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THE REDEVELOPMENT OF **WALKLING COURT APARTMENTS** BY THE MEDFORD HOUSING AUTHORITY



Picture of existing Walking Court site and community building

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Dear resident of Walkling Court:

The Medford Housing Authority (MHA) and its architectural team have been working diligently on the design for the redevelopment of Walkling Court and have reached a turning point that we are excited to share.

In February, the MHA and its development consultants at the Cambridge Housing Authority (CHA) released the architect, Dietz & Company, to proceed with one of the design options proposed in the concept report. MHA and Dietz have hosted resident and community meetings since Fall 2022 to keep you informed of the progress that is being made in the design process. This newsletter includes an update on the design process, including an overview of the design option chosen and its key benefits to Walkling Court residents. Also included is an update on the team's efforts to implement sustainability and climate resiliency features to ensure that the redevelopment project provides residents with a comfortable, safe, environmentally-friendly place to live.

We look forward to moving the design and resident engagement process forward to ensure that the Walkling Court redevelopment is successful. We appreciate your ongoing support and feedback.

Regards,

Gabe Ciccariello, Director for Modernization & Procurement

Design Process Milestone:

After considering various designs, MHA has selected the site plan and building dimensions to the right for Walking Court. The key benefits identified in this option include providing numerous covered parking spaces and multiple outdoor areas for seniors and people with disabilities, minimizing distance for residents to walk between elevators and apartments, and creating the impression of two less-imposing buildings while still providing the efficiencies of one building.



Site Plan illustrating the selected design option for the redevelopment of Walking Court

On Thursday, April 27th, Medford Housing Authority held two resident meetings to discuss façade options and apartment layouts for the planned redevelopment of Walking Court. Some highlights of those meetings are that the building on site for seniors and people with disabilities will feature elevators, heating and air conditioning, and larger apartments. MHA and Dietz are continuing to develop the design for the buildings and site and plan to return later this month to present more detail on the design of the building exterior and the materials to be used.

Sustainability

As part of the redevelopment design process, the MHA, CHA, and Dietz have begun conversations around ensuring that the new Walking Court is as sustainable and climate resilient as possible. Dietz has conducted a Life Cycle Cost Analysis (LCCA), which provides a comprehensive view of costs of the mechanical equipment of the building throughout their useful life. Additionally, the project team is discussing different heating and cooling system options to determine ways to maximize the use of electricity (instead of fossil fuels) at the new building. Other sustainability features to be considered will include solar panels and sustainability certifications like Enterprise Green Communities. The sustainability strategy for Walking Court will comply with City and State regulations and will be dependent on the costs of the different scenarios.

Overview of Project Timeline:

September 2022 - Winter 2023: Design Phase

Fall 2023: Zoning approvals (anticipated)

Late Spring 2024: Financial Closing

Late Spring 2024 - Spring 2026: Construction Phase (~2 years)

*Do you have any questions or concerns? Please reach out at
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