

THE MODERNIZATION OF CORCORAN PARK

Goals of Development:

- Preserve affordable housing by remedying existing conditions at Corcoran Park including accessibility problems, soil quality issues, and outdated and undersized apartments
- Expand the number of affordable units at Corcoran Park
- Maintain Corcoran Park's unique character while improving connections to the surrounding neighborhood
- Preserve healthy trees, plant new trees, and enhance open spaces
- Respond to the feedback and priorities of Corcoran Park residents
- Ensure Corcoran Park is resilient and future-ready

Project Summary

Cambridge Housing Authority (CHA) is excited to be advancing a rare opportunity to create new affordable housing in order to better serve our shared community and confront the state's housing affordability crisis. CHA is undertaking this work at Corcoran Park, a 153-unit affordable housing community in Strawberry Hill that we own and manage. Built in 1951, the community consists of 24 townhouse-style buildings, an 8-unit building, a maintenance garage, and a community building on 8.41 acres. In order to address the critical capital needs of the buildings and site, as well as expand affordable housing and preserve/enhance Corcoran Park's unique character, CHA envisions replacing the outdated buildings and constructing additional deeply affordable rental units in all-electric buildings built to Passive House standards that prioritize sustainability. The project will increase the amount of affordable housing, while enhancing open spaces and addressing long-term issues with flooding and soil conditions at the site.

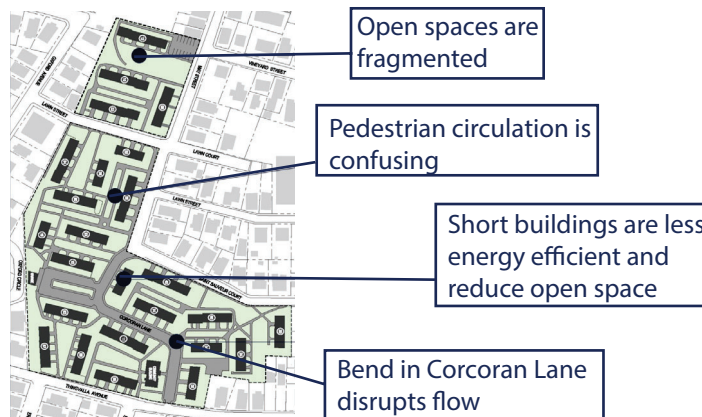
Virtual Community Meeting

The CHA is starting the zoning and permitting process for the Modernization of Corcoran Park under the City's new Affordable Housing Overlay (AHO). This process follows a series of resident meetings, door knocking at Corcoran Park and abutting properties, phone and text outreach to Corcoran Park residents, and August poster sessions open to the neighborhood. Please join the first virtual neighborhood meeting to learn about the project. **Per the AHO, this meeting will cover the neighborhood context and existing conditions for the site as well as goals for the property.**



When: Thursday, February 13th, 2025 at 6pm

Where: On Zoom; register at <https://bit.ly/4hgbiuT>



On the left, please see the existing site layout for Corcoran Park. For more information on some of the existing issues with the site, please see page 2.

Existing Conditions

The existing Corcoran Park site exhibits a number of issues that can be resolved only through a major redevelopment project. These issues include the following:

Prevalent sinking of soil and flooding: Corcoran Park was built over a former pond. As a result of subpar soil conditions and aging infrastructure, buildings within the community are experiencing sinking. The stormwater system is also not performing adequately, leading to periods of flooding during heavy rain. Major sinkholes have occurred on site due to these issues.

Systems, finishes and fixtures at the end of useful life: Apartments have experienced many years of wear and tear. As a result, most interior and exterior features are now in fair to poor condition, expensive to maintain, and do not achieve modern standards for energy efficiency, durability, or resident comfort.

Confusing layout of internal streets and pedestrian paths: A major redevelopment would create the opportunity to streamline the paths for traffic, pedestrians, and bikes within the site and throughout the neighborhood, while introducing traffic-calming measures.

The Cambridge Housing Authority provides long-term rental housing and rental assistance to more than 8,000 low-income families, elders and disabled individuals, or almost 10% of the city population.

By focusing on policy innovation and family economic opportunities, CHA meets its mission: to develop and manage safe, good quality, affordable housing for low-income individuals and families in a manner that promotes citizenship, community, and self-reliance in one of the most expensive markets in the country.

www.cambridge-housing.org

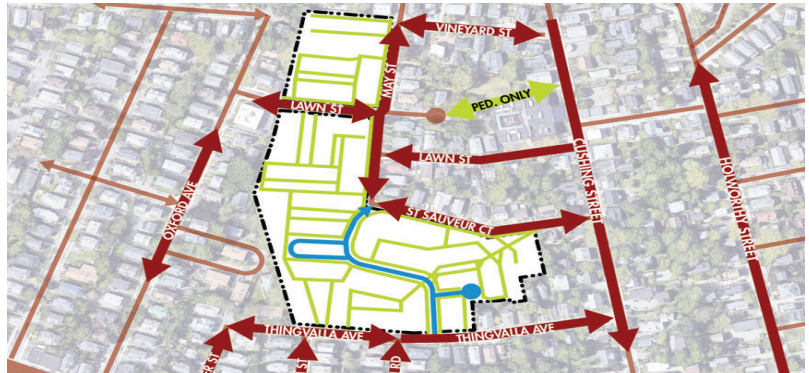
 @CambHousing



Corcoran Park has issues with flooding and sinkholes.



Existing units are undersized and inaccessible.



The existing site circulation is overly complicated.

Questions or comments?

Please contact:

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Join us for the first virtual neighborhood meeting!

Thursday, February 13th, 2025 at 6pm

Zoom link and login information on front side