of Community Engagement Process [Section 11.207.8]

Graphics Volume (11"x17" landscape orientation)

- Context map [Section 11.207.8(d)(i.)]
- Context analysis [Section 11.207.8(d)(ii.)]
- Existing conditions site plan [Section 11.207.8(d)(iii.)]
- Proposed conditions site plan [Section 11.207.8(d)(iv.)]
- Floor plans of all new buildings and existing buildings to remain [Section 11.207.8(d)(vi.)]
- Elevations and cross-section drawings of all new buildings and existing buildings to remain [Section 11.207.8(d)(vii.)]
- Landscape plan [Section 11.207.8(d)(viii.)]
- Plans of parking and bicycle parking facilities [Section 11.207.8(d)(ix.)]
- Materials palette of proposed façade and landscape materials [Section 11.207.8(d)(x.)]
- Photographs of existing conditions [Section 11.207.8(d)(xi.)]
- Perspective views and renderings of proposed conditions [Section 11.207.8(d)(xii.)]
- Viewshed analysis and shadow studies [Section 11.207.8(d)(xv.)]

Note: Use attached "Graphics Checklist" to ensure that all necessary information is provided.

Other Submissions (as applicable)

- Green Building Requirements submission (if Section 22.20 of the CZO is applicable)
- Flood Plain submission (if Section 20.70 of the CZO is applicable)

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Applicant: WinnDevelopment Company LP

Parcel Information – Provide one form for the entire parcel

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
Base Zoning District(s)	Residence C-2			
Overlay Zoning District(s)	Affordable housing overlay			
Uses on Adjacent Lots	Residential, Industrial, Open Space, Commercial, Educational			
Lot Area, in sq. ft.	319,049 sf	.	.	.
Lot Width, in feet	283.5'	50' min	N/A	283.5'
Number of Buildings	7	--	--	7
Existing to be demolished	0	--	--	0
Existing retained/moved/enlarged	6	--	--	6
New construction	1	--	--	1
Gross Floor Area (GFA), in sq. ft.	183,161	--	--	314,492 total (131,331 new)
Floor Area Ratio (FAR)	.57	1.75	No max	0.99
Dwelling Units	240	--	--	335 (95 new)
Affordable Dwelling Units	240	--	--	335 (95 new)
Total Open Space, in sq. ft.¹	108,590 SF (33%)	47,857 SF (15%)	47,857 SF (15%)	98,205 SF (31%)
Private Open Space	79,921 SF (25%)	47,857 SF (15%)	47,857 SF (15%)	74,774 SF (23%)
Permeable Open Space	108,590 SF (33%)	47,857 SF (15%)	47,857 SF (15%)	98,205 SF (31%)
Open Space above Ground Story	0	--	--	0
Total Off-Street Parking Spaces	190	335	No Requirement	212
Provided on-site	190	335	No Requirement	212
Provided off-site ²	0	0	0	0
Long-Term Bicycle Parking Spaces	0	262	71	84
Short-Term Bicycle Parking Spaces	42	35	10	12
Provided on-site	42	35	10	12
Fund contribution ³	--	--	--	--
Public Bicycle Sharing Stations⁴	0	0	0	19
Provided on-site	0	0	0	19
Provided off-site	0	0	0	0
Loading Bays	0	0	0	0

¹ Refer to Open Space provisions in Section 11.207.5.2.4 of the CZO.

² Refer to off-site parking provisions in 11.207.6.2 of the CZO.

³ Refer to Public Bicycle Parking Fund provisions in Section 6.104.2(b.) of the CZO.

⁴ Refer to Public Bicycle Sharing Station provisions in Section 11.207.6.4(d) of the CZO.

Attach additional calculations as necessary to explain any figures above.

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Project Address: 21 Walden Square Rd., Cambridge, MA

Applicant: WinnDevelopment Company LP

Building Information – Provide one form for each existing or proposed building

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
Building Designation (per plans)	Proposed Residential			
Type of Alteration Proposed	N/A			
Building Use(s)	Residential	Residential	Residential	Residential
Ground Story Use(s)	Residential, Parking	Residential, Parking	Residential, Parking	Residential, Parking
Gross Floor Area (GFA), in sq. ft.	183,161	--	--	314,492 total (131,331 new)
Dwelling Units	240	--	--	335 (95 new)
Affordable Dwelling Units	240	--	--	335 (95 new)
Stories Above Grade¹	3, 9	--	--	7, 5, 4
Building Height, in ft.	80', 30'	85'	80'	80', 59', 49'
Ground Story – floor-to-floor, in ft.	varies	--	--	16'
Building Setbacks, in ft.²	--	--	--	--
Front	--	24'	15'	17.8'
North Side	--	102'	7'-6"	10.3'
South Side	--	97'	7'-6"	18.9
Rear	--	36'	20'	485.3'
Distance to nearest building, in ft.	--	--	--	14'-11"
Building length along street, in ft.	--	--	--	46'
Fenestration, as % of façade area facing public street or open space	--	--	20% Minimum	25% (Raymond St façade)
Ground Story only	--	--	20% Minimum 25' Max between windows	62% (Raymond St façade, not incl. vehicular opening)
Where Ground-Story non-residential uses are proposed in a Business district:³				
Frontage, as % of total façade length	--	--	--	--
Depth from facade, in feet	--	--	--	--

¹ Refer to Definitions in Article 2.000 of the CZO.

² Where the proposal is applying front yard setback standards per Section 11.207.5.2.3(b) of the CZO, attach an area plan identifying the four nearest pre-existing principal buildings that contain at least two Stories Above Grade and directly front the same side of the street as the AHO Project, and a table providing the front yard setbacks for each building and calculating the average of the four.

³ See Section 11.207.7.4(e) of the CZO.

Attach additional calculations as necessary to explain any figures above.

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Applicant: WinnDevelopment Company LP

Tenure:

- Rental housing
- Homeownership housing

Unit Affordability Summary ¹

	Units at or Below 80% AMI	Units 80% to 100 %AMI	Total
# of Units:	95	0	95
% of Units:	100%	0%	100%

¹ Refer to Section 11.207.3 in Article 2.000 of the CZO

Unit Size Summary:

	0-bedrooms	1-bedrooms	2-bedrooms	3-bedrooms	4+bedrooms	Total
# of Units:	4	11	40	34	6	95
Average size range (sf):	444 sf	617 sf	901 sf	1122 sf	1409 sf	960 sf

Please describe other anticipated affordability limitations, if applicable (voluntary):

100% of the units will be restricted to households earning at or below 80% AMI. Is it anticipated that 23% of the units will be set aside for households earning at or below 30% AMI, 45% of the units will be set aside for households earning at or below 60% AMI, and 32% of the units will be set aside for households earning at or below 80% AMI. The final affordability mix will be recorded in affordable housing restrictions at the project's construction closing and will be subject to approval by the City of Cambridge acting through the Affordable Housing Trust.

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Initial Development Budget (see Section 11.207.8 of CZO):

Anticipated Uses/Costs:	
Acquisition:	\$1
Construction/Hard Costs:	\$45,270,000
Other Costs/Soft Costs:	\$8,315,000
Developer Overhead:	\$1,870,000
Developer Fee:	\$1,870,000
Total Uses/Costs:	\$57,325,001

Anticipated Sources:	
4% LIHTC Syndication Proceeds	\$26,518,001
MassHousing Permanent Mortgage	\$6,400,000
Cambridge Affordable Housing Trust	\$19,000,000
MassHousing Soft Debt	\$5,000,000
Developer Equity	\$407,000
Total Sources:	\$57,325,001

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Graphics Checklist

Review Section 11.207 of the CZO for all submission requirements.

Make sure that submitted graphic materials include the following information, at a minimum, to verify compliance with applicable sections of the AHO:

All maps, plans and elevation drawings should include:

- Graphic scale
- North arrow / orientation

Context maps should include:

- Streets and pedestrian/bicycle routes leading to and from the site
- Distance to public facilities in vicinity, including transit
- Buildings and uses on adjacent sites
- Distance to off-site parking, where proposed

Site plans or landscape plans should include:

- Lot boundaries
- Adjacent streets (labeled) and dimensions of adjacent public sidewalks
- Building footprints with locations of entrances/exits, labeled areas of ground story uses, dimensioned façade lengths, setbacks, and distances to nearest buildings
- Natural and other landscape features including trees and plantings
- Open space, dimensioned and labeled by type (private, green area, permeable, publicly beneficial)
- Proposed locations of light fixtures, specifying type
- Locations, dimensions, and screening of all mechanical equipment located on-site, including all screening (*Section 11.207.7.5 of the CZO*)
- Pedestrian and bicycle travel routes, dimensioned
- Curb cuts, vehicular drives, off-street parking, loading and service facilities, dimensioned (*Section 6.50 of the CZO*)
- Pick-up/drop-off area(s), if project contains 20 units or more and no off-street parking spaces (*Section 11.207.6.1(b) of the CZO*)
- Features of adjacent lots and buildings that abut the project site

Building floor plans, elevations, and cross-sections should include:

- Dimensioned floor plans labeling the uses in each portion of the building
- Dimensions (length and depth) of articulation and breaks in the façade plane (*Sections 11.207.7.2(c) and 11.207.7.3(b) of the CZO*)
- Dimensions of fenestration on façades facing public streets and open spaces (*Section 11.207.7.3(a) of the CZO*)
- Length of separation between windows and entrances on the ground story (*Section 11.207.7.4(c) of the CZO*)
- Dimensions (length, height, and depth from façade) of non-residential uses and parking proposed on the ground story (*Section 11.207.7.4 of the CZO*)
- Rooftop plans, elevations, and perspective views showing the locations, dimensions, and screening of all mechanical equipment (*Section 11.207.7.5 of the CZO*)

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Project Narrative:

The proposed project has been designed to add 95 new affordable housing units on the existing Walden Sq development while maintaining the existing building structures and improving the existing open space on the site to benefit existing residents. The building is oriented to minimize shadow impact on the surrounding residential neighborhoods while enhancing the existing pedestrian access to the site and creating a more pedestrian and bicycle friendly environment. The building is designed to high sustainability standards by setting a goal to meet Passive House standards. Architectural elements such as projections, recesses and balconies are used along the façades to provide visual interest, create a human scale and emphasize pedestrian circulation around and through the building. These elements are used in conjunction with landscaping to reinforce a sense of place. Larger architectural expressions on the ground floor create identifiable accessible entrances and fenestration patterning and detailing help activate the ground floor. The building massing is broken down by the use of vertical recesses, plane changes and setbacks on the upper levels. Variation of the massing at the corners help break up the longer north and south facades, and transition to the existing contextual scale. The building form, materiality and architectural detailing differentiate the base, middle and upper floors to help break down the overall building scale. The building skin is composed of natural materials in colors that are appropriate to the surrounding context.

Design Statement:

The proposed building is designed to maintain the existing Walden Square structures, improve the open space on the existing site and minimize shadow impact on the surrounding neighborhoods. The building massing integrates well with the surrounding buildings. The taller 7 story portion relates to the existing high rise building and the east portion of the building steps down to transition to 4 stories relating to the existing residential neighborhood context.

The building height and density is mitigated by using projections, recesses, and façade setbacks on the upper levels and change of plane along the longer facades. The ground floor and the top floor have varied treatments from the middle portion that provide the sense of base, middle and top, reducing the visual bulk of the building.

An important goal for the project is to separate pedestrian and bicycle traffic from vehicular traffic. This is accomplished by establishing clearly separated routes for each modality. The building design provides for separated pedestrian circulation in a few ways. A pedestrian portal signifies entrance to the site at Raymond Street, providing separation from the vehicular entry. Pedestrians then utilize sidewalks and crosswalks to safely gain access to the lobby entrance midpoint along the south façade.

At the northeast corner of the building at Raymond Street, a pedestrian scale canopy denotes another pedestrian route by wrapping the corner and leading pedestrians to a major access point midway along the north façade. This portal access point is also in line with and visible from the Yerxa underpass clearly marking an important entry way to the overall project. Upon entering this north portal, pedestrians utilize a crosswalk and sidewalks that leads them to the lobby entrance.

The Raymond Street façade, being the only street façade, relates well to the neighborhood by paying attention to the scale of detailing, materials, and the fenestration patterning. The ground floor throughout is treated with architectural

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elements and detailing to create a human scale and enhance the existing pedestrian access to the site, specifically from the Yerxa underpass and from the residential neighborhoods to the east on Raymond St and Richdale Ave.

Parking is at grade below the building and is screened with solid walls as well as screen walls. The building utilizes warm, inviting materials such as masonry and clapboard that relate to the neighborhood buildings. Only high quality, durable materials will be utilized. The color palette is calm and neutral relating to the surrounding context.

The trash facilities have been carefully planned with the trash hauler to meet the needs of the project.

The project provides a mix of unit sizes and types that support the diversity of neighborhood housing, including a significant amount of large family-sized units. The interior layouts of the units have been thoughtfully considered in order to provide a comfortable living experience for the residents.

Existing on-site shared amenities include two playgrounds, a basketball court, common laundry, a community room for gathering, as well numerous shady landscaped parklets. The new project will bring to the site additional laundry facilities and 4 additional community gathering spaces for all Walden Square residents to commune with their neighbors.

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Transportation Demand Management Programs:

On behalf of Winn Development, VHB has prepared this Transportation Demand Management (TDM) Plan for the proposed development (Walden Square II), located at 21 Walden Square Road in Cambridge, Massachusetts. The City of Cambridge Affordable Housing Overlay (AHO) Ordinance # 2020-8, section 11.207.6.5. notes that a TDM program is required for sites that do not comply with certain vehicle parking provisions. While the Project is in compliance with the AHO parking requirements, the Proponent is proactively submitting this document to the City of Cambridge Community Development Department (CDD) as well as the Transportation, Parking and Traffic Department (TP&T) to outline the parameters of the TDM program that is being considered for the development.

Project Overview

The Project includes construction of 95 new residential units of family affordable housing on the site of the existing 240 Walden Square Apartments (Walden Square I). Combined future unit count between Phases I and II is 335 units. As referenced in section 11.207.6.2 (a) of Ordinance # 2020-8, parking may be shared by multiple housing projects. Accordingly, the overall development comprised of Walden Square I and II will be supported by a total future parking supply of 212 vehicle spaces. This results in an overall parking ratio of 0.63 spaces per unit for the overall development, which is in excess of the minimum 0.40 space/unit required to not trigger the preparation of a TDM plan.

TDM Program

The following lists TDM programs that the owner is committed to providing for residents (existing and future) of the Walden Square Apartments.

1. Offer a free Gold Level annual membership to Bluebikes Service, for up to two (2) individuals in each household upon initial occupancy of a unit.
2. Provide transit information in the form of transit maps and schedules to each household upon initial occupancy of a unit.
3. Provide information and a real-time transit service screen in a convenient common area of the building such as entry way or lobby.
4. Provide approximately 96 bicycle parking spaces (AHO requirement is 81 spaces of short and long term spaces).
5. Fund a 19-dock Bluebikes station for use by residents, visitors and neighbors. The current design shows the station located outside the project limits, on City property.
6. Provide air pumps and other bicycle repair tools such as "fix-it" stations in or nearby the bicycle parking area.
7. Provide two dual EV charging stations (supports four parking spaces), and up to 34 EV-ready parking spaces on the site.
8. Designate a transportation coordinator (TC) for the site to manage the TDM program. The coordinator would oversee the marketing and promotion of transportation options by posting information in the building and on the Project's website, social media outreach, and in property newsletters. They would also respond to individual requests for information in person and via phone and email. The TC would typically compile and distribute up-to-date information explaining all transportation options to all new residents

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Community Engagement Process:

The Walden Square II project has fully complied with the community engagement process outlined by Sec. 11.207.8 of the Cambridge Zoning Ordinance. At least two community meetings were scheduled virtually, given the ongoing COVID-19 pandemic that prevented large in-person gatherings from taking place. The first community meeting was held on Zoom on Tuesday, March 23. The second community meeting was held on Zoom on Tuesday, April 13. The City Community Development Department (CDD) was notified of both of the two required community meetings three weeks prior, and was provided with a flyer advertising the community meetings. CDD distributed the flyers according to the requirements of Sec. 11.207.8.

In addition to the required community meetings, additional outreach was conducted. On Monday, March 22, a Zoom meeting was held specific to Walden residents. On Thursday, March 25th, two in-person site walk throughs were held with Walden residents to explain the proposal in person. On Thursday, May 27th, a 3rd community meeting open to the broader community will be held. Further in person site walks were held on Tuesday, June 8th and Saturday, June 12th.

Furthermore, the project proponent has set up a project website, www.waldensquare2.com to provide project updates to the community and to allow them to ask questions of the development team. The development team responds to questions received through the website on a periodic basis. Furthermore, several one-on-one meetings have been held with interested parties and abutters, as requested of the development team.

Dear Cambridge Planning Board,

As residents of Walden Square, we support the proposal to expand and enhance our community via the Walden Square Phase II proposal. We believe the project will benefit the residents currently living at Walden Square while welcoming new families. These benefits include but are not limited to:

- No reduction in parking spaces available to Walden Square residents
- Creating 103 new affordable units to mitigate the ongoing housing affordability crisis in Cambridge. More than 900 prospective tenants are currently on the waiting list for existing Walden Square affordable units, and we are excited to welcome some of these individuals to our community
- 44 of the proposed new apartments are large, family-sized three-and four-bedroom units, offering better conditions to households currently living in units that are too small
- Additional improvements to Walden Square, including improvements to the playgrounds and additional trees and landscaping
- New community space for all Walden Square residents, including a fitness room
- A separate bike and pedestrian path will be created on the north side of the Walden Square community, improving safety for all residents
- New bike paths, bike parking a bike repair shop, and a Bluebikes station accessible to all current Walden Square residents
- The new building will achieve the highest green energy standards, with passive house design and solar panels on the rooftops. This project will serve as an exemplar of sustainable development for future projects to come in Cambridge

For these reasons, we are excited to support the Walden Square Phase II proposal.

Sincerely,

Juan Colwell



617-661-0589
617-661-0472
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21 Walden Square Road,
Cambridge MA 02140

Name	Apartment #	Email
J.P	119	
Sabbir kolia	#14,326	
Mark Goff	215	
Resia	17-414	
Smith	3-113	
Johannes	2-201	
Napir	302	
Farid	326	
Shelvis lai	325	
Tal Janu Mirama Janu	328	
Berhene Berochi	327	

Name	Apartment #	Email
<u>Ethayal Pierre</u>	<u>101</u>	<u></u>
<u>Alex Pierre</u>	<u>101</u>	<u></u>
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<u>Asegedech Gebreab</u>	<u>106</u>	<u></u>
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Name	Apartment #	Email
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Yolannes	650	senaittesemng@yahoo.com
James Zhad	651	Jamie H3364@gmail.com
Fahim	653	_____
Rddie Stanley	*652	_____
Joyce Obomere	654	_____
Ammie Pachig	648	_____
Saida Aden	642	_____
Sosema Tesema	711	_____
_____	707	_____
S.A. NCO	619	_____

Name	Apartment #	Email
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<u>Antonio Claudio</u>	<u>17-413</u>	<u>AClaudio89.AC@gmail.com</u>
<u>Francois Dorey</u>	<u>17-414</u>	<u></u>
<u>Rescia Dorey</u>	<u>17-414</u>	<u></u>
<u>Marie Gray</u>	<u>17-416</u>	<u>Marie</u>
<u>Michele G</u>	<u>21-640</u>	<u>Gez</u>
<u>Pratima Saha</u>	<u>17-418</u>	<u>sahapratima09@gmail.com</u>
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<u>Kousin Hewok</u>	<u>409</u>	<u></u>

Name	Apartment #	Email
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<u>Selam AMIS</u>	<u>409</u>	<u>Selam1989@gmail.com</u>
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<u>Aregawi Akale</u>	<u>15-401</u>	<u>AWA</u>
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<u>Ayalew Tefera</u>	<u>15-402</u>	<u>lewlimo44@hotmail.com</u>
<u>Virgen Ortiz</u>	<u>15-403</u>	_____
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<u>Marie Jean</u>	<u>15-404</u>	<u>Marie Jean</u>
<u>Helen</u>	<u>9-2211</u>	_____

Name	Apartment #	Email
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Annica	218	annicadenn@gmail.com
Farhan	207	FarhanValsadia@gmail.com
Salma	207	Salma ValsadiaSalma@yahoo.com
Nazir	207	NazirValsadia@gmail.com
Joseph	212	Dr.josephfori@gmail.com
million	211	Fitsuma 762@gmail.com
Yewbdar	204	Yewbn@yahoo.com
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Name	Apartment #	Email
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<u>Vanette J</u>	<u>715</u>	<u>_____</u>
<u>Badeg D</u>	<u>8/214</u>	<u>_____</u>
<u>NADIA LESSAGE</u>	<u>3-118</u>	<u>_____</u>
<u>Dizgar</u>	<u>717</u>	<u>_____</u>
<u>Evelyn Petit Freu</u>	<u>710</u>	<u>_____</u>
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<u>Rahel debelu</u>	<u>627</u>	<u>RahelDebeta658@gmail.com</u>
<u>Rohel Kibib</u>	<u>2121</u>	<u>_____</u>

Name	Apartment #	Email
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<u>Lucy</u>	<u>419</u>	<u>Lucyotdinenski@gmail.com</u>
<u>FOR HO ^</u>	<u>310</u>	<u>_____</u>
<u>Fizita</u>	<u>675</u>	<u>_____</u>
<u>Jokha</u>	<u>104</u>	<u>_____</u>
<u>Joseph</u>	<u>308</u>	<u>_____</u>
<u>Darlen Joseph</u>	<u>308</u>	<u>_____</u>
<u>Tale Kebede</u>	<u>424</u>	<u>tassalif@gmail.com</u>
<u>Vitalii Rodim</u>	<u>635</u>	<u>_____</u>
<u>Medina</u>	<u>616</u>	<u>amus1616@gmail.com</u>
<u>Marie M Lopez</u>	<u>119</u>	<u>_____</u>
<u>FRANCISCA DIAZ</u>	<u>646</u>	<u>_____</u>

Name	Apartment #	Email
<u>Johna Khalifa</u>	<u>104</u>	<u>_____</u>
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<u>Sumaia</u>	<u>620</u>	<u>Sminty.mia@gmail.com</u>
<u>Johnny</u>	<u>208</u>	<u>_____</u>
<u>Marie B.</u>	<u>219</u>	<u>_____</u>
<u>Shahin Tai</u>	<u>325</u>	<u>stins250@gmail.com</u>
<u>Robertina A</u>	<u>124</u>	<u>_____</u>
<u>HEBOK WENDWOSHI</u>	<u>508</u>	<u>_____</u>
<u>Jeanne Doyou</u>	<u>313</u>	<u>_____</u>
<u>Maria piere</u>	<u>676</u>	<u>_____</u>
<u>ELIAS B.</u>		
<u>Bekele M.</u>	<u>106</u>	<u>_____</u>