



TOWN OF BRAINTREE

**FEASIBILITY & INITIAL DESIGN STUDY FOR
AFFORDABLE HOUSING STUDY AT 74 & 90 POND STREET**

MEETING #1: KICK-OFF MEETING

FEBRUARY 02, 2024



INTRODUCTIONS

Agenda

1. PROJECT TEAM

2. PROJECT SCHEDULE

3. DISCUSSION OF 74 & 90 POND STREET

- » Site Context
- » Master Plan Documents
- » Existing Buildings

4. NEXT STEPS

- » Review Existing Documentation
- » Building & Site Assessments
- » Measured Drawings

Goals

- » Understand the Town's goals for 74 & 90 Pond Street and how these sites fit into the larger town context & other ongoing initiatives.
- » Identify any additional documents the team should review.

The Town seeks a **FEASIBILITY AND INITIAL DESIGN STUDY** to understand if a senior/veteran low-income rental housing development is feasible. The rental housing would be restricted to occupancy by households earning less than 80% to as low as 30% of the Boston/Cambridge/Quincy MSA Median Income (AMI) with occupancy intended for Seniors and Veterans. With ten percent (10%) of the housing units containing three bedrooms if required and for all of the housing units to be eligible to be included in the Town's Subsidized Housing Inventory (SHI). The Town will consider market rate and proportions of affordable restricted housing if 100% affordable units are not feasible. The Town will also consider additional building(s) construction on the parcel. The locus of the **FEASIBILITY AND INITIAL DESIGN STUDY** is for one (1) location containing two (2) buildings as described and restricted further below.

The Town believes that re-development of this Town owned property presents an opportunity to build much needed affordable housing for the Senior and Veteran populations. The Town is looking for creative ideas and solutions that will enhance the community by providing an increase in senior and veteran housing; as these types of housing are not readily available in Braintree. The re-development would be respectful of the environment, the neighborhood and abutting land uses. Preservation of the existing buildings and architectural features shall be incorporated into the **FEASIBILITY AND INITIAL DESIGN STUDY**. The use of additions, dormers, connectors, and structured parking are all encouraged. Provisions for a community room and kitchen facilities shall be incorporated into the design at 74 and 90 Pond Street.

Our jumping off point!

PROJECT TEAM

BRAINTREE TEAM

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Melissa M. SantucciRozzi
Director

Connor Murphy
Assistant Director

MAYOR'S OFFICE

Erin V. Joyce
Mayor

Kara Nyman
*Chief of Staff &
Director of Operations*

VETERAN SERVICES

Vincent Fountaine
Veteran Service Officer

INSPECTIONAL SERVICES

Russell Forsberg
*Inspector of Buildings / Code Compliance
Officer*

ELDER AFFAIRS

Sharmila Biswas
Director

OTHERS?

DESIGN TEAM

ARCHITECTURE & PLANNING

LDa Architecture & Interiors

Kimberly Barnett, AIA, LEED AP
Principal in Charge

Gillian Baresich
Snr. Associate, Project Manager

Sabrina Afrin
Architectural Designer

REAL ESTATE ANALYSIS, AFFORDABLE HOUSING DEVELOPMENT, & FINANCE

Kirk & Company

Brett N. Pelletier, CRE, MRA, FRICS
COO & Real Estate Analyst

Esquire Advisors LLC

Milton D. Baxter, Esq.
Principal

MEP/FP ENGINEERING

Consulting Engineering

Scott Sullivan, PE, LEED AP
Principal in Charge

STRUCTURAL ENGINEERING

RSE Associates

Jennifer McClain, PE
Principal

CIVIL ENGINEERING & SURVEYOR

Nitsch Engineering

Deborah M. Danik, PE, LEED AP BD+C
Director of Civil Engineering

LANDSCAPE ARCHITECTURE

Crowley Cottrell

Naomi, RLA, ASLS
Principal & Owner

COST CONSULTING

Ellana, Inc.

Clive Tysoe, MRICS
Sr. Cost Manager

CODE CONSULTING

Code Red Consultants

Jeff Perras, PE
Snr. Project Manager

3D BUILDING SCAN

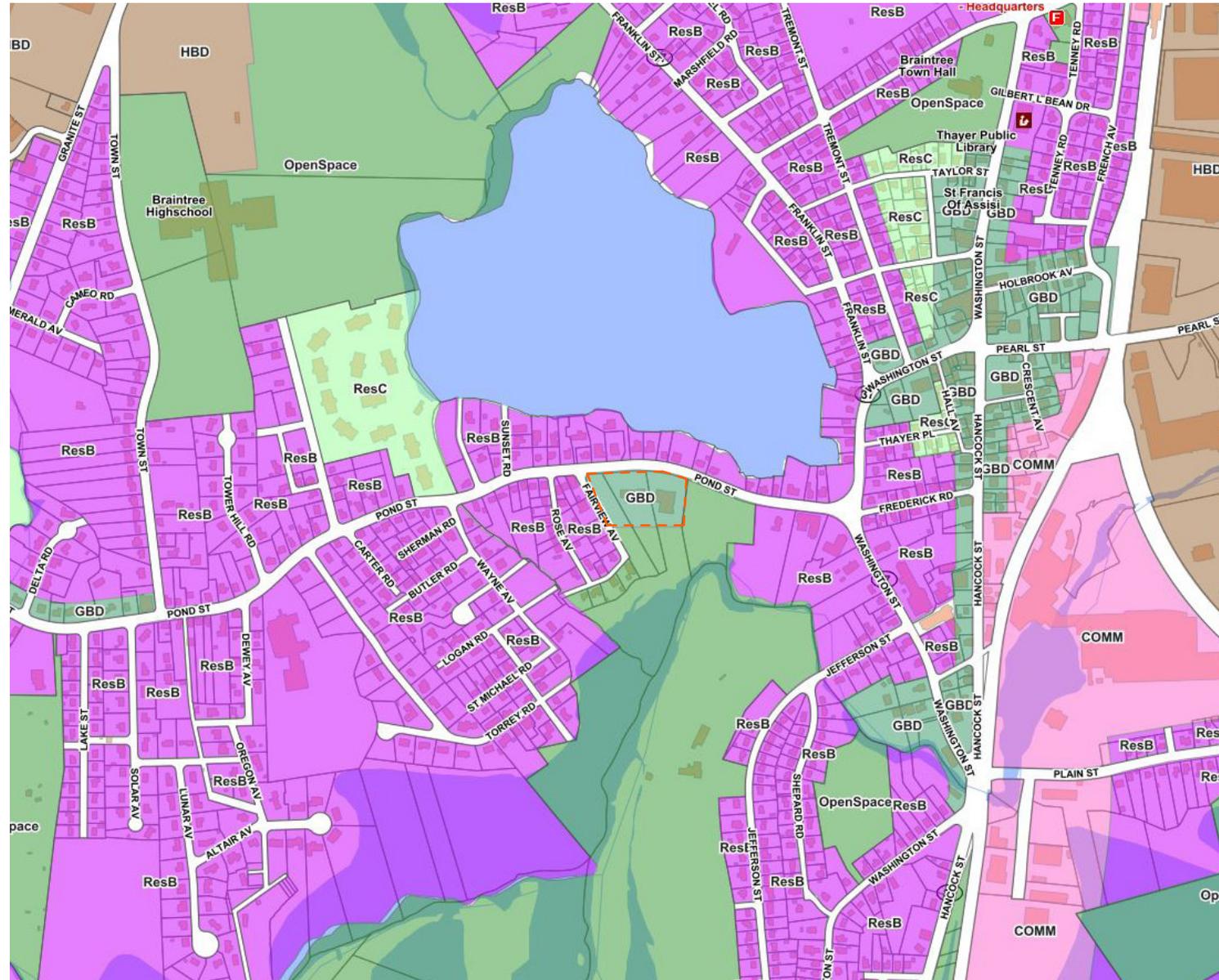
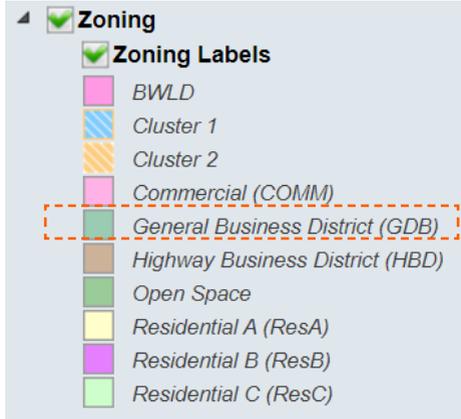
Pointknown

Jim Foster
Owner

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	10 wks	1/29/24 - 4/8/24																						
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 & Engage Public																								
Meet with Town project team (virtual meeting)																								
Public meeting to share initial findings & elicit feedback. (virtual meeting)																								
Online polls and options for additional public feedback.																								
PHASE 2: Conceptual Design &	11 wks	4/8/24 - 6/24/24																						
1 Initial Conceptual Design																								
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)																								
2 Final Conceptual Design																								
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)																								
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	21 wks	1/29/24 - 6/24/24																						

SITE CONTEXT - ZONING



Notes:

1. Are there any overlay districts we should be aware of?
2. Are there any restrictions to building in Open Space zone? (beyond wetlands & floodplain restrictions).
3. Combined site:
368,953 SF;
5,000 sf per one bedroom unit = 73 units (zoning sec 705)

MASTERPLAN DOCUMENTS

HOUSING AND DEMOGRAPHICS

Braintree's population is projected to reach between 42,000 and 50,000 residents by 2040. Population growth from 2010 to 2020 outpaced housing unit growth, with a 9.51 percent increase in population compared to a 5.42 percent increase in housing units, according to the Census 2020.

The percentage of Black, Indigenous and People of Color (BIPOC) populations has doubled from 15 percent in 2010 to nearly 30 percent in 2020, driven mainly by an increase in the Asian population. Around 23 percent of Braintree residents speak a language other than English at home, with Chinese and Vietnamese being the most common.

Most of Braintree's housing (64 percent) is single-family detached units, and about 74 percent of housing units are owner-occupied. However, there's a mismatch between household size and the number of bedrooms available. While 56 percent of households have one or two members, only 12 percent of housing units are studios or one-bedroom, and 25 percent are studio, one-, or two-bedroom units.

Median household income in Braintree has risen by 7.41 percent since 2000. Average residents could afford to purchase a \$405,300 home, but the median home sales price in 2020 was \$615,250. Seventy-three percent of low- and moderate-income households are considered cost-burdened, paying more than 30 percent of their income on housing, which is not unique to Braintree and is common throughout the Boston area.

ECONOMIC DEVELOPMENT

Despite the fastest-growing population group is the 65-74 age group, there are young people coming to Braintree which is making the population wealthier and more educated. In addition, an influx of workers increases the town's daytime population by over 7,000.

Braintree is strategically positioned to benefit from regional economic trends and transit-accessible development due to its proximity to the Red Line and commuter rail. The Town's relatively low property tax rates make it appealing for residents and businesses. Braintree has opportunities for redevelopment, adaptive reuse, and infill development. Industrial lands, office parks, and locally-oriented developments hold the potential to accommodate growth and enhance amenities and services for residents.

FACILITIES AND SERVICES

Braintree's town-owned buildings are aging, requiring future upgrades or replacements, and several departments have expressed this need. The Town needs more comprehensive facility assessments for building maintenance planning aligned with a five-year capital plan.

In 2018, East Middle School underwent renovations to add a new wing and in 2023, the brand new state of the art South Middle School opened. However, most educational buildings are outdated and in need of modernization and newer technologies.

Despite the Department of Veterans Services provides assistance for senior veterans, the growing population of older adults poses space, staffing, and funding challenges for the Department of Elder Affairs. Housing costs and limited transportation options affect the quality of life for older adults and veterans. Also, the Police Department requires a new facility and the Department of Public Works needs a modernized facility.

Braintree Electric Light Department (BELD) provides an excellent service to the Town, particularly related to IT services.

CHAPTER 9

RESIDENTIAL NEIGHBORHOODS AND HOUSING OPTIONS



Theme Vision

In 2033, Braintree will have a reasonable supply of diverse housing, including affordable housing options, that are compatibly scaled and well-designed to harmonize with the context of the surrounding neighborhood. The Town has carefully and strategically established growth policies that preserve, protect, and improve existing residential neighborhoods.

Goal 1

Protecting Neighborhoods and Enhance Community Engagement

Goal 2

Diverse Housing Options

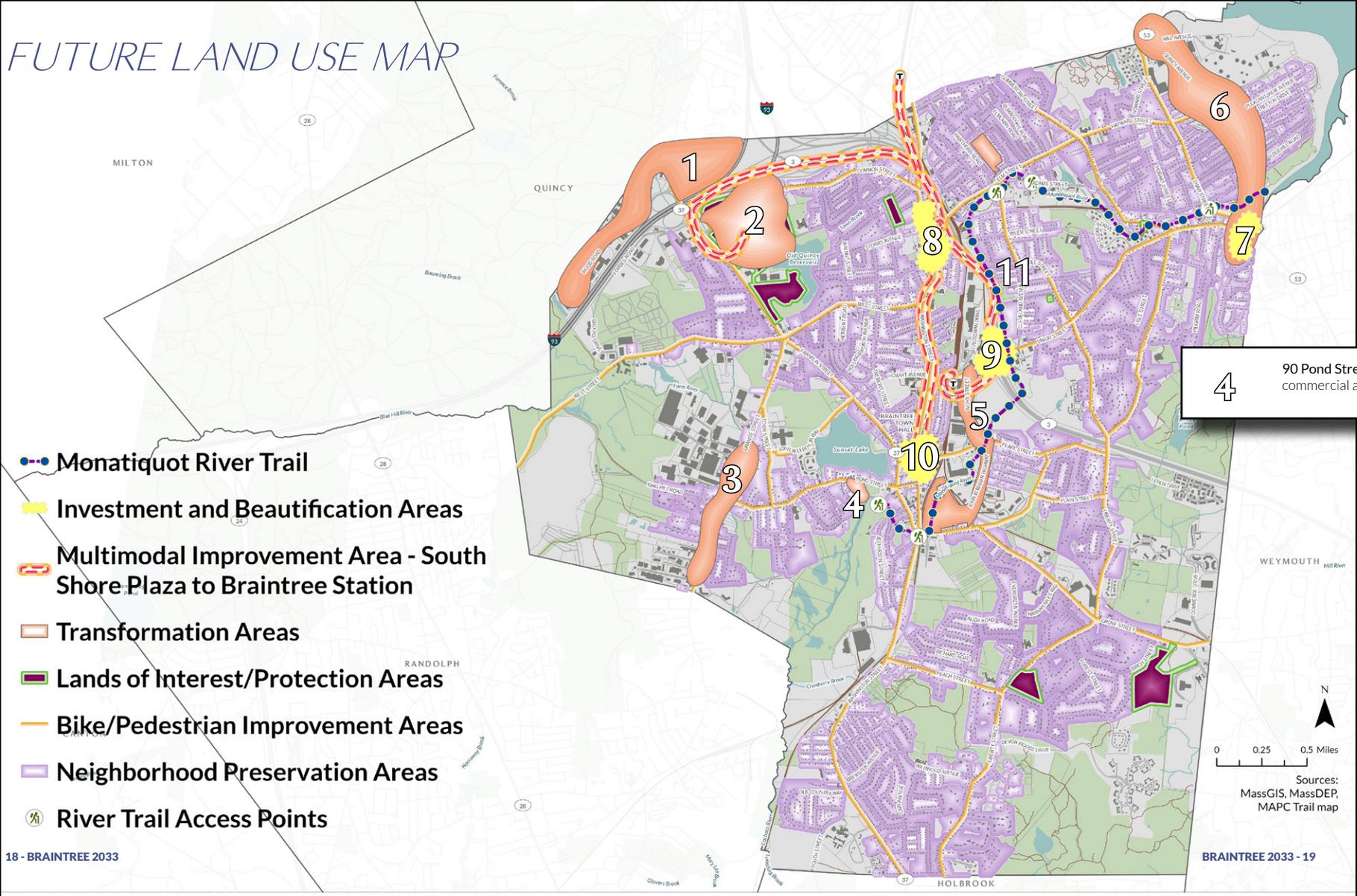
Goal 3

Locations Accessible to Transit

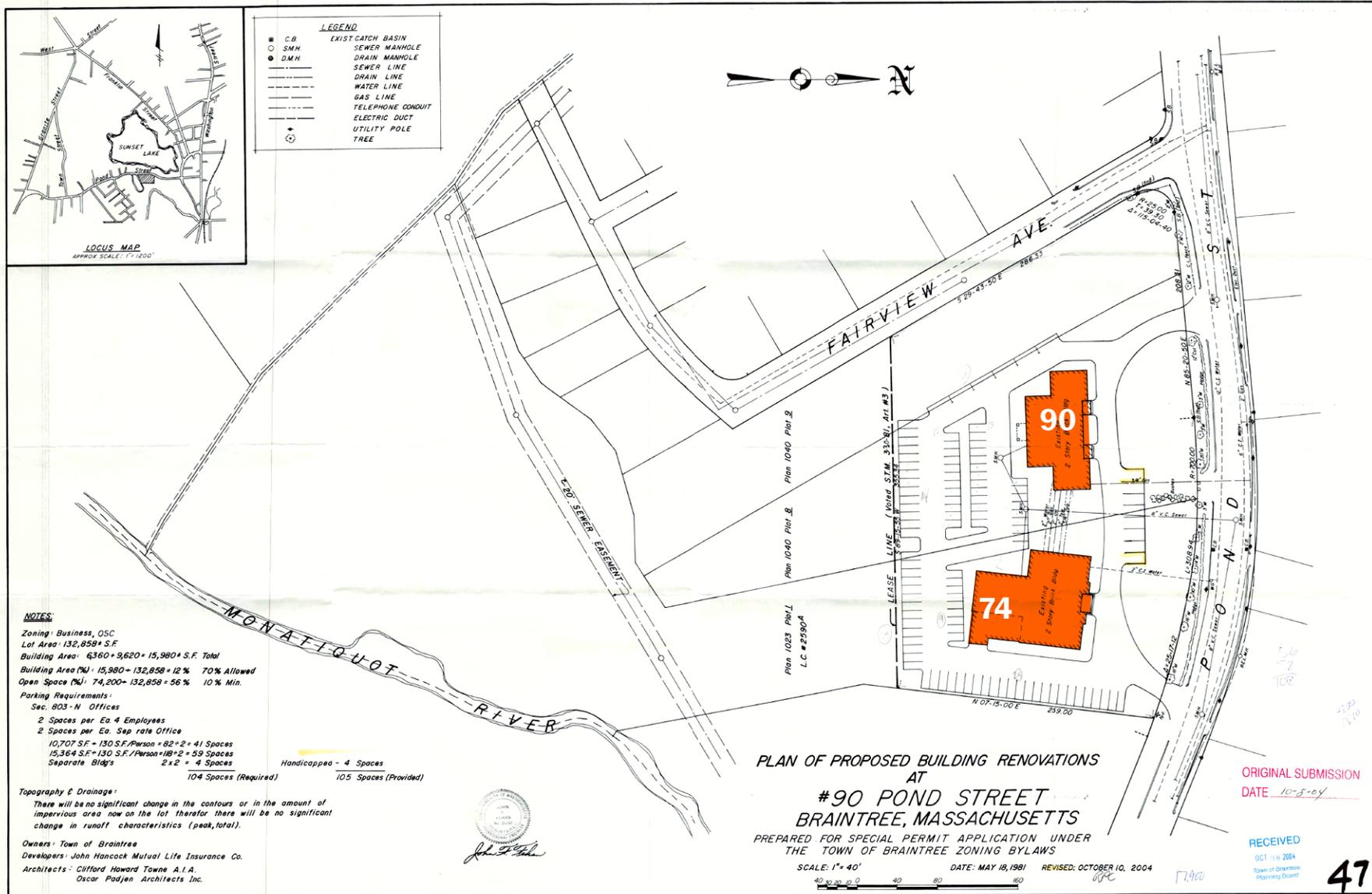
Goal 4

Maintain State's Current Housing Goals

MASTERPLAN DOCUMENTS



SITE PLAN & EXISTING BUILDINGS



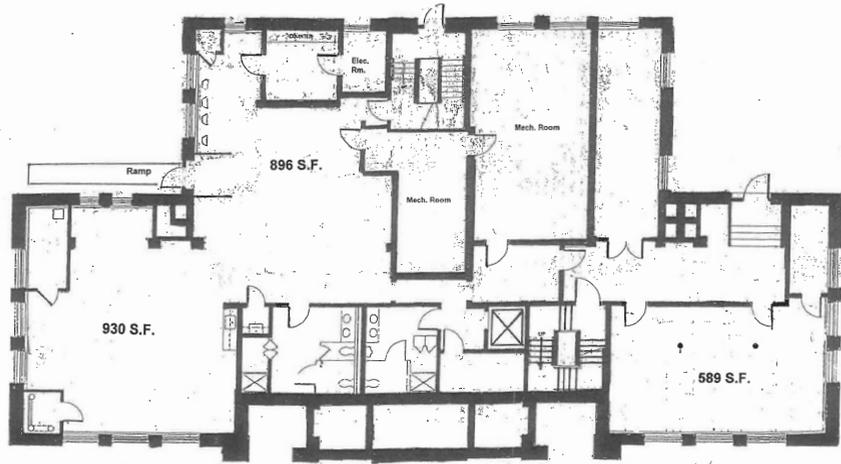
Notes:

1. Measured survey to be completed.
2. Any required setback from Sewer Easement?
3. Zoning (sec 806) requires 2 parking spaces/unit for multifamily. Possible adjustment for senior/veteran housing?

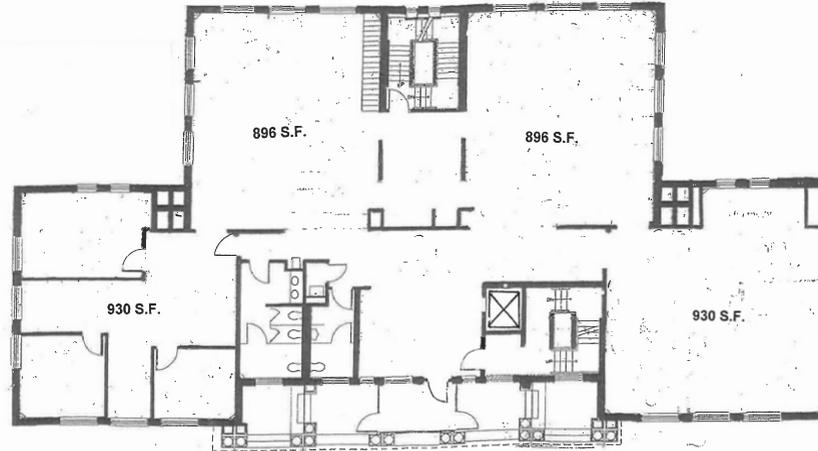
90 POND STREET



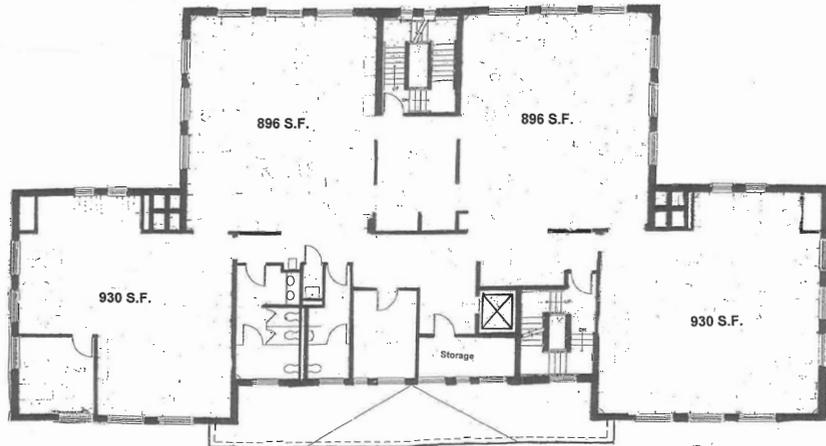
90 POND STREET



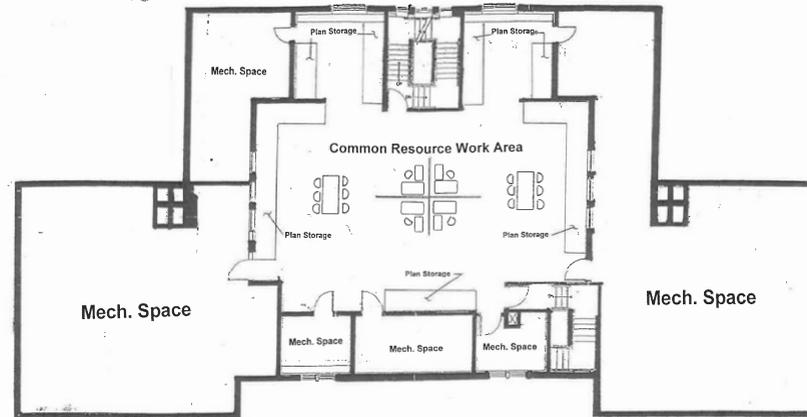
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

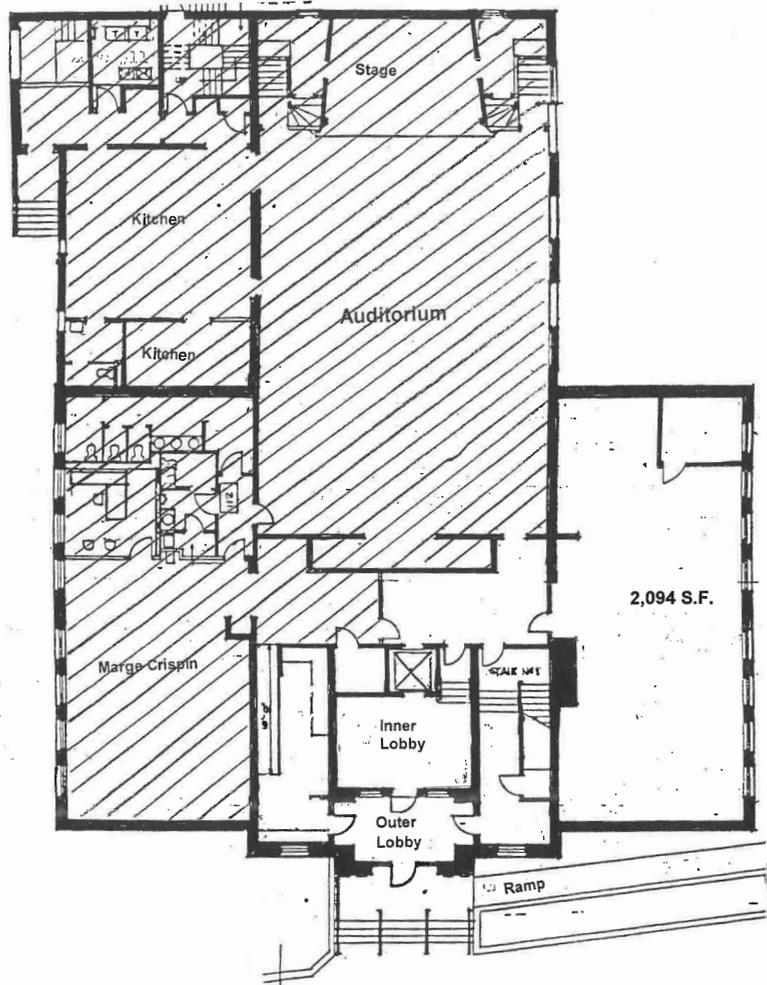
Notes:

1. Lower Level has ramp (to be reviewed for compliance). Had previously flooded (may not have been stormwater).
2. Existing elevator to be reviewed for vertical circulation.
3. Existing windows are not operable.

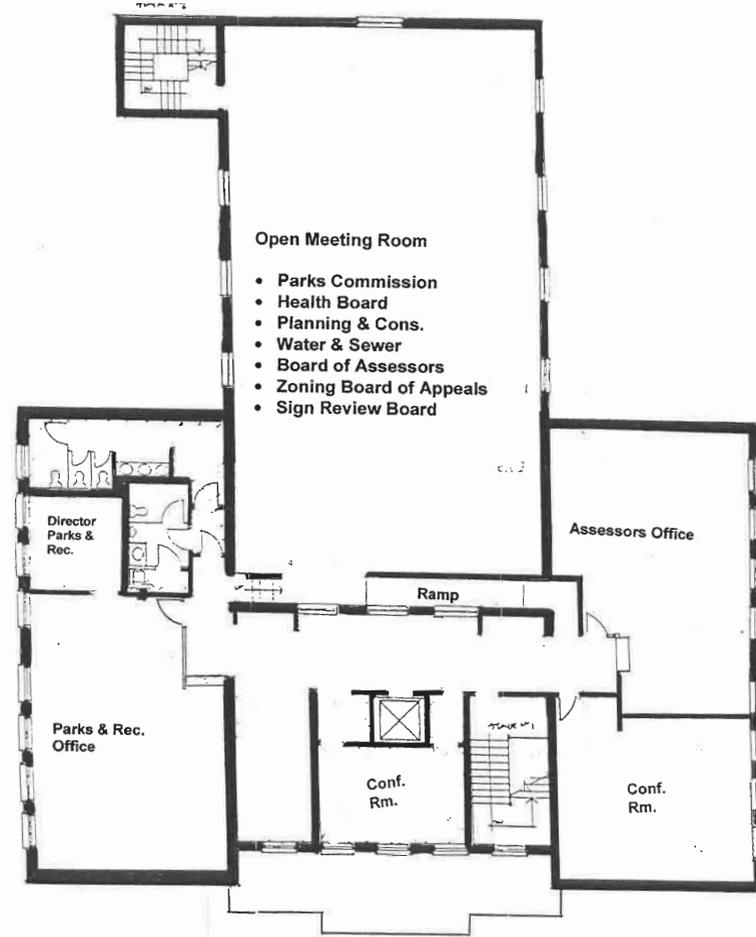
74 POND STREET



74 POND STREET



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Notes:

1. First Floor has ramp (to be reviewed for compliance).
2. Existing elevator to be reviewed for vertical circulation.
3. Currently occupied.

NEXT STEPS

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	10 wks	1/29/24 - 4/8/24																						
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 & Engage Public																								
Meet with Town project team (virtual meeting)																								
Public meeting to share initial findings & elicit feedback. (virtual meeting)																								
Online polls and options for additional public feedback.																								
PHASE 2: Conceptual Design &	11 wks	4/8/24 - 6/24/24																						
1 Initial Conceptual Design																								
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)																								
2 Final Conceptual Design																								
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)																								
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	21 wks	1/29/24 - 6/24/24																						