



Leland House

21 Newton Street, Waltham, MA

2Life is underway with the redevelopment of the former Leland Home rest home into 68 affordable apartments for seniors in the Waltham community. The new Leland House will include 63 one-bedroom apartments and 5 two-bedroom apartments within a beautiful new 3-story building with two inviting porches that pay homage to the existing Leland Home. The site is ideally located to allow residents to truly *age in community* adjacent to the Waltham Senior Center providing an amazing opportunity to coordinate programming and services, as well as just steps away from the transit rich and thriving commercial corridor along Main Street.

Leland House will include the highest standards of universal design, adaptability, resiliency, and sustainability that are now standard in every 2Life project. 2Life's universal design elements (especially in the bathrooms and kitchens) will enable new residents to remain at Leland House regardless of physical ability that often changes as people age. The ground Village Center includes flexible spaces for fitness and wellness activities, arts and culture programs, communal dining programs, and community events- the hallmark of all 2Life communities.

The highly-efficient and sustainable building is designed to Passive House standards bringing improved health, economic and environmental benefits to our residents and addressing the important objective of reducing our carbon footprint.

SUMMARY

Project Type

New Construction

Construction Start

Anticipated for Spring 2023

Number of Apartments

68 (63 one-bedrooms, 5 two-bedrooms)

Total Development Cost

Approx. \$34 million

Affordability

100% affordable to households up to 60% Area Median Income, but for 2 apartments for on-call live-in staff

Sustainability Highlights

Passive House design standards, VRF heating and cooling, solar PV system

Aging in Community Highlights

Located adjacent to the Waltham Senior Center, ground floor Village Center

TEAM

Architect

PCA/Prellwitz Chilinski Associates Inc.

General Contractor

Dellbrook | JKS

Landscape Architect/Civil Engineer

Stantec

FUNDING

Massachusetts Department of Housing & Community Development

City of Waltham

Mass Development

Mass Save