



To: City of Watertown Plan Commission
From: Brian Kehrli, P.E., Team Leader
Subject: Watertown Innovation Hub Development – 672 Johnson Street
Date: September 19, 2022

Plan Commission Members,

Watertown Collective c/o Greater Watertown Community Health Foundation is planning a project at the former Bethesda Lutheran Communities Corporate Center at 672 Johnson Street (mailing address 600 Hoffman Drive). The project includes interior remodeling of offices, including repurposing certain areas, along with partial site improvements.

Project Improvements/Rehabilitation

- Remove and replace portions of the front entrance driveway and sidewalk
- Expand green/landscaped areas at the front entrance.
- Add sidewalk to the west side of the building
- Add a small area to the north parking lot
- Add a new playground area north of the north parking lot
- Add a sidewalk between the north side of the building and the playground
- Remove and replace the sidewalk and planters on the east side of the building.
- Remove and replace portions of the asphalt in the east driveway near the existing sculpture.

Submittals

- Application for Site Plan Review
- Memo to Plan Commission
- One set of digital plans including building remodeling plans and site plans, landscaping, and grading.

Site Plan Application Clarifying Remarks

1. Conformance with Master Zoning Plan/Official Map/Zoning Map
 - The project will not include new roadways or a new or expanded building
 - Storm water drainage will be altered slightly, but with a site reconstruction, no 'detention' is required.
 - There is a flood plain on the far east side of the site, but this area will not be disturbed.
 - There is a new playground area that will be constructed with the project, but it will be for private use.
2. Land Resources
 - There will be a slight change in grading onsite. There are no easement through the site for drainageways.
 - The site is approximately 1.0 miles north of the airport, but no work will be completed on the exterior of the building that would change current elevations.
3. Transportation and Communications

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- We know of no main utilities (wet or dry) that traverse the site that would be impacted by the proposed work.
 - There are no utility easements on the site that will be affected by the proposed work.
 - One driveway will be affected. This driveway along Johnson Street will have adequate site distance both north and south as the grade of the driveway and Johnson Street will not change.
 - The number of parking stalls will increase slightly. The number and location of parking stalls will satisfy owner requirements.
 - A truck loading and unloading area will be provided
 - There is no wastewater effluent issues from this building.
4. Recycling Plan – The use within the building will change slightly, but the recycling plan will need to be implemented by the building owner.
 5. No Respose.
 6. The building occupancy is shown in the application. The sprinkler system was not changed or altered with the project. There are no formal plans to complete additional work at the building at this time.