



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 March 21, 2023 6:00PM, Hybrid Participation

Members in Attendance

Cliff Cook, Jill Hyde (remote), David Leon, Helen Oliver, Leo Patterson, Zoe Weinrobe. Non-members present in person: Larry Field (staff), Brett Buehler, Matt Marotta, Alisa Gardner-Todreas. Non-members present remotely: Mark Krackiewicz, Libby Shaw, Liz Cremens, Tony Palomba, Carolyn Gritter and Linda Scott.

I. Minutes of February 21, 2023 meeting

The minutes of the February 21, 2023 meeting were unanimously accepted as written.

II. Proposed Linkage Fee Ordinance (taken out of order)

Cliff said the Planning Board held a hearing on March 8, 2023 on the proposed linkage fee ordinance. The Board considered three changes proposed by the Charles River Regional Chamber of Commerce: delaying implementation until July 2024, cutting the fee in half from July 2024 through June 2025, and spreading payments out over five years. The Board favorably reported the proposed ordinance to the City Council but suggested spreading out the payments over some time period and allowing for developers to provide affordable units or land in lieu of cash payments. Cliff noted that he testified in favor of the ordinance and against the Chamber's proposed changes. He encouraged trustees to attend the April 11 City Council meeting or submit comments.

III. 104 Main Street Special Permit Application/proposed inclusionary units

Brett Buehler/O'Connor Management and Matt Marotta/Icon Architecture presented on the 104 Main Street mixed-use development and its proposed affordable housing plan under Section 5.07 of the Zoning Ordinance (inclusionary zoning). The presentation and the amended plan ultimately approved by the Trust are attached.

Brett said the proposed project would provide 143 apartments (21 affordable) and 5 townhomes (1 affordable), as well as ground floor retail and 156 parking spaces (all but two in a garage). The proposed affordable housing plan shows how the project would distribute the affordable units by bedroom configuration and floor and their locations on each floor. Trustees asked about tenant turnover (within 2 years after the initial lottery, prospective tenants would be taken from the wait list; after that, a new lottery would be held to develop a new waiting list), EV charging and accessible spaces; the window configuration for units overlooking the interior courtyard, and energy use (the project will be all-electric). There was a short discussion of the local preference policy

set by the housing partnership in 2021 (up to 50% of the rental units can be subject to local preference if approved by DHCD).

Carolyn Gritter asked about losing the 14 existing apartments and about whether the post office would be returning to the building (Brett said there had been discussions in the past.)

Trustees went through the proposed unit matrix and asked the Petitioner to make changes to balance the number of affordable units by bedroom types and by floors. In addition, trustees asked the Petitioner to move several units so they were not adjacent to other affordable units. Brett said he wanted a few days to reflect on exactly how to make all the shifts. Brett summarized the project's proposed approach to "unbundled" parking for the affordable units; basically, every affordable unit would have the opportunity to obtain one parking space without exceeding the HUD maximum rent level. He promised to put this in writing along with the amended matrix and floor plans.

Zoe moved to recommend that the permit-issuing authority (Zoning Board of Appeals) approve the Petitioner's affordable housing plan, as amended, and that the Planning Board incorporate this recommendation in its report to the ZBA, with Cliff and Larry authorized to review and approve the amended plan. Helen seconded the motion. The motion passed unanimously.

IV. Site identification and possible "on call" consulting contracts

Given the limited time left in the meeting, this item will be put on a future agenda.

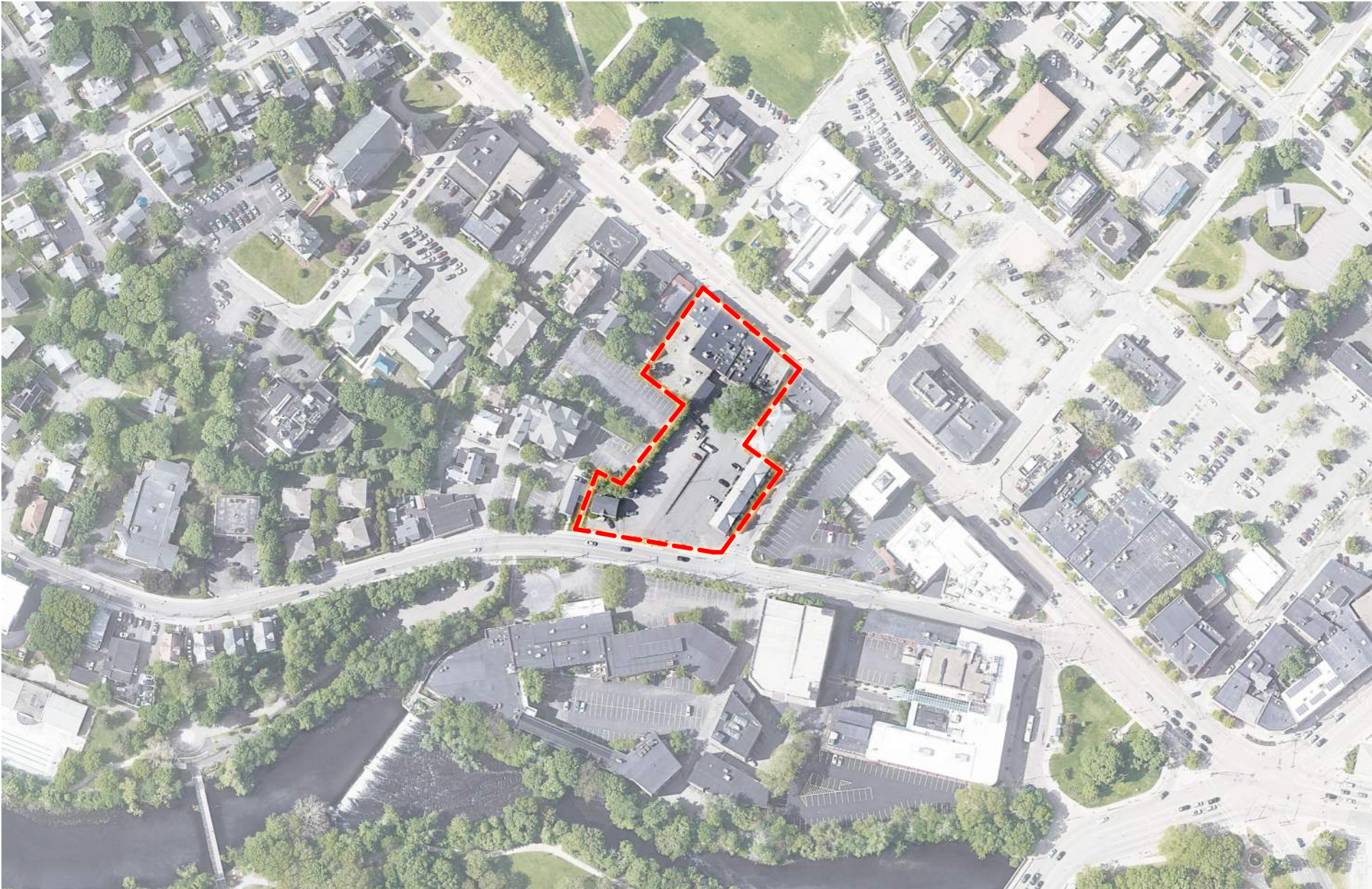
V. Housing Priorities for ARPA funding

Larry summarized the memo circulated by Cliff and he on the city's ARPA funding process (memo attached). There was a consensus that the Trust was unlikely to submit a proposal of its own. There was also a consensus that the Trust probably should "rank" the housing proposals, as the Housing Partnership did last year. Libby Shaw suggested that the Trust proposed acquisition of the 126-134 Templeton Parkway parcel that is now occupied by the First Belmont Street Shalom International Baptist Church. Libby said the parcel has unique open space and that an affordable housing use could be found for the church building so that the open space can be preserved.

VI. Other Business

Leo said he attended an Urban Land Institute program on the MBTA Communities law and its implementation around the Greater Boston Region. The program made clear that Watertown Square's multifamily zoning district would be a "hot zone" for potential development and that the Trust should think about recommending a higher inclusionary percentage in this zone. George said the city intends a neighborhood planning process for Watertown Square that will include zoning that meets the MBTA Communities law. There being no other business, the trustees voted unanimously to adjourn the meeting at 8:17 pm.

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									
	ST	1BR	1BR+	2BR	3BR	Total Units	GSF	ZONING	
	490	725	830	1,000	1,400	0	31,469	830	
Parking	0	0	0	0	0	0	42,483	14,090	
1st floor	0	0	0	0	5	5	37,669	32,944	
2nd floor	6	11	5	7	1	30	35,641	32,944	
3rd floor	6	12	6	10	1	35	32,214	31,587	
4th floor	6	17	1	11	0	35	25,617	17,807	
5th floor	5	9	1	10	0	25	18,033	15,993	
6th floor	0	13	0	5	0	18	223,126	155,993	
Total Units	23	62	13	43	7	148			
16% 42% 9% 29% 5% 100.00%									
# of Beds	23	62	13	86	21	205			

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		2	
Site Parking		154	
Garage Parking		156	
Total Provided		1.05	

Interior Bike Spaces	48
Exterior Bike Spaces	20
Total Provided	68

4 EV CHARGING STATIONS & 6 ACCESSIBLE PARKING SPACES INCLUDED



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

13 2 1 Location and Transportation 16

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

4 4 2 Sustainable Sites 10

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

7 2 2 Water Efficiency 11

Prereq	Outdoor Water Use Reduction	Required
Prereq	Indoor Water Use Reduction	Required
Prereq	Building-Level Water Metering	Required
Credit	Outdoor Water Use Reduction	2
Credit	Indoor Water Use Reduction	6
Credit	Cooling Tower Water Use	2
Credit	Water Metering	1

14 6 13 Energy and Atmosphere 33

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

2 2 9 Materials and Resources 13

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

4 2 9 Indoor Environmental Quality 16

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

6 0 0 Innovation 6

Credit	Innovation	5
Credit	LEED Accredited Professional	1

4 0 0 Regional Priority 4

Credit	Regional Priority: Specific Credit	1
Credit	Regional Priority: Specific Credit	1
Credit	Regional Priority: Specific Credit	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

PERMEABLE PAVERS

1

L-300

PEA STONE SURFACING

3

L-302

4

L-302

STONE WALL

1

L-301

PA PLANTING: SHRUBS, PERENNIALS, AND GRASSES

1

L-301

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

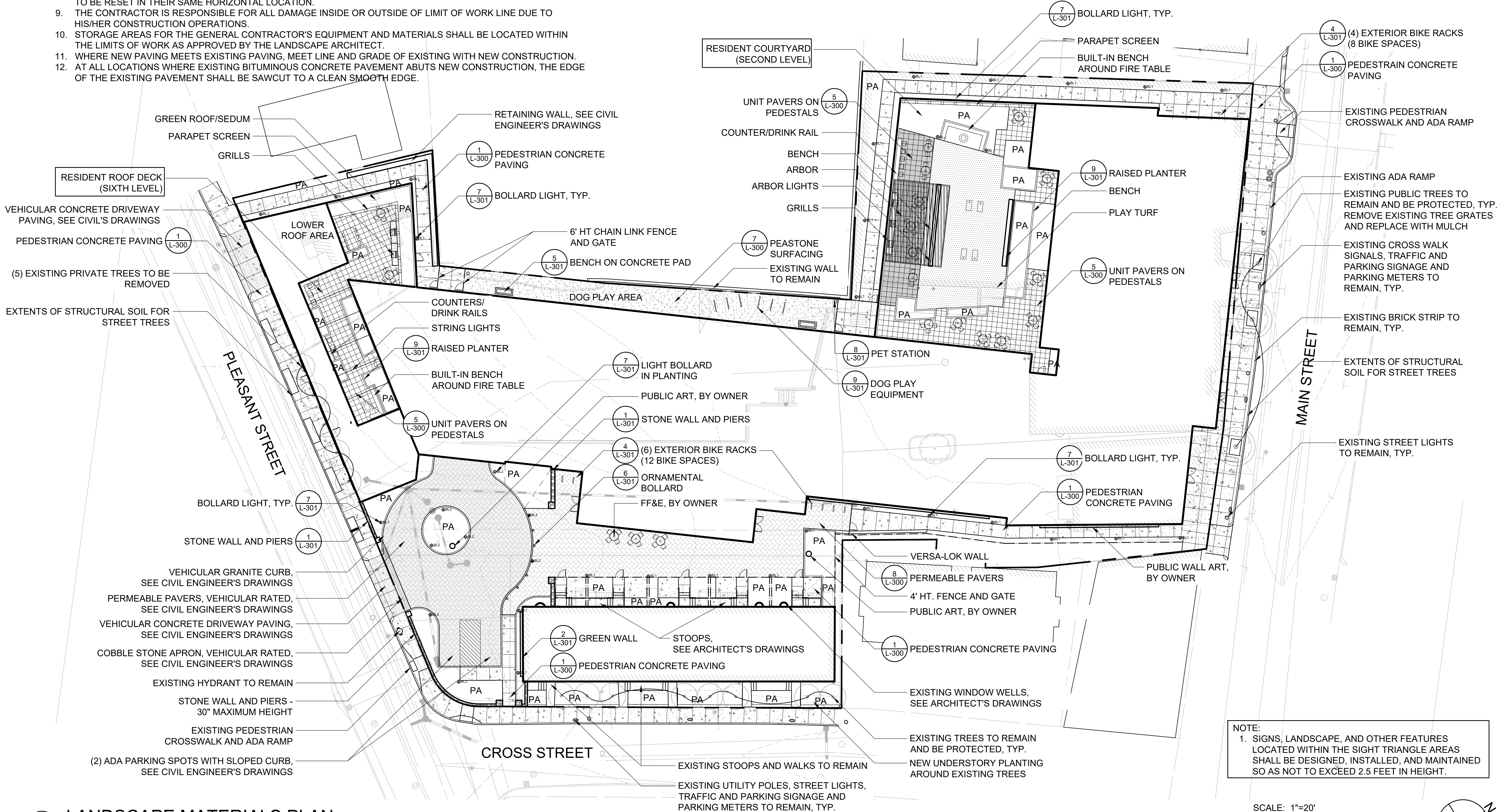
8

L-302

EXTENTS OF STRUCTURAL SOIL

8

L-302



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

104 MAIN STREET

WATERTOWN, MA 02472

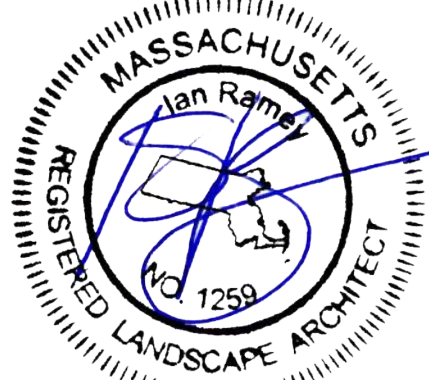
O'CONNOR MANAGEMENT LLC

ARCHITECT

CONSULTANT

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

STAMP



PROGRESS
(NOT FOR CONSTRUCTION)

KEY PLAN

MARK	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.

104 MAIN STREET

WATERTOWN, MA 02472

O'CONNOR MANAGEMENT LLC

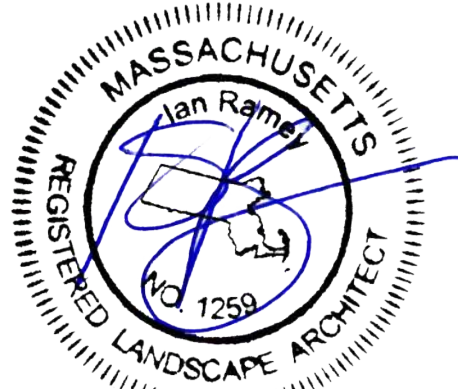
ARCHITECT

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

MARKDATEDESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY:

OS

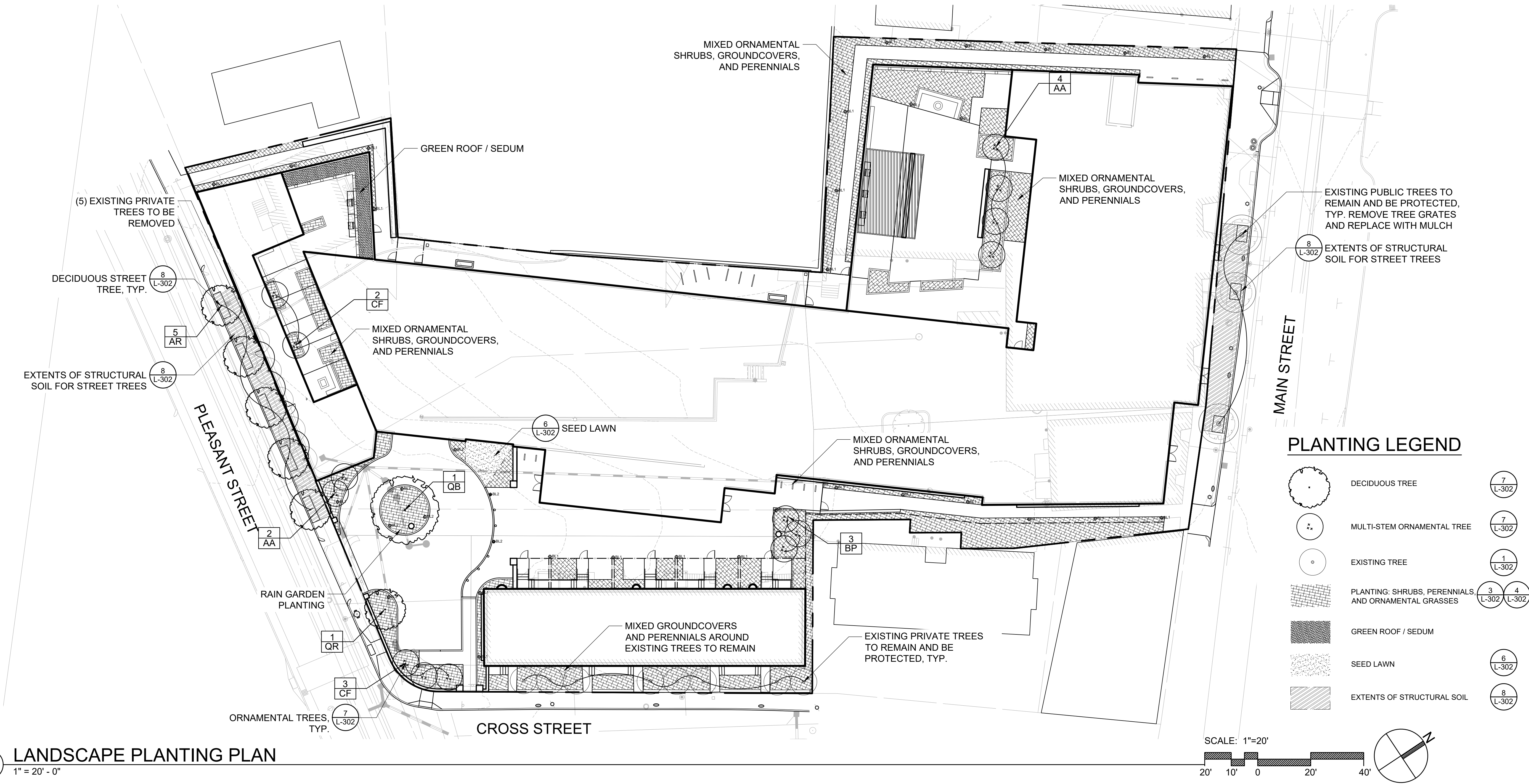
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IR

SHEET TITLE

LANDSCAPE
PLANTING
PLAN

L-200



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

LOWER PARKING
PLAN

A1.0



1 PARKING
1/16" = 1'-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



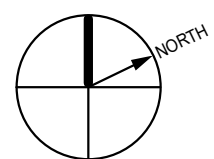
UNIT	AFFORDABLE	ACCESSIBLE	HEARING IMPAIRED
TH-02			X
TH-03	X		

CROSS STREET

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

LEGEND

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



0 8' 16' 32'

UNIT	AFFORDABLE	ACCESSIBLE	HEARING IMPAIRED
206	X		
207	X		
211			X
212	X		
220		X	
222	X		
224	X		
226			X



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		



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

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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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PROJECT NUMBER: 221040

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SHEET TITLE

FOURTH FLOOR PLAN

A1.4

104 MAIN STREET

WATERTOWN, MA 02472

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101 SUMMER ST BOSTON MA 02110

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STAMP

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	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

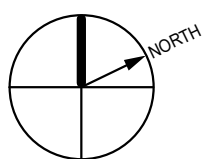
FIFTH FLOOR PLAN

A1.5



LEGEND

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



0 8' 16' 32'

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

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

104 MAIN STREET

WATERTOWN, MA 02472

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MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE

SIXTH FLOOR PLAN

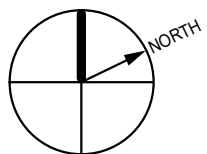
A1.6

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

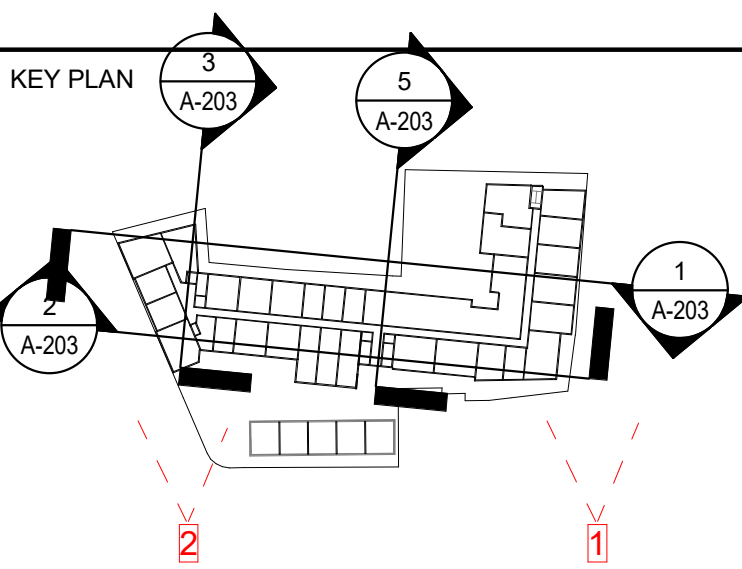
E-ICON

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
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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
LLC

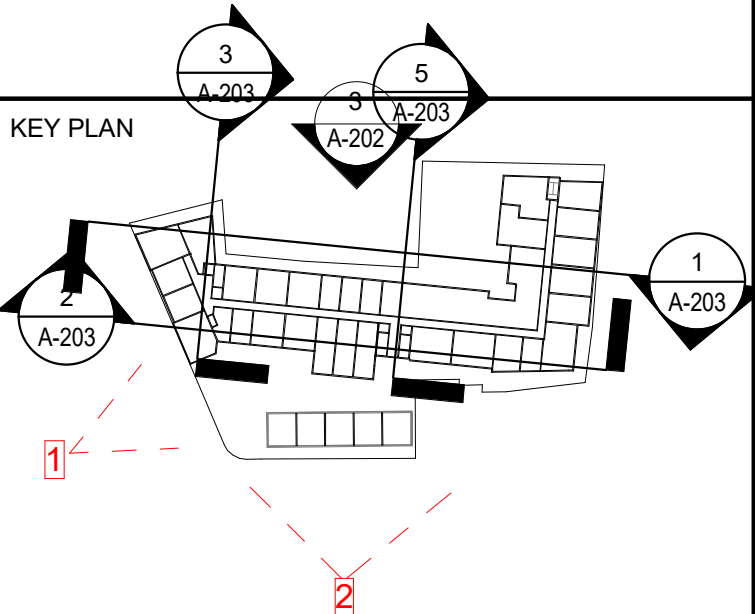
ARCHITECT

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

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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

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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

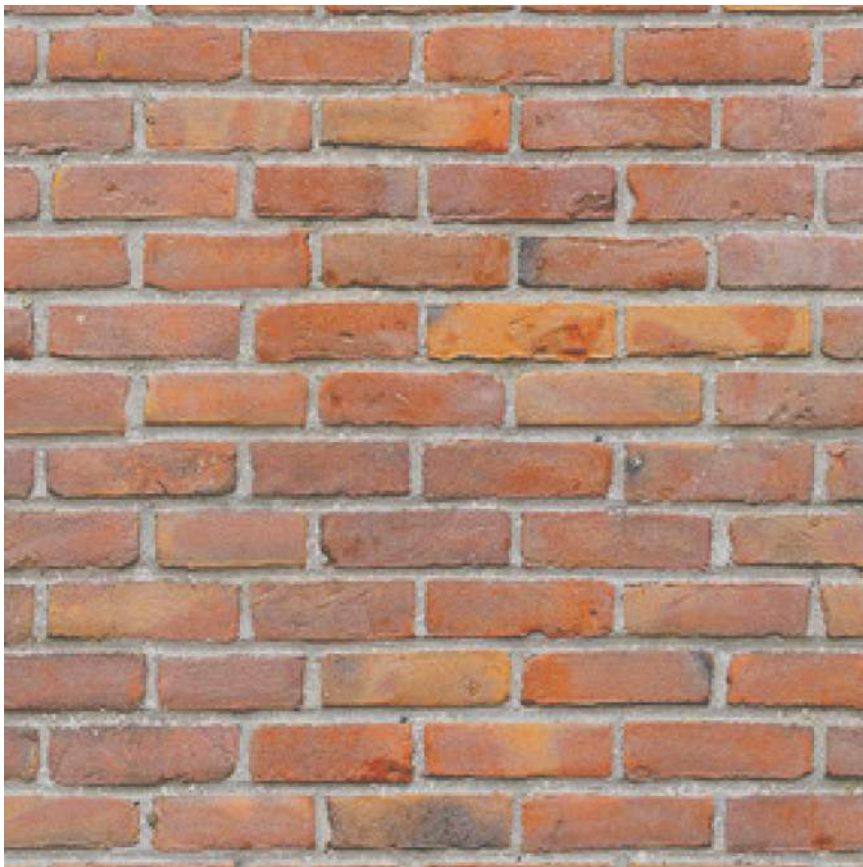
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CHECKED BY: Checker

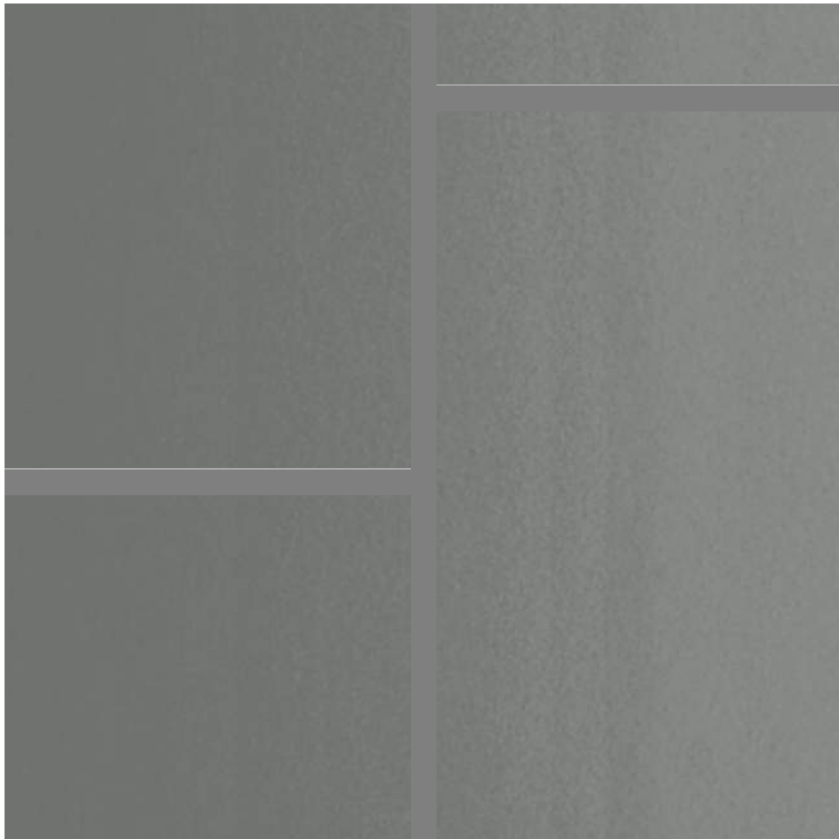
SHEET TITLE

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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	03/31/2022	ZONING BOARD SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NUMBER: 221040

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CHECKED BY: Checker

SHEET TITLE

MATERIALS BOARD

A-308



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

To: Ingrid Marchesano, Clerk, Planning Board; Sameena Pirani, Clerk,
Zoning Board of Appeals
From: Cliff Cook, Chair, Watertown Affordable Housing Trust
Date: April 4, 2023
Re: Proposed Affordable Housing Plan, 104 Main Street project

On March 21, 2023, O'Connor Management LLC appeared before the Watertown Affordable Housing Trust to present its proposed affordable housing plan in connection with the 104 Main Street application (ZBA-2023-2). As you know, under Section 5.07 (i), the Trust (as successor to the Watertown Housing Partnership) must make recommendations as to whether the Petitioner's proposed affordable housing plan meets the city's affordable housing requirements. The Trust voted unanimously on March 21, 2023 to recommend approval of the affordable housing plan, as amended (attached). We ask that the Planning Board endorse this recommendation and incorporate it in the Planning Board report to the Zoning Board of Appeals.



O'CONNOR

WATERTOWN RESIDENTIAL DEVELOPMENT – AFFORDABLE HOUSING PLAN

MARCH 2023



Affordable Unit
Group 2 - Accessible Unit
Hearing Impaired Unit

Ground Level	TH1	TH2	TH3	TH4	TH5
Town Houses	3BR	3BR	3BR	3BR	3BR

Affordable

Affordable Unit

Group 2 - Accessible Unit

Hearing Impaired Unit

CROSS STREET

Affordable Unit
Group 2 - Accessible Unit
Hearing Impaired Unit



PROPOSED PLANS – THIRD FLOOR

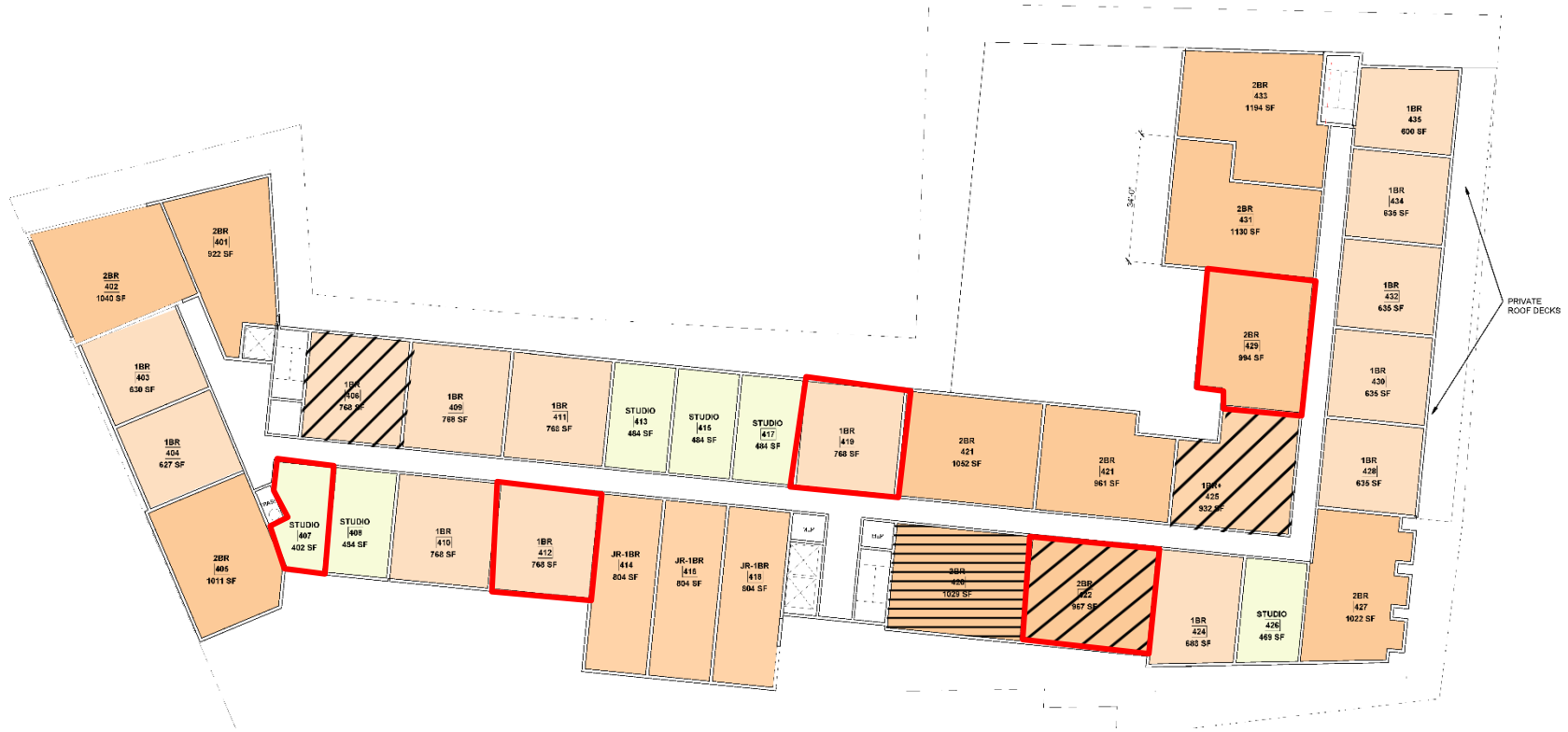


Affordable Unit

Group 2 - Accessible Unit

Hearing Impaired Unit

PROPOSED PLANS – FOURTH FLOOR



Affordable Unit

Group 2 - Accessible Unit

Hearing Impaired Unit

[illegible]

Hearing Impaired Unit

Hearing Impaired Unit

PROPOSED PARKING STRUCTURE FOR AFFORDABLE UNITS

The Petitioner proposes to manage the allocation of parking to households in affordable units with an “unbundled” plan, as follows:

1. All such households (including the condo owner) would be offered a single parking space in the garage at the same monthly fee as offered to market-rate households (or a discounted rate to be determined by owner); however, this fee would be included in any calculation of maximum rent or price for the unit; and
2. If one or more households in an affordable unit(s) did not need this space, such space(s) would be allocated to another use on a monthly basis so that it could be offered to a future affordable household requesting a space.

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.