



# Willow Park *Redevelopment*

Community Meeting | POAH, WHA, MASS | September 9, 2024 (virtual)  
September 18, 2024 (in-person)

# Willow Park Community Meeting

**01** Engagement Process

**02** Design

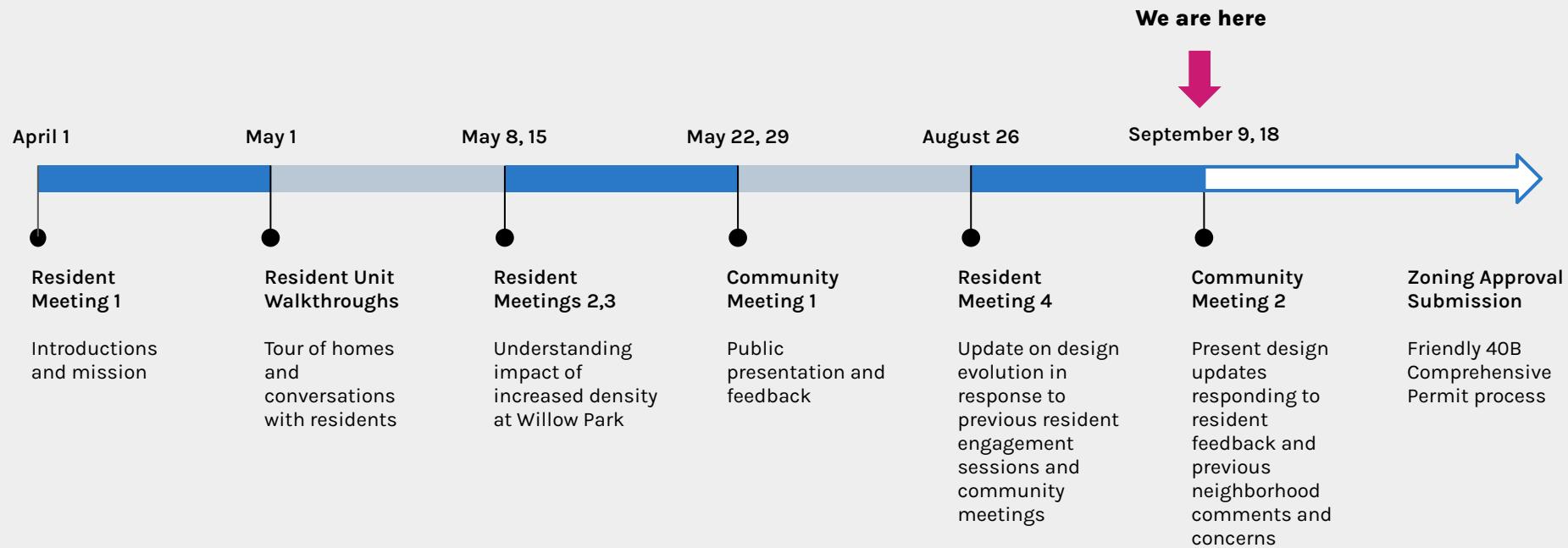
**03** Programming Overview

**04** Zoning and Implementation

**05** Questions

## Engagement Process

# Engagement Overview



## Resident & Community Feedback

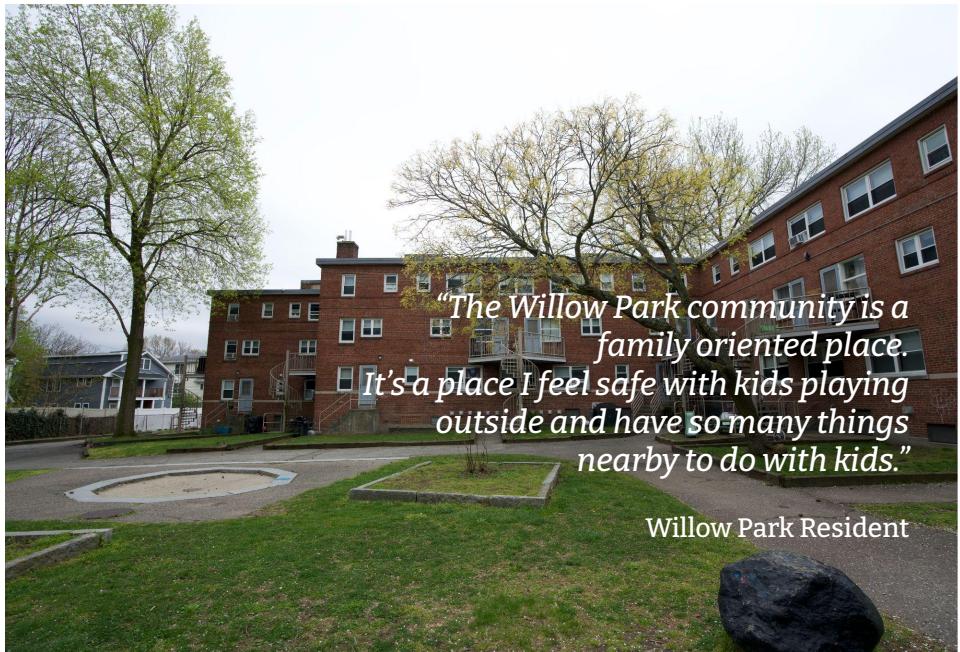
Willow Park's buildings are **outdated and lack accessibility**.

**Families with children** make up a large demographic of Willow Park. Larger family sized apartments are needed as a result.

Families at Willow Park feel safe and comfortable around their neighbors and value **outdoor space** for children to play.

**Building height** is an important consideration for the neighborhood and immediate abutters.

**Parking spaces** are at a premium and must be carefully considered.



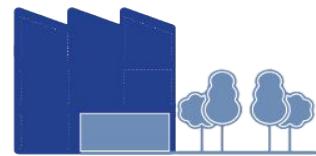
Design

# What this means for Willow Park:



## Anchor

residents in a healthy & safe community with dignified, beautiful homes.



## Expand

access to more apartments, resident services, and building amenities.



## Engage

with the growing Watertown community through outdoor and community spaces.

# Design Design Strategy



Design

# Current Design | site plan and programming

Surface Parking

Future Group Home

95-97 Nichols Ave Acquisition

Plaza

Shared outdoor space

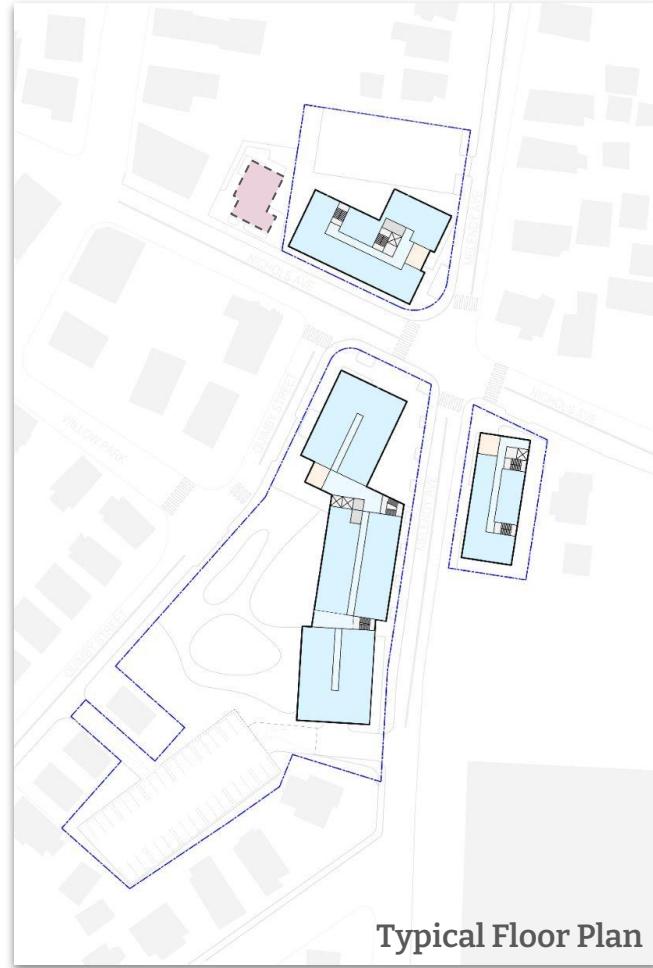
Covered Parking

Two-level parking deck



Design

# Current Design | floor plans



Design

# Current Design | enlarged ground floor plans



Programming  
**Programming Overview**



community space  
◀ and learning center

Offices for on-site  
management team  
and maintenance ►



Design

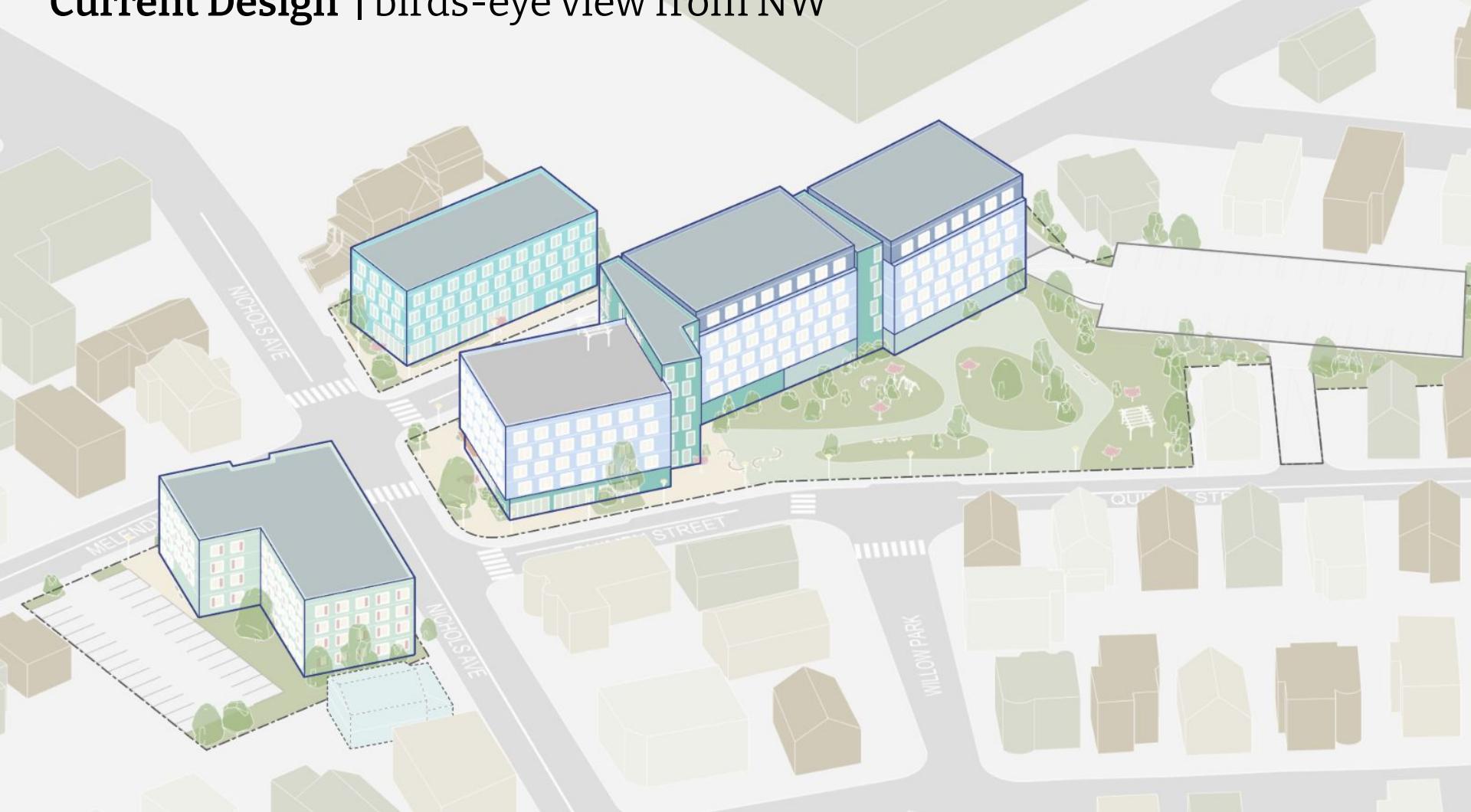
## Development Totals

	Existing	New	Total		Initial RFP Response
<b>Studios</b>		14	14 (10%)		13 (10%)
<b>1-br</b>		35	35 (25%)		31 (25%)
<b>2-br</b>	34	22	56 (41%)		56 (45%)
<b>3-br</b>	26	7	33 (24%)		25 (20%)
<b>Total</b>	<b>60</b>	<b>78</b>	<b>138</b>		<b>125</b>

<b>Parking</b>	111		69
<b>Parking Ratio</b>	0.80		0.55

Design

# Current Design | birds-eye view from NW



Design

# Street View along Nichols Ave



Zoning and Implementation  
**Next Steps**

- **September 18, 6pm:** in-person Community Meeting, The Hosmer School
- **November:** file for zoning
- **Fall/Winter:** apply for funding
- **Continue to work with residents through the whole process**
- **Tonight:** Q&As



# Thank you!

To stay up-to-date, please visit our website at  
**willowparkredevelopment.org** or

Text: **WILLOW** to **8447642012**  
to join our list

