



CITY OF WATERTOWN
Watertown Affordable Housing Trust
3rd Floor Conf. Rm, Administration Bldg.
149 Main Street, Watertown MA 02472

WATERTOWN AFFORDABLE HOUSING TRUST MEETING
TUESDAY, MARCH 21, 2023 AT 6:00 PM
3RD FLOOR CONF. RM, ADMINISTRATION BLDG.
149 MAIN STREET, WATERTOWN MA 02472
AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television): will be recorded (not shown live).
- B. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/91712481602>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 917 1248 1602
- D. Public may comment through email: lfield@watertown-ma.gov

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- 1. Minutes of February 21, 2023 meeting
 - 2. 104 Main Street Special Permit application/proposed inclusionary units
 - 3. Proposed Linkage Fee ordinance
 - 4. Site inventory and possible “on call” consulting contracts
 - 5. Housing Priorities for ARPA funding
 - 6. Other Business

104 Main Street Watertown
UNIT MATRIX, NSF & GSF
3/9/2023

UNIT MATRIX & GSF

	ST	1BR	1BR+	2BR	3BR	Total Units	GSF	ZONING GSF
	490	725	830	1,000	1,400			
Parking	0	0	0	0	0	0	31,469	830
1st Floor	0	0	0	0	5	5	42,483	14,090
2nd floor	6	11	5	7	1	30	37,669	32,944
3rd floor	6	12	6	10	1	35	35,641	32,944
4th floor	6	17	1	11	0	35	32,214	31,987
5th Floor	5	9	1	10	0	25	25,617	25,391
6th floor	0	13	0	5	0	18	18,033	17,807
Total Units	23	62	13	43	7	148	223,126	155,993

16% 42% 9% 29% 5% 100.00%

of Beds 23 62 13 86 21 205

Commercial

GSF

Total	6,201
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	STUDIO	1BR	1BR+	2BR	3BR	TOTAL
GROUP 2 (ACCESSIBLE UNITS)	1	3	1	2	1	8
HEARING IMPAIRED UNITS	1	1	0	1	1	4

5%

2%

Parking

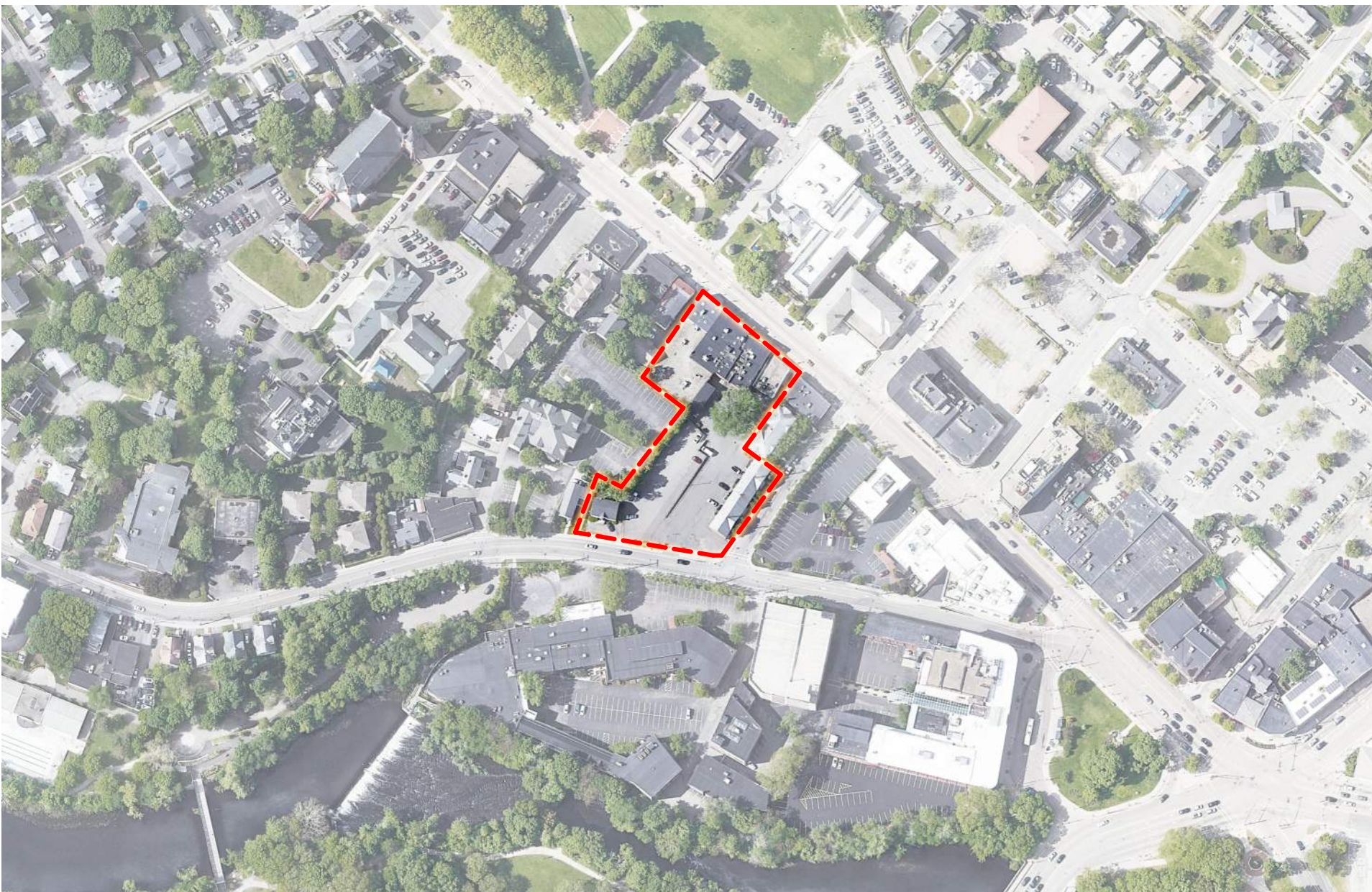
Site Parking	2
Garage Parking	154
Total Provided	156

4 EV CHARGING STATIONS & 6 ACCESSIBLE PARKING SPACES INCLUDED

1.05

Interior Bike Spaces	46
Exterior Bike Spaces	20
Total Provided	66

LOCUS MAP:



PROJECT TEAM:

OWNER/DEVELOPER:
O'CONNOR MANAGEMENT LLC

ARCHITECT:
ICON ARCHITECTURE
101 Summer Street, Boston, MA 02110
617.451.3333

CIVIL:
VHB
101 WALNUT ST, PO BOX 9151, WATERTOWN, MA 02471

LANDSCAPE:
COPLEY WOLFF DESIGN GROUP
10 POST OFFICE SQUARE, SUITE 1315, BOSTON, MA 02109

104 Main Street Watertown

UNIT MATRIX, NSF & GSF

3/9/2023

UNIT MATRIX & GSF

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3rd floor	6	12	6	10	1	35	35,641	32,944
4th floor	6	17	1	11	0	35	32,214	31,587
5th floor	5	9	1	10	0	25	25,617	25,391
6th floor	0	13	0	5	0	18	18,033	17,807
Total Units	23	62	13	43	7	148	223,126	155,993

16%

42%

9%

29%

5%

100.00%

of Beds

23	62	13	86	21	205
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Commercial						
GSF						
Total	6,201					

GROUP 2 (ACCESSIBLE UNITS) HEARING IMPAIRED UNITS	STUDIO	1BR	1BR+	2BR	3BR	TOTAL	
	1	3	1	2	1	8	
	1	1	0	1	1	4	2%

Parking		
Site Parking	2	
Garage Parking	154	4 EV CHARGING STATIONS & 6 ACCESSIBLE PARKING SPACES INCLUDED
Total Provided	156	1.05

Interior Bike Spaces	48
Exterior Bike Spaces	20
Total Provided	68



104 MAIN STREET

WATERTOWN, MA 02472
O'CONNOR MANAGEMENT LLC

ISSUE DATE: 03/16/2023

All Electric Building -- Designed to LEED Certifiable Standards

- Compact Transit Oriented Development
- Heat Island reduction
- Community Resources
- Construction Waste Management
- Dark Sky Approved Lighting Fixtures
- (8) EV Parking Spaces
- Photovoltaic Arrays on at least 50% of the roof
- Energy Star Appliances
- LED Interior Lighting
- Reduced Water Use with Limited/Low Flow Plumbing Fixtures
- Energy Star Dual Pane Low-E Glazing
- Bike Storage and Fix-it Station

- 6,128 sf of Commercial/Retail
 - Reconstruction of existing retail facade
- 148 Rental Units (22 affordable units)
- 5 Townhouse Units (1 affordable)
 - 5 three-bedroom town houses
- Resident Amenity
 - Dog park, outdoor lounge and roof deck
 - 5,500 sf of Amenity and Leasing Space
 - Amenity space including gym, media room, flexible co-working space and more
- 156 Parking Spaces
 - 154 garage spaces – with 8 EV Charging Stations
 - 2 surface spaces
 - 66 Bike parking spaces



104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT



101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

PROGRAM DESCRIPTION & LEED CHECKLIST

G-004



LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Project Name: 104 Main Street Watertown
Date: 03/08/2023

Y	?	N
1		

Credit	Integrative Process	1
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13	2	1	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site	2
4	1		Credit	Surrounding Density and Diverse Uses	5
3	1	1	Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

4	4	2	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
2	1		Credit	Rainwater Management	3
	2		Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

7	2	2	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
5	1		Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1

14	6	13	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3	1	2	Credit	Enhanced Commissioning	6
8	1	9	Credit	Optimize Energy Performance	18
	1		Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
1	2		Credit	Renewable Energy Production	3
	1		Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

2	2	9	Materials and Resources		13
			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		5		Building Life-Cycle Impact Reduction	5
	1	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1		Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

4	2	9	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
		3	Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
	1	1	Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
	1		Credit	Interior Lighting	2
		3	Credit	Daylight	3
		1	Credit	Quality Views	1
		1	Credit	Acoustic Performance	1

6	0	0	Innovation		6
5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

4	0	0	Regional Priority	4	
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1

55	18	36	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				



104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

MARK	DATE	DESCRIPTION
PROJECT NUMBER: 221040		
DRAWN BY: Author		
CHECKED BY: Checker		

SHEET TITLE

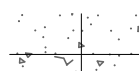
SITE PLAN AT GRADE

L-001

LANDSCAPE MATERIAL NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE TOTAL SCOPE OF WORK AND ALL REQUIRED COORDINATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO SATISFY HIM OR HERSELF AS TO THE ACTUAL SITE CONDITIONS BEFORE SUBMISSION OF BIDS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL ARRANGE PRE-INSTALLATION CONFERENCES AT PROJECT SITE FOR STONE WALLS AND PAVEMENT WORK. ATTENDEES SHALL INCLUDE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS DIRECTLY CONCERNED WITH THE WORK.
5. CONTRACTOR SHALL PREPARE SUBMITTALS TO THE LANDSCAPE ARCHITECT FOR ALL COMPONENTS OF THE FINISHED WORK, INCLUDING SHOP DRAWINGS, PRODUCT DATA, MATERIAL CERTIFICATIONS, MIX DESIGNS AND SAMPLES.
6. CONTRACTOR SHALL FURNISH AND INSTALL CONSTRUCTED SAMPLES (MOCK-UPS) DEMONSTRATING ALL COMPONENTS OF THE DESIGN, INCLUDING FINISHED EXPOSED EDGES AND SURFACES, COLORS AND JOINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTING FINAL WORK. MOCK-UPS MAY BE PART OF THE FINAL CONSTRUCTION. MOCK-UPS SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE DURATION OF THE PROJECT AND WILL SERVE AS PROJECT STANDARD. CONTRACTOR SHALL DEMOLISH AND RECONSTRUCT MOCK-UP UNTIL APPROVAL FROM LANDSCAPE ARCHITECT. MOCK-UPS SHALL INCLUDE: ONE FULL HEIGHT AND WIDTH BY 6' LONG STONE WALL SECTION AND ONE 6' X 6' PANEL OF EXPOSED AGGREGATE CONCRETE PAVEMENT.
7. THE DIMENSIONS OF PAVEMENT JOINTS AS SHOWN ON THE DRAWINGS ARE TO THE CENTER LINE OF EACH TYPE OF JOINT EXCEPT WHERE PAVEMENT MEETS A VERTICAL FACE; AT THIS LOCATION DIMENSIONS ARE TO THE VERTICAL FACE. THE DIMENSIONS SHOWN ON DRAWINGS SHOW DESIGN INTENT AND MUST BE FIELD VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS. ALL ALIGNMENTS SHALL BE INSTALLED AS SHOWN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING THE LOCATIONS OF ALL EXISTING SITE ELEMENTS TO BE RESET IN THEIR SAME HORIZONTAL LOCATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE INSIDE OR OUTSIDE OF LIMIT OF WORK LINE DUE TO HIS/HER CONSTRUCTION OPERATIONS.
10. STORAGE AREAS FOR THE GENERAL CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN THE LIMITS OF WORK AS APPROVED BY THE LANDSCAPE ARCHITECT.
11. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW CONSTRUCTION.
12. AT ALL LOCATIONS WHERE EXISTING BITUMINOUS CONCRETE PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN SMOOTH EDGE.

MATERIALS LEGEND



STANDARD CONCRETE PAVING

1
L-300



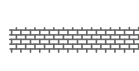
BRICK PAVER STRIP AT BACK OF CURB, MATCH CITY STANDARD

4
L-300



PERMEABLE PAVERS, VEHICULAR RATED REFER TO CIVIL ENGINEER'S DRAWINGS

8
L-300



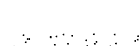
COBBLE STONE PAVERS, VEHICULAR RATED REFER TO CIVIL ENGINEER'S DRAWINGS

7
L-300



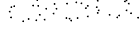
PEA STONE SURFACING

7
L-300



STONE WALL

1
L-301



PA PLANTING: SHRUBS, PERENNIALS, AND GRASSES

3 4
L-302 L-302



EXTERIOR BIKE RACKS

4
L-301



ORNAMENTAL BOLLARD

6
L-301



BENCH

5
L-301



DOG PLAY EQUIPMENT

9
L-301



BOLLARD LIGHT

7
L-301



SECURITY FENCE

8
L-302



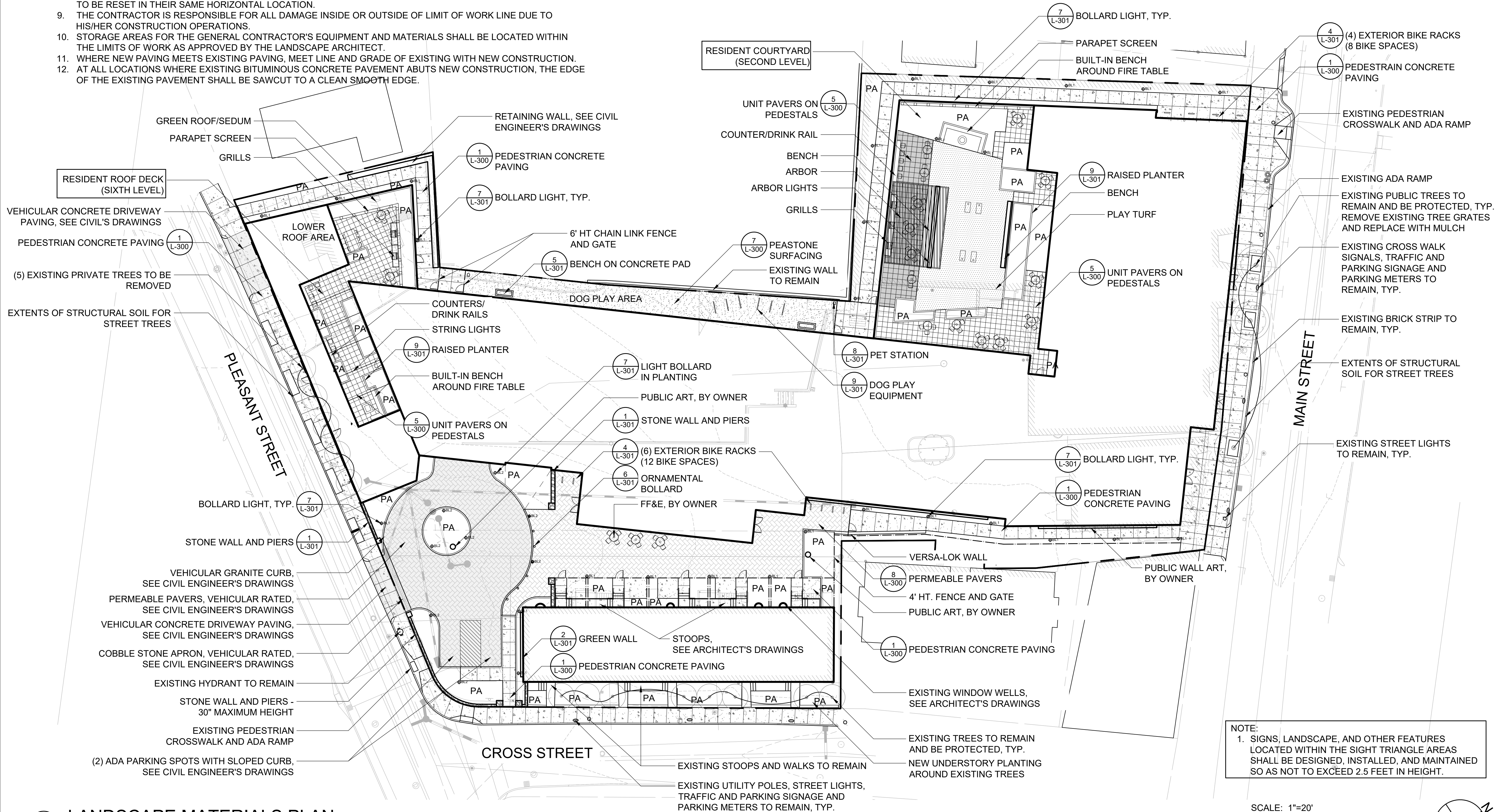
SYNTHETIC PLAY TURF

8
L-302



EXTENTS OF STRUCTURAL SOIL

8
L-302

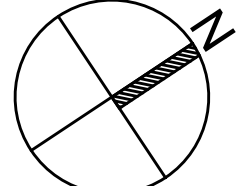


1 LANDSCAPE MATERIALS PLAN

1" = 20' - 0"

SCALE: 1"=20'

20' 10' 0 20' 40'



104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

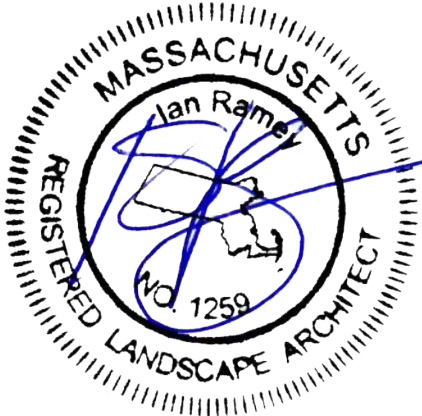
ARCHITECT

CONSULTANT



Copley Wolff Design Group
Landscape Architects & Planners
www.copley-wolff.com

STAMP



PROGRESS
(NOT FOR CONSTRUCTION)

KEY PLAN

	03/09/2023	SITE PLAN APPROVAL SUBMISSION
	03/31/2022	ZONING BOARD SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: OS
CHECKED BY: IR

SHEET TITLE

LANDSCAPE MATERIALS PLAN

L-100

PLANTING SCHEDULE

Symbol	Qty	Scientific Name	Common Name	Size	Comments
Shade Trees					
AR	5	<i>Acer rubrum</i> 'Red Pointe'	Red Pointe Maple	4-4 1/2" cal.	B&B Matched, single straight central leader
BP	3	<i>Betula populifolia</i>	Gray Birch	10"-12" ht.	B&B Matched, multi-stem
QB	1	<i>Quercus bicolor</i>	Swamp White Oak	5-6" cal.	B&B Matched, single straight central leader
QR	1	<i>Quercus rubra</i>	Red Oak	3-3 1/2" cal.	B&B Matched, single straight central leader
Ornamental Trees					
AA	6	<i>Amelanchier x. grandiflora</i> 'Princess Diana'	Princess Diana Serviceberry	8-10' ht.	B&B Matched, multi-stem
CF	5	<i>Cornus florida</i> 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	10-12' ht.	B&B Matched, multi-stem
Shrubs					
CAS	82	<i>Clethera alnifolia</i> 'Sixteen Candles'	Sixteen Candles Summersweet	#3 cont.	36" O.C. spacing
CSA	82	<i>Cornus sericea</i> 'Arctic Fire'	Redtwig Dogwood	#5 cont.	48" O.C. spacing
CSK	82	<i>Cornus sericea</i> 'Kelsey'	Dwarf Redtwig Dogwood	#3 cont.	36" O.C. spacing
DL	82	<i>Diervilla lonicera</i>	Northern Bush Honeysuckle	#2 cont.	36" O.C. spacing
FG	82	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	#3 cont.	30" O.C. spacing
JHH	82	<i>Juniperus horizontalis</i> 'Hughes'	Hughes Creeping Juniper	#3 cont.	36" O.C. spacing
MP	82	<i>Myrica pensylvanica</i>	Northern Bayberry	2-2.5' ht.	36" O.C. spacing
PF	82	<i>Potentilla fruticosa</i>	Bush Cinquefoil	#3 cont.	36" O.C. spacing
RA	82	<i>Rhododendron arborescens</i>	Sweet Azalea	#5 cont.	48" O.C. spacing
RAG	82	<i>Rhus aromatica</i> 'Low-Grow'	Low Grow Sumac	#2 cont.	24" O.C. spacing
RV	82	<i>Rhododendron viscosum</i>	Swamp Azalea	#3 cont.	48" O.C. spacing
ST	82	<i>Spiraea tomentosa</i>	Steeplebush	#1 cont.	12" O.C. spacing
VD	82	<i>Viburnum dentatum</i> 'Christom'	Dwarf Viburnum	#3 cont.	36" O.C. spacing
Perennials, Grasses, Vines, and Goundcovers					
AT	210	<i>Amsonia tabernaemontana</i>	Bluestar	#2 cont.	24" O.C. spacing
CA	210	<i>Carex appalachica</i>	Appalachian Sedge	#1 cont.	12" O.C. spacing
CX	210	<i>Carex pensylvanica</i>	Pennsylvania Sedge	#1 cont.	12" O.C. spacing
GR	210	<i>Geranium 'Rozanne'</i>	Rozanne Geranium	#2 cont.	24" O.C. spacing
PV	210	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	#3 cont.	36" O.C. spacing
RFG	210	<i>Rudbeckia fulgida</i>	Black-eyed Susan	#1 cont.	12" O.C. spacing

NOTE: FINAL PLANT COUNT TO BE DETERMINED

PLANTING AND SOIL NOTES

1.

IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
2.

ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
3.

THE LANDSCAPE ARCHITECT SHALL ONLY REVIEW TREES THAT ARE IN THE GROUND AT THE NURSERY. NO PRE-DUG TREES WILL BE ACCEPTED. THEREFORE TIMING OF IN-GROUND REVIEWS MUST BE COORDINATED WITH EXPECTED INSTALLATION DATES.
4.

ALL NEW PLANTS TO BE BALLED & BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
5.

THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
6.

ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
7.

ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
8.

CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
9.

STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10.

NEW SHRUBS AND GROUNDCOVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
11.

ALL PLANT BEDS TO RECEIVE UN-DYED, AGED AND SHREDDED BARK MULCH AS PER SPECIFICATIONS.
12.

ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
13.

PRUNE TREES IN ACCORDANCE WITH THE SPECIFICATIONS.
14.

ALL PLANT MATERIAL SHALL BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE AND GUARANTEED FOR 1 CALENDAR YEAR.
15.

CONFIRM ALL QUANTITIES AGAINST PLANTING PLANS, GRADING PLANS, AND SPECIFICATIONS, INCLUDING SITE DISTURBANCE OUTSIDE OF THE LIMIT OF GRADING NECESSITATED TO FACILITATE CONSTRUCTION.
16.

WHERE SAND AND GRAVEL ARE SPECIFIED FOR A DRAINAGE LAYER, EXTEND DRAINAGE LAYER TO ASSOCIATED DRAIN LINES, DRAINAGE AREAS, OR DAYLIGHT.
17.

WHERE ONE SOIL TYPE MEETS ANOTHER SOIL TYPE, FORM A 1:1 SLOPED BOUNDARY TRANSITION.
18.

WHERE A SOIL PROFILE ENCROACHES WITHIN THE DRIP LINE OF EXISTING TREES, CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING EXCAVATION.
19.

ALL EXCAVATION AND PLACEMENT OF SOILS WITHIN THE DRIP LINE OF EXISTING TREES TO BE PERFORMED BY HAND.
20.

SCARIFY SUBGRADE AS SPECIFIED BEFORE PLACEMENT OF ANY PLANTING SOILS.
21.

DO NOT PLACE OR HANDLE SOILS THAT ARE WET.
22.

PROTECT ALL EXISTING SOILS AGAINST COMPACTION, CONTAMINATION WITH CONSTRUCTION MATERIALS, AND ALL DISTURBANCE.
23.

CONTRACTOR IS RESPONSIBLE FOR ACTUAL SITE CONDITIONS, COORDINATION OF SOILS PLACEMENT, AND PLANTING SUBDRAINAGE.
24.

DO NOT PLACE ANY PLANTING SOIL PRIOR TO INSPECTION BY LANDSCAPE ARCHITECT.
25.

EXTENTS OF SAND BASED STRUCTURAL SOIL (SBSS) ARE APPROXIMATE. PROVIDE A MINIMUM OF 1,000 C.F. OF SBSS FOR EACH TREE.

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WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

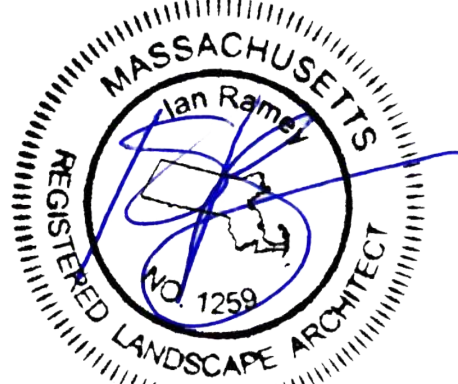
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STAMP



PROGRESS
(NOT FOR CONSTRUCTION)

KEY PLAN

03/09/2023

SITE PLAN
APPROVAL
SUBMISSION

03/31/2022

ZONING BOARD
SUBMISSION

MARKDATEDESCRIPTION

PROJECT NUMBER: 221040

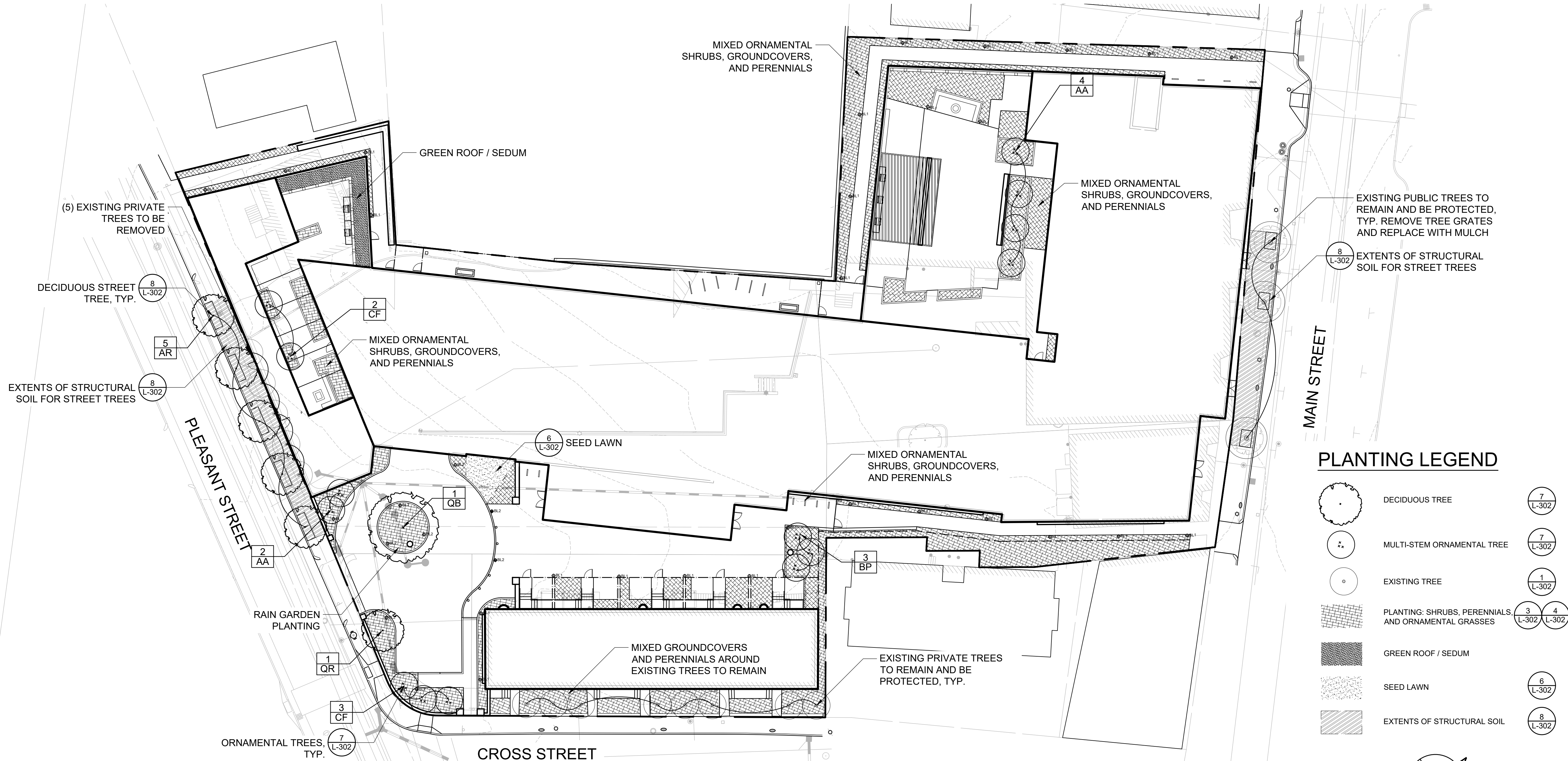
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CHECKED BY: IR

SHEET TITLE

LANDSCAPE
PLANTING
PLAN

L-200



PLANTING LEGEND

- DECIDUOUS TREE

7 L-302
- MULTI-STEM ORNAMENTAL TREE

7 L-302
- EXISTING TREE

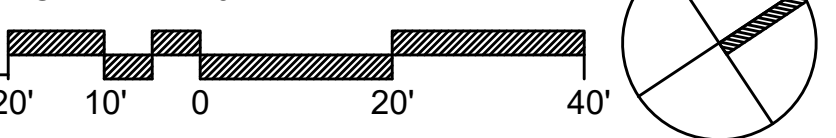
1 L-302
- PLANTING: SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES

3 L-302 4 L-302
- GREEN ROOF / SEDUM
- SEED LAWN

6 L-302
- EXTENTS OF STRUCTURAL SOIL

8 L-302

SCALE: 1"=20'



1 LANDSCAPE PLANTING PLAN
1" = 20' - 0"

O'CONNOR MANAGEMENT
LLC

ARCHITECT



CONSULTANT

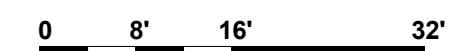
STAMP

KEY PLAN

CHECKED BY: Checker

SHEET TITLE

A1.0



104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT
LLC

ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	03/09/2023	SPECIAL PERMIT SET
	12/1/2022	REVISED ZONING BOARD SUBMISSION
	03/31/2022	ZONING BOARD SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

GROUND FLOOR
PLAN

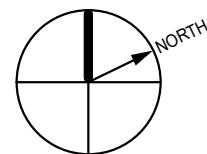
A1.1



UNIT	AFFORDABLE	ACCESSIBLE	HEARING IMPAIRED
TH-02			X
TH-03	X		

CROSS STREET

1 GROUND FLOOR
1/16" = 1'-0"



0 8' 16' 32'

WATERTOWN, MA 02472

ARCHITECT



CONSULTANT

STAMP

KEY PLAN

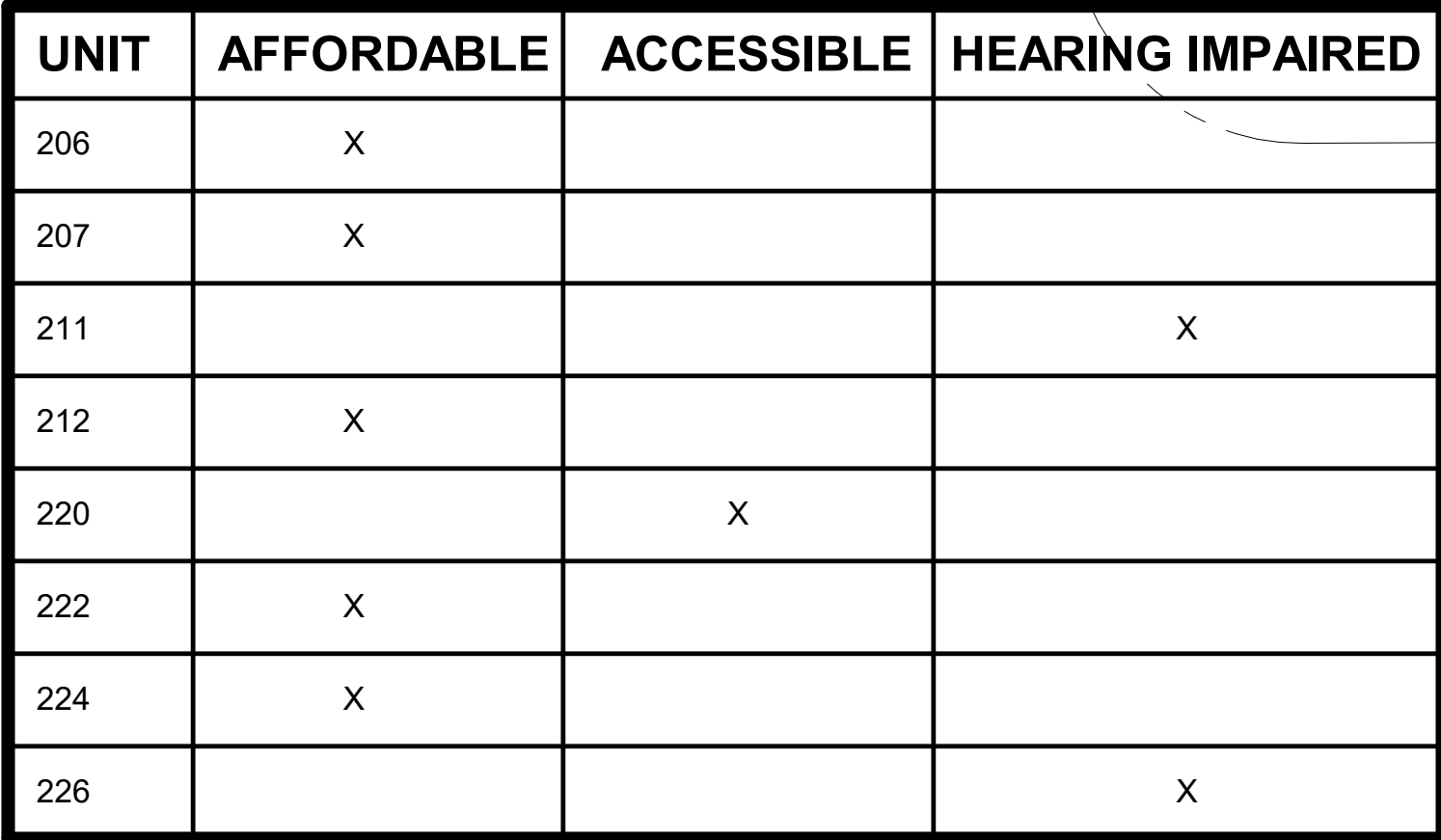
PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

A1.2



3/16/2023 10:24:59 AM

UNIT	AFFORDABLE	ACCESSIBLE	HEARING IMPAIRED
307		X	
312	X		
316	X	X	
317	X		
322	X		
325	X		
327		X	
329	X		



1 LEVEL 3
1/16" = 1'-0"

LEGEND

GROUP 2 (ACCESSIBLE) UNIT

AFFORDABLE UNIT

HEARING IMPAIRED UNIT

AFFORDABLE/GROUP 2 UNIT

GROUP 1 UNIT

NORTH

08'16'32'

104 MAIN STREET
WATERTOWN, MA 02472
O'CONNOR MANAGEMENT LLC

ARCHITECT
E-ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION
PROJECT NUMBER: 221040		
DRAWN BY: Author		
CHECKED BY: Checker		

SHEET TITLE

THIRD FLOOR PLAN

A1.3

3/16/2023 10:24:59 AM

UNIT	AFFORDABLE	ACCESSIBLE	HEARING IMPAIRED
406		X	
407	X		
412	X		
420			X
422	X	X	
424	X		
425		X	
429	X		

1 LEVEL 4
1/16" = 1'-0"



104 MAIN STREET

WATERTOWN, MA 02472

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STAMP

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	12/1/2022	REVISED ZONING BOARD SUBMISSION
	03/31/2022	ZONING BOARD SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

FIFTH FLOOR PLAN

A1.5

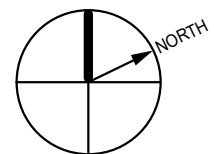


UNIT	AFFORDABLE	ACCESSIBLE	HEARING IMPAIRED
511		X	
512	X		
519	X		
529	X		

1 LEVEL 5
1/16" = 1'-0"

LEGEND

- GROUP 2 (ACCESSIBLE) UNIT
- AFFORDABLE UNIT
- HEARING IMPAIRED UNIT
- AFFORDABLE/GROUP 2 UNIT
- GROUP 1 UNIT



0 8' 16' 32'

104 MAIN STREET

WATERTOWN, MA 02472

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STAMP

KEY PLAN

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	12/1/2022	REVISED ZONING BOARD SUBMISSION
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MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

SIXTH FLOOR PLAN

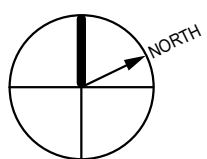
A1.6

UNIT	AFFORDABLE	ACCESSIBLE	HEARING IMPAIRED
617	X		
619	X		

1 LEVEL 6
1/16" = 1'-0"

LEGEND

- GROUP 2 (ACCESSIBLE) UNIT
- AFFORDABLE UNIT
- HEARING IMPAIRED UNIT
- AFFORDABLE/GROUP 2 UNIT
- GROUP 1 UNIT



0 8' 16' 32'



VIEW LOOKING NORTH FROM MAIN ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

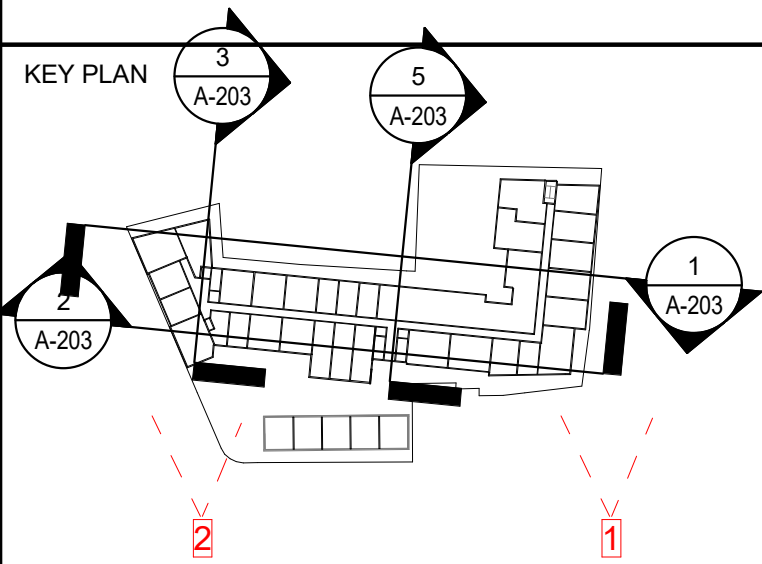
ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP



	03/09/2023	SPECIAL PERMIT SET
	12/1/2022	REVISED ZONING BOARD SUBMISSION
	03/31/2022	ZONING BOARD SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-301



VIEW LOOKING SOUTH FROM MAIN ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT
LLC

ARCHITECT

E-ICON

ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	03/09/2023	SPECIAL PERMIT SET
MARK	DATE	DESCRIPTION
PROJECT NUMBER: 221040		
DRAWN BY: Author		
CHECKED BY: Checker		

SHEET TITLE

PERSPECTIVES

A-302

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT
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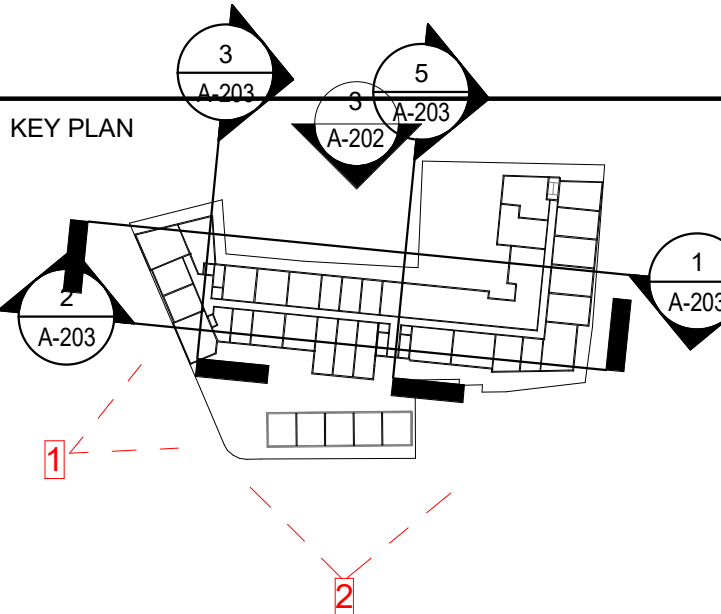
ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN



	03/09/2023	SPECIAL PERMIT SET
	12/1/2022	REVISED ZONING BOARD SUBMISSION
	03/31/2022	ZONING BOARD SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-303



VIEW LOOKING NORTH FROM PLEASANT ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT
LLC

ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

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	12/1/2022	REVISED ZONING BOARD SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-304



VIEW OF ENTRY COURT FROM PLEASANT ST.



VIEW ALONG CROSS ST.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

	03/09/2023	SPECIAL PERMIT SET
	12/1/2022	REVISED ZONING BOARD SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

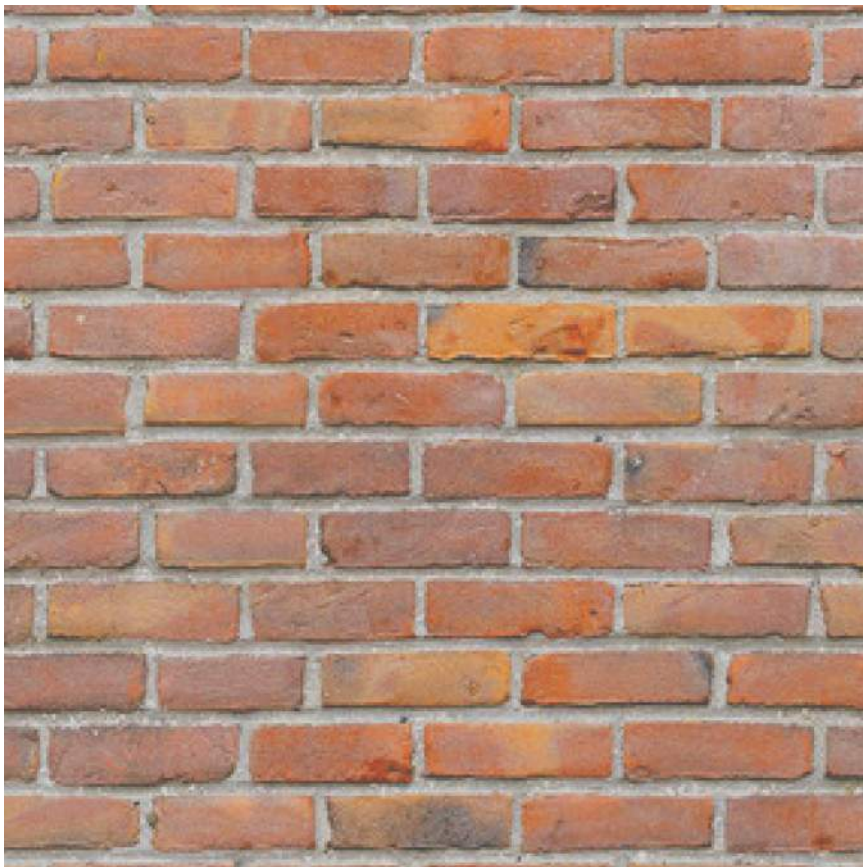
DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

PERSPECTIVES

A-305



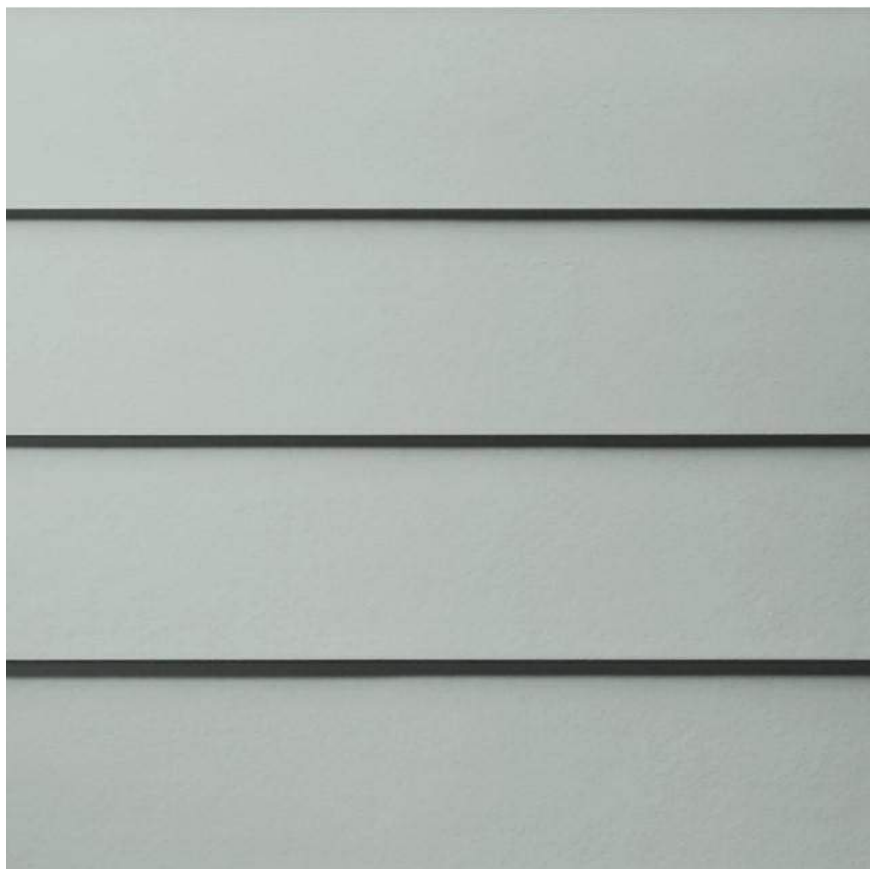
1. BRICK VENEER



2. METAL SHINGLES



3. WHITE FIBER CEMENT
LAP SIDING



4. GRAY FIBER CEMENT
LAP SIDING



5. WOOD LOOK
SIDING



6. CASEMENT WINDOW

104 MAIN
STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT
LLC

ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

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	12/1/2022	REVISED ZONING BOARD SUBMISSION
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MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

MATERIALS BOARD

A-308

AHT role in project review: Consistency with inclusionary zoning requirements

The Affordable Housing Trust's role in project review is focused on ensuring that the project is providing inclusionary units in accordance with Section 5.07 of the Zoning Ordinance. The Trust will send, via the chair/staff, its recommendation to the Planning Board/Zoning Board of Appeals. Below is a checklist of the items typically reviewed, along with the minutes of a Housing Partnership meeting from September 2016 as one example of how this review has been done in recent years.

Has the applicant provided the required number of affordable units and at the required affordability levels? For projects with 20 units or more:

- 10% at 80% AMI
- 5% at 65% AMI
- Ownership is 15% (all at 80% AMI)

Has the applicant provided a unit mix (bedroom configurations) for the affordable units that is consistent with the overall unit mix?

Has the applicant provided unit sizes for the affordable units that are consistent with the overall unit sizes? Are all of the unit sizes at or above the minimum required by DHCD?¹

Has the applicant distributed the affordable units around the building in an equitable way?²

Has the applicant provided the required number of units with accessibility features? Is/are households with accessible needs able to use building facilities (e.g., parking, lobby, hallways, amenities)?

Has the applicant provided an equitable opportunity for affordable tenants to obtain parking spaces?

EXAMPLE 330-350 Pleasant Street: Watermills – Review of Project for Consistency with Inclusionary Zoning Requirements September 21, 2016

Attorney Morris said the Petitioner, Mr. Coppola, had updated the unit mix to reduce the number of proposed vehicle lifts in the garages. He said the new unit mix was 63 one-bedroom, 32 two-bedroom, and 4 three-bedroom (99 total). He said the proposed unit distribution would be the same as shown on the concept floor plans submitted to the Partnership, and the required unit set aside would be as follows:

- 12.5% = 8 1-bedroom and 4 2-bedroom (12 units total)
- 15% = 10 1-bedroom and 5 2-bedroom (15 units total)

Mr. Reynolds said the Petitioner needed to provide an affordable three-bedroom unit, as this was a key focus of the approved Housing Production Plan. The other Partnership members agreed with Mr. Reynolds.

Attorney Morris asked under what authority the Partnership could require a unit mix that was different than what would be required by the Ordinance? Ms. Adams noted that Section 5.07(f) states that the affordable units shall be proportionate to the market-rate units, but also allows that the Special Permit Granting Authority to authorize a different mix by Special Permit upon the Partnership's recommendation.

¹ The minimum areas are: studio—250; 1BR—700; 2BR—900; 3BR—1200; 4BR—1400.

² While the city approves the initial unit locations, these locations can change over time as the circumstances of particular tenants change.

Ms. Adams also noted that the proposed Text Amendment, to change the set-aside from 12.5% to 15.0%, was scheduled to be heard by the Planning Board at a public hearing on October 13, 2016. Because a public hearing would be held before the Watermills project had received a Special Permit, Ms. Adams noted that the Petitioner should plan on a 15% set-aside.

Attorney Morris indicated that he was authorized by the Petitioner to offer a three bedroom unit.

The Partnership members discussed the allocation of units with Attorney Morris and the following affordable unit allocation was tentatively agreed to:

Total Unit Count: 15 affordable units to be provided

Proportional Breakdown:

One Bedroom Units = Eight

Two Bedroom Units = Six

Three Bedroom Units = One

Affordable Unit Locations

East Building (Four Units)

Unit 203 – Three bedroom

*Unit 209 – One bedroom (Enlarge to at least 700 square feet)

Unit 307 – One bedroom

Unit 312 – Two bedroom

West Building (Nine Units)

Unit 216 – Two bedroom

Unit 223 – One bedroom

Unit 235 – One bedroom

*Unit 238 – One bedroom (Enlarge to at least 700 square feet)

Unit 319 – Two bedroom

Unit 325 – One bedroom

Unit 331 – Two bedroom

Unit 337 – Two bedroom

Unit 340 – One bedroom

South Building (Two Units)

Unit 246 – Two bedroom

Unit 342 – One bedroom

** Unit as configured is too small to meet the Department of Housing and Community Development's minimum size requirement, which is a stipulation of the Zoning Ordinance.*

Ms. Adams noted that staff would also conduct an analysis to ensure that the affordable units to be provided have the same floor area as the median market-rate units of the same number of bedrooms within a margin of 20%.

Mr. Reynolds asked for a vote on the proposed affordable unit allocation as discussed.

Mr. Costello voted to endorse the unit allocation as discussed with Attorney Morris. Mr. Dean seconded the motion, which was unanimously approved.

REQUEST FOR WRITTEN QUOTE—“On Call” Professionals to Assist Watertown Affordable Housing Trust in evaluating potential sites

The Watertown Affordable Housing Trust wishes to secure “on call” consultant services to assist with evaluating potential sites for affordable housing development. The Trust, through city staff, is requesting that your firm provide a written quote that is responsive to the scope of work set forth below.

Purpose of Site Evaluation

The Trust’s mission is to create and preserve affordable housing in Watertown. The Trust is particularly focused on identifying and promoting potential developments that would qualify for federal and state tax credits, grants, and loans along with a local contribution. The Trust anticipates that from time to time it will become aware of a site that may be suitable for affordable housing. In these instances, the Trust may have a short time to evaluate whether (1) to pursue possible acquisition, and/or (2) support an affordable housing developer considering such an acquisition. Site evaluation at this stage would be preliminary and not equivalent to the full evaluation necessary before a site is acquired for development.

Scope of Work and Timeline

The scope of work and timeline would differ depending on whether the consultant is a Licensed Site Professional (LSP) or a Licensed Architect.

A. Licensed Site Professional

Upon request, the LSP would conduct one of the following:

- 1) A Phase 1 environmental site assessment designed to determine whether the site has been used for potentially hazardous purposes. The LSP would review relevant records, visually inspect the property and adjoining properties and conduct interviews with persons who are likely to have knowledge of the property’s past use.
- 2) A preliminary screening of relevant records to assist the Trust in determining to expand the scope into a Phase I environmental site assessment.

If the Trust’s request is for a preliminary screening, the LSP will complete the screening within five (5) business days. At the Trust’s option, the LSP will either provide a one-page summary of the screening or proceed to a Phase I site assessment and written report with a mutually agreeable deadline.

B. Licensed Architect

Upon request, the licensed architect will provide the Trust with an as-of-right preliminary development concept for an identified site, including an estimated unit yield. The estimated unit yield shall include at least two (2) options varying bedroom configurations and unit square footage. The yield shall include on-site parking consistent with zoning, including any reductions available through the permitting process. The architect will provide a concept plan showing the projected units and parking on the site.

The architect must provide the concept plan within five (5) business days of receiving the request.

Availability

Consultants must be “on call” starting on ____, 2023 and ending on ____, 2026. Consultants must be able to perform the required work when requested. Written quotes may address your firm’s ability to be available “on call” as well as any suggestions that you may have regarding the scope, deadlines or contract term.

Written Quotes

All quotes must be received by the Trust via e-mail no later than 5:00 p.m. on ____, 2023. Quotes are to be addressed to Larry Field, Senior Planner, at lfield@watertown-ma.gov

To: Watertown Affordable Housing Trust
From: Clifford Cook, Chair and Larry Field, Senior Planner
Date: March 17, 2023
Re: Preliminary memo on ARPA Funding

The City Council's Committee on Budget and Fiscal Oversight (BFO) will soon start a 60-day proposal/comment period for use of Watertown's \$10.5 million ARPA allocation. This memo provides preliminary thoughts about the Trust's potential role in this process.

To summarize our thoughts:

- (1) Absent a compelling concept and partnership with another organization, the Trust is not in position to submit an ARPA proposal.
- (2) The Trust should decide at the March 21 meeting whether it is inclined to pick one or two housing priorities to support or provide the BFO with a larger set of "tiered" priorities.
- (3) If the Trust is interested in evaluating a larger set of housing priorities this elevates the need to identify and gather information about proposals being considered by other organizations. We should discuss how to accomplish this.

BFO Process

The BFO will start a 60-day application and comment process sometime in late March. This will include an application/comment form. The BFO is encouraging detailed proposals from organizations and individuals able to provide them.¹ On the other hand, the BFO doesn't want to discourage participation by residents who just have a general idea to propose. Submissions will be publicly posted in the order they are received.

The BFO also established criteria for evaluating the proposals:

"Practical:

1. Can the project meet the deadlines for encumbrance no later than December 31, 2024 and expenditure in full by December 31, 2026?
2. Does the applicant demonstrate that they are qualified and have the capacity to execute the project?

"Benefits to residents:

1. What number of residents are being served?
2. Does the project serve the most impacted residents?
3. Are the benefits long term [sic] and over what period?

¹ The BFO would like, among other things, a detailed budget, proposed timeline, project manager, matching funds (if any), other funding sources for the proposed project, metrics for success and explanation of community benefits.

“Financial:

1. Does the project leverage other sources of funding so we get more bang for our buck?
2. Is there a funding cliff and if so what is the plan to deal with it when it comes?
3. Does the project address the unintended impact of COVID on our City's ability to maintain the service levels expected?

“Strategic:

1. Is the project aligned with our Comprehensive Plan and our Charter Preamble?
2. Are we ensuring a variety and a balance of spending across priorities and needs?”

Housing Partnership’s 2022 recommendations

The WHP developed recommendations over four meetings in the winter/spring of 2022. It expected, based on a BFO meeting in March 2022, that public comments would be solicited by summer. Anticipating its termination, the WHP sent the BFO its housing priorities in July 2022.

The WHP listed six housing priorities in a chart, separated into three “tiers.” The chart, with the current status of each project in red is reproduced below. There was a fuller explanation of each priority on later pages.

Tier (1 highest)	Housing Plan Strategy	Housing Priority	Projected cost
1	2A	Watertown Affordable Housing Trust for affordable housing at/below 65% AMI. Unlikely could be spent by 12/31/26 deadline.	\$750,000
1	2B	McSherry Gardens: Phase I (\$643,000 gap) and stormwater (420,000). WHA has funding.	\$843,000
2	5C	Marshall Place modernization. Still looking to fund elevator replacement next year; might apply.	\$225,000
2	5D	Case worker at Wayside Youth (2022-24). Still looking to fund; might apply.	Up to \$250,000
3	5D	Rental Assistance targeted at/below 65% AMI. Not clear if any organization will make proposal.	
3	2B	McSherry Gardens: Phase II improvements. WHA likely to apply & project can spend the money by 2026.	\$1.5 million

The WHP did not project a cost for rental assistance because it had questions about how such a program should be structured. For example, should the program be limited to households who could show a COVID impact? Should it only provide assistance for a fixed number of months?

Trust's role in spending the money?

Since July 2022, it has become clear that (1) allocating funds to the Trust is not “spending the money” by the deadline and (2) there is no appetite for last minute scrambling if the Trust determines in 2024 that there is no affordable housing project ready to fund.² Even if the Trust identifies a potential project in the next year, it could only ensure spending on pre-development activity. Accordingly, the most plausible path for the Trust to apply for funds is in partnership with an organization that has a compelling idea and ready-to-go project or program. So far, no one has proposed such a partnership.

Trust's role in supporting/evaluating proposals?

We think the Trust has an important role in the ARPA process because of its policy role—and expertise—on affordable housing issues. The Trust could exercise this role as the WHP did (putting housing priorities into tiers) or could focus on one or two top priorities. The former approach heightens the need for information about potential housing proposals. Depending on when the BFO starts the 60-day period, the Trust may have one or two opportunities to consider such proposals (April 18 and probably May 16). Proponents could delay submission in order to provide full detail to the BFO. It would be helpful to brainstorm the organizations and potential projects/programs that may come forward.

² Since 12/31/24 is the “encumbrance” deadline, the city would need to reallocate the funds if the Trust were unable to guarantee spending by the 12/31/26 deadline.