

ARROWSTREET

80-92 MT AUBURN STREET

FEASIBILITY STUDY

WATERTOWN, MA

6 AUGUST 2024

PREPARED FOR

WATERTOWN

PROJECT OVERVIEW & STUDY GOALS

PROGRAM:

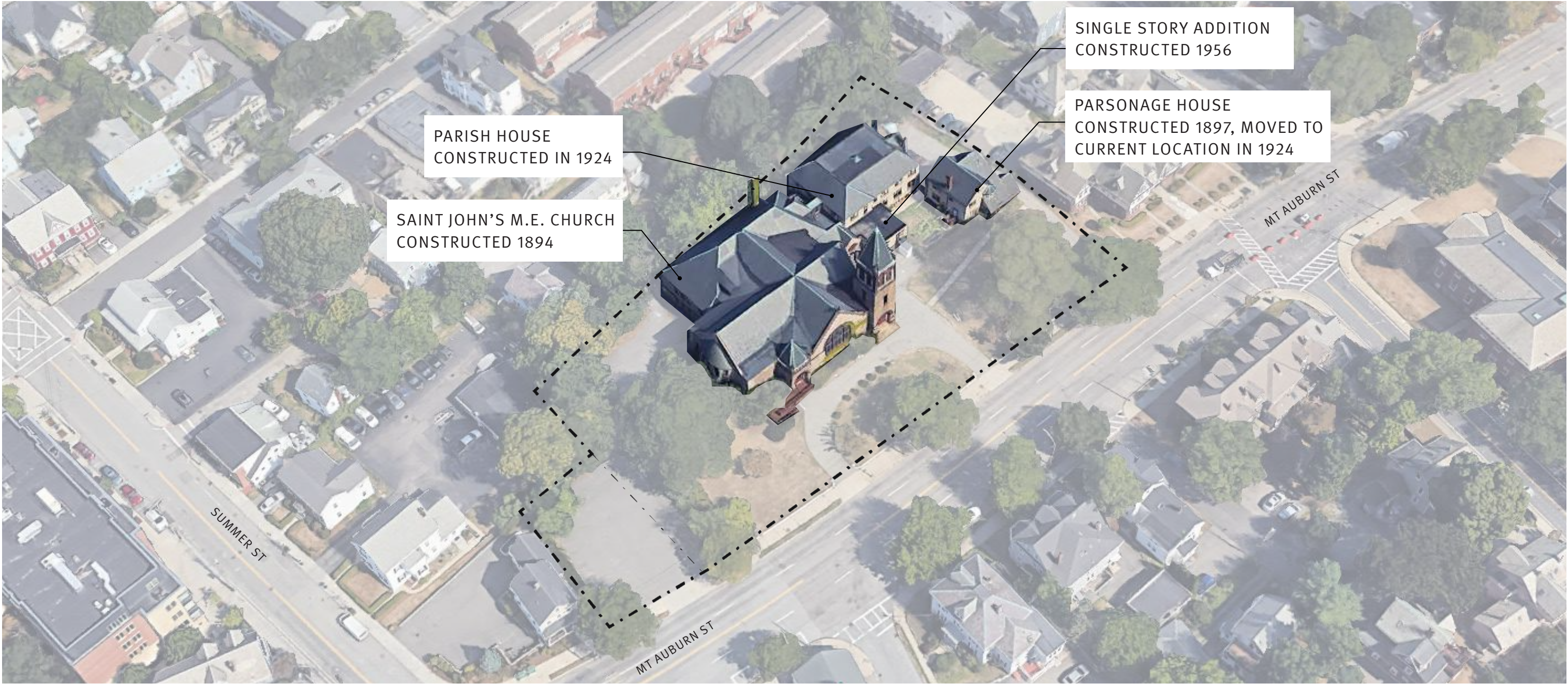
- Affordable Senior Housing: 40 units minimum.
- Target mix: 90% 1BR @ 600 sf minimum and 10% 2 BR @ 850 sf minimum.

DESIGN PARAMETERS:

- Spaces that can be more easily adapted into housing include: Parish House, Parsonage, Fellowship Hall, Dining Room & Gymnasium.
- Nave and Chancel of church to be reserved for community space, developed by others.
- Church is in a residential, historic district.
- Surface parking along Mt Auburn St is in Central Business district and is currently being considered for 4+ stories under Watertown Square Area Plan.



EXISTING CONDITIONS

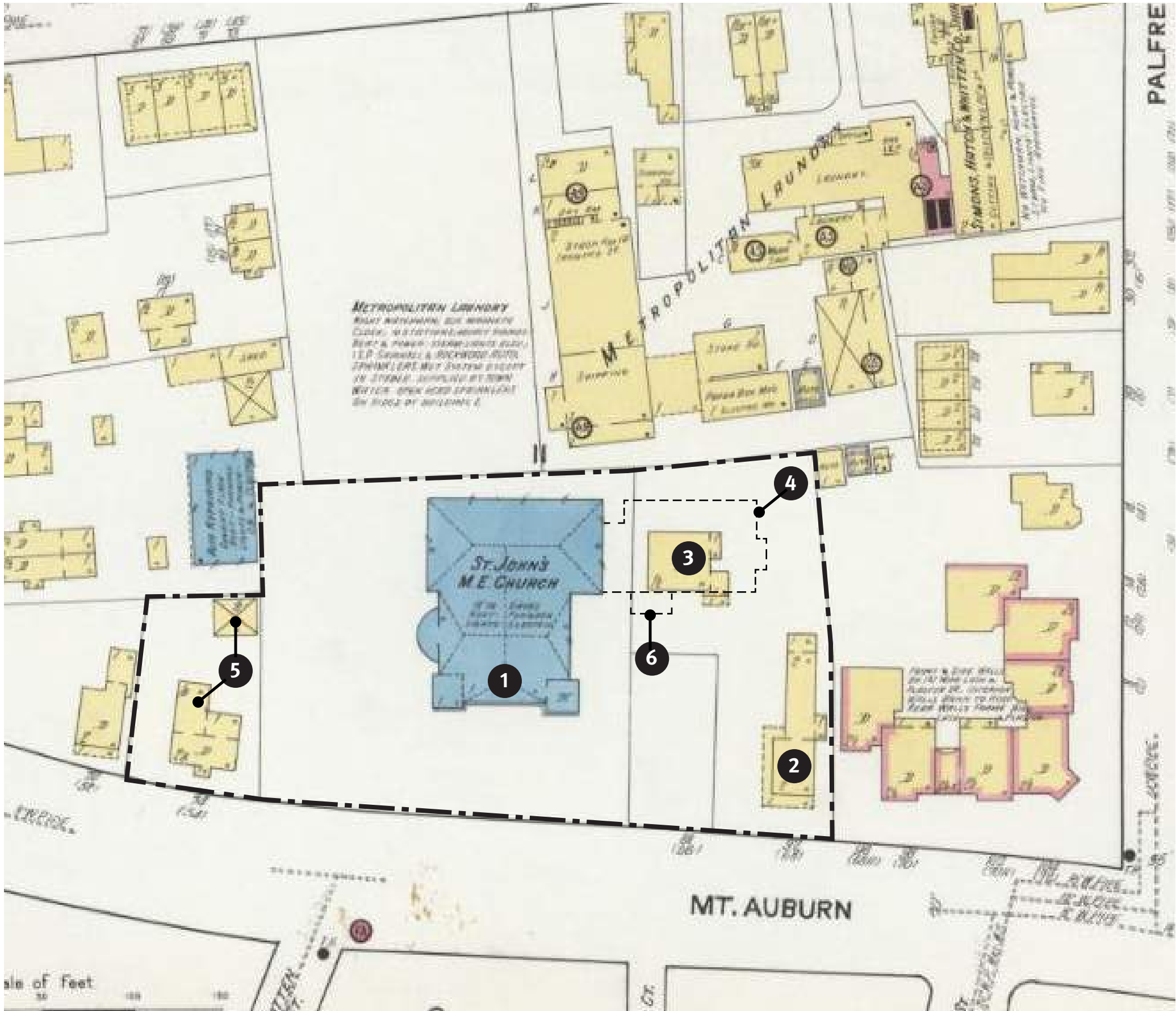


HISTORY OF AN EVOLVING SITE

1916 SANBORN MAP



- 1. **St John's Methodist Episcopal Church.** Built in 1894. The “old parsonage” of the First Parish Church was demolished to build St John's.
- 2. **Building Demolished** in 1924 to move Parsonage
- 3. **Parsonage House.** Built in 1897. Moved to present location in 1924.
- 4. **Parish House.** Built in 1924.
- 5. **Apartment House.** Demolished in 1935.
- 6. **One-story addition to Parish House.** Built in 1956.



HISTORICAL TO CURRENT SITE CONTEXT





OPTION 1

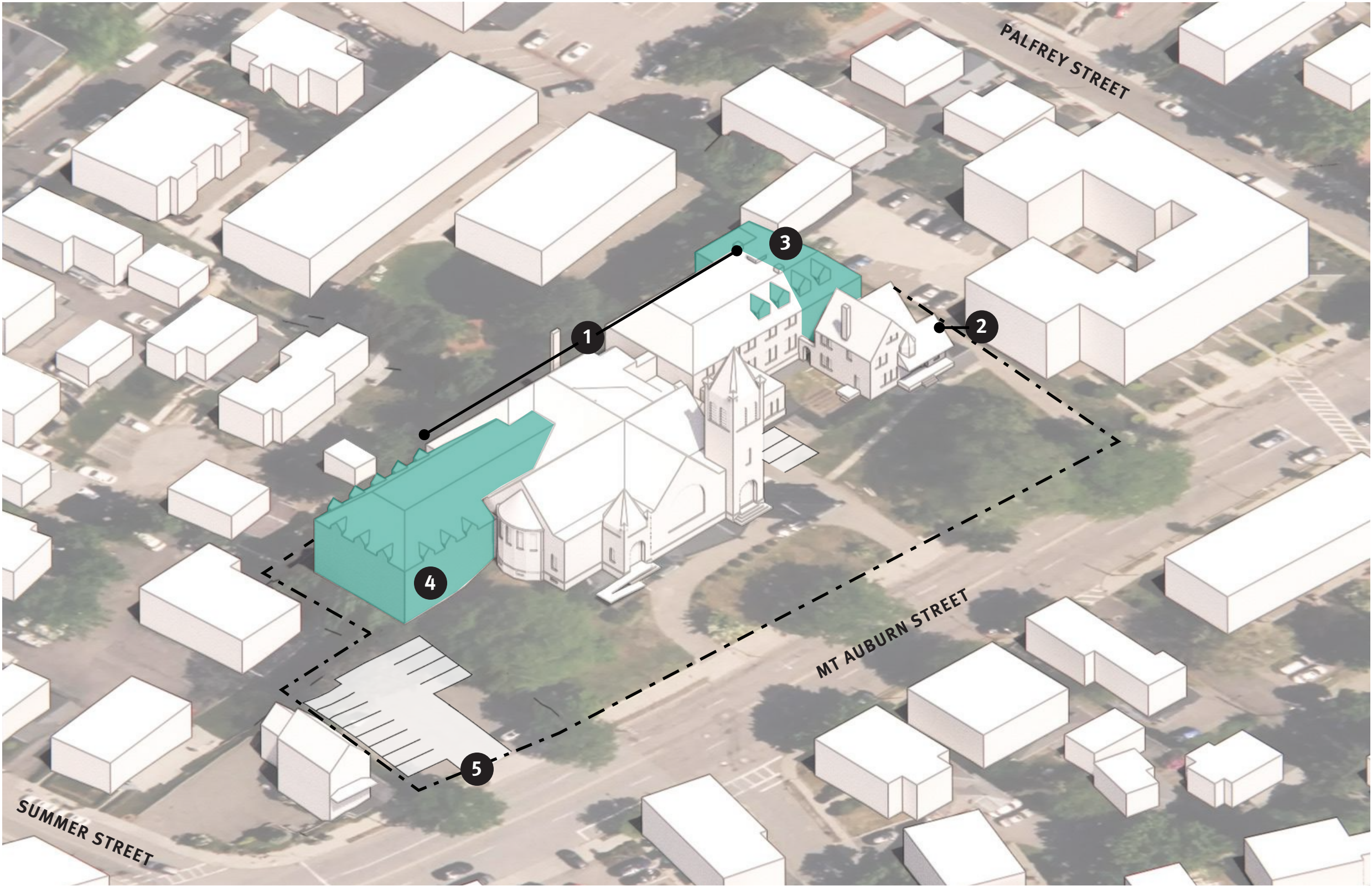
EAST & WEST ADDITIONS

OPTION 1: EAST & WEST ADDITIONS

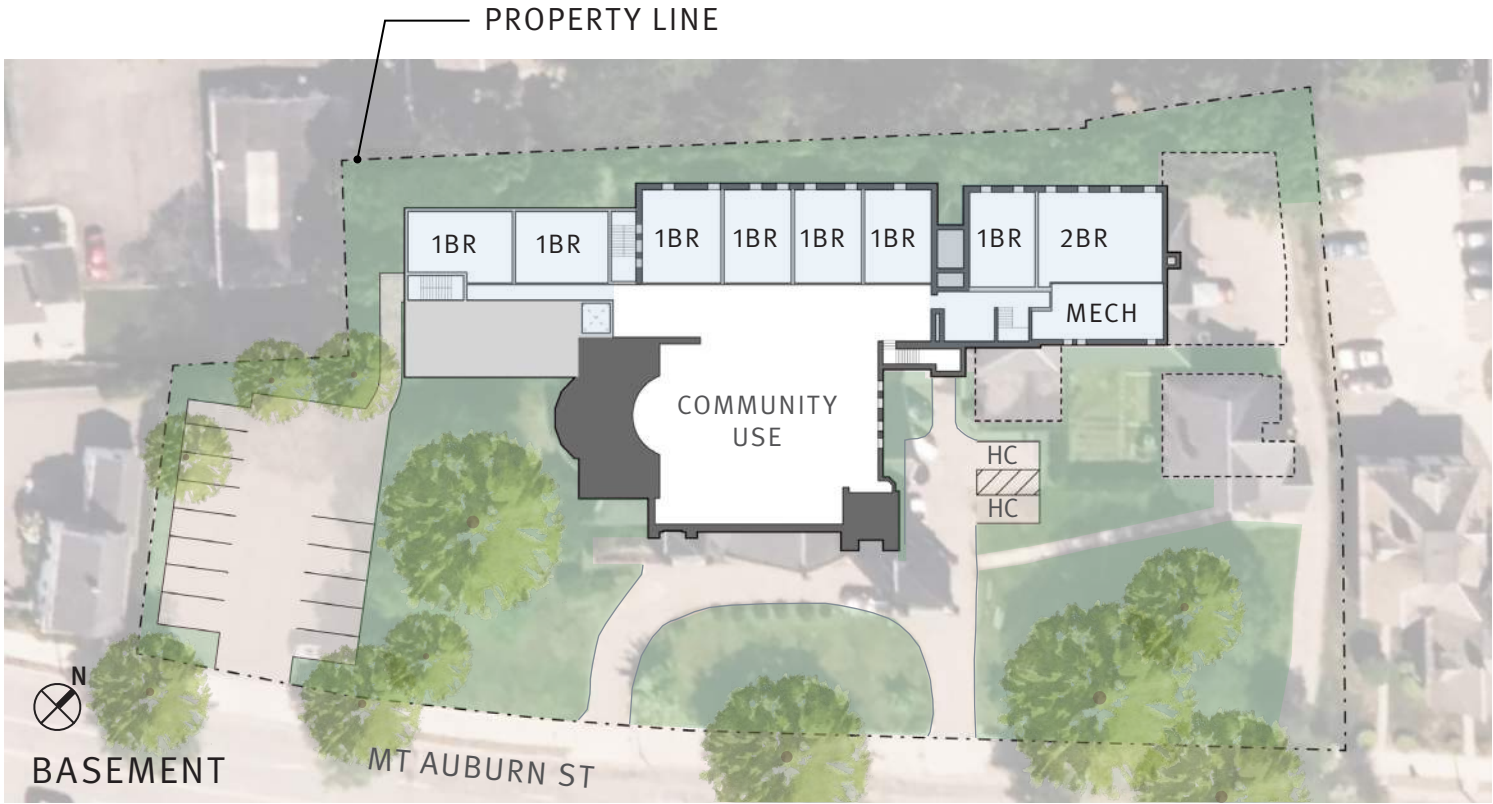
AERIAL DIAGRAM

- 1. Parish House & Church
Adaptive Reuse: 20 units
- 2. Parsonage House. 2 units
- 3. East Addition. 6 units
- 4. West Addition. 14 units
- 5. Landscaped Parking.
13 spaces

NEW CONSTRUCTION

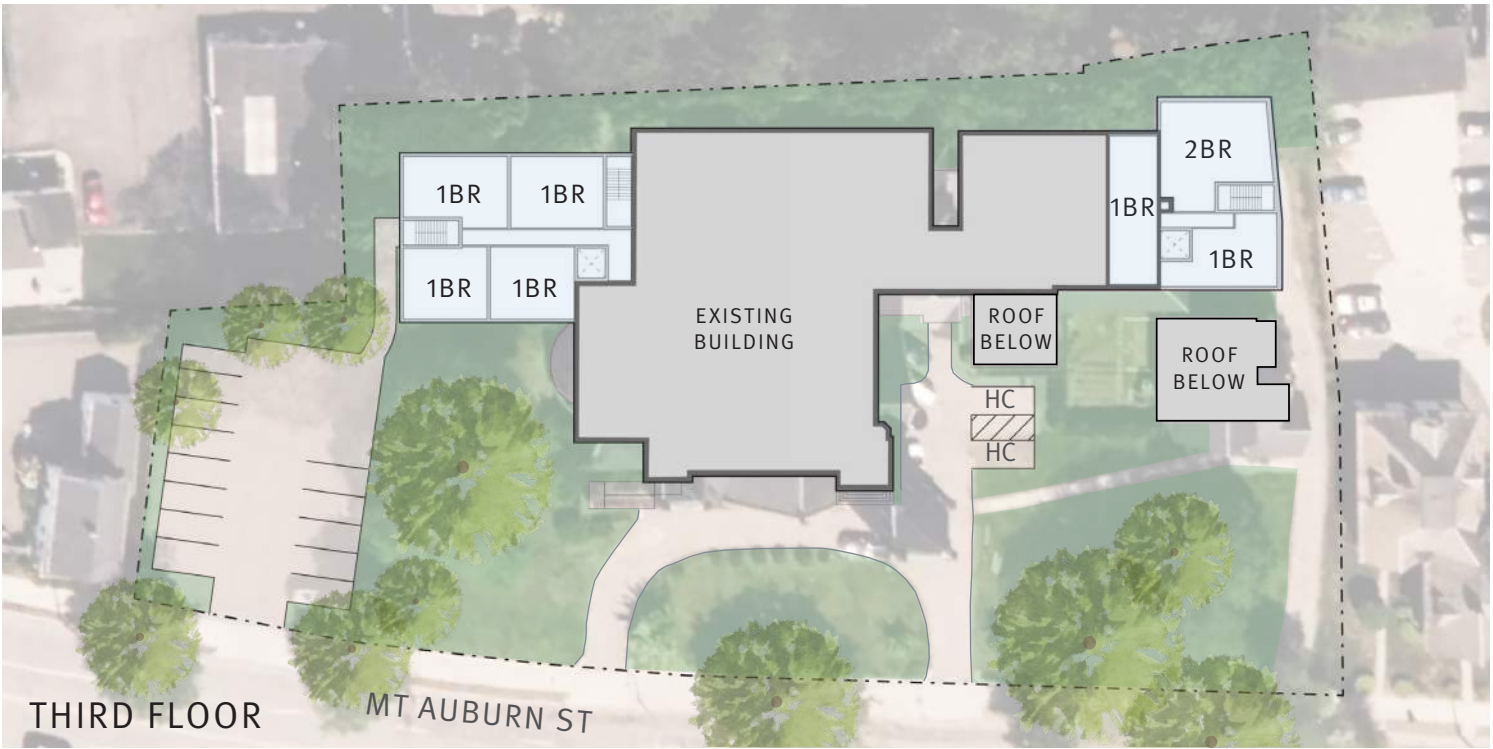
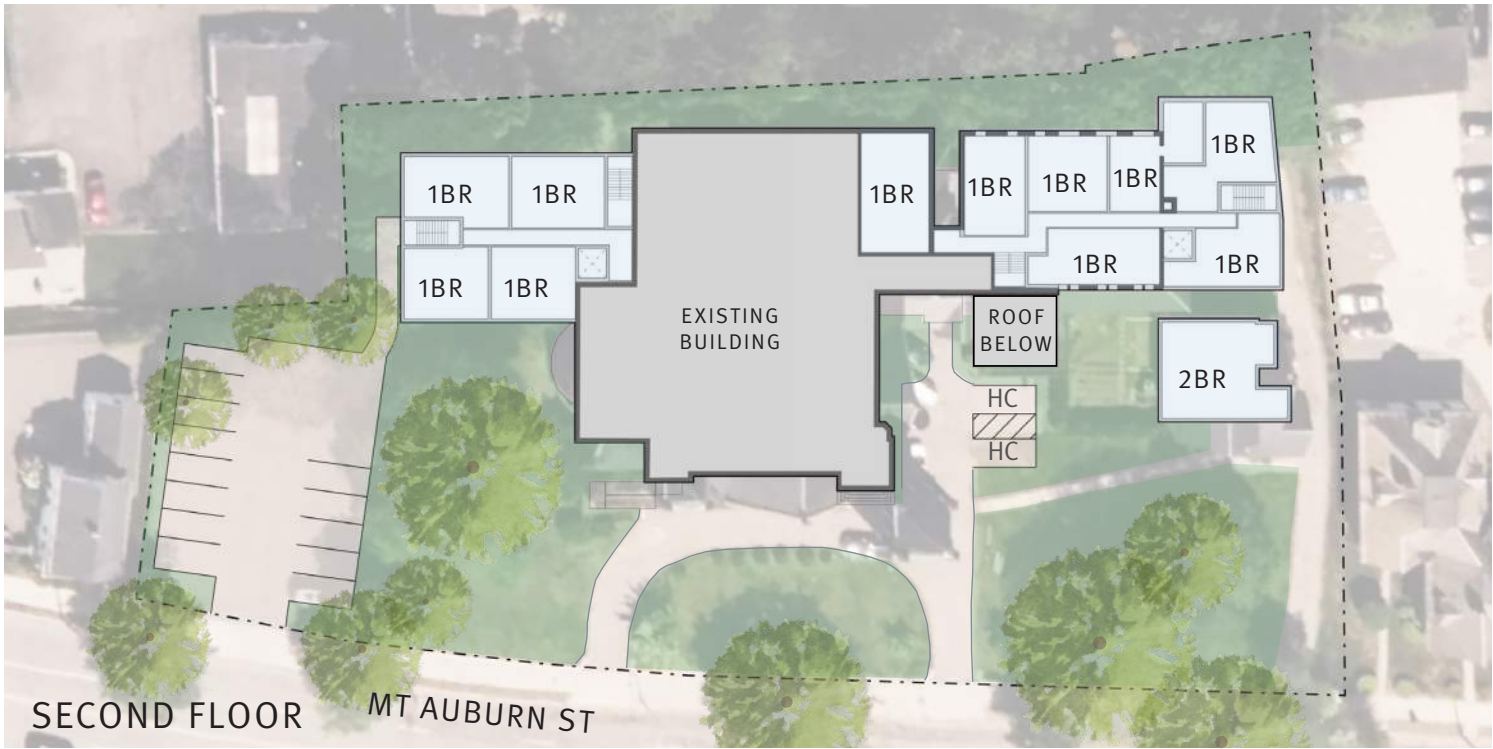
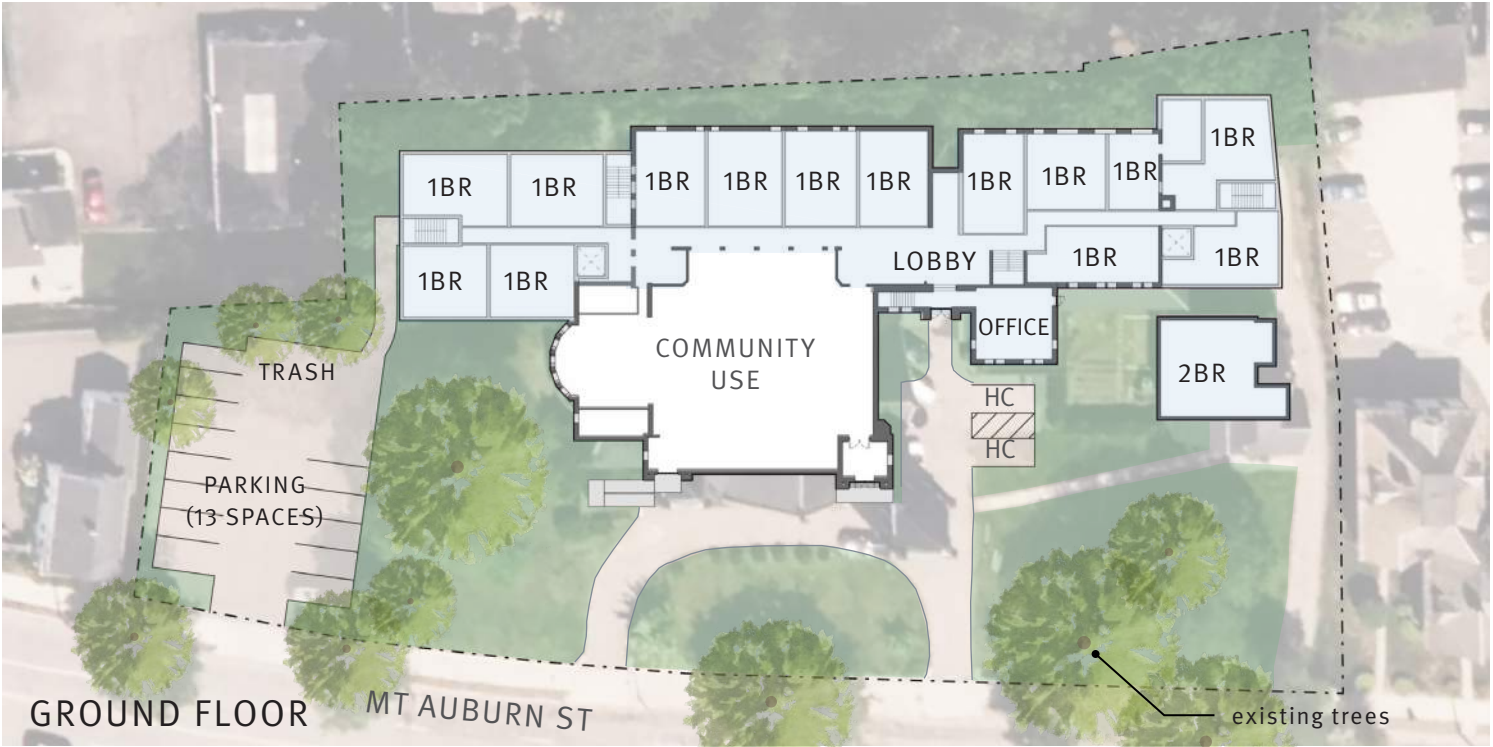


OPTION 1: EAST & WEST ADDITIONS FLOOR PLANS



55,762 GSF TOTAL
20,273 GSF - NEW CONSTRUCTION
12,505 GSF - RENOVATED COMMUNITY
22,984 GSF - RENOVATED RESIDENTIAL

42 TOTAL UNITS
38 - 1 BEDROOM UNITS (90.5%)
4 - 2 BEDROOM UNITS (9.5%)

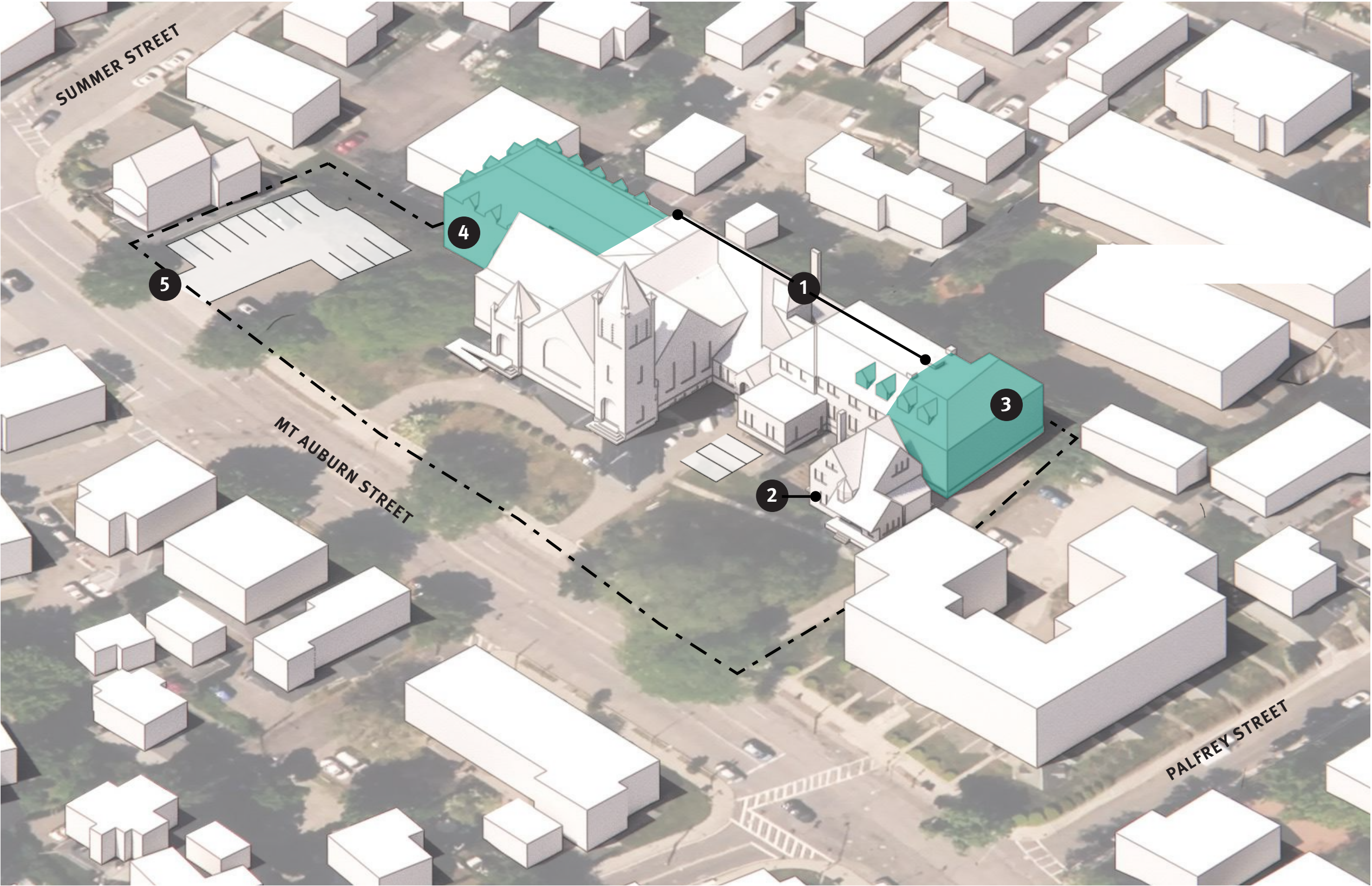


OPTION 1: EAST & WEST ADDITIONS

AERIAL DIAGRAM

- 1. Parish House & Church Adaptive Reuse: 20 units
- 2. Parsonage House. 2 units
- 3. East Addition. 6 units
- 4. West Addition. 14 units
- 5. Landscaped Parking. 13 spaces

NEW CONSTRUCTION





OPTION 2

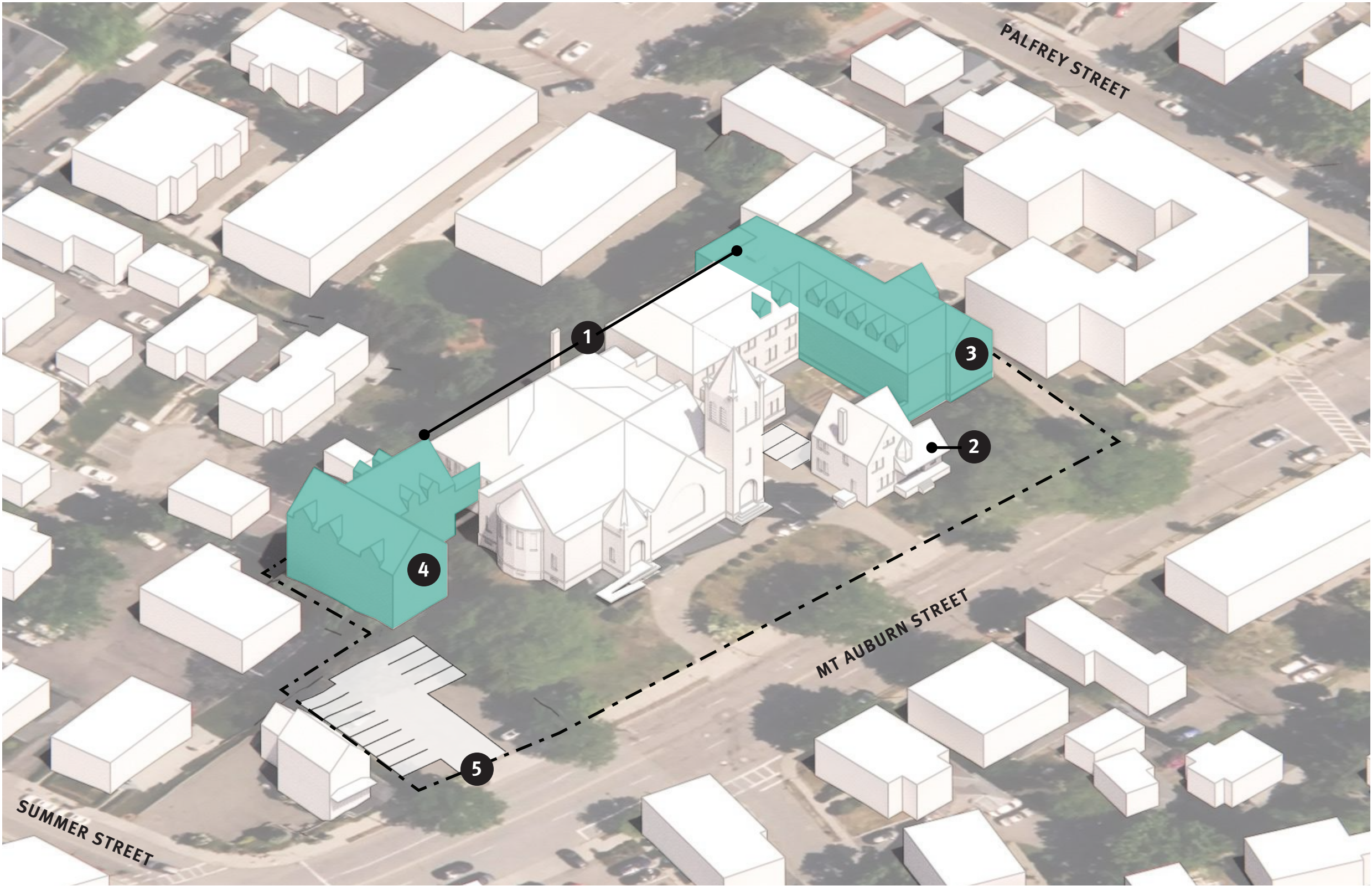
EAST & WEST ADDITIONS, RELOCATED PARSONAGE

OPTION 2: EAST & WEST ADDITIONS, RELOCATED PARSONAGE

AERIAL DIAGRAM

- 1. Parish House & Church
Adaptive Reuse: 20 units
- 2. Relocated Parsonage
House. 2 units
- 3. East Addition. 15 units
- 4. West Addition. 9 units
- 5. Landscaped Parking.
13 spaces

NEW CONSTRUCTION



OPTION 2: EAST & WEST ADDITIONS, RELOCATED PARSONAGE

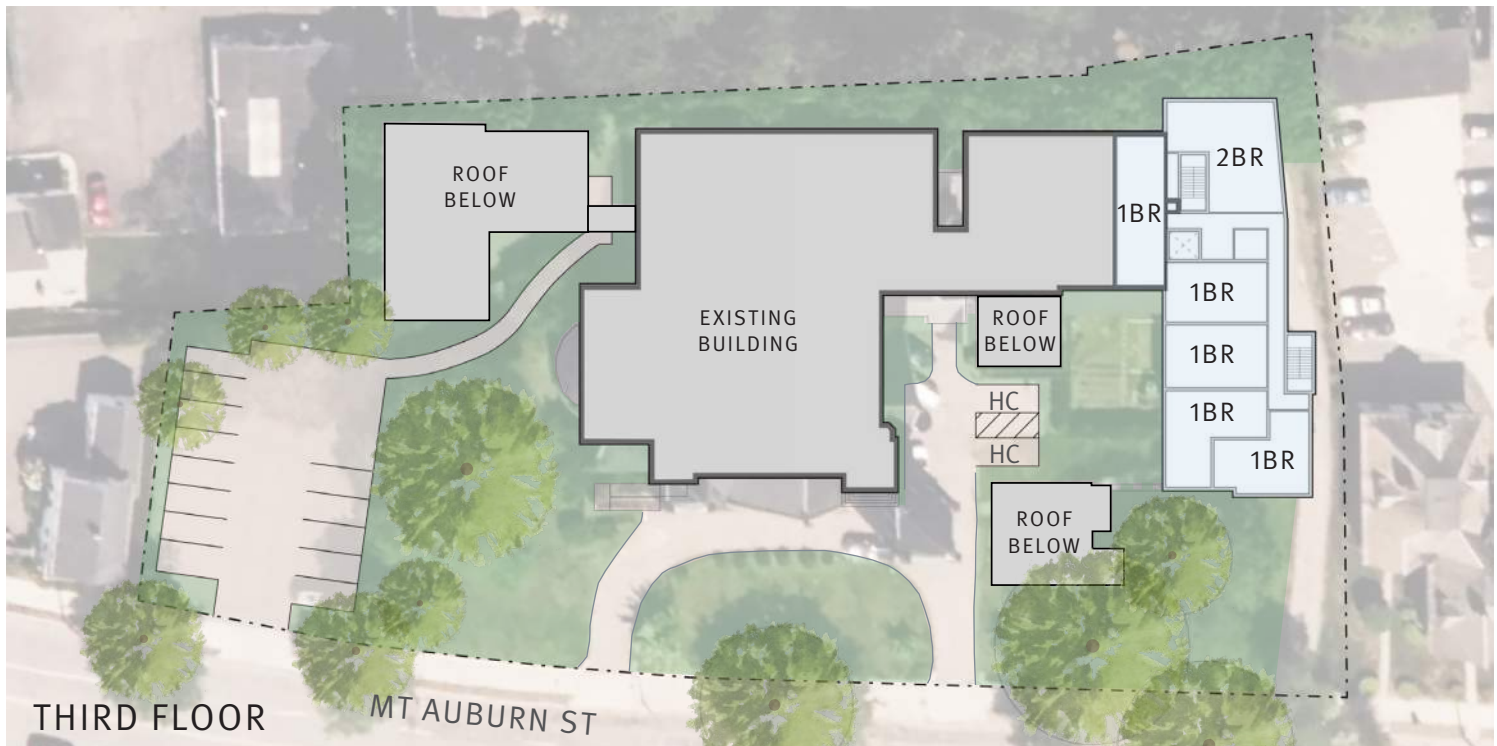
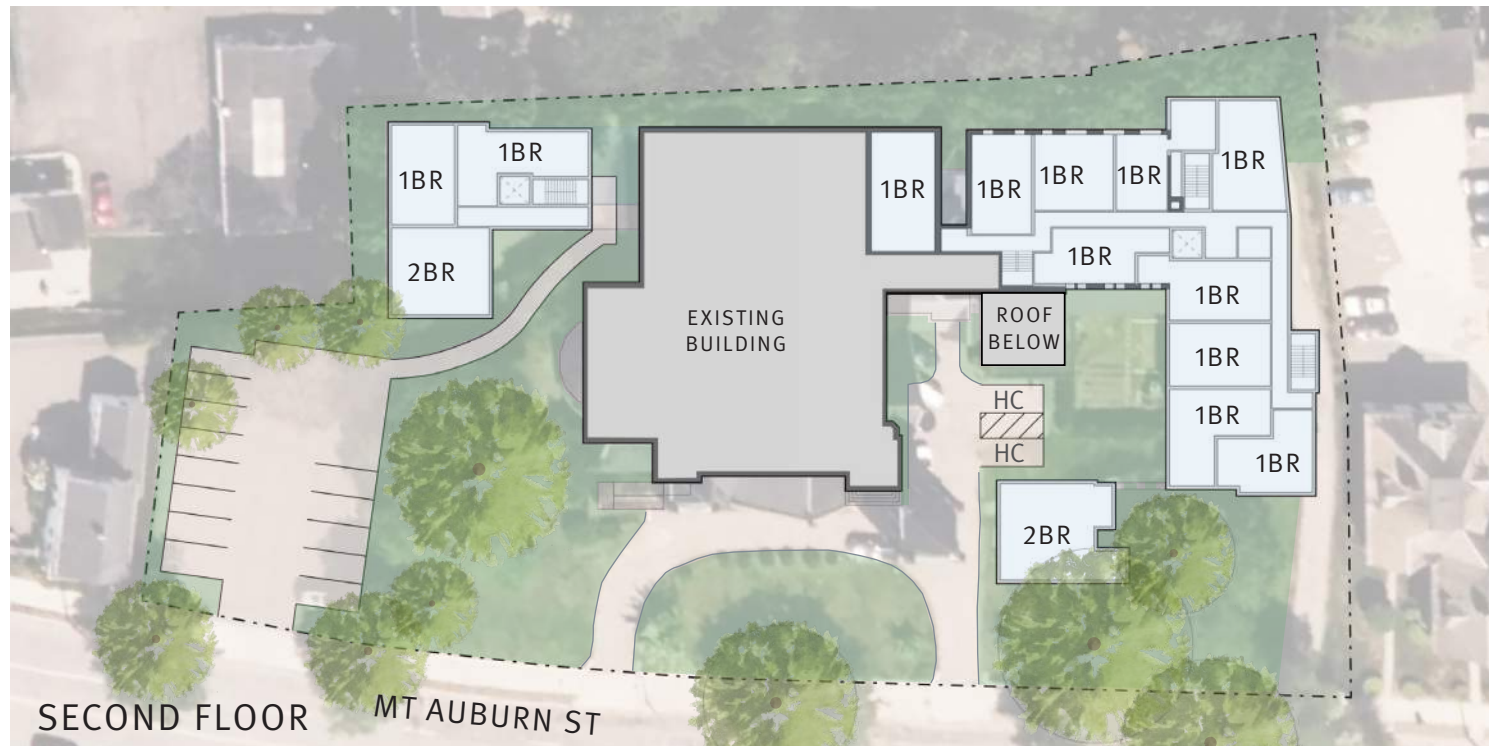
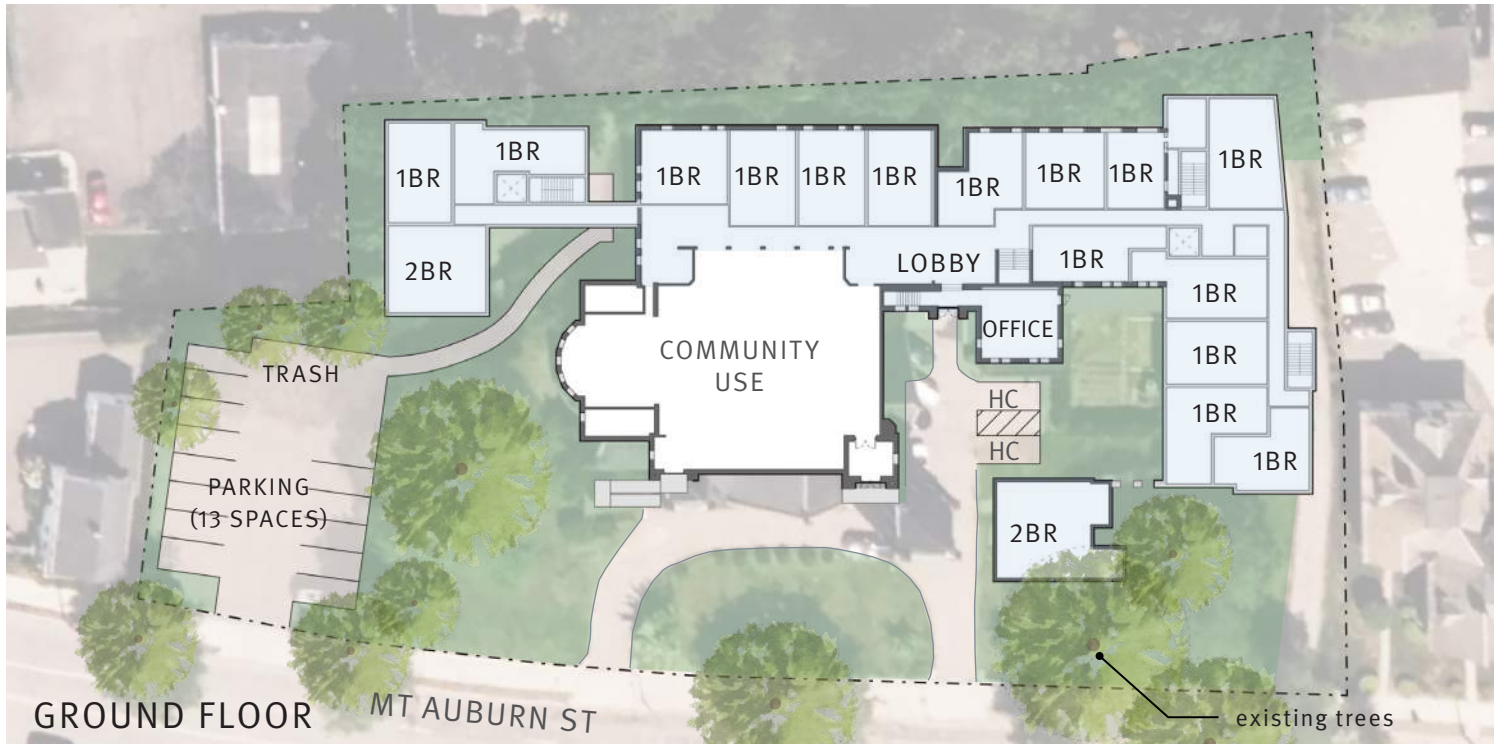
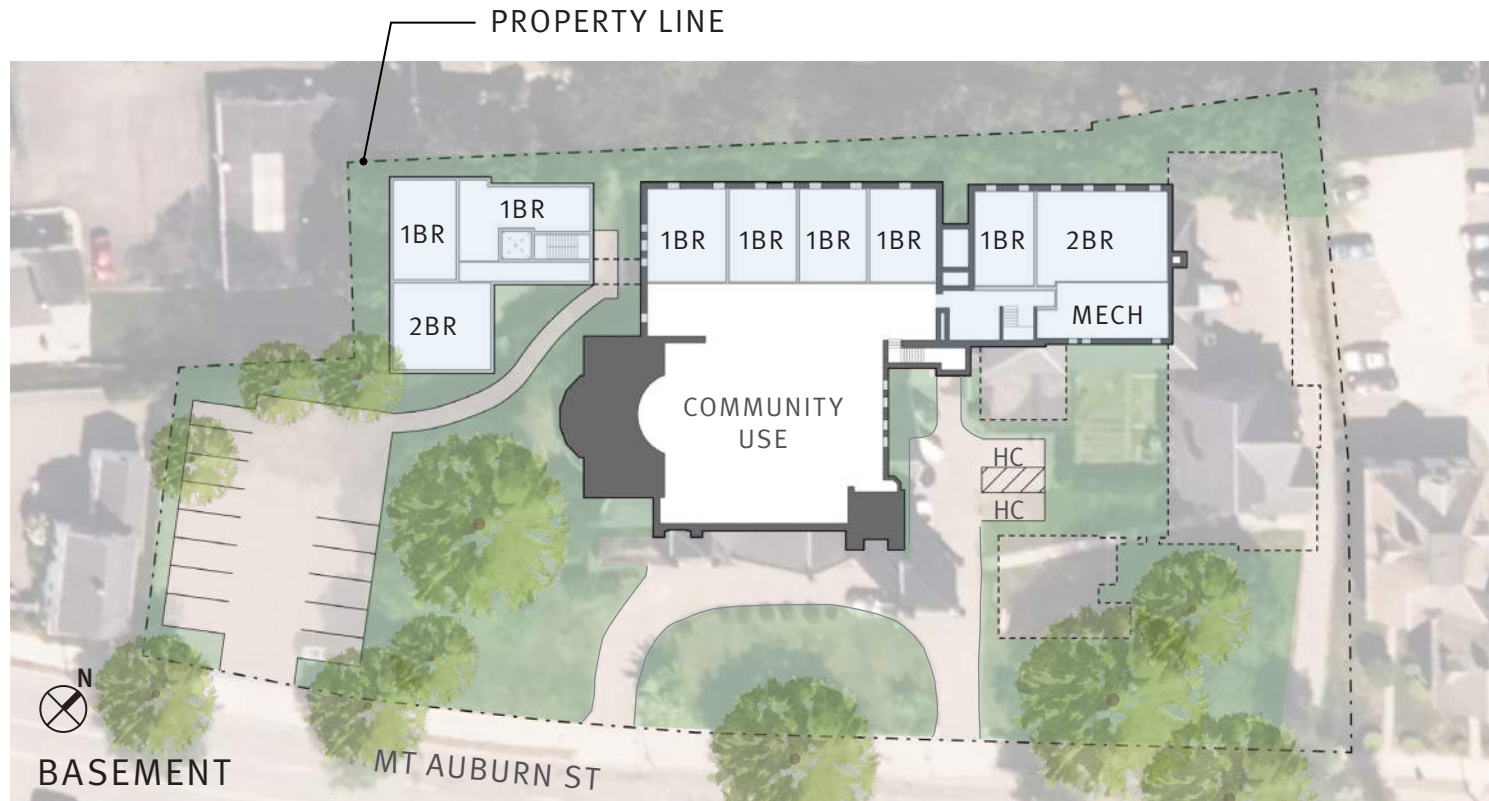
FLOOR PLANS

60,364 GSF TOTAL

24,875 GSF - NEW CONSTRUCTION
12,505 GSF - RENOVATED COMMUNITY
22,984 GSF - RENOVATED RESIDENTIAL

46 TOTAL UNIT

40 - 1 BEDROOM UNITS (87%)
6 - 2 BEDROOM UNITS (13%)

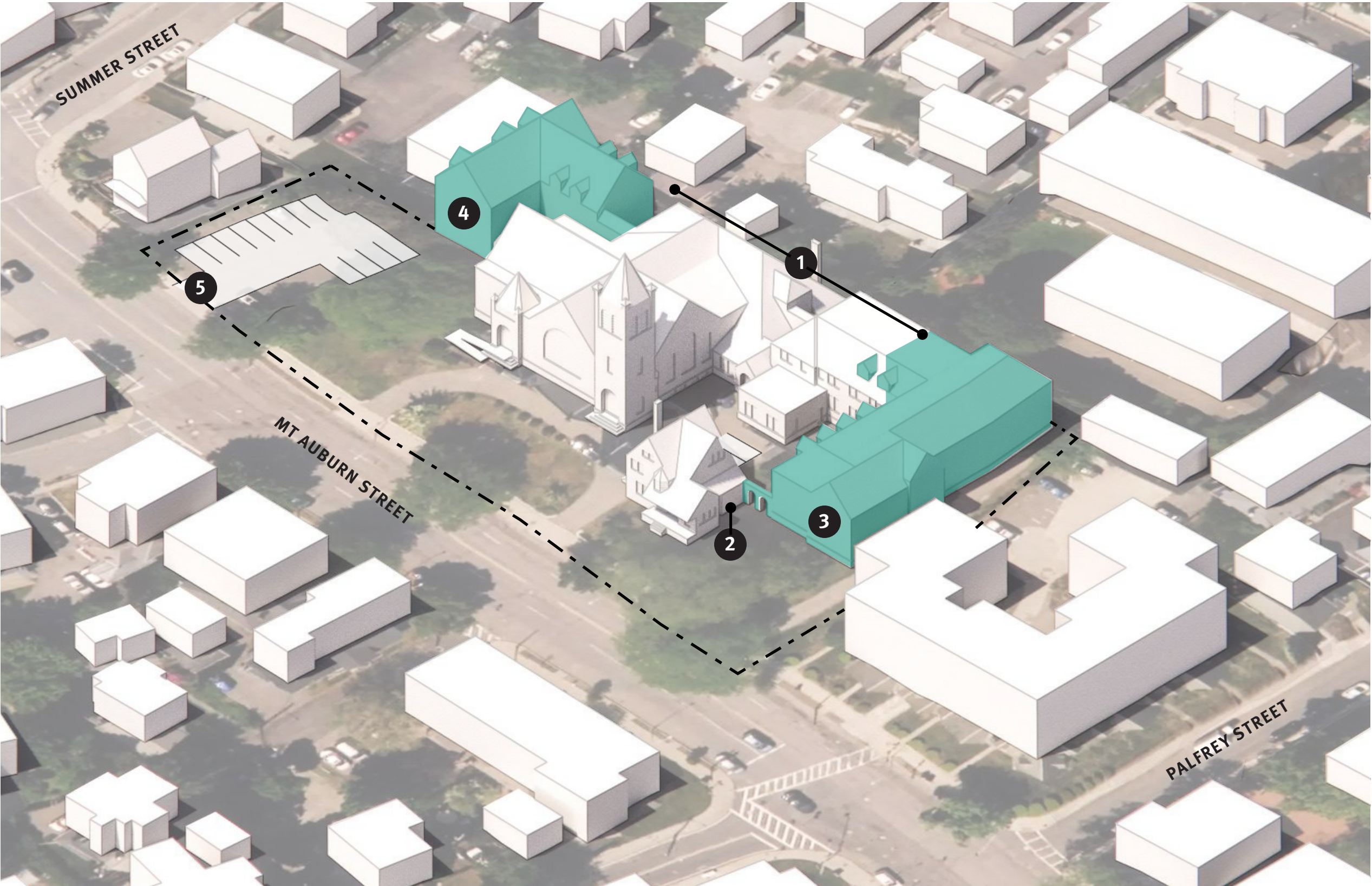


OPTION 2: EAST & WEST ADDITIONS, RELOCATED PARSONAGE

AERIAL DIAGRAM

- 1. Parish House & Church Adaptive Reuse: 20 units
- 2. Relocated Parsonage House. 2 units
- 3. East Addition. 15 units
- 4. West Addition. 9 units
- 5. Landscaped Parking. 13 spaces

 NEW CONSTRUCTION





OPTION 3

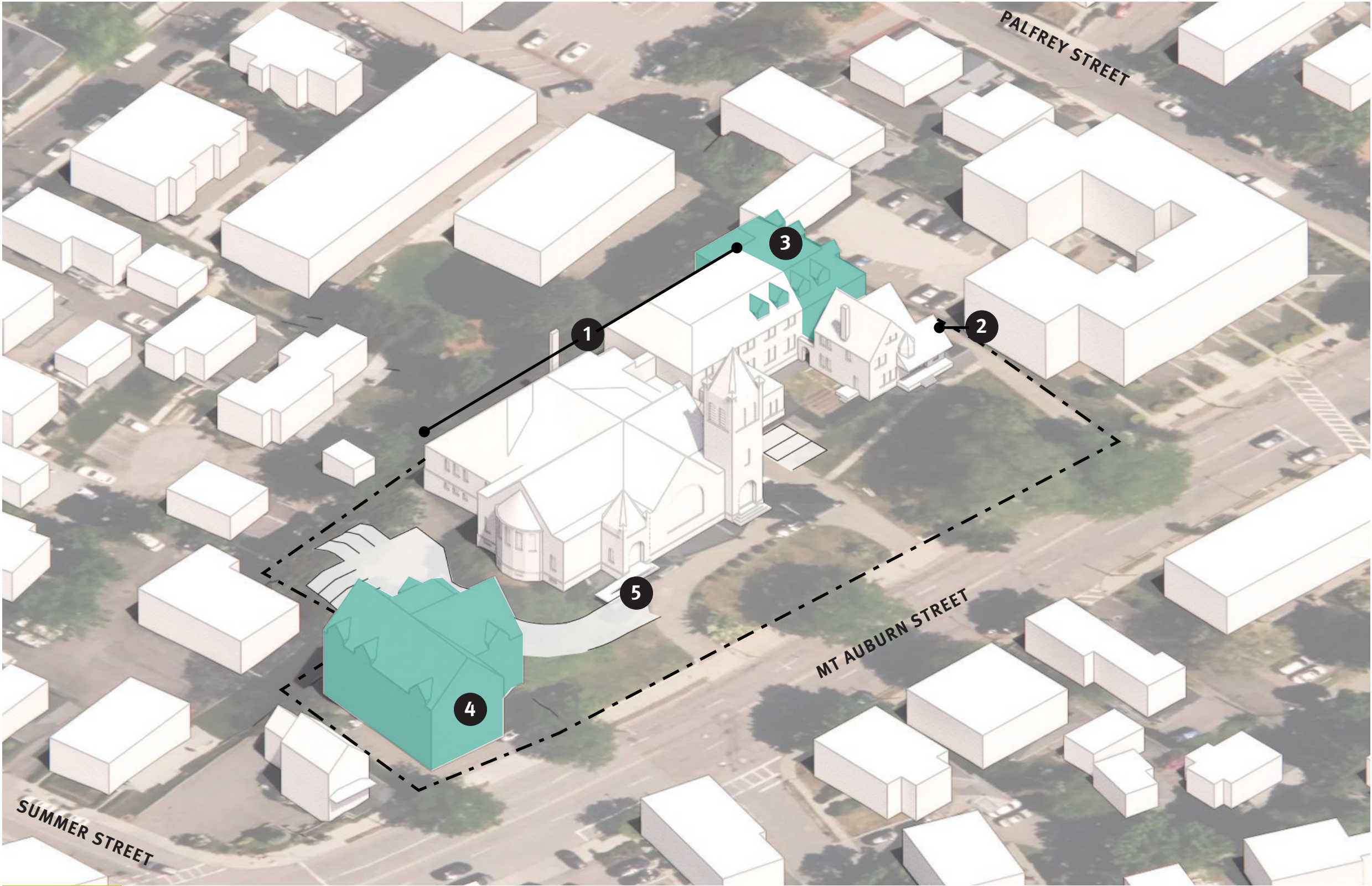
EAST ADDITION & SEPARATE BUILDING

OPTION 3: EAST ADDITION & SEPARATE BUILDING

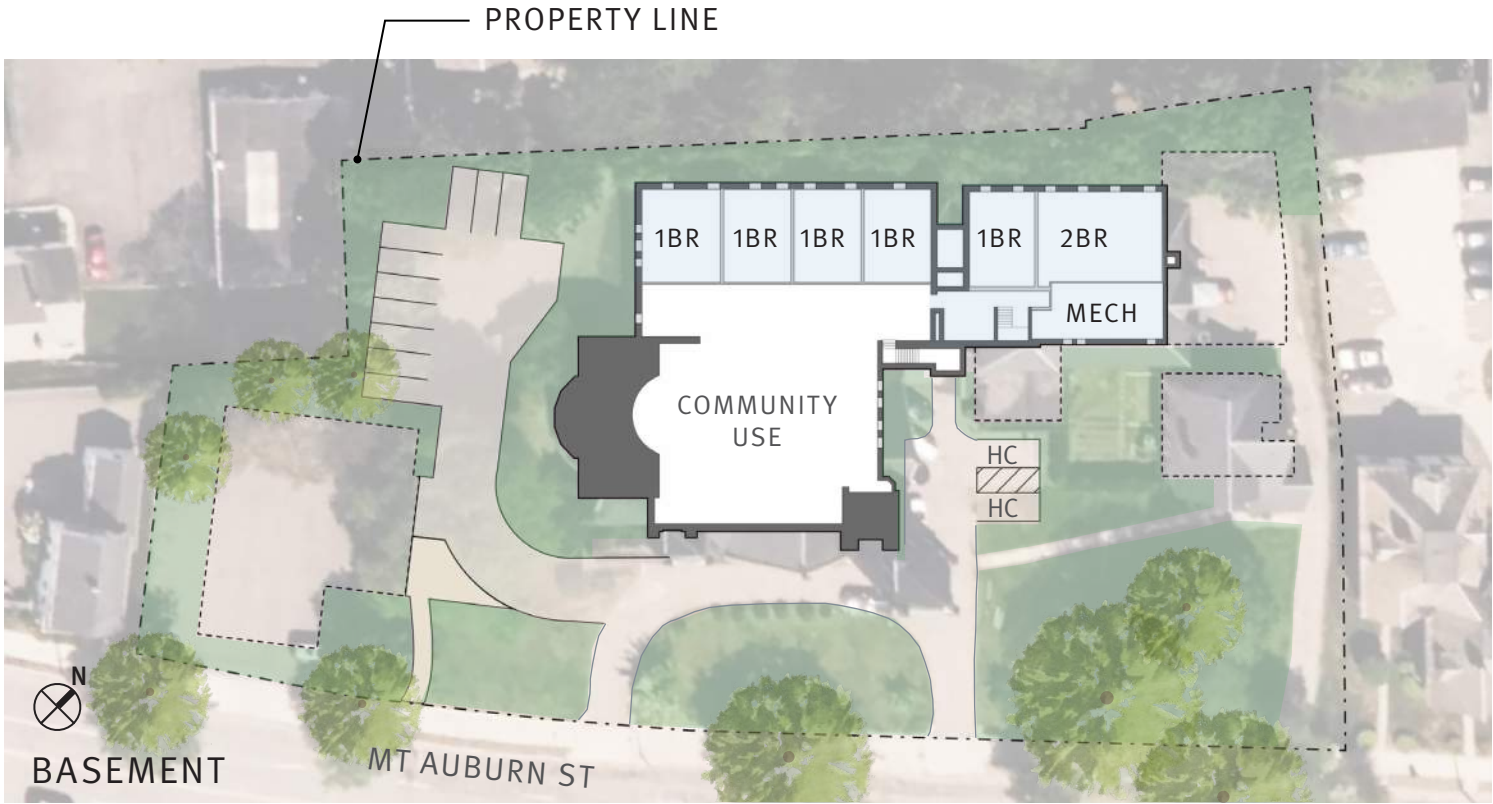
AERIAL DIAGRAM

- 1. Parish House & Church
Adaptive Reuse: 20 units
- 2. Parsonage House. 2 units
- 3. East Addition. 6 units
- 4. New Building. 14 units
- 5. Driveway Connection. For resident drop-off & access to landscaped parking.

NEW CONSTRUCTION



OPTION 3: EAST ADDITION & SEPARATE BUILDING
FLOOR PLAN

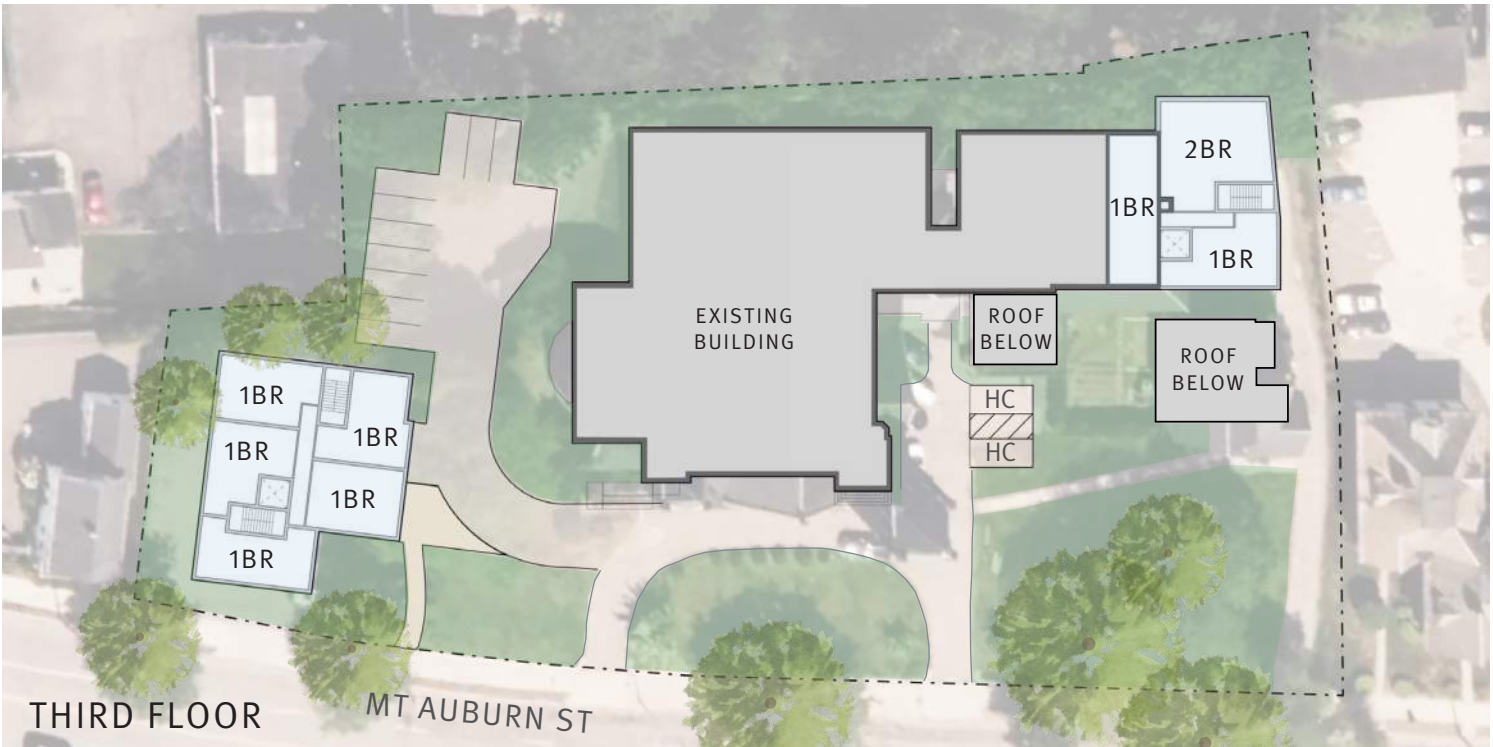
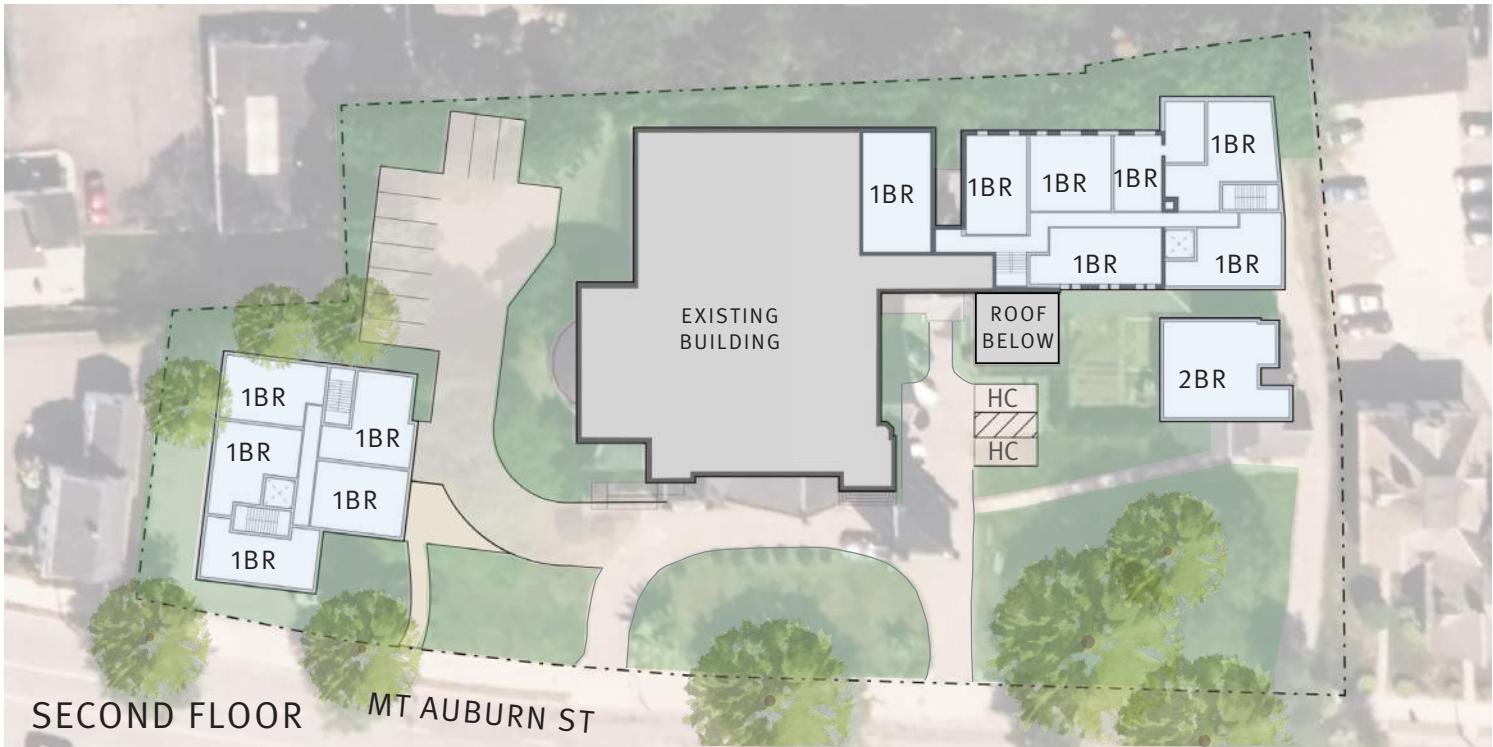
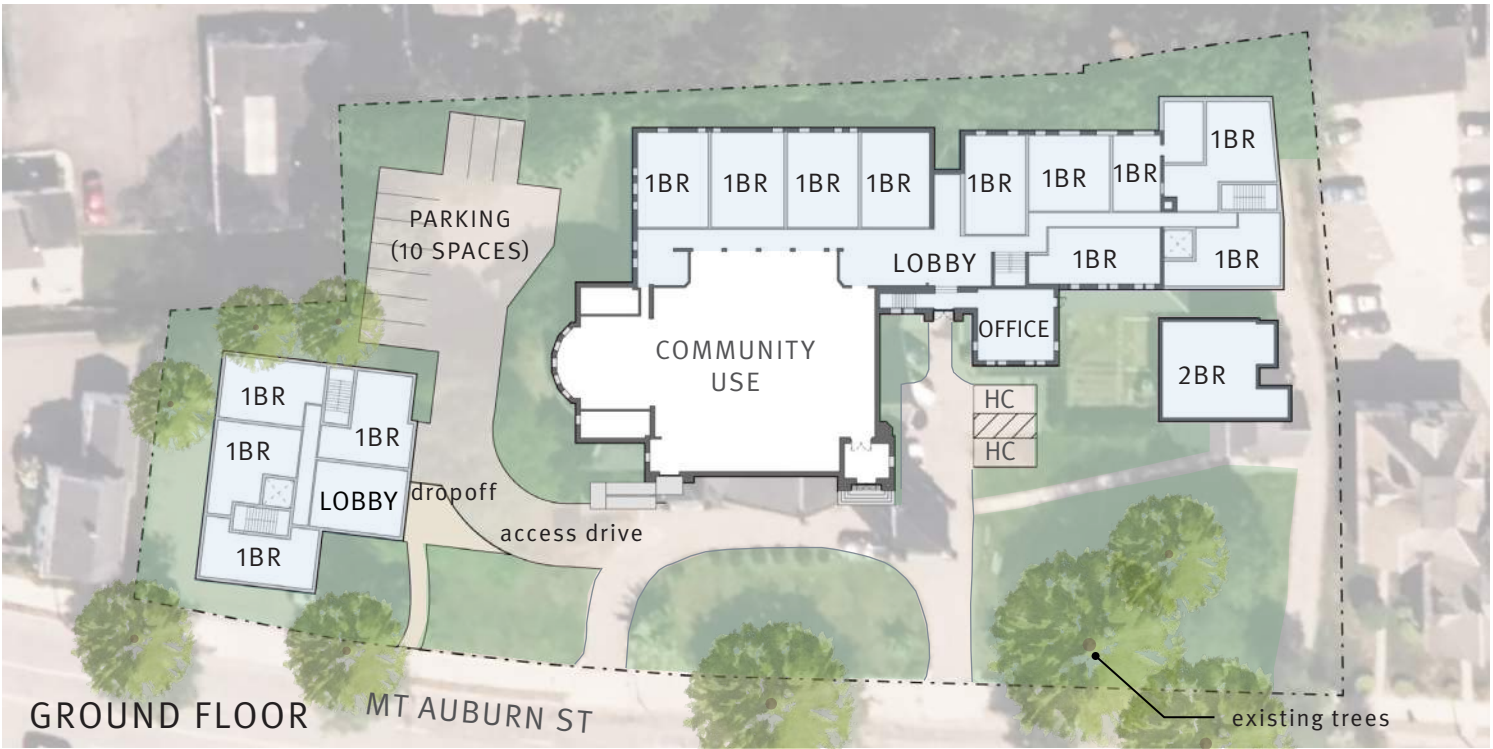


42 TOTAL UNITS

38 - 1 BEDROOM UNITS (90.5%)
4 - 2 BEDROOM UNITS (9.5%)

54,613 GSF TOTAL

19,124 GSF - NEW CONSTRUCTION
12,505 GSF - RENOVATED COMMUNITY
22,984 GSF - RENOVATED RESIDENTIAL

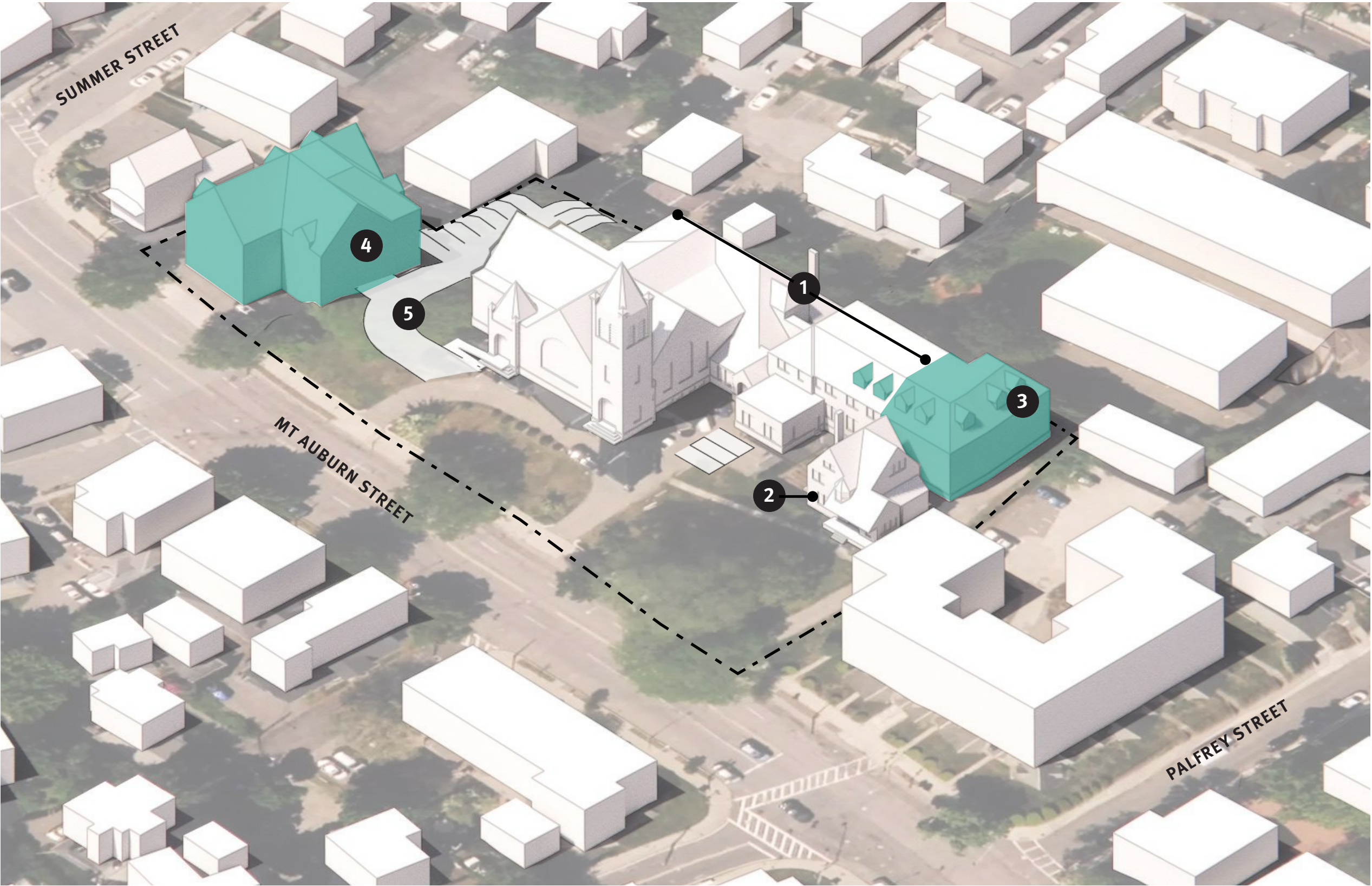


OPTION 3: EAST ADDITION & SEPARATE BUILDING

AERIAL DIAGRAM

- 1. Parish House & Church Adaptive Reuse: 20 units
- 2. Parsonage House. 2 units
- 3. East Addition. 6 units
- 4. New Building. 14 units
- 5. Driveway Connection. For resident drop-off & access to landscaped parking.

NEW CONSTRUCTION





OPTION 4

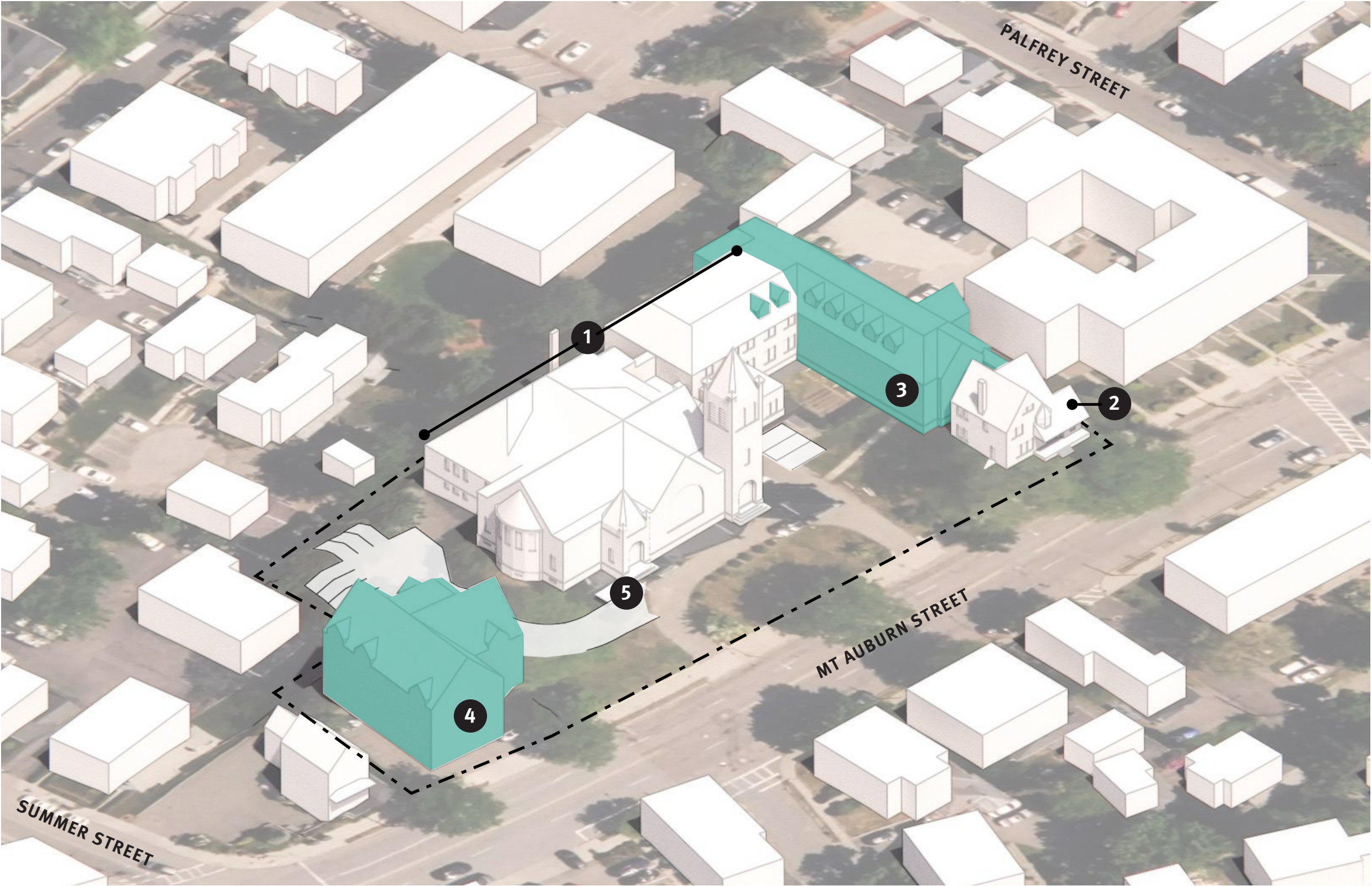
EAST ADDITION, SEPARATE BUILDING & RELOCATED PARSONAGE

OPTION 4: EAST ADDITION, SEPARATE BUILDING & RELOCATED PARSONAGE

AERIAL DIAGRAM

- 1. Parish House & Church Adaptive Reuse: 20 units
- 2. Relocated Parsonage House. 2 units
- 3. East Addition. 15 units
- 4. New Building. 14 units
- 5. Driveway Connection. For resident drop-off & access to landscaped parking.

NEW CONSTRUCTION



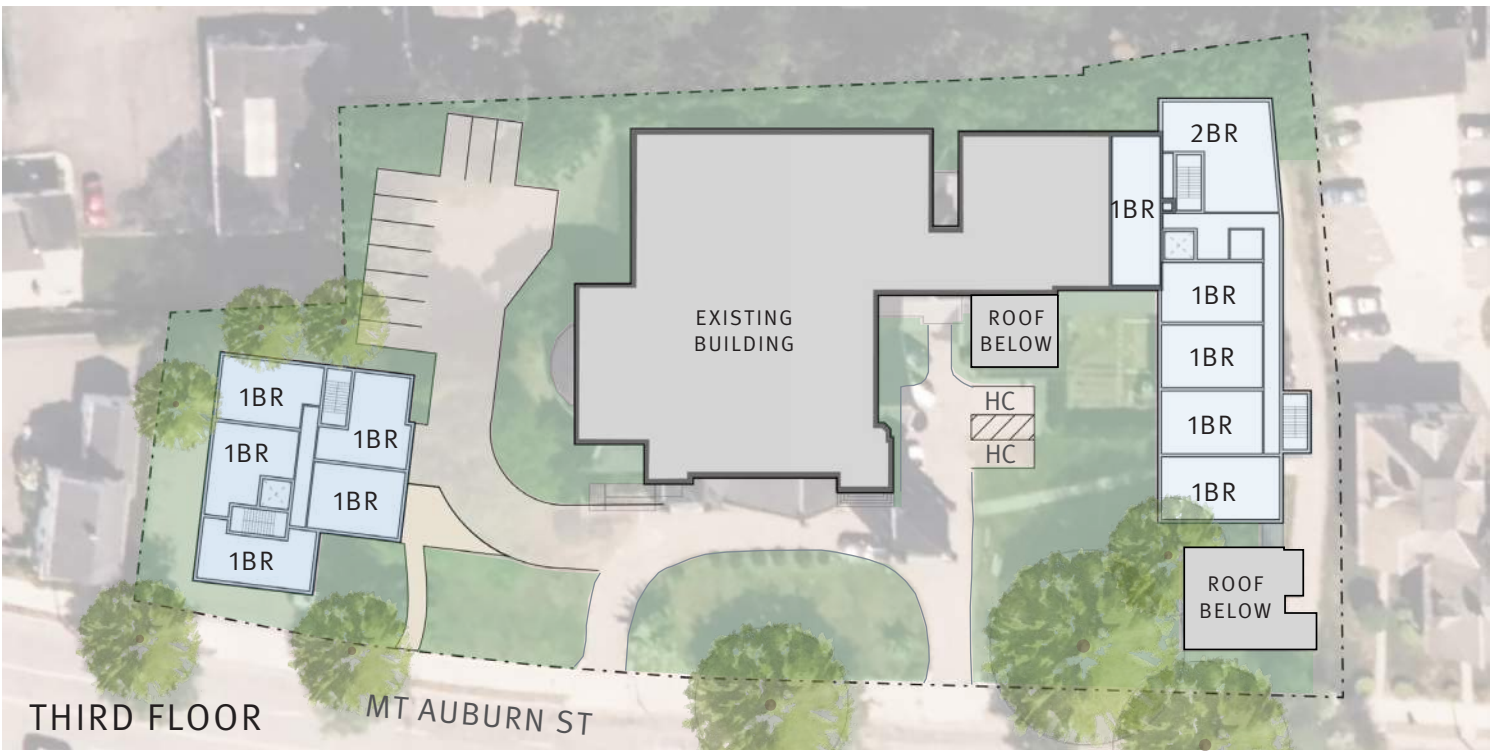
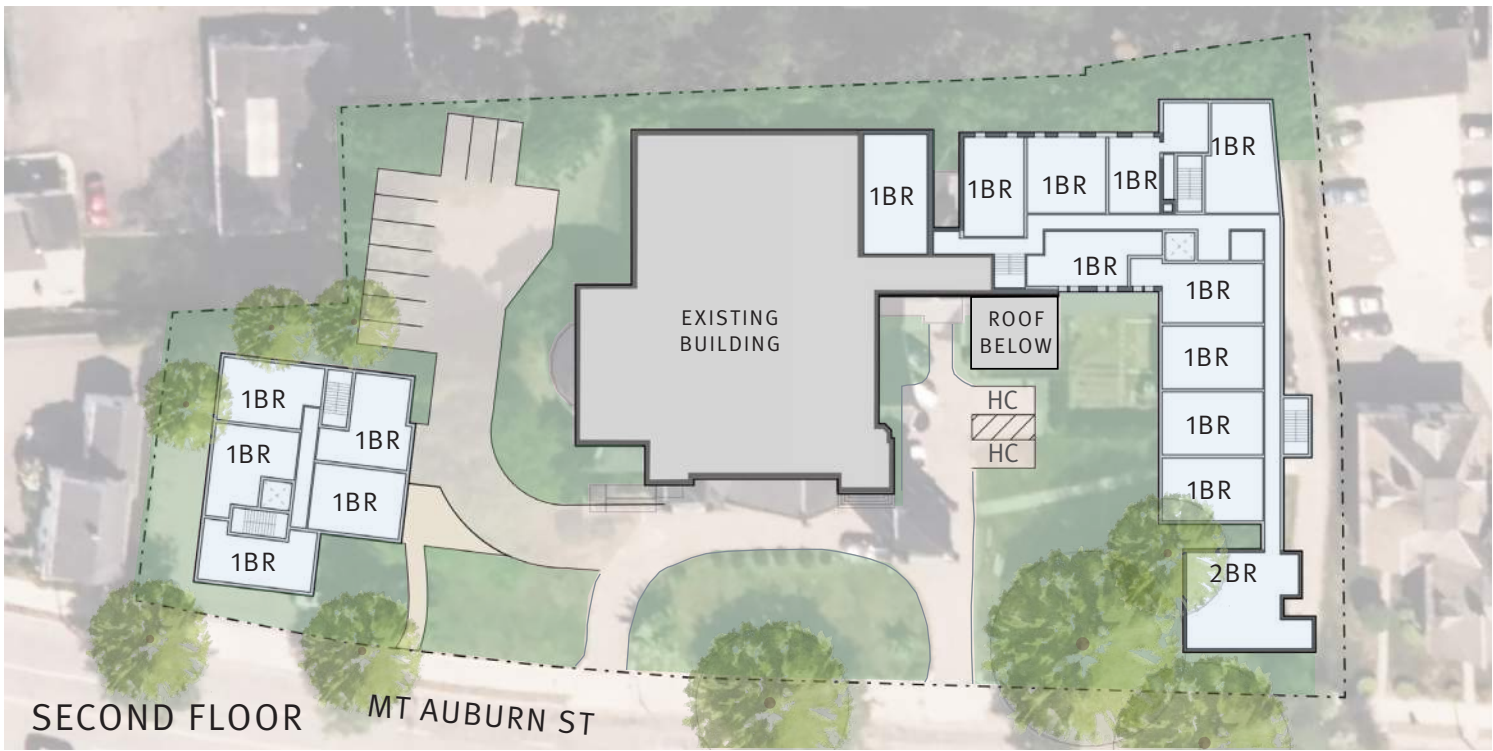
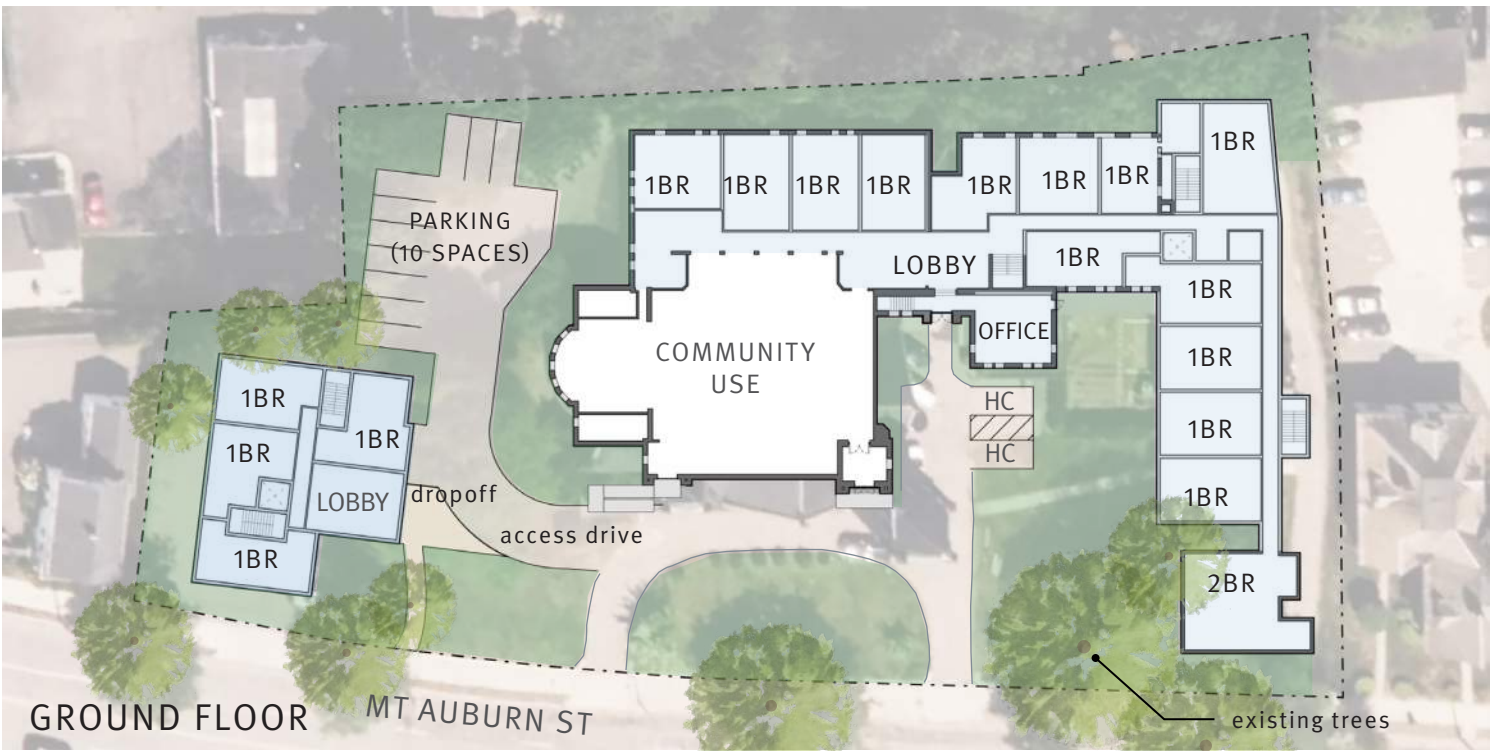
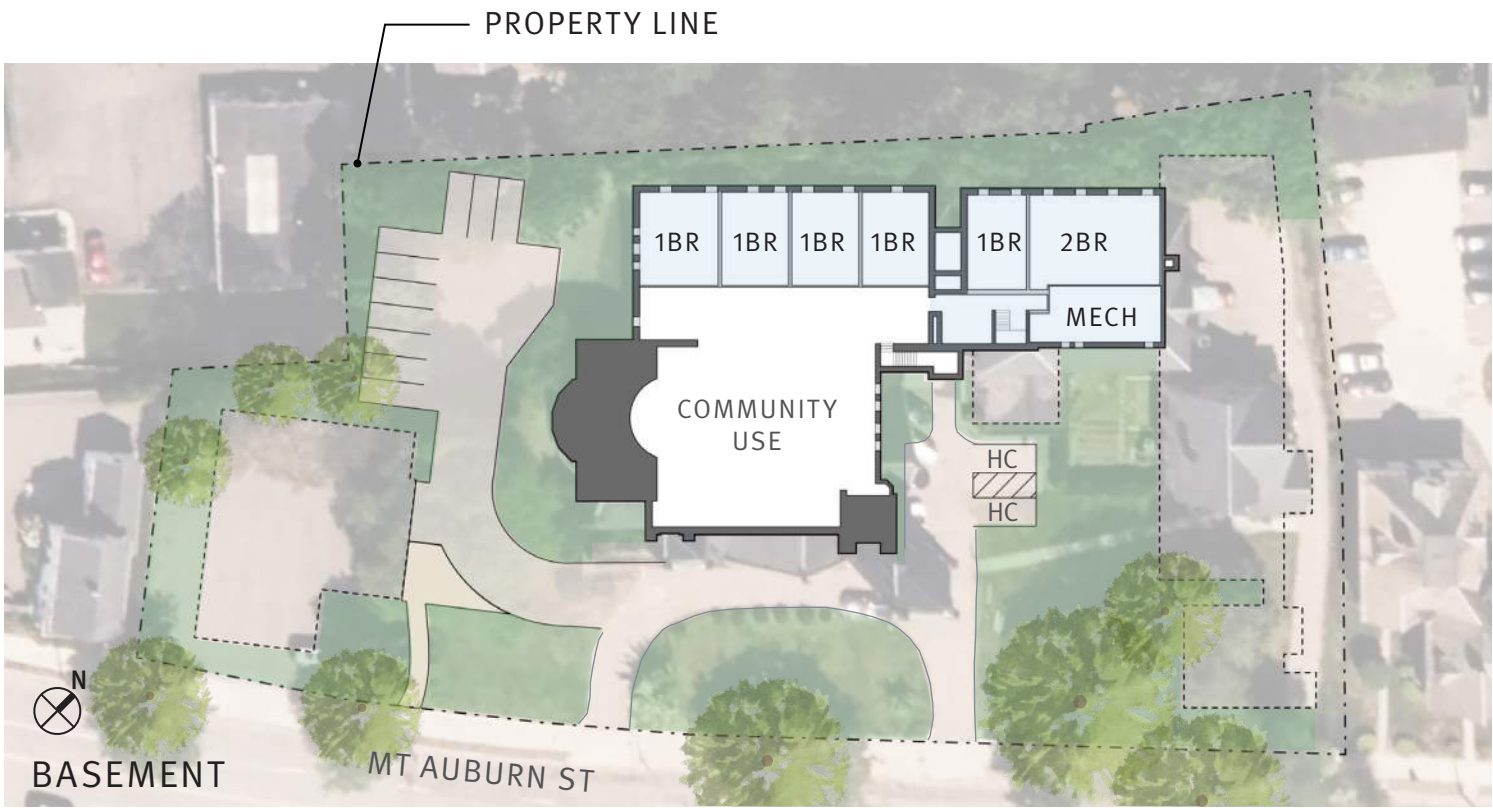
OPTION 4: EAST ADDITION, SEPARATE BUILDING & RELOCATED PARSONAGE
FLOOR PLANS

51 TOTAL UNITS

47 - 1 BEDROOM UNITS (92.2%)
4 - 2 BEDROOM UNITS (7.8%)

63, 911 GSF TOTAL

28,422 GSF - NEW CONSTRUCTION
12,505 GSF - RENOVATED COMMUNITY
22,984 GSF - RENOVATED RESIDENTIAL

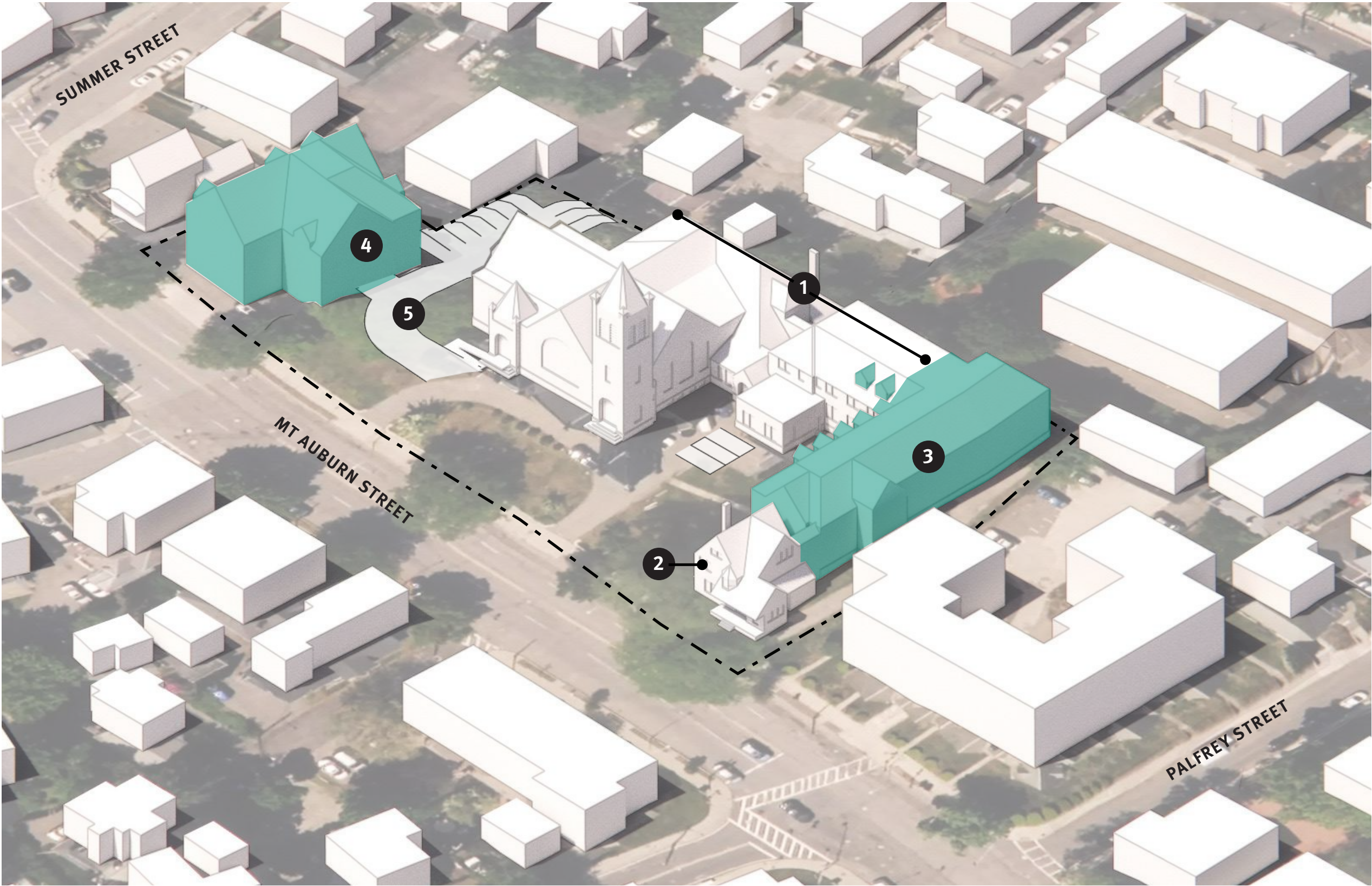


OPTION 4: EAST ADDITION, SEPARATE BUILDING & RELOCATED PARSONAGE

AERIAL DIAGRAM

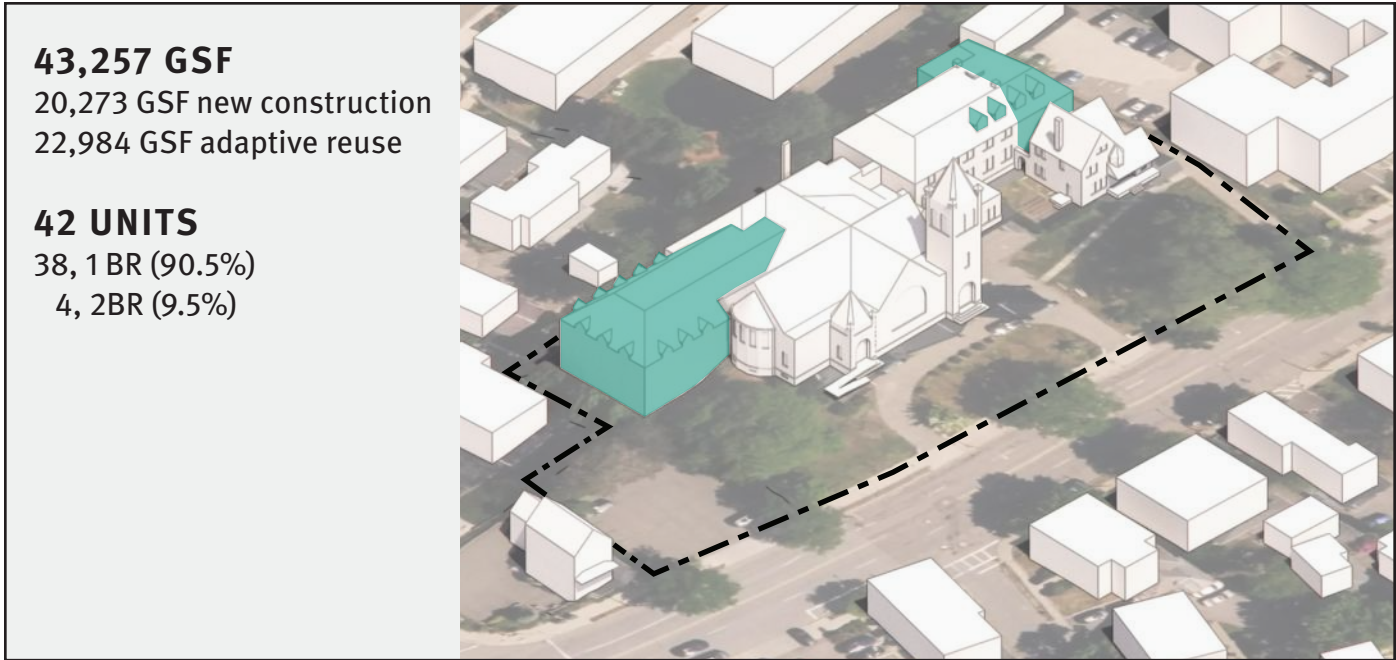
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- 2. Relocated Parsonage House. 2 units
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 NEW CONSTRUCTION



SUMMARY

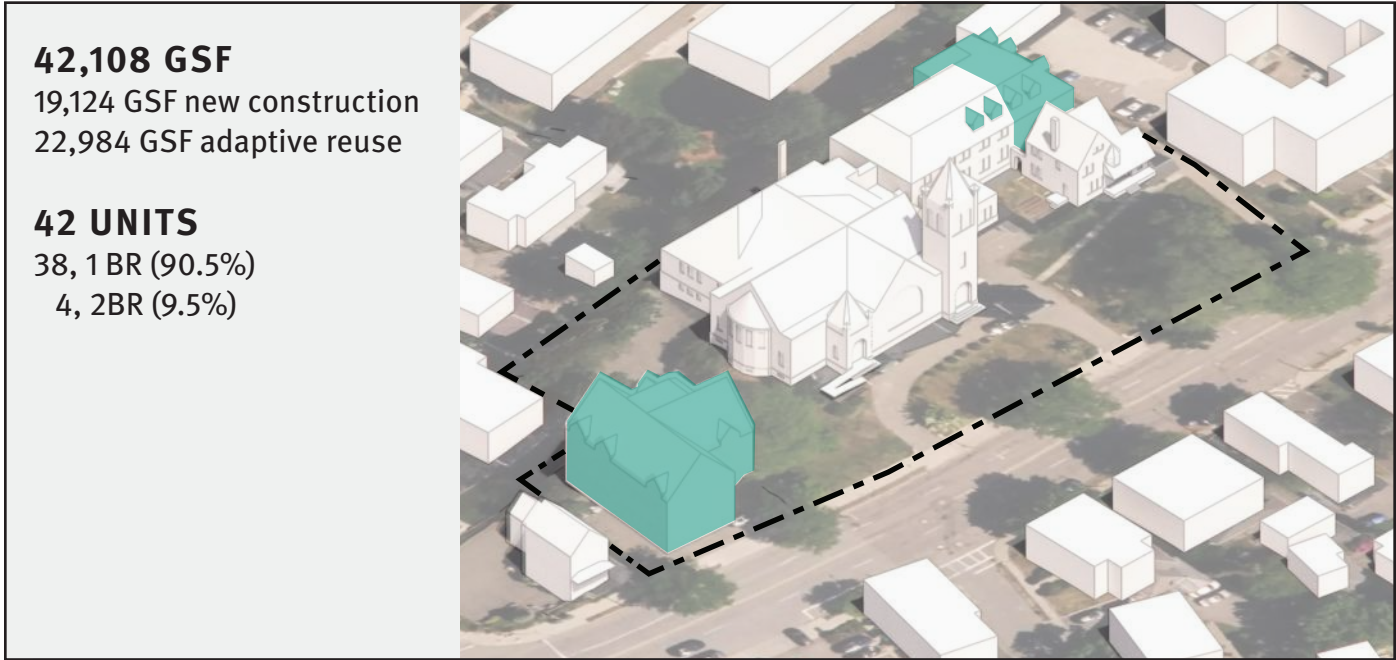
OPTION 1: 42 AFFORDABLE RESIDENCES EAST & WEST ADDITIONS



OPTION 2: 46 AFFORDABLE RESIDENCES EAST & WEST ADDITIONS, RELOCATED PARSONAGE



OPTION 3: 42 AFFORDABLE RESIDENCES EAST ADDITION & SEPARATE BUILDING



OPTION 4: 51 AFFORDABLE RESIDENCES EAST ADDITION, SEPARATE BUILDING, RELOCATED PARSONAGE

