



Redevelopment of Walking Court

Medford Housing Authority
Community Meeting

November 1, 2022



Introductions



Jeffrey Driscoll
Executive Director



Margaret Moran
Deputy Executive Director of
Development



Gabriel Ciccariello
Director of Modernization &
Procurement



Joe DeLarauze
Project Manager II



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



Dani Garber-Letitia AIA
Project Architect



Agenda

- Project Team
- Project History & Goals
- Project Design Process
- What's Possible – Dietz Design Process
- Community Engagement
- Project Schedule

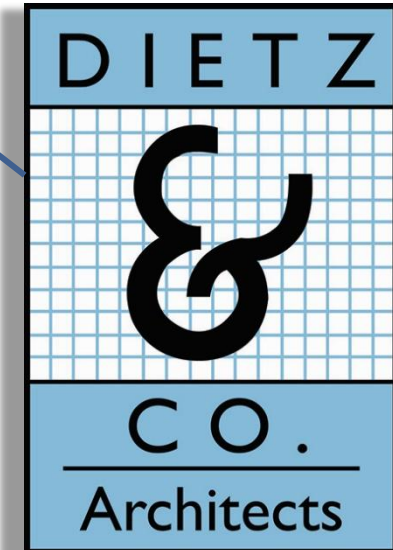
Project Team



Owner, Property
Manager, and Developer



Development Consultant &
Owner's Project Manager



Designer

Design Team

WBE Certified



MEP/FP Engineer
MA Building Code
R.W. Sullivan Engineering



Structural Engineer
Lim Consultants, Inc.
MBE/WBE Certified



Landscape Architect
Terraink
WBE Certified



Civil Engineer/Land Surveyor; Hazardous Materials/Site Mitigation
Fuss & O'Neill, Inc.



Geotechnical Engineer
McPhail Associates



Accessibility/Universal Design
KMA



Elevator Consultant
Syska Hennessey



Cost Estimator
AM Fogarty & Associates

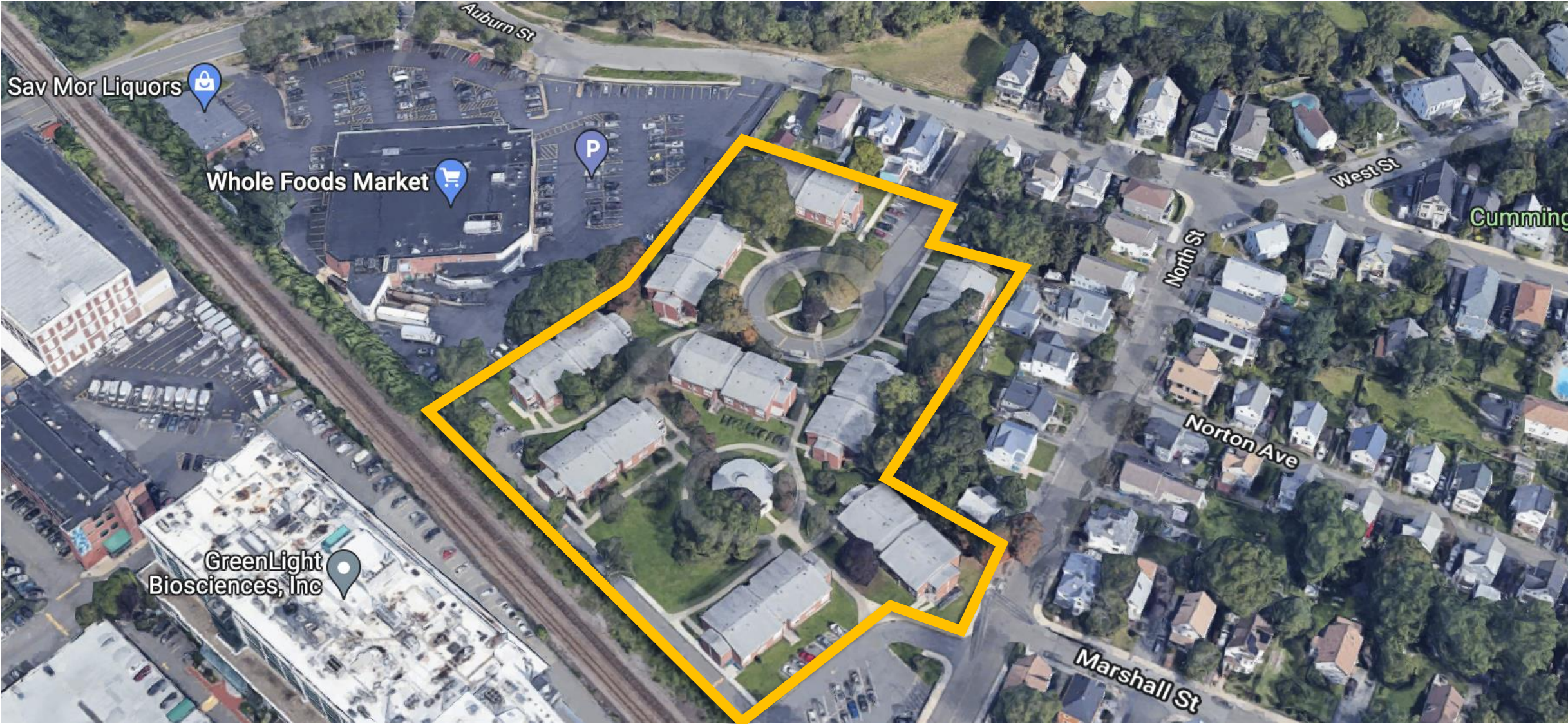
A.M. Fogarty
& Assoc., Inc.

Project History & Goals

Project History

Date:	Action:
2020	Project feasibility study completed
2022	Medford CPA & DHCD funding secured
05/2022	RFP to select A/E team for project
09/2022	Hired Dietz & Co Architects
09/2022	Kick-off engagement process

Walking Court



Existing Conditions



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.

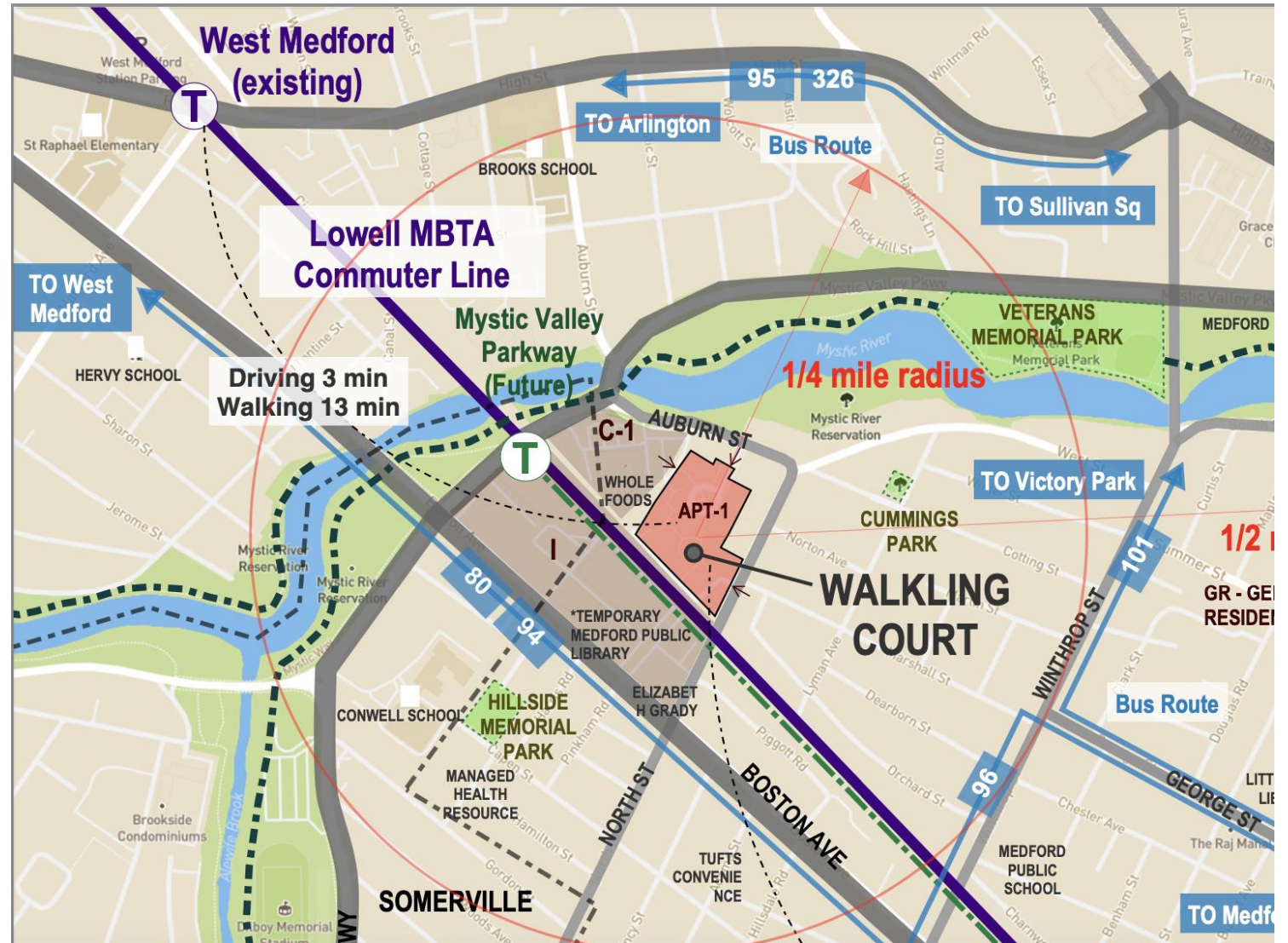


Cracking foundations and uneven settlement.

Surrounding Community

Great residential area, with access to:

- Transit network (buses, commuter rail, and new Green Line stop)
- Commercial amenities
- Recreational amenities



Surrounding Community Residential



Residential abutters



Residential on North Street



Surrounding Community Commercial/Industrial



Grocery



Bridge, train tracks, and taller commercial buildings

Design Goals

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

Project Design Process

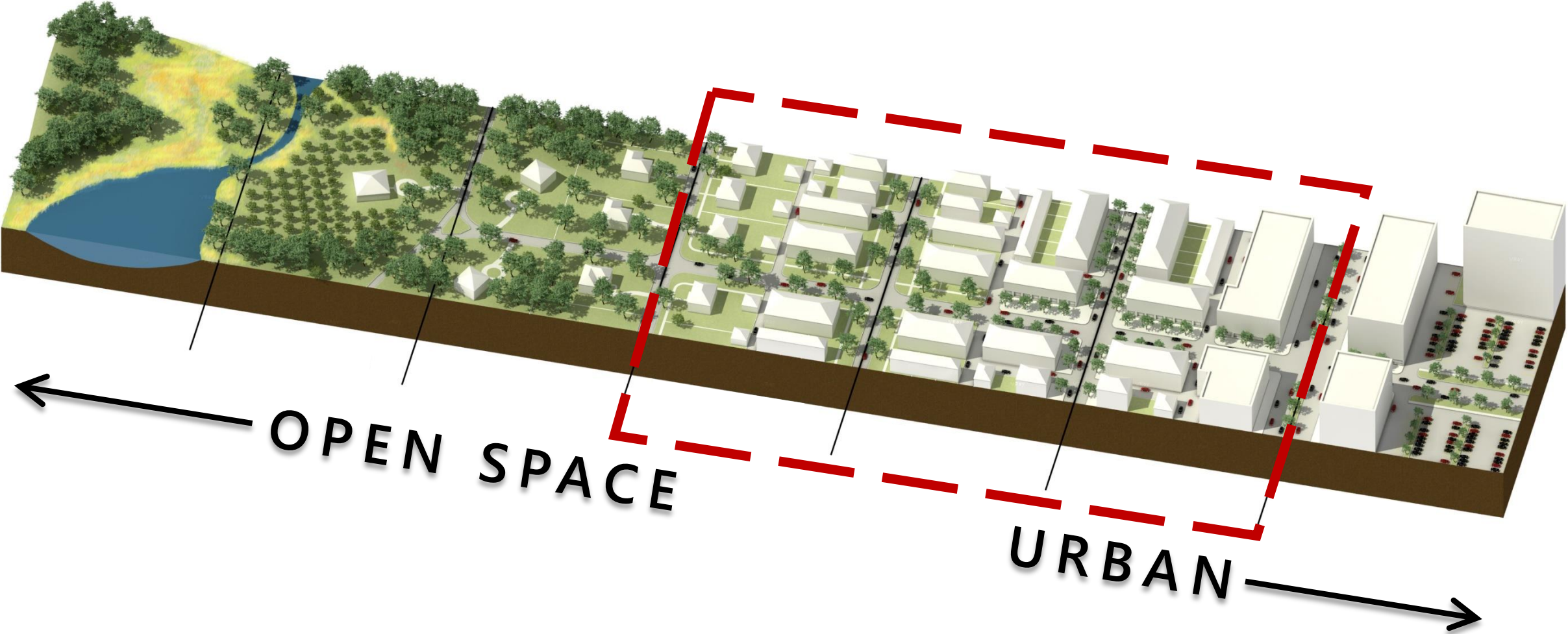
2020 Feasibility Study

Key Topics:

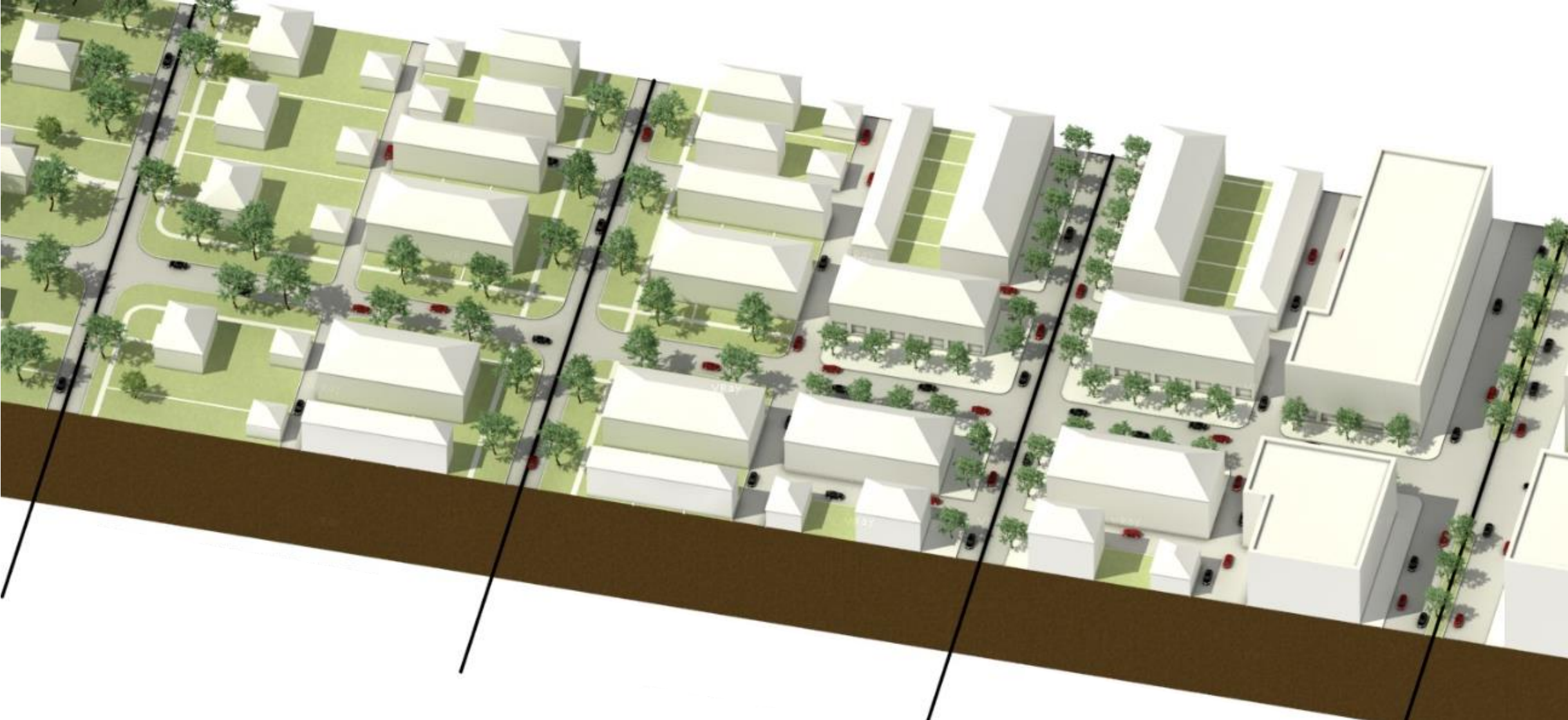
- Additional Senior Units
- Additional Family Housing
- Amenities & Open Space
- Street Layout – Access



Traditional Neighborhood Design



Traditional Neighborhood Design



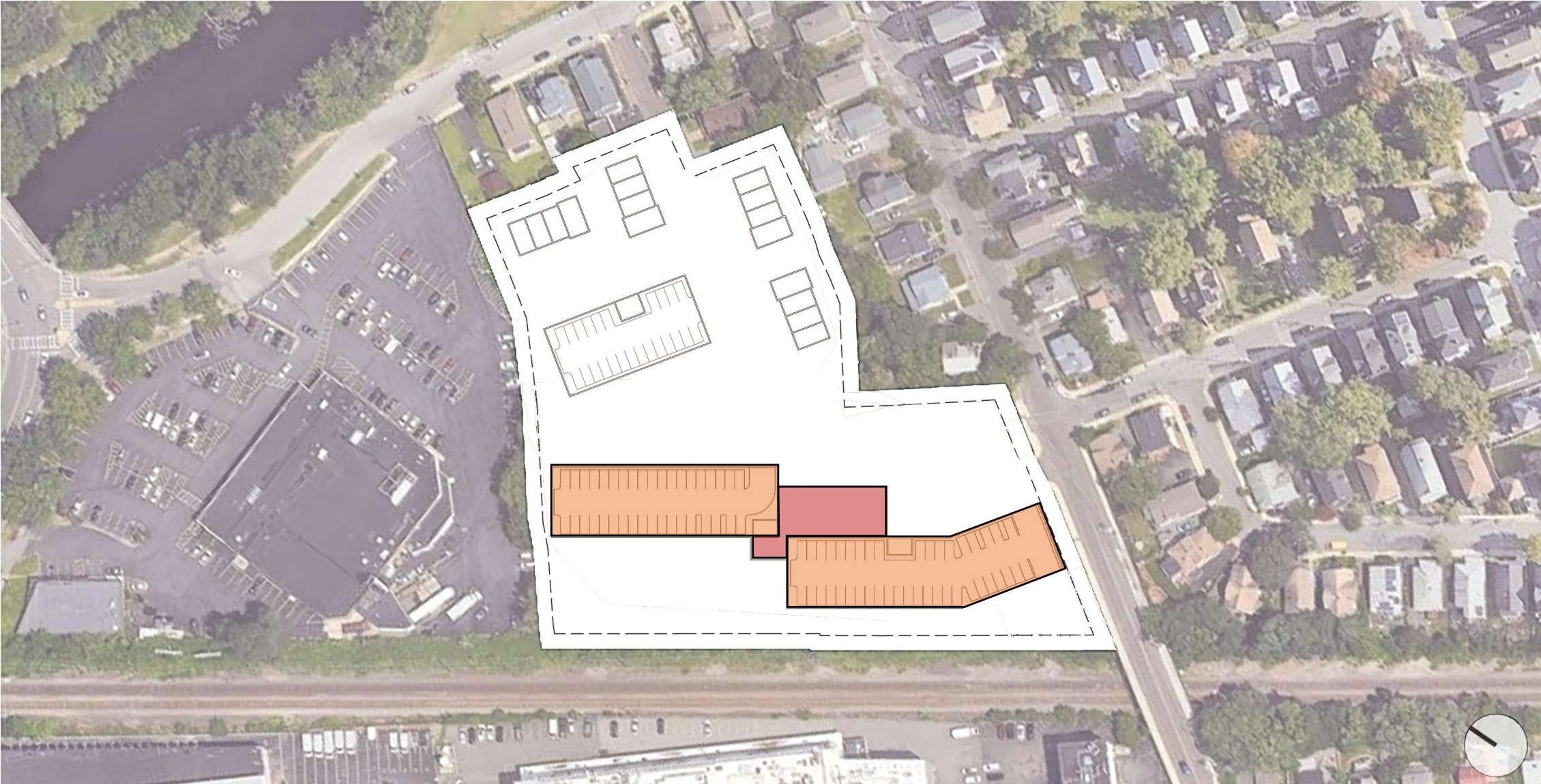
Walking Court Existing Conditions



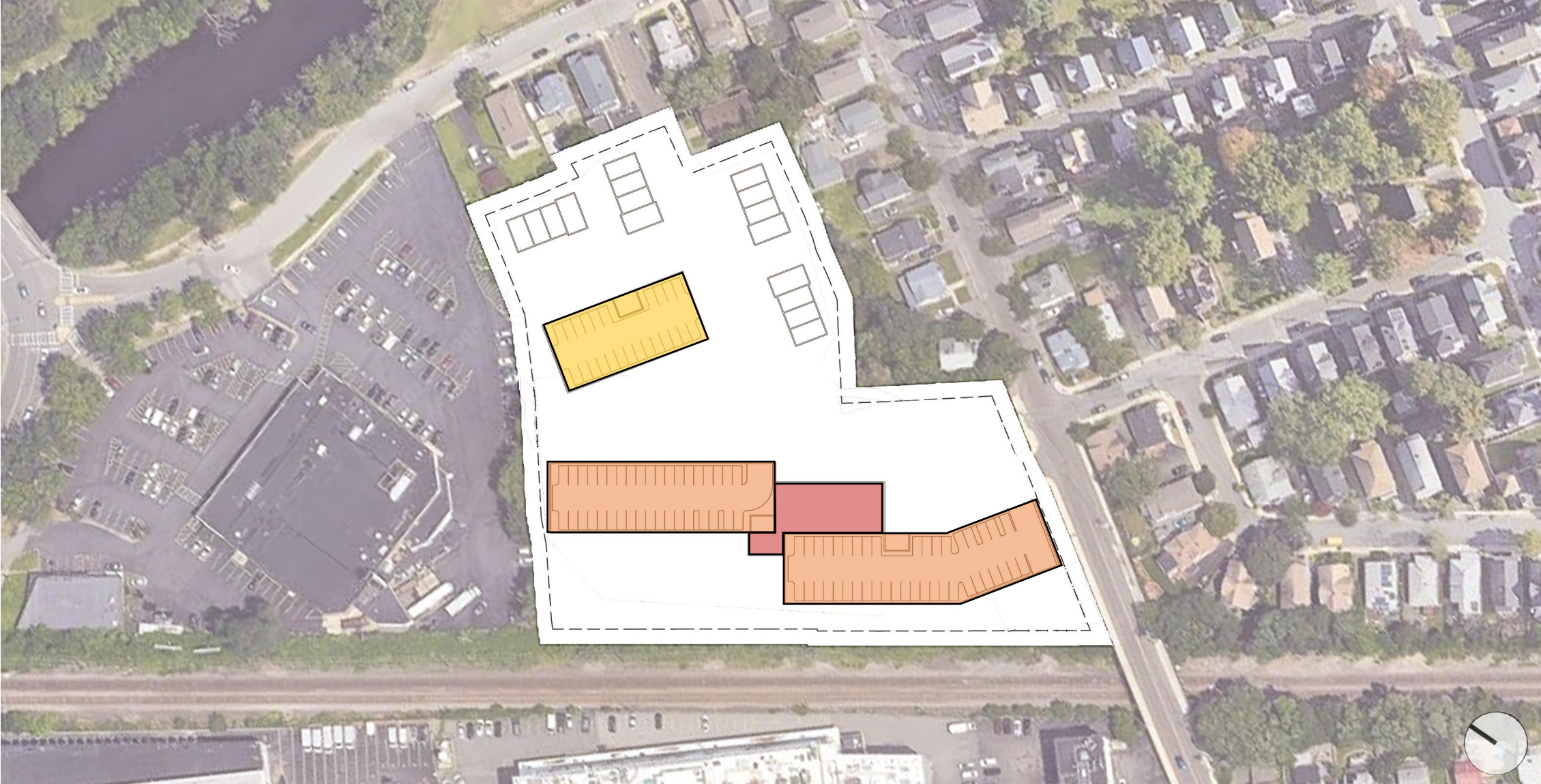
Walking Court Existing Conditions



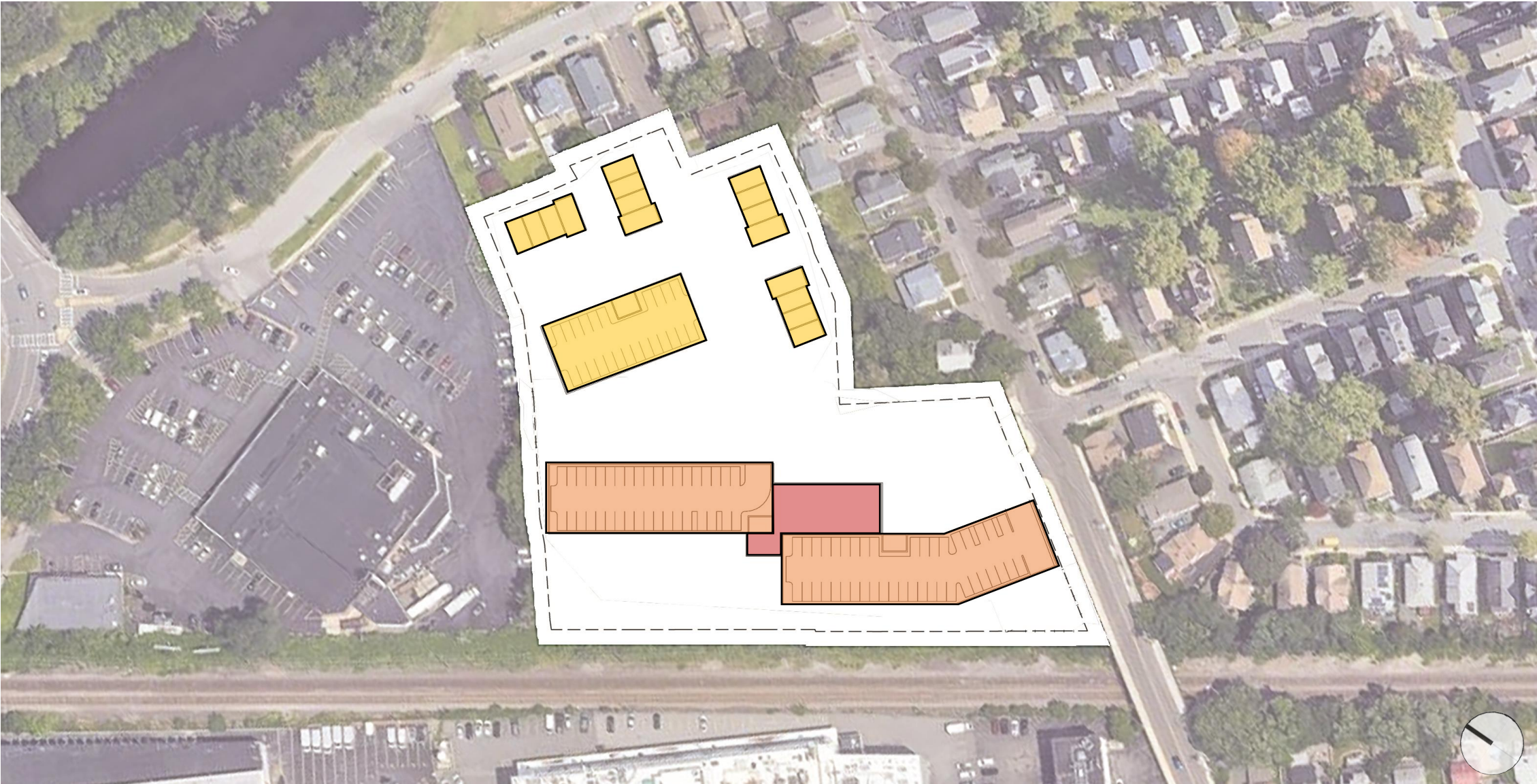
Walking Court Phase 1 – Senior Apartments



Walking Court Phase 2 – Family Apartments



Walking Court Phase 2 – Family Townhouses



Walking Court Building Massing



What's Possible – Dietz Design Process

Unit Interiors

Comfort & Accessibility



Shirley Meadows

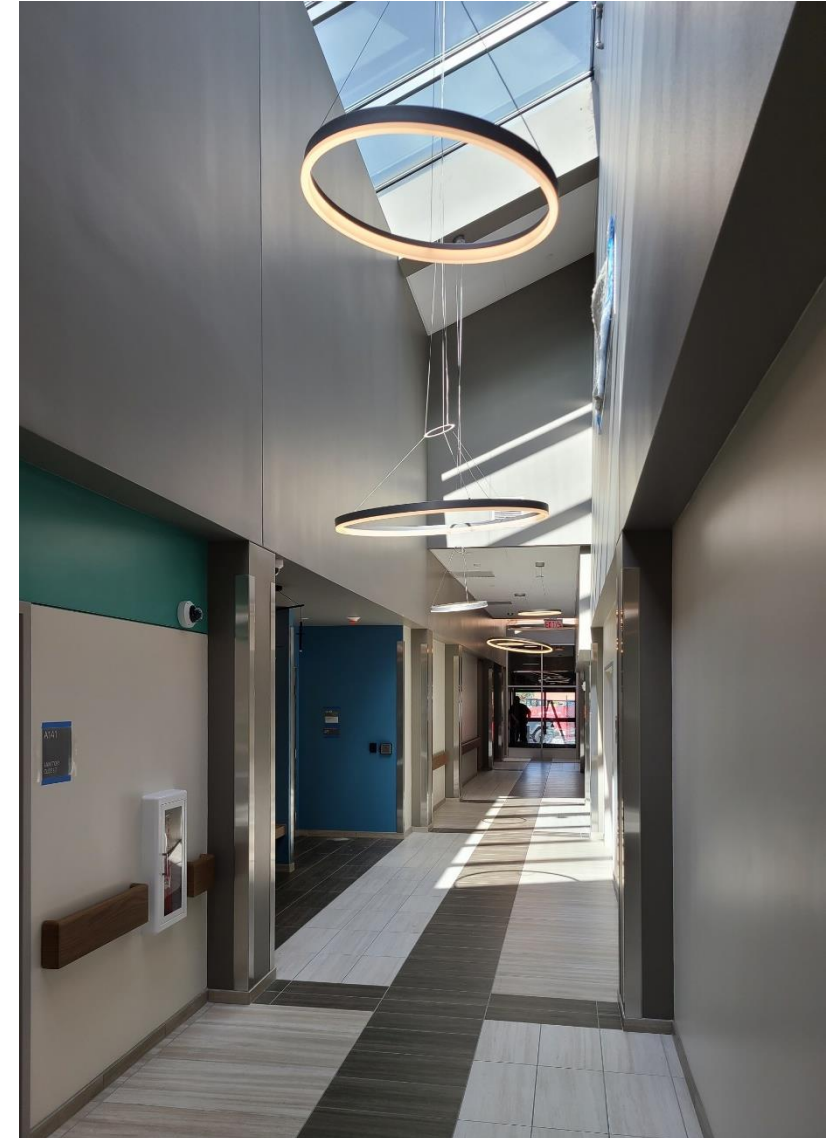
Unit Interiors Aging in Place



Community Spaces Clean Contemporary Design



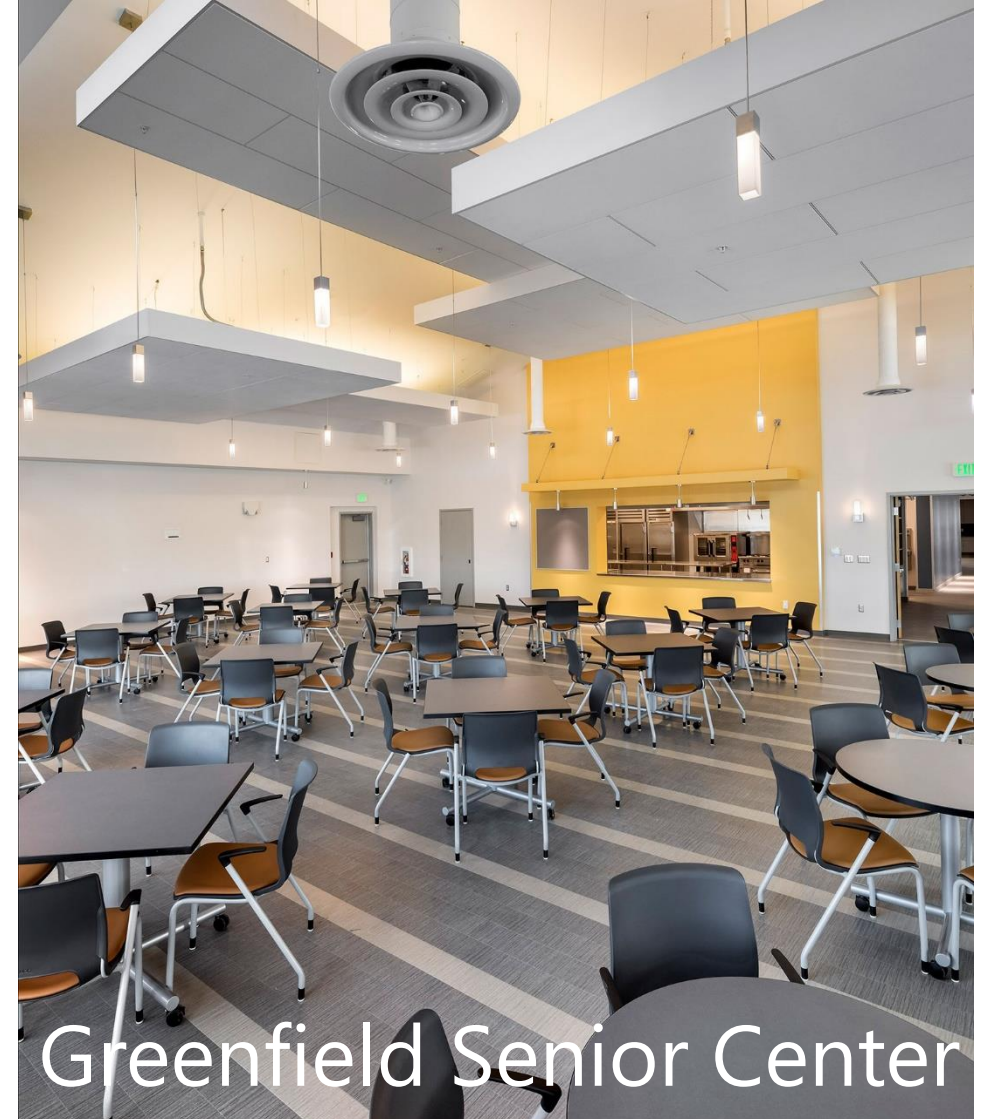
Millers River Apartments



Community Spaces Enriching Activity Spaces

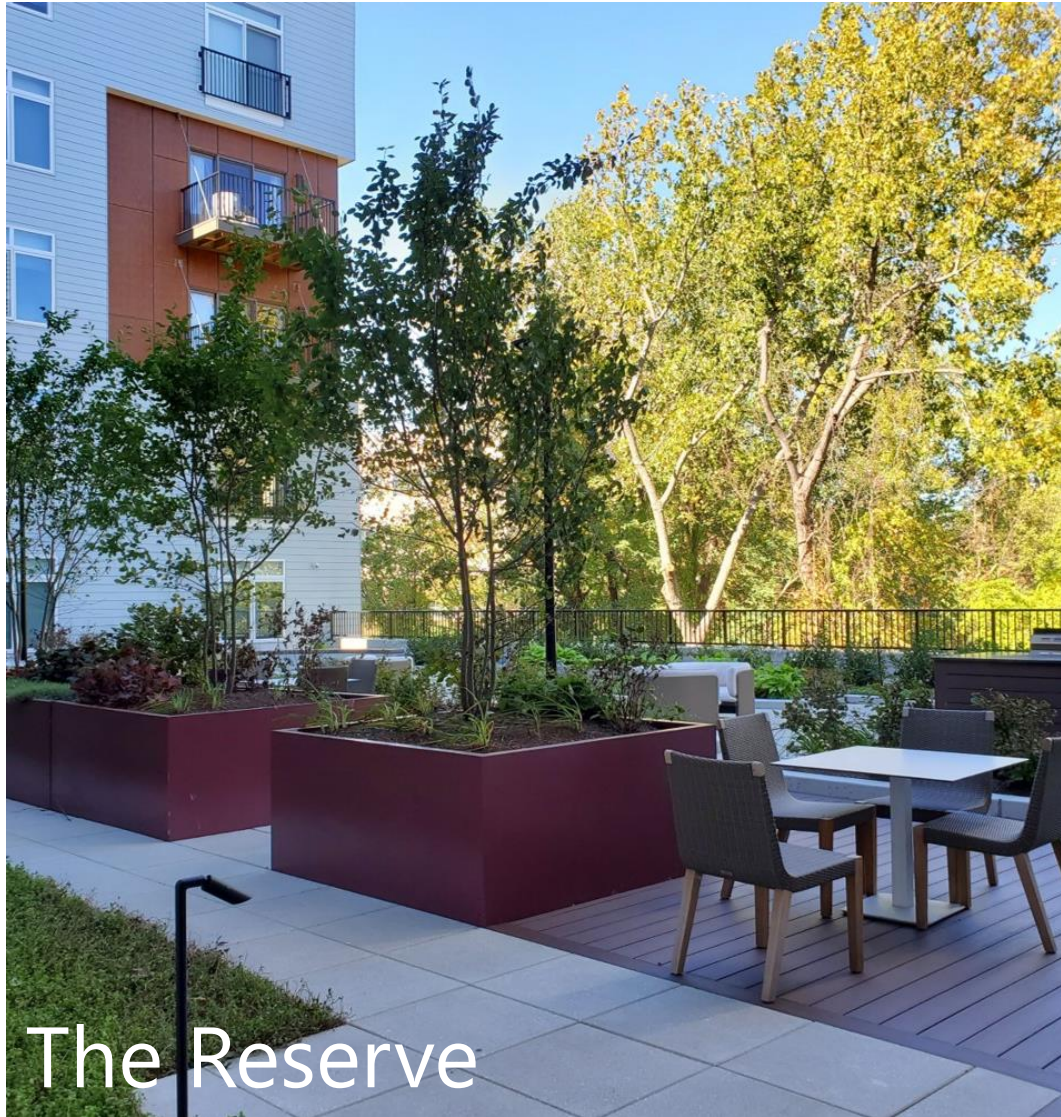


Millers River Apartments



Greenfield Senior Center

Community Spaces Shared Exterior & Green Spaces



The Reserve



Building Exteriors Human-Scaled Neighborhood Design



Library Commons

Building Exteriors Design Character & Variety



330 Cole Avenue

Community Engagement

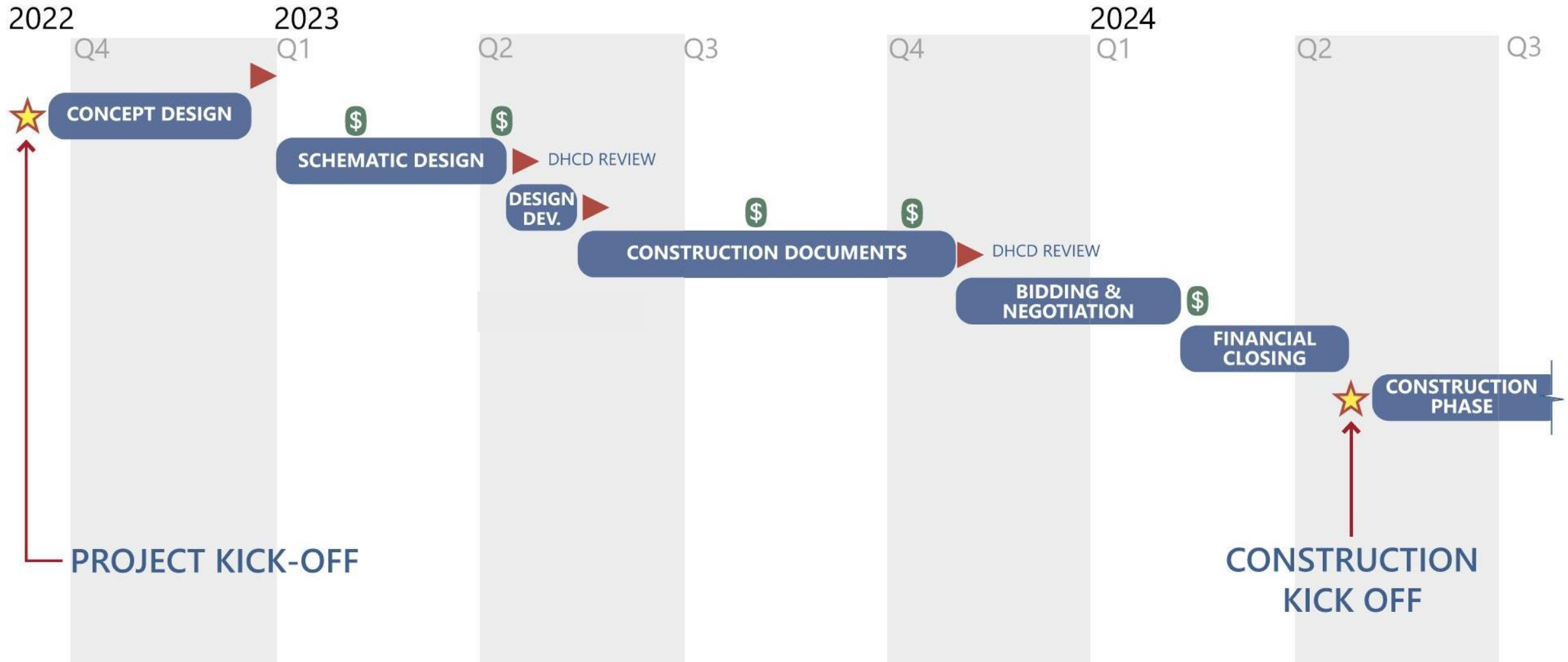
Community Engagement

- Key Topics:
- Additional Senior Units
- Additional Family Housing
- Amenities & Open Space
- Street Layout – Access

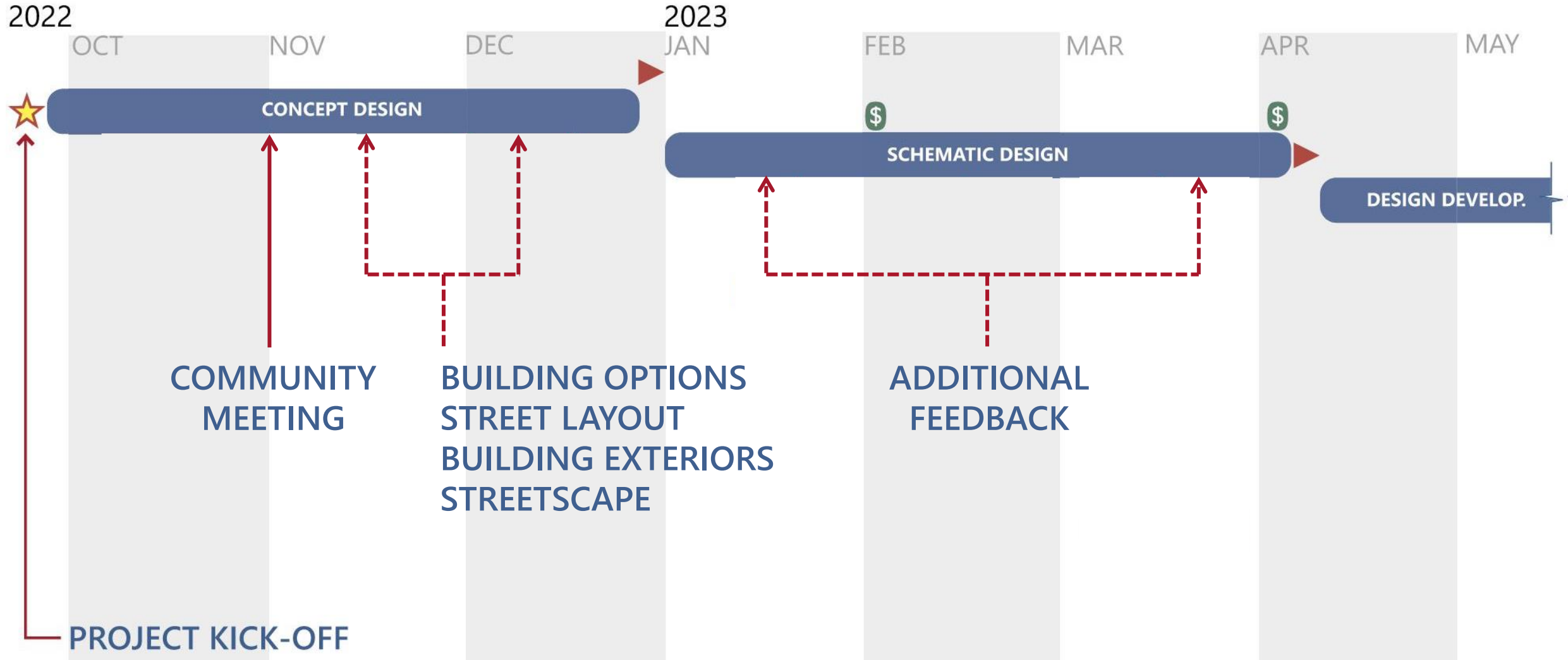


Project Schedule

Project Schedule Summary



Project Schedule Next 6 Months





Thank you.

Questions?

