



# CITY OF WATERTOWN

## AFFORDABLE HOUSING TRUST

Administration Building  
149 Main Street  
Watertown, MA 02472  
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Fax: 617 972 6484  
[www.watertown-ma.gov](http://www.watertown-ma.gov)

### Minutes of Watertown Affordable Housing Trust Meeting November 18, 2025 6:00 PM

#### Attendance

Members present: Cliff Cook, David Leon, Jill Hyde, Leo Patterson and Zoe Weinrobe. Members not present: George Proakis, Helen Oliver. Non-members present in person or remotely: Larry Field (staff), Alisa Gardner-Todres, Alex Brownell, Peter Doucet, and Jacky van Leeuwen.

#### I. **Minutes of October 21, 2025 meetings**

The minutes of the October 21, 2025 meeting were not ready for review.

#### II. **33 Mt Auburn Street: affordable housing plan for proposed new development**

Torrington Partners is proposing a 40-unit rental development at 33 Mt. Auburn Street (six affordable units). Alex Brownell/ACA presented the project's affordable housing plan (attached presentation includes the plan). The floor plans identify locations, bedroom configurations and unit sizes for the affordable and accessible (Group 2) units. Four of the affordable units will be available to households at or below the 80% area median income level and two at/below 65% of AMI. The project will offer 20 parking spaces (the minimum parking requirement for the new Watertown Square zones is .5 spaces/unit).

Cliff asked why so many of units provided two bedrooms. The Applicant explained that the site's geometry and constrained space for parking heavily influenced the unit mix. Jill asked where tenants who are unable to get one of the spaces would park their cars. It was noted that public parking lots are nearby.

There was discussion of how parking for the affordable units would be managed. The Applicant said that three parking spaces would be available for month-to-month leasing by affordable households, and one of these would be accessible. Zoe noted that reserving spaces for affordable units and deducting the parking cost from rent created a tension with the City's "unbundling" policy. Larry agreed but said that the state has focused on ensuring that affordable tenants can obtain and afford parking if needed. Zoe said she hoped this would be re-visited now that more communities are both unbundling and reducing parking requirements below one space/unit.

Leo said that he hoped the Applicant would look at the design of the Mt Auburn/Taylor Street corner, which consists of a triangle of municipal land and the building entrance. Leo said the corner seems too focused on the building, discouraging public use of the space. The Applicant said benches could be added.

David asked if automated doors would be used to support universal design. The Applicant said this had not been decided; it was also clarified that garage access would require a key fob and that the garage would be available for deliveries.

Jill moved, with David seconding the motion, that the Trust recommend approval of the affordable housing plan, with the understanding that the Chair and staff would work with the Applicant to document a parking allocation and management approach for the affordable units. The motion passed 5-0.

### **III. Other Business**

Larry said there would be a December 16 meeting. He also reported on the 108 Water Street parking management language submitted to the Planning Board. Zoe suggested that there be a future agenda item on parking, including how other communities have handled unbundled parking and parking ratios below one/unit. Cliff noted that the Community Preservation Committee voted last week to recommend an additional \$2M to fund the Willow Park project.

### **VI. Executive Session**

No executive session was necessary. The meeting adjourned at approximately 7:14 PM.

# 33 Mt Auburn St

Watertown, MA

Torrington Properties

Affordable Housing Trust Meeting

11 / 18 / 2025



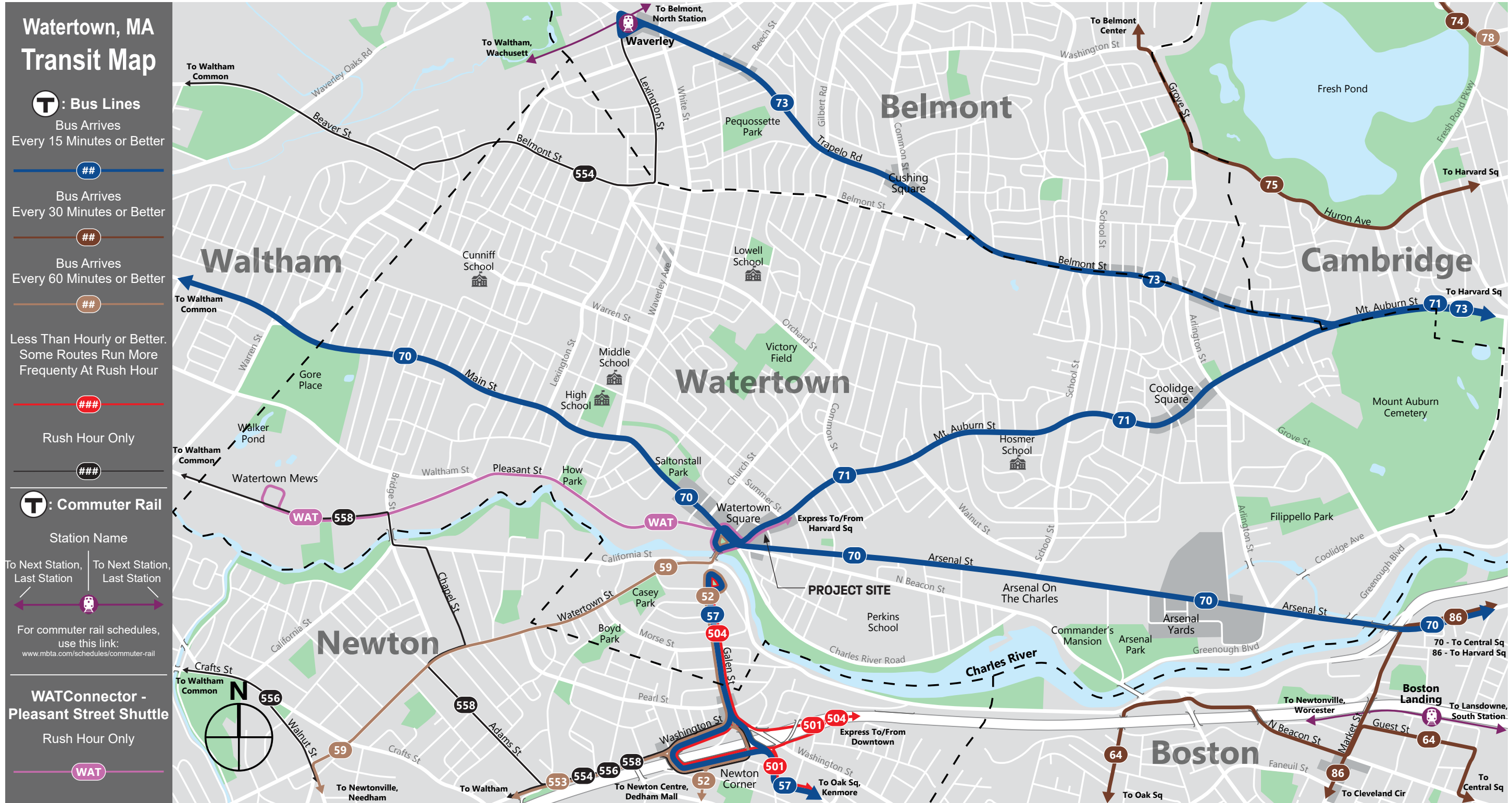
Architecture  
Interiors + Planning

PCA

Site Map



# Transit Map



Existing Site



Existing Conditions - Site Images



WSQ3 - Watertown Square 3

TODO - Transit Oriented Development Overlay

Active Street Frontage

	Required	Provided
Open Space	5%	9% (ground floor)
Usable Open Space	N/A	Site < 30,000sf
Front Setback	0'	6" Mt Auburn St / 7'-6" Taylor St
Side Setback w/Party Wall	0'	0'
Primary Façade Build Out	75%	Mt Auburn St 98%
Secondary Façade Build Out	50%	Taylor St 88%
Building Height (Stories/Feet)	5+ / 82'	5+ / 72'
Ground Floor Height	15' minimum	15'
Plus Story Max Height	12'	12'
Plus Story Setback	7' at flat roof	7'
Min Ground Floor Fenestration (active street frontage)	70%	72%
Min Ground Floor Fenestration (Other streets, residential use)	15%	20%
Active Street Frontage	100%	100%
Active Street Frontage - Max Resi Uses	35% GSF	27% GSF
Active Street Frontage Use Depth	40'	40'
Max Length of Continuous Façade	100'	92'-4"
Min Distance from Back of Curb to Bldg Façade	12'	12'
Vehicle Parking Per Unit	.5 min/1 max (min. 20 req.)	20
Short-Term Bicycle Parking	1 per 10 units (4 req.)	6
Long-Term Bicycle Parking	1 per unit (40 req.)	40



Special Districts

- NMU - Neighborhood Mixed Use
- WSQ3 - Watertown Square 3
- WSQ2 - Watertown Square 2
- WSQ1 - Watertown Square 1
- RMUD - Regional Mixed Use
- PSCD-3 - Pleasant Street Corridor
- PSCD-2 - Pleasant Street Corridor
- PSCD-1 - Pleasant Street Corridor
- OSC - Open Space/Conservancy

Overlay Districts

- ALOD - Assisted Living Overlay
- AODD - Arsenal Overlay Development
- R/SOD - Religious/School Building Overlay
- RD - Limited Redevelopment District
- TOD - Transit Oriented Development Overlay

Map Key

- Active Street Frontage
- Mt. Auburn St. Historic District
- City Boundary
- Water
- Parcels

Project Data

Floor Area & Unit Mix

Floor	Gross Floor Area								Proposed Unit Mix			Parking	N/G Ratio
	Residential	Common	Amenity	Mechanical	Commercial	Parking	Zoning Total	GSF Total	1BR	2BR	Total		
1	-	492	1,086	1,072	2,590	7,012	5,240	12,253	- (Affordable)	-	-	20	-
2	8,793	1,409	-	128	-	-	10,330	10,330	(1) 3	(1) 6	(2) 9	-	0.85
3	8,791	1,410	-	128	-	-	10,329	10,329	(1) 3	(1) 6	(2) 9	-	0.85
4	8,793	1,410	-	128	-	-	10,330	10,330	3	(1) 6	(1) 9	-	0.85
5	8,555	1,653	-	122	-	-	10,330	10,330	3	(1) 6	(1) 9	-	0.83
5+	5,076	283	632	122	-	-	6,112	6,112	-	4	4	-	0.83
<b>Total</b>	<b>40,008</b>	<b>6,656</b>	<b>1,718</b>	<b>1,700</b>	<b>2,590</b>	<b>7,012</b>	<b>52,671</b>	<b>59,683</b>	<b>(2) 12</b>	<b>(4) 28</b>	<b>(6) 40</b>	<b>20</b>	<b>0.76</b>

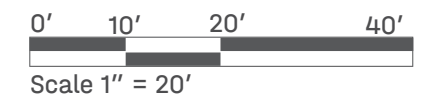
Affordable % 17% 14% 15%

Unit Mix		Avg Unit
30.00%	70.00%	1,000.2

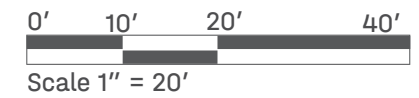
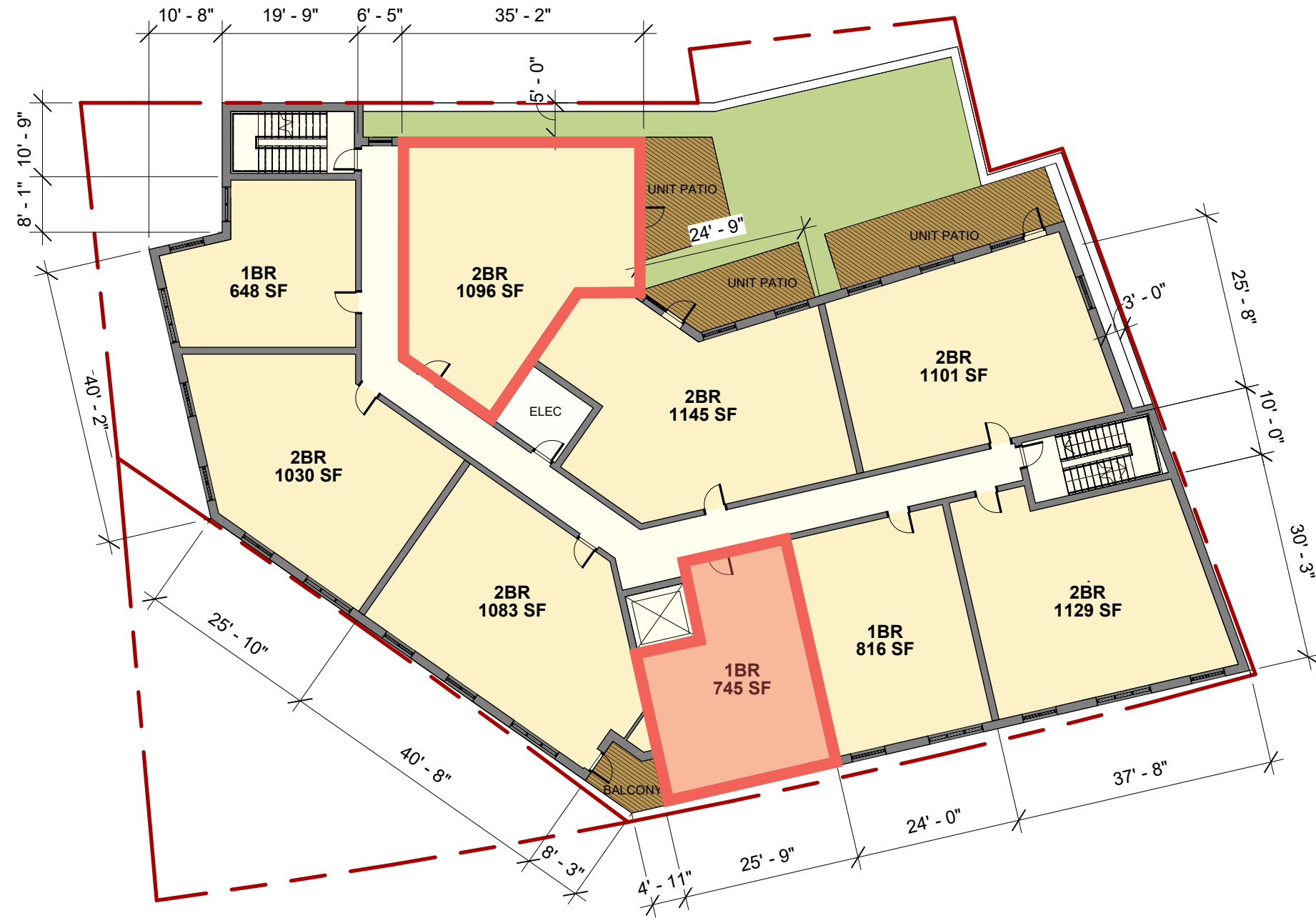
Average Unit Size	
736	1,079

Avg affordable unit size 697 1,086

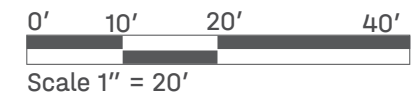
# Ground Floor Plan



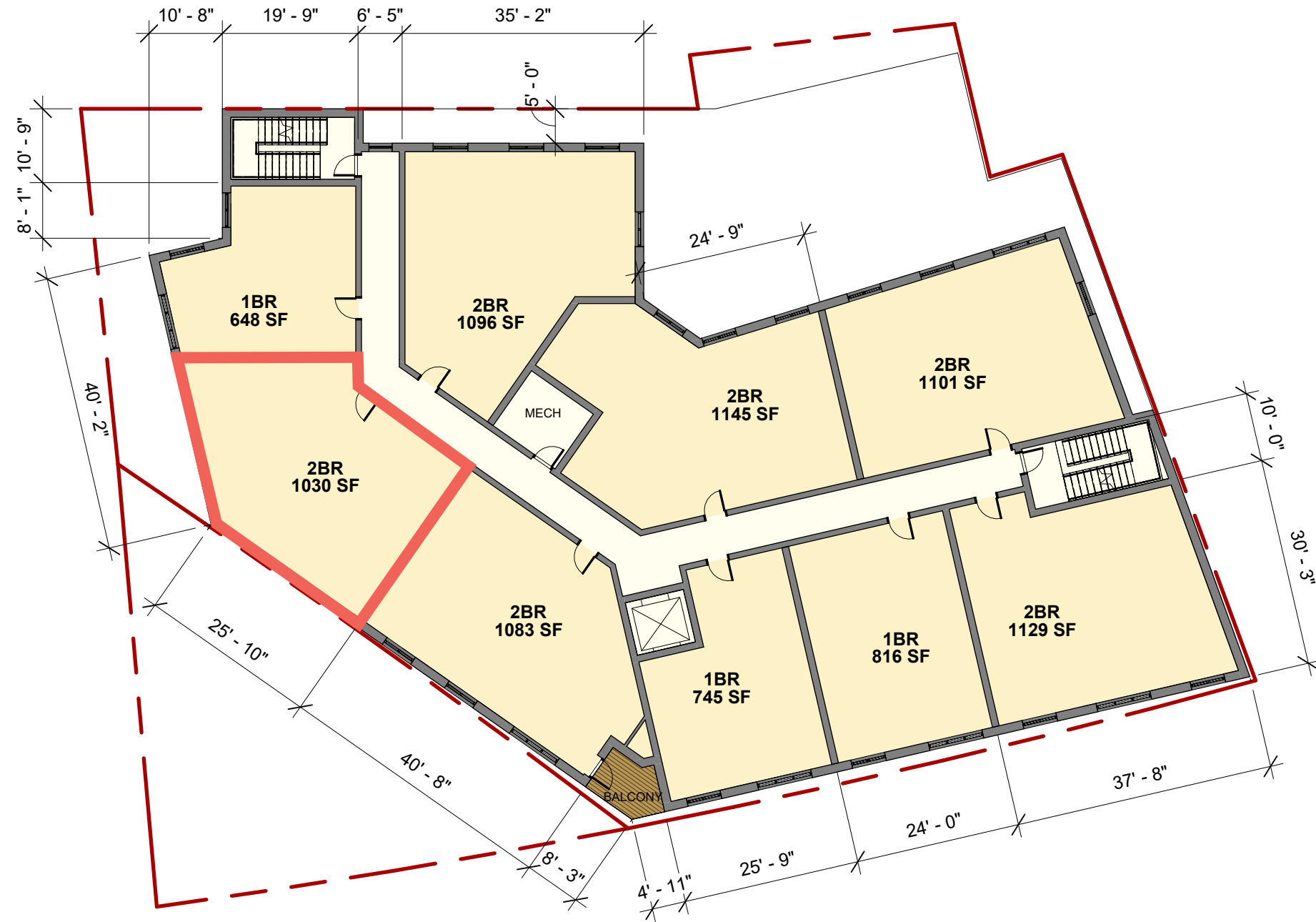
Second Floor Plan



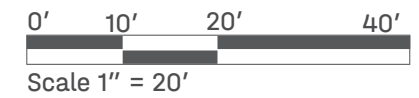
# Third Floor Plan



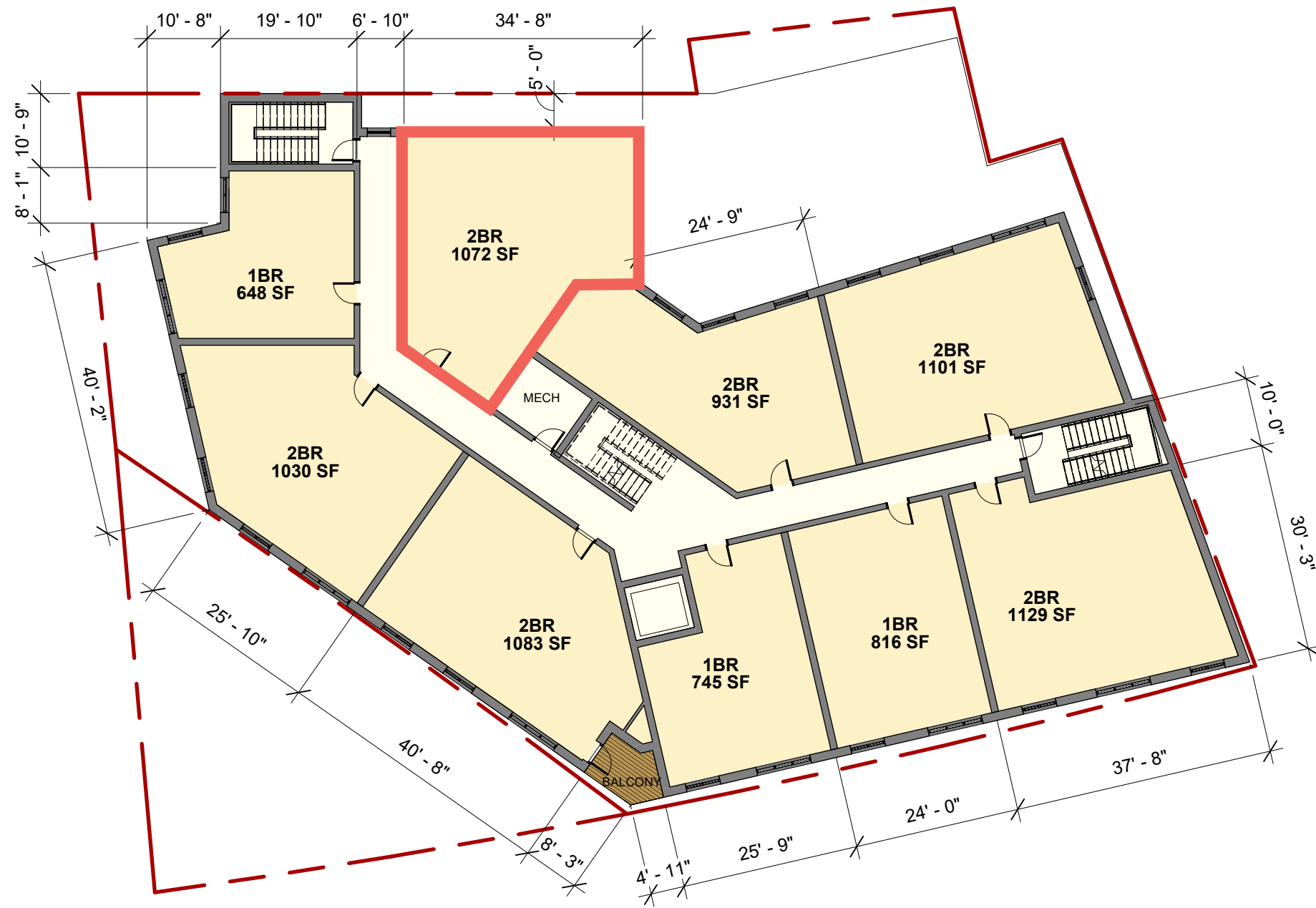
# Fourth Floor Plan





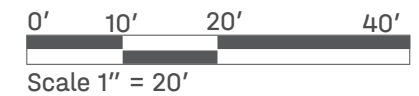
 Affordable  Group 2



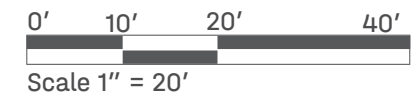
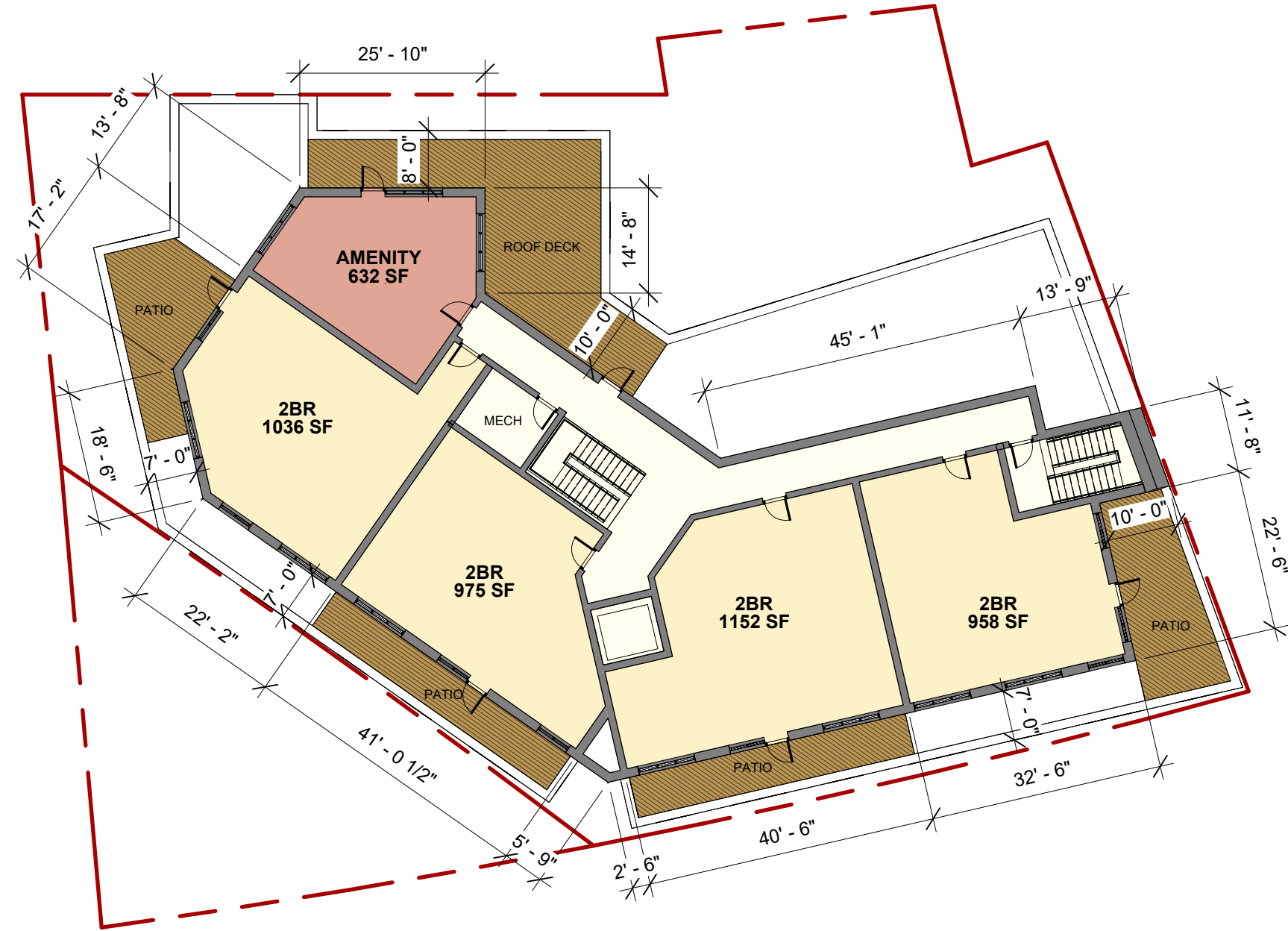
# Fifth Floor Plan



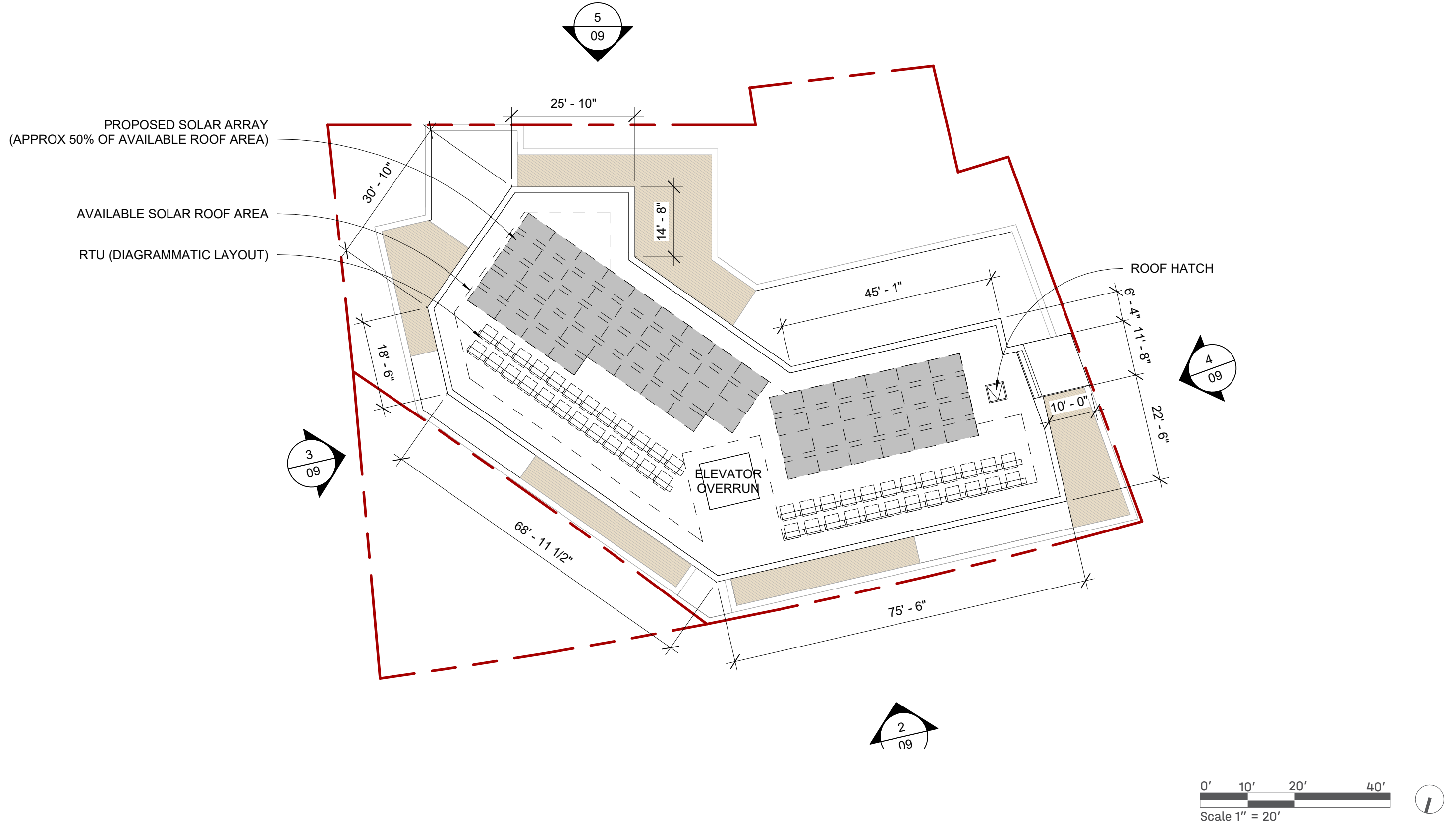
 Affordable  Group 2



Fifth+ Floor Plan



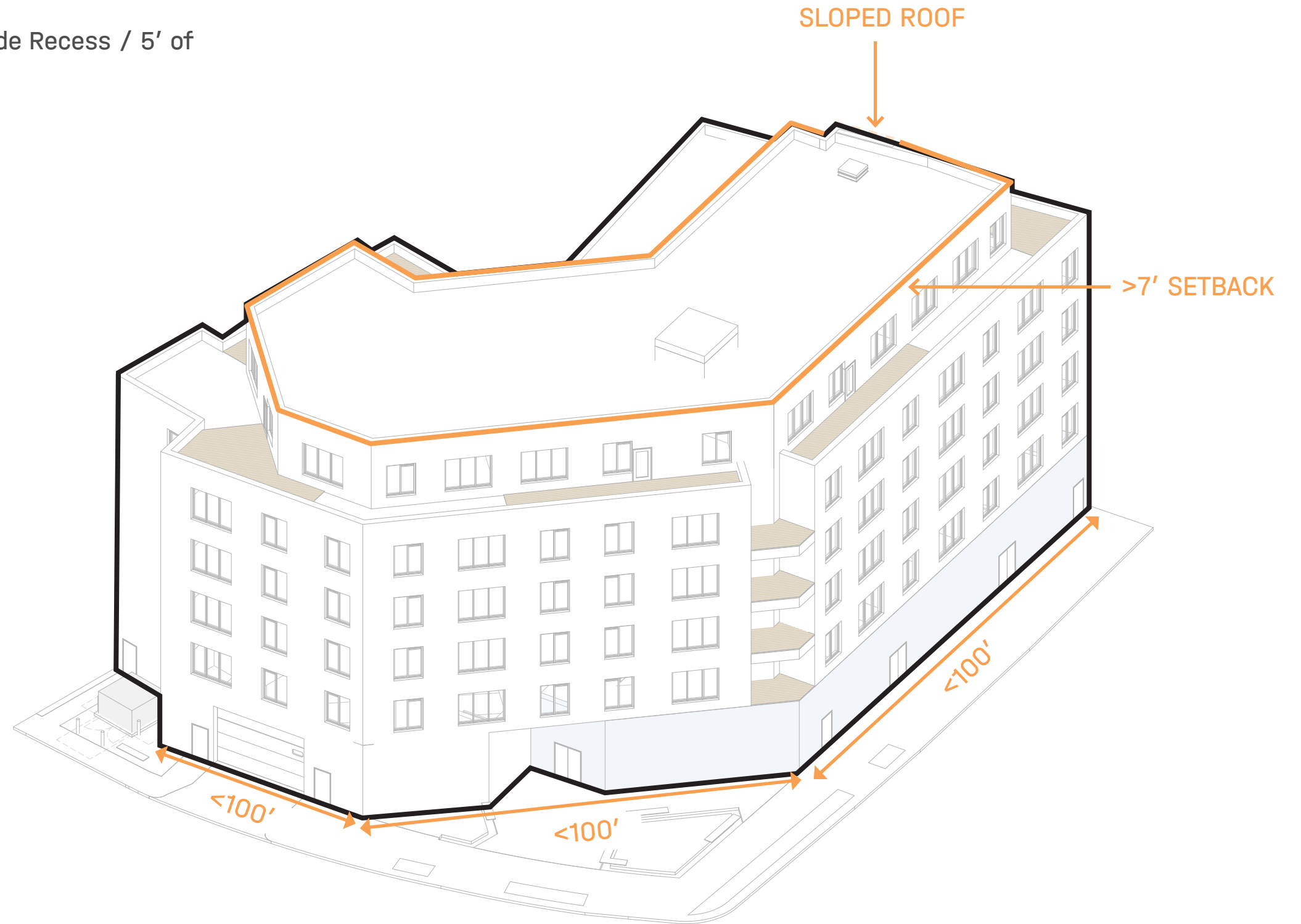
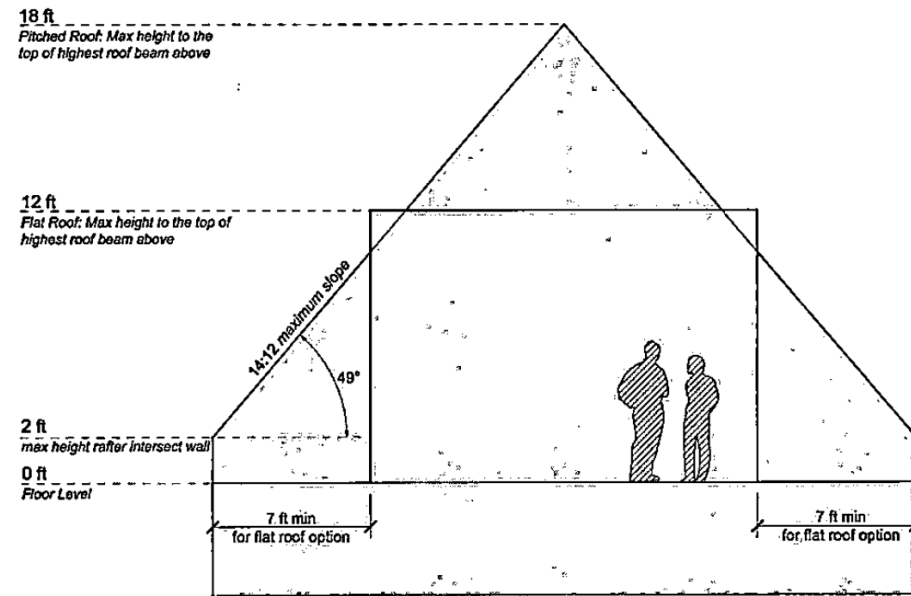
# Roof Plan



# Building Massing + Zoning

## Building Design Standards

- 100' of Continuous Facade / 50 sqft of Facade Recess / 5' of Facade Offset
- Pitched Roof for plus story
- 7' setback for flat roof at plus story
- 5' min. wide balcony between 3-8' deep.



Perspective View - Mt Auburn St Looking West



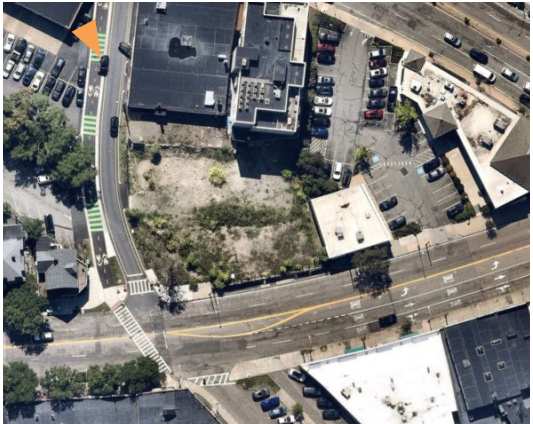
Perspective View - Mt Auburn St Looking South



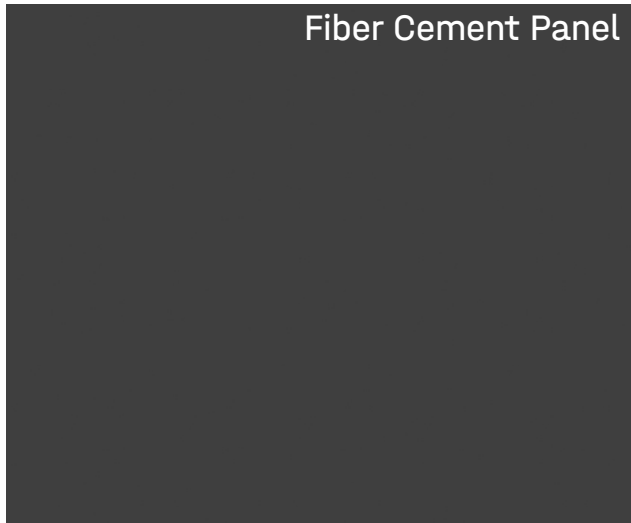
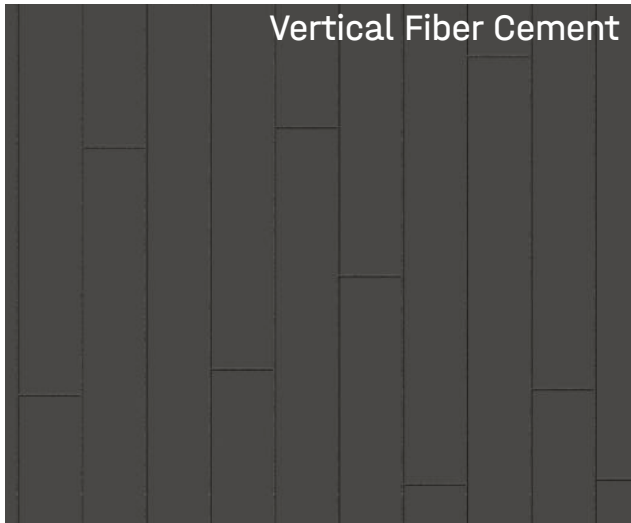
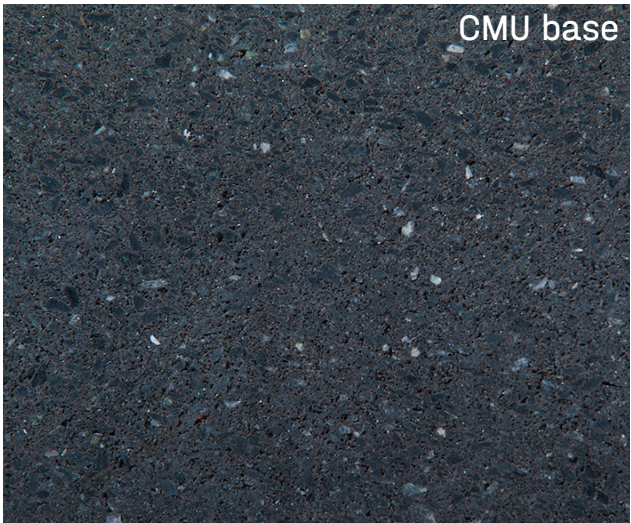
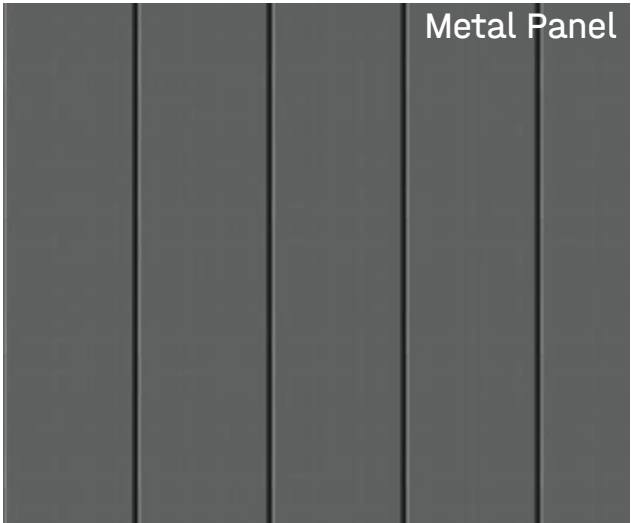
Potential Future Development along Party Wall



Perspective View - Taylor St Looking North



Exterior Building Materials

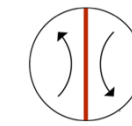


- PHIUS
- LEED Gold
- All Electric building systems
- 50% rooftop solar
- Stormwater Retention & Permeable Surfaces

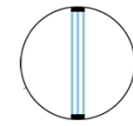
**PHIUS PRINCIPLES**



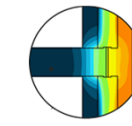
Super-insulated envelopes



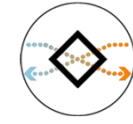
Airtight construction



High-performance glazing



Thermal-bridge free construction



Heat recovery ventilation



Moisture management

**PHIUS BENEFITS**



Health



No dust



Keeps critters out



Affordable



Comfort



Predictable performance



Moisture/odor elimination



Energy efficient



Quiet



Complementary



Durability



Resilient

LEED BD+C: Multifamily Midrise v4 - LEED v4

### 33 Mt. Auburn Street Scorecard

Location: 33 Mt. Auburn Street, Watertown, Massachusetts 02472, United States

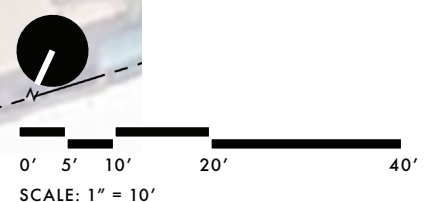
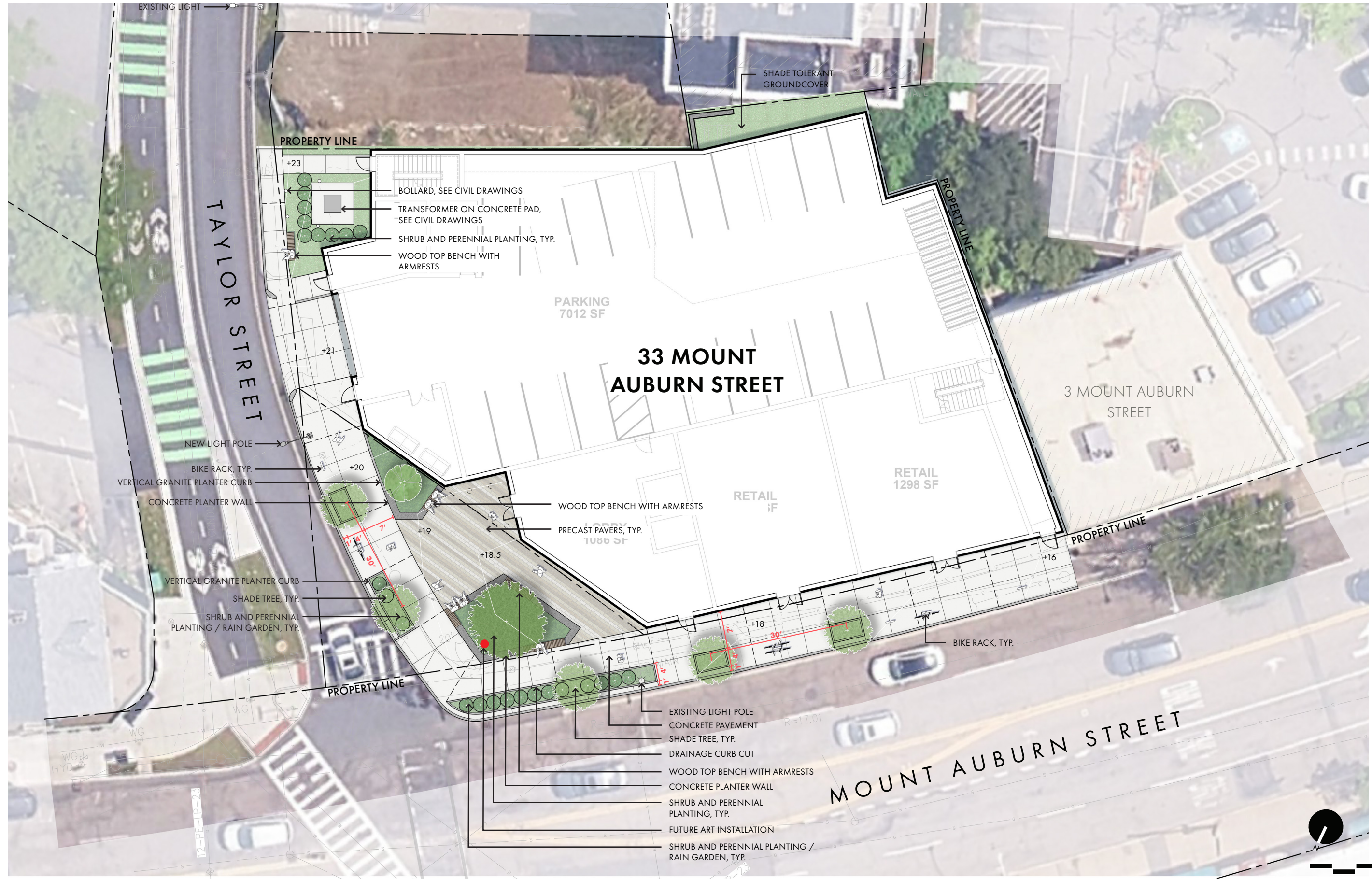
Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.

	<b>Integrative Process</b>	Preliminary	Y	1 of 2	VI	0	Verified	0
IPc	Integrative Process			1 of 2		0		
	<b>Location and Transportation</b>	Preliminary	Y	12 of 15	VI	0	Verified	0
LTP	Floodplain Avoidance			Required			Verified	
	<i>Performance Path</i>							
LTc	LEED for Neighborhood Development			0 of 15		0		
	<i>Prescriptive Path</i>							
LTc	Site Selection			7 of 8		0		
LTc	Compact Development			3 of 3		0		
LTc	Community Resources			2 of 2		0		
LTc	Access to Transit			0 of 2		0		
	<b>Sustainable Sites</b>	Preliminary	Y	4 of 7	VI	0	Verified	0
SSp	Construction Activity Pollution Prevention			Required			Verified	
SSp	No Invasive Plants			Required			Verified	
SSc	Heat Island Reduction			2 of 2		0		
SSc	Rainwater Management			0 of 3		0		
SSc	Nontoxic Pest Control			2 of 2		0		
	<b>Water Efficiency</b>	Preliminary	Y	7 of 12	VI	0	Verified	0
WEp	Water Metering			Required			Verified	
	<i>Performance Path</i>							
WEc	Total Water Use			0 of 12		0		
	<i>Prescriptive Path</i>							
WEc	Indoor Water Use			3 of 6		0		
WEc	Outdoor Water Use			4 of 4		0		
	<b>Energy and Atmosphere</b>	Preliminary	Y	30.5 of 37	VI	0	Verified	0
EAp	Minimum Energy Performance			Required			Verified	
EAp	Energy Metering			Required			Verified	
EAp	Education of the Homeowner, Tenant or Building Manager			Required			Verified	
EAc	Annual Energy Use			25.5 of 30		0		
EAc	Efficient Hot Water Distribution System			5 of 5		0		
EAc	Advanced Utility Tracking			0 of 2		0		

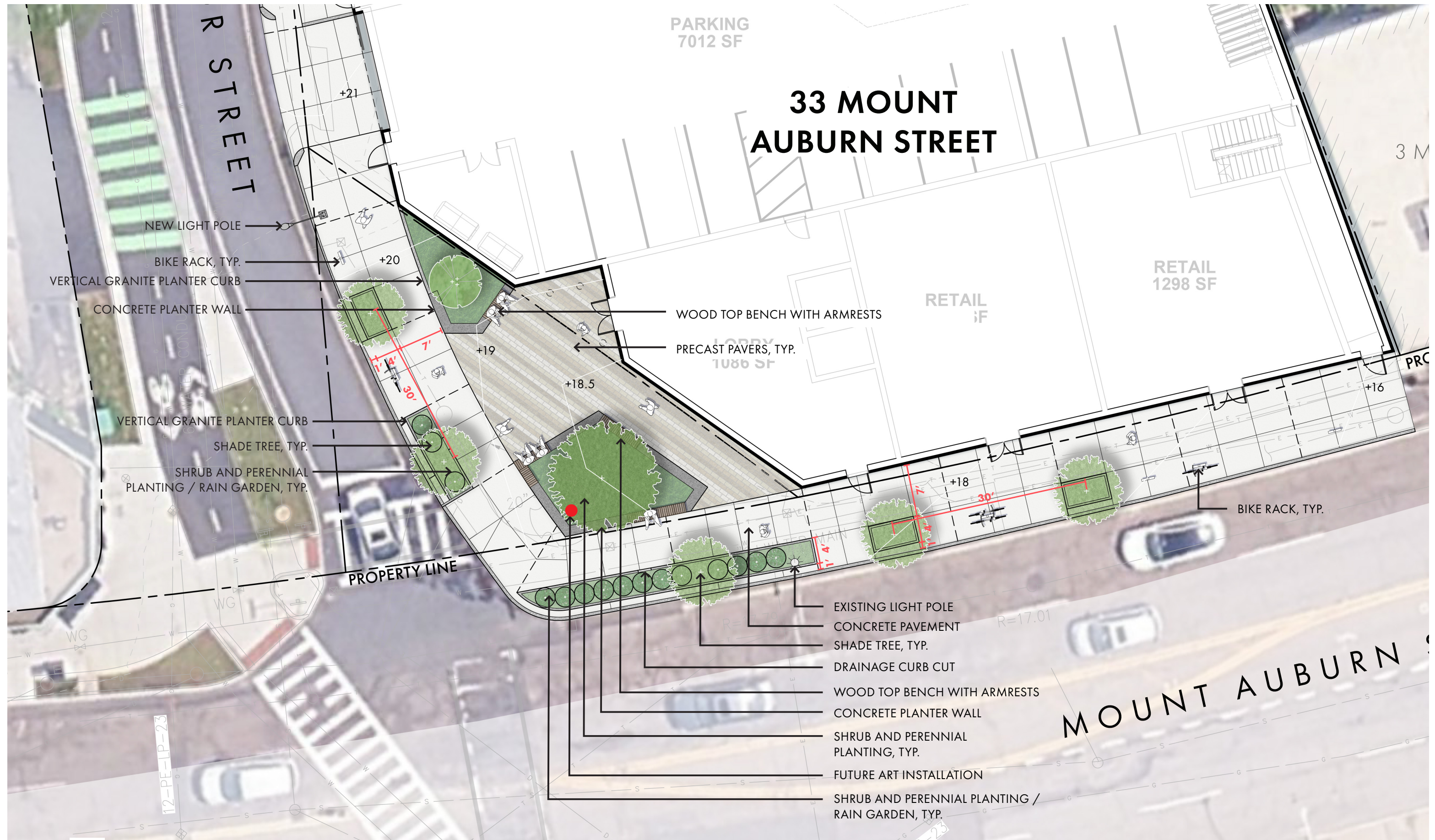
	<b>Materials and Resources</b>	Preliminary	Y	1 of 9	VI	0	Verified	0
MRp	Certified Tropical Wood			Required			Verified	
MRp	Durability Management			Required			Verified	
MRc	Durability Management Verification			1 of 1		0		
MRc	Environmentally Preferable Products			0 of 5		0		
MRc	Construction Waste Management			0 of 3		0		
	<b>Indoor Environmental Quality</b>	Preliminary	Y	10 of 18	VI	0	Verified	0
EQp	Ventilation			Required			Verified	
EQp	Combustion Venting			Required			Verified	
EQp	Garage Pollutant Protection			Required			Verified	
EQp	Radon-Resistant Construction			Required			Verified	
EQp	Air Filtering			Required			Verified	
EQp	Environmental Tobacco Smoke			Required			Verified	
EQp	Compartmentalization			Required			Verified	
EQc	Enhanced Ventilation			3 of 3		0		
EQc	Contaminant Control			1 of 2		0		
EQc	Balancing of Heating and Cooling Distribution Systems			3 of 3		0		
EQc	Enhanced Compartmentalization			0 of 3		0		
EQc	Combustion Venting			2 of 2		0		
EQc	Enhanced Garage Pollutant Protection			0 of 1		0		
EQc	Low-Emitting Products			0 of 3		0		
EQc	No Environmental Tobacco Smoke			1 of 1		0		
	<b>Innovation</b>	Preliminary	Y	1 of 6	VI	0	Verified	0
INp	Preliminary Rating			Required			Verified	
INc	Innovation			0 of 5		0		
INc	LEED Accredited Professional			1 of 1		0		
	<b>Regional Priority</b>	Preliminary	Y	4 of 4	VI	0	Verified	0
RPC	Regional Priority			4 of 4		0		
	<b>Point Floors</b>							
	The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere						No	
	The project earned at least 3 points in Water Efficiency						No	
	The project earned at least 3 points in Indoor Environmental Quality						No	
	<b>Total</b>	Preliminary	Y	70.5 of 110	VI	0	Verified	0

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

# Landscape Plan



Enlarged Landscape Plan



Precedent Imagery



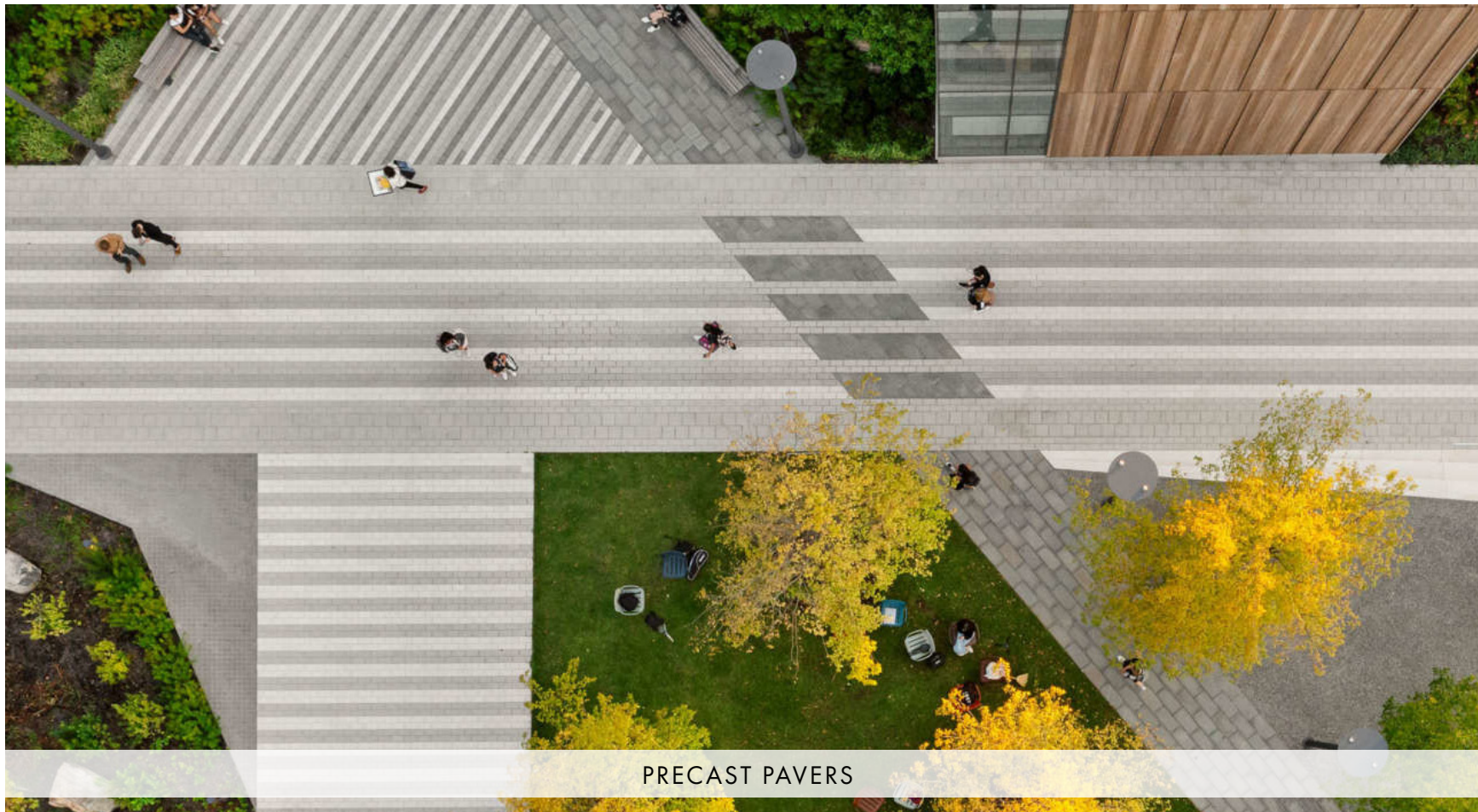
BIKE RACK



WOOD BENCH SEATING WITH TREE PLANTING



GRANITE PLANTER CURB



PRECAST PAVERS



WOOD BENCH TOP WITH ARMREST ON CONCRETE SEAT WALL

Thank You

