



# Community Preservation Act 5-Year Plan 2021–2025

[watertown-ma.gov/cpc](http://watertown-ma.gov/cpc)

**WATERTOWN  
COMMUNITY  
PRESERVATION  
COMMITTEE**



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Whitney Hill

## ACKNOWLEDGEMENTS

*Prepared by:*

**Community Preservation Committee**

*With appreciation and thanks to:*

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Gideon Schreiber, Senior Planner  
Larry Field, Senior Planner

Leo Martin, Conservation Commission Chair

*Community Preservation Coalition*  
Stuart Saginor, Executive Director  
Chase Mack, Communication Director

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## Watertown Community Preservation Committee

Watertown Town Hall, 126 Main Street  
Watertown, MA 02472, 617-715-8620  
watertown-ma.gov/cpc  
*Adopted June 3, 2021*

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# Letter to Watertown

February 2021

Dear Watertown,

As you may know, in 2016, the Watertown community voted to adopt the Community Preservation Act (CPA) and in 2018, the Town passed an ordinance establishing the Community Preservation Committee (CPC). In 2019, the CPC was sworn-in to implement and oversee this new program.

In a nutshell, CPA helps communities fund open space protection, historic preservation, affordable housing, and outdoor recreation.

A big part of the Committee's job is to reach out to you, the Watertown community, to explain how the CPA works, to get your input, and to learn your priorities.

Covid-19 restrictions have posed a challenge to our community participation efforts. Nonetheless, we have been able to learn quite a bit. We already knew that many of you have a deep appreciation of our community and a commitment to its future. Through our outreach efforts, we learned that many of you have interesting ideas and strong opinions as to how CPA money should be spent.

We, on the Committee, are committed to inclusiveness and transparency as we continue to provide information and strive to administer the CPA effectively and efficiently. Our goal is to inspire applicants to bring us exciting and innovative projects that will provide broad benefits to the Watertown community.

*Remember: the projects that will be considered for CPA funding do not originate with us. They originate with you!*

The CPC is pleased to present this 5-year plan, FY 2021 – FY 2025, to lay the foundation and establish the process for funding Watertown's preservation projects.

We, on the Committee, look forward to hearing from you and working with you. We hope you are as excited about Watertown's future as we are.

With warm regards from the inaugural committee,

*Elodia Thomas, Chair*

*Jonathan M. Bockian*

*Jason D. Cohen*

*Bob DiRico*

*Dennis J. Duff*

*Allen Gallagher*

*Mark Krackiewicz*

*Maria R. Rose*

*Susan T. Steele*

and *Lanae Handy*, Community Preservation Coordinator



*Installation of Thompson  
Walkway over the Charles  
River, 2018*

# Watertown: Community Overview



*Watertown, 1879*

## HISTORICAL HIGHLIGHTS

Archeological evidence suggests that two Native American tribes — the Pequossette and the Nonantum — had settlements on the rich fishing grounds of the river, later called the Charles. Watertown's recorded history began nearly 400 years ago with early European settlement and continues into the 21st century with rapid technological and scientific advancement. In 1630, the colonists arrived, sent by the Massachusetts Bay Company. First known as Saltonstall Plantation and later as Watertown, this was one of the earliest Massachusetts Bay Colony settlements. It became a center of trade and agriculture. In the early years of the American Revolution, Watertown played a significant role. It was here, in July 1775, that General George Washington met with the newly formed Massachusetts Assembly before setting out for Cambridge where he took command of the Continental Army.

Initial industrial development took the form of mills — grist, lumber, paper, and cotton weaving, along the river. Later, Watertown's manufacturing base grew with the Watertown Arsenal (est. 1816 as a national center for munitions manufacturing and military research complex), the development of the Stanley Steam Engine automobile, and companies such as Raytheon, Hood Rubber, and BF Goodrich. These mills and factories attracted immigrant populations seeking opportunities for a better life. The Arsenal, converted to civilian use in 1995, is now undergoing redevelopment as a major mixed-use development of retail, housing, entertainment, life science, and technology companies.



## WATERTOWN TODAY

For years, Watertown was a well-kept secret; it is now a hot market. Today, Watertown is undergoing rapid redevelopment. Old industrial sites along the Charles River and the former B&M rail corridor are being repurposed to meet a burgeoning space demand for engineering, health, and life science companies and housing. Watertown has become one of the top millennial communities in Massachusetts. New and proposed developments support the existing network of community squares, eclectic retail hubs, and multi-modal corridors that make Watertown a convenient and active place to live, work, and shop.

A vibrant urban-suburban community, Watertown is located 6 miles west of Boston along the banks of the Charles River — a key asset to the community's identity. With a population of 35,939<sup>1</sup> and a land area of about 4 square miles, this densely populated municipality retains the title of "town" while functioning under state law as a city with a Council/Manager form of government.

Watertown is a welcoming community with a diverse ethnic and cultural heritage, ready access to the outdoors, a mix of housing stock across its residential neighborhoods, and convenient connections to public and highway transportation networks. At the same time, the community enjoys the advantages of being part of the Boston metro area with its strong regional finance, education, technology, medical, and life sciences economy.

The Town, with its easy access to the cultural amenities of Boston, is also home to the Mosesian Center for the Arts, the New Repertory Theater, the Armenian Cultural and Educational Center, the Perkins School for the Blind, and the historic Edmund Fowle House.

The increased demand for housing in the Boston area has led to rising housing costs in Watertown, affecting both potential homeowners and renters, particularly lower income residents. The community, almost evenly split between homeowners and renters, has always accommodated a wide range of income levels across its residential neighborhoods of primarily one-and two-family homes. Now, given regional demand, teardowns dot many neighborhoods and a significant number of larger scale market-rate apartment and condo buildings have been built. While these larger housing complexes have inclusionary requirements for affordable housing, there is an ongoing need for housing for all income levels and household types to ensure that Watertown continues to flourish as a vibrant, livable community.



*Arsenal Park*

The environmental press of redevelopment combined with a growing employment and residential population has intensified the demand for more green open space, outdoor recreation activities, and attractive outdoor gathering places. Only 117 acres (4.5% of total land area) of parks, playgrounds, and open space are owned by the Town, augmented by the Charles River Greenway, and privately owned portions of the historic Gore Estate, and the major portion of Mount Auburn Cemetery, the first garden cemetery in the U.S. The entire area of Watertown is no more than 1.5 miles from the Charles River. Watertown's low ratio of town-owned open space (3.25 acres/1,000 persons) is far below the National Recreation and Park Association (NRPA) median (10 acres/1,000 persons). This is a longstanding concern in the community.

Watertown, an ever-evolving community, has a strong sense of pride and a penchant for reinvention. With CPA funding as a new resource, our community seeks to find a strategic balance between the growth of residential and commercial development and public projects which will protect, enhance, and support our unique community character, resources, and enrich the quality of life for all residents, and for generations to come.

<sup>1</sup>2019 [census.gov/quickfacts/fact/table/MA,watertowncitymassachusetts/PST045219](https://census.gov/quickfacts/fact/table/MA,watertowncitymassachusetts/PST045219)

# What is the Community Preservation Act (CPA)?

The Community Preservation Act (CPA) is a state law — MGL c. 44B, enacted in 2000 and signed by Governor Paul Cellucci. The CPA creates an opportunity for communities to raise and set aside dedicated funds for community preservation projects. Eligible projects fall into four topical categories:

- Open Space
- Recreation
- Historic Preservation
- Community Housing

As of November 2020, 186 communities in Massachusetts have adopted the CPA — 53% of the municipalities in Massachusetts.

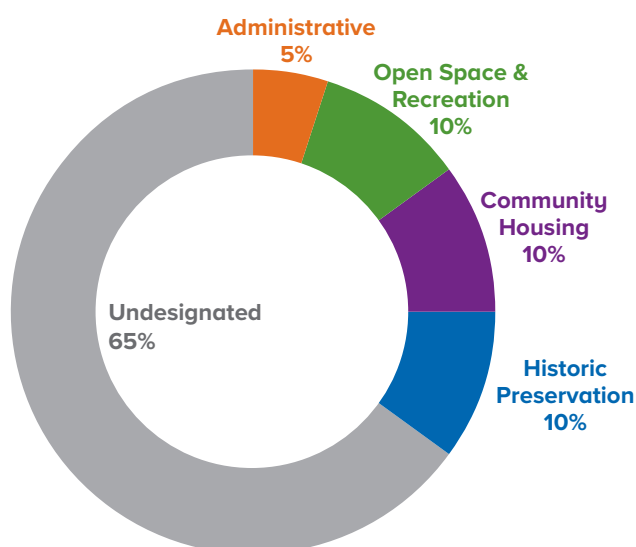
CPA is funded annually through a combination of two sources — a local property tax surcharge (1% to 3%) and a yearly distribution from the statewide Community Preservation Trust Fund which is overseen by the Department of Revenue (DOR).

Trust fund revenues are derived from surcharges placed on all real estate transactions at the state's Registry of Deeds. The actual percentage of matching grants varies from year to year, depending on the availability of funds in relation to the local contributions of participating communities, and the number of communities participating in the CPA. For additional information on the CPA statute and how it is being applied in municipalities across the state, visit the Community Preservation Coalition website at [communitypreservation.org](http://communitypreservation.org).

The CPA stipulates that the decisions regarding the allocation of funds are to be made by the municipality based on the recommendations of a local community preservation committee (CPC). The local CPC's task is to receive and review applications and to make recommendations to the municipality, which in turn votes on the final funding allocations.

## MINIMUM FUNDING ALLOCATION PER STATE LAW

A minimum of 10% of the municipality's annual CPA revenue must be spent or allocated to each of three categories: a) open space and recreation, b) community housing, and c) historic preservation. Up to 5% of annual revenue can be spent on operating expenses and clerical or administrative staff. The remaining 65% may be spent or allocated to any one or combination of the three CPA-eligible funding categories at the discretion of the Community Preservation Committee and subject to the approval of the municipality.



The CPC administrative funds support operational expenses of running the committee: administrative staff, equipment, newspaper ads, promotion brochures, and community surveys. Funds can also be used for due diligence consultant review e.g., land appraisal, environmental assessment review, and historic preservation construction review.

## WHAT GROUPS MAY APPLY FOR CPA FUNDS?

- Community Organizations
- Housing & Neighborhood Developers
- Friends of the Park Groups
- Historical Societies
- Neighborhood Coalitions
- Public Agencies
- Recreation Associations
- Town of Watertown
- Non-profits



## CPA PROJECT ELIGIBILITY GUIDELINES

**Open Space:** CPA funds can be used to acquire, create, and preserve open space and natural resources and rehabilitate open space or natural resources if acquired or created through CPA.

**Recreation:** CPA funds can be used to acquire, create, preserve, and rehabilitate land and outdoor facilities for recreational use.

**Community Housing:** CPA funds can be used to acquire, create, support, and preserve community housing, as well as rehabilitate community housing that has been acquired or created through the CPA. The United States Department of Housing and Urban Development (HUD) guidelines are used to determine the income eligibility for community housing units and programs. Housing projects can serve residents whose annual incomes is less than 100% (moderate income) of the Area Median Income (AMI).<sup>2</sup>

### Household Size and FY 2020 100% AMI Limits

1 \$83,300	2 \$95,200	3 \$107,100	4 \$119,000
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**Historic Preservation:** CPA funds can be used to acquire, preserve, or rehabilitate historic resources that are listed on the State Register or determined to be locally significant by the Watertown Historical Commission. Historic resource proposals must comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historical Properties for buildings [nps.gov/tps/standards/four-treatments.htm](https://www.nps.gov/tps/standards/four-treatments.htm) and for landscapes [nps.gov/tps/standards/four-treatments/landscape-guidelines/](https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/)

## A FEW THINGS TO KEEP IN MIND

CPA funds cannot be used for: operations, maintenance, programming, park events, artificial turf, streetscapes that are not pocket parks or open space, or public art, unless it is an integral part of a park design.

CPA funds shall not replace existing operating funds, only augment them and may not be used for maintenance, defined by the CPA as “incidental repairs which neither materially add to the value of the property nor appreciably prolong the property’s life, but keep the property in a condition of fitness, efficiency, or readiness.”

According to the CPA statute, “Capital Improvement is reconstruction or alteration of real property that: (1) materially adds to the value of the real property or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time”.

See chart on the following page: **Watertown Community Preservation Program — Allowable Spending Purposes.**

<sup>2</sup>Watertown is part of the Boston-Cambridge-Quincy MA-NH Metro Fair Market Rent (FMR) Area, determined annually by the Department of Housing and Urban Development (HUD). For FY2020, the AMI for this region was \$119,000 for a family of four.

## Watertown Community Preservation Program — Allowable Spending Purposes

Project Eligibility & Terms <sup>1</sup>	Open Space	Recreation	Community Housing	Historic Preservation
For further information go to: <a href="http://watertown-ma.gov/CPC">watertown-ma.gov/CPC</a>	<b>Land to protect:</b> <ul style="list-style-type: none"> <li>• existing and future well fields • aquifers and recharge areas • watershed land • agricultural land • grasslands • fields • forest land • fresh and salt marshes and other wetlands • ocean, river, stream, lake and pond frontage • beaches, dunes, and other coastal lands • lands to protect scenic vistas • land for wildlife or nature preserve • land for recreational use</li> </ul>	<b>Land for active or passive recreational use including but not limited to:</b> <ul style="list-style-type: none"> <li>• community gardens • trails • noncommercial youth and adult sports • use as a park, play-ground, or athletic field.</li> </ul> <i>Shall not include horse or dog racing, artificial turf, or the use of land for a stadium, gymnasium, or similar structure.</i>	<b>Housing for low- and moderate-income individuals and families, including low- or moderate-income seniors age 60+:</b> <ul style="list-style-type: none"> <li>• Moderate Income is less than 100% of US HUD Area Wide Median (AMI).</li> <li>• Low Income is less than 80% of AMI.</li> </ul>	<b>Buildings, structures, vessels, real property, documents, or artifacts</b> listed on the State Register of Historic Places or determined by the Historic Commission to be significant in the history, archeology, architecture, or culture of Watertown.
<b>ACQUIRE</b> <i>Obtain by gift, purchase, devise, grant, rental, purchase, lease or otherwise.<sup>2</sup></i>	YES	YES	YES	YES
<b>CREATE</b> <i>To bring into being or cause to exist.<sup>3</sup></i>	YES	YES	YES	NO
<b>PRESERVE</b> <i>Protection of personal or real property from injury, harm, or destruction.</i>	YES	YES	YES	YES
<b>REHABILITATE/ RESTORE</b> <i>Capital improvements, or the making of extraordinary repairs for the purpose of making [a resource] functional for its intended use including but not limited to improvements to comply with ADA, MAAB<sup>4</sup>, and other federal, state, local regulations, or access codes or federal standards for historic properties.</i>	YES If acquired or created using CPA funds	YES	YES If acquired or created using CPA funds	YES
<b>SUPPORT</b> <i>Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to an entity that owns, operates, or manages such housing for the purpose of making housing affordable.</i>	NO	NO	YES	NO

<sup>1</sup>This chart is adapted from versions created by the Department of Revenue and the Community Preservation Coalition:  
[community.preservation.org/allowable-uses](http://community.preservation.org/allowable-uses)

<sup>2</sup>Specifications for eminent domain can be found in MGL c.44B §.5(e)

<sup>3</sup>Seideman vs. City of Newton, 452 Mass. 472 (2008)

<sup>4</sup>ADA – Americans with Disabilities Act; MAAB – Massachusetts Architectural Access Board



# The CPA in Watertown

Watertown residents voted 60/40 to adopt the CPA on November 8, 2016. CPA funds are raised through a 2% property tax surcharge on all real estate property tax bills, both residential and commercial.

Residents wishing to apply for a low-income or low-or-moderate-income senior CPA tax surcharge exemption should contact the Assessor's office at [assessors@watertown-ma.gov](mailto:assessors@watertown-ma.gov) or call (617) 972-6410 for further information.

The CPA surcharge is presently generating \$2,000,000+ annually for the community's CPA fund. The annual state match has been 19.01%, 23.92%, and 28.6% for FY's 2018-2020.

## UNDERSTANDING THE CPA TAX SURCHARGE IN WATERTOWN

The Town calculates the anticipated tax surcharge revenue for the upcoming Fiscal Year (FY) and designates the funding amounts for the specific reserves, administration, and undesignated reserve. Collection of Watertown CPA surcharges begins on July 1 of the FY. Massachusetts state matching funds for the previous year are distributed in November.

For Fiscal Year 2019-20 Watertown homeowners with a residential exemption paid an average of \$133.50 for the CPA surcharge.

### CPA Surcharge Example

Average Assessed Home Value	\$723,500.00
Owner-occupied Residential Exemption (24%)	– (173,661.00)
Total Taxable Value	\$549,839.00
FY20 Residential Tax Rate per \$1,000	12.14
Property Tax Due (549,839 x .01214)	\$6,675.04
<b>CPA 2% Tax Surcharge</b>	<b>\$133.50</b>



Watertown Town Hall

# CPA Fund Activity as of January 18, 2021

	FY 2018	FY 2019	FY 2020	YTD FY 2021
<b>Beginning CPA Cash Balance</b>				
Total — Fund Balance	---	1,449,397.28	3,201,838.08	5,058,389.82
Total — Specific Reserves		450,000.00	1,160,217.00	1,904,637.00
<b>Total CPA Funds</b>		1,899,397.28	4,362,055.08	<b>7,000,176.82</b>
<b>Estimated Revenue</b>				
CPA Surcharge	1,500,000	2,000,000	2,250,000	2,350,000
State Match		367,395	231,400	250,000
Total Estimated Revenue	1,500,000	2,367,395	2,481,400	2,600,000
<b>Actual CPA Revenue</b>				
CPA Surcharge	1,899,397.28	2,080,870.63	2,163,099.54	1,307,805.58
State Match		367,395.00	498,767.00	625,041.00
Interest Income		14,392.17	23,474.26	7,427.84
<b>Total Actual Revenue</b>	1,899,397.28	2,462,657.80	2,685,340.80	1,940,274.42
<b>Annual Administrative Fund (5%)</b>			124,070.00	130,000.00
Personnel			(20,019.06)	(21,050.46)
Purchased Services			(27,200.00)	(14,030.00)
Supplies				
<b>Total Actual Expenditures</b>			(47,219.06)	(35,080.46)
<b>Dropped to Fund Balance</b>			39,700.94	
<b>Ending Cash Balance</b>	1,899,397.28	4,362,055.08	7,000,176.82	<b>8,905,370.78</b>
<i>Carryover Purchase Order</i>			37,150.00	23,120.00

## SPECIFIC RESERVES

### Open Space/Recreation

Prior Balance	---	150,000	386,739	634,879
10% New FY Allocation	150,000	236,739	248,140	260,000
<b>Reserve Total</b>	150,000	386,739	634,879	<b>894,879</b>

### Historic Preservation

Prior Balance	---	150,000	386,739	634,879
10% New FY Allocation	150,000	236,739	248,140	260,000
<b>Reserve Total</b>	150,000	386,739	634,879	<b>894,879</b>

### Community Housing

Prior Balance	---	150,000	386,739	634,879
10% New FY Allocation	150,000	236,739	248,140	260,000
<b>Reserve Total</b>	150,000	386,739	634,879	<b>894,879</b>

### Annual Budgeted Reserve

65% FY Allocation	1,050,000	1,657,178	1,612,910	<b>1,690,000</b>
Closed — to Fund Balance	1,050,000	1,657,178	1,612,910	

## FUND BALANCE

Balance beginning of FY	---	1,449,397.28	3,201,838.08	5,058,389.82
Ending FY Fund Balance	1,449,397.28	1,752,440.80	1,904,637.00	
Total Fund Balance		3,201,838.08	5,058,389.82	

**Borrowing:** The CPA legislation allows communities to leverage their CPA revenue by borrowing for eligible projects and using future CPA revenue to pay the resulting debt service. As such, applicants may apply for funding beyond the amount of revenue currently available. The applicants must follow the application process. All bonded projects require the approval of two-thirds of the Town Council. The Town can only bond against the local share of the CPA property tax surcharge projection.

# Membership & Role of the CPC

## THE MEMBERSHIP AND ROLE OF THE CPC

On June 26, 2018 the Town Council adopted **Town Ordinance #59 O-2018-59**, Chapter 36: Community Preservation Committee to establish the nine-member volunteer Watertown Community Preservation Committee. This committee oversees the implementation and administration of the CPA.

The CPC, formed in February 2019 consists of four (4) town residents appointed by the Town Manager and approved by the Town Council, and five (5) required members from each of the following boards: the Conservation Commission, Historical Commission, Park Commission (acting), Planning Board, and Housing Authority. Members serve 3-year terms which were initially staggered 1 to 3 years. Brief biographies of the inaugural committee members and the Community Preservation (CP) Coordinator can be found in the section **A Little Bit About Us**.

Inaugural Committee	Member Representation	Term Expiration
Elodia Thomas, Chair	<i>Resident Appointee</i>	02/01/2021
Maria R. Rose	<i>Conservation Commission</i>	02/01/2021
Susan T. Steele	<i>Historical Commission</i>	02/01/2021
Jonathan M. Bockian	<i>Resident Appointee</i>	02/01/2022
Bob DiRico	<i>Parks Commission (acting)</i>	02/01/2022
Allen Gallagher	<i>Housing Authority</i>	02/01/2022
Jason D. Cohen	<i>Planning Board</i>	02/01/2023
Dennis J. Duff	<i>Resident Appointee</i>	02/01/2023
Mark Krackiewicz	<i>Resident Appointee</i>	02/01/2023



Watertown Free Public Library



## WHAT ARE THE KEY RESPONSIBILITIES OF THE CPC?

### 1. Develop a Community Preservation Plan

- Assess Watertown’s community needs, possibilities, and resources regarding community preservation, including consideration of regional projects. The CPC solicits input from town commissions, boards, committees, and community organizations and holds a public hearing annually to gain input from the general public.
- Develop a plan to guide the CPC’s priorities and decision-making regarding project proposals and an application process that outlines how the CPC will solicit, review, and recommend proposals.
- This plan is a “living document” which will be reviewed annually and updated to reflect changing goals and/or needs in Watertown.

### 2. Review and Recommend CPA Projects

- Accept project proposals annually from the community and conduct a thorough vetting of the proposals in open public meetings. The CPC votes on a slate of project recommendations including specific dollar amounts of CPA funding.
- Project recommendations are presented to the Town Council at a public meeting. The Town Council then votes to approve, reduce, or reject the CPC’s project funding proposals.

### 3. Keep Records and Prepare an Annual Budget

- Keep records of all CPC meetings, proposals, project recommendations, and decisions.
- Submit a budget request to the Town Council detailing the annual allocation of CPA revenue for the three specific reserve funds — Open Space and Recreation, Community Housing, and Historic Preservation, the Administrative fund, and the Unallocated Reserve fund; submit a Year-End budget report.
- Submit the annual project report (CP-3) to the Department of Revenue (DOR).

Common Street Cemetery



# CPA Application Process

The CPC does not initiate, implement, or manage projects. We rely on community partners to bring forth projects for eligibility consideration. The CPC reviews applications and recommends funding allocations to the Town Council for consideration. It is the responsibility of the applicant and other relevant project entities to initiate and oversee projects funded through the CPA.

Beginning in FY 2021–22 the CPC will consider funding applications on an annual basis. A Project Eligibility Form is required as the first step to determine if the project is fundable, followed by a CPA Full Funding Application due in December. An application workshop will

be held in August and/or September to provide information and guidance for interested applicants.

The CPA Full Funding Application encompasses information about the project: its alignment with goals and priorities, community support, sustainable practices, project timeline, budget items and cost estimates, project management and team expertise, maintenance plan, and other essential information to inform the CPC’s deliberations and to ensure compliance with best practices, laws, and regulations.

Potential applicants should review the Watertown CPA Application Manual for detailed information about the application criteria, process, and

forms. Should you have any questions about the application process please contact the CP Coordinator, who assists with the administration and oversight of the CPA program.

Everyone is welcome to attend the CPC’s meetings. The times and locations of these meetings are posted on the Town website and in Town Hall. Please sign up for CPC notifications using the contact feature “Notify Me” found on the homepage of Watertown’s website: [watertown-ma.gov/list.aspx](http://watertown-ma.gov/list.aspx).

In annually scheduled meetings, the CPC will consider each application based on the merits of the project, completeness of the application, and the level of funding available. There will be opportunity for public input at each funding round, as applicants will be asked to present proposals in scheduled public meetings.

## OFF-CYCLE TIME-SENSITIVE APPLICATIONS

Under extraordinary circumstances, the CPC may vote to accept applications that require consideration outside of the normal funding cycle. To be considered as an off-cycle application, projects must be considered “high priority” and must be driven by an external deadline such as real estate transaction or matching grant opportunity. Applicants who believe their circumstances call for such unusual action should contact the CP Coordinator to discuss the possible submission of an off-cycle application.

<b>AUGUST – SEPTEMBER</b> Application Workshop
<b>OCTOBER</b> Project Eligibility Form Due
<b>DECEMBER</b> CPA Full Funding Application Due
<b>JANUARY – MARCH</b> CPC Application Review & Project Presentations
<b>MARCH – APRIL</b> CPC Deliberates & Votes on Funding Recommendations
<b>APRIL – MAY</b> CPC Recommendations submitted for Town Council Approval
<b>MAY – JUNE</b> Grant Agreements Executed & Year End Reports

# The CPC Planning Process

Watertown's Community Preservation Committee (CPC) contracted with community planning consultant JM Goldson in November of 2019 to assist with a robust, grassroots community engagement effort to lay the foundation for the development of the community preservation plan and application manual. Shortly thereafter, the CPC hired a Community Preservation Coordinator to provide additional capacity and assistance with the planning process and to implement the community's CPA program. Through a 10-month process, interrupted by the Covid-19 pandemic shutdown, meetings were held with the CPC, community leaders and stakeholders, and community members-at-large to better understand existing resources, needs, and opportunities within the community, to define guiding principles and goals for the CP plan, and to formulate the application process.



To solicit input from the community, the CPC: sponsored a community forum on January 29, 2020; ran a community-wide online survey late January–early July 2020; held three stakeholder focus groups in March 2020; posted the Community Preservation Plan webinar, which included Q&A on June 30, 2020; created an interactive website with opportunities for participants to learn about and

comment on the planning process; created several video updates; and gave local news interviews.

The CPC has worked diligently to provide creative engagement alternatives amidst the COVID-19 global health pandemic and associated regulations which limited in-person events and activities.

The *Community Engagement Report 2020*, including participant and respondent demographics, is available at [watertown-ma.gov/cpc](http://watertown-ma.gov/cpc). Below are brief descriptions of the outreach activities and funding priorities of the community.

## COMMUNITY FORUM

More than 140 residents attended the open-house-style public forum held in late January of 2020. The event was designed to a) share information with the public about the CPA and b) collect input from the community on needs and priorities related to the CPA. The event included an informational presentation by the consultant. Six interactive stations provided background information and solicited feedback and input from attendees regarding demographic information, needs and project ideas throughout the community, and funding priorities.

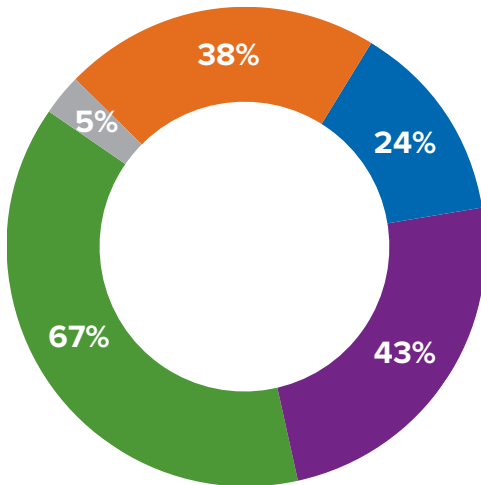
**Forum Funding Priorities — Pom Pom Exercise:** Participants were given seven pom poms to indicate their priorities for funding among the four CPA-eligible project categories. In Watertown, 5% of annual CPA funds are allocated to administration. For the purpose and ease of this exercise, 70% of the annual CPA revenue was defined as “undesignated” and could be spent on any project category. Participants were asked to distribute these seven pom poms into four jars representing their project priorities.

Open Space & Natural Resources	Community Housing	Historic Preservation	Outdoor Recreation
280   40%	186   26%	126   18%	110   16%

*Percentages indicate the breakdown of the total 70% of unallocated CPA funds*



## COMMUNITY-WIDE SURVEY



The consulting team hosted the survey through SurveyMonkey, which launched at the community forum in January 2020 and remained open through early July 2020. Close to 450 people completed the survey. Participants were asked to rate the relative priority of general types of CPA-eligible projects in each category and to generate ideas for projects through open-ended responses.

**Survey Funding Priorities by Eligible Category:** When asked to rank the relative importance of the four CPA-eligible categories, participants reported that open space/ passive recreation projects are of most importance (67%), followed by community housing (43%), active recreation (38%), and historic preservation (24%). 5% reported they were unsure, or that their priorities would depend on having more information or other context specific considerations. The percentages in the graphic do not add up to 100% because the respondents were able to select multiple CPA categories.

## STAKEHOLDER FOCUS GROUPS

Through consultation with the CPC and town staff, a variety of key stakeholders from town boards and commissions, as well as local organizations with relevance to CPA, were invited to participate in a series of four focus group discussions. These sessions were designed to refine the CPC's understanding of resources, needs, and opportunities in the community as well as to brainstorm potential values or criteria for CPA-funded projects. The focus groups were held on March 12 and 13, 2020. Due to the town-wide Covid-19 shutdown only 21 of the registered 41 participants were able to attend the sessions.

## PROJECT WEBSITE

Working closely with the CPC, the consultant administered a web-based platform through Bang the Table — a subscription service designed for interactive engagement and community discussions. This web platform was live from late January 2020 through



November 30, 2020. It provided key information to the community and interactive tools and discussion prompts, including a mapping tool, a link to the survey, Q&A, and forums to give feedback on draft content. A total of 87 people registered to actively participate on the site and there were 2,037 site visits to view information.

## CPC VIDEO AND Q&A WEBINAR

In June 2020, the CPC recalibrated its community outreach in light of the ongoing Covid-19 pandemic. A video was developed to update the community on the project status.

The video included: CPA 101; a snapshot of community context and CPA resources; community feedback to date; draft CPC values; guiding principles and goals; next steps; and how to engage. This video was run on WCA-TV and publicized throughout the community in preparation for the CPC Q&A online webinar on June 30th. Sixty-four (64) people attended the on-line webinar.

## PUBLIC HEARING

The CPC posted the draft Community Preservation Plan on the town website for public comment from April 21 through May 28, 2021. The Plan was presented at a Public Hearing on May 28, 2021 and adopted by the CPC on June 3, 2021. Attendee #33.

# Values, Guiding Principles & Priorities

The CPC developed the following values statement, guiding principles, and priorities based on a combination of public input and careful consideration of best practices. The principles and priorities will be used collectively when considering and evaluating the funding of project applications.

## VALUES STATEMENT

The people of Watertown are passionate about maintaining, improving, and enhancing the qualities that make their town a special place to live. Residents point to Watertown's cultural and social diversity, its rich history, its neighborhood green spaces, and its connection to the Charles River as the fundamental characteristics that make Watertown this special place.

The CPC will be guided by the values expressed by the people of Watertown, who celebrate their strong pride of place in a community that remains safe, supportive, and welcoming to all.

## GUIDING PRINCIPLES & PRIORITIES

### 1. The CPC will prioritize projects that are collectively consistent with the community's needs and values:

- a. Are publicly visible, accessible, and generate broad benefits for our community.
- b. Incorporate sustainable environmental design and practices for the long-term maintenance of the resource.
- c. Demonstrate consideration and support from Watertown boards, commissions, departments, community groups, and/or a range of public voices.
- d. Are generally supported by identified needs, goals, and priorities in current town-wide planning documents and further the goals in the Community Preservation Plan.
- e. Incorporate universal design principles and comply with the ADA and MAAB accessibility regulations\*.

### 2. The CPC will prioritize projects that use CPA funding strategically:

- a. Leverage the value of CPA capital through additional public or private funds, in-kind contributions, labor, materials, or other cost-saving measures.
- b. Address long-standing or urgent needs, or exceptional time-sensitive opportunities in the community.
- c. Demonstrate feasibility regarding project management and project team's expertise, a reasonable and informed project budget, a realistic project timeline with milestones, a long-term maintenance plan, and budget for the resource.
- d. Address two or more of the CPA focus areas (i.e., blended projects).
- e. Serve as catalysts for transformative change to enhance the aesthetics, connectivity, and quality of life in the community.

*\*ADA – Americans with Disabilities Act; MAAB – Massachusetts Architectural Access Board*

## OPEN SPACE & RECREATION OVERVIEW

The term “open space” is commonly used to describe all of the green space and land used for active and passive recreation, including all the parks, playgrounds, and buffer zones around municipal buildings. Much of this Town-owned land is unprotected from future development.



The CPA legislation defines two terms to describe the public purpose of land: 1.) Open Space, land for the protection of natural wildlife and habitat and passive recreation, and 2.) Recreational Land which includes outdoor active and passive recreation. This can be somewhat confusing as recreational land is included in both categories. It is therefore important to review the Allowable Spending Purposes chart on page 6.

The CPA requires that communities spend, or set aside for future spending, a minimum of 10% of their annual CPA revenues for open space/recreation. Given Watertown’s four (4) square mile footprint and that open green space for passive recreation and active, organized recreational use are deeply intertwined, the CPC decided to address these two areas together, and provide specific information, goals, and priorities for each area.



## Open Space



### OPEN SPACE — INTRODUCTION

There are several important issues to consider regarding the green open space resources in Watertown:

- Much of the open space land is privately held with limited accessibility to the public.
- Town-owned public parks and playgrounds are heavily used for active recreation — rather than passive recreation.
- Watertown, at 3.25 acres of town-owned open space per 1,000 persons, is far below the median Acreage Level of Service (ALS) of 10 acres per 1,000 persons established by the National Recreation and Park Association (NRPA). Acquisition of open space, be it opportunities for the rehabilitation of old industrial sites or potential pocket park locations, are extremely limited and have not been a lead priority in town planning, acquisition, or budget. Given the booming private development market, land costs are being driven up as the town undergoes another redevelopment phase.
- Given the real estate redevelopment boom, stewardship policies should be formalized between the town, commercial, not-for-profit entities, and community groups to increase publicly accessible open green spaces. This good neighbor policy is needed for ecological protection, restoration, sustainability in the face of climate change, and community well-being.

Open Space was the top priority expressed by participants at the public forum, respondents to the community survey, and in ongoing community conversations. Participant comments focused on the need to protect and enhance Watertown’s limited green open space and natural resources as well as the need to acquire and create new, accessible green spaces throughout the community. A key theme was “Buy more land for open green space, anywhere and everywhere.”

### EXISTING CONDITIONS & RESOURCES

#### Town-owned open space:

Watertown’s 117 acres of town-owned open space land is dominated by “active” recreation use. The majority of this acreage (85.7 acres) is associated with parks, school playgrounds and sport fields. While Filippello and Arsenal Parks include secondary walking paths, only Whitney Hill is deemed a passive recreation area. The remaining 31.3 acres of town green space are associated with the cemeteries — Arlington Street, Common Street and Ridgelawn; the Commander’s Mansion; Town Hall; and the large traffic islands.



### State and other municipality-owned land:

The Department of Conservation and Recreation (DCR) owns 56.5 acres of parkland along the Charles River. A favorite area for walkers and cyclists, there are also two basketball courts, a play lot, the outdoor Clarence W. Dealtry Memorial Swimming and Wading Pool, and Cannalonga Memorial Park — which includes four tennis courts, two bocce courts, and a pavilion. The Watertown Riverfront Park & Braille Trail/Sensory Garden, created by DCR, Watertown, and the Perkins School for the Blind, is one of the few accessible parks of its kind. DCR is also developing the new Watertown-Cambridge Greenway along the former B&M Railroad line. This 1.25-mile multi-use pathway and greenway is under construction and will run from Concord Avenue in Cambridge, through the Fresh Pond Reservation, under Huron Avenue and into Watertown. The Watertown Yacht Club, a private organization, leases land from the DCR for their facility.

The City of Newton owns Boyd Park, 2.6 acres, which extends into Watertown just off Morse Street.

### Privately-owned land:

The largest tracts of open space in Watertown are privately held. Two cemeteries make up over 61% of the privately-owned open space land in Watertown. The Mount Auburn Cemetery, a historic and horticulturally significant property with three ponds and a vernal pool, is nearly all in Watertown. A popular spot for birdwatching and walking, the cemetery runs tours and numerous special events. Saint Patrick's Cemetery is owned and operated by the Archdiocese of Boston.

The Oakley Country Club, a private golf course constructed in 1898, is taxed at a favorable rate under the provisions of Chapter 61B as a recreational property that has scenic and wildlife habitat value. In the event of its sale, Watertown would have the first right of refusal.

A large portion of the remaining Gore Place farmland is in Watertown. The land extends from behind the homes on the west side of Edward Road to beyond a brook and between Main and Waltham Streets.

**TABLE 1: SUMMARY OF OPEN SPACE**

Category	Area (acres)	% of Total Open Space Area
<b>TOWN-OWNED OPEN SPACE</b>	<b>TOTAL = 117</b>	<b>25%</b>
• Parks & Playgrounds	85.7	
• Cemeteries, Commander's Mansion, large traffic islands, and Town Hall	31.3	
<b>STATE/MUNICIPAL MA DCR</b>	<b>TOTAL = 59.1</b>	<b>13%</b>
• Charles River Reservation	54.2	
• Watertown-Cambridge Greenway	2.3	
<b>MUNICIPAL</b>		
• City of Newton, portion of Boyd Park	2.6	
<b>PRIVATELY OWNED LAND</b>	<b>TOTAL = 291.8</b>	<b>62%</b>
• Mount Auburn Cemetery	164.0	
• St. Patrick's Cemetery	14.4	
• Oakley Country Club	80.0	
• Gore Place	27.6	
• Sawins Brook & Pond	3.8	
• Walker Pond 2 acre pond & 7 acres of land surrounding the pond.	9.0	
<b>TOTAL OPEN SPACE AREA</b>	<b>467.8</b>	<b>100%</b>

Two properties that include important wetland resources are Walkers Pond in west Watertown and Sawins Brook & Pond in east Watertown. Walkers Pond, at 2 acres, is the largest pond in Watertown. Sawins Brook, a culverted stream which daylight east of Elm Street, continues under Arlington Street and into Sawins Pond. The stream channel resumes after passage over a man-made dam at Coolidge Avenue and then meanders through commercial and open space land ultimately reaching the Charles River at Greenwood Boulevard. The stream was dammed in 1880 to form Sawins Pond and served the Glenn House, a hotel, for swimming and recreation. The property was sold to the Hood Rubber Company in the early 1900s. Today, the dam is under the control of the DPW.

## OPEN SPACE NEEDS

Residents are highly concerned about protecting and enhancing Watertown's limited open green spaces. The highest community priority at the public forum and through the on-line survey was acquiring land for the creation of publicly accessible open space and passive recreation to meet current and growing community needs.

Residents voiced the need for dynamic, accessible, attractive green spaces to:

- build community and bring people of all ages and abilities together;
- promote health, fitness, and quality of life;
- inspire a knowledge of and appreciation for wildlife and native flora species;
- reduce community vulnerability to climate change through storm water absorption, bioswales, and a robust tree canopy; and
- to improve and promote safe walkable/cyclable access to community recreation areas and community resources e.g., the Watertown Free Public Library, Town Hall, the Senior Center, the Boys and Girls Club, shopping hubs, schools, recreational facilities, and the Charles River.

The Covid-19 pandemic has brought the need for more open space to the forefront as a critical component to our community's physical, social, and emotional health. The temporary closing of Little Greenough Boulevard was a welcome addition for cycling and walking. The Bicycle and Pedestrian Committee has organized a petition asking the town to initiate a request to DCR for the weekend recreational closure of Little Greenough Boulevard.



Whitney Hill

Based on the Watertown-owned open green space and approximately 36,000 residents, the Town at 3.25 acres/1,000 persons falls far below the ALS median of 10 acres/1,000 persons calculated by NRPA. Subtracting acreage for the cemeteries, spaces around public buildings and traffic islands, the number is less than 2.5 acres/1,000 persons. Adding in the DCR property associated with the Charles River Walkway and the open land owned by the City of Newton the number is approximately 4 acres/1,000 persons.

The current Open Space Plan (2015) substantiates the lack of green open space and states: *“Watertown’s open space resources are being eroded by the pressures of incremental development. The Town has limited public open and recreational space under its stewardship that must be protected and preserved for future generations. Opportunities for the Town to acquire additional open space should be pursued.”* The only way to increase this acreage number is to purchase property immediately given the red-hot development market.

Residents desire attractive outdoor spaces to walk, cycle, garden, gather, and relax. Key requests include greater accessibility for all to the Charles River, particularly from Pleasant Street (given the wall of development); more pocket parks and community garden sites; and walking trails that foster wildlife habitat throughout Watertown. Residents also

stated a preference for new parks dedicated to informal, passive recreation use — not prescribed “active, organized recreation.”

## CPA ELIGIBILITY FOR OPEN SPACE PRESERVATION

The CPA statute (MGL c. 44B) allows the use of CPA funds for the acquisition, creation, and preservation of open space; or the restoration/rehabilitation of open space provided that it was acquired or created with CPA funds. Open Space “shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forestland, fresh and saltwater marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes, and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.”

In accordance with MGL c. 44B §.12:

- (a) A real property interest that is acquired with monies from the CPA shall be bound by a permanent restriction that will run with the land and be enforceable by the municipality or Commonwealth.
- (b) Real property acquired under this chapter shall be owned by the municipality, but the legislative body may delegate management.

[malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section12](http://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section12)

If using CPA funds to acquire real property or property interests, the price may not exceed the value of the property as determined by methods customarily accepted by the appraisal profession.

For open space acquisition projects, *Conservation Restrictions (CR)* or *Agricultural Restrictions (AR)* are required. Although not as common, a CR can also be placed on recreational fields and parks. Until this step has been completed, the terms of the CPA acquisition have not been legally fulfilled.

The CR and AR are legal documents that have to be approved by the Executive Office of Energy and Environmental Affairs (EEA) and filed at the Registry of Deeds. The restriction details what activities can and cannot take place on the parcel of land. Restrictions for municipal property



Watertown Yacht Club

must be held by a separate government organization or qualified third-party. CPA funds may be appropriated to pay a one-time endowment to an organization to hold, monitor, and enforce any deed restriction on properties funded by CPA. This is sometimes called a stewardship fee.

For further information see: Conservation Restrictions 101: The Rules on Conservation Restrictions on CPA Acquired Land. [communitypreservation.org/conservation-restrictions](http://communitypreservation.org/conservation-restrictions).

Note: Circumstances and project characteristics determine the applicability of Massachusetts public procure-

ment laws. There are three main categories that projects can fall into: Capital improvement projects; purchase of real property; and contracting for professional services. Each of these three project categories must adhere to different procurement laws. For more detailed information please see the technical assistance article, “Do the State’s Procurement Laws Apply to CPA Projects?” [communitypreservation.org/procurement](http://communitypreservation.org/procurement)





### OPEN SPACE GOALS

1. Expand, preserve, and restore existing open space throughout the community for improved benefit and use, particularly along current and future trails and paths, the Charles River, conservation land, and ponds.
2. Capitalize on opportunities to acquire and create new public open spaces through purchase, restoration, and/or green conversion.
3. Increase and improve access to and connectivity between current and future open space resources.
4. Preserve or restore wild and natural areas, native species, and wildlife habitats.
5. Support climate resiliency and protect neighborhoods by expanding natural resources to mitigate the impact of flooding and climate change.

### COMMUNITY SUGGESTIONS FOR POTENTIAL OPEN SPACE INITIATIVES

*(Shared through CPC Community Outreach Efforts. Please note: the CPC does not initiate, implement, or manage projects.)*

#### **Walker Pond Property**

Located in the west end of town this 7-acre site is along the southeast shore of Walker Pond. There is a bordering vegetated wetland along the east side of the pond. Much of the parcel is paved as it served as a parking lot for Raytheon Corporation. Part of the property carries an *Activity and Use Limitation (AUL)* issued by the Massachusetts Department of Environmental Protection (MassDEP). The restriction does not prevent development of the site into a park.

This site could provide many benefits to the community:

- Public access to the pond and its associated wetlands would provide ecological learning opportunities and improved bird and wildlife habitat.
- The pond is fed by stormwater runoff that feeds algae blooms and is compromised by invasive plant species. It has become a dumping ground for tires, trash, with the occasional dead animal floating near the shore. Water quality and habitat could be improved. The pond could offer year-round recreation opportunities (e.g. model boat races, fishing, birdwatching, and ice skating).

- The 4-plus acres of upland could provide walking paths around the pond, an open field for passive recreation, and the enlargement and improvement of the riparian buffer (i.e. the bordering vegetated wetland).
- Multiple access points would provide a nature amenity to residents at Bell Watertown Apartments and Repton Place, the Jewish Day School, Launch, and the wider community.

A 3-acre parcel at the north end of Walker Pond, currently owned by Bell Watertown Apartments, provides additional walking access around the pond. It is of no commercial use due to its proximity to the pond and wetlands. There is also a Historical Restriction given archeological findings around the foundation of the former Farmer's Cottage, which was relocated on Gore Place. If acquired, the community would have access to nearly the entire perimeter of the pond. The remaining portion of the pond is in Waltham behind Watertown Ford's service area and BJ's parking lot. CPA funding, co-community cooperation, and/or goodwill donations could secure permanent public use to allow a pathway around the entire pond. On a bigger scale, working with the owners of Repton Place, Launch, the Gore Estate, and the Stop & Shop, a pathway could be developed from Main Street to the Charles River.

### **Sawins Brook & Pond Property**

Sawins Brook runs from Elm Street southeasterly to Arlington Street to Sawins Pond at Coolidge Avenue. The brook flows into the pond which has vegetated slopes. Currently, the site is heavily overgrown, littered with trash, and has rubber waste products poking out of the ground. Difficult to access and undeveloped, it is a "quasi-urban wild" with the potential for an improved wildlife habitat.

Polychlorinated biphenyl (PCP) pollutant and carcinogenic spills were discharged to the brook through the stormwater system in 1983. Sediment pollution, in the stream and pond, from these spills has been the subject of ongoing discussions with the owner and the MassDEP. The north side of the brook east of Arlington Street was also used to dump old tires by the Hood Rubber Company.



*Great blue heron*

The brook continues under Coolidge Avenue and through the former Mount Auburn Club site to the former U.S. General Services Administration (GSA) property that has been restored and will eventually be opened for passive recreation by the DCR. Opening up a walkway along the top of the slope would provide opportunities to view birds and other creatures in the very densely developed east end of Watertown.

The former Mount Auburn Club site is being redeveloped by Alexandria and National Development as mixed-use office/research/lab-life sciences building. The project will include two (2) acres of publicly accessible open space, an enhanced and restored stream corridor, and new pedestrian/ bike

connections. With some expense and ingenuity the Town could negotiate a connecting right-of-way footpath from nearby Filippello Park to the DCR network and the Charles River.

### **Pocket Parks**

Creating pocket parks throughout Watertown, especially in areas that are underserved or have more than a 0.5-mile walk to a park is an ongoing request. Given the high level of build-out in town this would involve redevelopment i.e., the purchase of land parcels for conversion to informal recreational use. Suggested locations that could be converted with relative ease are the North Branch Library site and a 1+acre flat parcel at 527 Pleasant Street adjacent to the Mews Apartment complex.



**Gore Place Property (behind Edward Road between Main and Waltham Streets)**

This nearly 28-acre parcel is currently privately owned and maintained as open/green space by Gore Place. Farmed in the past, it is listed by the town as agriculture property. Historically, it is part of former Governor Gore's property, which at one time exceeded 400 acres. The site is sloping to the south and has a small pond (vernal pool) in a swale near its eastern property line that is surrounded by mature trees. A small brook flowing north to south runs through the property. The stream is culverted at the northern and southern end of the property. The portion of the property east of the brook, approximately 11 acres, has great potential for community gardens, scenic arboriculture, a field and/or park. The stream could be daylighted to the northern boundary and wetland habitat could be added along the brook.

**Cannalonga Park**

Owned by the DCR, this 9-acre park is hidden behind its parking lot entrance on Pleasant Street. The flat lot, which drops off steeply to the river, has a gazebo, some picnic benches, two bocce courts, and four tennis courts. This wooded, peaceful park is poorly maintained given piles of trash and its unauthorized use as a dog park. Also, surrounding businesses appear to be using the parking lot for all day parking. Pleasant Street is a highly developed and densely populated area with little green space. If acquired, this park could be redesigned and become an attractive amenity in the west end of Watertown.

While the acquisition of the above-mentioned parcels would increase the percentage of town-owned open green space across our community by approximately 37 acres or 3.4 acres/1,000 persons, Watertown would still fall below the NRPA median of 10 acres/1,000 persons.



*Blue Heron Bridge*



# Recreation

## INTRODUCTION

Community feedback to the CPC prioritized the desire for more green space acquisition for outdoor recreation. In Watertown, the town parks, fields, and recreational facilities are heavily focused on active recreational activities of school sports, youth and adult organized sports, and rental activity to outside groups. Passive recreation opportunities are limited.

Watertown's population is increasing, and its demographics are changing. Once a family-focused community, now more than 75% of households do not have children. Watertown has been named as a top millennial community according to *Niche, 2021, "Best Suburbs for Young Professionals in Massachusetts"*, due to its bio-tech, life science employment boom, its access to graduate educational institutions in the metro Boston area, and its lower housing costs as compared to Boston. There is also an increase in adults age 65 and older. Aside from Watertown residents who desire to age in place, anecdotal evidence suggests that empty nesters are downsizing and moving to Watertown for the metro Boston cultural, medical, and entertainment amenities, easy accessibility to transportation links, and community attributes — again at lower cost than Boston.

These two cohort groups, millennials and older adults, have different recreational interests than families with school age children. This points to the need for additional recreational resources in order to meet the activity interests and needs of these residents. Watertown community members are also seeking more creative and attractive passive recreational and gathering spaces with "cool" street furniture and landscaping which provides seasonal bloom and interest.

*Arsenal Park  
playground*



## EXISTING CONDITIONS & RESOURCES

Of the 117 acres of Open Space owned by the Town, 85.7 acres are associated with school playgrounds and active sport fields. Only Whitney Hill provides an area for strictly passive recreation. Filippello and Arsenal Parks provide some walking paths. As noted earlier, the DCR Charles River Walkway provides a trail for walking and cycling.

Many of the parks are associated with schools, or former schools: 552 Main Street (Former Browne School); Casey Field (former Parker School); the Cuniff School Playground; the Lowell School Playground; Moxley Playground (Middle School); O'Connell Playground (Hosmer School); and Sullivan Playground (former Coolidge School). In addition to the parks mentioned above there are several parks nestled in neighborhoods: Bemis Park, Howe Park, Saltonstall Park, and Linear Park. Table 2 lists Watertown's parks, playgrounds, and their amenities.

Note: Watertown recently entered into an agreement with Buckingham, Browne, and Nichols School (BB&N) to share the athletic fields they are developing at Grove Street in exchange for the use of Watertown's playing fields at Filippello Park.

Watertown is in the process of upgrading a number of its recreational facilities:

- **Filippello Park** The Grove Street entrance was recently upgraded with new green space and plantings, walkways, picnic tables, the addition of a dog park, a hardcourt surface for basketball, futsal, and pickle ball, and solar lighting along the entryway. New LED, Dark-Sky compliant lighting is being installed at both the Filippello Grove and Arlington fields.
- **Arsenal Park** Construction of the Phase A upgrade at the east end of the park is underway. Plans include a large green space with connections to Arsenal Yards. There will be a pavilion space and a tree-shaded area with tables, a flat grass area for frisbee, volleyball, and other non-organized sports, and a grass knoll. The south side of the knoll will have native plantings and trees. Phase B is currently in design and is planned to be out for construction in 2021. Phase B will entail reconstruction of the largest portion of the park and will include three tennis courts, two basketball courts, a skate park, community gardens, an informal softball/soccer field, a water spray pad, play lots, tables, benches, and grills.
- **Moxley Park** Improvements will include baseball related items e.g., the backstop, dugouts, storage, batting tunnel, bullpen, and protective netting, hardcourt improvements to the basketball and tennis courts and a new multi-court rink, and new lighting.
- **Victory Field Track, Field, & Tennis Court Renovation** Renovation plans for Victory Field Phase II are extensive. Improvements include a new track (the grass field in the interior of the track will remain), new bleachers, storage, refurbished tennis courts and basketball court, and a pavilion. The lighting for the track fields and courts will be LED Dark-Sky compliant.

*Filippello Park*



**TABLE 2: TOWN PARKS AND PLAYGROUNDS**

Location	Area (acres)	Amenities	Open Space Protection*
Arsenal Park	13.7	Softball field, three tennis courts, two basketball courts, playgrounds, water pad, community gardens, and passive recreation	Article 97
Bemis Park	1.9	Baseball field, basketball court, and play area	OSC
552 Main Street	2.4	Small baseball field, basketball court (multi use hardcourt), play area, and walking trail	OSC
Casey Playground	4.2	Baseball/softball field, two tennis and two basketball courts, street hockey rink, and play area	OSC
Cunniff School Playground	2.3	1/2 basketball court, T-ball field, and two play areas	
Filippello Park	16.9	Softball field, two soccer fields, waterpark, three basketball courts, play areas, walking path, water pad, and dog park	Article 97
Howe Park	1.6	Small field, basketball court, play area, and dog park	OSC
Linear Park	1.0	Walking path	Varies
Lowell School Playground & Lowell Hill	4.4	Small baseball field, basketball court, and play area	OSC
Moxley Park (Middle School)	4.9	Small baseball field, basketball court, two tennis courts, and play area	OSC
O'Connell Playground (Hosmer School)	4.6	Baseball field, field hockey field, basketball court, street hockey, and play area	OSC
Saltonstall Park	5.3	Softball field, basketball court, and open areas	Article 97
Sullivan Playground	1.2	Baseball field, basketball court, and play area	OSC
Victory Field	11.1	Baseball/football field, track, field hockey/soccer field, basketball court and five tennis courts	OSC
Whitney Hill	10.3	Woodland, walking path, and birding	Article 97
<b>Total</b>	<b>85.7</b>		

\*Open Space protection: OSC = Open Space Conservation; Article 97 = Protected in Perpetuity

### CPA ELIGIBILITY FOR OUTDOOR RECREATION PRESERVATION

The CPA statute (MGL c. 44B) allows the use of CPA funds for the acquisition, creation, preservation, and rehabilitation (as per July 2012 amendments to the CPA) of land for recreational purposes. The CPA defines *Recreation Use* “as land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and non-commercial youth and adult sports, and the use of land as a park, playground, or athletic field.” Recreational Use shall not include horse or dog racing or the use of land for a stadium, gymnasium, or similar structure or artificial turf for athletic fields. CPA funds cannot be used for maintenance. Funds can be used to rehabilitate existing recreational land and outdoor facilities, and add park amenities such as pergolas, bandstands, walkways, adult swings, outdoor pools, and dog parks.

In accordance with MGL c. 44B §12:

- (a) A real property interest that is acquired with monies from the CPA shall be bound by a permanent restriction that will run with the land and be enforceable by the municipality or Commonwealth.
- (b) Real property acquired under this chapter shall be owned by the municipality, but the legislative body may delegate management.

[malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section12](http://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section12)



If using CPA funds to acquire real property, or property interests, the price may not exceed the value of the property as determined by methods customarily accepted by the appraisal profession.

*Conservation Restrictions (CR)* can be placed on recreational fields and parks. Until this step has been completed, the terms of the CPA acquisition have not been legally fulfilled. The CR is a legal document that has to be approved by the Executive Office of Energy and Environmental Affairs (EEA) and filed at the Registry of Deeds. The restriction details what activities can and cannot take place on the parcel of land. Restrictions for municipal property must be held by a separate government organization or qualified third-party. CPA funds may be appropriated to pay a one-time endowment (sometimes called a stewardship fee) to an organization to hold, monitor, and enforce any deed restriction on properties funded by CPA. For further information see: *Conservation Restrictions 101: The Rules on Conservation Restrictions on CPA Acquired Land.* [communitypreservation.org/conservation-restrictions](https://communitypreservation.org/conservation-restrictions).

Note: Circumstances and project characteristics determine the applicability of Massachusetts public procurement laws. There are three main categories that projects can fall into: capital improvement projects; purchase of real property; and contracting for professional services. Each of these three project categories must adhere to different procurement laws. For more detailed information please see the technical assistance article, “Do the State’s Procurement Laws Apply to CPA Projects?” [communitypreservation.org/procurement](https://communitypreservation.org/procurement)



Arsenal Park

## OUTDOOR RECREATION GOALS

1. Improve connectivity, access, safety, and function of recreational resources throughout the community that serve residents of all ages, interests, and needs.
2. Create and expand bike and pedestrian paths to connect neighborhoods with recreational and community resources.
3. Create more community gardens, pocket parks, outdoor gathering spaces, playing fields, and other unique recreation areas.
4. Upgrade parks to promote accessibility, construct creative play spaces.
5. Create recreational opportunities along the Charles River.

## COMMUNITY SUGGESTIONS FOR POTENTIAL OUTDOOR RECREATION INITIATIVES

*(Shared through CPC Community Outreach Efforts. Please note: the CPC does not initiate, implement, or manage projects.)*

- Upgrade playground and park equipment. Strive for universal design and meet ADA/MAAB accessibility standards for people of all ages. Add more imaginative play spaces and structures, swings for adults, bocce courts, and gaming tables for checkers and chess. Install permanent pickleball courts. Add park benches with arms.
- Expand accessible walking/cycling trails throughout the town with connections to the Charles River, schools, and key town destinations. Install Dark-Sky bollard lighting as needed for safety and to regulate light pollution in our neighborhoods. Add “cool” bike racks at parks and playgrounds. Create gathering spaces/rest stops along the trails.
- Partner with DCR to add a permanent canoe/kayak launch along the Charles River.
- Buy and upgrade Cannalonga Park for passive recreation space.
- Build off-leash dog parks and passive dog friendly spaces; build pocket parks and community gardens throughout the town.
- Create passive recreation and gathering opportunities at Walker and Sawins Ponds e.g., bird and other wildlife observation, snowshoeing, ice skating, and cross-country skiing, yoga, qigong, tai chi, and stretch groups in attractive quiet, natural open spaces.
- Add more native plants and shade trees with elements of seasonal interest along trails and in parks to beautify the environment, create pollinator and other wildlife habitats, and cool Watertown during long, hot summers intensified by climate change.

## RESOURCES

- **2015 Watertown Comprehensive Plan, Chapter 6, Open Space and Recreation**
- **2015 Town of Watertown Open Space and Recreation Plan**
- **2021 NRPA National Performance Review**



Map: Open Space and Recreation Resources

Path: \\hbjproj\Wae-LDI\2257 00\GIS\Project\OSR\22015\_open space inventory.mxd



Vanasse Hangen Brustlin, Inc.

Open Space and Recreation Resources Inventory

Legend

- Open Space by Property Type**
- Cemetery
  - Park
  - Linear
  - Conservation
  - Municipal Building
  - School
  - Private

- Watertown/Cambridge Greenway**
- Proposed
  - Complete

- Bicycle Facilities**
- Bike Lane
  - Proposed Bike Lane
  - Improved Path
  - Proposed Path
  - Unimproved Path

- Major Routes, by Administrative Type**
- Interstate
  - U.S. Highway
  - State Route

Source: MassGIS

March 2015  
Open Space and Recreation Plan Update  
Watertown, MA





# Community Housing

## INTRODUCTION

Three key factors drive housing pressures in Watertown and make the town an up-and-coming favorite among millennials:

- Strong employment opportunities due to the spillover of the innovation ecosystem of life sciences, biotech, and cutting-edge research labs expanding from Boston and Cambridge to Watertown;
- Easy access to world-class academic centers, cultural amenities, entertainment, nightlife, and restaurants in metro Boston; and
- Housing that is less expensive than high-cost Boston.

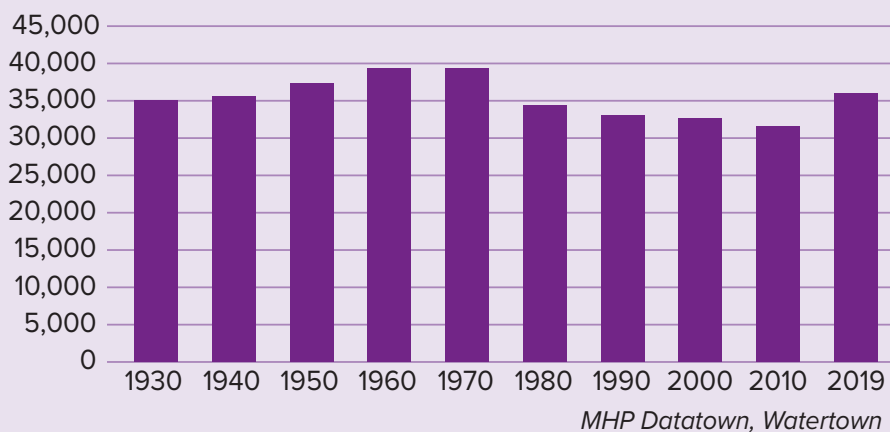
Housing development has steadily increased in Watertown—making it one of the four communities in all of Massachusetts that created more than half of the new multifamily housing permitted between 2013 and 2017 at 1,296 units. **(Laidler, John, “NIMBY? Not in These Cities and Towns”, Boston Globe, 7/25/19)** In spite of this housing development boom, costs continue to rise.

Beyond rising costs, community members, who participated in the community preservation planning process, frequently cited the need for more low-and moderate-income work force housing. Many residents and people who are employed in the community are being priced out of the community due to the increases in the proportion of higher income households. The 2019 median household income for a family of four in Watertown was \$101,103, which is below the \$119,000 2020 U.S. Department of Housing and Urban Development (HUD) area median income (AMI) for the region that includes Watertown. This indicates that more than half of Watertown’s residents could potentially qualify for low and moderate housing income as defined by the CPA.

## DEMOGRAPHICS & EXISTING HOUSING CONDITIONS

Demographics and existing housing conditions largely shape community housing needs. Accordingly, the graphs show demographic trends and diagram existing housing stock, while the text and tables present housing costs, affordability, and CPA income eligibility standards.

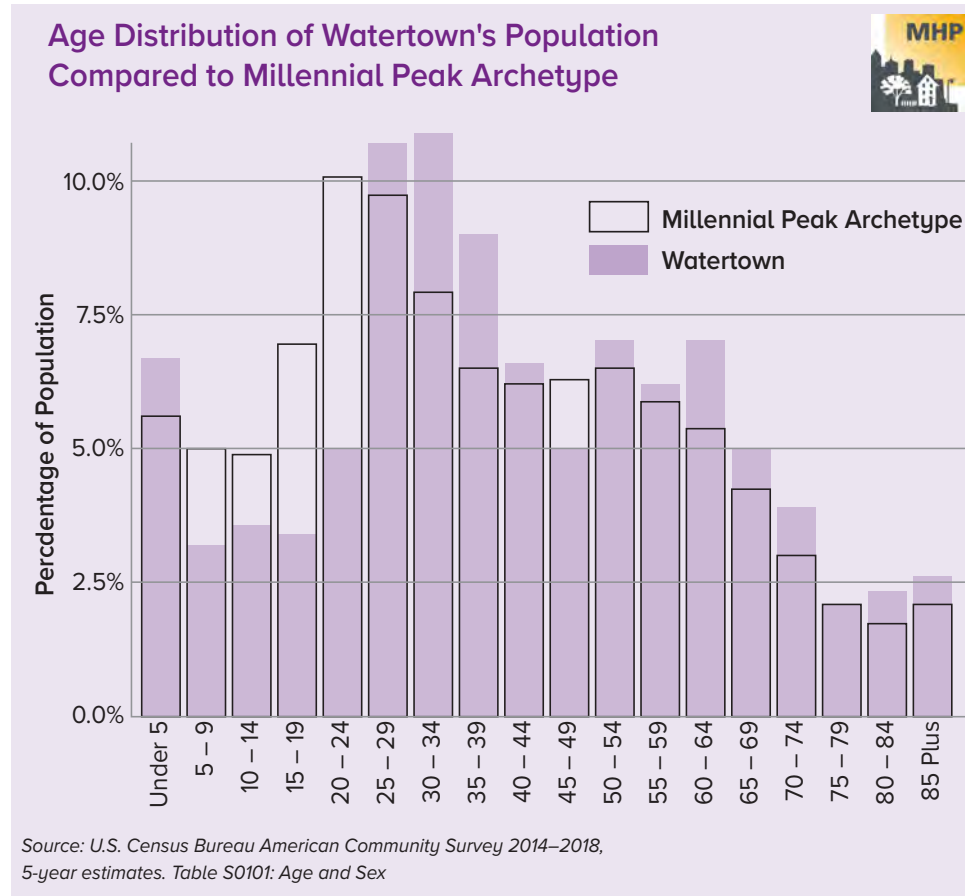
### Population Growth



### POPULATION TRENDS

After reaching a peak in 1970, Watertown’s population declined until the 1990s. It is now on the upswing.

The town's population currently skews toward adults in the 25-35 age range and, consistent with aging trends throughout the state, also skews towards the 60 plus age range. Given the larger proportion of seniors and later childbearing among millennials, the average household size is 2.25. Over 75% of households have no children.



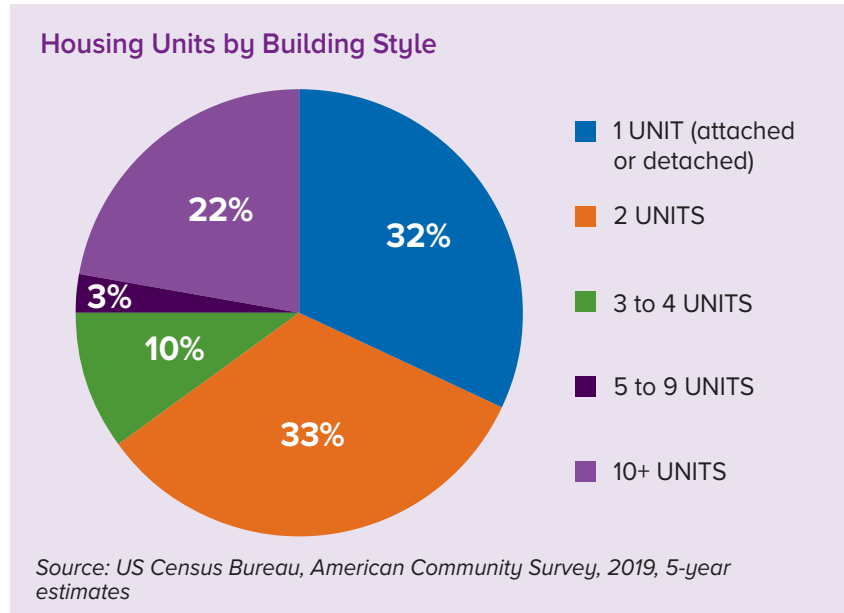
The high proportion of millennials reflects Watertown's growing appeal to this cohort group. There is also anecdotal evidence that empty nesters are relocating to Watertown to downsize and be near Boston's cultural amenities.

Watertown's population predominantly identifies as White alone, not Hispanic or Latino (76%); the next largest groupings are Asians (10%) and Hispanic or Latino (9%); African Americans comprise 2% of residents; 3% identify as multiracial; 21% of residents were born in another country (American Community Survey 5-Year Estimates 2014-2019.)

Just over 10% of Watertown households have at least one member with a disability—near the statewide average of 12%. Assessment of accessible housing needs should be taken into account in housing development planning. (2020 Watertown Housing Plan)

## WATERTOWN'S HOUSING STOCK

While homeownership is the norm in neighboring communities such as Newton and Belmont, rentership is predominate in neighboring Boston, Cambridge, and Waltham. Watertown falls in the middle, being roughly split between homeowners and renters. Of the estimated 16,570 housing units located in Watertown; 52% are owner occupied and 48% rented. One or two-unit homes make up the great bulk of Watertown's housing stock (65%). Large apartment complexes of 10 or more units account for 22%, while smaller multifamily housing of 3 to 9 units make up 13%.



## AFFORDABLE HOUSING SUPPLY

In 1969, Massachusetts enacted Chapter 40B, the state's Affordable Housing Law with the goal of making at least 10% of every community's housing affordable. The law stipulates that certain municipal zoning provisions can be overridden to allow affordable housing projects unless that municipality achieves "safe harbor" status. That status can be achieved:

1. If 10% of a community's housing is eligible for inclusion on the Subsidized Housing Inventory (SHI). Housing on the SHI must be deed restricted and affordable to households earning no more than 80% of AMI;
2. If a community creates a housing production plan approved by the MA Department of Housing and Community Development (DHCD) that details a targeted strategy/timeline for developing 10% affordable housing that is SHI eligible; or
3. If the sites of SHI-eligible units comprise more than 1.5% of a community's total land area zoned for residential, commercial, or industrial use.

Watertown currently has 1,171 units of affordable housing on the state's SHI inventory, which amounts to 7.5% of the town's total housing units. An additional 72 affordable units are under construction. Although Watertown's SHI is below the 10% goal, the town has achieved the safe harbor designation based on a land area analysis that 1.76% of the town's total land area is occupied by housing on the SHI. (Subsidized Housing Inventory Report, January 2020, DHCD).



The construction of new multi-family homes has increased the supply of units both for rent and sale. This new construction provides some affordable housing production as new developments of six or more units are subject to inclusionary zoning as indicated below. Inclusionary zoning provisions have yielded approximately 30 affordable units each year since 2014.

Total Project Size (Number of Units)	Affordable Units	Rental Price	Ownership Price
1 – 5	0	NA	NA
6 – 19	12.5%	80% AMI	80% AMI
20 or more	15.0%	10% of total units at 80% AMI	80% AMI
		No less than 5% of the total units at 65% AMI	80% AMI

These affordable units are in high demand and unlike neighboring communities, Watertown has no local preference for these units. When communities surrounding Watertown have local preference, the lack of local preference likely disadvantages residents and workers in Watertown. State regulations allow the DHCD to approve local preference policies, allowing up to 70 percent of affordable units in a given development to be set aside for the first rental/sale lottery. Local preference units may be reserved for: a) current residents, b) municipal employees, c) employees of local businesses, and d) households with children attending the locality's schools. Durational requirements are not allowed when determining local preference eligibility and local preference cannot be marketed. Additionally, the policy and process must meet the Fair Housing Act regulations.

The conversion of older two to four-unit traditional housing to condominiums is also driving up housing costs. These conversions have removed units from the overall stock of lower cost rentals. While new multifamily units may serve to increase rental supply, they are higher in cost than older units. For the foreseeable future, many households west of Boston will not be able to afford to purchase a single-family home or condominium in their community. These families and individuals must rent for the long-term in a severely constrained rental market. In general, Watertown needs housing at lower income levels, i.e. below Areawide Median Income (AMI) for singles as well as families. It remains to be seen how these current housing cost trends will be affected by the COVID-19 pandemic.

For those with very low incomes, the Watertown Housing Authority owns and manages 589 public housing units, including 327 senior units, 228 family units, and 23 special needs units. There are also approximately 145 Section 8 housing vouchers, which are subsidized by the federal government and administered by DHCD. Problematic for those with very low incomes seeking housing, the wait-list for these programs is over ten years (Watertown Housing Authority Website).

*Rosary Academy*



## HOUSING NEEDS

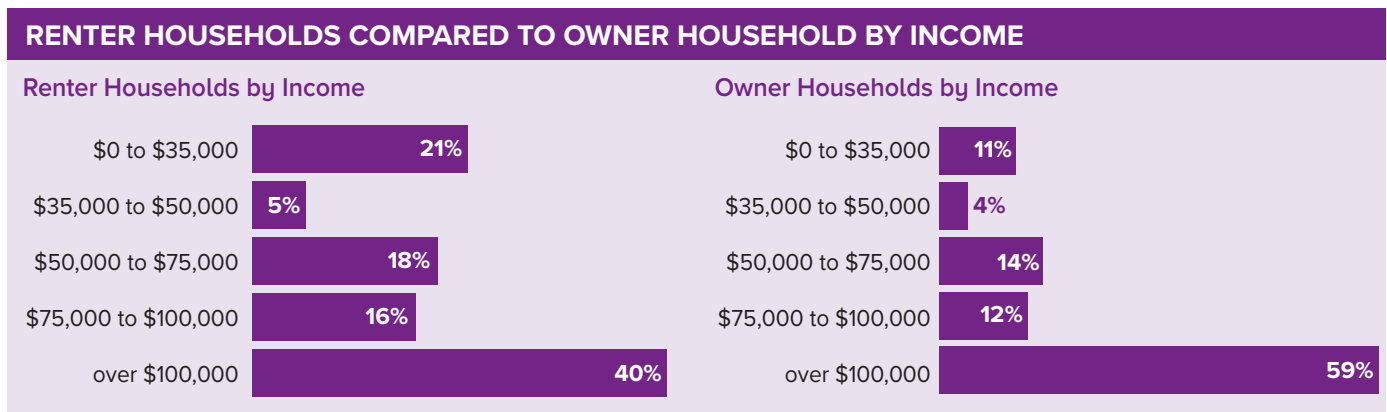
Affordable housing can be naturally occurring or created through government funding. Naturally occurring affordability has no restrictions on income or rent. The affordability of the rent is dictated by factors, such as the apartment's condition, its location, and what the market will bear. Anyone who can pass the landlord's background/financial checks can live there. Affordable housing created through local, state, and federal funds has restrictions on maximum income and rents. To qualify for this housing, people must earn less than the maximum income limits specified, commonly less than 80% of area median income. (Lewis, Anne, 12/16/20. Housing Nuts and Bolts, Massachusetts Housing Partnership). In 2020 HUD Area Median Income for a household of four in the Boston-Cambridge-Quincy region which includes Watertown was \$119,000; Low income at 80% of AMI = \$96,250.

In Watertown, affordability is limited for residents whose incomes have not kept pace with the overall soaring costs of housing. For example, Watertown's median household income increased some 17% between 2014 and 2019, yet median rents rose by 21%, and the median value of an owned unit increased by 28%, both outpacing increases in income.

WATERTOWN MEDIAN INCOME COMPARED TO HOUSING COSTS			
	Median Household Income (Family of 4)	Median Rent	Median Value Owner Home
<b>2014</b>	\$86,461	\$1,530	\$438,900
<b>2019</b>	\$101,103	\$1,853	\$559,700
<b>Percentage change</b>	17%	21%	28%

*American Community Survey, 5-year estimates 2019 & 2014*

Although median household income for Watertown is \$101,103, a significant percentage of households earn less than that. As shown below, renters are far more income constrained than resident homeowners; 60% of renter households make less than \$100,000 annually while 60% of homeowners make more than \$100,000 per year. Further, many of the jobs in the retail, hospitality, and home healthcare services sectors fall in the \$35,000 and below range. These jobs are also most affected by COVID-19 pandemic restrictions.

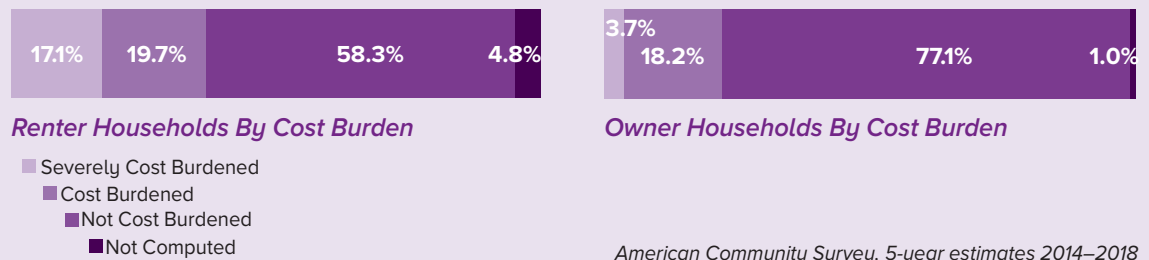


*American Community Survey, 5-Year estimates 2014–2018*

When housing costs (including rent and utilities for renters; mortgage payments, property taxes, insurance, and condo fees where applicable for homeowners) equal or exceed 30% of income, households are deemed to be "cost burdened." If these costs exceed 50% of income, households are "severely cost burdened." In Watertown, 20% of renting households are cost burdened, 17% severely cost burdened. Regarding homeowner households, 18% are cost burdened with an additional 4% severely cost burdened.

## INCIDENCE OF COST BURDEN AMONG WATERTOWN HOUSEHOLDS

Incidence of Cost Burden Among Watertown Households



## BARRIERS TO BUILDING AFFORDABLE HOUSING

Watertown is a dense community and opportunities to create affordable housing are limited by the availability of land and its high cost. Additionally, the purchase of existing older housing stock for conversion to affordable housing is difficult due to competition for such sites with market rate developers. Though construction of multifamily units is economically more efficient in bringing unit costs down, the total costs of these larger projects can be high. In brief, conversion, rehabilitation, or new construction of affordable housing is costly, approaching \$400,000 to \$600,000 per unit. Financing affordable housing projects typically requires layers of federal, state, tax credit, and private financing and competition for this funding is intense. Given these potential barriers, CPA funds can be a pivotal contribution to such projects, providing essential seed money that meets local match requirements and demonstrates affirmative community commitment for a project to other funders.

Aside from relying on non-profit developers and inclusionary zoning provisions to expand the number of affordable housing units, over 100 communities have municipal affordable housing trusts. These trusts are able to identify and implement affordable housing projects. Although CPA funds may be allocated to a municipal affordable housing trust, Watertown has not established such an entity to date (MGL c.44B §.5(f)).

## INCOME ELIGIBILITY

The CPA defines “community housing” as low- and moderate-income housing for individuals and families, including low- and moderate-income senior housing. CPA funds can only be expended on housing that will serve households earning less than 100% of the AMI. More specifically, **Low-Income Housing** is defined as for those persons and families whose annual income is less than 80% of AMI as determined by HUD; **Moderate-Income Housing**: for those persons and families whose annual income is less than 100% of the AMI as determined by HUD; and **Low- or Moderate-Income Senior Housing**: for those persons 60 years or over who would qualify for low- or moderate-income housing.

### 2020 INCOME ELIGIBILITY LEVELS APPLICABLE TO FAMILY SIZE AS STIPULATED BY CPA LEGISLATION

Size of Household	Moderate-Income (<100%)	Low-Income (<80%)
Single	\$83,300	\$66,640
Two-Person	\$95,200	\$76,160
Three Person	\$107,100	\$85,680
Four Person	\$119,000	\$95,200



## CPA ELIGIBILITY FOR COMMUNITY HOUSING PRESERVATION

The CPA statute (MGL c. 44B) allows the use of CPA funds for the acquisition, creation, preservation, and support of community housing; and for the rehabilitation of community housing that was acquired or created with CPA funds. Community housing is the only CPA category which allows the use of funds for supportive endeavors, which include “programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs, or other forms of assistance directly to individuals and families who are eligible for community housing.” If using CPA funds to acquire real property, or property interests, the price may not exceed the value of the property as determined by methods customarily accepted by the appraisal profession.

The CPA requires that whenever possible, preference be given to the adaptive reuse of existing buildings or construction of new buildings on previously developed sites. “Preservation” work on existing community housing resources is also allowed, i.e., work that protects the housing structure (not residents) from injury, harm, or destruction. However, as previously mentioned, the CPA prohibits the rehabilitation of existing housing units unless the housing or property was acquired or created using CPA funds.

In accordance with MGL c. 44B §.12

- (a) A real property interest that is acquired with monies from the CPA shall be bound by a permanent restriction that will run with the land and be enforceable by the municipality or Commonwealth.
- (b) Real property acquired under this chapter shall be owned by the municipality, but the legislative body may delegate management.

[malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section12](http://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section12)

For community housing projects, Housing Restrictions (HR) are required, administered by the Department of Housing and Community Development (DHCD), filed at the Registry of Deeds,



*Arsenal Apartments*

and run with the property. Until this step has been completed, the terms of the CPA acquisition have not been legally fulfilled. Affordability restrictions ensure that housing created or acquired using CPA funds will continue to serve low-and-moderate-income households in perpetuity or for a specified period of time. CPA funds can be used to pay for costs associated with Affordability restrictions.

The Community Preservation Coalition advises communities to execute grant agreements when granting CPA funds for projects on privately-owned property or when funding a municipal affordable housing trust to ensure that the CPA funds are being used in accordance with CPA guidelines for the activities vetted by the CPC and authorized by the municipality.

At a minimum, the agreement should detail any conditions of funding e.g., acquiring matching funds or executing a deed restriction, reporting and monitoring requirements, what remedies will be required should the funds be used improperly, within what timeframe the funds will be used, what will happen to any excess funds, and whether or not the trust will be able to pay for overhead with the funds or just direct project costs.

Note: Circumstances and project characteristics determine the applicability of Massachusetts public procurement laws. There are three main categories that projects can fall into: capital improvement projects; purchase of real property; and contracting for professional services. Each of these three project categories must adhere to different procurement laws. For more detailed information please see the technical assistance article, “Do the State’s Procurement Laws Apply to CPA Projects?” [communitypreservation.org/procurement](https://communitypreservation.org/procurement)

## COMMUNITY HOUSING GOALS

1. Support economic and demographic diversity by funding the creation of community housing based on documented community needs.
2. Preserve long-term affordability for existing income-restricted housing units.
3. Support community housing initiatives that include a local preference policy, under limits of the law and regulations set by the Department of Housing and Community Development (DHCD).
4. Support the creation of community housing units through adaptive reuse of historic buildings, churches, and other buildings, as well as creative infill development.
5. Support programs that provide direct housing assistance for low and moderate-income community households.

## COMMUNITY SUGGESTIONS FOR POTENTIAL HOUSING INITIATIVES

*(Shared through CPC Community Outreach Efforts. Please note: the CPC does not initiate, implement, or manage projects.)*

- Incentivize developers to increase the number of affordable units beyond that required by inclusionary zoning through “buy downs.”
- Support redevelopment of vacated sites such as the one on the corner of Mt. Auburn and Boylston Streets into low and moderate-income community housing.
- Redevelop and adapt historic or existing buildings into low and moderate-income community housing with non-profit partners.
- Provide seed money to leverage federal, state, and other funding sources for low and moderate-income community housing.



Marshall Home

## REFERENCE MATERIALS

For further information on housing in Watertown please see:

- [2020 Watertown Housing Plan](#)
- [2015 Watertown Comprehensive Plan, Chapter 4, Housing](#)
- [Massachusetts Housing Partnership: DataTown Watertown](#)
- WestMetro Home Consortium
- American Community Survey







# Historic Preservation

## INTRODUCTION

Watertown has a rich history that mirrors the growth of our country. Historic resources exist from Watertown's founding in the 1600's, to its role during the early days of the American Revolution, and through the later growth of 18th-19th century industries along the Charles River. These industries brought manufacturing innovations and immigrants eager to find work and a fresh start. By the beginning of the 20th century, Watertown's farmland had given way to "garden suburbs" as families moved from the congestion of Boston to enjoy the benefits of a countryside environment. As Watertown prospered, civic, religious, and academic institutions grew, and businesses flourished to support the growing community.

Unfortunately, much of Watertown's physical history has been lost to redevelopment, neglect, and fire. Some of these lost resources include the John Cooke House, where Paul Revere printed money to finance the Continental Army in 1775; the Coolidge Tavern, patronized by the Minutemen during the Revolution; and the 1808 Bulfinch-designed Oakley Estate.

Through the community preservation public engagement process, residents identified opportunities for the CPA program to help preserve historic resources:

- the Town's historic municipal buildings;
- the potential re-use and rehabilitation of historic buildings;
- the restoration of cemeteries, monuments and murals; and
- the preservation of archival documents and records.

All of the participants believe that Watertown's history matters. History reminds us of who we are, what has come before us, and how our past shapes our future.

## PROTECTION AND MANAGEMENT OF HISTORIC RESOURCES

Historic resources may be owned and managed by municipal governments, non-profits, commercial establishments, or individuals. The need for financial aid for historic preservation may vary depending on ownership. Very generally, municipalities are likely to have tight capital budgets and defer long-term maintenance. As a result, historic preservation needs may figure low in municipal priorities.

## HISTORIC GEMS from the distant and not-so-distant past

### 4000 BC

#### Native American Settlements

The Pequotsette and Nonantum tribes lived along the Charles, starting nearly 6,000 years ago based on archeological evidence.



### 1630

#### Town Seal

The official Watertown seal was designed by architect Charles Brigham. The design commemorates the Roger Clap scouting party's first encounter with the Pequossette where they offered Clap's party a large bass; in exchange the Pequossette were given biscuit cake. The town motto reads "In pace condita" (Latin) "Founded in peace."

National and statewide nonprofits typically have a broad pool of donors to tap for funding. By contrast, locally based nonprofits tend to have a more limited donor base, and other things being equal, are perhaps more worthy and in need of support.

The availability of CPA funding can provide an incentive to preserve or rehabilitate significant historical resources that might otherwise be developed in ways that do harm to the resource's integrity. Should private entities apply for CPA funding, special attention must be given to the consideration of public benefits for our community and the assurance of easy visual and/or physical access to the resource by the public.

While the 2015 Watertown Comprehensive Plan, Chapter 8, identifies some historic and cultural resources, Watertown currently has no historic planning document to guide the CPC's prioritization of historic preservation projects. The Massachusetts Historical Commission (MHC) administers the Massachusetts Preservation Projects Fund (MPPF), a state-funded 50% matching grant reimbursement program to support the preservation of properties, landscapes, and sites listed in the State Register of Historic Places. Applicants must be a municipality or nonprofit organization. This program could afford an opportunity for Watertown to (1) identify the resources of value, (2) evaluate their integrity and historic significance, and (3) then create a plan to protect these resources.

## HISTORIC RESOURCES

The Massachusetts Cultural Resource Information System (MACRIS) is the database of the Massachusetts Historical Commission (MHC). It lists information on historic properties, homes, districts, structures, schools, objects and burial grounds in the Commonwealth. MACRIS codes properties as Inventoried, State Register, or National Register. Users of the database should keep in mind that the list does not include all historic properties and areas in Massachusetts, nor all information filed with MHC.

In Watertown, three municipal entities are involved with historic preservation. They are responsible for managing historic resources and identifying what is important and feasible to preserve based upon their preservation guidelines.

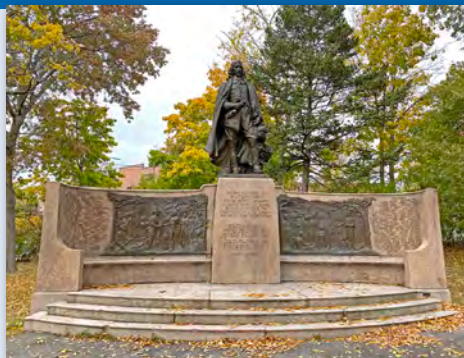
- **Historical Commission**, established in 1985 to protect, preserve, and advocate for the Town's historical and archaeological resources;
- **Historic District Commission**, formed in 2002 to preserve the Mount Auburn Street Historic District's distinctive historical and architectural characteristics; and
- **Watertown Free Public Library's Local History Room**, houses significant rare and historical documents e.g., family histories, resident lists, maps, photographs, and town records.

## HISTORIC GEMS from the distant and not-so-distant past

### 1630

#### Colonial Period

Watertown was one of the first inland Massachusetts Bay settlements incorporated as a town in 1630. Founders, Sir Richard Saltonstall and Reverend George Phillips stood firmly for religious tolerance and the right to a representative government. In 1632, early activists protested against taxation for the construction of a fort—likely the first “taxation without representation” protest in the colonies.



*Founder's Monument*

### 1772

#### Revolutionary War

During the Revolutionary War, the Massachusetts Governor's Council met in the Edmund Fowle House—the second oldest house in Watertown. It was the seat of Massachusetts government from April 22, 1775 to November 9, 1776. Here, the first foreign treaty—

The Treaty of Watertown—was signed with indigenous people of Eastern Canada—after the adoption of the Declaration of Independence.



Additionally, there are five private organizations involved with historic preservation.

- **Historical Society of Watertown**, headquartered in the Edmund Fowle House, collects, preserves, and exhibits historic materials. The Society also educates the community about the history of Watertown through lectures and collaborations such as with the New Rep Theater.

Photo: Warren Patterson, courtesy of Bruner/Cott Architects



Arsenal Historic District

- Historic New England operates the **Abraham Browne House**, which was restored to its original late 1600's architectural features and details. It is the first fully documented restoration in America.
- **Armenian Museum of America** houses the largest and most diverse collection of Armenian objects outside of the Republic of Armenia including manuscripts, ceramics, textiles, liturgical, and contemporary art objects.
- **Perkins School for the Blind — Hayes Research Library** holds collections of historic documents, photographs, and artifacts related to education of the blind and deafblind.

- **Plumbing Museum** offers a unique, trade-specific take on the heritage and history of the plumbing industry. The Museum has also sponsored an artist-in-residence program.

Three Historic Districts are listed on MACRIS. Two are on the National Register (NR) of Historic Places:

- **Watertown Arsenal Historic District (NR)** established in 1999 encompasses the Watertown Arsenal built in 1816 on 40 acres along the Charles River. The Arsenal's earliest plan consisted of 12 buildings that were designed by Boston architect Alexander Parris for storage of arms and munitions. Over the next hundred years, the complex expanded to include buildings for materials research, development and testing, and the production of weapons and supplies during both World Wars.
- **Charles River Reservation Parkway (NR)** along the Charles River was developed in 1910 by damming the tidal Charles River and permanently flooding marshes and mudflats. Designed as a river park for city dwellers, it provides scenic parks, wildlife habitats, and recreational opportunities.

## HISTORIC GEMS from the distant and not-so-distant past



**1816**

### Early Republic to the Civil War

Following American independence, a new dam was constructed on the Charles to power and drive the expansion of new mills. Aetna and Bemis mills were producing wool, fine-combed cotton, and sail cloth for the U.S.

Constitution Navy Frigate. The Watertown Arsenal was established in 1816 as a major supplier of military weaponry. The lavish Commander's Mansion was built in 1865 for Colonel Thomas Rodman. The Italianate styled home featured landscape design by the Olmsted Brothers Firm. Today the Mansion is a top-rated venue for small weddings and functions.

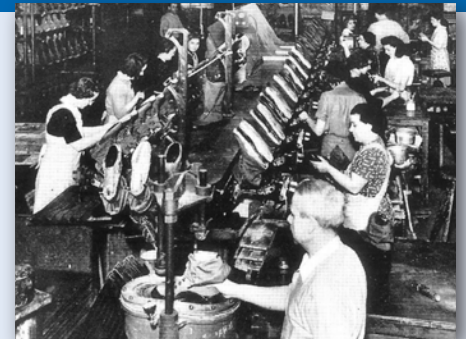
**1896**

### Late 19th Century

A growth of manufacturing led to a rise in population growth. Successive waves of immigrants, Irish, Italian and later Armenian, supplied labor for these expanding industries.

#### Hood Rubber Company

Established 1896 in East Watertown, the Hood Rubber Company stood on 88 acres, supporting its own auxiliary fire department. Hood employed 10,000 people by 1920, making rubber gloves, floor tiles, and a variety of rubber and plastic-coated products. During the same year, it made 70,000 pairs of shoes and 35,000 tires daily. Hood's production was ranked first in New England and third in the U.S.





- **Mount Auburn Street Historic District** was established in 2002 to preserve the distinctive architecture reflecting the character of Watertown's rich history. It encompasses fifty buildings on five streets.

Two houses are designated as historically significant local landmarks:

- The **George Tyler Bigelow House** (1806) at 77 Riverside Street is the birthplace of George Tyler Bigelow who served in the Massachusetts legislature and as Chief Justice of the Massachusetts Supreme Court.
- The **Orchard House** (1832) at 917 Belmont Street (Beacon High School property) was built by cattle baron and abolitionist Abijah White, and designed in the Greek Revival style.

## CPA ELIGIBILITY FOR HISTORIC PRESERVATION

The CPA statute MGL c. 44B, allows for the use of CPA funds for the acquisition, preservation, rehabilitation, and restoration of historic resources that are listed on the State and National Registers of Historic Places or determined to be locally significant by the Watertown Historical Commission. All rehabilitation work must comply with the Standards for Rehabilitation stated in the US Secretary of the Interior's *Standards for the Treatment of Historic Properties* (36 C.F.R. Part 68). These standards, for buildings and landscapes, can be found online at:

[nps.gov/tps/standards/four-treatments.htm](https://nps.gov/tps/standards/four-treatments.htm).

In accordance with MGL c. 44B §12:

- A real property interest that is acquired with monies from the CPA shall be bound by a permanent restriction that will run with the land and be enforceable by the municipality or Commonwealth.
- Real property acquired under this chapter shall be owned by the municipality, but the legislative body may delegate management.

[malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section12](https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section12)

For historic preservation acquisitions and projects, Preservation Restrictions that place limitations on the property are required. Until this step has been completed, the terms of the CPA acquisition have not been legally fulfilled. Pursuant to the CPA statute and state regulation, restrictions are approved by the Massachusetts Historical Commission (MHC), filed at the Registry of Deeds, and run with the property. The restriction "provides assurance that a historic or culturally significant property's intrinsic value will be preserved and focuses on exterior architectural features, but can also address significant interior spaces. Though a preservation restriction does not necessarily require public access it may include provisions for annual open houses or similar public events if deemed appropriate." [communitypreservation.org/historic-restrictions](https://communitypreservation.org/historic-restrictions)

## HISTORIC GEMS from the distant and not-so-distant past

### 1898

#### Stanley Steamer

Still standing today at 44 Hunt Street is the factory where the first steam-powered cars were built by the Stanley brothers in 1897. At



1906 Stanley "Rocket" Steam Car

the world's first auto show in Cambridge in 1898, their car set a speed record of 127 miles per hour

— a record that

still stands in that size and weight class. In 1899, F. Oscar Stanley accompanied by his wife Flora, was the first person to drive a car, the steam-powered Locomobile, to the top of Mt. Washington, N.H. a 6,288-foot-tall mountain.

### 1947

#### 20th Century to Present

Significant buildings of the modern era include the Lewando Dying and Cleaning redbrick industrial building of 1904, old Watertown High School (1913), Moderne designed Western Electric building, (1925)



Deluxe Town Diner

and Town Diner (1947). Renamed the Deluxe Town Diner, the eatery is a popular spot for breakfast, lunch, and dinner.



*Aetna Mill*

Restrictions for municipal property must be held by a separate government organization or qualified third-party. CPA funds may be appropriated to pay a one-time endowment to an organization to hold, monitor, and enforce any deed restriction on properties funded by CPA. This is sometimes called a stewardship fee.

Funds may be used for capital projects to protect and stabilize physical resources. If using CPA funds to acquire real property, or property interests, the price may not exceed the value of the property as determined by methods customarily accepted by the appraisal profession.

Funds may not be used for interpretive and/or educational programming or

routine maintenance. For example, funds cannot be used to create interpretive signage or publish pamphlets for a walking tour or perform normally scheduled repainting. For all privately-owned historic resources, public benefit and access must be apparent and be protected by a preservation restriction.

Additionally, using CPA funds for historic preservation of houses of worship, which have active religious use raises difficult constitutional issues regarding separation of church from state. A Massachusetts Supreme Judicial Court ruling requires strict scrutiny of such funding, but notes, “we can imagine various circumstances where such grants would survive careful scrutiny, including for instance where historical events of great significance occurred in the church, or where the grants are limited to preserving church property with a primarily secular purpose.”



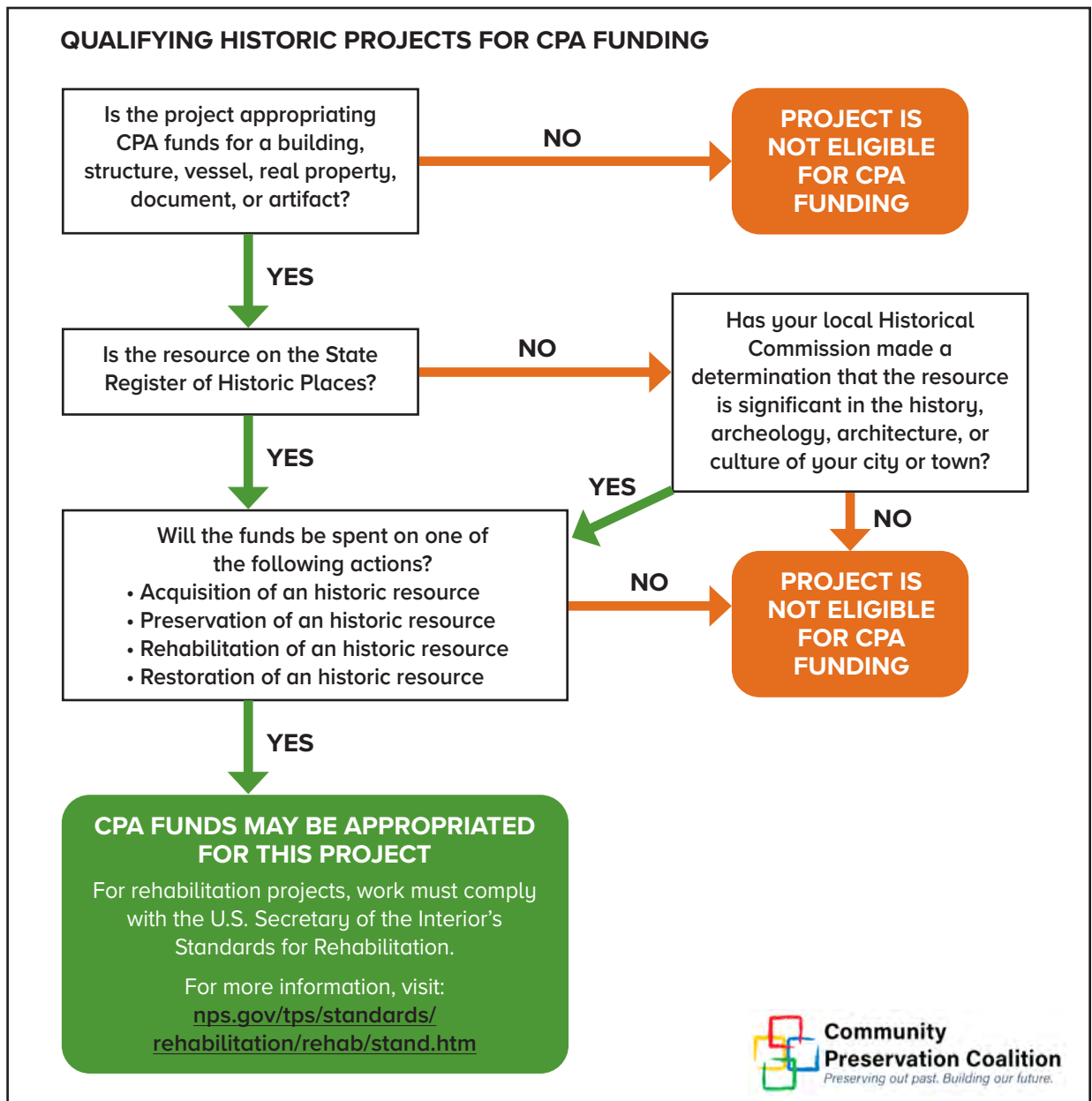
## HOW TO DETERMINE WATERTOWN'S HISTORIC RESOURCES

The term historic resources encompasses a wide variety of physical assets which are eligible for preservation using CPA funds: buildings, structures, sites, districts, landscapes, and objects, such as vessels, documents, or artifacts.

If not on the State or National registry, applicants must obtain a finding of local historical significance from the Watertown Historical Commission. In making its assessment, the Commission will likely consider whether the resource is:

- potentially important as a source of archaeological information;
- importantly associated with one or more historic events or with the broad architectural, cultural, aesthetic, political, economic or social history of Watertown, Massachusetts, or the nation; and/or
- historically or architecturally significant in terms of period, style, methods of construction, or association with a famous architect or builder.

The following eligibility chart is a useful tool to determine whether or not a project qualifies for CPA funding.





Note: Circumstances and project characteristics determine the applicability of Massachusetts public procurement laws. There are three main categories that projects can fall into: capital improvement projects; purchase of real property; and contracting for professional services. Each of these three project categories must adhere to different procurement laws. For more detailed information please see the technical assistance article, “*Do the State’s Procurement Laws Apply to CPA Projects?*” [communitypreservation.org/procurement](https://communitypreservation.org/procurement)

## HISTORIC PRESERVATION GOALS

1. Preserve and rehabilitate Town-owned historic resources, including buildings, landscapes, monuments, documents, and artifacts.
2. Support the preservation of privately-owned historic resources that demonstrate appropriate public benefit as required under the law.
3. Acquire and preserve underutilized, threatened or abandoned privately-owned historic resources.
4. Enhance public access to historic resources.

*Watertown postcard,  
c.1907*



## COMMUNITY SUGGESTIONS FOR POTENTIAL HISTORIC PRESERVATION PROJECTS

(Shared through CPC Community Outreach Efforts. Please note: the CPC does not initiate, implement, or manage projects.)

**Commander's Mansion (1865).** Preservation and restoration of the historic landscaping surrounding the Commander's Mansion, including the grape arbor.



**Town Hall Murals (ca 1930).** A mural is located on each side of the entrance hall, one pictorial map shows Watertown in colonial times; the other in 1930. Both murals are in only fair condition, showing some deterioration. In addition to professional restoration, installation of lighting would enhance viewing of the murals and guardrails or other protective features would help preserve the murals from unwanted physical contact.



**Edmund Fowle House (1772).** Increase public accessibility bringing the building up to ADA compliance standards and install climate control for protection of documents and archived materials.



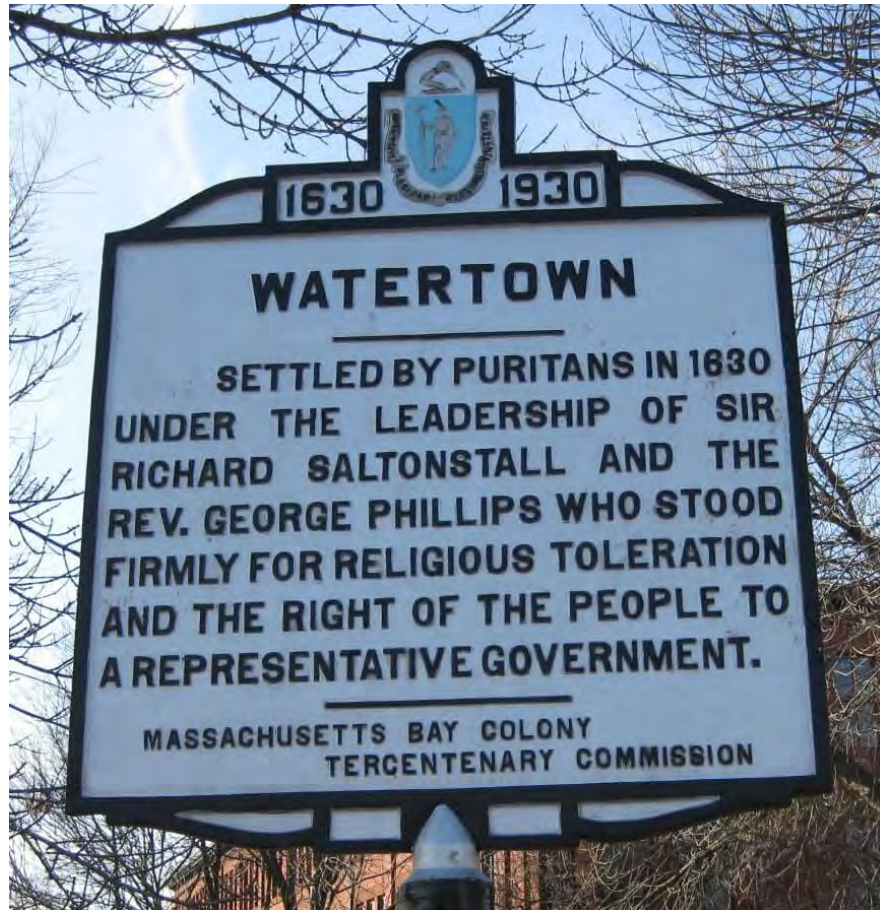
**Old Burial Ground/ Arlington Street Cemetery (1665).** Identify priority needs for resettling or resetting headstones and for repairing broken or damaged ones. Use professional conservator services to carry out identified works.



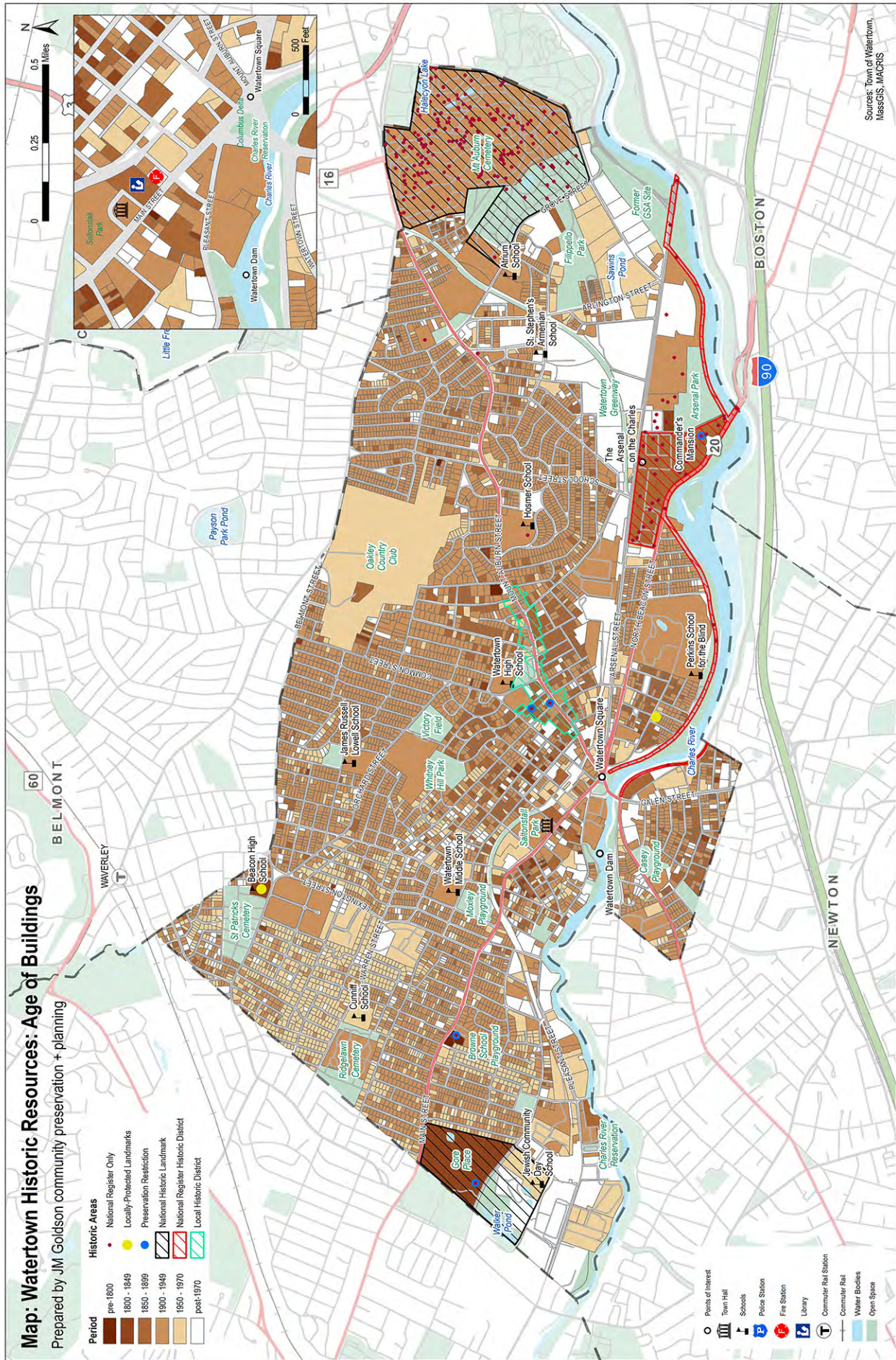
**North Branch Library (1941).** Restore and re-purpose (historic significance to be determined; property is presently zoned as open space/conservation.)

For further information please see the following reference materials.

1. **Watertown Comprehensive Plan**, Chapter 8, Historic and Cultural Resources
2. Charles T. Burke, Watertown, Town on the Charles, Town of Watertown 350th Anniversary Celebration Committee, 1980
3. Maud deLeigh Hodges, Crossroads on the Charles, Published for the Watertown Free Library, 1980
4. Historic Sites and History from Watertown Town Website.  
[watertown-ma.gov/343/Know-Your-History](http://watertown-ma.gov/343/Know-Your-History)
5. Massachusetts Collections Online — [Digital Commonwealth](#)











## A LITTLE BIT ABOUT US — The Inaugural 2019 Community Preservation Committee

**Elodia Thomas**, Chair, a Town Manager-appointee and resident for 40+ years, is aware of the significant changes and challenges reshaping our town. A citizen-advocate, she is engaged in protecting and expanding our parks and open spaces, improving our school facilities, balancing development, and enhancing the quality of life for all in our community. Her professional background includes community mental health & wellness, higher education administration, and sales & marketing. With a Ph.D. in Counseling Psychology, her work has focused on people's psychological well-being across the settings of family, school, work, and community. She loves Watertown for its diversity and its dynamic community environment.

**Jonathan Bockian** is a Town Manager-appointee and Watertown resident for 42 years. He is a retired commercial real estate attorney. He served as real estate counsel to Historic New England for over 30 years, was a member of the Massachusetts Land Trust Coalition's Easement Defense Committee, a board member of the Mosesian Center for the Arts, the Boston Home, and the housing organization Heading Home. He has been a member of the Zoning Board of Appeals and is on the Watertown Transit Task Force steering committee.

**Jason Cohen** is the Planning Board Designee on the CPC — he has served on the Board since 2018 and on the Zoning Board of Appeals for the previous 3 years. In that capacity, he is well-attuned to the myriad qualities of Watertown, as well as the unique challenges that it faces as a city. He is an architect practicing in Boston and has specialized in several different areas of design including multi-family residential, retail, academic, and historic preservation. Originally from Montreal, he has lived with his wife and 2 daughters in Watertown since 2001.

**Bob DiRico** is Watertown's Supervisor of Parks and Cemeteries and serves as the Board of Parks Designee on the CPC. Prior to working in Watertown, Bob was in the Golf Course Management field for 35+ years. He is a 30-year resident of Newton. Bob has served on the Newton Integrated Pest Management committee and was a Turf Consultant for Newton Parks and Recreation.

**Dennis J. Duff** is a Town Manager appointee and life-long resident. He recently retired after 35 years serving the Commonwealth of Massachusetts in the House of Representatives. He has served Watertown for over 50 years in various roles including: Town Meeting member, the Watertown Redevelopment Authority, the 2010 Charter Review Committee, he served on the Building 121 Committee and the Local Growth Policy. His education is in Horticulture and Landscape Architecture; and he is a Board Member on Trees for Watertown.

**Allen Gallagher** is the Chairman of the Watertown Housing Authority and their appointee to the CPC. He served as the Executive Director of the Watertown Boys and Girls Club for 21 years and is now retired. He is a graduate of Boston University; is the Treasurer of the nonprofit Friends of Matt Galligan; is a member of the Board of Corporators of Watertown Savings Bank; is the past President and Honorary Life Member of the Watertown Ancient Order of Hibernians, and the former owner of American Glass and Mirror, Inc.

**Mark Krackiewicz** is a Town Manager appointee and has spent most of his career as an economist for the U.S. Agency for International Development aiding countries on privatization, improving business environments, and financial sector development. Earlier he had helped put together the Massachusetts Coastal Zone Management plan for the Executive Office of Environmental Affairs. He is a past board member and current advisory board member of the Charles River Conservancy. A Watertown resident for twenty-seven years, he lives in a home protected as a Watertown historic landmark.

**Maria Rose** is the vice-chair of the Watertown Conservation Commission and their designee to the CPC. She is a civil/environmental engineer with over 25 years of experience in stormwater management, environmental assessments, permitting and construction. She is the chair of the Charles River Watershed Municipal Stormwater Collaborative and their representative to the MA Statewide Municipal Stormwater Coalition. She understands the importance of people connecting with nature and parklands and works to preserve and improve these valuable resources.

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**Susan Steele** has been a member of the Watertown Historical Commission for 11 years; and is their designee to the CPC. Her career was focused on marketing, business development and knowledge management for several architectural firms in Boston; several of these firms have specialized in areas of historical renovation, restoration and reuse. She has lived in Watertown for 45 years, and values our rich history—reflected in stories, structures and neighborhoods.

*and*

**Lanae Handy**, Community Preservation Coordinator has lived in Boston for over 25 years and volunteered for her neighborhood civic association and community gardens. After earning a Master in City Planning degree from MIT, she has spent nearly two decades preserving and restoring open space throughout Boston. In her spare time, Lanae enjoys community gardening, birdwatching, drawing, painting and cooking for her family and friends.



## ACRONYMS

<b>36 CFR Part 68</b>	The Secretary of the Interior's Standards for the Treatment of Historic Properties, National Park Service
<b>ACS</b>	American Community Survey, US Census Bureau
<b>ADA</b>	Americans with Disabilities Act
<b>AFR</b>	Affordable Housing Restriction
<b>ALS</b>	Acreage Level of Service
<b>AMI</b>	Areawide Median Income set by the U.S. Department of Housing and Urban Development
<b>APR</b>	Agricultural Preservation Restriction
<b>Article 97</b>	Land protected in Perpetuity
<b>AUL</b>	Activity and Use Limitations
<b>CPA</b>	Community Preservation Act, Chapter 44B of the Massachusetts General Laws
<b>CPC</b>	Community Preservation Committee
<b>CP Plan</b>	Community Preservation Plan
<b>CR</b>	Conservation Restriction
<b>DCR</b>	Massachusetts Department of Conservation and Recreation
<b>DHCD</b>	Massachusetts Department of Housing and Community Development
<b>EEA</b>	Executive Office of Energy and Environmental Affairs
<b>FY</b>	Fiscal Year
<b>HPR</b>	Historic Preservation Restriction
<b>HR</b>	Housing Restriction
<b>HUD</b>	U.S. Department of Housing and Urban Development
<b>GSA</b>	U.S. General Services Administration
<b>MAAB</b>	Massachusetts Architectural Access Board
<b>MACRIS</b>	Massachusetts Cultural Resource Information System
<b>MassDEP</b>	Massachusetts Department of Environmental Protection
<b>MGL</b>	Massachusetts General Laws
<b>MGL c.44B</b>	Massachusetts General Law — CPA Statute
<b>MHC</b>	Massachusetts Historical Commission
<b>MPPF</b>	Massachusetts Preservation Projects Fund
<b>NRPA</b>	National Recreation and Park Association
<b>OSC</b>	Open Space Conservation
<b>PCB</b>	Polychlorinated Biphenyl (pollutant & carcinogen)
<b>SHI</b>	Subsidized Housing Inventory

## KEY DEFINITIONS

This list of key definitions is not intended to replace applicable legal definitions of these terms. The following terms are used throughout the document and many are based on definitions per MGL c.44B s.2 or other statutes and regulations.

**Active Recreation:** requires intensive development to create outdoor recreation and often involves cooperative or team activity, including playgrounds, ball fields, and paved bike paths.

**Affordable Housing:** is housing for individuals and families with incomes less than 80% of the Areawide Median Income (AMI). For example, the 80% threshold for the FY2020 area median income (AMI) for the Boston Cambridge-Quincy MA-NH HUD Metro FMR Area that includes Watertown was \$95,200 for a family of four. In general, the occupant(s) should pay no greater than 30 percent of his or her income for gross housing costs, including utilities.

**Areawide Median Income:** the median gross income for a person or family as calculated by the United States Department of Housing and Urban Development, based on the median income for the Metropolitan Statistical Area. For FY2020, the HUD area median income (AMI) for the Boston Cambridge-Quincy MA-NH HUD Metro FMR Area (which includes Watertown) was \$119,000 for a family of four.

**Article 97:** authorizes the Commonwealth to acquire conservation easements and protects land acquired from conversion for other uses unless approved by an act of the legislature.

**Capital Improvement:** as defined by the CPA, is reconstruction or alteration of real property that: (1) materially adds to the value of the real property or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.

**Community Housing:** is housing for low-and moderate-income individuals, families, and seniors with incomes less than 100% of Areawide Median Income.

**Community Preservation:** the acquisition, creation, and preservation of open space (and rehabilitation if acquired with CPA funds); the acquisition, creation, preservation, and rehabilitation/restoration of land for outdoor recreation; the acquisition, preservation, and rehabilitation/restoration of historic resources; and the acquisition, creation, preservation, and support of community housing (and rehabilitation if acquired with CPA funds).

**Community Preservation Act:** a state law, MGL c. 44B is enabling legislation that allows communities to raise and set aside funds for community preservation projects, including open space and natural resource conservation, outdoor recreation, historic preservation, and community housing. It is funded through a combination of a local property tax surcharge of up to 3 percent and a variable state contribution from the Community Preservation Trust Fund.

**Community Preservation Committee:** the committee established by the legislative body of a city or town to make recommendations for community preservation, as provided by Section 5 of MGL c. 44B.

**Community Preservation Fund:** the municipal fund established by Section 7 of MGL c. 44B.

**Historic Resource:** is a building, structure, site, district, landscape, and object, such as a vessel, document or artifact that is listed on the State Register of Historic Places or National Register of Historic Places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town.

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**Household:** all the people, related or unrelated, who occupy a housing unit. It can also include a person living alone in a housing unit or a group of unrelated people sharing a housing unit as partners or roommates.

- **Family households** consist of two or more individuals who are related by birth, marriage, or adoption, although they may also include unrelated people.
- **Nonfamily households** consist of people who live alone or who share their residence with unrelated individuals.

**Local Historic District:** an area or group of historic structures that are deemed significant to the town's history, archeology, architecture or culture and protected by public review.

**Low-income Housing:** housing for persons or families whose annual income is less than 80% of the areawide median income (AMI), as defined by the CPA, which defines AMI slightly different than State and Federal agencies. The AMI is determined by the United States Department of Housing and Urban Development (HUD). For example, the 80% threshold for the FY2020 area median income (AMI) for the Boston Cambridge-Quincy MA-NH HUD Metro FMR Area that includes Watertown was \$95,200 for a family of four.

**Maintenance:** as defined by the CPA, are incidental repairs which neither materially add to the value of the property nor appreciably prolong the property's life, but keep the property in a condition of fitness, efficiency or readiness.

**Moderate-income Housing:** housing for persons or families whose annual income is less than 100% of the areawide median income (AMI). The AMI is determined by the United States Department of Housing and Urban Development (HUD). For example, the FY2020 area median income (AMI) for the Boston Cambridge-Quincy MA-NH HUD Metro FMR Area that includes Watertown was \$119,000.

**Natural Resources:** any and all naturally-occurring materials, substances, or land within a community, watershed or region. This includes ocean, shellfish and inland fisheries; wild birds, wild mammals, and game; fish; forests and all uncultivated flora (including public shade and ornamental trees and shrubs); land, forests, soil and soil resources; lakes, ponds, and streams; marshes and wetlands; coastal, underground and surface waters; and minerals and natural deposits.

**Open Space:** as defined by the CPA shall include, but not be limited to, land to protect existing and well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forestland, fresh and saltwater marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes, and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

**Passive Recreation:** that which emphasizes the open space aspect of a park and which involves a low level of development, including picnic areas and trails.

**Preservation:** the protection of personal or real property from injury, harm, or destruction.

**Real property:** as defined by the CPA, includes land, buildings, appurtenant structures and fixtures attached to buildings or land, including, where applicable, real property interests.

**Real property interest:** as defined by the CPA, is a present or future legal or equitable interest in or to real property, including easements and restrictions, and any beneficial interest, including the interest of a beneficiary in a trust which holds a legal or equitable interest in real property.

**Recreational Land:** refers to land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and non-commercial youth and adult sports, and the use of land as a park, playground, or athletic field.

*continued*

**Recreational Use:** as defined by the CPA, refers to active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and non-commercial youth and adult sports, and the use of land as a park, playground, or athletic field. See definitions for “Passive recreation” and “Active Recreation.” Recreation, under the CPA, does not include horse or dog racing, or the use of land for a stadium, gymnasium or similar structure.

**Rehabilitation:** as defined by the CPA, are capital improvements or extraordinary repairs to historic resources, open spaces, lands for recreational use, and community housing for the purpose of making the above functional for their intended uses and compliant with the Americans with Disabilities Act (ADA) and other federal, state, or local building or access codes. With historic resources, “rehabilitation” must comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68). With recreational use, “rehabilitation” includes the replacement of playground equipment and other capital improvements to the land or facilities which make the related land or facilities more functional for the intended recreational use.

**Secretary of the Interior’s Standards for the Treatment of Historic Properties:** These standards provide guidelines for the preservation, rehabilitation, restoration, and reconstruction of historic resources — to ensure that appropriate methods, materials, and approaches are used when working with historic resources. These guidelines and additional information can be found here: [nps.gov/tps/standards.htm](https://www.nps.gov/tps/standards.htm).

*Amphitheater,  
Arsenal Park*

