



CITY OF WATERTOWN

AFFORDABLE HOUSING TRUST

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617 972 6417
Fax: 617 972 6484
www.watertown-ma.gov

Minutes of Watertown Affordable Housing Trust Meeting August 6, 2024 6:12 PM, Remote Participation Only

Attendance

Members present: Cliff Cook, Jill Hyde, David Leon, Leo Patterson. Members not present: Helen Oliver, Zoe Weinrobe and George Proakis. Non-members present: Larry Field (staff), Amy Korte, Alisa Gardner-Todreas, Jacky VanLeeuwen, Andrew's iphone, Josh Rosmarin, Nicole Gardner, Anthony Palomba, Will Twombly, Brian G., Jerry ____, Jamie Gordon.

I. Minutes of July 10, 2024 meeting

Since three members were absent, there was no vote on the July 10, 2024 minutes.

II. Watertown-Belmont United Methodist Church: conceptual plans for affordable housing

Cliff introduced Amy Korte/Arrowstreet Architects, noting that the firm was asked to provide concept plans for affordable housing on the Watertown-Belmont United Methodist Church site while preserving existing structures and landscapes. Cliff noted that the Historic District Commission has jurisdiction over this site. Larry added that the Commission's jurisdiction included not only exterior changes but also new construction.

Arrowstreet's presentation (attached) provides information on the historical development of the site, as well as four options for affordable housing. Korte emphasized that this is a challenging and costly site, noting that Option 1 was probably the most costly per unit and Option 4 probably the least (with option 3 close to 4).

Jill asked if more units could be built on the vacant parking lot (options 3 and 4). Korte said an additional floor would probably produce 5 units. Leo agreed that finding ways to add units is important for project feasibility. He said that additional units were appropriate fronting on Mt Auburn Street (options 3 and 4). He also liked the idea of creating a "bar" combining existing and new structures (all four options) and moving the parsonage closer to Mt Auburn Street to enlarge an eastern addition (option 4). Cliff also liked building on the parking lot (options 3 and 4). Larry summarized Zoe's comments, which focused on the high cost of adaptive reuse and her suggestion that the Trust test this issue by approaching affordable developers at an early stage.

Cliff then opened for public comment/questions, noting again that the concept plans are for discussion and not a proposal. The chief comments were:

- Tony Palomba said an additional floor in the parking lot was appropriate and said he liked Option 4. He asked who would develop the site? Cliff said that any affordable housing on the site would require an affordable developer (not the Trust itself) and that any community uses in the Nave or other parts of the structure would need the city and/or a non-profit.
- Jacky VanLeeuwen asked why the concept plans assumed senior housing; she also liked Options 3 and 4 with an additional floor. Cliff said that the architects would not be able to get 40 units if they required 2 and 3 bedrooms.
- Nicole Gardner expressed concern that the only option, because of cost, would be a market-rate project. Leo said the site would not currently work for market-rate units because of the high cost of construction and high interest rates.
- Will Trembly, who said he is a member of the Marshall Home Fund, encouraged the City to continue exploring affordable housing and community uses.

There was consensus that Larry and Cliff would reach out to affordable developers.

III. **Watertown Square Area Plan: additional zoning incentive(s) for affordable housing**

Larry presented the background for this agenda item: the City Council's adoption of the Watertown Square Area Plan on July 16 included an amendment that added a second additional floor for an "affordable development" if the units were set at/below 65% of area median income. The City Council indicated that it would consider adjustments to this incentive when zoning was proposed if needed to achieve the intent of promoting deeper affordability.

The amendment, as worded, does not address projects that propose more than one income tier at/below 80% of AMI. It was possible under its wording for a project to propose 50 units at/below 50% and 50 units at/below 80% and only qualify for one additional floor.

Trustees discussed several ideas, including a "point" system and asking affordable developers what a workable incentive for deeper affordability would be. Josh Rosmarin said that Housing for All Watertown was working on a proposal and would share it.

IV. **Other Business**

None.

V. **Executive Session**

Cliff said there was information to discuss in executive session pursuant to the provisions of G.L. c.30A, §21(a)(6), particularly to consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body. The trustees voted unanimously to go into executive session and a motion to adjourn the public meeting passed unanimously at approximately 7:21 PM.

ARROWSTREET

80-92 MT AUBURN STREET

FEASIBILITY STUDY

WATERTOWN, MA

6 AUGUST 2024

PREPARED FOR

WATERTOWN

PROJECT OVERVIEW & STUDY GOALS

PROGRAM:

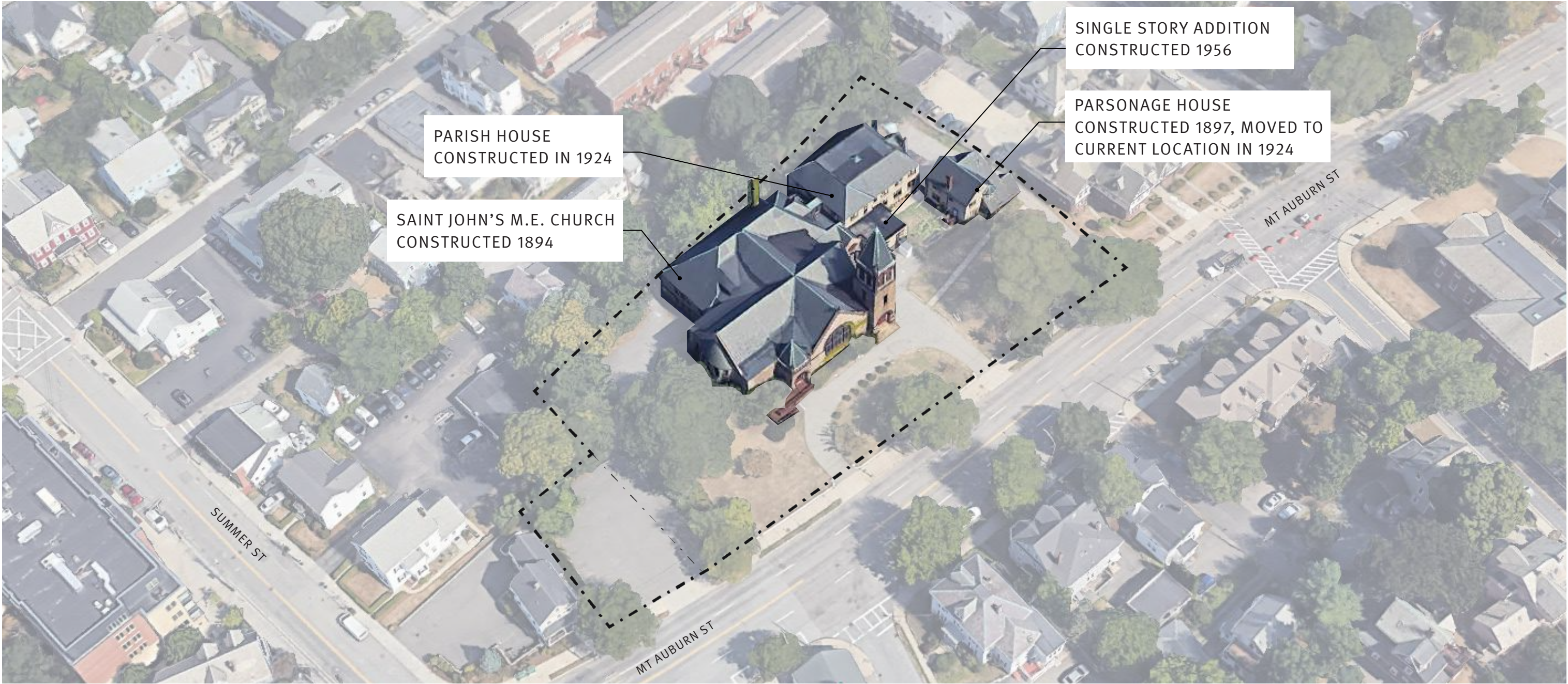
- Affordable Senior Housing: 40 units minimum.
- Target mix: 90% 1BR @ 600 sf minimum and 10% 2 BR @ 850 sf minimum.

DESIGN PARAMETERS:

- Spaces that can be more easily adapted into housing include: Parish House, Parsonage, Fellowship Hall, Dining Room & Gymnasium.
- Nave and Chancel of church to be reserved for community space, developed by others.
- Church is in a residential, historic district.
- Surface parking along Mt Auburn St is in Central Business district and is currently being considered for 4+ stories under Watertown Square Area Plan.



EXISTING CONDITIONS

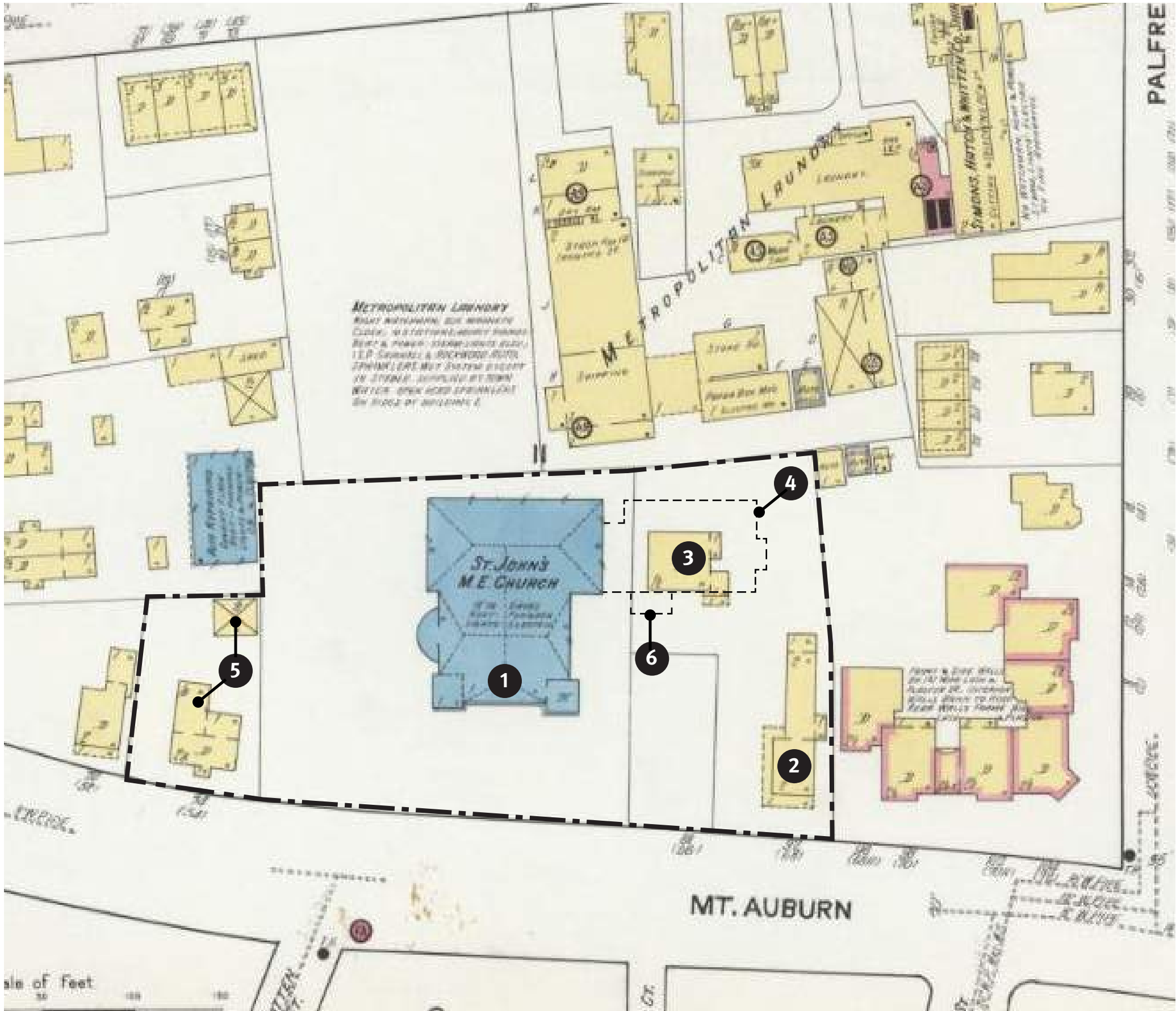


HISTORY OF AN EVOLVING SITE

1916 SANBORN MAP



- 1. **St John's Methodist Episcopal Church.** Built in 1894. The “old parsonage” of the First Parish Church was demolished to build St John's.
- 2. **Building Demolished** in 1924 to move Parsonage
- 3. **Parsonage House.** Built in 1897. Moved to present location in 1924.
- 4. **Parish House.** Built in 1924.
- 5. **Apartment House.** Demolished in 1935.
- 6. **One-story addition to Parish House.** Built in 1956.



HISTORICAL TO CURRENT SITE CONTEXT





OPTION 1

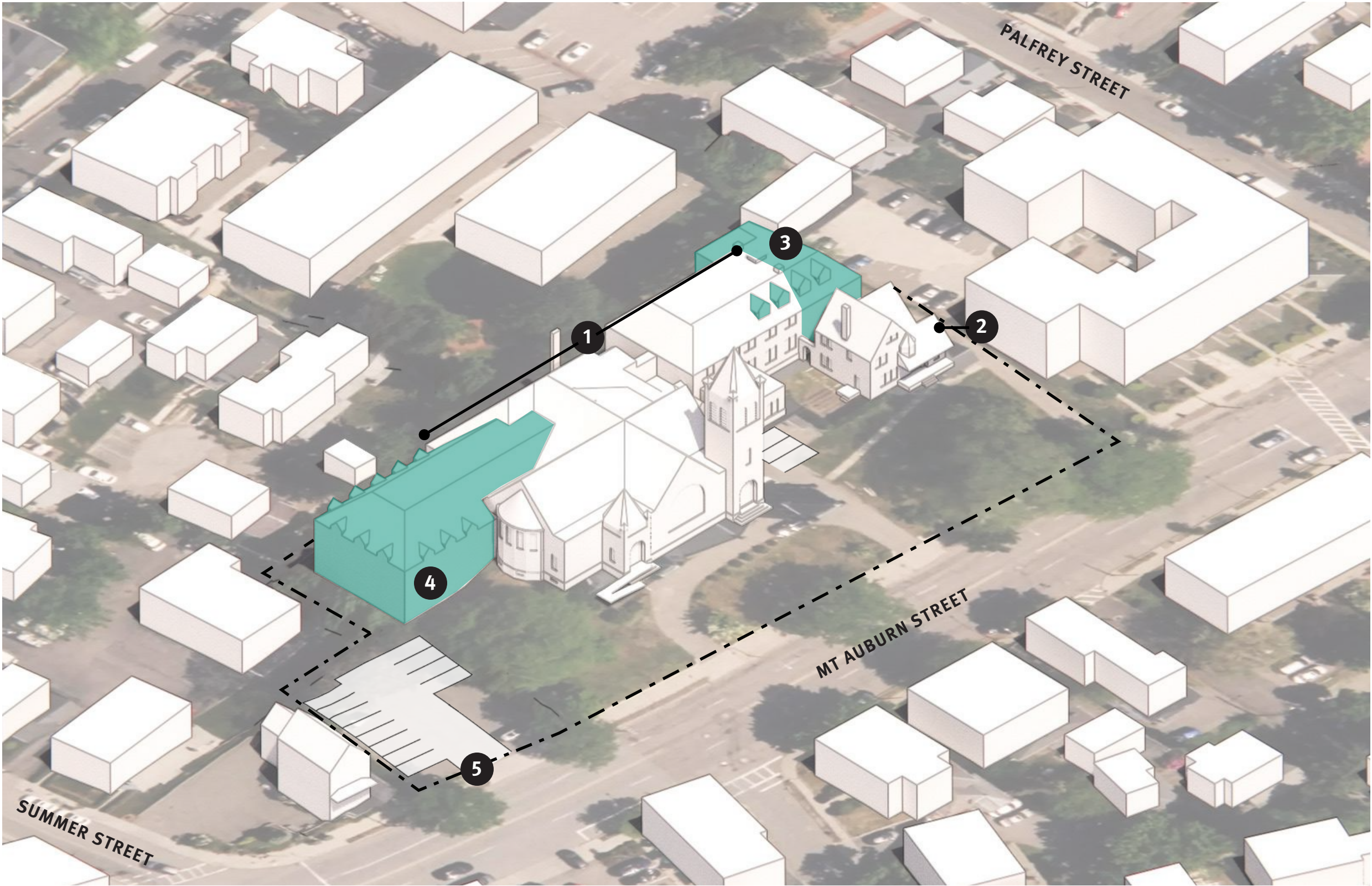
EAST & WEST ADDITIONS

OPTION 1: EAST & WEST ADDITIONS

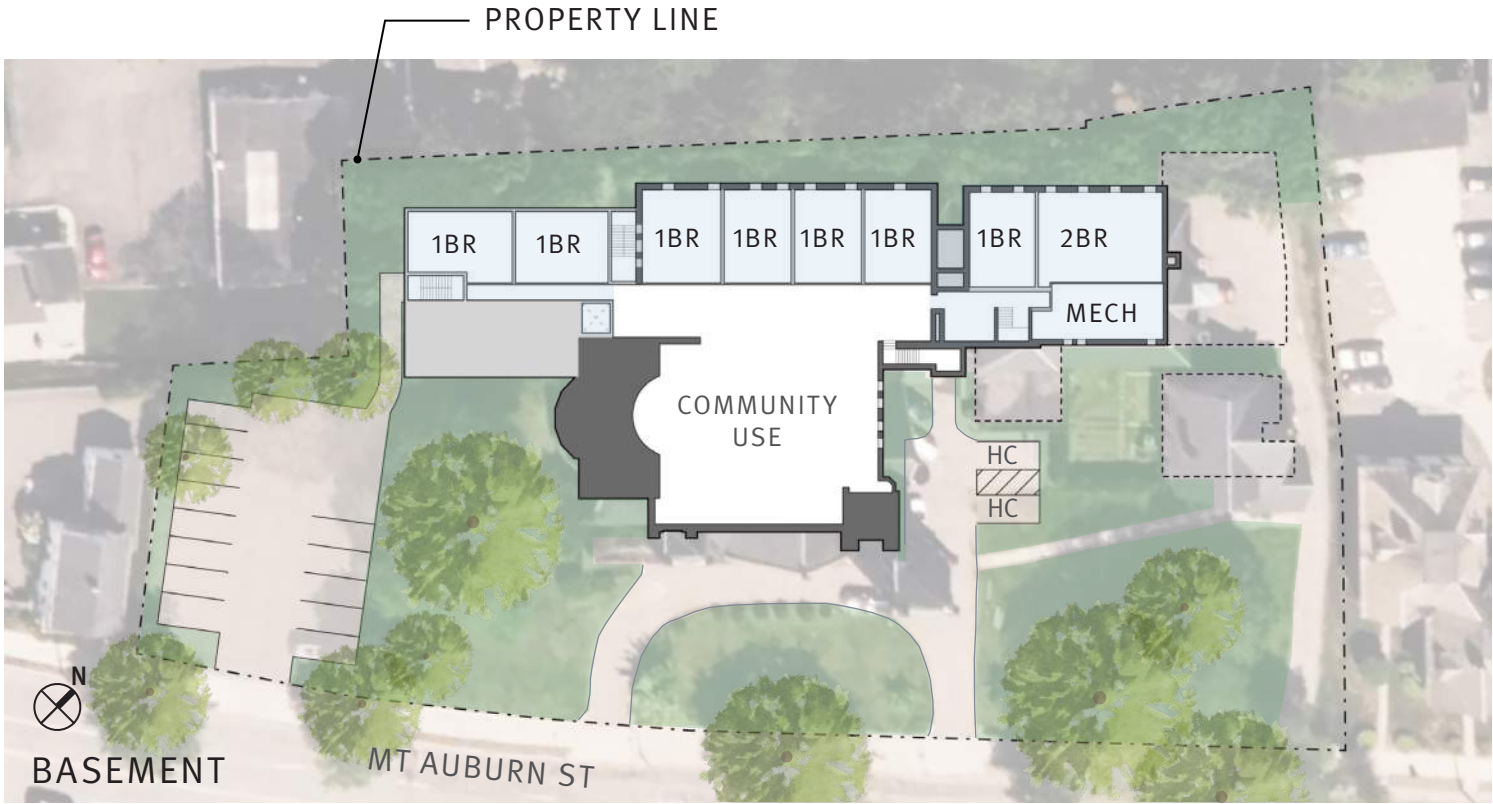
AERIAL DIAGRAM

- 1. Parish House & Church
Adaptive Reuse: 20 units
- 2. Parsonage House. 2 units
- 3. East Addition. 6 units
- 4. West Addition. 14 units
- 5. Landscaped Parking.
13 spaces

NEW CONSTRUCTION



OPTION 1: EAST & WEST ADDITIONS
FLOOR PLANS

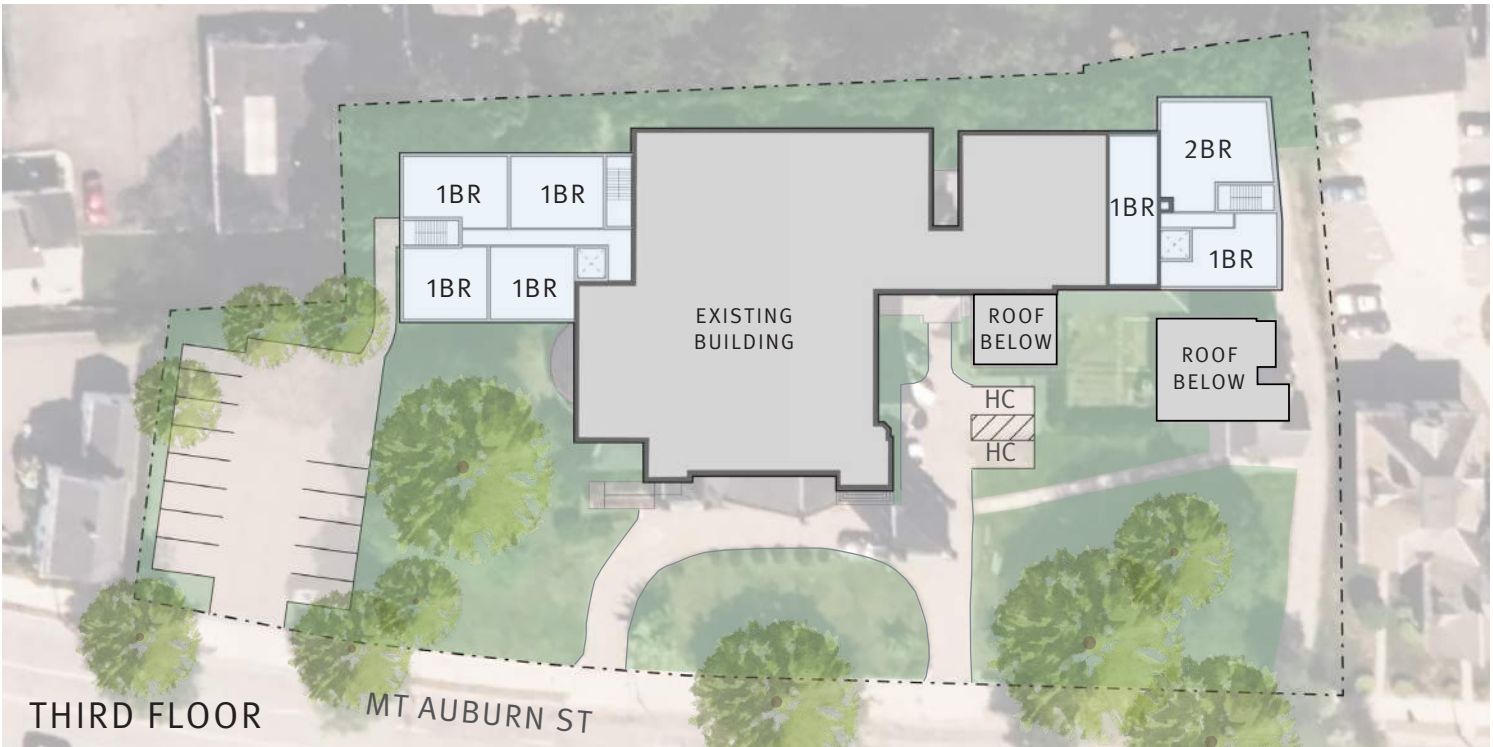
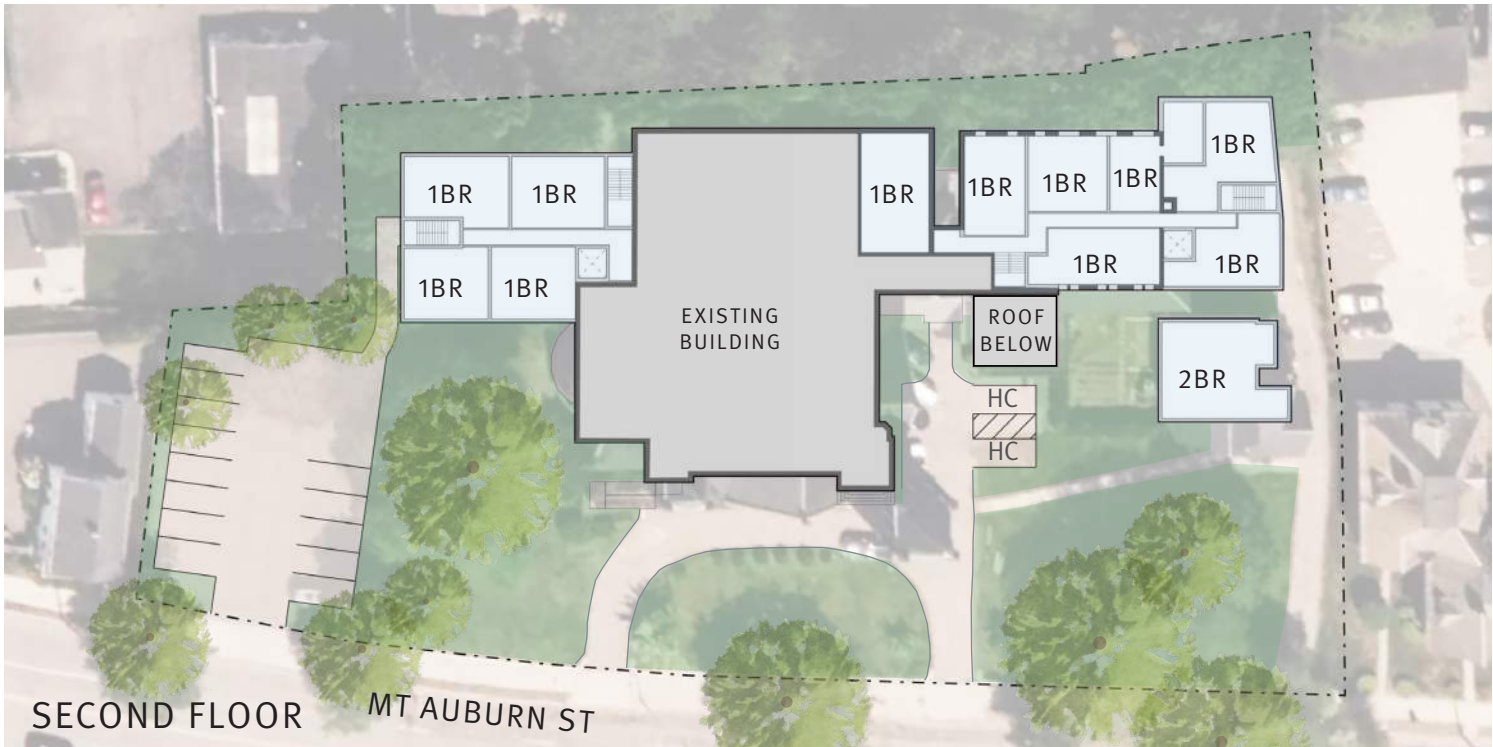
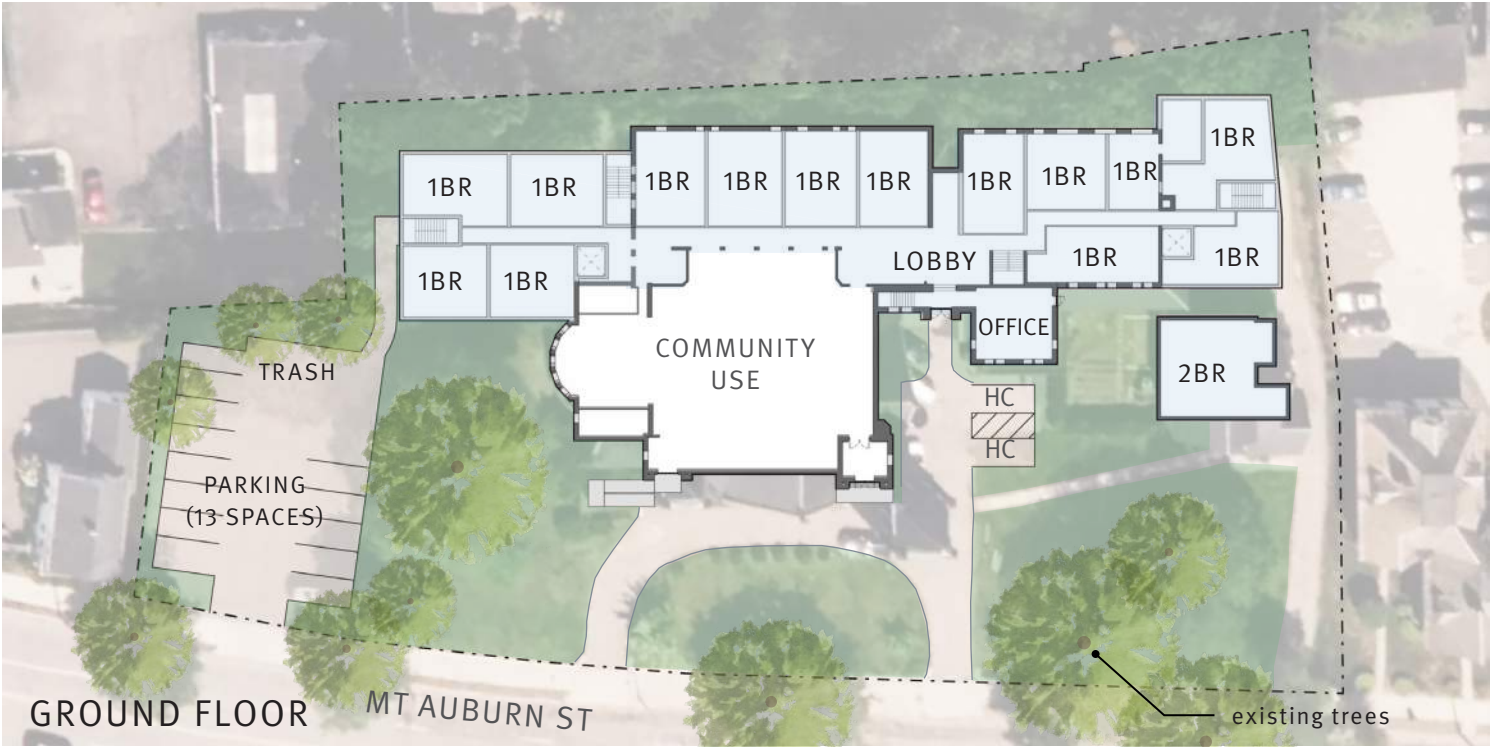


42 TOTAL UNITS

38 - 1 BEDROOM UNITS (90.5%)
4 - 2 BEDROOM UNITS (9.5%)

55,762 GSF TOTAL

20,273 GSF - NEW CONSTRUCTION
12,505 GSF - RENOVATED COMMUNITY
22,984 GSF - RENOVATED RESIDENTIAL

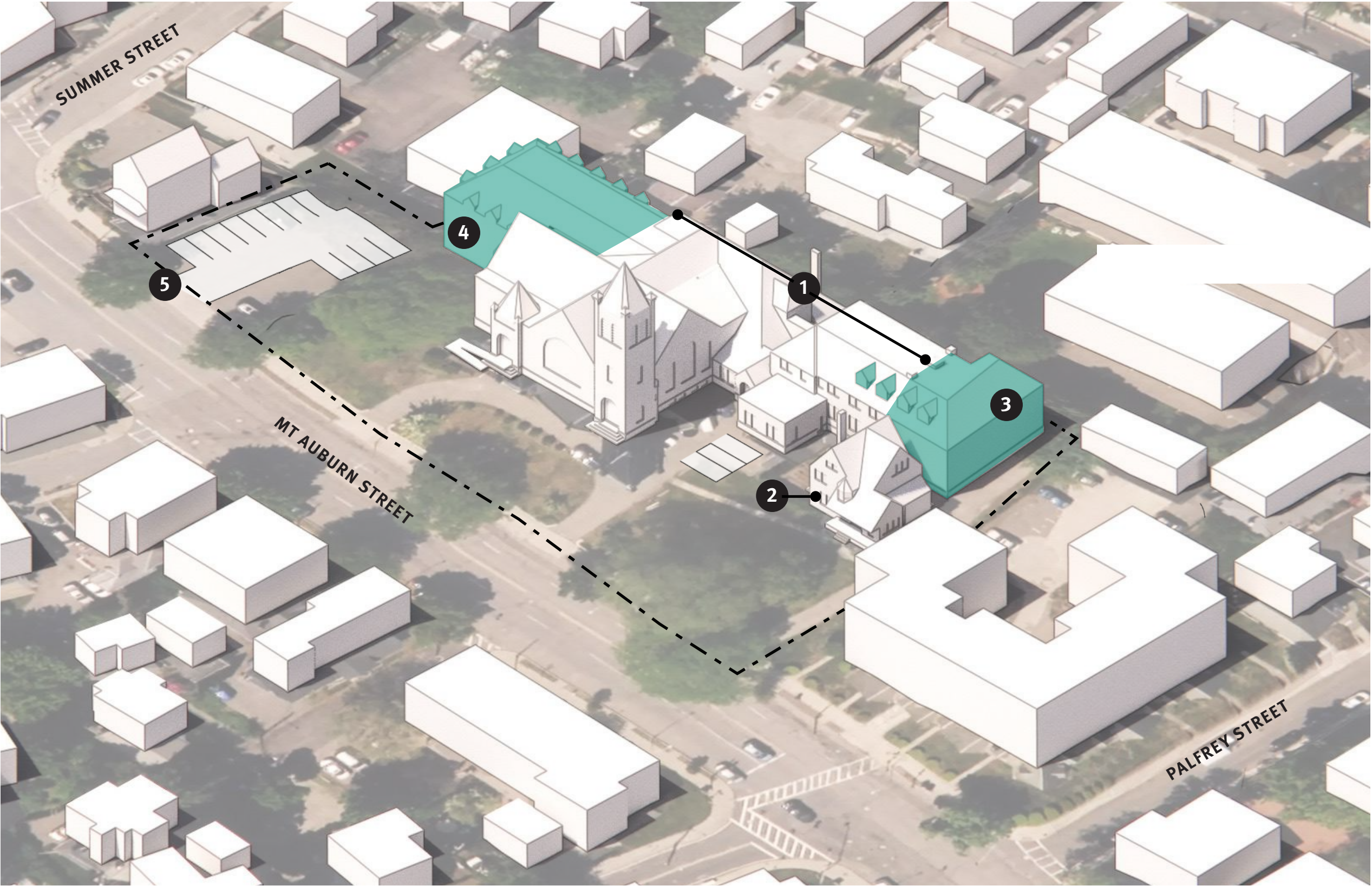


OPTION 1: EAST & WEST ADDITIONS

AERIAL DIAGRAM

- 1. Parish House & Church Adaptive Reuse: 20 units
- 2. Parsonage House. 2 units
- 3. East Addition. 6 units
- 4. West Addition. 14 units
- 5. Landscaped Parking. 13 spaces

 NEW CONSTRUCTION





OPTION 2

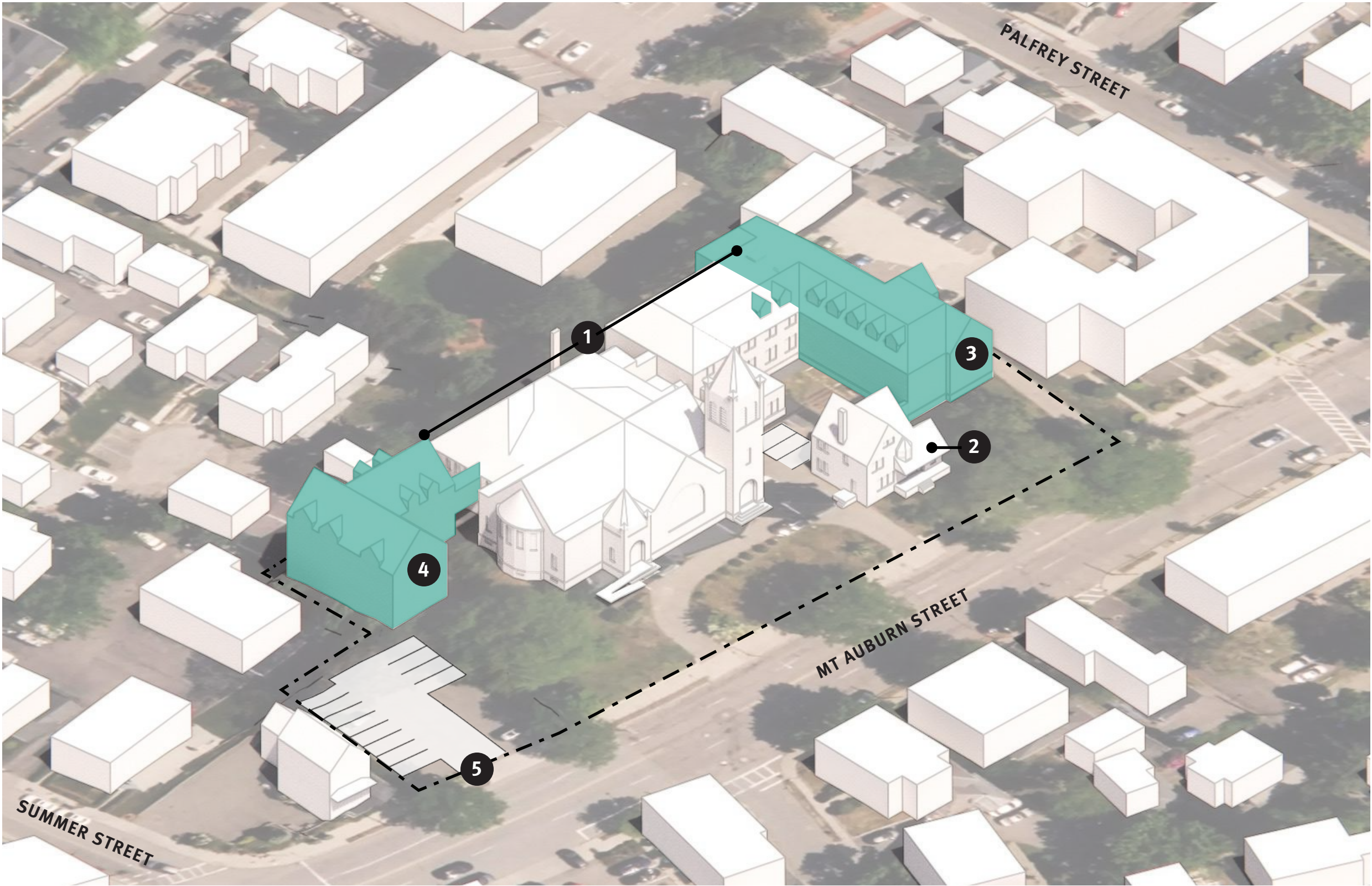
EAST & WEST ADDITIONS, RELOCATED PARSONAGE

OPTION 2: EAST & WEST ADDITIONS, RELOCATED PARSONAGE

AERIAL DIAGRAM

- 1. Parish House & Church Adaptive Reuse: 20 units
- 2. Relocated Parsonage House. 2 units
- 3. East Addition. 15 units
- 4. West Addition. 9 units
- 5. Landscaped Parking. 13 spaces

NEW CONSTRUCTION

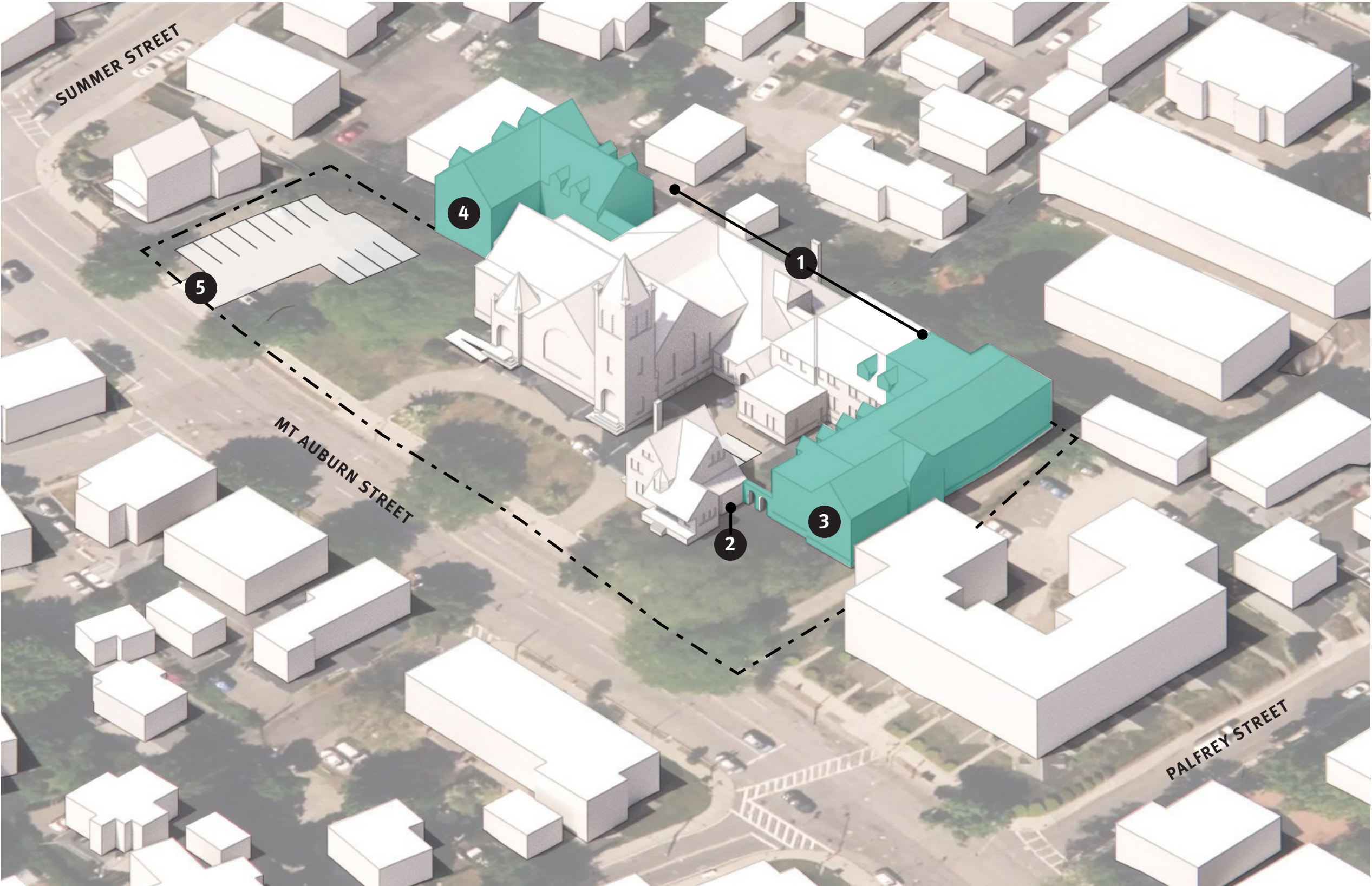


OPTION 2: EAST & WEST ADDITIONS, RELOCATED PARSONAGE

AERIAL DIAGRAM

- 1. Parish House & Church Adaptive Reuse: 20 units
- 2. Relocated Parsonage House. 2 units
- 3. East Addition. 15 units
- 4. West Addition. 9 units
- 5. Landscaped Parking. 13 spaces

 NEW CONSTRUCTION



The background image shows a residential street scene. On the left, there are large, leafy green trees. In the center, a paved road leads towards a row of houses. Several cars are parked along the street. On the right, there are more trees and a large, light-colored house with a chimney. The sky is blue with some wispy clouds. The overall scene is bright and sunny.

OPTION 3

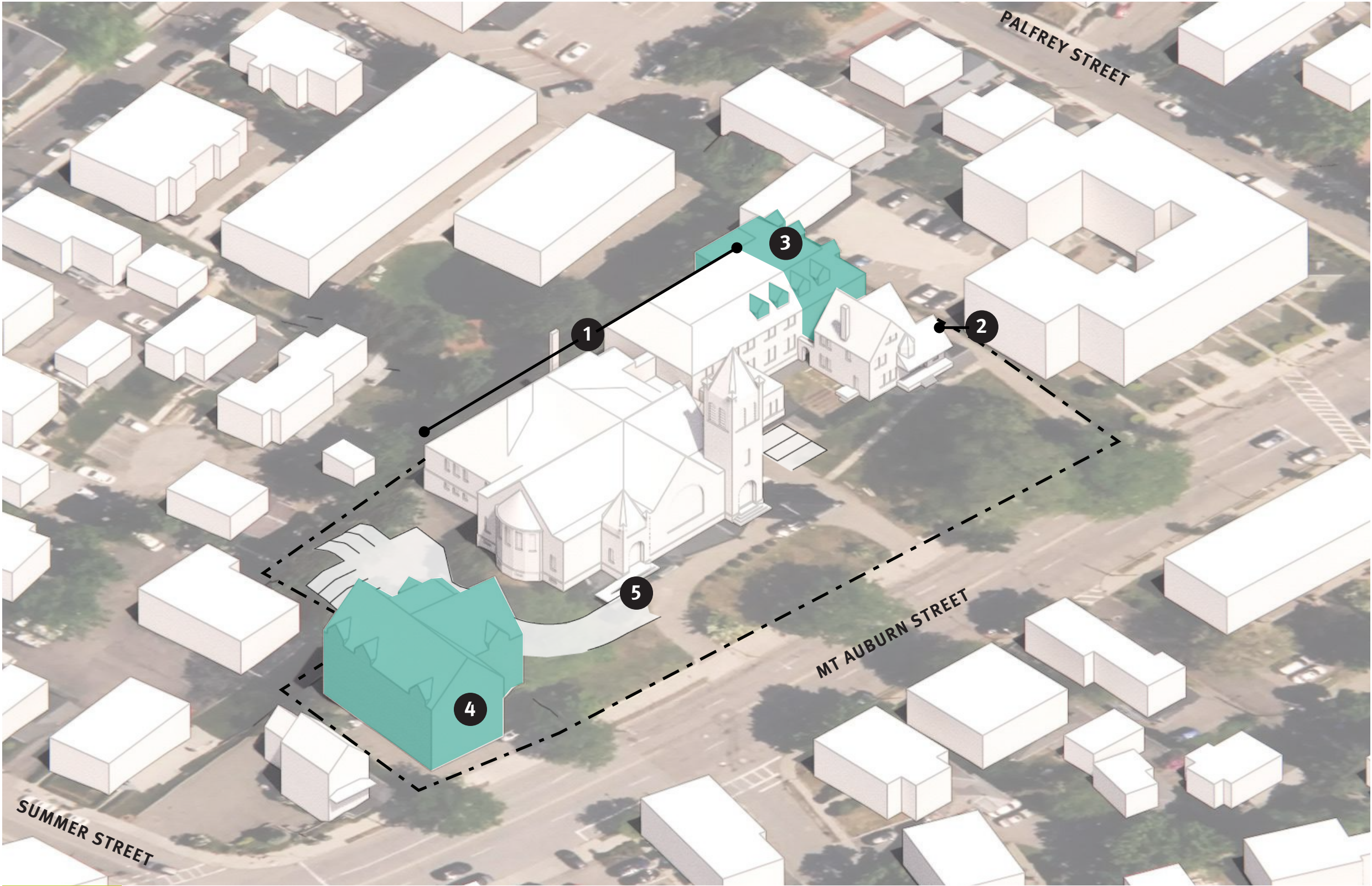
EAST ADDITION & SEPARATE BUILDING

OPTION 3: EAST ADDITION & SEPARATE BUILDING

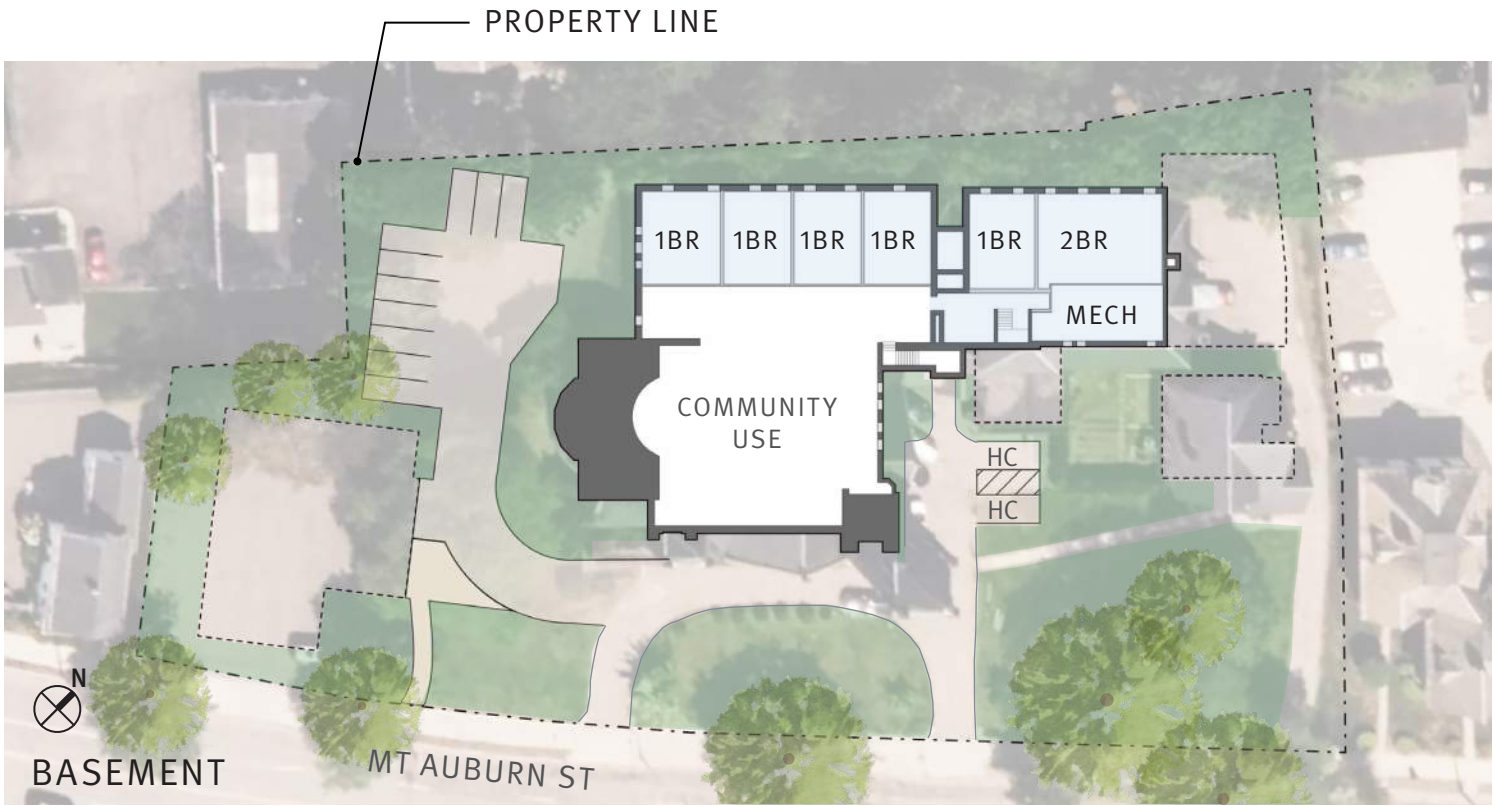
AERIAL DIAGRAM

- 1. Parish House & Church
Adaptive Reuse: 20 units
- 2. Parsonage House. 2 units
- 3. East Addition. 6 units
- 4. New Building. 14 units
- 5. Driveway Connection. For resident drop-off & access to landscaped parking.

NEW CONSTRUCTION



OPTION 3: EAST ADDITION & SEPARATE BUILDING FLOOR PLAN



54,613 GSF TOTAL

19,124 GSF - NEW CONSTRUCTION

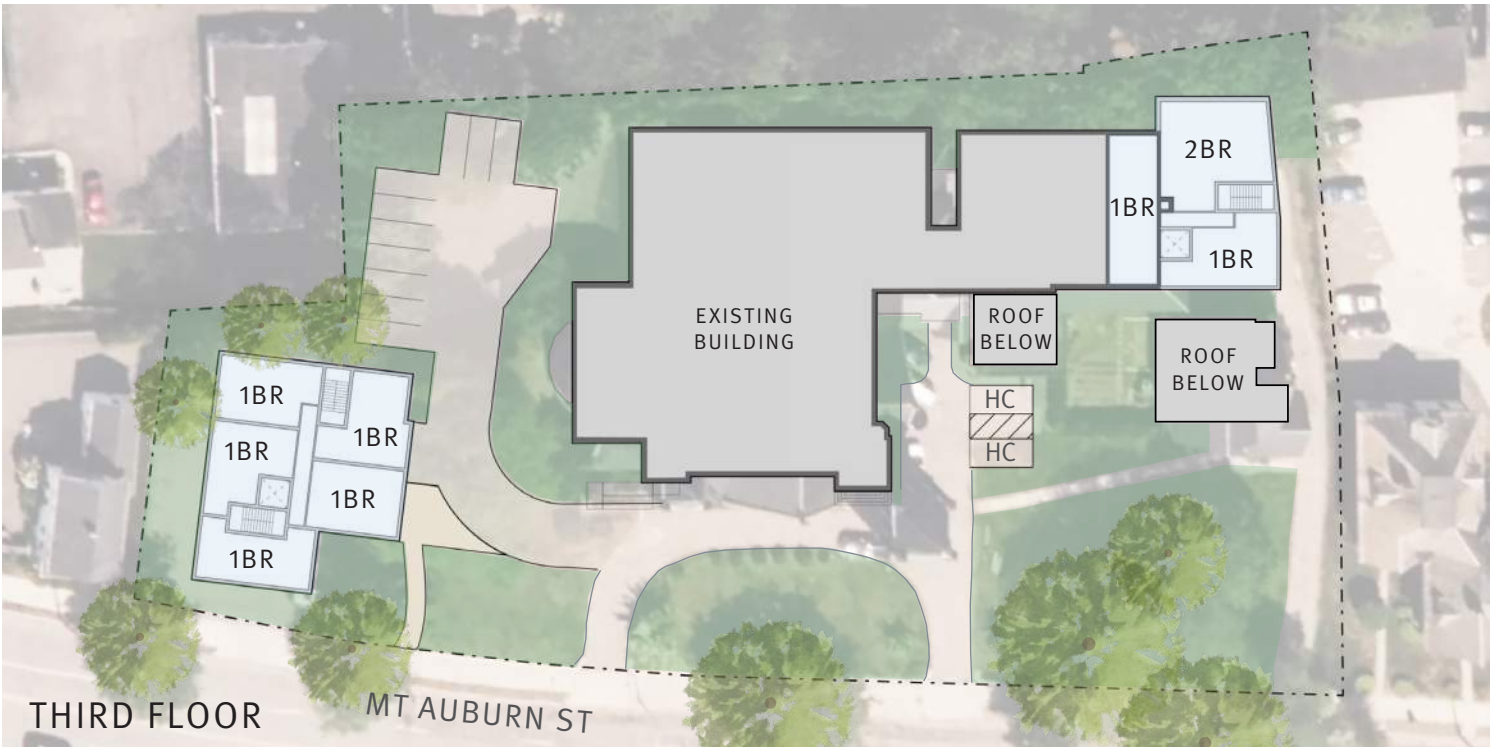
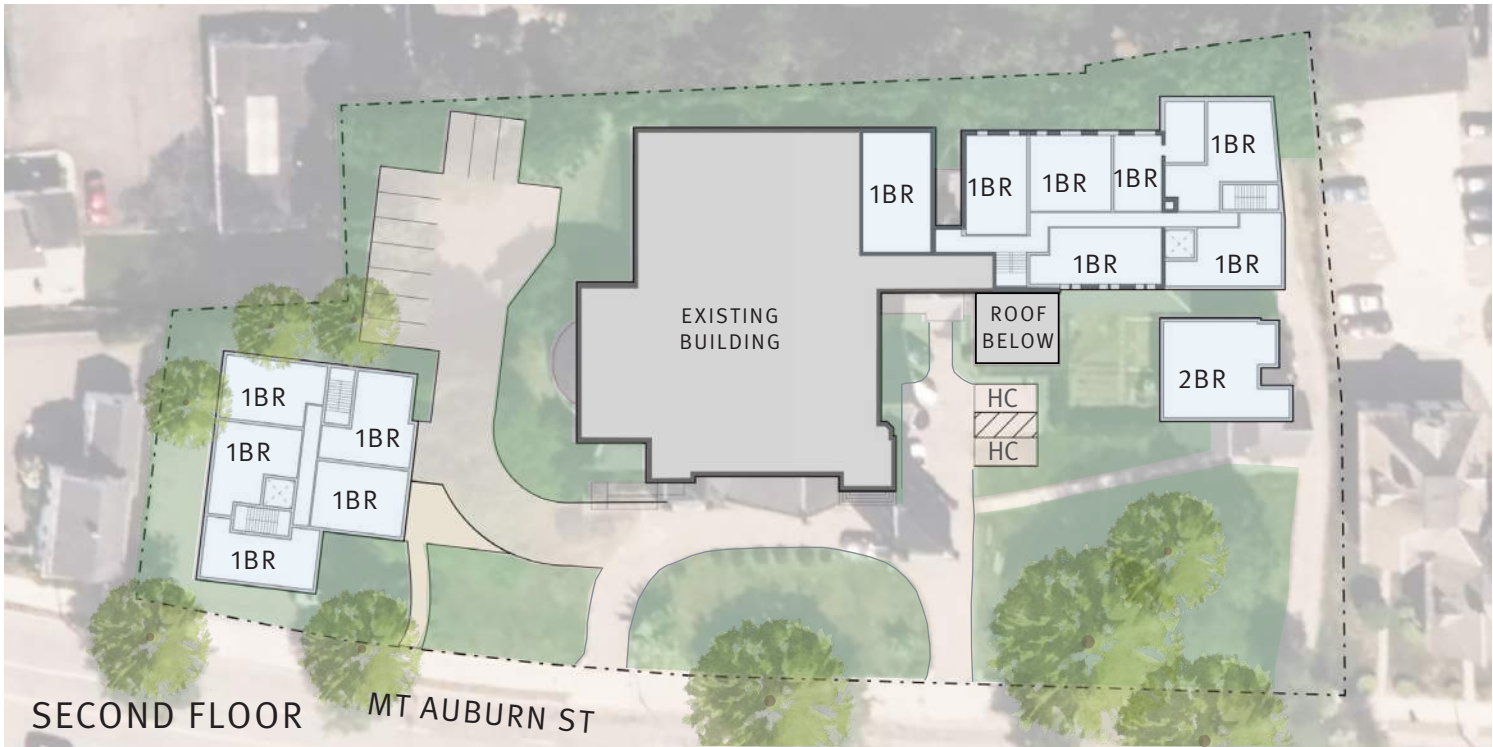
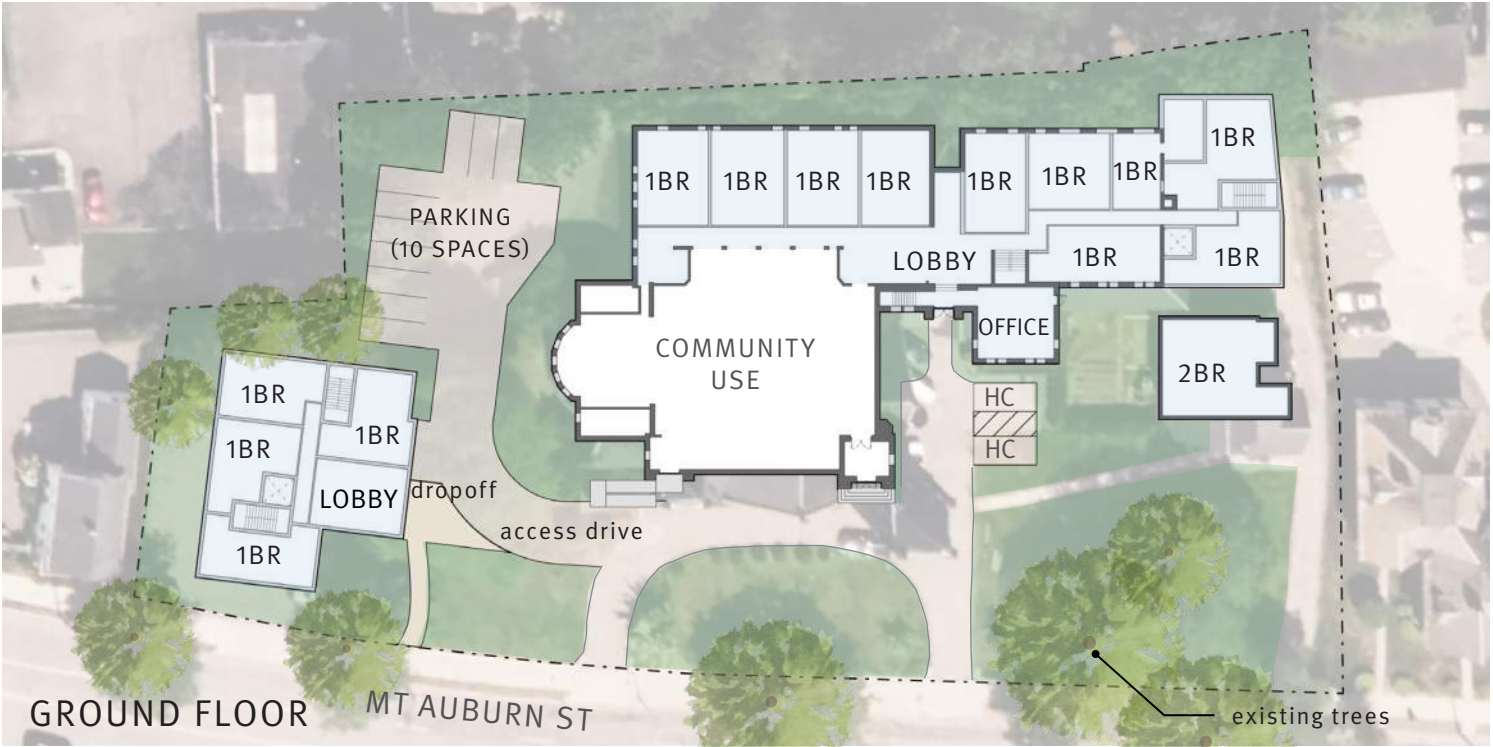
12,505 GSF - RENOVATED COMMUNITY

22,984 GSF - RENOVATED RESIDENTIAL

42 TOTAL UNITS

38 - 1 BEDROOM UNITS (90.5%)

4 - 2 BEDROOM UNITS (9.5%)

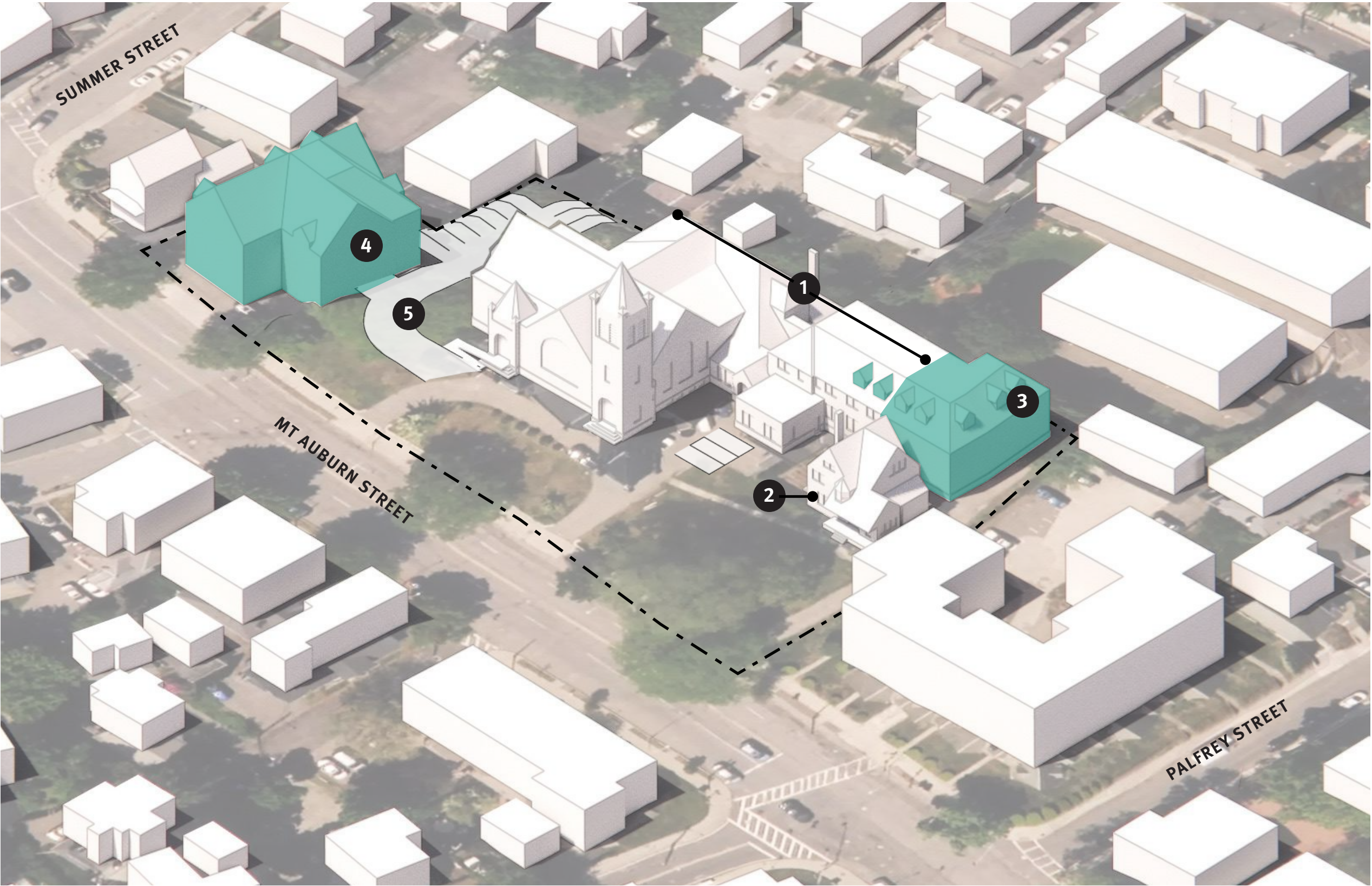


OPTION 3: EAST ADDITION & SEPARATE BUILDING

AERIAL DIAGRAM

- 1. Parish House & Church Adaptive Reuse: 20 units
- 2. Parsonage House. 2 units
- 3. East Addition. 6 units
- 4. New Building. 14 units
- 5. Driveway Connection. For resident drop-off & access to landscaped parking.

NEW CONSTRUCTION





OPTION 4

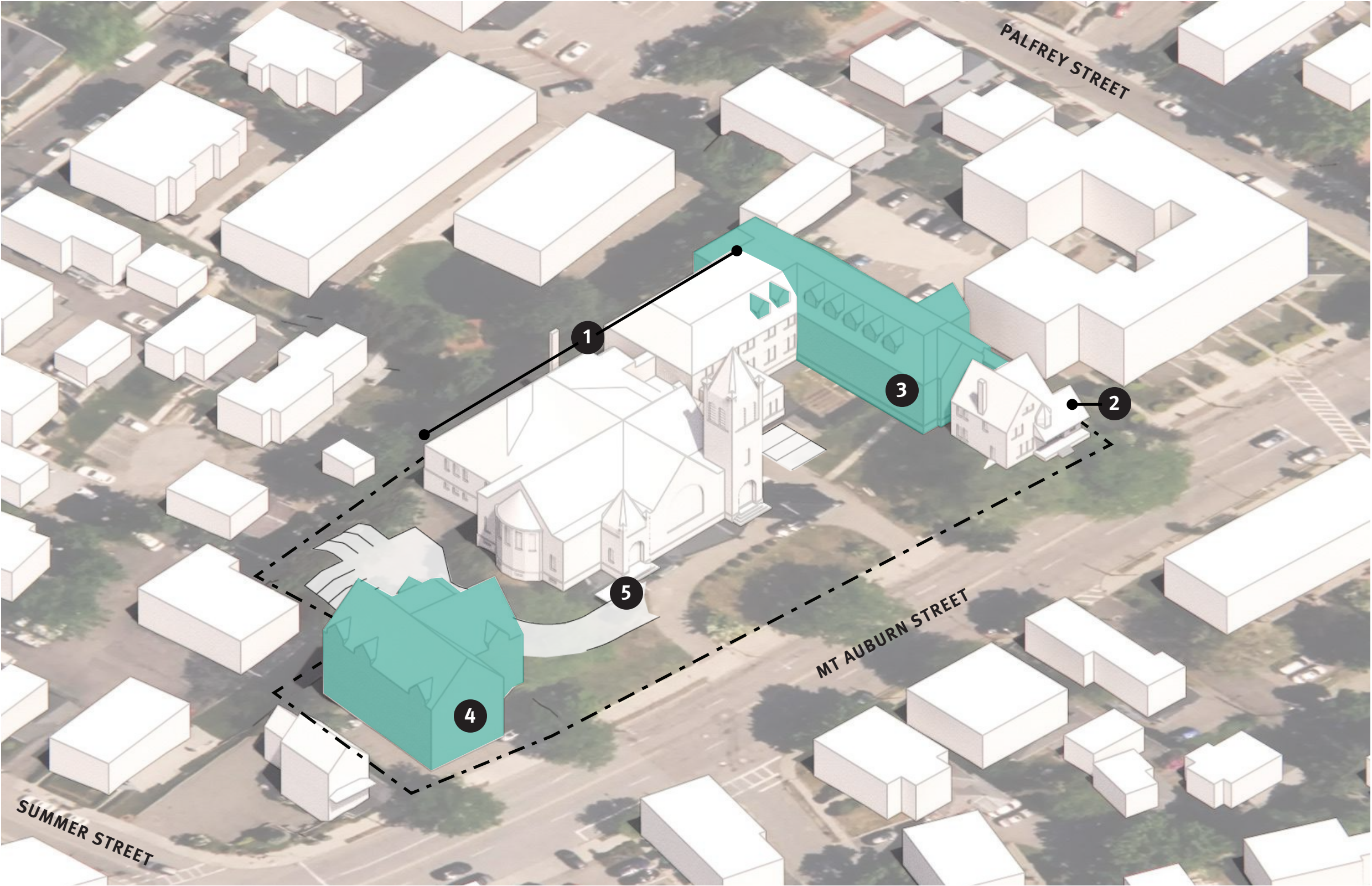
EAST ADDITION, SEPARATE BUILDING & RELOCATED PARSONAGE

OPTION 4: EAST ADDITION, SEPARATE BUILDING & RELOCATED PARSONAGE

AERIAL DIAGRAM

- 1. Parish House & Church Adaptive Reuse: 20 units
- 2. Relocated Parsonage House. 2 units
- 3. East Addition. 15 units
- 4. New Building. 14 units
- 5. Driveway Connection. For resident drop-off & access to landscaped parking.

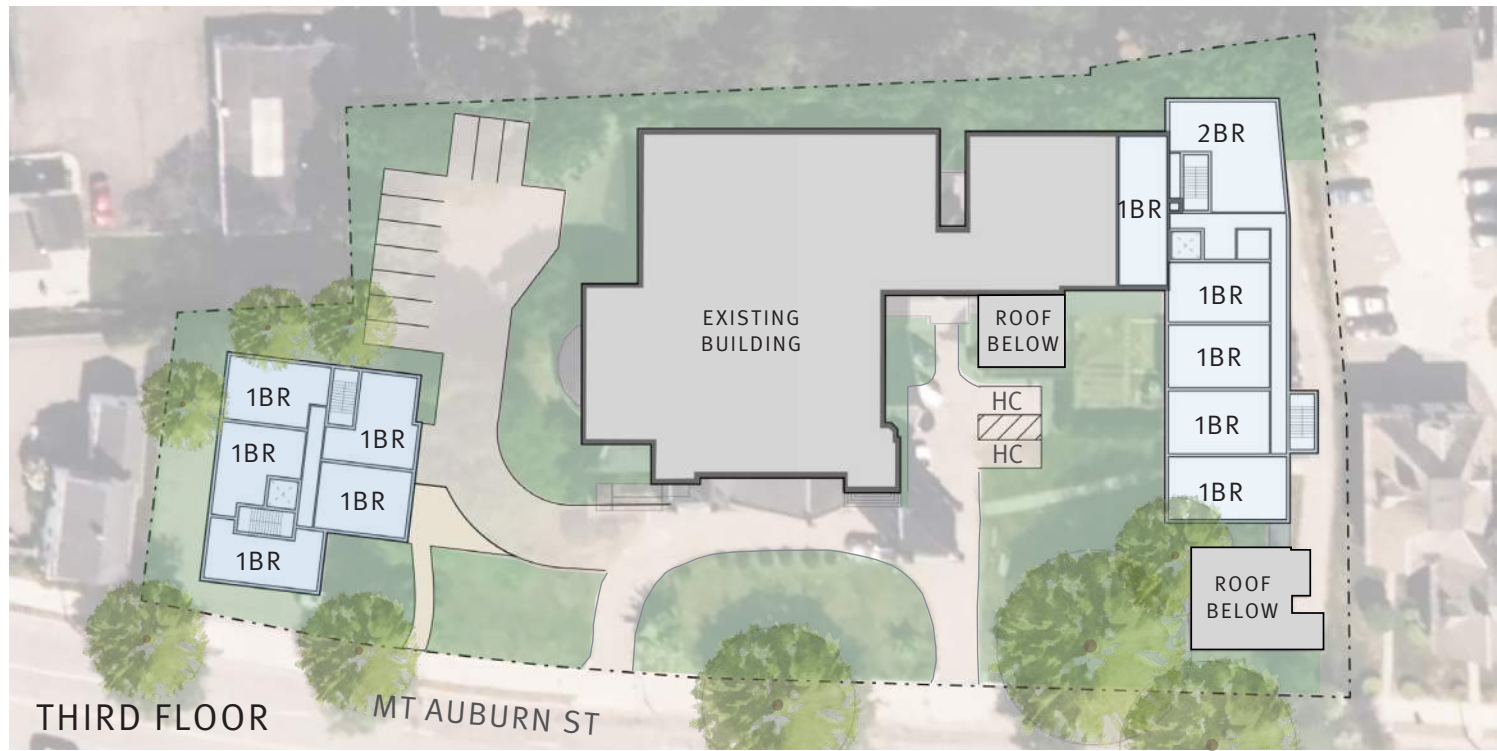
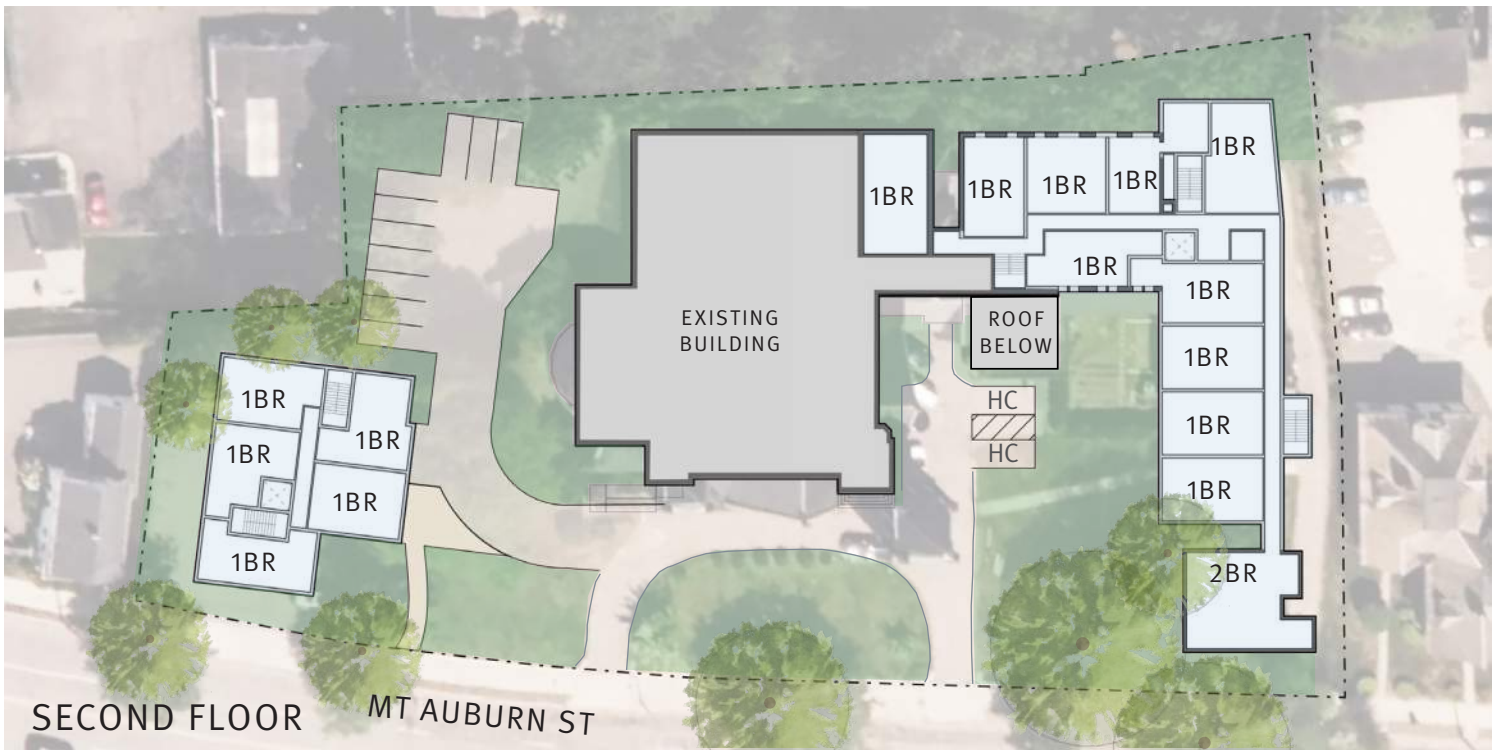
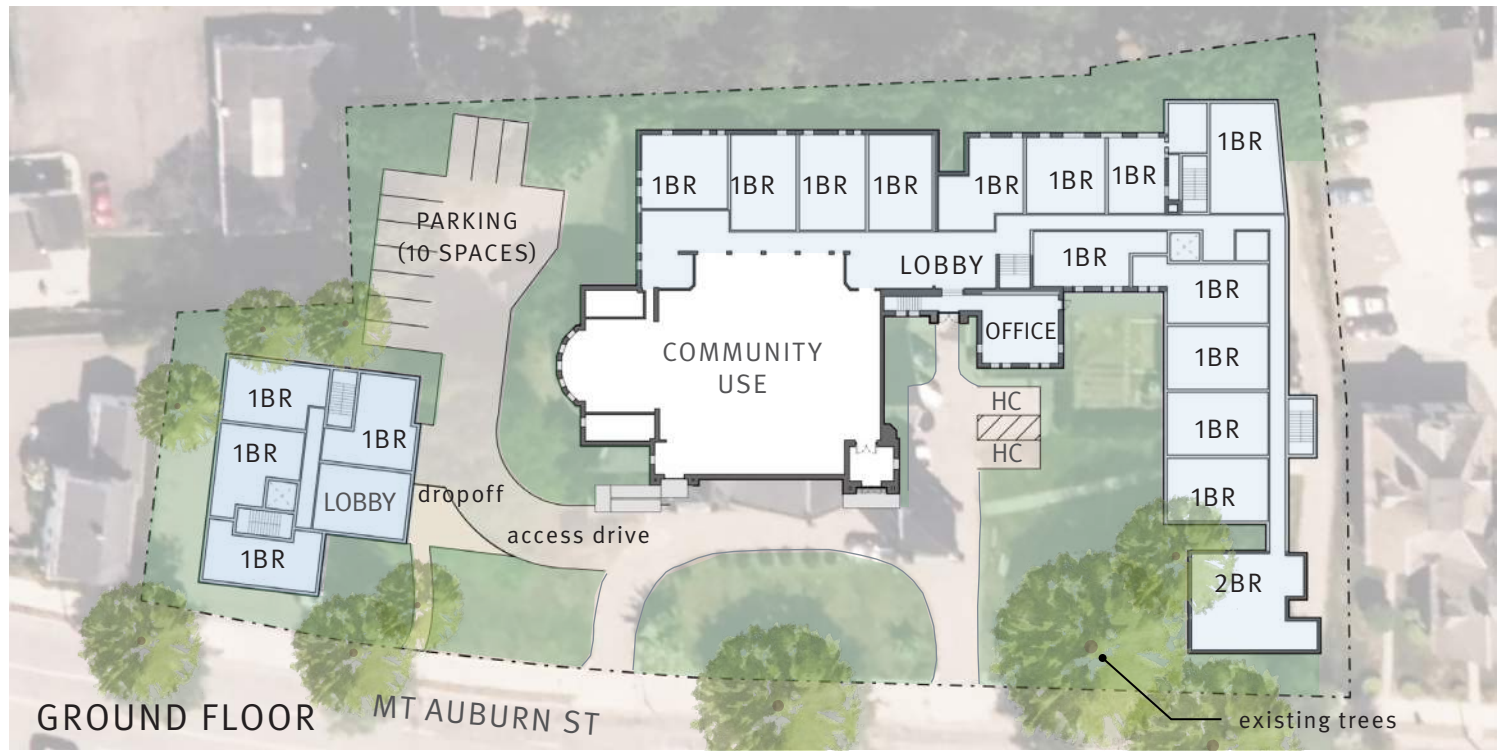
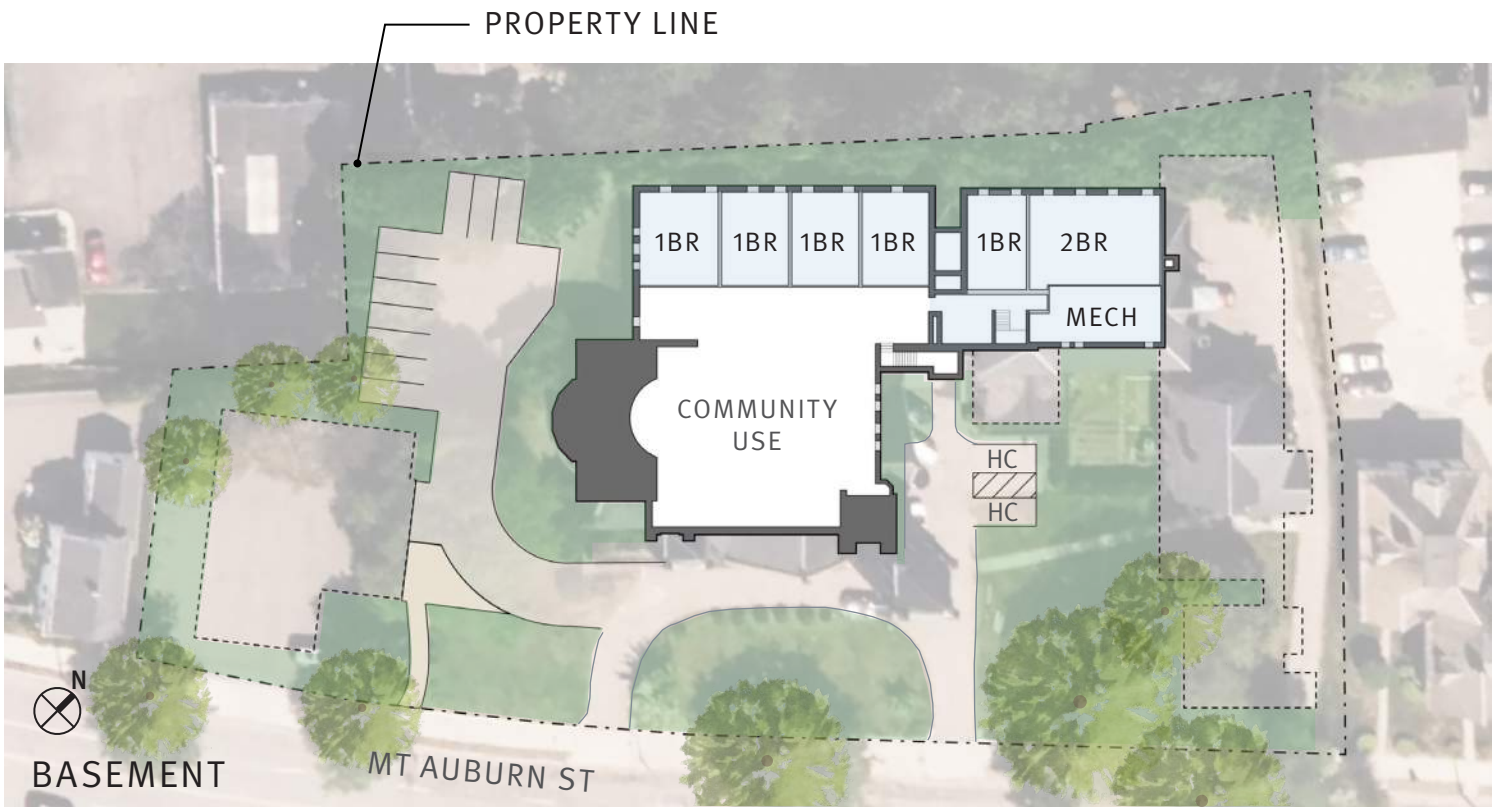
NEW CONSTRUCTION



OPTION 4: EAST ADDITION, SEPARATE BUILDING & RELOCATED PARSONAGE
FLOOR PLANS

63, 911 GSF TOTAL
28,422 GSF - NEW CONSTRUCTION
12,505 GSF - RENOVATED COMMUNITY
22,984 GSF - RENOVATED RESIDENTIAL

51 TOTAL UNITS
47 - 1 BEDROOM UNITS (92.2%)
4 - 2 BEDROOM UNITS (7.8%)

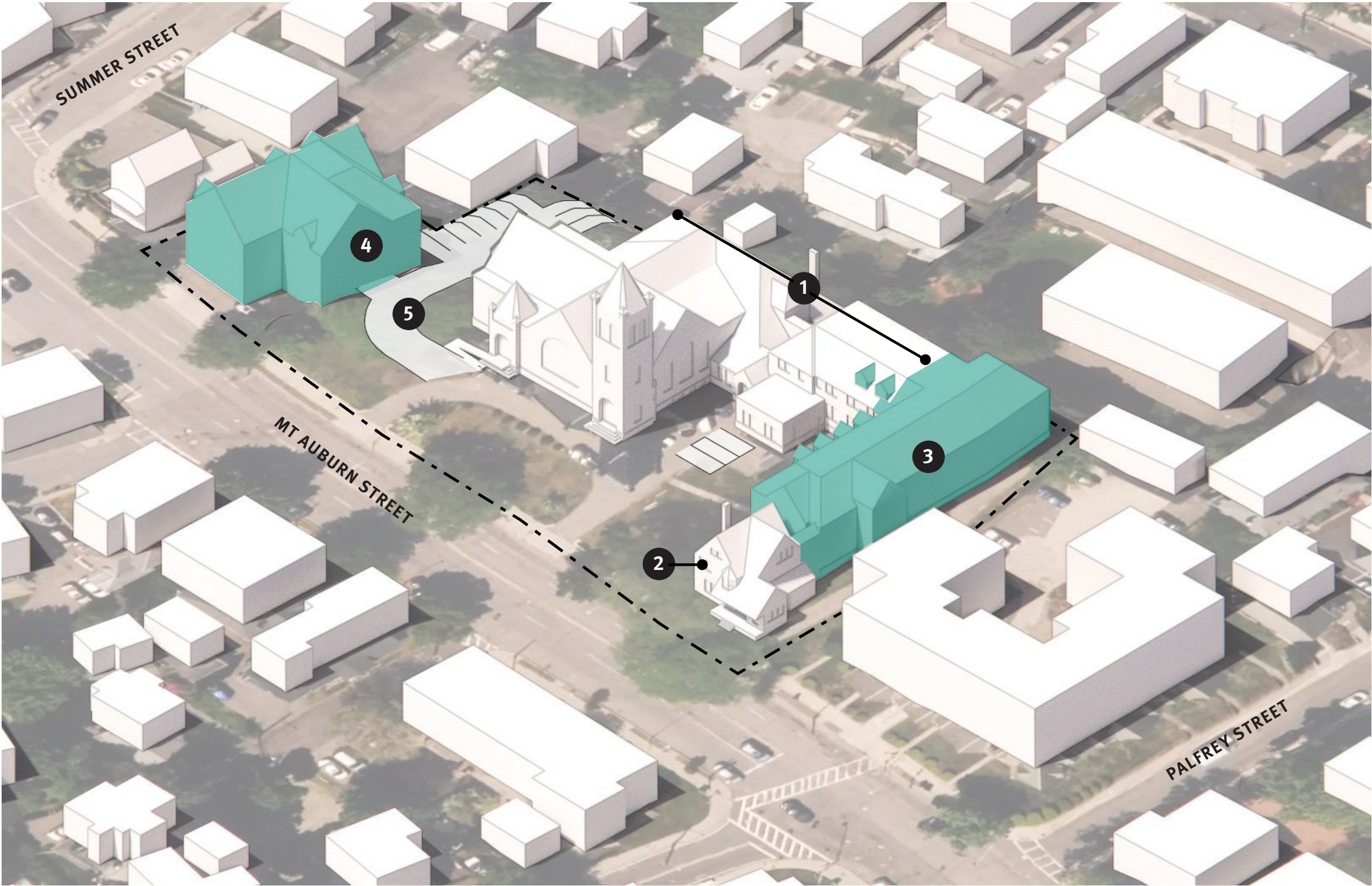


OPTION 4: EAST ADDITION, SEPARATE BUILDING & RELOCATED PARSONAGE

AERIAL DIAGRAM

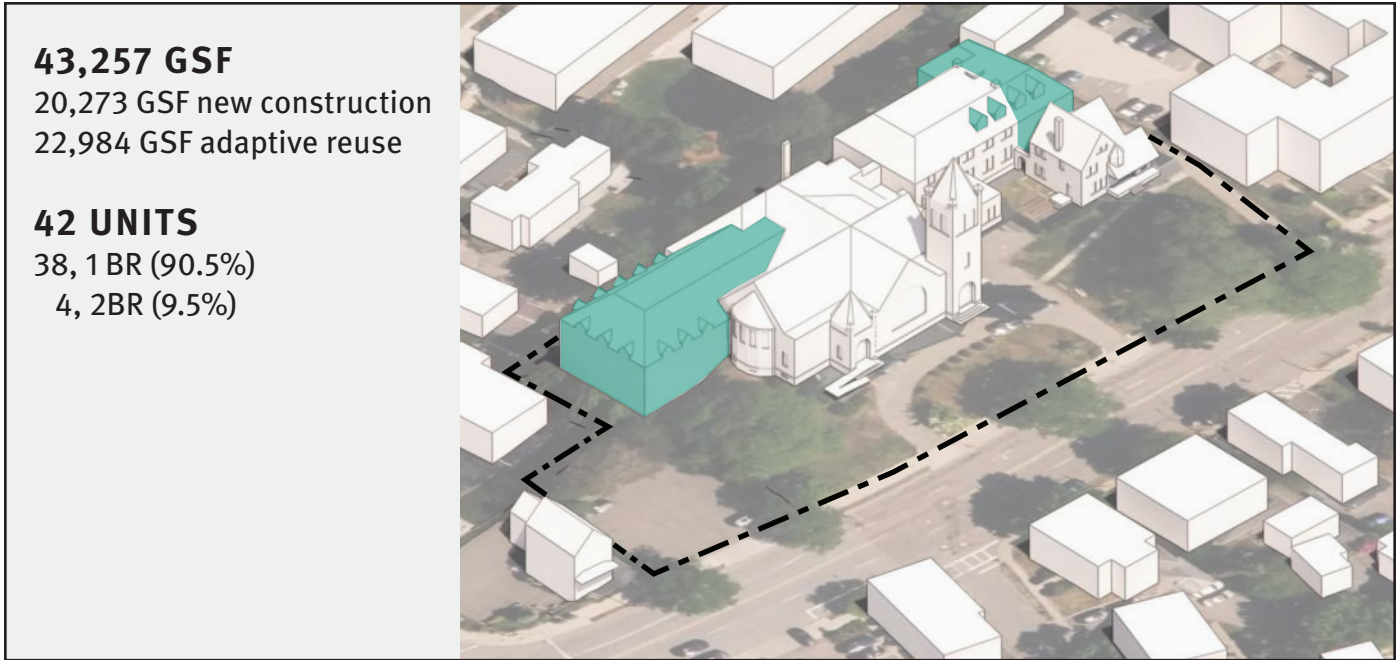
- 1. Parish House & Church Adaptive Reuse: 20 units
- 2. Relocated Parsonage House. 2 units
- 3. East Addition. 15 units
- 4. New Building. 14 units
- 5. Driveway Connection. For resident drop-off & access to landscaped parking.

NEW CONSTRUCTION



SUMMARY

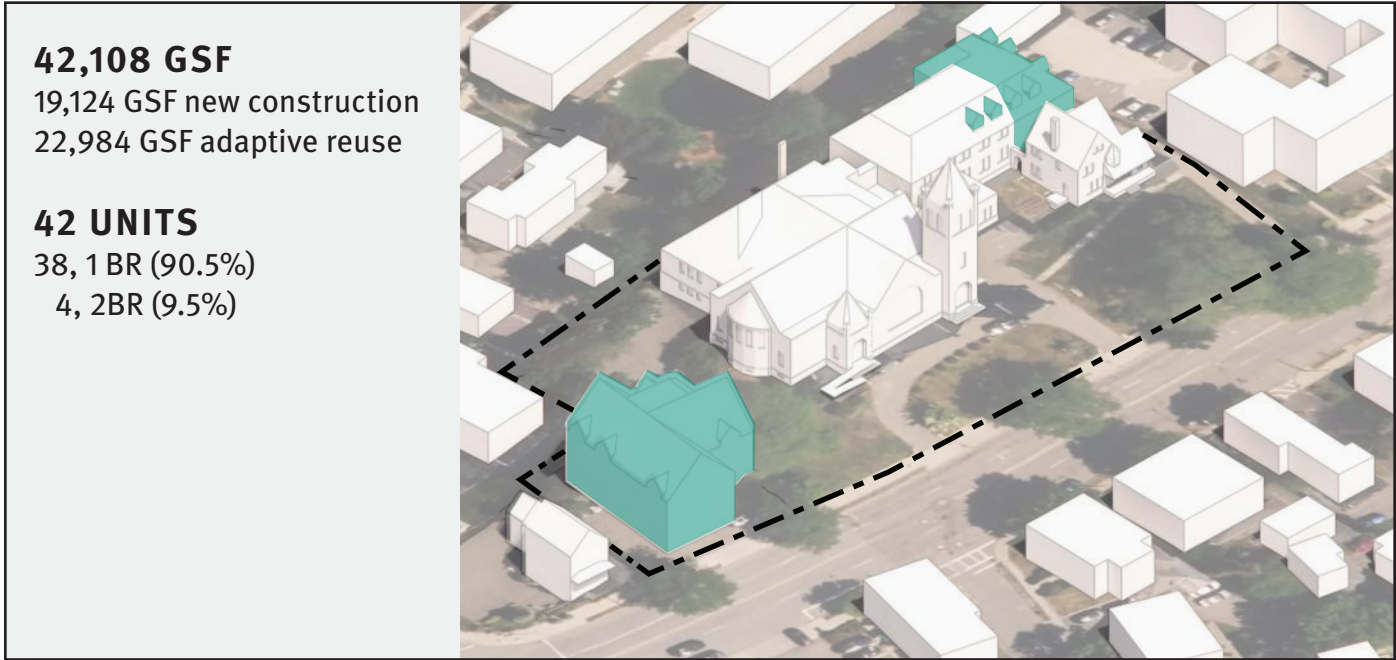
OPTION 1: 42 AFFORDABLE RESIDENCES EAST & WEST ADDITIONS



OPTION 2: 46 AFFORDABLE RESIDENCES EAST & WEST ADDITIONS, RELOCATED PARSONAGE



OPTION 3: 42 AFFORDABLE RESIDENCES EAST ADDITION & SEPARATE BUILDING



OPTION 4: 51 AFFORDABLE RESIDENCES EAST ADDITION, SEPARATE BUILDING, RELOCATED PARSONAGE

