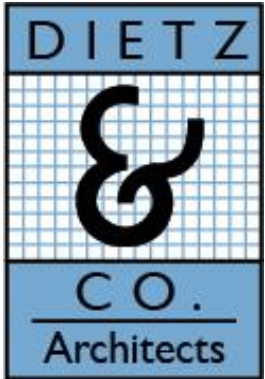




Redevelopment of Walking Court

Medford Housing Authority
Community Meeting

January 26, 2023



Introductions



Jeffrey Driscoll
Executive Director



Gabriel Ciccariello
Director of Modernization &
Procurement



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



Margaret Moran
Deputy Executive Director of
Development



Joe DeLarauze
Project Manager II



Dani Garber-Letitia AIA
Project Architect



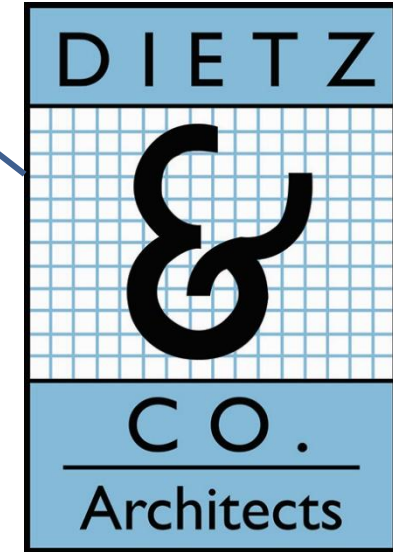
Project Team



Owner, Property
Manager, and Developer



Development Consultant &
Owner's Project Manager



Designer

Agenda

Resident & Community Feedback

Project Design Goals

Project Design Update

- Option A
- Option B
- Option C

Project Schedule

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

Walking Court

Notes from Previous Community Meetings

1. Why are family apartments and townhouses being added to the site?

Walking Court

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)

Walking Court

The Need for Affordable Family Housing

- Critical need for affordable housing in Medford
- Over 700 families on the MHA waitlist
 - There were only 11 openings in 2022
 - Waitlist has been closed since 2018
 - There is a high need for accessible family housing
 - MHA currently has 551 elderly and 292 family apartments units

Walking Court

The Need for Affordable Family Housing

- Critical need for affordable housing in Medford
- Over 700 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

Walking Court

The Need for Affordable Family Housing

- Critical need for affordable housing in Medford
- Over 700 families on the MHA waitlist
- State-wide Section 8 waitlist of 125,000
- Department of Housing and Community Development (DHCD) funding is geared toward the production of family housing, given the need

Walking Court

Notes from Previous Community Meetings

1. Why are family apartments and townhouses being added to the site?
2. Do we need to have a street through 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 Site Access – Separated Entries

- Could provide access around drop-off loops, but with tight tolerances to parked vehicles
- Could provide access around family and senior apartment building, but with very little green space remaining
- Does not provide independent emergency vehicle access
- Not an improvement to site access



Walking Court Site Access – Connected Entries

- Accommodates largest fire apparatus at front door of each apartment building and townhouse
- Provides access on three sides of family apartments and fully around senior apartment building
- Drop-off areas allow for independent emergency vehicle access



Walking Court

Notes from Previous Community Meetings

1. Why are family apartments and townhouses being added to the site?
2. Do we need to have a street through the site?
3. Maintain a park-like feel, open space, and a path to the grocery store
4. Integrate 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: 105 parking spaces provided for 198 senior apartments (1 unit = 0.5 spaces)
52 parking spaces provided for 40 family apartments (1 unit = 1.3 spaces)

Project Design Goals

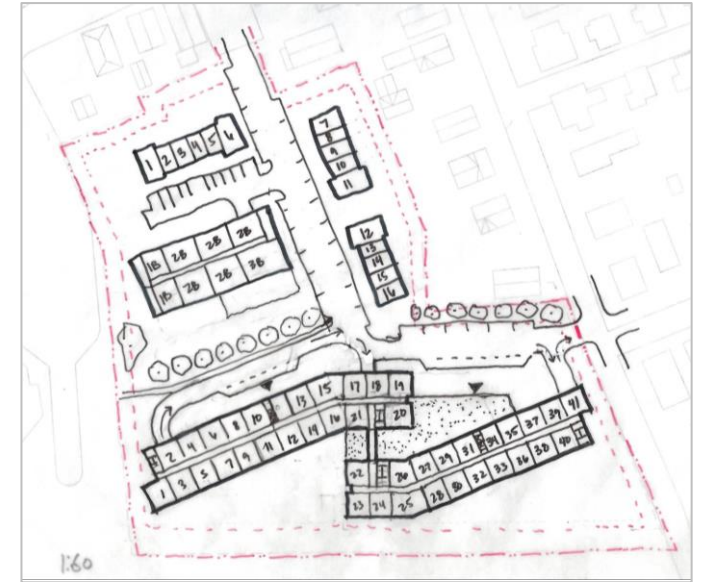
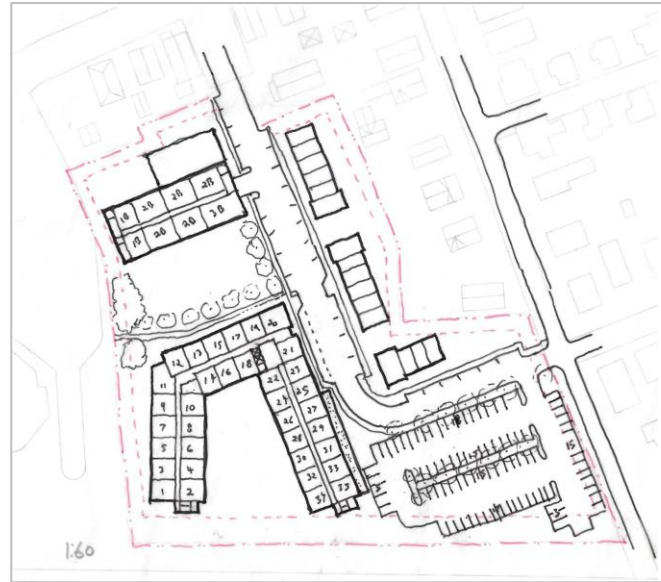
Walking Court

Project Design Goals

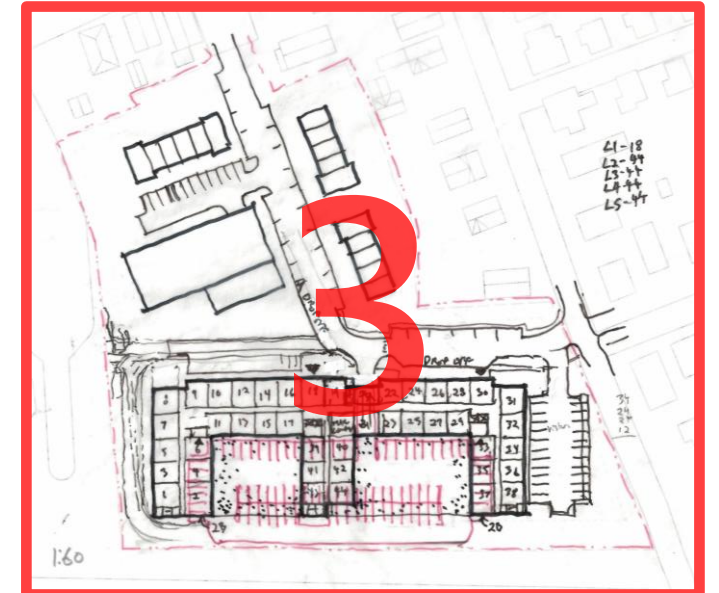
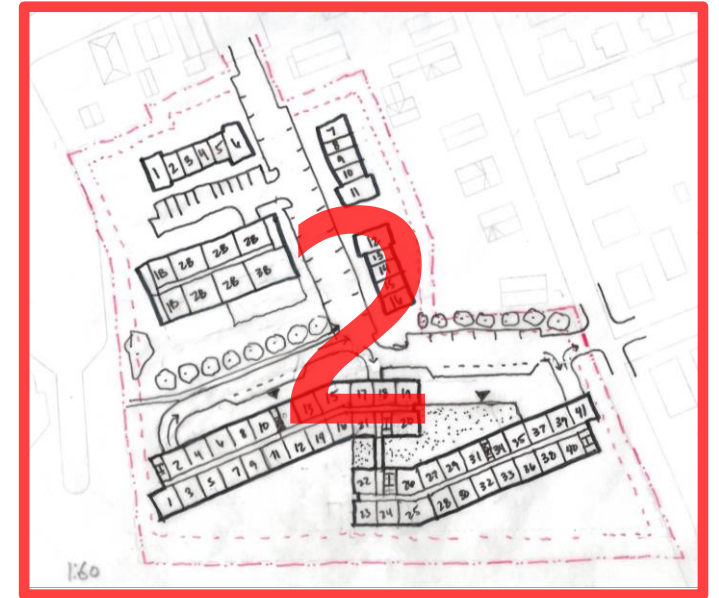
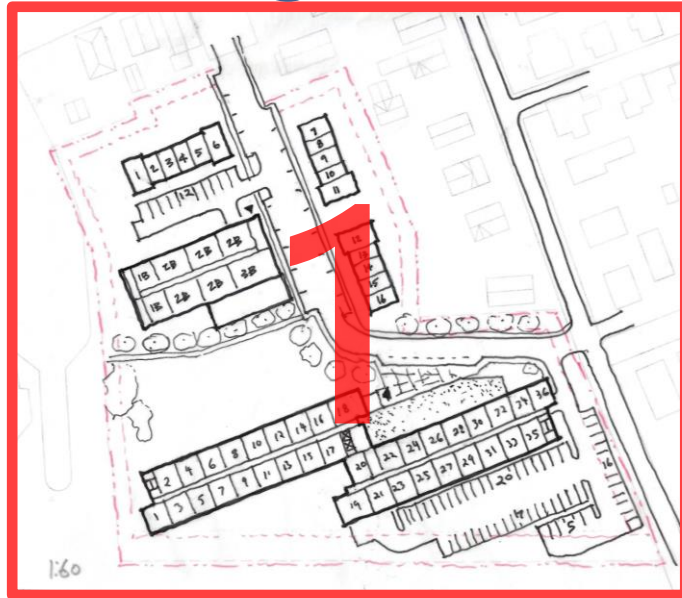
- Replace existing 144 elderly / disabled apartments with high-quality, accessible housing in a mid-rise building with elevators.
- Create 54 additional affordable apartments for seniors and 40 additional family apartments.
- Provide interior and exterior amenity spaces for residents.
- Create sustainable,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

Project Design Update

Walking Court Design Process



Walking Court Design Process



Walking Court Project Design Goals

All three options have:

- The same number of units
 - (198) Senior Apartments
 - (24) Family Apartments
 - (16) Family Townhouse Apartments in 3 Buildings

Walking Court Project Design Goals

All three options have:

- The same number of units
- Family townhouses opposite back yards of houses on Auburn and North streets

Walking Court Project Design Goals

All three options have:

- The same number of units
- Family townhouses opposite back yards of houses on Auburn and North streets
- Family apartments in the center of the site
 - (10) 1-Bedroom Apartments
 - (15) 2-Bedroom Apartments
 - (3) 3-Bedroom Apartments

Walking Court Project Design Goals

All three options have:

- The same number of units
- Family townhouses opposite back yards of houses on Auburn and North streets
- Family apartments in the center of the site
- A walking path to grocery store

Walking Court Project Design Goals

All three options have:

- The same number of units
- Family townhouses opposite back yards of houses on Auburn and North streets
- Family apartments in the center of the site
- A walking path to grocery store
- Taller and larger senior apartment building near tracks

Option A

Typical Floor Plan

Benefits

- All units diagonal to tracks
- No blind corners in corridors
- Smallest building footprint
- Dedicated green space facing south

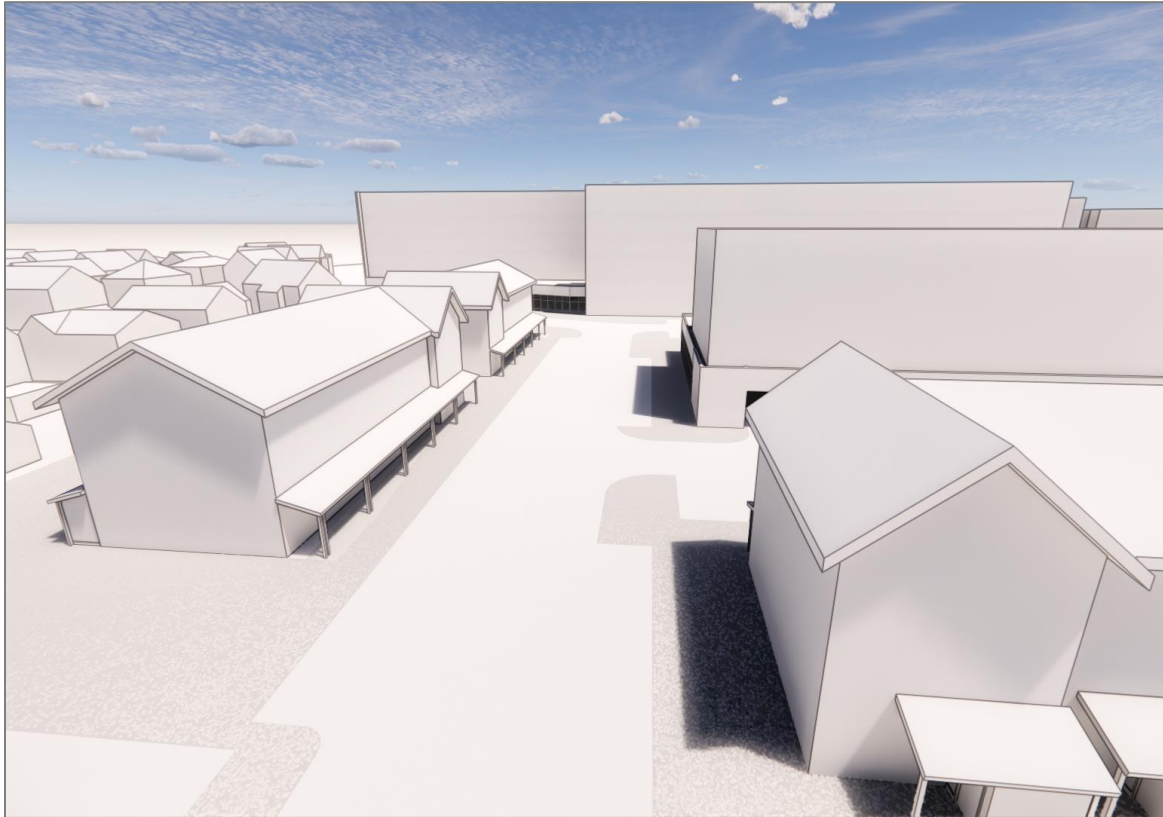
Challenges

- Long corridors from elevators to units
- Parking not covered and farther from elevators

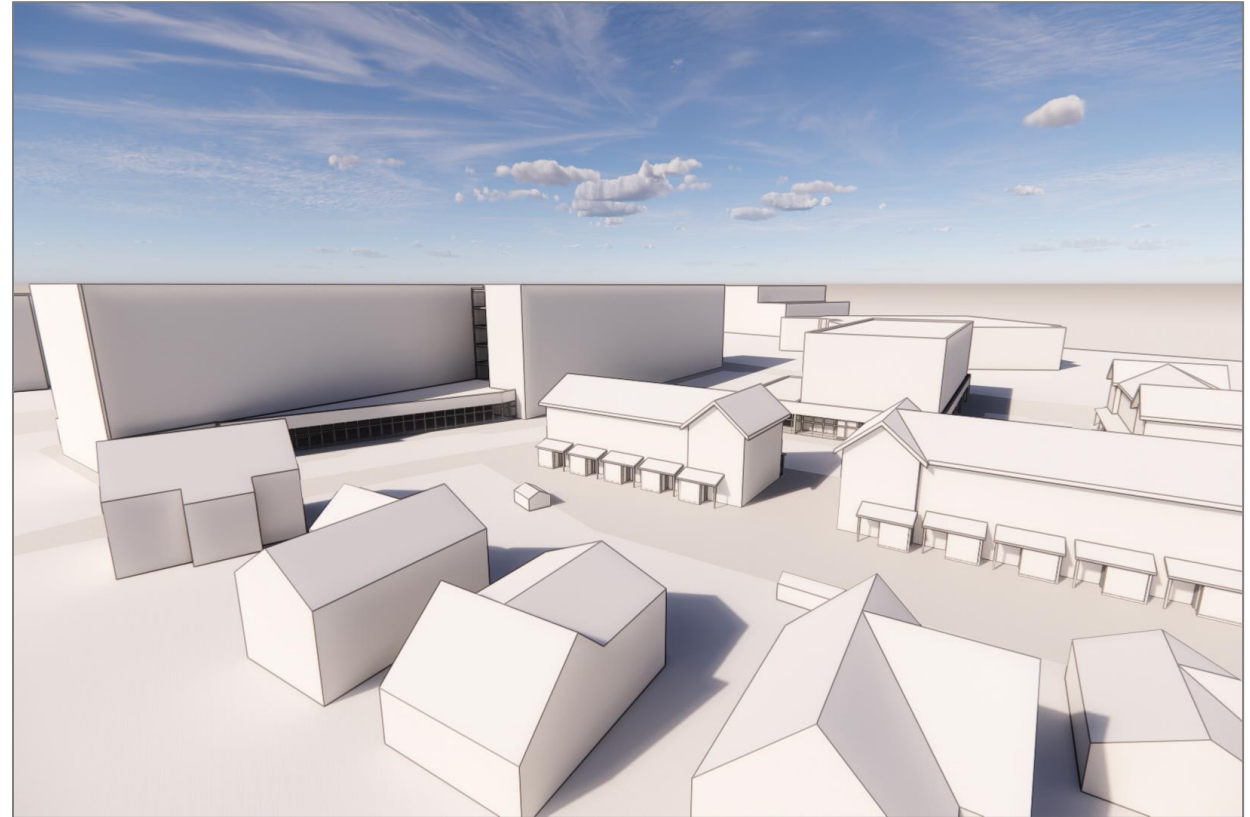


Option A

Perspective Views



Walking Court



North Street

Option B

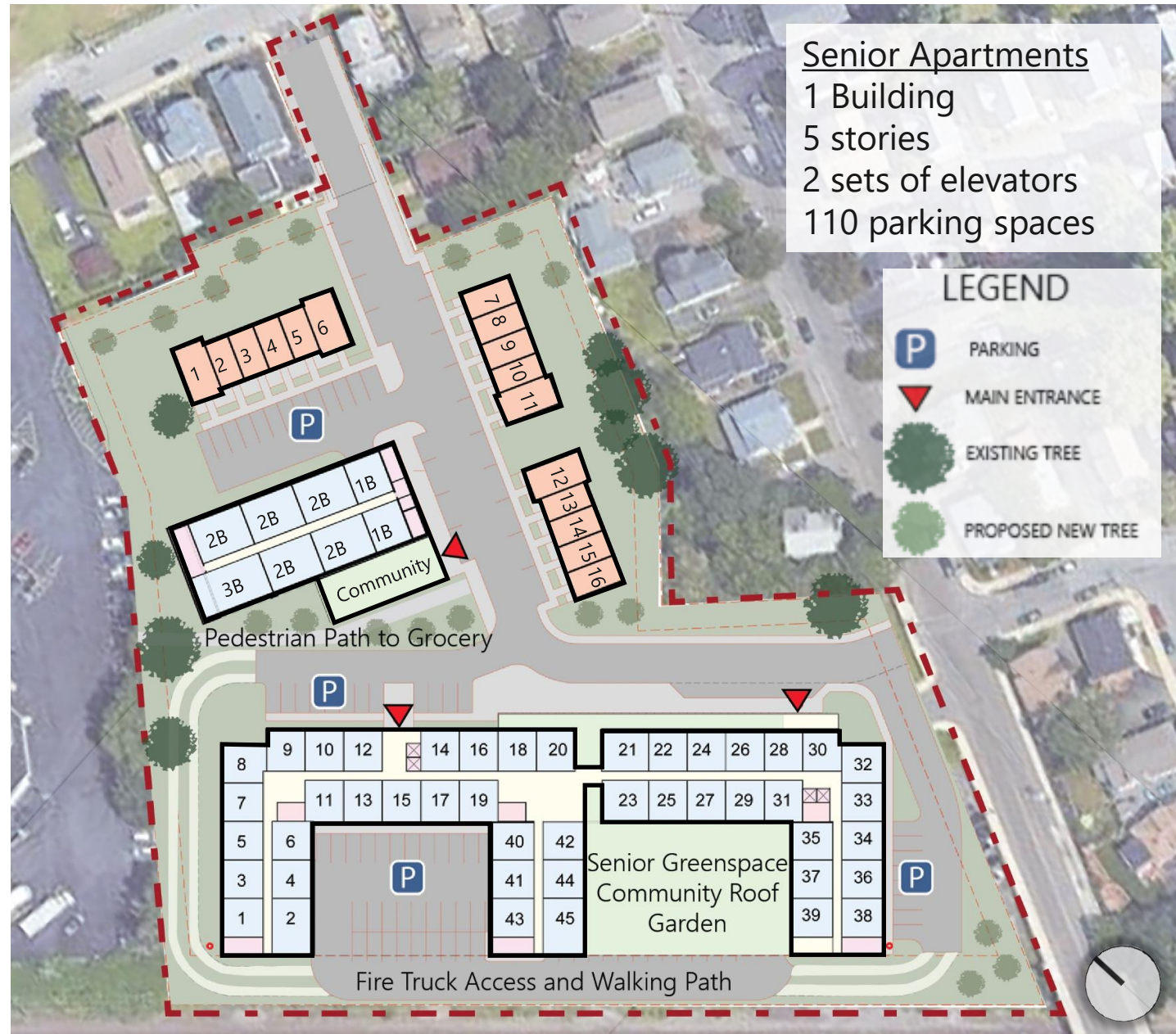
Typical Floor Plan

Benefits

- No units facing tracks
- 5 stories instead of 6 stories
- Elevators located in middle of corridors
- Roof garden in south facing courtyard
- Centralized, partially covered parking behind building

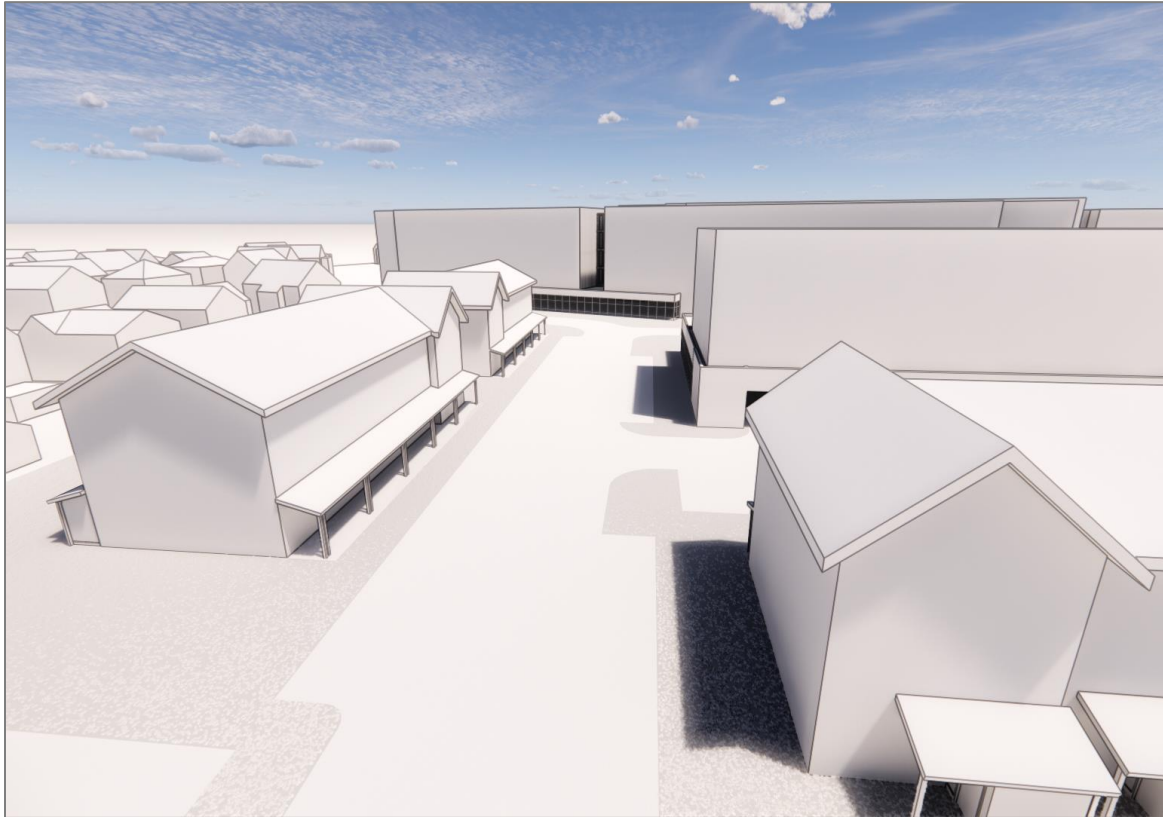
Challenges

- Long corridors with corners
- Courtyards reflect train noise
- Larger building footprint
- Long building façade facing neighborhood

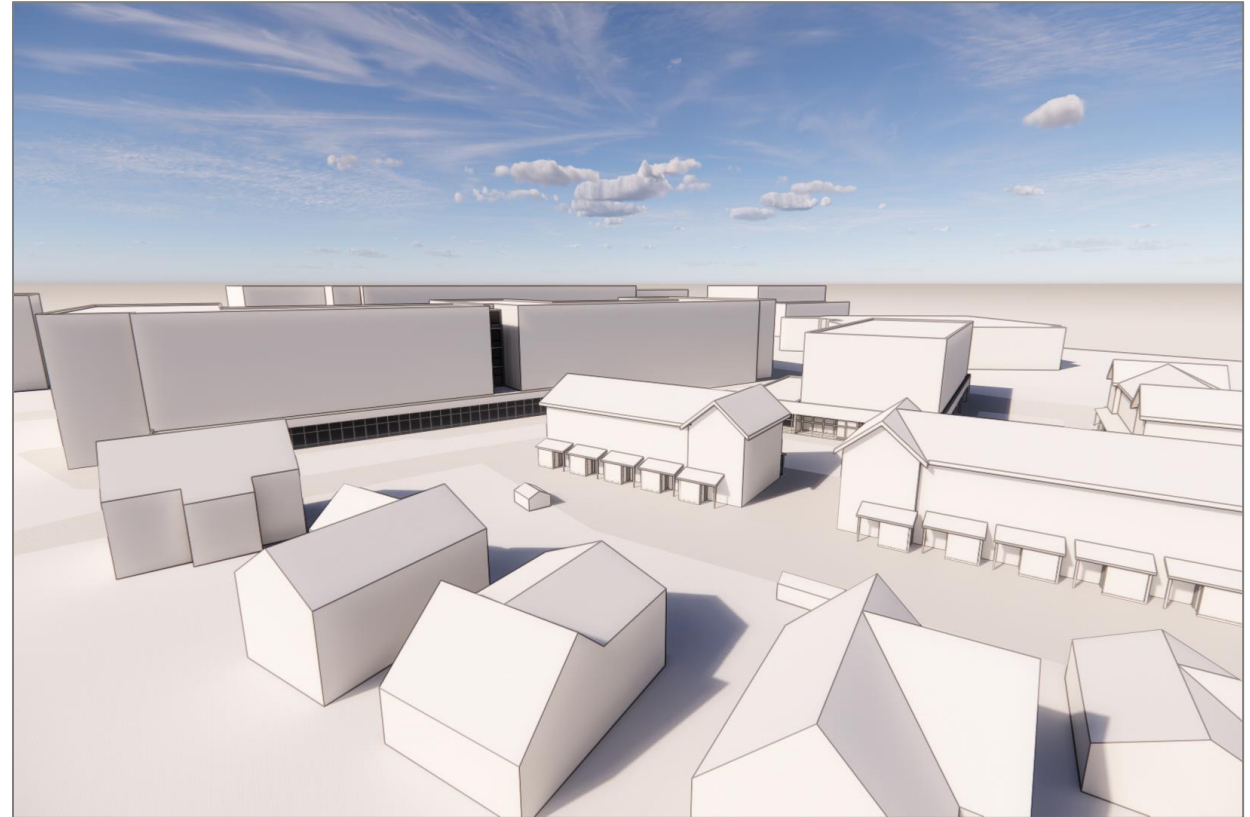


Option B

Perspective Views



Walking Court



North Street

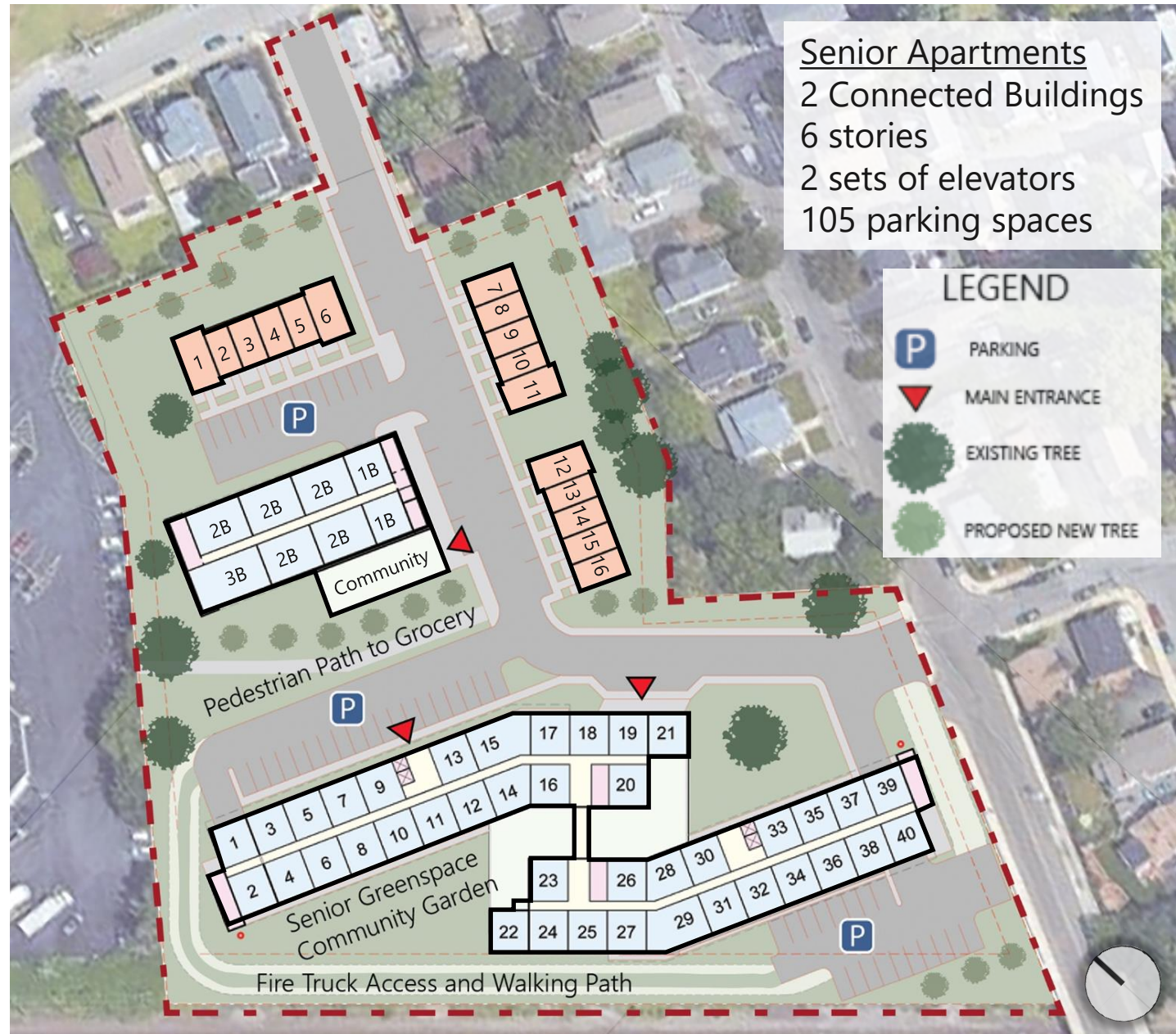
Option C - Preferred Typical Floor Plan

Benefits

- Most units are diagonal to tracks
- Two sets of centrally located elevators
- Most efficient building footprint
- Community space connects front and rear of building
- A variety of dedicated outdoor spaces
- Breaks up building size by appearing as two connected buildings
- Covered resident parking

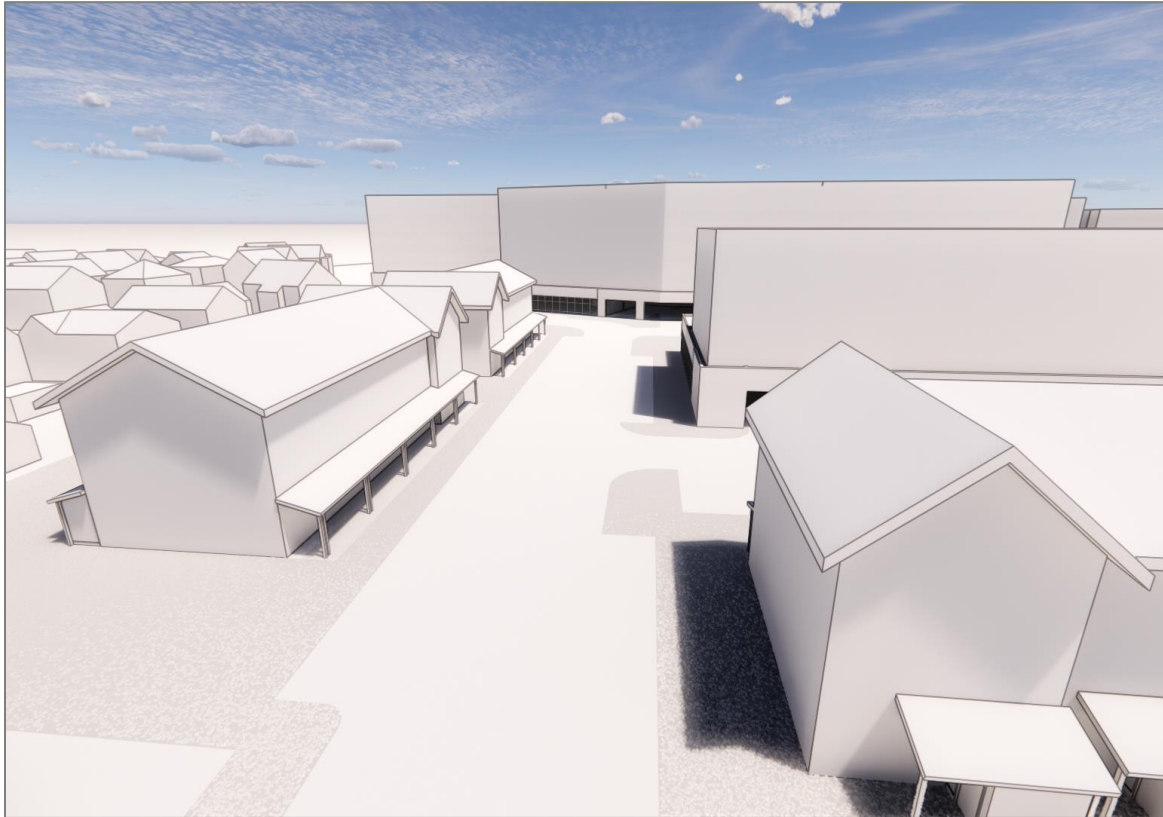
Challenges

- Multiple front door drop-offs

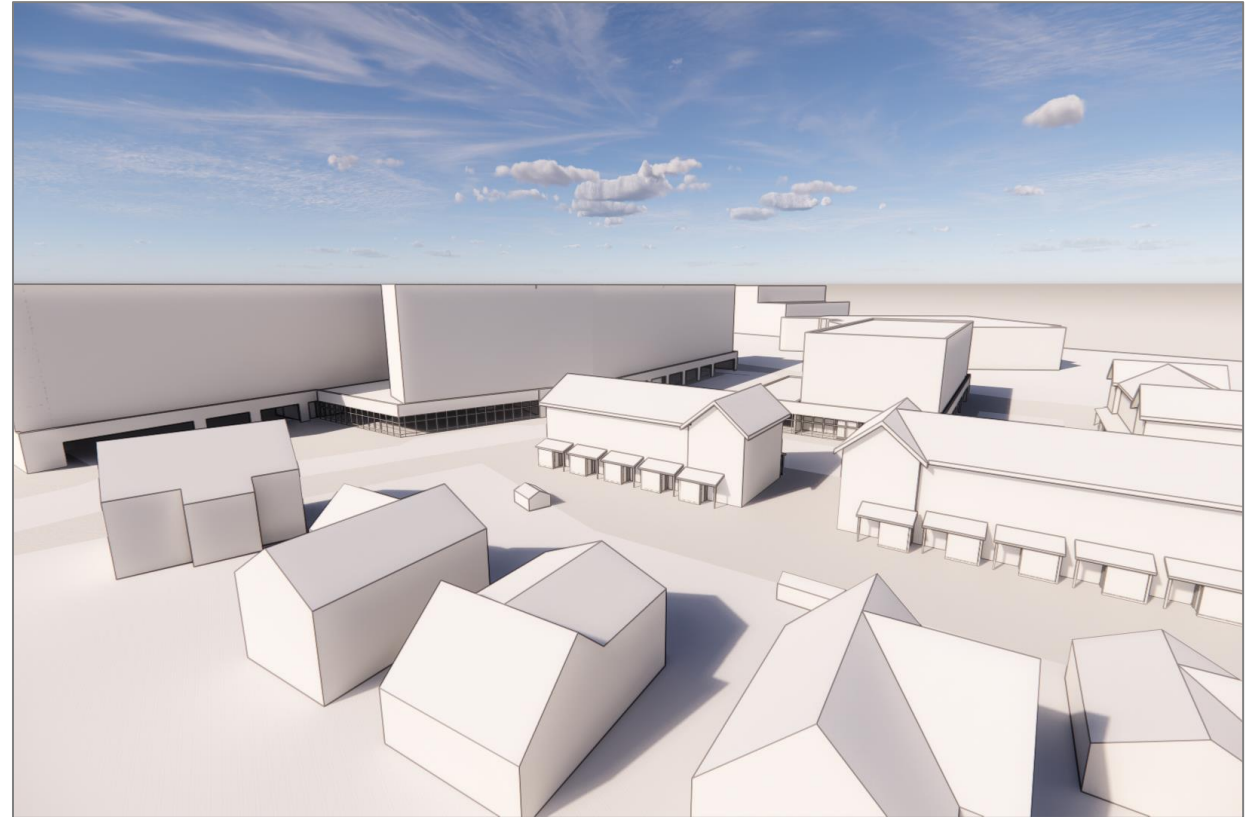


Option C - Preferred

Perspective Views



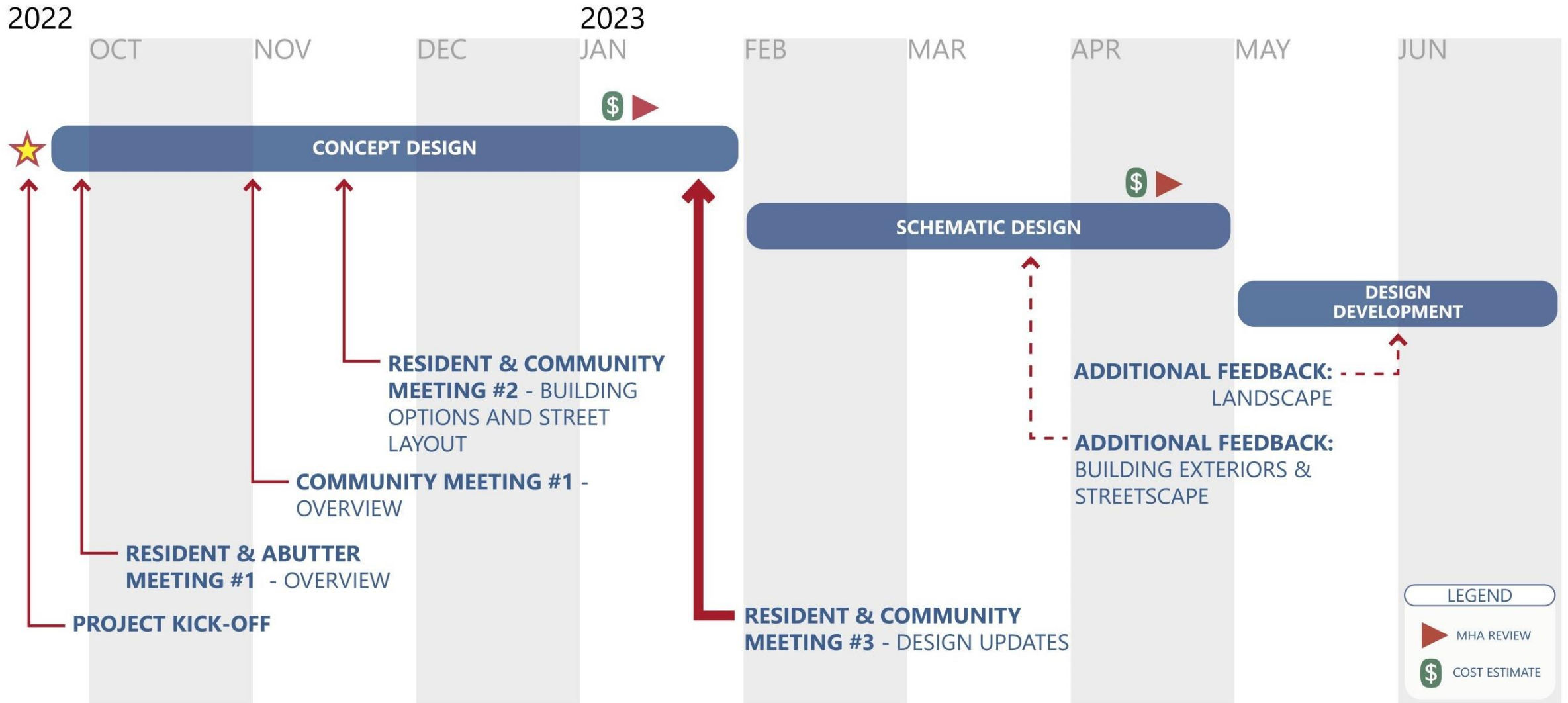
Walking Court



North Street

Project Schedule

Project Schedule Next 5 Months

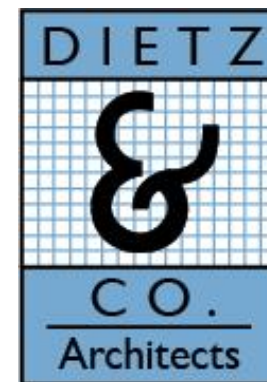




Thank you.

Questions?

www.medfordhousing.org



Additional References

Walking Court Existing Conditions



Walking Court Feasibility Study – Test Fit

The senior housing apartment from the Feasibility Study does not fit on the site when incorporating all project requirements.



Walking Court

Traffic Calming Measures

