

Leland House

2Life Communities

Waltham Zoning Board of Appeals
February 15, 2022



Project Team

- Petitioner/Owner/Operator:



- Partner:



- Zoning Counsel:



- Project Architect:



- Site, Civil, Traffic Engineers:





“Instead of being afraid of what may happen to me tomorrow, I look forward to tomorrow and the next day, etc. I haven't felt this way in many years. That’s what the staff and neighbors at [2Life] mean to me.”

– 2Life Resident

2Life at a Glance

- Founded in 1965
- Award-winning **developer, owner, property manager, and service provider**
- 1,378 apartments (83% are deeply subsidized)
- Over 1,600 older adults from 30 countries
- **Aging in Community** with supports and services
- High capacity real estate team



Ulin House
Brighton, MA



Kurlat House
Brighton, MA



Leventhal House
Brighton, MA



Weinberg House
Brighton, MA



Coleman House
Newton, MA



Shillman House
Framingham, MA



Golda Meir House
Newton, MA



Brown Family House
Brookline, MA

2Life's Aging in Community Model





2Life's Leland House

- 3-story fully accessible building with **68 apartments** for seniors
 - **100% affordable** to households below 60% AMI
 - 2 apartments for on-call live-in staff for **24/7** emergency response
 - 66 one-bedroom and 2 two-bedroom apartments
- **Neighborhood responsive** building and site design
- Highly **energy efficient** and **sustainable** building
- Extensive ground floor program space
- Maximize **local preference** as allowed
- **51 parking spaces** (0.75 spaces per apartment)
- Construction completion and lease up anticipated in 2024

Proposed Unit and Affordability Mix

UNIT TYPE	Up to 30% AMI*	Up to 50% AMI*	Up to 60% AMI	Resident Manager Apts	TOTAL
1 Bedroom	16	7	41	2	66
2 Bedrooms	1	-	1	-	2
TOTAL	17	7	42	2	68

**Households in the $\leq 30\%$ AMI and $\leq 50\%$ AMI apartments will be assisted with project-based vouchers - residents pay 30% of their income in rent*

NOTE: All 68 apartments are eligible for listing on the State's Subsidized Housing Inventory

Progress To-Date

- March 2021 - CPC approves \$6 million CPA award
- April-July 2021 - Community Engagement
- June 2021 - Obtained 1-yr Demo Delay
- August 2021 - Unanimous City Council CPA approval
- August 2021 - Project Eligibility Application (PEL) submitted
- November 2021 - DHCD PEL Approval
- December 2021 - Comprehensive Permit Application submitted
- January 2022 - DHCD Funding Application submitted

Project Evolution based on Feedback

Design

- Reduced from 79 to 68 apartments
- Lowered height from four to three stories
- Best efforts to protect three mature trees, adding additional trees
- Paying homage to the former Leland Home

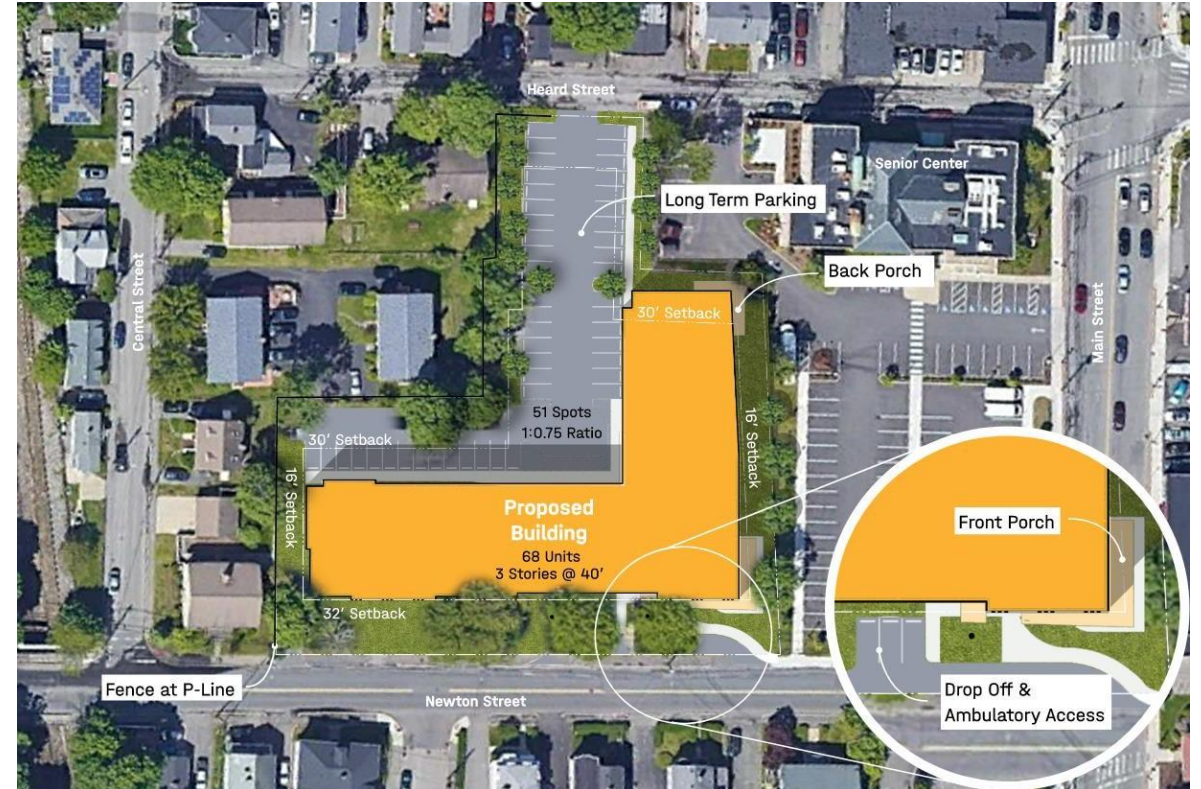
Parking and Traffic

- Increased parking from 40 (0.5/apt) to 51 spaces (0.75/apt)
- No left turn onto Newton Street
- Pick up/drop off zone off Newton Street with short term parking
- Separate parking lot off of Heard Street
- One way driveway off of Newton Street

Site Plan Evolution



- Presented at community meeting June 7th, 2021
- 79 units, 4 stories @ 50'



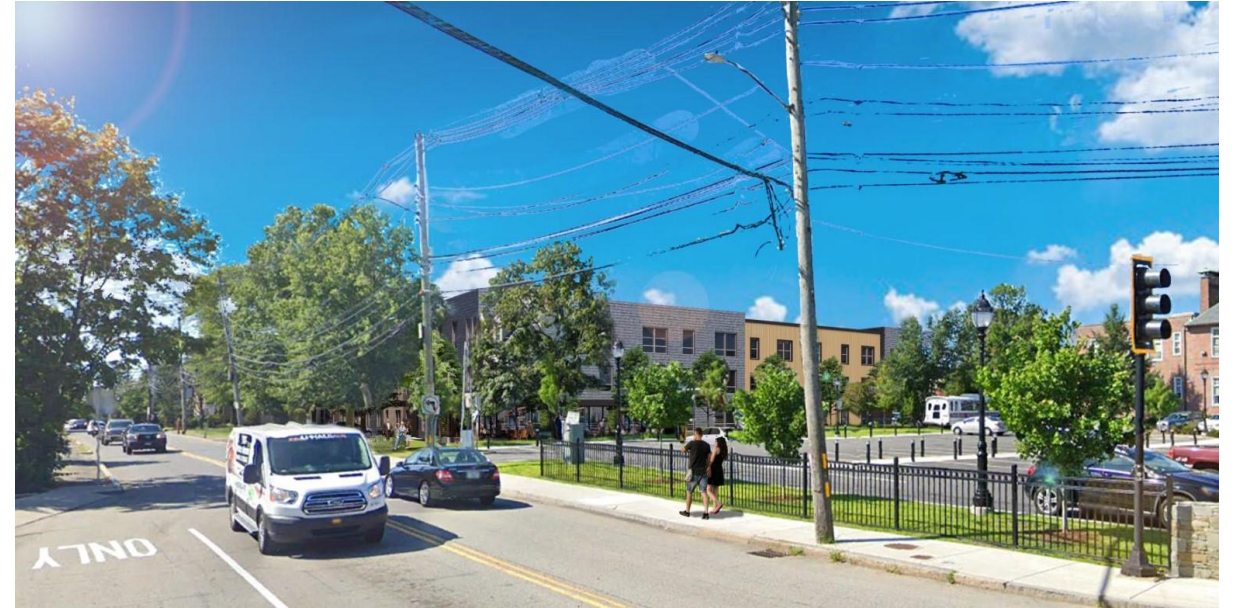
- Presented to Ward Councilor and abutters July 2021
- 68 units, 3 stories @ 40'



Views From Main Street



- Presented at community meeting June 7th, 2021
- 79 units, 4 stories @ 50'

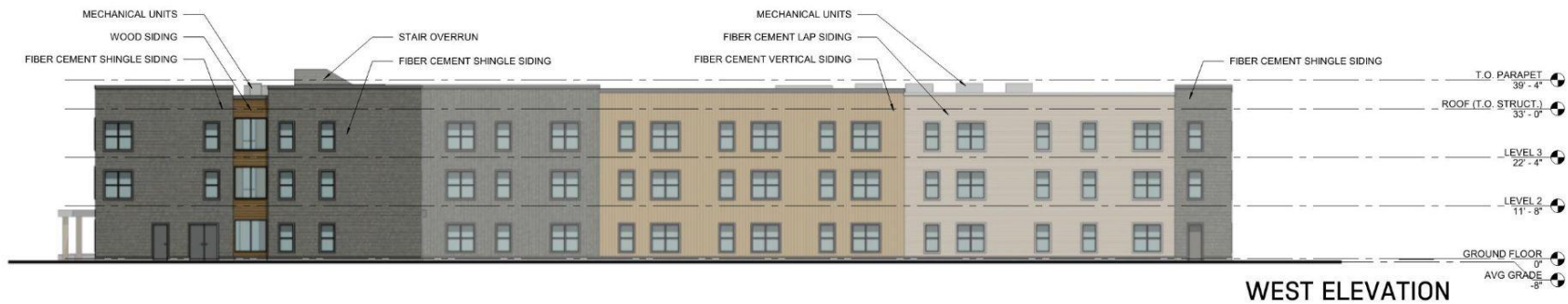
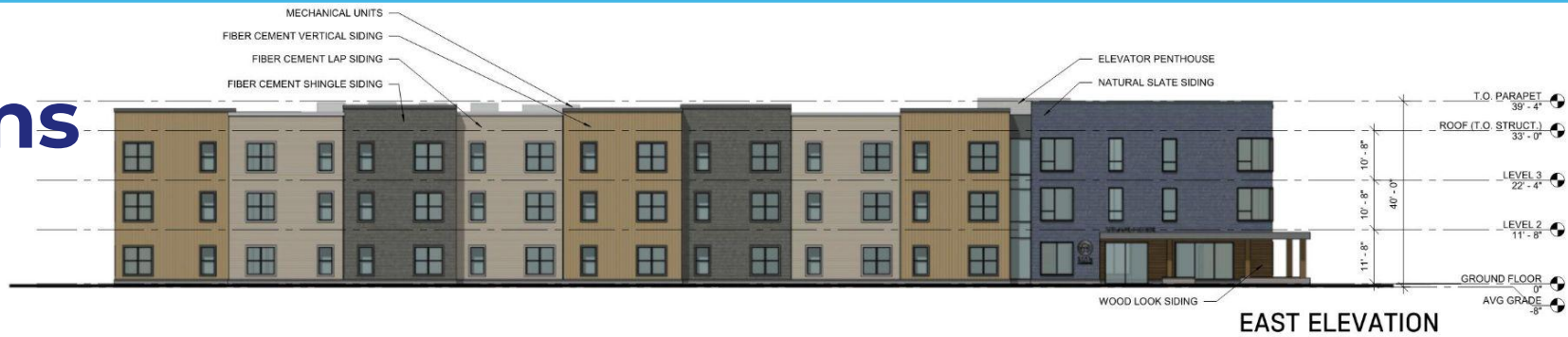


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View of Main Entry



Elevations



Floor Plans



FIRST FLOOR PLAN

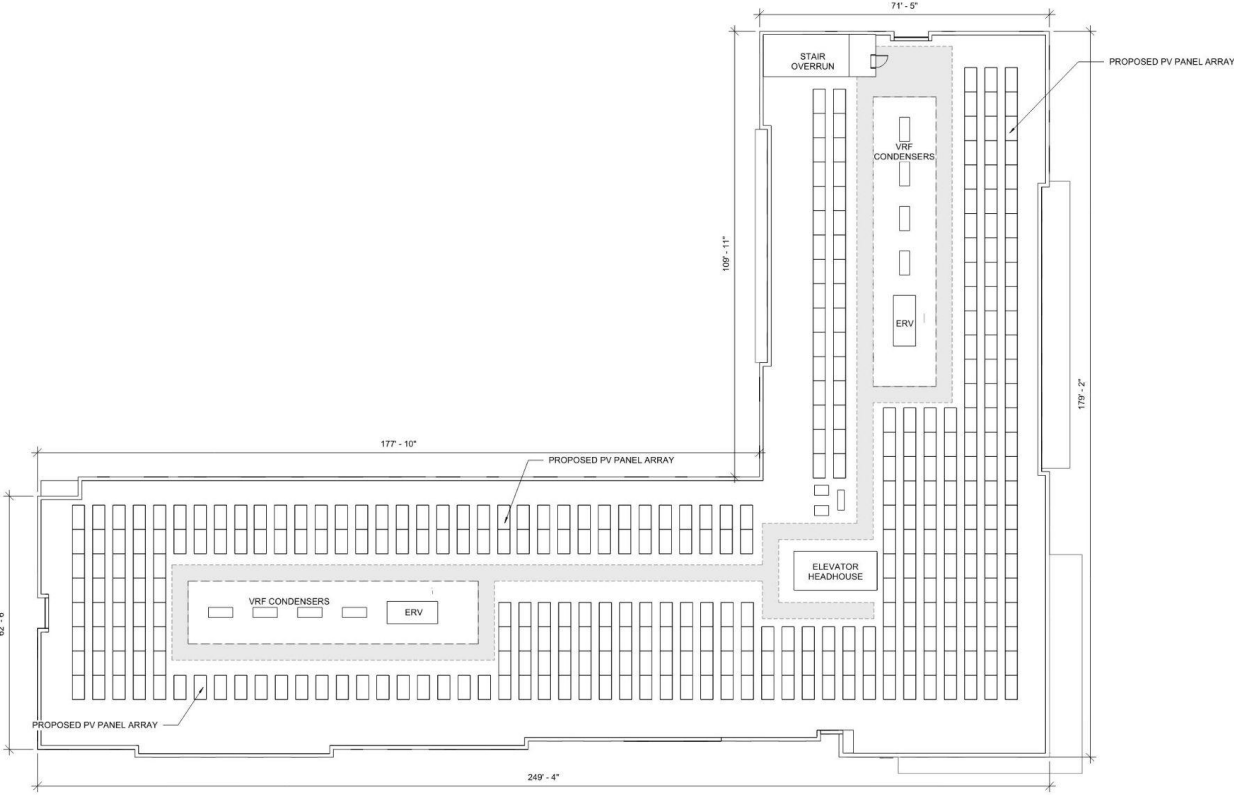


SECOND FLOOR PLAN

Floor Plans





THIRD FLOOR PLAN





ROOF PLAN


Architectural Salvage Items


Dinner gong & Bracket



Front Door + side lights and trim


Upper Window + side lights


Fireplace surround/Mantle in Dining


Fireplace surround/Mantle in Parlor
Mirror above mantle



Portrait of Hannah Leland + quilt



2nd stair Window



FRONT ENTRANCE


FIRST FLOOR


SECOND FLOOR

ALL closet glass doornobs throughout building, 1st and 2nd floors


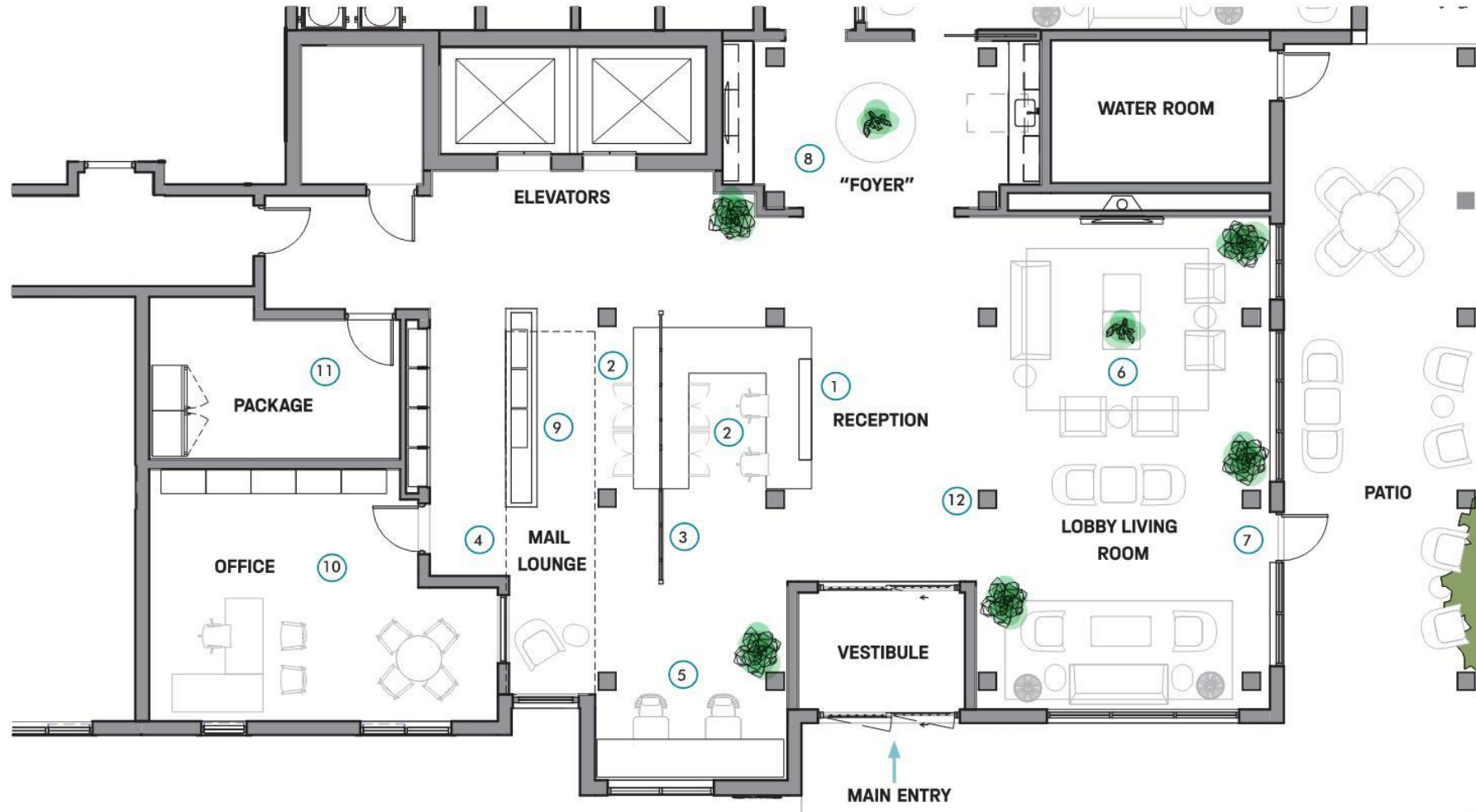
2 stiched artwork pieces above bookshelf


Wall Mirror


Wall Mirror & Trunk


All Books in upstairs hall bookshelf


Interior Concept



Key Program Elements

- ① Reception & security desk
- ② Integrated two-way package cabinets. Staff can place packages in desk side and residents can pick-up on Mail side.
- ③ Decorative screen between reception & mail - potential donor wall - see pg 6.
- ④ Mail Lounge with mail boxes, trash & recycling, and seating for reading mail
- ⑤ Banquette at window for reading & socializing
- ⑥ Lobby Living Room with gathering space to greet visitors, electric fireplace, and seating for socializing or reading the paper
- ⑦ Access to patio
- ⑧ Pass-through Foyer with hospitality station - serves as "entry" to the rest of the Ground Floor - see pg 7.
- ⑨ Double story at Mail with feature wall & lighting open to second floor
- ⑩ Executive Director's office
- ⑪ Package room for large or surplus packages with refrigeration for medicines and grocery delivery
- ⑫ Exposed wood beams and column structure

ORIGINAL
SUBMISSION
SITE PLAN
12/20/21



CURRENT
SITE PLAN



Site Plan





HEARD STREET

RESIDENT GARDENING SPACE

PROPOSED LELAND HOUSE

SIDE YARD AND PORCHES

GARDEN PATH AND NEW SPECIMEN TREES

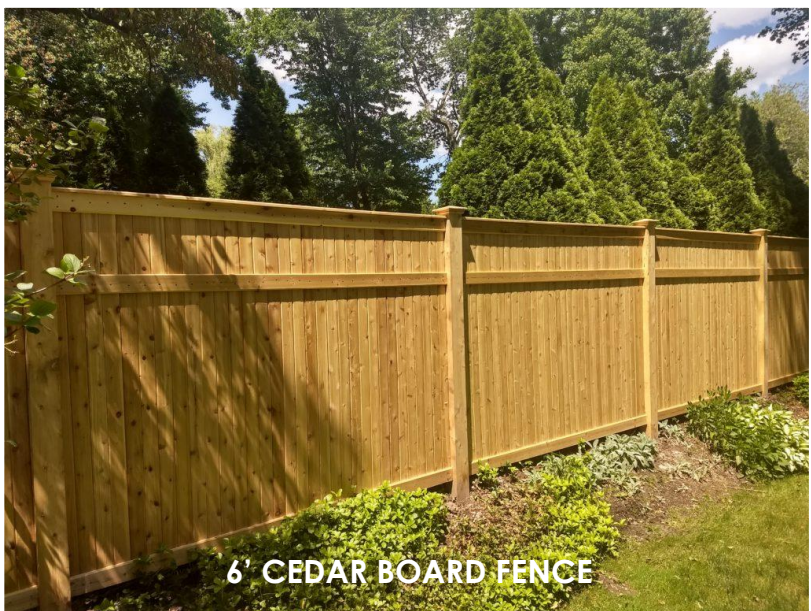
CENTRAL STREET

NEWTON STREET

MAIN STREET



NORTH



6' CEDAR BOARD FENCE



SERVICEBERRY



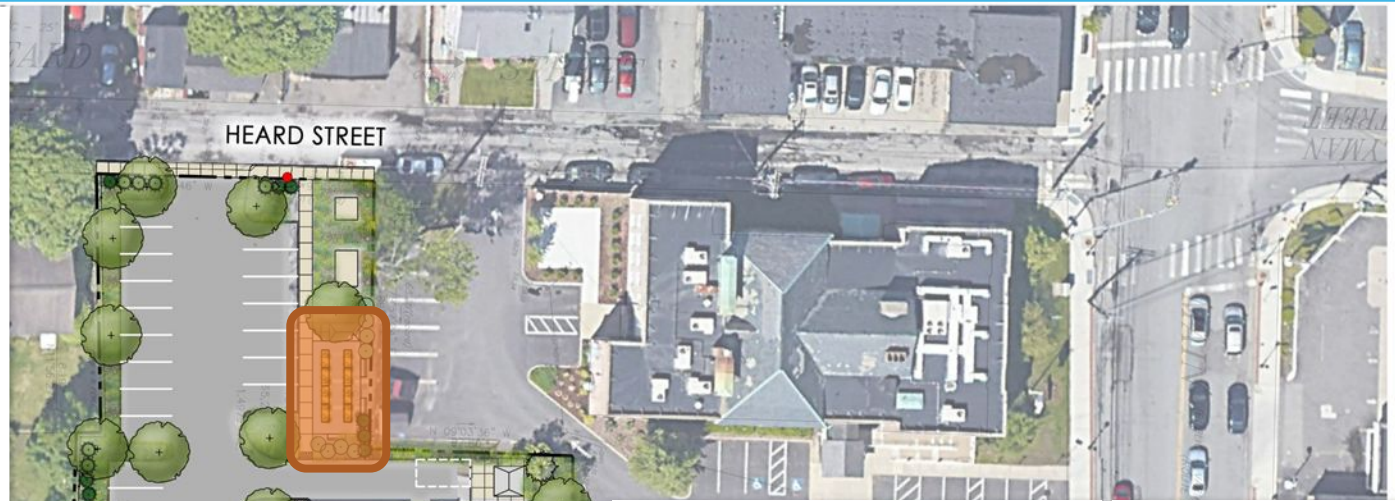
FLOWERING CHERRY



PERENNIAL GARDEN



RESIDENT GARDENING SPACE

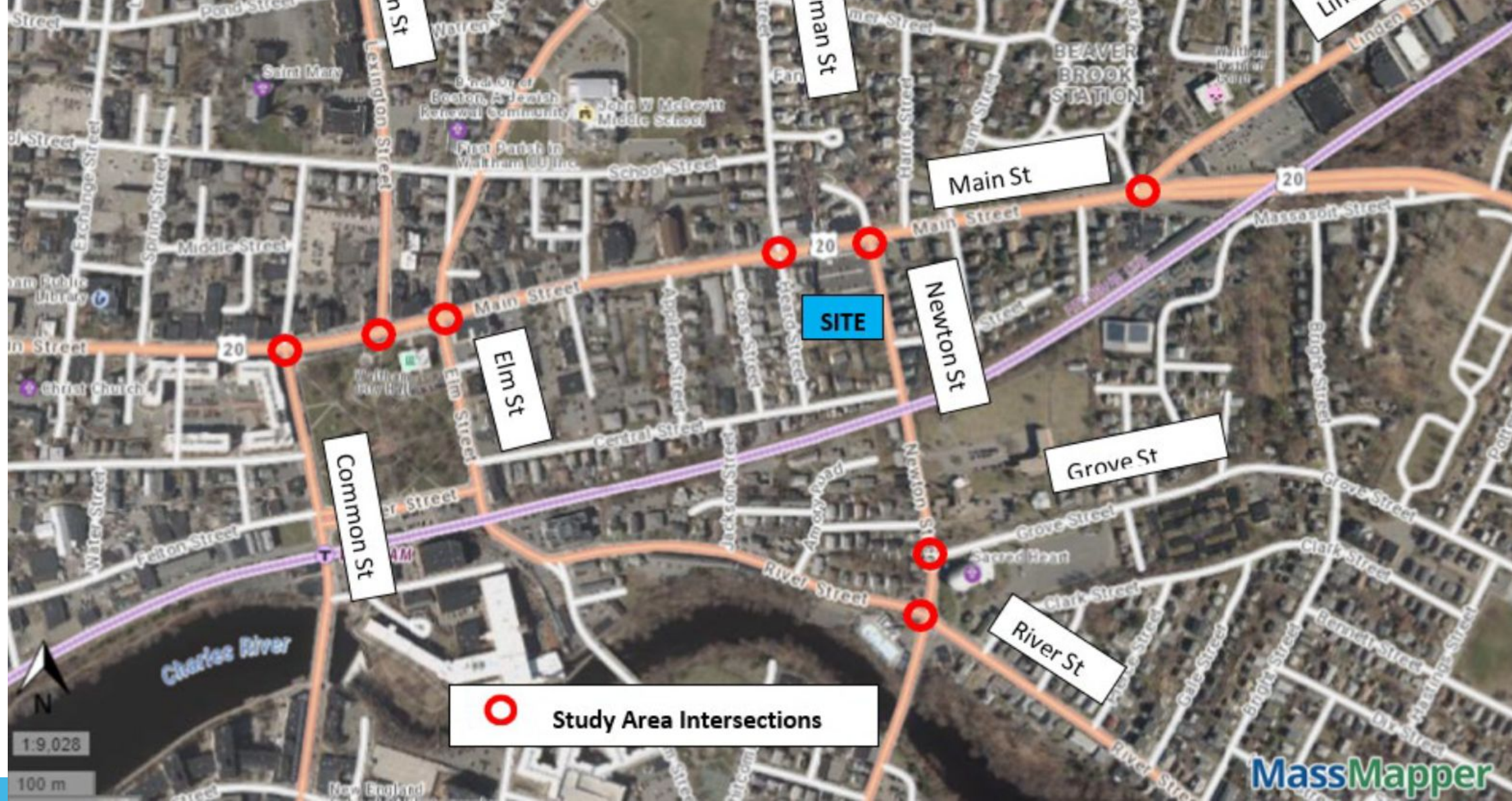


SPECIMEN TULIP TREES

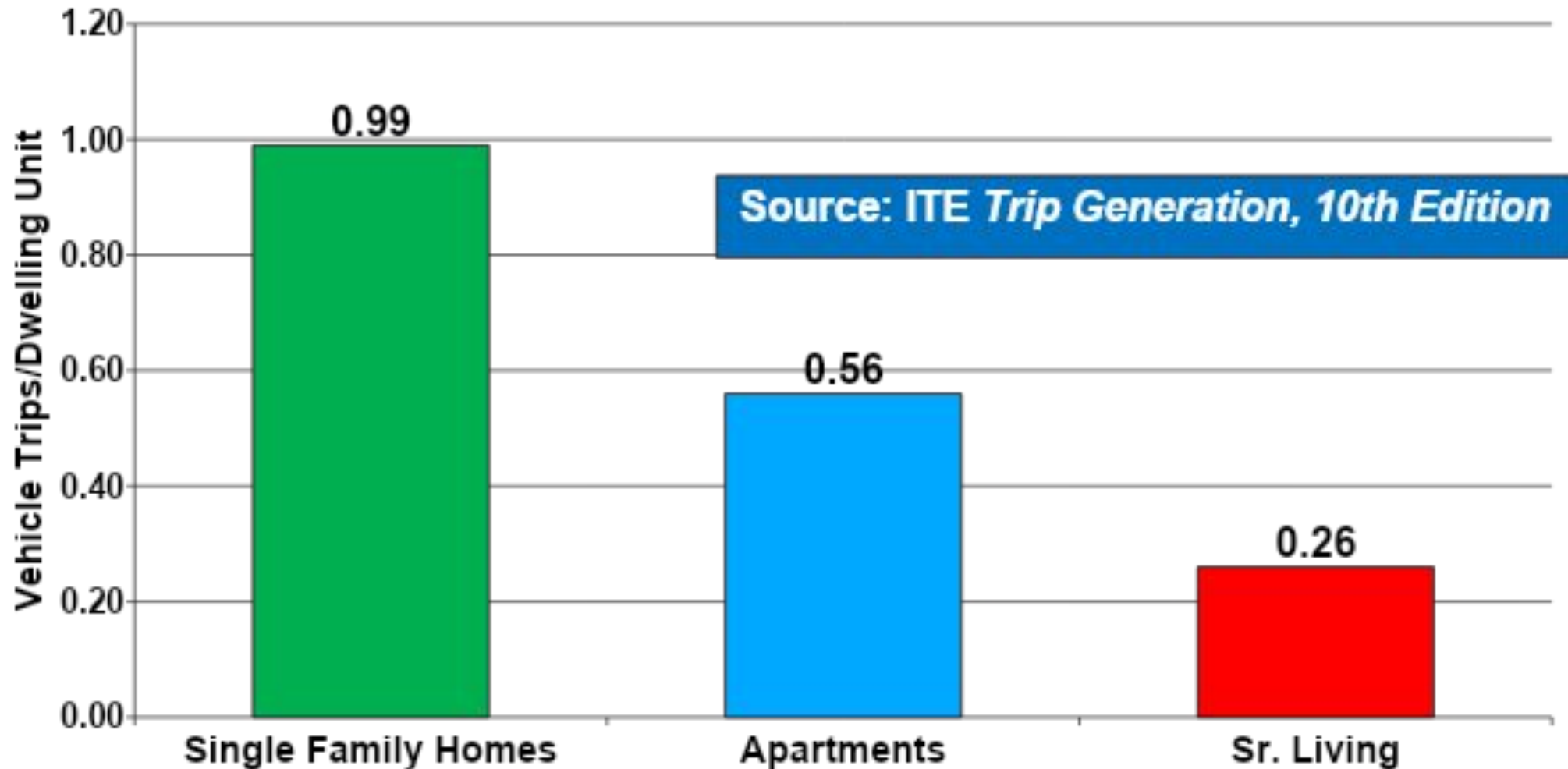


TULIP TREE FLOWER

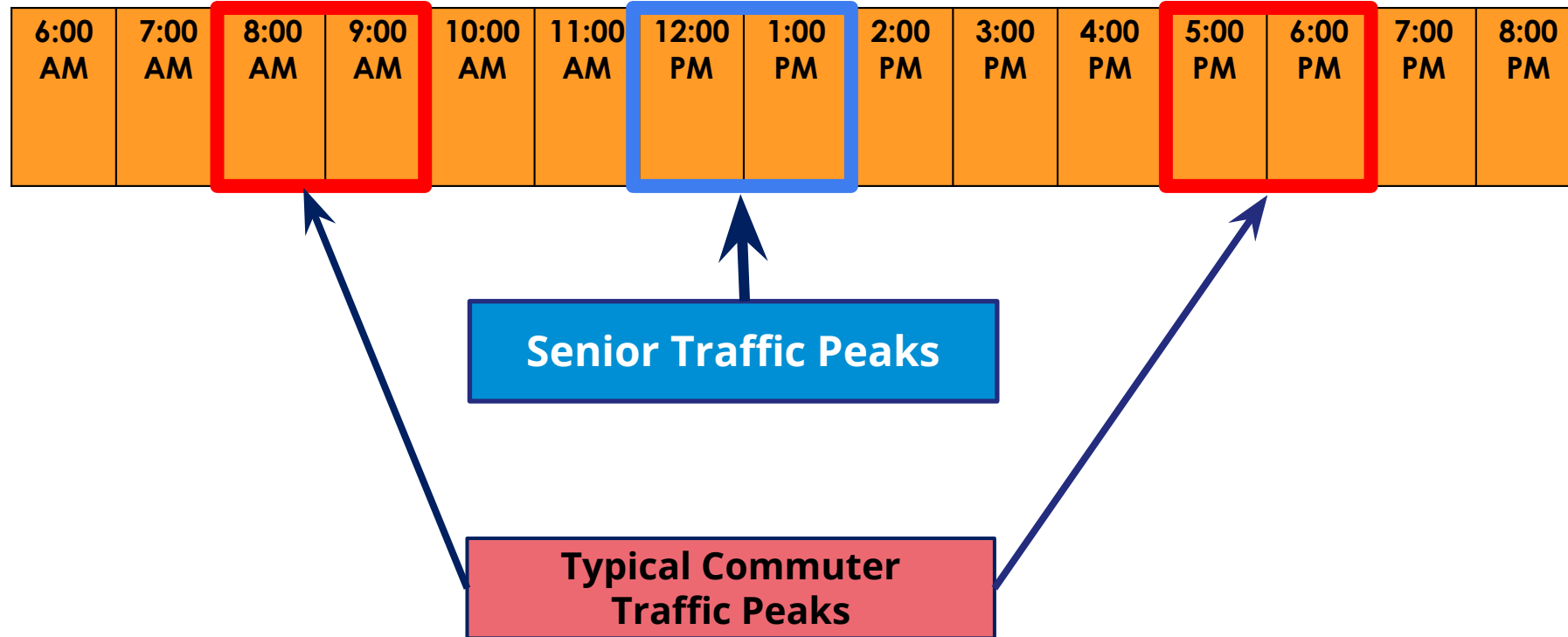
Traffic Study Area



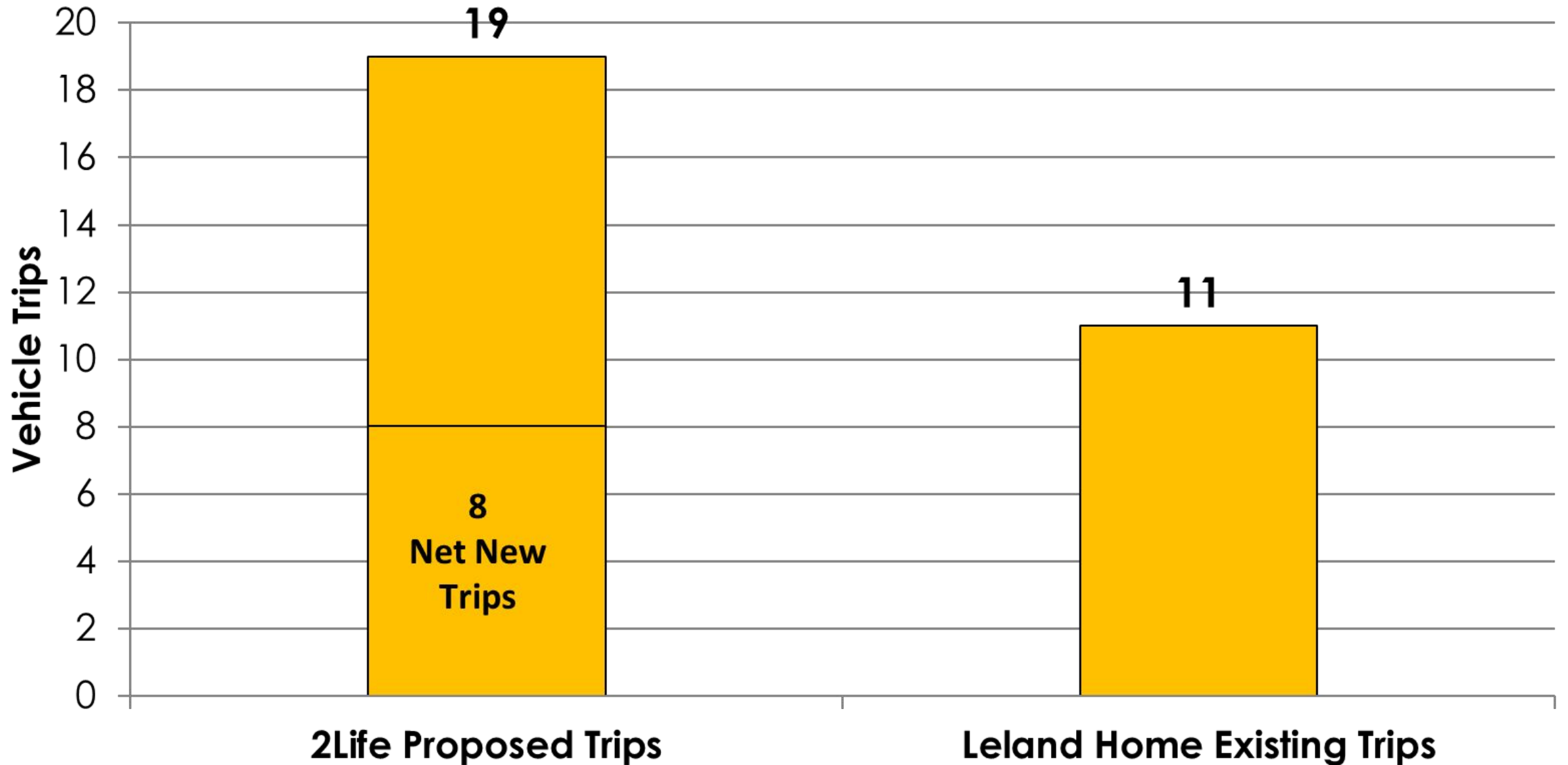
Residential Trip Rate Comparisons (PM)



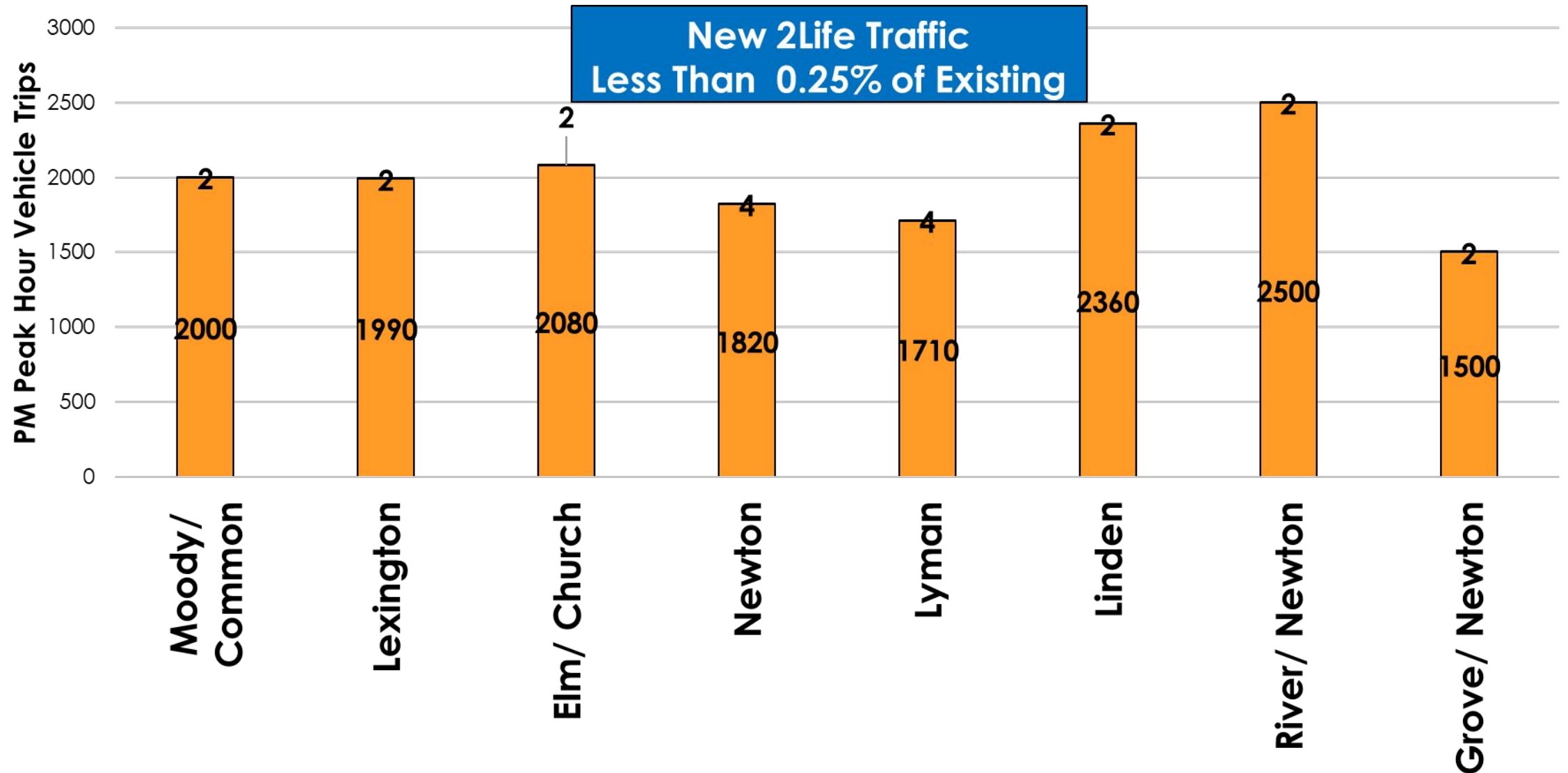
Different Traffic Patterns – Senior Living and Commuters



PM Peak Hour Vehicle Trips



Project Related Traffic Increases



Thank You

