

74 Pond



90 Pond

TOWN OF BRAINTREE - AFFORDABLE HOUSING STUDY 74/90 POND STREET

INITIAL CONCEPTUAL DESIGN MEETING

MAY 02, 2024



INTRODUCTION

Meeting Agenda

1. PROJECT SCHEDULE

2. CONCEPTUAL DESIGN LAYOUTS

- » OPTION 1 - EXISTING FOOTPRINT
- » OPTION 2 - CONNECTOR
- » OPTION 3 - THIRD BUILDING

3. EXISTING CONDITIONS DRAWINGS

4. QUESTIONS FOR PUBLIC MEETING

5. NEXT STEPS

- » PUBLIC MEETING

Meeting Goals

- » Review 3 conceptual layouts with the intent to refine to a single design.
- » Prepare for Public Meeting on May 9, 2024.

SCHEDULE

TOWN OF BRAINTREE AFFORDABLE HOUSING STUDY			JAN		FEB				MAR				APR					MAY				JUN			
PROPOSED SCHEDULE	DURATION	DATE RANGE	1/29	2/5	2/12	2/19	2/26	3/4	3/11	3/18	3/25	4/1	4/8	4/15	4/22	4/29	5/6	5/13	5/20	5/27	6/3	6/10	6/17	6/24	
PHASE 1: Information Gathering	12 wks	1/29/24 - 4/22/24																							
1 Project Kick-off: Understand Project Goals & Collect Relevant Documents																									
Meet with Mayor & Town Staff to understand study goals. (virtual meeting)																									
Identify key stakeholders and relevant ongoing Town initiatives. Confirm project schedule and deliverables.																									
Collect & review existing building, site & regulatory documents																									
2 Assessment: Visit Site & Summarize Conditions																									
Meet on site to perform visual exploration of the existing buildings & site. (in-person meeting)																									
Assess the findings to identify existing conditions which may impact housing feasibility and construction costs.																									
2A Assessment: Create Measured Drawings																									
Create measured base drawings for buildings and site.																									
3 Feasibility Analysis: Housing Opportunities & Market Conditions																									
Meet with the Town's affordable housing organizations/advocates to collect info on community's housing needs and resources. (virtual meeting)																									
Analyze Housing Opportunities for the building & site																									
Analyze market conditions & funding opportunities																									
4 Summary of Opportunities: Share Findings																									
Meet with Town project team (virtual meeting)																									
PHASE 2: Conceptual Design & Financial Viability	10 wks	4/22/24 - 7/1/24																							
1 Initial Conceptual Design & Engage Public																									
Identify what housing options w/in existing buildings and/or new construction. Present initial funding options.																									
Meet with Town project team to review conceptual design report.(virtual meeting)																									
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Online polls and options for additional public feedback.																									
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3 Financial Feasibility of Design																									
Construction cost estimate for buildings & site																									
Proforma																									
4 Final Report																									
Meet with Town project team to review conceptual design report.(virtual meeting)																									
Compiled Study report with deliverables from each task above + executive summary																									
OVERALL PROPOSED SCHEDULE	22 wks	1/29/24 - 7/1/24																							

CONCEPTUAL DESIGN ASSUMPTIONS & METHODOLOGY

Site Assumptions

Open Space

- » Keeping the open space at the back and make it useful to the resident and/or community.

Site Entrance

- » Maintain the historic front of the site from the Pond Street.

Site Entrance

- » The parking spots are counted in the multifamily parking count requirement. Two parking spots per residential unit.

Accessible walkways

- » Accessible walkways throughout the site connecting the building entrances. The pedestrian and vehicular circulation are separated.

Initial Programming Assumptions

Building unit sizes

- » Unit sizes are assumed to be minimum following this GSFs.
 - » Studio : 500-550 SF
 - » 1 Bedroom : 650-700 SF
 - » 2 Bedroom : 950-1,000 SF
 - » 3Bedroom : 1,200-1,250 SF

Unit Size distribution

- » Higher percentage of studio and one bedroom units. Low percentage of two and three bedroom units.
- » Reuse the existing vertical circulations.
- » Supportive services and amenity spaces.
- » Reusing the existing kitchen.

CONCEPTUAL DESIGN LAYOUTS

EXISTING SITE



PARKING COUNT
TOTAL UNITS: 95

SITE PLAN - OPTION 1

- KEY**
- PROPERTY LINE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - GRASS
 - WOODED
 - PLANTING BED
 - WETLAND
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - SHRUB
 - CHAIN LINK FENCE



PARKING COUNT

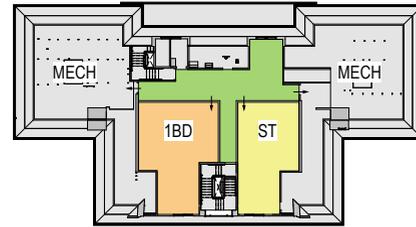
TOTAL UNITS:	33
2X SPACES/UNIT:	66
SF OFFICE:	1,026 SF
1 SPACE/250 SF:	5
REQUIRED SPACES:	71
PROPOSED SPACES:	82

CONCEPTUAL DESIGN LAYOUTS

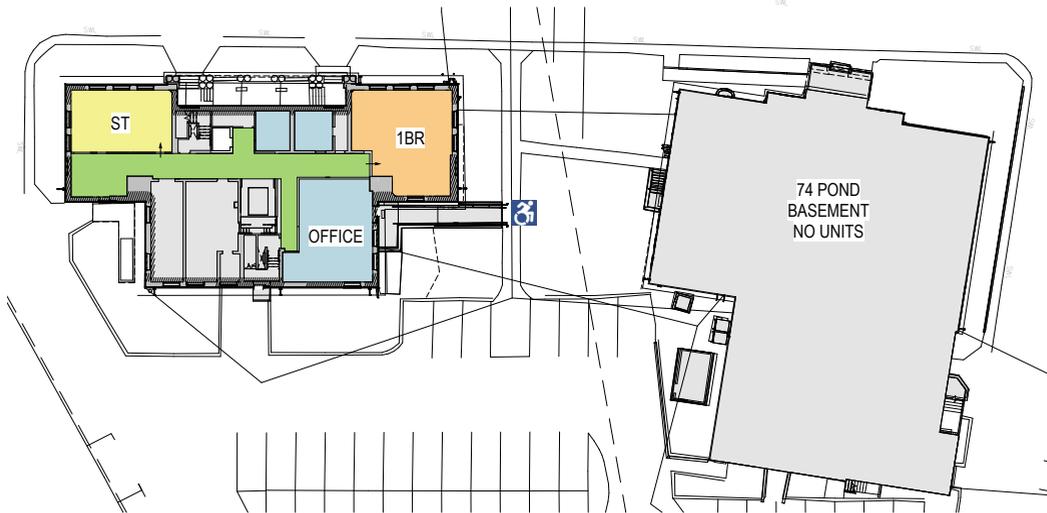
OPTION 1 - EXISTING FOOTPRINT



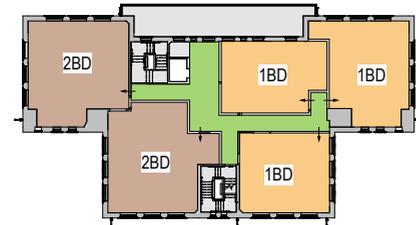
FIRST FLOOR PLAN



THIRD FLOOR PLAN



BASEMENT PLAN



SECOND FLOOR PLAN



COLOR KEY

 ST:	500-550 SF
 1BD:	650-700 SF
 2BD:	950-1,000 SF
 3BD:	1,200-1,250 SF

- CIRCULATION
- AMENITY
- ADDITION

GROSS SF

EXISTING:	47,407 SF
ADDED:	6,487 SF
PROPOSED:	53,894 SF

UNIT COUNT

 STUDIO:	8
 1 BED:	18
 2 BED:	6
 3 BED:	1
TOTAL UNITS:	33

CONCEPTUAL DESIGN LAYOUTS

OPTION 1 - EXISTING FOOTPRINT



NORTHWEST BIRDSEYE VIEW



SOUTHEAST BIRDSEYE VIEW



SOUTHWEST VIEW FROM FAIRVIEW AVE



NORTH VIEW FROM POND STREET

SITE PLAN - OPTION 2

- KEY**
- PROPERTY LINE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - GRASS
 - WOODED
 - PLANTING BED
 - WETLAND
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - SHRUB
 - CHAIN LINK FENCE



PARKING COUNT

TOTAL RES. UNITS: 53
 2X SPACES/UNIT: 106

OFFICE SF: 1,026 SF
 1 SPACE/250 SF: 5

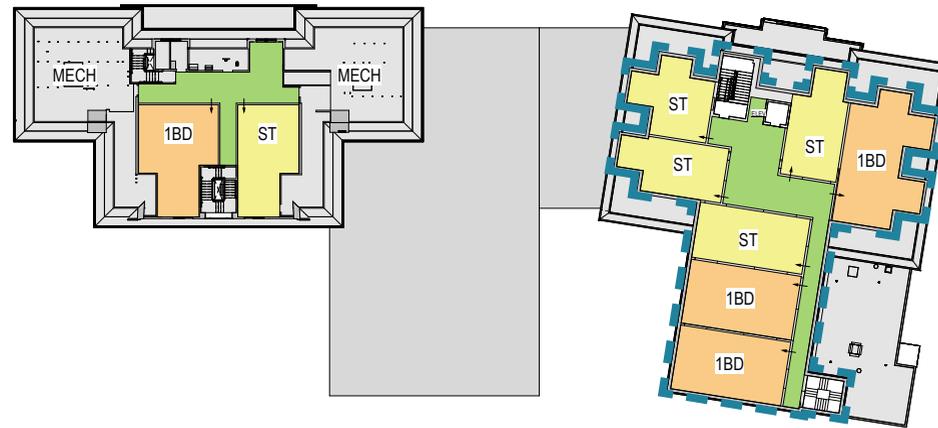
REQUIRED SPACES: 111
 PROPOSED SPACES: 107

CONCEPTUAL DESIGN LAYOUTS

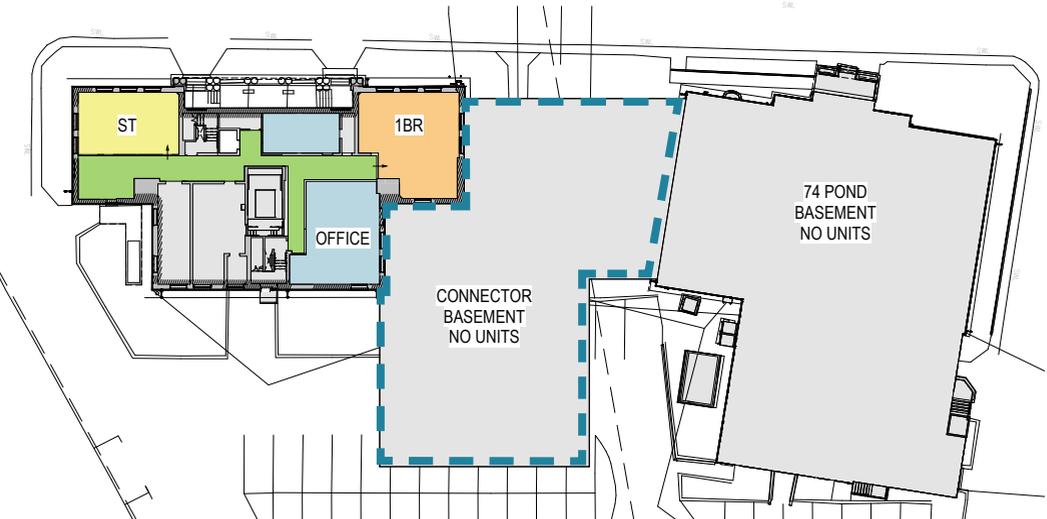
OPTION 2 - CONNECTOR



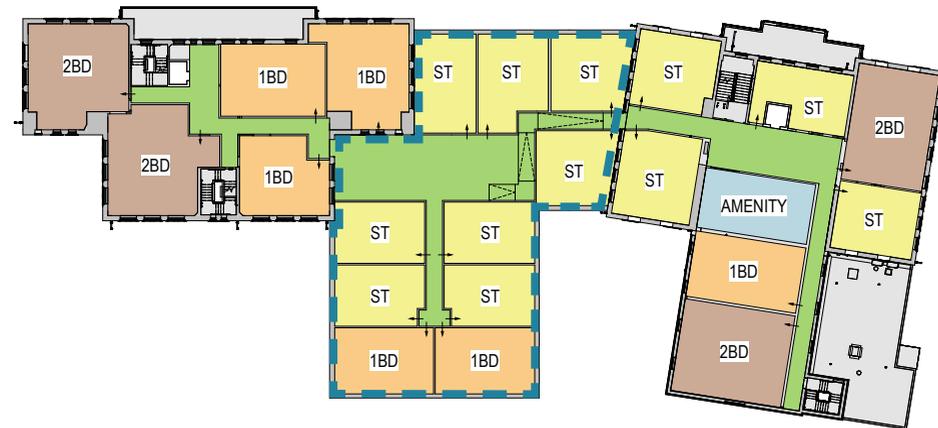
FIRST FLOOR PLAN



THIRD FLOOR PLAN



BASEMENT PLAN



SECOND FLOOR PLAN

COLOR KEY

- ST: 500-550 SF
- 1BD: 650-700 SF
- 2BD: 950-1,000 SF
- 3BD: 1,200-1,250 SF

- CIRCULATION
- AMENITY
- ADDITION

GROSS SF

- EXISTING: 47,407 SF
- ADDED: 22,245 SF
- PROPOSED: 69,652 SF

UNIT COUNT

- STUDIO: 27
- 1 BED: 19
- 2 BED: 6
- 3 BED: 1
- TOTAL UNITS: 53



NORTHWEST BIRDSEYE VIEW



SOUTHWEST VIEW FROM FAIRVIEW AVE



SOUTHEAST BIRDSEYE VIEW



NORTH VIEW FROM POND STREET

SITE PLAN - OPTION 3A

- KEY**
- — — — — PROPERTY LINE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - GRASS
 - WOODED
 - PLANTING BED
 - WETLAND
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - SHRUB
 - CHAIN LINK FENCE



PARKING COUNT

TOTAL UNITS: 66
 2X SPACES/UNIT: 132

SF OFFICE: 1,026 SF
 1X SPACE/250 SF: 5

REQUIRED SPACES: 137
 PROPOSED SPACES: 132

SITE PLAN - OPTION 3B

- KEY**
- PROPERTY LINE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - GRASS
 - WOODED
 - PLANTING BED
 - WETLAND
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - SHRUB
 - CHAIN LINK FENCE



PARKING COUNT

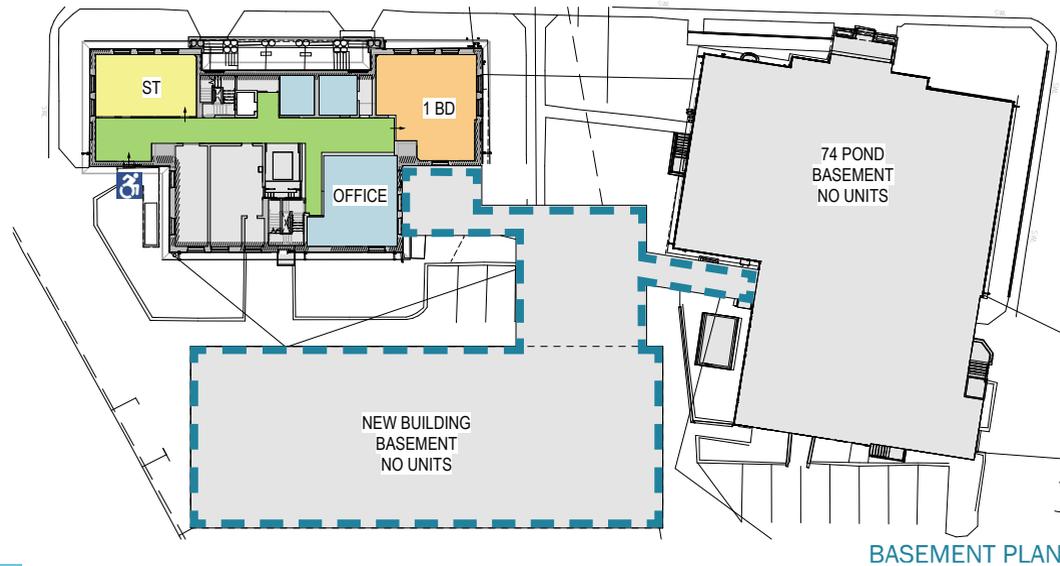
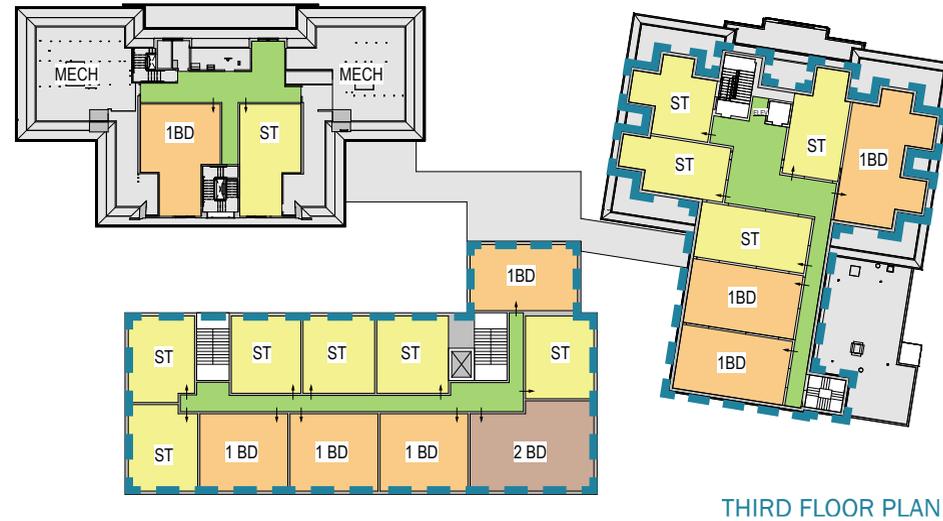
TOTAL UNITS: 66
 2X SPACES/UNIT: 132

SF OFFICE: 1,026 SF
 1X SPACE/250 SF: 5

REQUIRED SPACES: 137
 PROPOSED SPACES: 133

CONCEPTUAL DESIGN LAYOUTS

OPTION 3 - THIRD BUILDING



COLOR KEY

- ST: 500-550 SF
- 1BD: 650-700 SF
- 2BD: 950-1,000 SF
- 3BD: 1,200-1,250 SF

- CIRCULATION
- AMENITY
- ADDITION

GROSS SF

EXISTING:	47,407 SF
ADDED:	35,089 SF
PROPOSED:	82,496 SF

UNIT COUNT

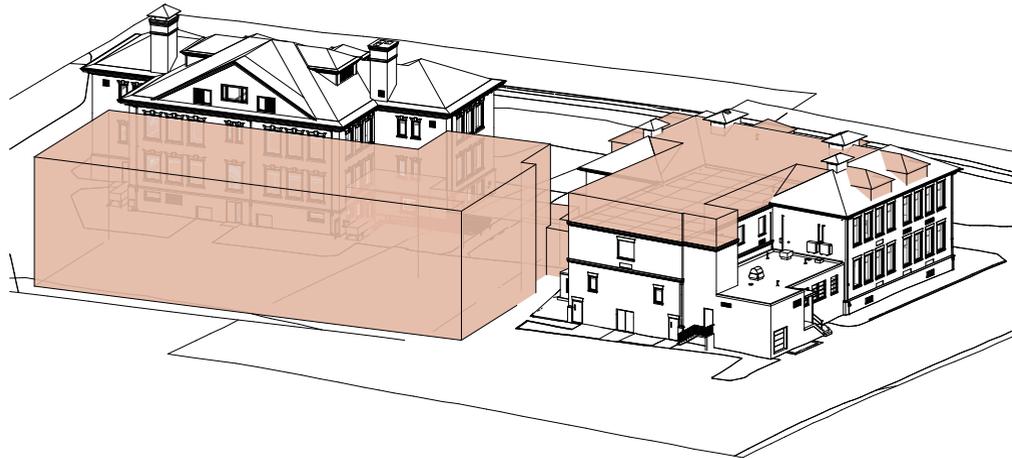
STUDIO:	30
1 BED:	26
2 BED:	9
3 BED:	1
TOTAL UNITS:	66



NORTHWEST BIRDSEYE VIEW



SOUTHWEST VIEW FROM FAIRVIEW AVE



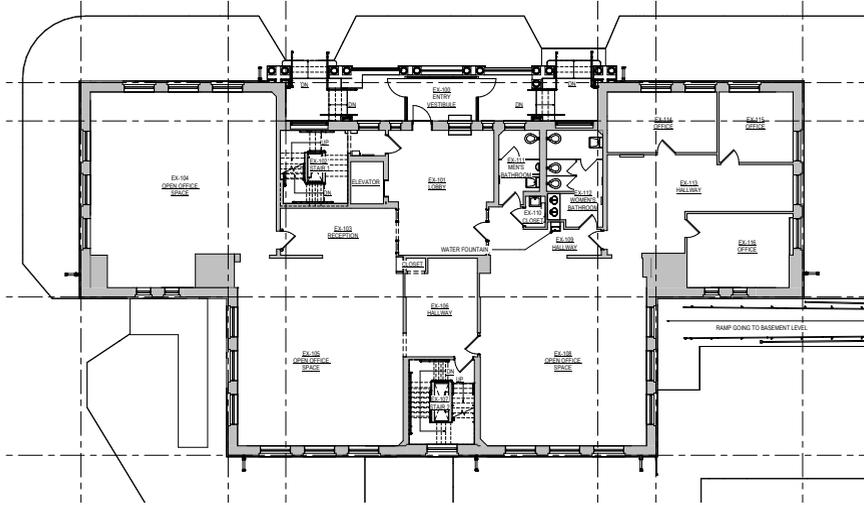
SOUTHEAST BIRDSEYE VIEW



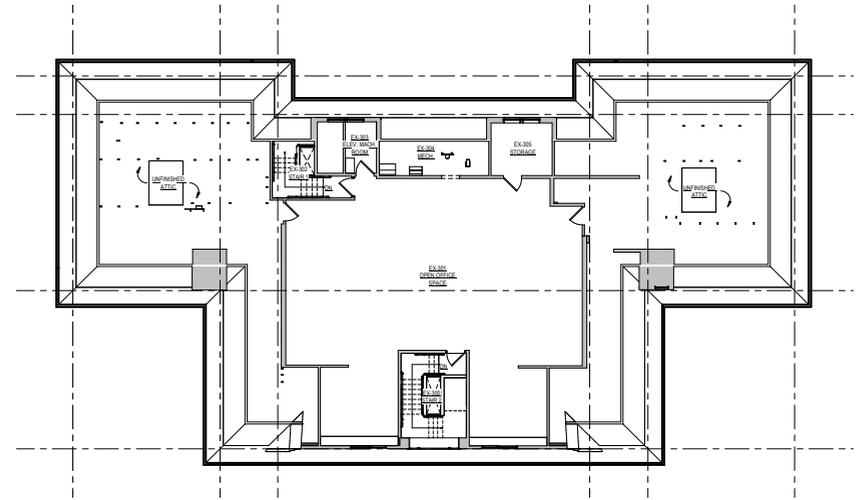
NORTH VIEW FROM POND STREET

EXISTING CONDITIONS DRAWINGS

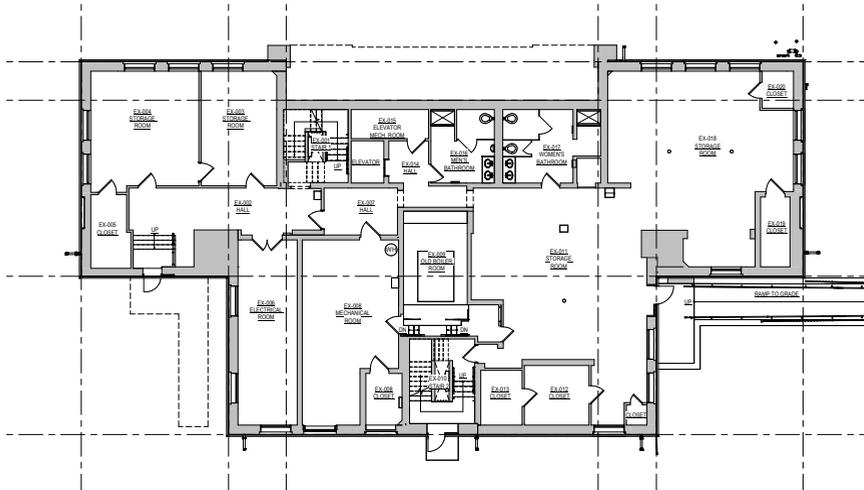
90 POND STREET



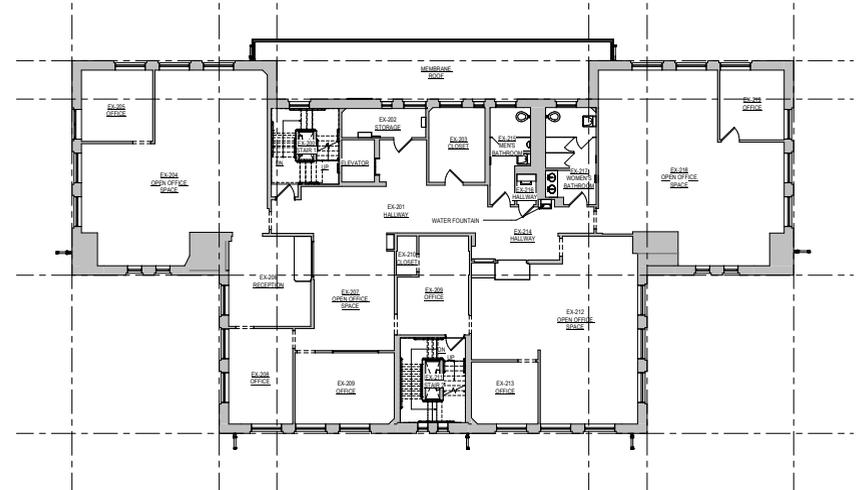
FIRST FLOOR PLAN



THIRD FLOOR PLAN



BASEMENT PLAN



SECOND FLOOR PLAN

QUESTIONS FOR PUBLIC MEETING

Q1: Which of the following populations do you feel the Town should consider the Highest / Lowest priority for housing?

- » 1: High priority to Veteran Housing, low to Senior Housing.
- » 2: High priority to Senior Housing, low to Veteran Housing.
- » 3: Balance both Veteran & Senior Housing per Town needs.
- » 4. Comments

Q2: What level of affordable housing should the Town prioritize?

- » 1: The town should maximize affordable housing for those most in need: 100% affordable housing at Average Mean Income (AMI) less than 60%.
- » 2: The town should try to provide affordable housing options for a wide range of needs: 100% affordable housing for AMI ranging from 120% - 60%.
- » 3: The town should develop affordable housing alongside market rate development: 75% market rate, 25% affordable for AMI 80%-120%.
- » 4. Other, please comment.

Q3: For Veteran & Senior Housing, do you feel there is a necessity for a bus stop closer to the project site?

- » 1: Yes, add a public bus stop.
- » 2: No, do not add a public bus stop.
- » 3: Comments

Q4: How do you and your family use the play area or sports court behind these two buildings?

- » 1: I use it all the time and would continue to use it.
- » 2: No I don't use it but I would consider using it.
- » 3: No I don't use it and I likely would not use it.
- » 4. Comments

Q5: Would you like to have access to the Veteran/Senior Housing's Public Amenities as a community member? Examples include social service offices, community meeting rooms and dining areas.

- » 1: Yes, that would be beneficial.
- » 2: No, the amenities should be focused for the residents only.
- » 3. Comments

Q6: How important is maintaining the original historic appearance of these buildings?

- » 1: Extremely important.
- » 2: Somewhat important.
- » 3: Less important.
- » 4. Not important.
- » 5. Comments

EXAMPLE PUBLIC POLL RESPONSE

STAKEHOLDER FEEDBACK

- » **Question 1: What should be the most important priority to the Town for these sites?**
 - » **100% affordable housing (9)**
 - » **Mixed income with market rate units (10)**
 - » **Mixed use with ground floor retail (6)**
 - » **(25 Responses)**

Select Public Poll Comments: (12 Comments total)

- » *The type of development depends on the location. Mixed use is needed at the town center but not at site C, Bedford lot.*
- » *The town center does not need ground floor retail/commercial space. Also retail will be hard to finance.*
- » *100% affordable will be socially isolating, so a mixed development will be more preferable for any site.*
- » *Accessible unit counts needs to be considered.*

1. Which of the following do you feel that the Town should consider the HIGHEST priority?

- 100% affordable housing 9
- Mixed income with market rat... 10
- Mixed use with ground floor r... 6



2. Which of the following do you feel that the Town should consider the LOWEST priority?

- 100% affordable housing 8
- Mixed income with market rat... 7
- Mixed use with ground floor r... 9



NEXT STEPS

- » **Public Meeting.**
- » **Online Poll for Public Meeting to Elicit Feedback**
- » **Prepare SD Documents for pricing.**

TOWN OF BRAINTREE AFFORDABLE HOUSING STUDY			JAN		FEB					MAR				APR					MAY				JUN			
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