

33 Mt Auburn St

Watertown, MA

Torrington Properties

Affordable Housing Trust Meeting

11 / 18 / 2025



Architecture
Interiors + Planning

PCA

Site Map



Existing Site



Existing Conditions - Site Images



WSQ3 - Watertown Square 3

TODO - Transit Oriented Development Overlay

Active Street Frontage

	Required	Provided
Open Space	5%	9% (ground floor)
Usable Open Space	N/A	Site < 30,000sf
Front Setback	0'	6" Mt Auburn St / 7'-6" Taylor St
Side Setback w/Party Wall	0'	0'
Primary Façade Build Out	75%	Mt Auburn St 98%
Secondary Façade Build Out	50%	Taylor St 88%
Building Height (Stories/Feet)	5+ / 82'	5+ / 72'
Ground Floor Height	15' minimum	15'
Plus Story Max Height	12'	12'
Plus Story Setback	7' at flat roof	7'
Min Ground Floor Fenestration (active street frontage)	70%	72%
Min Ground Floor Fenestration (Other streets, residential use)	15%	20%
Active Street Frontage	100%	100%
Active Street Frontage - Max Resi Uses	35% GSF	27% GSF
Active Street Frontage Use Depth	40'	40'
Max Length of Continuous Façade	100'	92'-4"
Min Distance from Back of Curb to Bldg Façade	12'	12'
Vehicle Parking Per Unit	.5 min/1 max (min. 20 req.)	20
Short-Term Bicycle Parking	1 per 10 units (4 req.)	6
Long-Term Bicycle Parking	1 per unit (40 req.)	40



Special Districts

- NMU - Neighborhood Mixed Use
- WSQ3 - Watertown Square 3
- WSQ2 - Watertown Square 2
- WSQ1 - Watertown Square 1
- RMUD - Regional Mixed Use
- PSCD-3 - Pleasant Street Corridor
- PSCD-2 - Pleasant Street Corridor
- PSCD-1 - Pleasant Street Corridor
- OSC - Open Space/Conservancy

Overlay Districts

- ALOD - Assisted Living Overlay
- AODD - Arsenal Overlay Development
- R/SOD - Religious/School Building Overlay
- RD - Limited Redevelopment District
- TOD - Transit Oriented Development Overlay

Map Key

- Active Street Frontage
- Mt. Auburn St. Historic District
- City Boundary
- Water
- Parcels

Project Data

Floor Area & Unit Mix

Floor	Gross Floor Area								Proposed Unit Mix			Parking	N/G Ratio
	Residential	Common	Amenity	Mechanical	Commercial	Parking	Zoning Total	GSF Total	1BR	2BR	Total		
1	-	492	1,086	1,072	2,590	7,012	5,240	12,253	- (Affordable)			20	-
2	8,793	1,409	-	128	-	-	10,330	10,330	(1) 3	(1) 6	(2) 9	-	0.85
3	8,791	1,410	-	128	-	-	10,329	10,329	(1) 3	(1) 6	(2) 9	-	0.85
4	8,793	1,410	-	128	-	-	10,330	10,330	3	(1) 6	(1) 9	-	0.85
5	8,555	1,653	-	122	-	-	10,330	10,330	3	(1) 6	(1) 9	-	0.83
5+	5,076	283	632	122	-	-	6,112	6,112	-	4	4	-	0.83
Total	40,008	6,656	1,718	1,700	2,590	7,012	52,671	59,683	(2) 12	(4) 28	(6) 40	20	0.76

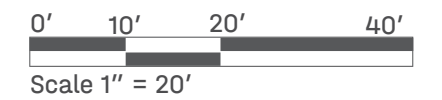
Affordable % 17% 14% 15%

Unit Mix		Avg Unit
30.00%	70.00%	1,000.2

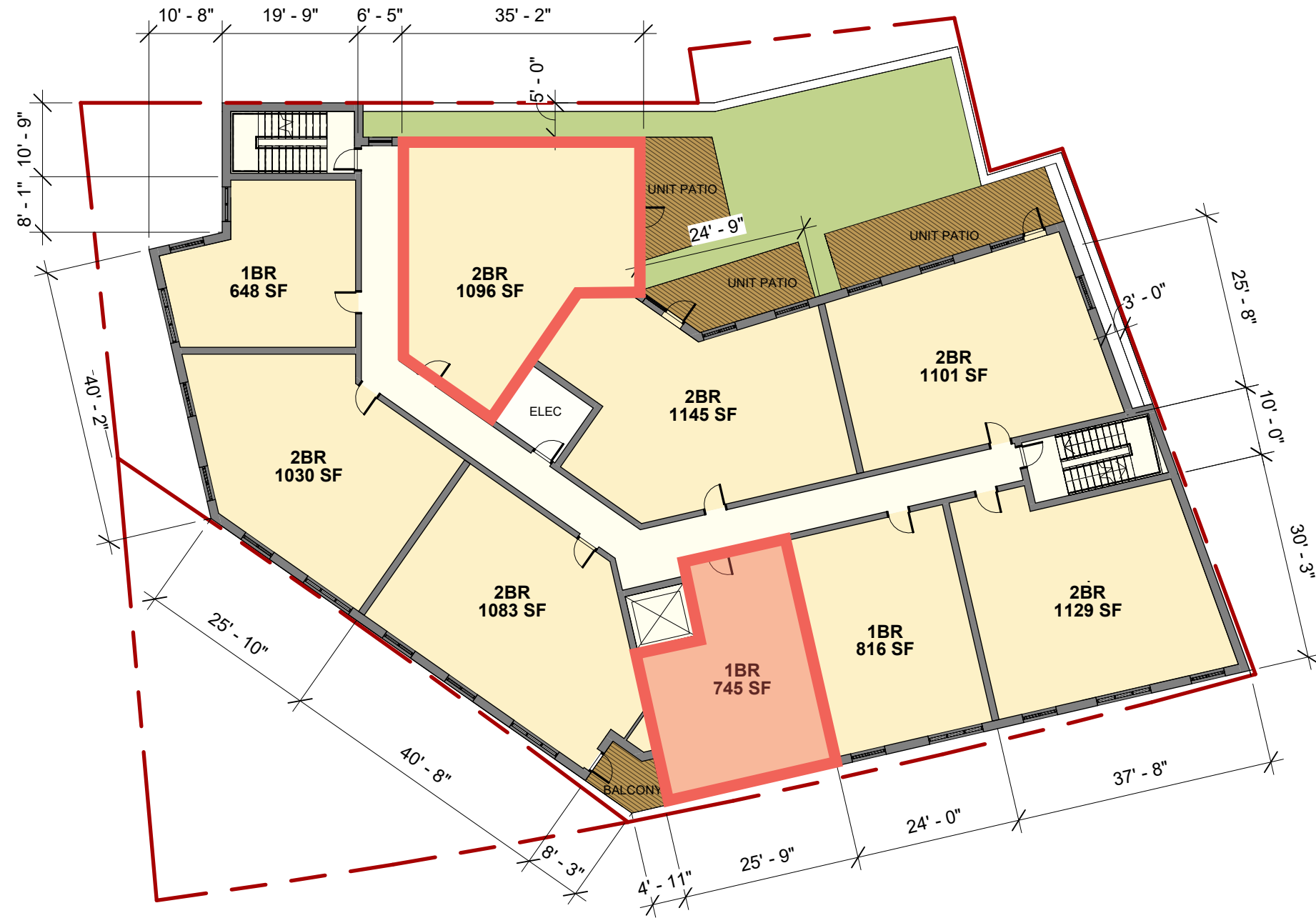
Average Unit Size	
736	1,079

Avg affordable unit size 697 1,086

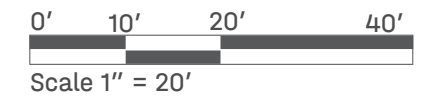
Ground Floor Plan



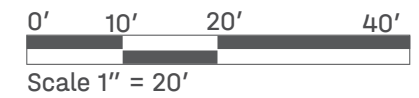
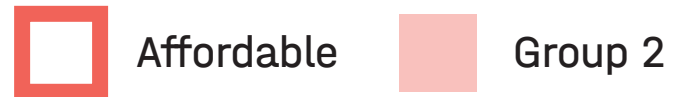
Second Floor Plan



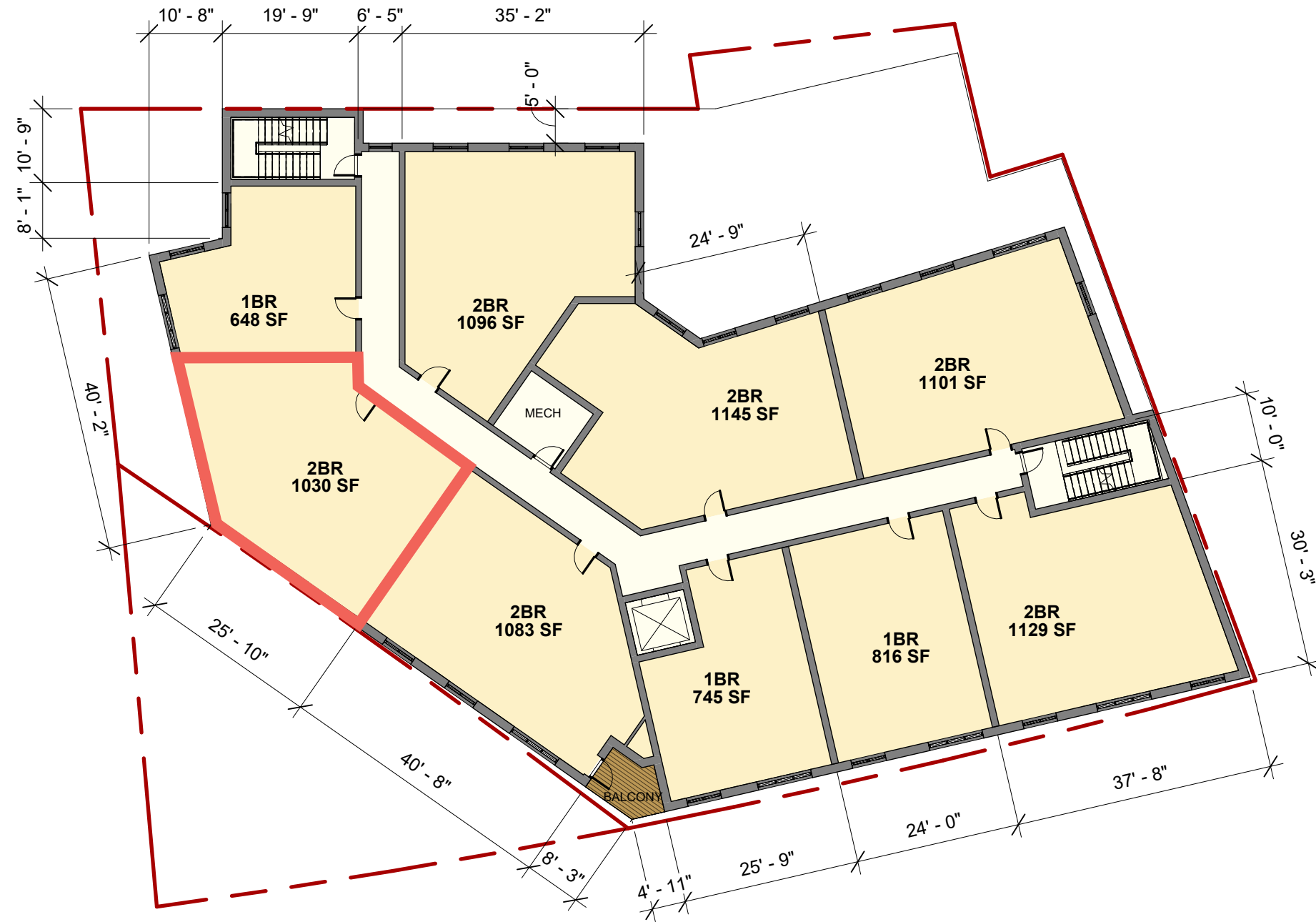
 Affordable  Group 2



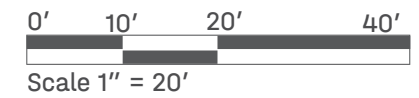
Third Floor Plan



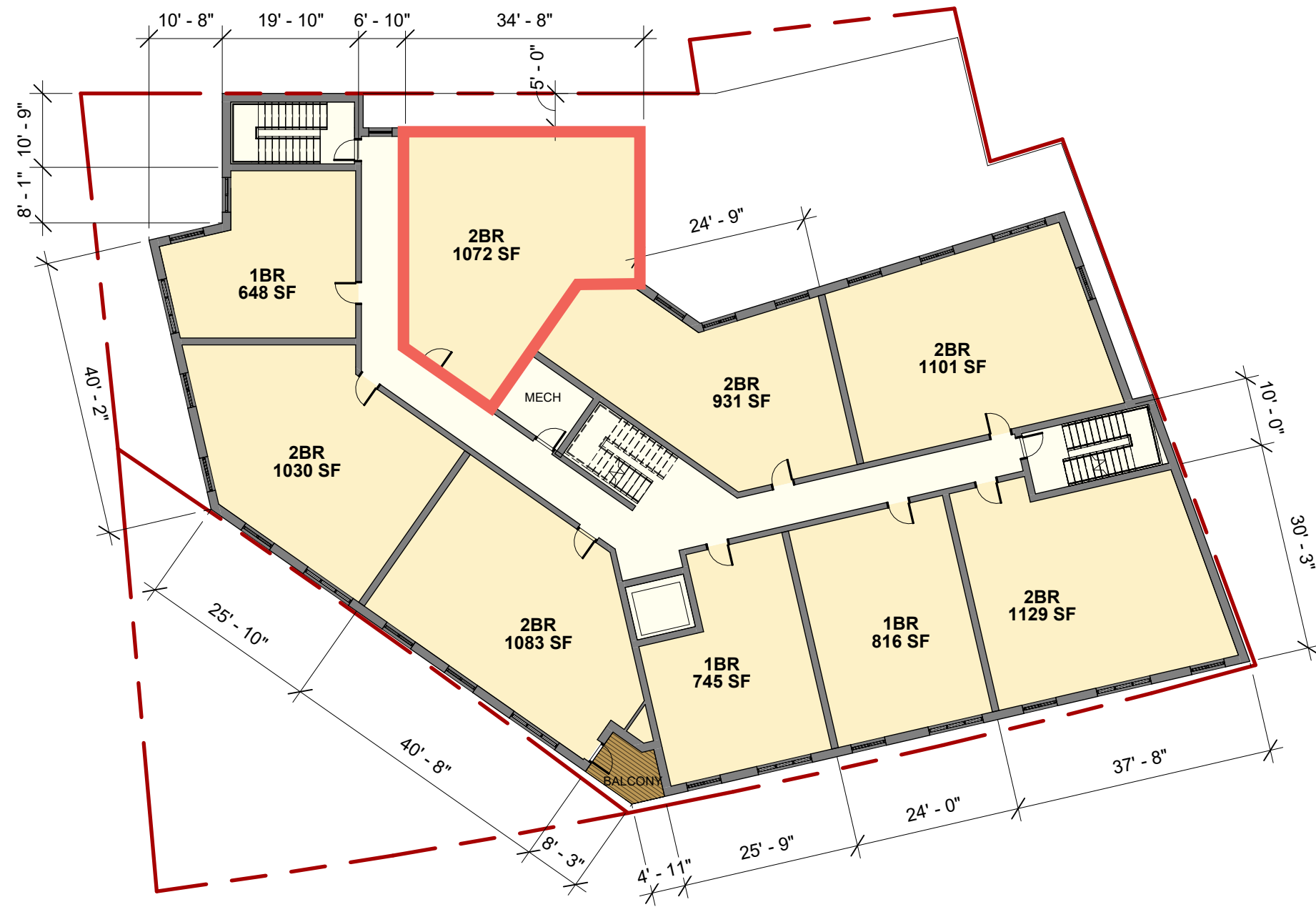
Fourth Floor Plan



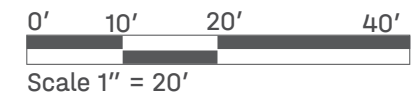
 Affordable  Group 2



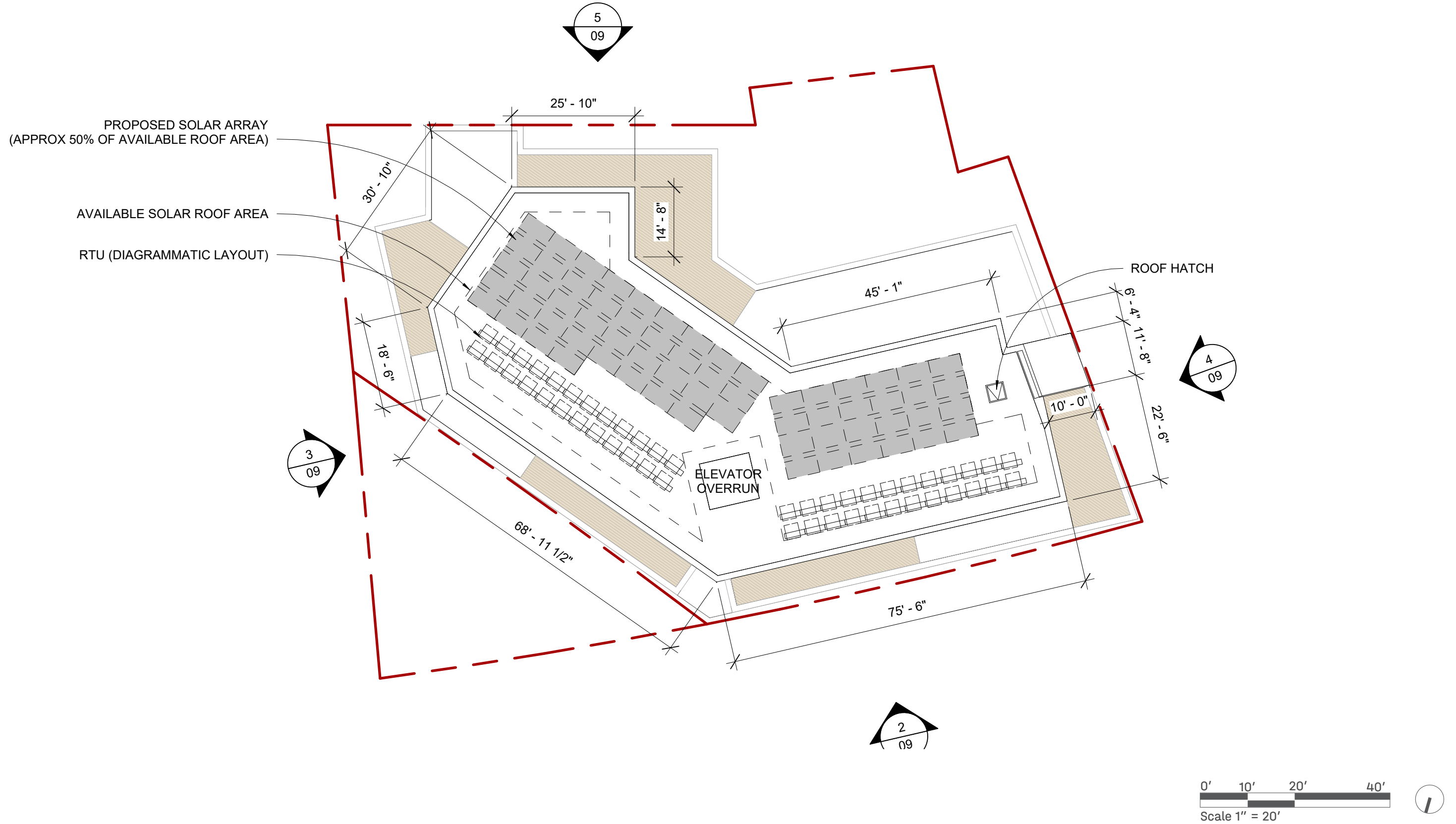
Fifth Floor Plan



 Affordable  Group 2



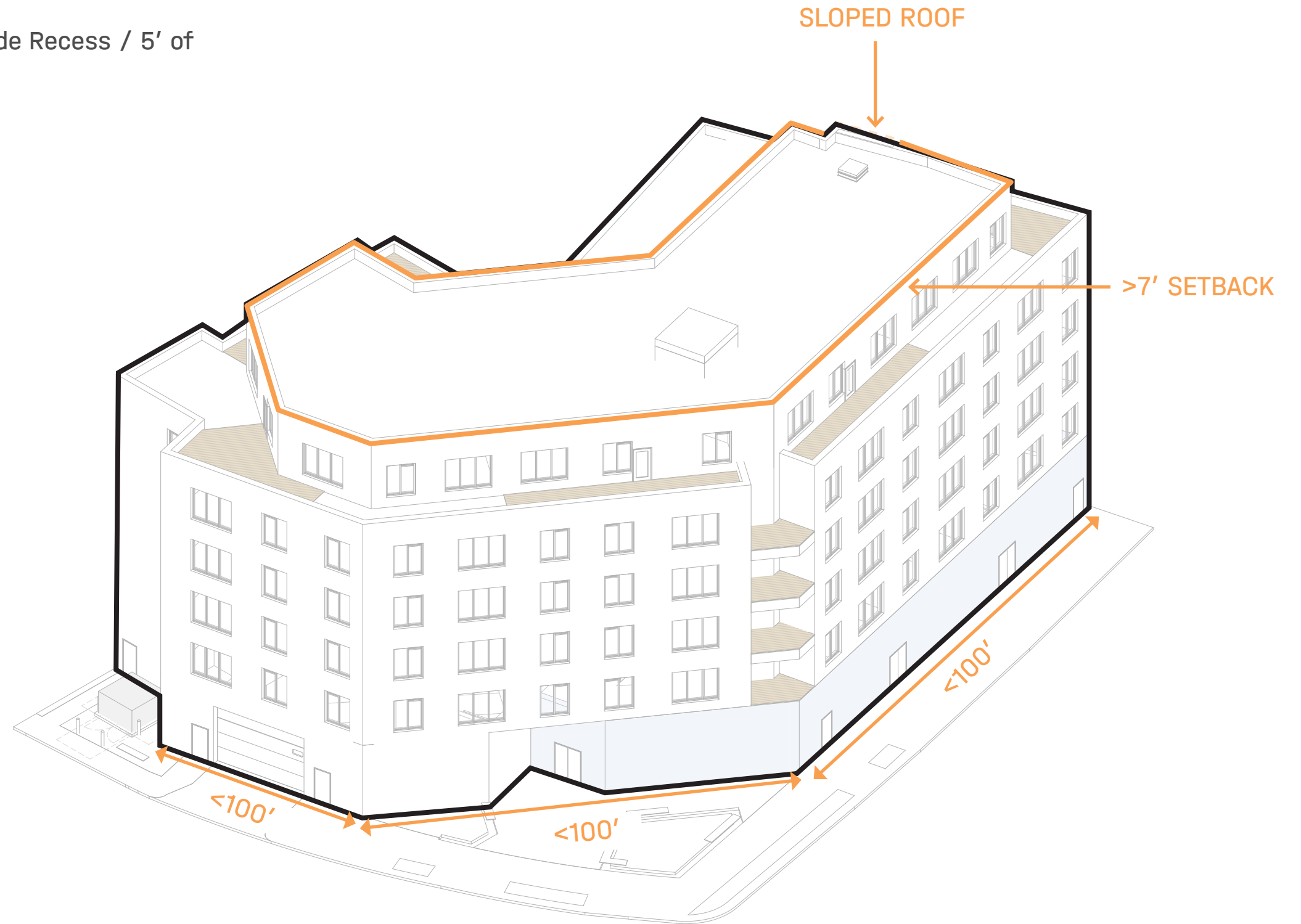
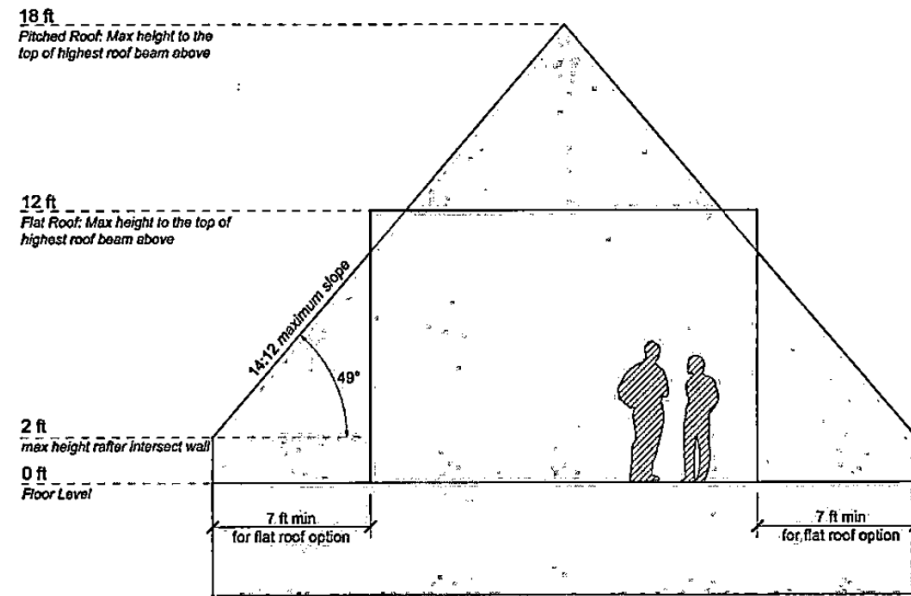
Roof Plan



Building Massing + Zoning

Building Design Standards

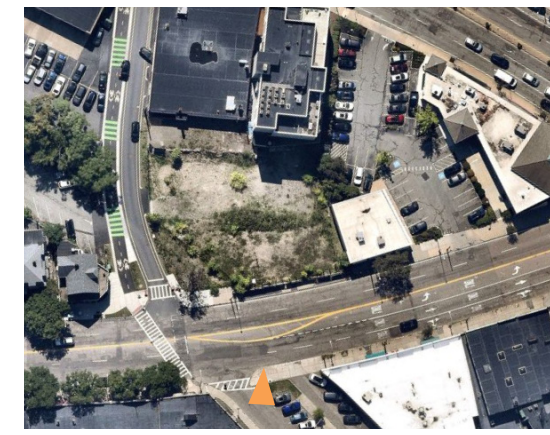
- 100' of Continuous Facade / 50 sqft of Facade Recess / 5' of Facade Offset
- Pitched Roof for plus story
- 7' setback for flat roof at plus story
- 5' min. wide balcony between 3-8' deep.



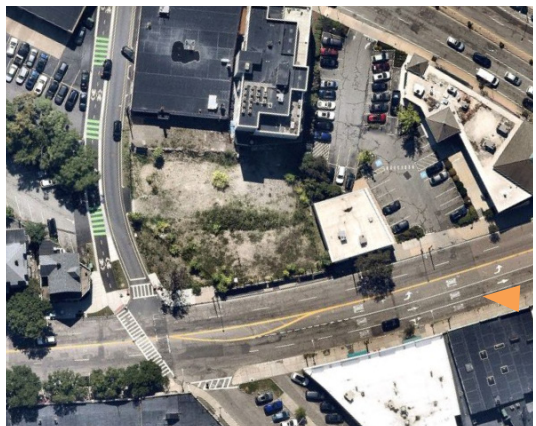
Perspective View - Mt Auburn St Looking West

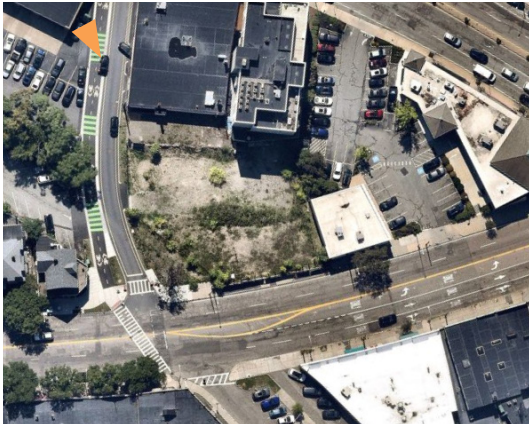


Perspective View - Mt Auburn St Looking South

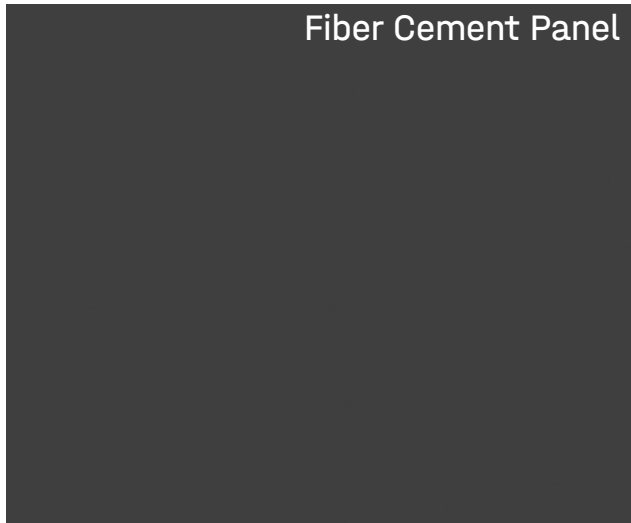
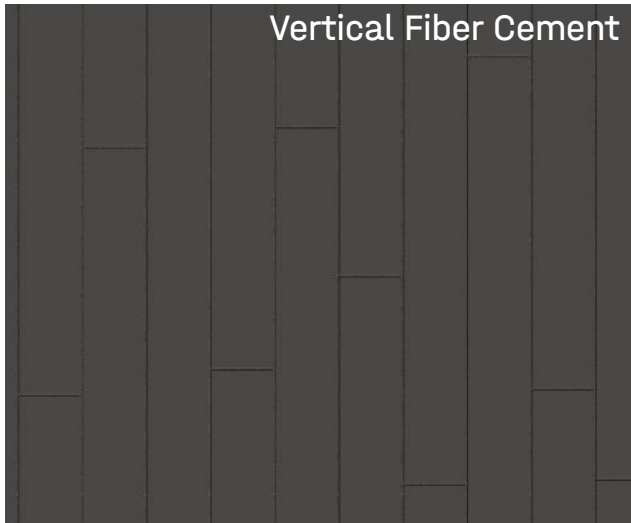
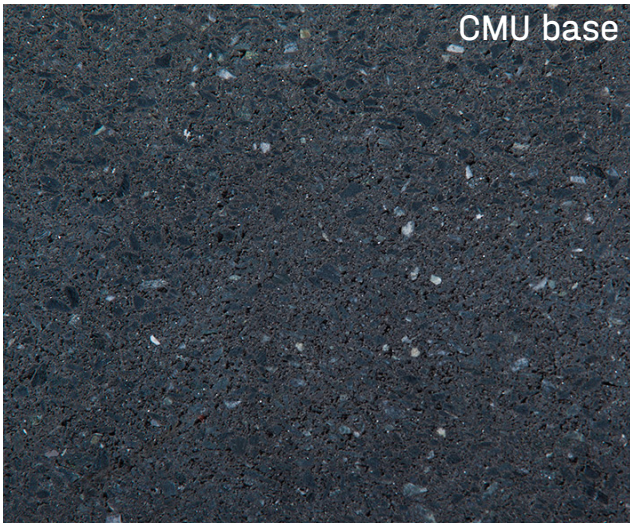
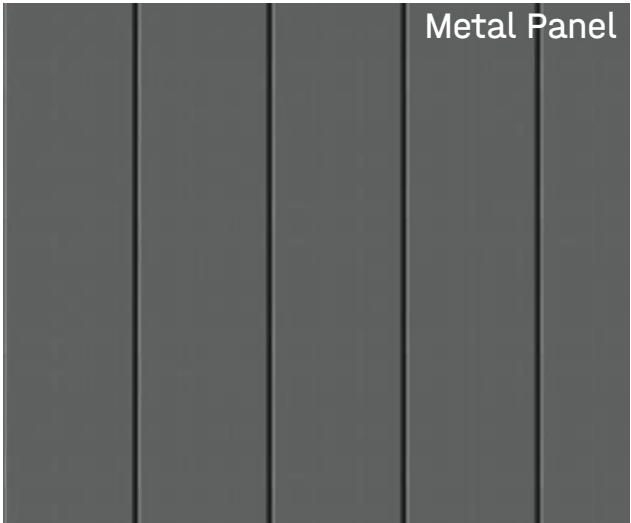


Potential Future Development along Party Wall





Exterior Building Materials

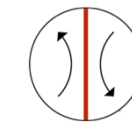


- PHIUS
- LEED Gold
- All Electric building systems
- 50% rooftop solar
- Stormwater Retention & Permeable Surfaces

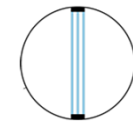
PHIUS PRINCIPLES



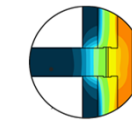
Super-insulated envelopes



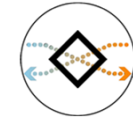
Airtight construction



High-performance glazing



Thermal-bridge free construction



Heat recovery ventilation



Moisture management

PHIUS BENEFITS

Health

No dust

Keeps critters out

Affordable

Comfort

Predictable performance

Moisture/odor elimination

Energy efficient

Quiet

Complementary

Durability






Resilient


LEED BD+C: Multifamily Midrise v4 - LEED v4


33 Mt. Auburn Street Scorecard


Location: 33 Mt. Auburn Street, Watertown, Massachusetts 02472, United States

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.

	Integrative Process	Preliminary	Y	1 of 2	VI	0	Verified	0
IPc	Integrative Process			1 of 2		0		
	Location and Transportation	Preliminary	Y	12 of 15	VI	0	Verified	0
LTP	Floodplain Avoidance			Required			Verified	
<i>Performance Path</i>								
LTc	LEED for Neighborhood Development			0 of 15		0		
<i>Prescriptive Path</i>								
LTc	Site Selection			7 of 8		0		
LTc	Compact Development			3 of 3		0		
LTc	Community Resources			2 of 2		0		
LTc	Access to Transit			0 of 2		0		
	Sustainable Sites	Preliminary	Y	4 of 7	VI	0	Verified	0
SSp	Construction Activity Pollution Prevention			Required			Verified	
SSp	No Invasive Plants			Required			Verified	
SSc	Heat Island Reduction			2 of 2		0		
SSc	Rainwater Management			0 of 3		0		
SSc	Nontoxic Pest Control			2 of 2		0		
	Water Efficiency	Preliminary	Y	7 of 12	VI	0	Verified	0
WEp	Water Metering			Required			Verified	
<i>Performance Path</i>								
WEc	Total Water Use			0 of 12		0		
<i>Prescriptive Path</i>								
WEc	Indoor Water Use			3 of 6		0		
WEc	Outdoor Water Use			4 of 4		0		
	Energy and Atmosphere	Preliminary	Y	30.5 of 37	VI	0	Verified	0
EAp	Minimum Energy Performance			Required			Verified	
EAp	Energy Metering			Required			Verified	
EAp	Education of the Homeowner, Tenant or Building Manager			Required			Verified	
EAc	Annual Energy Use			25.5 of 30		0		
EAc	Efficient Hot Water Distribution System			5 of 5		0		
EAc	Advanced Utility Tracking			0 of 2		0		

	Materials and Resources	Preliminary	Y	1 of 9	VI	0	Verified	0
MRp	Certified Tropical Wood			Required			Verified	
MRp	Durability Management			Required			Verified	
MRc	Durability Management Verification			1 of 1		0		
MRc	Environmentally Preferable Products			0 of 5		0		
MRc	Construction Waste Management			0 of 3		0		

	Indoor Environmental Quality	Preliminary	Y	10 of 18	VI	0	Verified	0
EQp	Ventilation			Required			Verified	
EQp	Combustion Venting			Required			Verified	
EQp	Garage Pollutant Protection			Required			Verified	
EQp	Radon-Resistant Construction			Required			Verified	
EQp	Air Filtering			Required			Verified	
EQp	Environmental Tobacco Smoke			Required			Verified	
EQp	Compartmentalization			Required			Verified	
EQc	Enhanced Ventilation			3 of 3		0		
EQc	Contaminant Control			1 of 2		0		
EQc	Balancing of Heating and Cooling Distribution Systems			3 of 3		0		
EQc	Enhanced Compartmentalization			0 of 3		0		
EQc	Combustion Venting			2 of 2		0		
EQc	Enhanced Garage Pollutant Protection			0 of 1		0		
EQc	Low-Emitting Products			0 of 3		0		
EQc	No Environmental Tobacco Smoke			1 of 1		0		

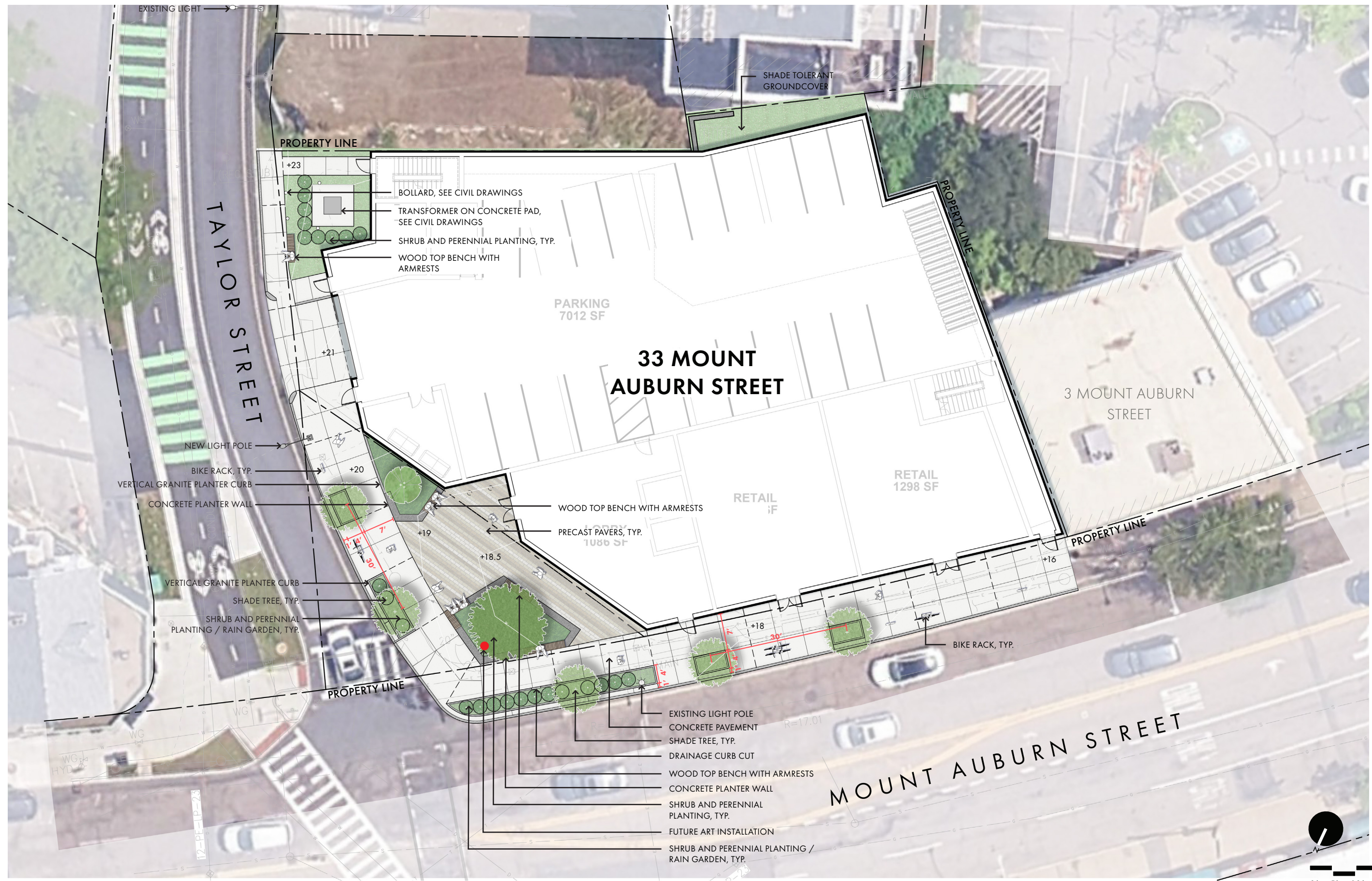
	Innovation	Preliminary	Y	1 of 6	VI	0	Verified	0
INp	Preliminary Rating			Required			Verified	
INc	Innovation			0 of 5		0		
INc	LEED Accredited Professional			1 of 1		0		

	Regional Priority	Preliminary	Y	4 of 4	VI	0	Verified	0
RPC	Regional Priority			4 of 4		0		

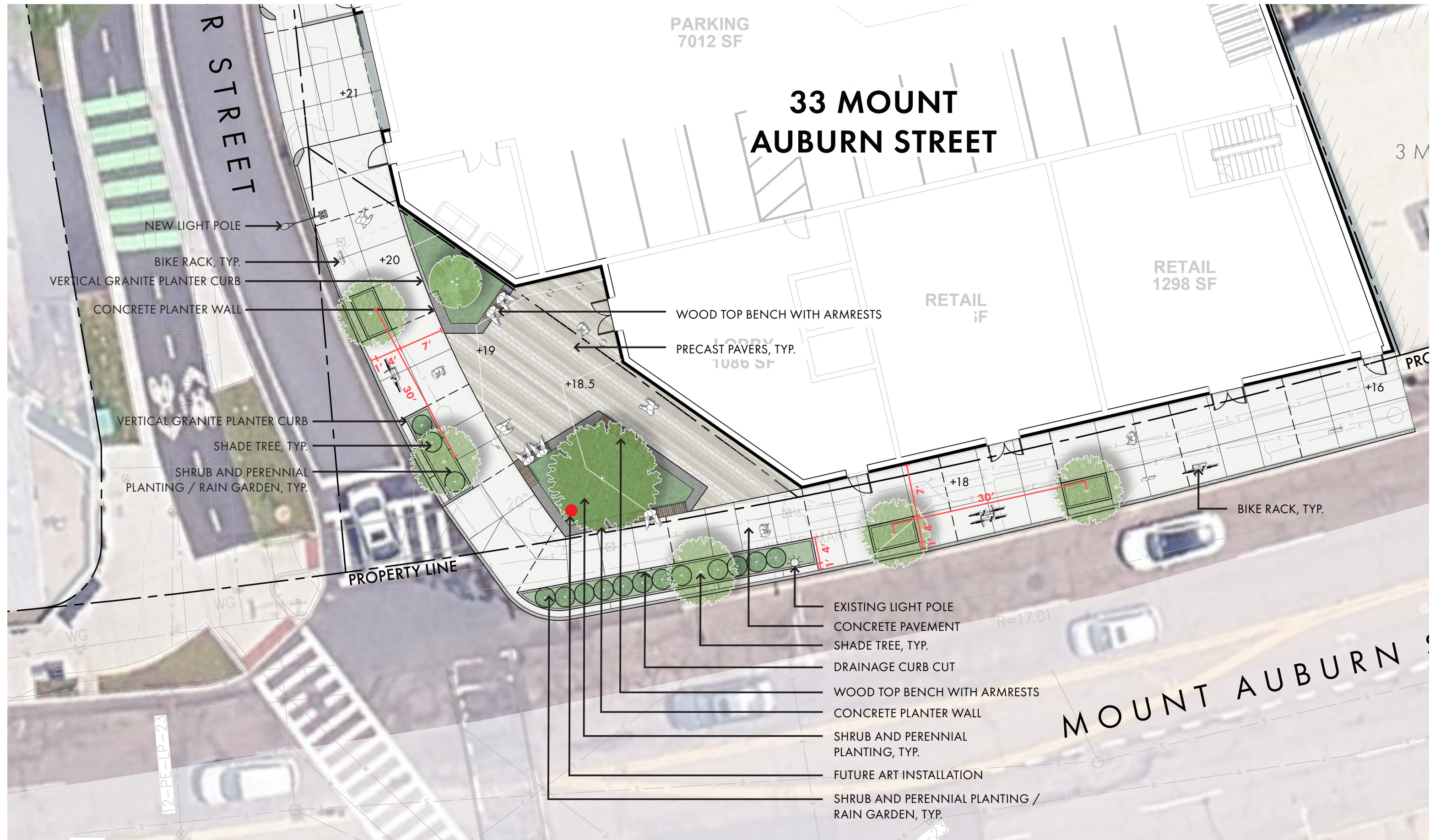
Point Floors	
The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	<input type="text" value="No"/>
The project earned at least 3 points in Water Efficiency	<input type="text" value="No"/>
The project earned at least 3 points in Indoor Environmental Quality	<input type="text" value="No"/>
Total	Preliminary Y 70.5 of 110 VI 0 Verified 0

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

Landscape Plan



Enlarged Landscape Plan



Precedent Imagery



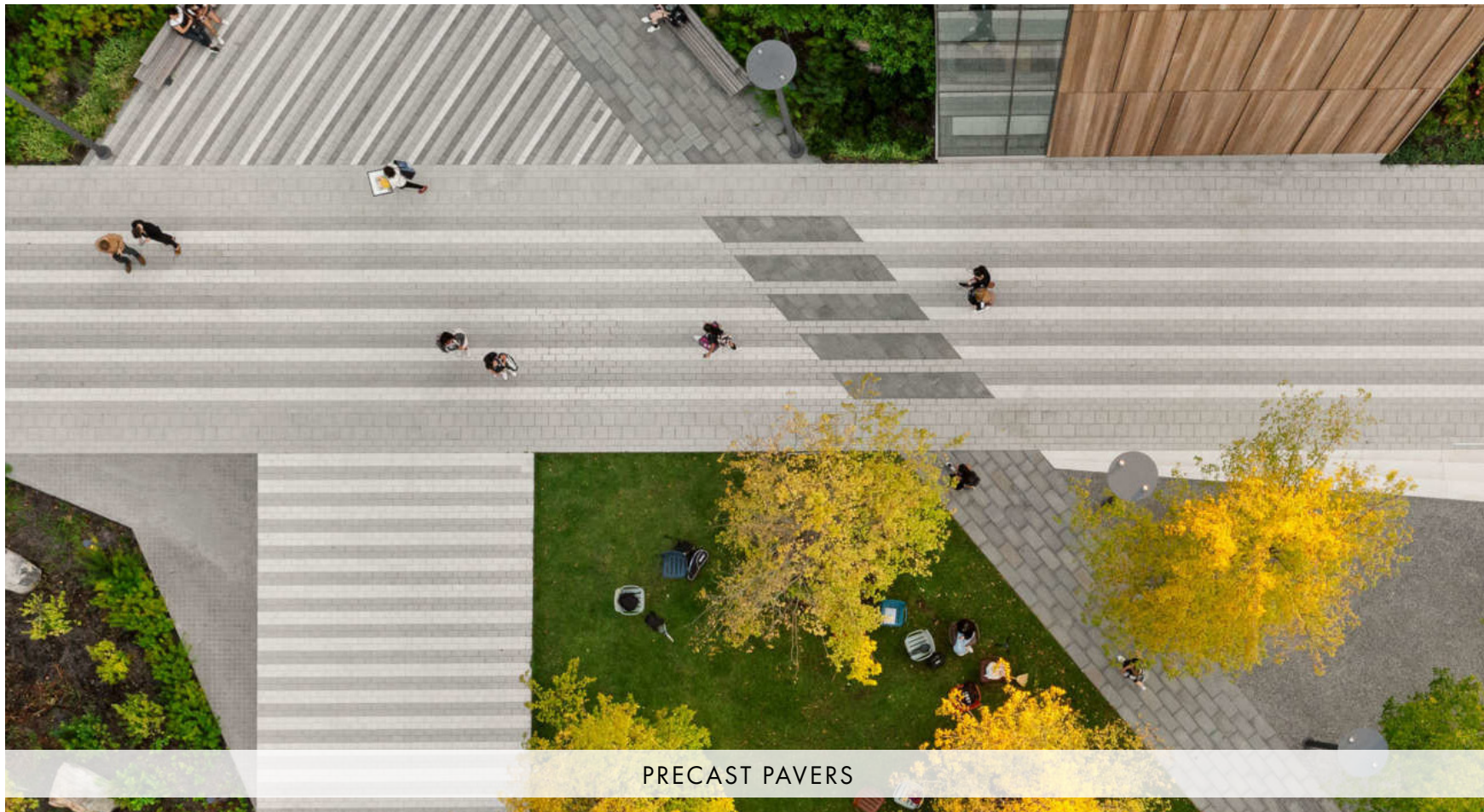
BIKE RACK



WOOD BENCH SEATING WITH TREE PLANTING



GRANITE PLANTER CURB



PRECAST PAVERS



WOOD BENCH TOP WITH ARMREST ON CONCRETE SEAT WALL

Thank You

