



Redevelopment of Walking Court

Medford Housing Authority
Community Meetings

July 27, 2023



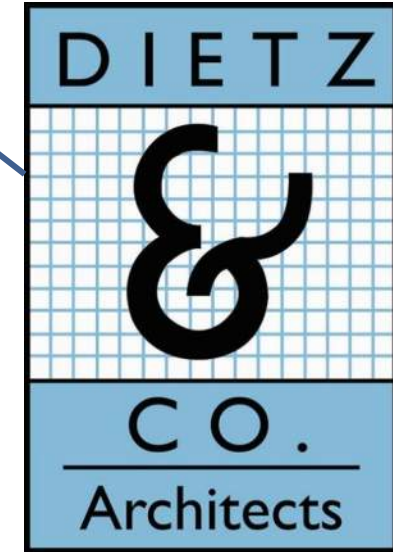
Project Team



Owner, Property
Manager, and Developer



Development Consultant &
Owner's Project Manager



Designer

Introductions



Jeffrey Driscoll
Executive Director



Gabriel Ciccariello
Director of Modernization &
Procurement



Margaret Moran
Deputy Executive Director of
Development



Lee H. Morrissette AIA, LEED AP
Principal-in-Charge



Dani Garber-Letitia AIA
Project Manager



Aditya Surendhra
Architectural Associate



Agenda

- **Project Design Overview**
- **Resident & Community Feedback**
- **Site Overview**
- **Building Exteriors Development**
- **Project Schedule Update**

Project Design Overview

Walking Court Project History

- 2020: Project Feasibility Study Completed
- 2022: Medford CPA & EOHLC (formerly DHCD) Funding Secured
- 2022: Hired Dietz & Co. Architects
- 2022 & 2023: Public Engagement Process
 - 6 Resident Meetings
 - 4 Community & 1 Direct Abutter Meetings
 - Meetings with City entities: planning, building department, fire department, historic
- 07/2023: Completion of 100% Schematic Design

Walking Court Existing Conditions

- Built in 1963
- 144 units of state public housing for low-income elderly/disabled households
- Resident rent calculated at 30% of income
- Poor physical conditions
- Accessibility issues



Degraded mortar and brick misalignment.



Rusted lintels and displaced bricks.



Floor framing rot and water damage.



Damaged ramp with repeated failing repairs.



Inaccessible stairs lack code compliance.



Cracking foundations and uneven settlement.

Walking Court

Project Design Characteristics

- Replace existing 144 elderly / disabled apartments with high-quality, accessible housing in a mid-rise building with elevators.
- Create 54 additional deeply-affordable apartments for seniors and 40 additional deeply-affordable family apartments.
- Provide interior and exterior amenity spaces for residents.
- Create sustainable, climate resilient buildings to last 40+ years.
- Integrate new buildings and site into the community.

Resident & Community Feedback

Walking Court Resident Survey Synopsis

1. Units too small
2. More storage needed throughout unit
3. Acoustical separation of units
4. Increase windows, natural light and views
5. Create welcoming building entries
6. Increase space for amenities and community programs
7. Increase indoor gathering space
8. Maintain outdoor gathering space
9. Maintain community gardens
10. Increase resident parking

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Topics from Previous Community Meetings

1. Adding deeply-affordable family units on site

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The Need for Affordable Family Housing

- Critical need for affordable housing in Medford

9,265 Medford households (about 42%) are eligible for subsidized housing because they earn 80% or less than the Area Median Income (AMI)

- 1,726 There are only units listed on the City's SHI list (7.2 percent)

7,539 Households are not getting the housing assistance they need (Medford Housing Production Plan, FY2021-2024)

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The Need for Affordable Family Housing

- Critical need for affordable housing in Medford
- Over 400 families on the MHA waitlist
 - There were only 11 openings for families in 2022
 - Waitlist has been closed since 2018, and is now being reopened
 - MHA currently has 551 elderly and 292 family apartments units
 - There is a high need for accessible family housing

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The Need for Affordable Family Housing

- Critical need for affordable housing in Medford
- Over 400 families on the MHA waitlist
- State-wide Section 8 waitlist of 125,000
 - 1,000 Medford vouchers
 - Only 35% – 37% vouchers are used in Medford due to lack of available affordable housing

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The Need for Affordable Family Housing

- Critical need for affordable housing in Medford
- Over 400 families on the MHA waitlist
- State-wide Section 8 waitlist of 125,000
- State funding is geared toward the production of family housing, given the need

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Notes from Previous Community Meetings

1. Adding deeply-affordable family units on site
2. Adding through-street to manage access on the site

Walking Court Site Access

City Planning Department – 12/1

- Prefers a connection between Auburn Street and North Street through site to match city street context and to improve connectivity of streets
- Prefers an efficient street layout to reduce impervious surfaces

Walking Court Site Access

City Planning Department – 12/1

- Prefers a connection between Auburn Street and North Street through site to match city street context and to improve connectivity of streets
- Prefers an efficient street layout to reduce impervious surfaces

Medford Fire Department Meeting – 12/7

- Site access must accommodate largest apparatus (truck)
- Provide access on three sides of family apartment building
- Provide access on all sides of senior apartment building
- Allow emergency vehicles to arrive and leave independently

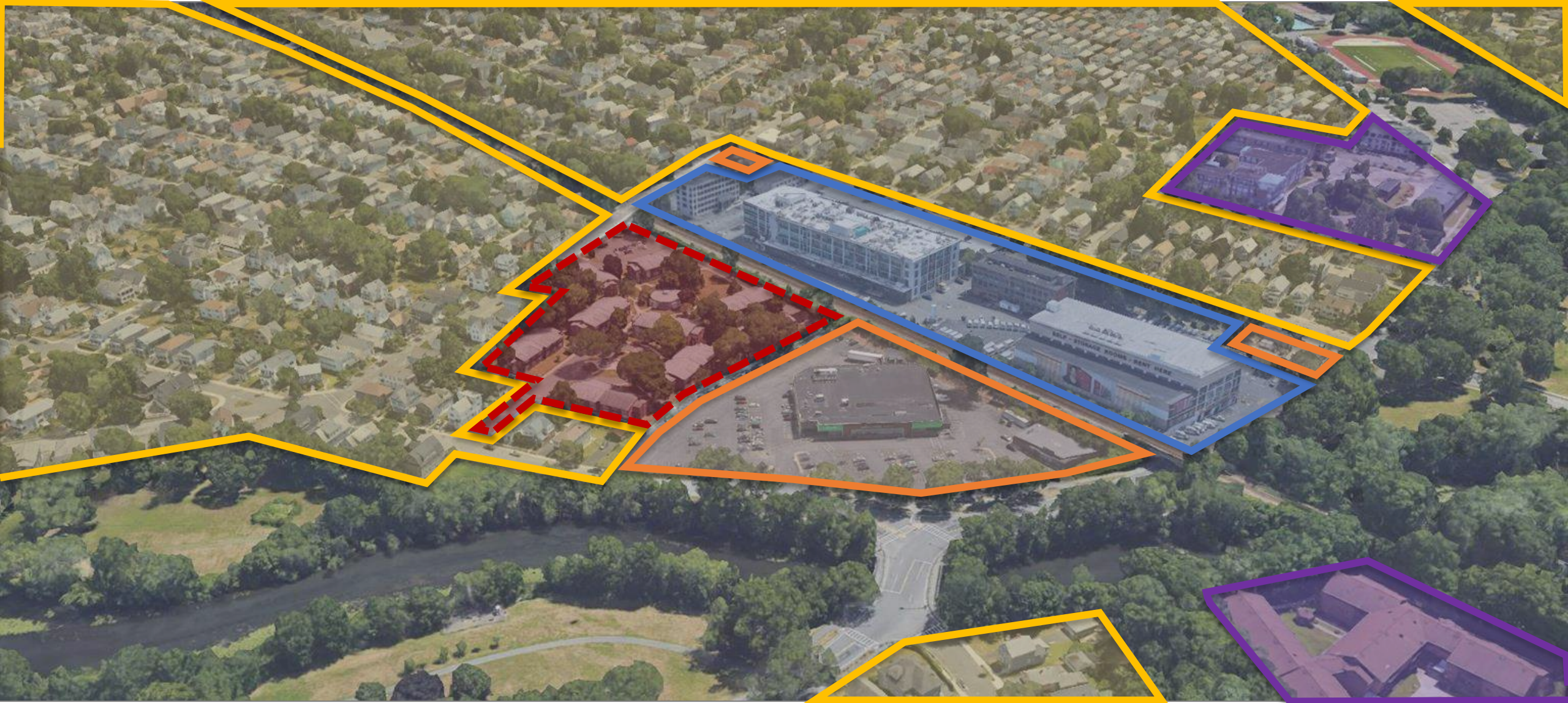
Walking Court

Notes from Previous Community Meetings

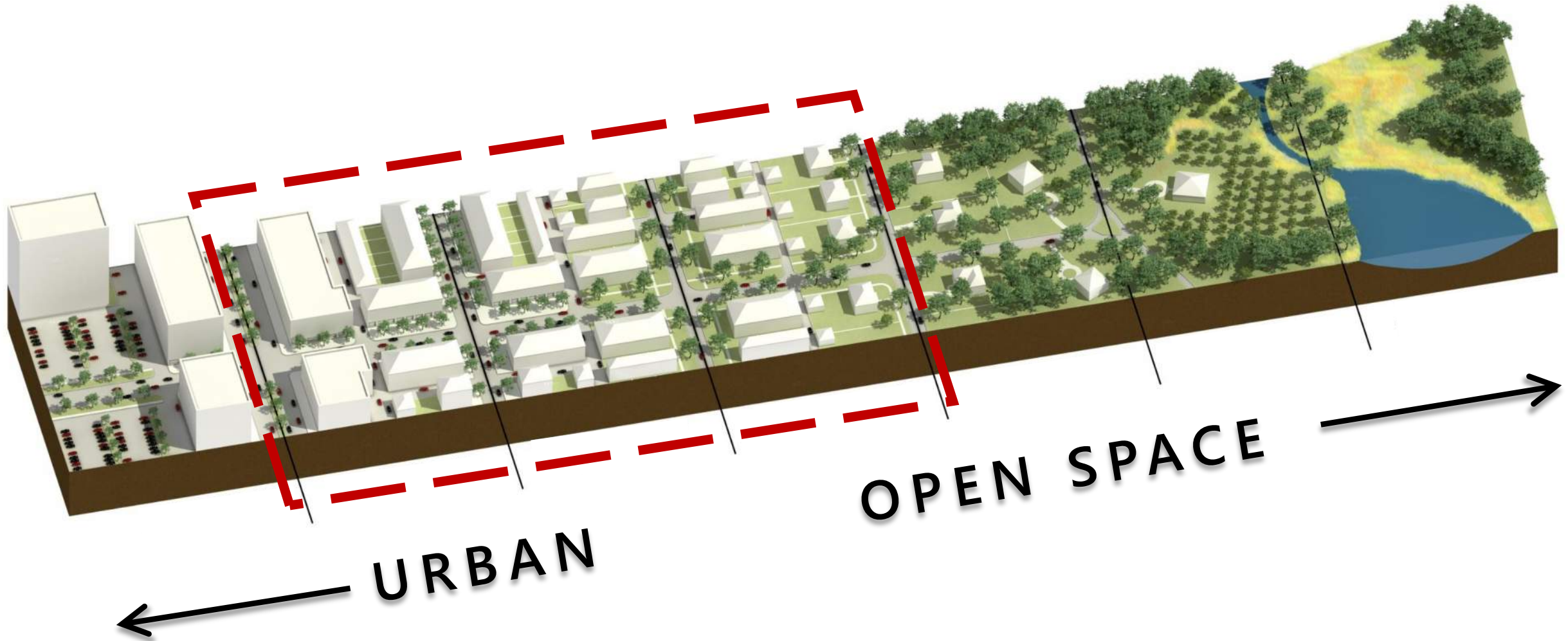
1. Adding deeply-affordable family units on site
2. Adding through-street to manage access to site
3. Maintaining a park-like feel and a path to the grocery store
4. Integrating new buildings into the community
5. Satisfying parking needs on site
 - Existing: 41 parking spaces provided for 144 senior apartments (1 unit = 0.28 spaces)
 - Proposed: 107 parking spaces provided for 198 senior apartments (1 unit = 0.5 spaces + 8 staff parking spaces)
 - 40 parking spaces provided for 40 family apartments (1 unit = 1.0 spaces)

Site Overview

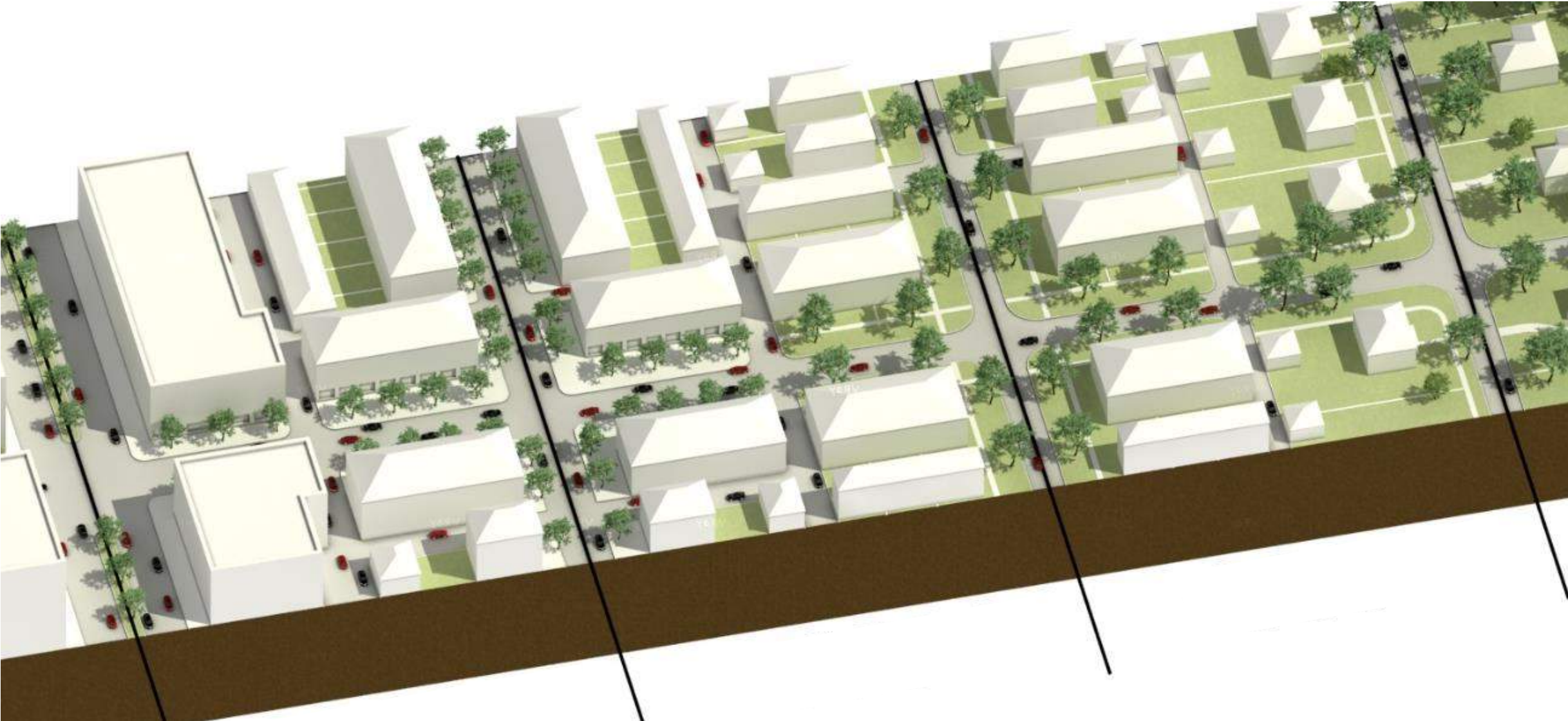
Site Overview Neighborhood Scale



Traditional Neighborhood Design



Traditional Neighborhood Design



Site Overview Phase 2: Deeply-Affordable Family Townhouses (16 Units)



Site Overview Phase 2: Deeply-Affordable Family Apartment (24 Units)



Site Overview Phase 2: Deeply-Affordable Senior Apartment (198 Units)



DIETZ & COMPANY ARCHITECTS, INC.

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Site Overview

Site Design & Building Placement

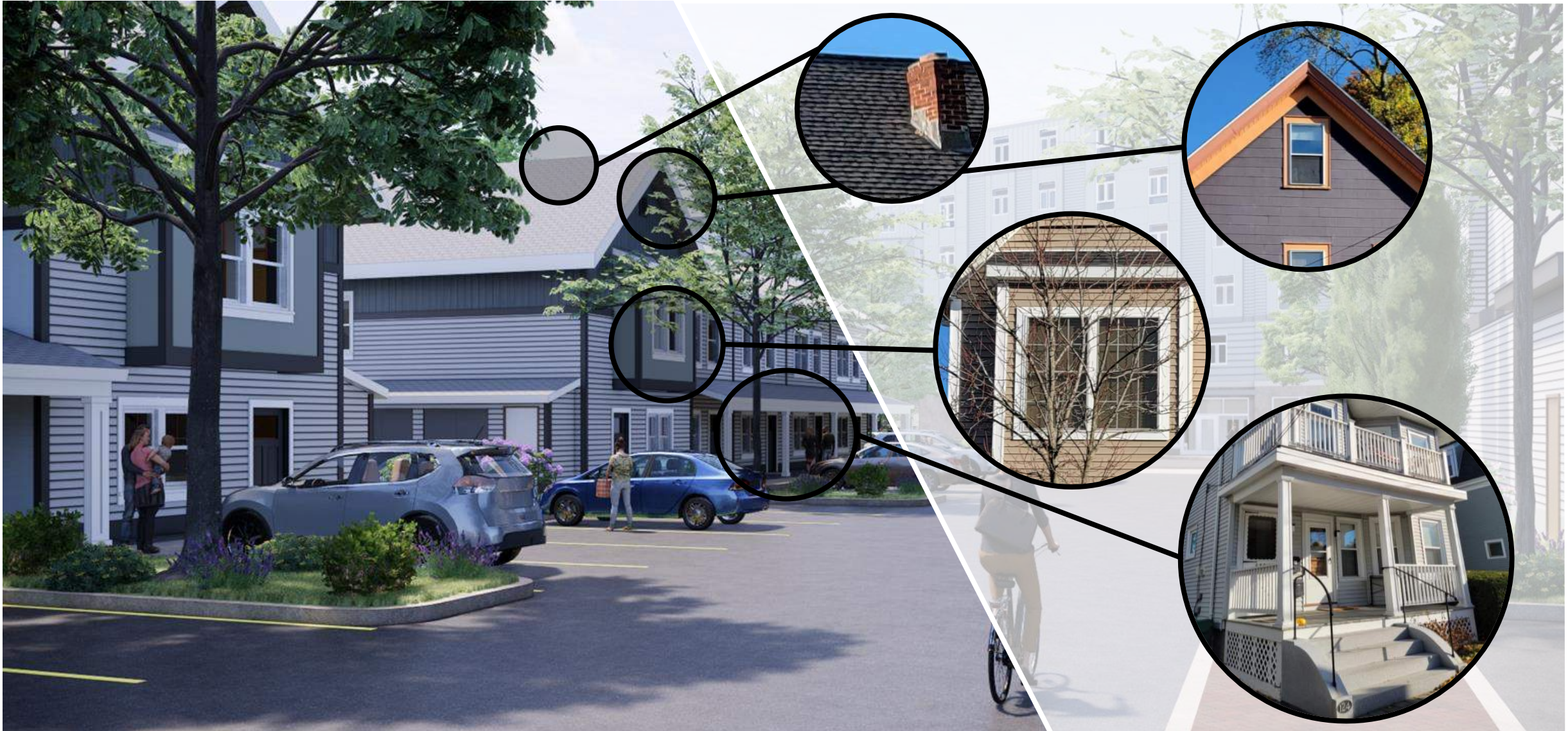


Building Exteriors & The Neighborhood

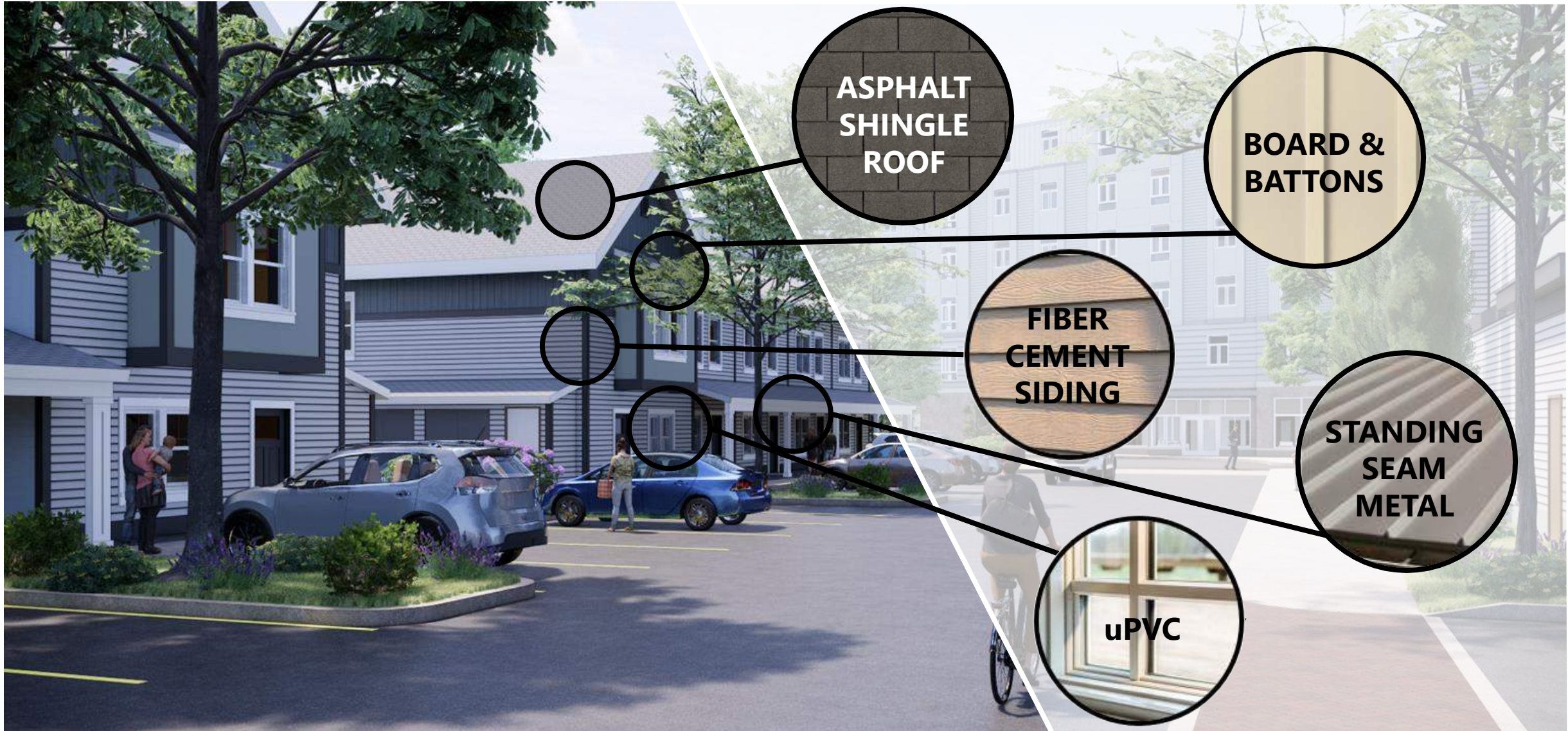
Family Townhouses Overview



Family Townhouses Neighborhood Context



Family Townhouses Materials



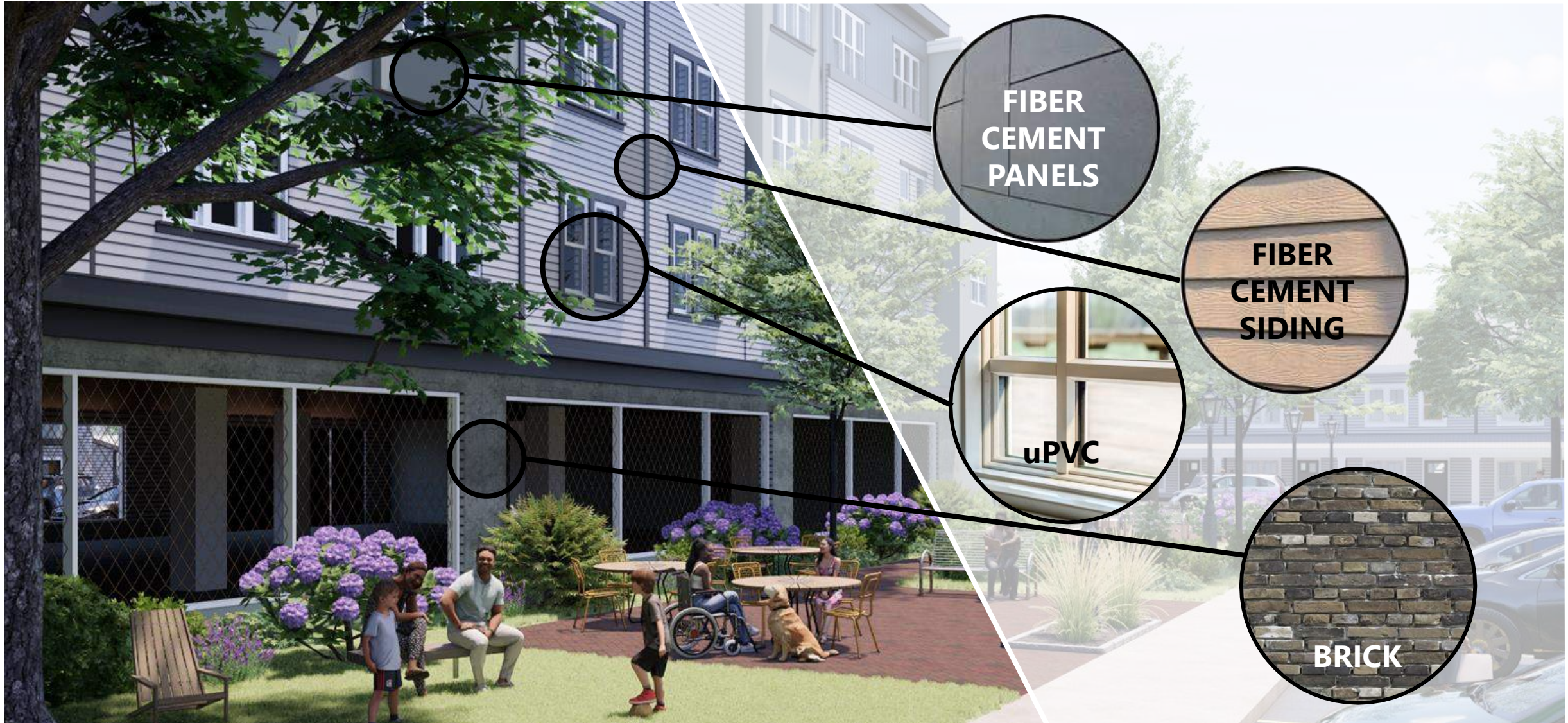
Family Apartment Overview



Family Apartment Neighborhood Context



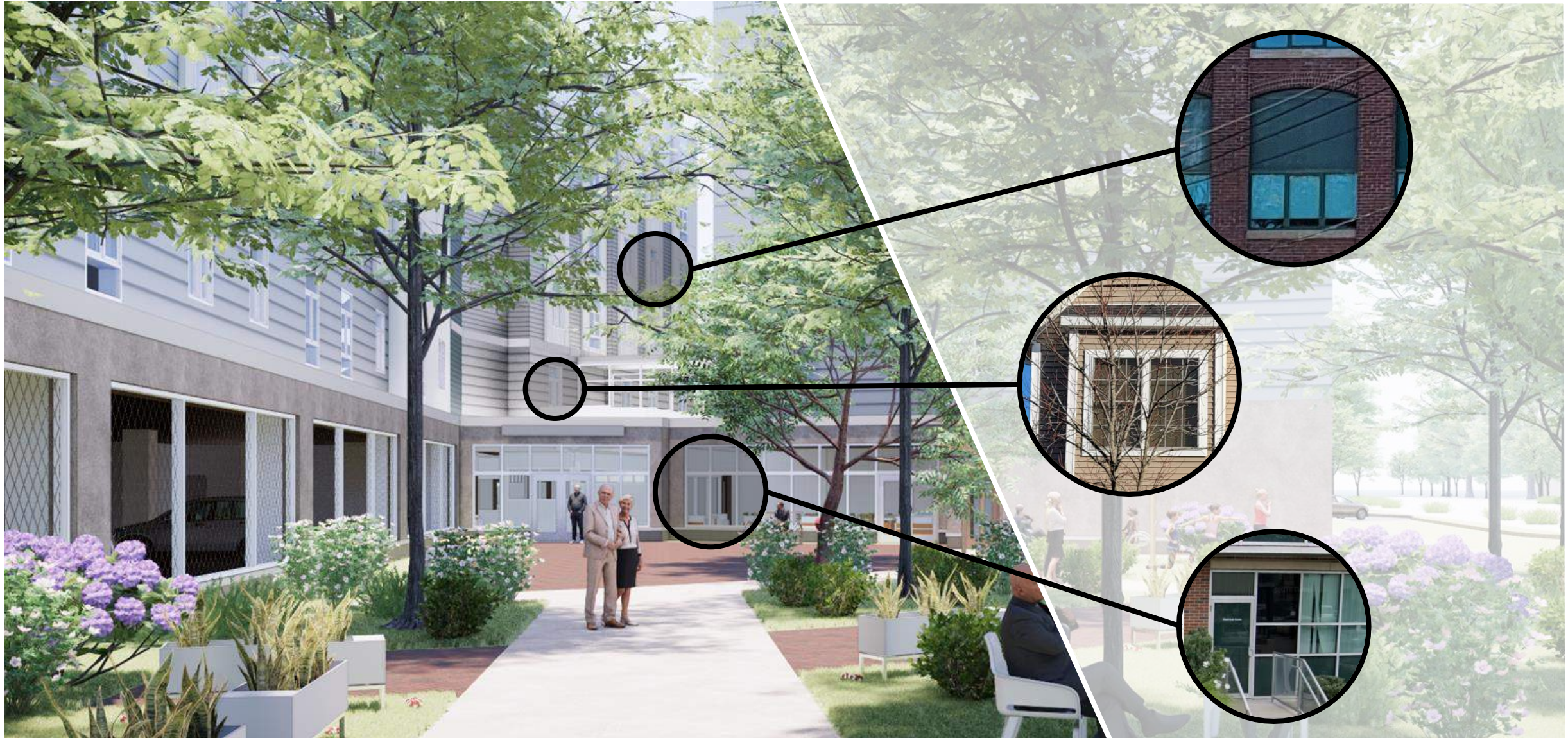
Family Apartment Materials



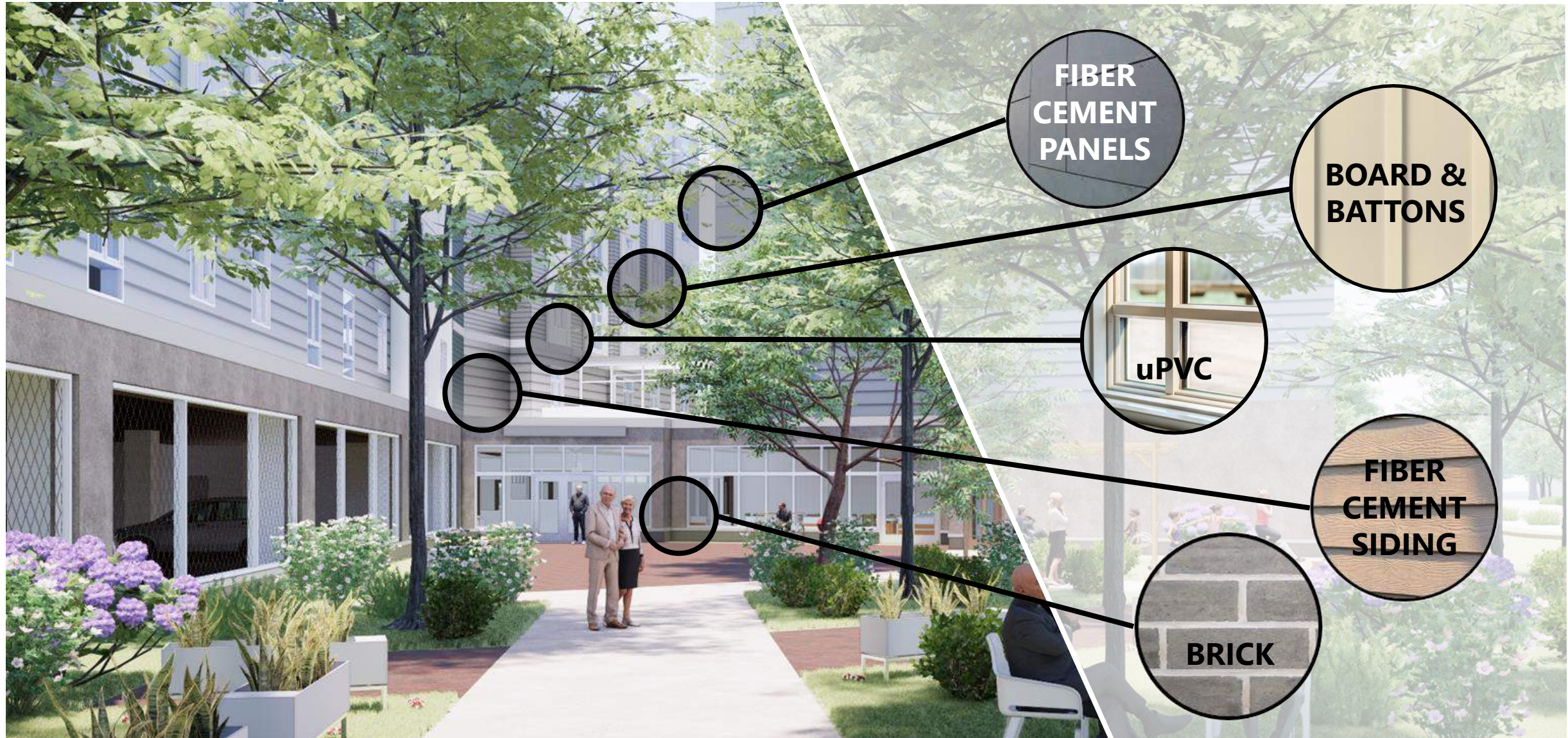
Senior Apartment Overview



Senior Apartment Neighborhood Context



Senior Apartment Materials

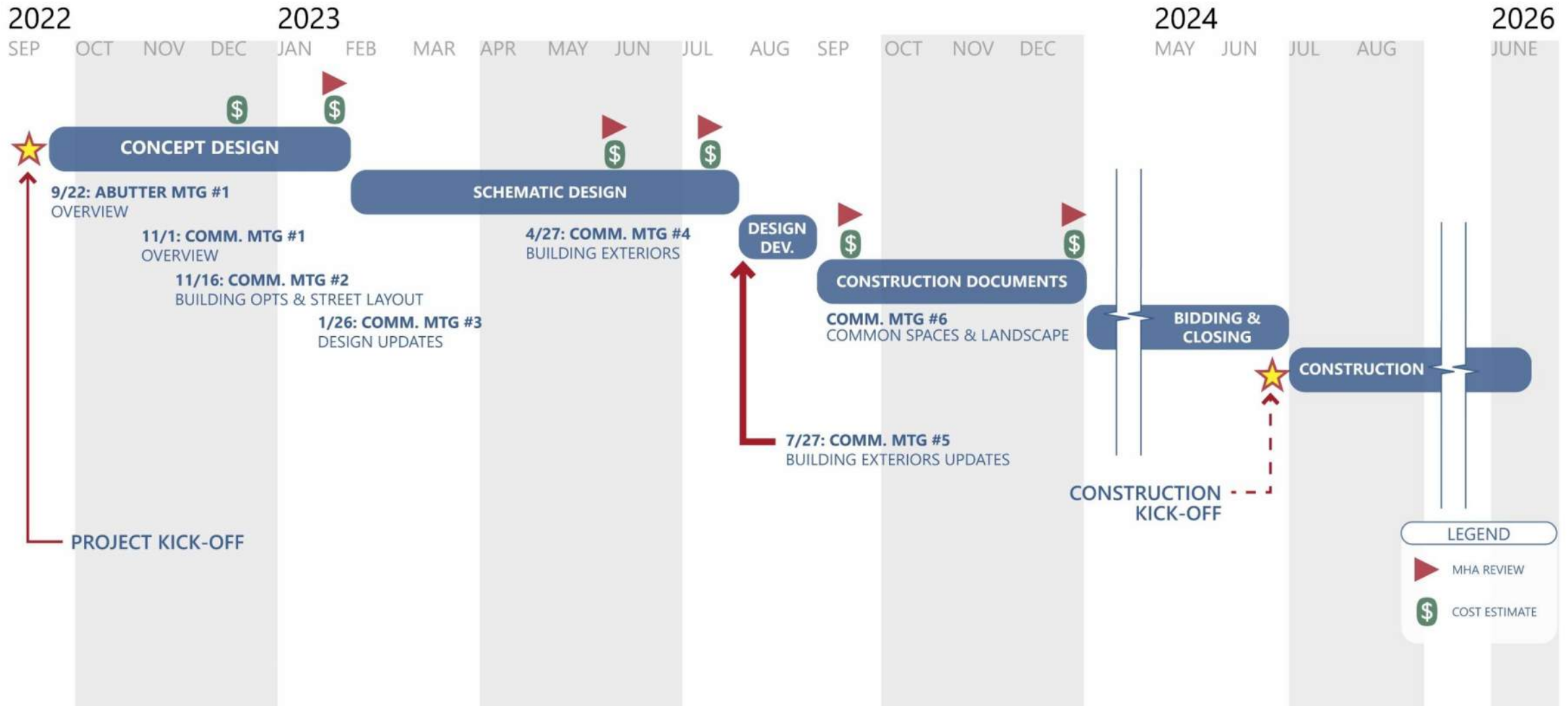


View from North Street Overview



Project Schedule Update

Project Schedule Community Meeting





Thank You!

Q & A

MIHA
MEDFORD
HOUSING AUTHORITY

TCHA Cambridge Housing Authority

