



Willow Park *Redevelopment*

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

Agenda

Willow Park Community Meeting

01 Engagement Process

02 Design

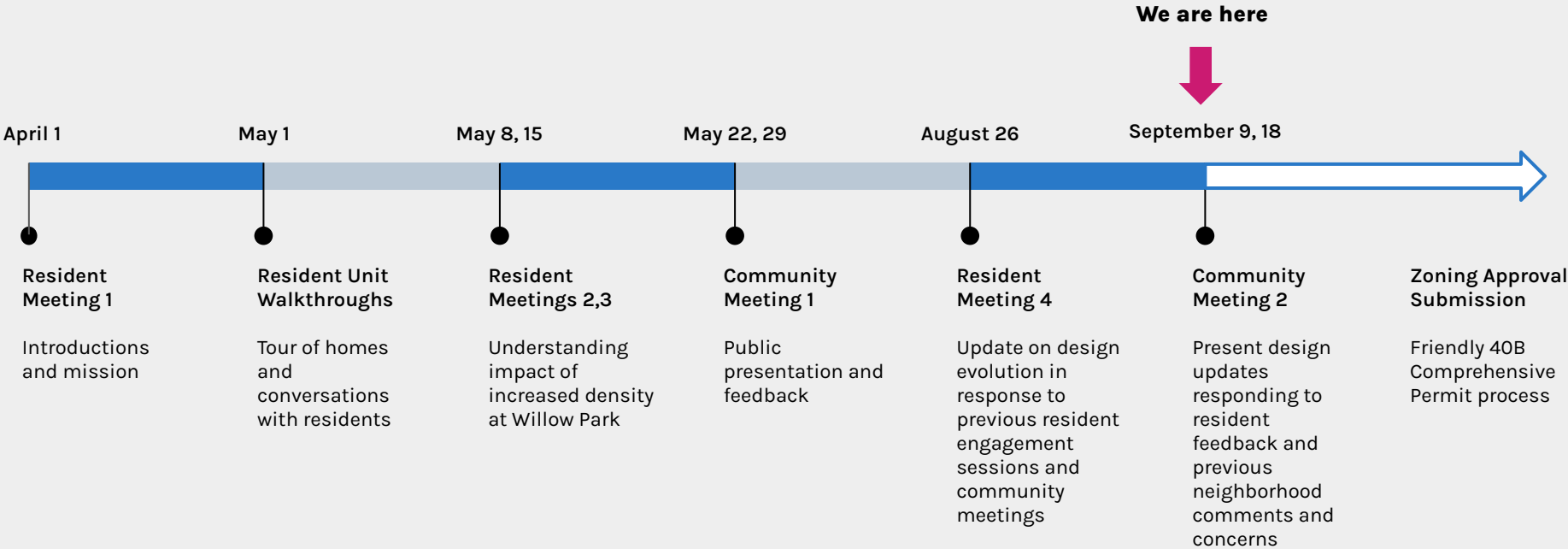
03 Programming Overview

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Willow Park's buildings are **outdated and lack accessibility**.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



"The Willow Park community is a family oriented place. It's a place I feel safe with kids playing outside and have so many things nearby to do with kids."

Willow Park Resident

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



Provide added density through 95-97 Nichols Ave acquisition

Create plaza space along Nichols Ave

Improve access to outdoor space from Buildings B & C

Soften the street edge by shifting building mass

Increase on-site parking with a double level parking structure

Design

Current Design | site plan and programming

Surface Parking

Future Group Home

95-97 Nichols Ave Acquisition

Plaza

Shared outdoor space

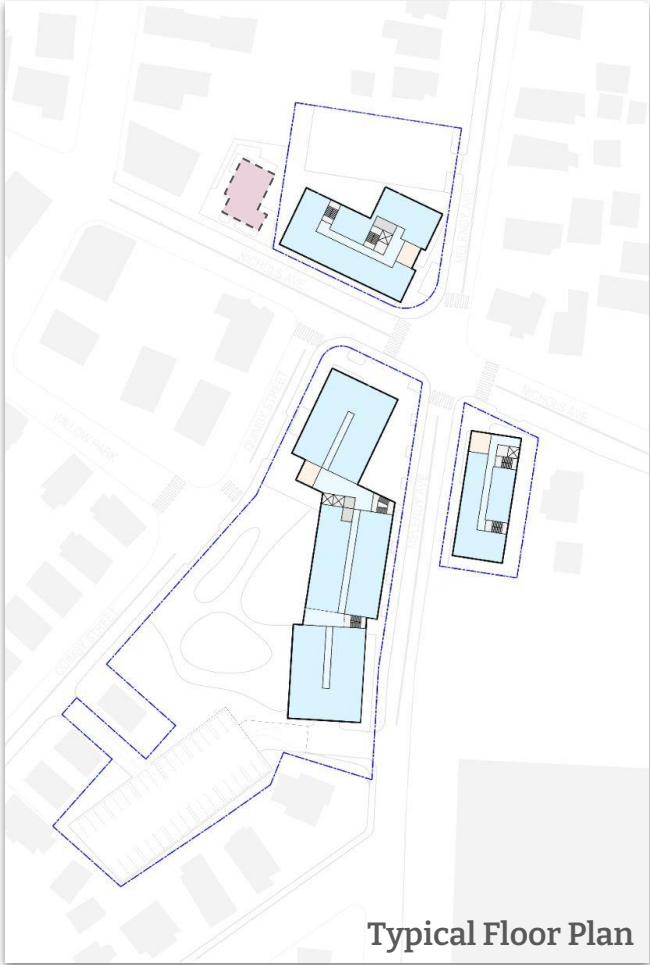
Covered Parking

Two-level parking deck



Site Plan

Current Design | floor plans



Design

Current Design | enlarged ground floor plans

Learning Center

Offices

Community room

Plaza

Shared outdoor space

All buildings:

- Bike parking/storage
- Shared laundry lounges
- Mail rooms

Ground Floor Program

Programming Programming Overview



community space
◀ and learning center

Offices for on-site
management team
and maintenance ▶



Design

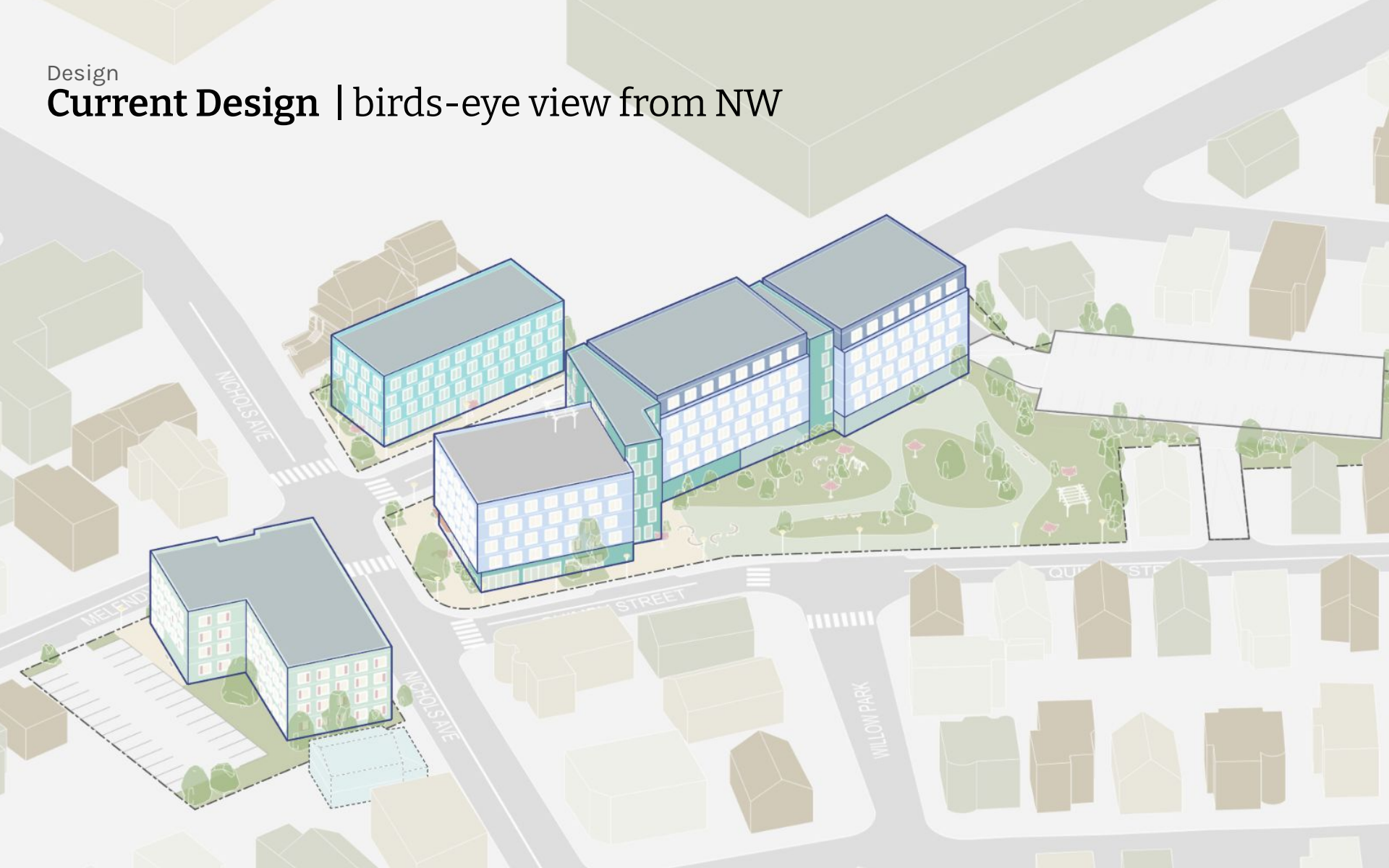
Development Totals

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

Parking	111		69
Parking Ratio	0.80		0.55

Design

Current Design | birds-eye view from NW



Design

Street View along Nichols Ave



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

