



# Newburyport, MA

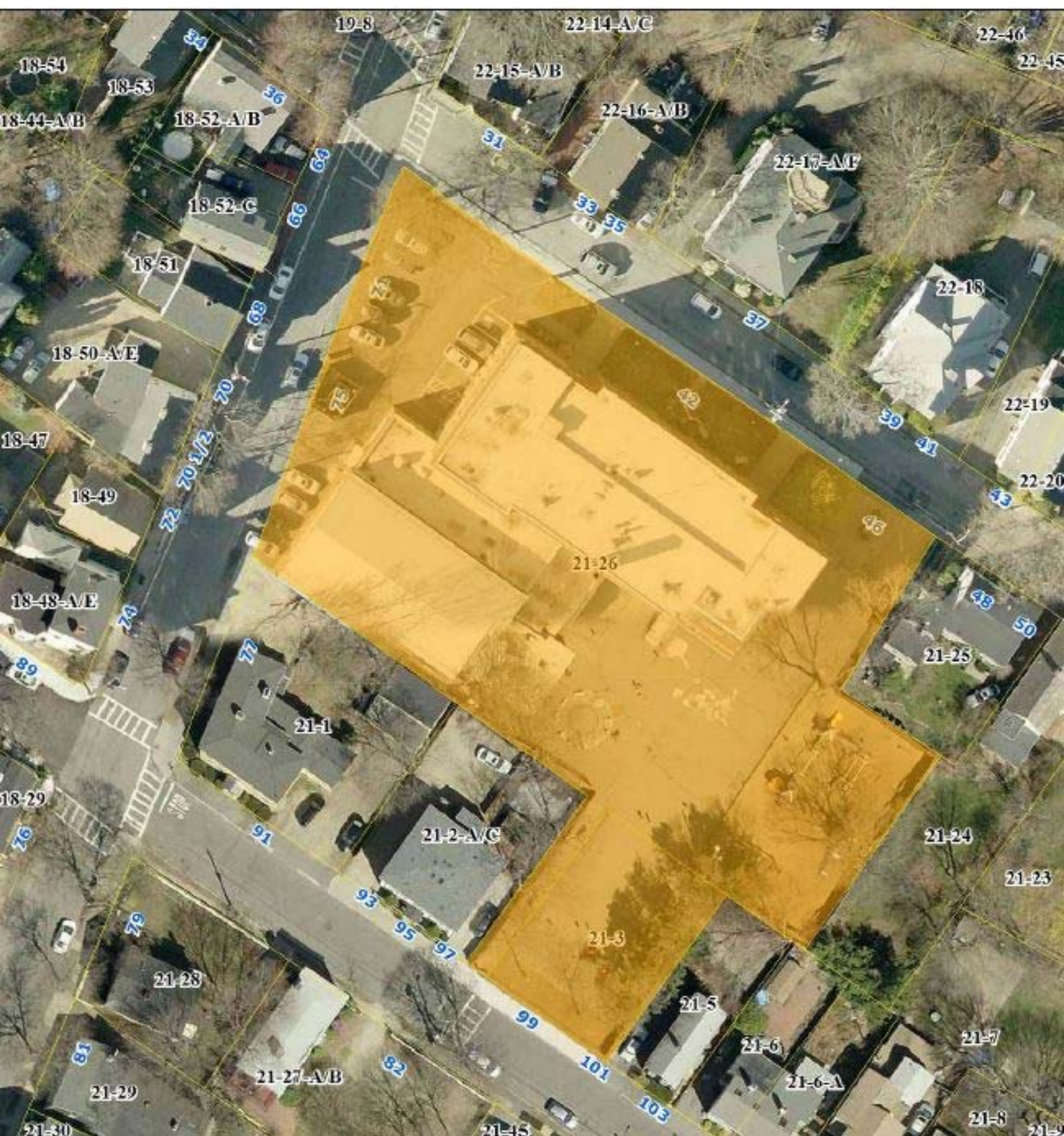




## site images

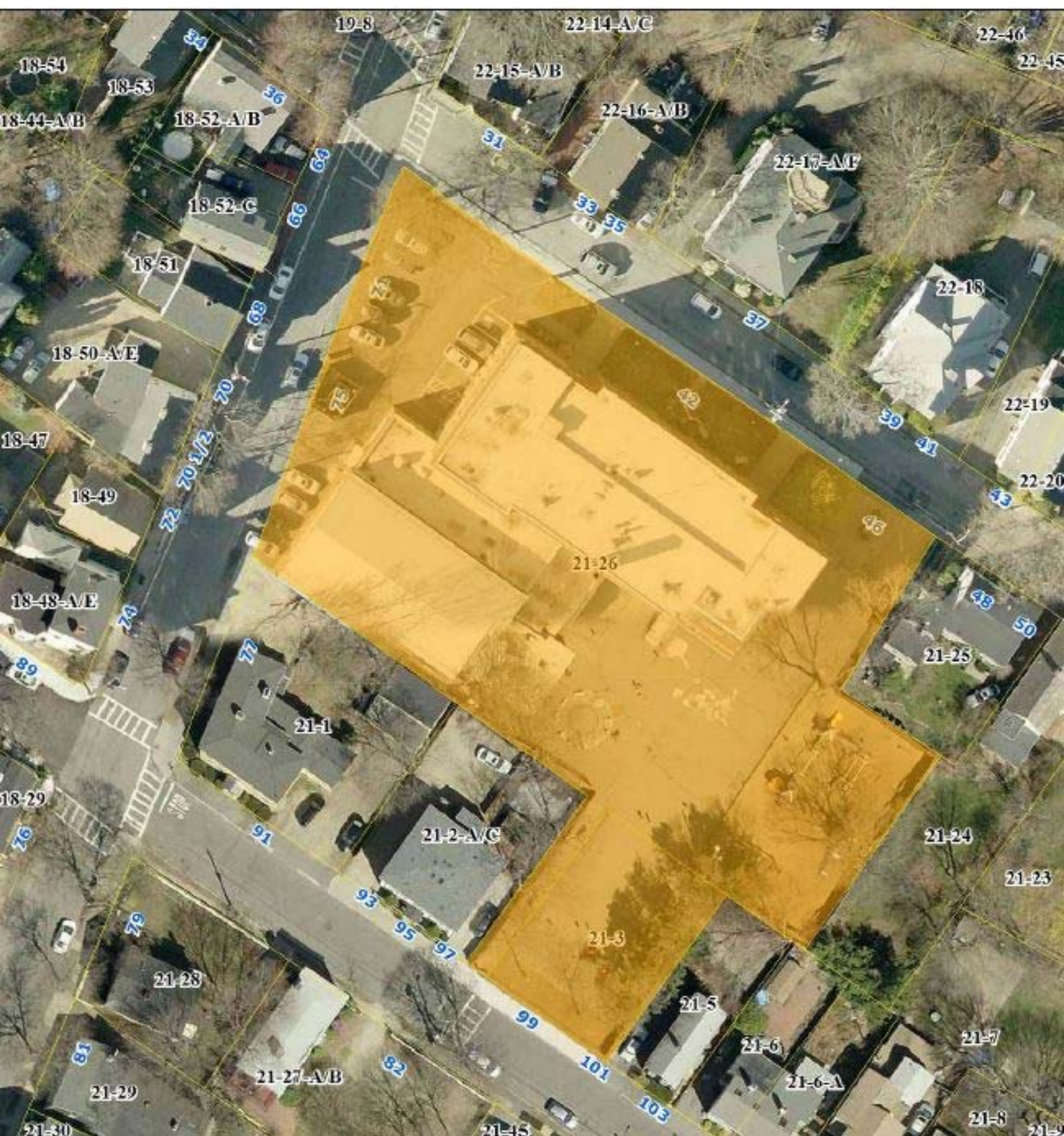
winterstreetarchitects





site images





site images





## Site/Building info:

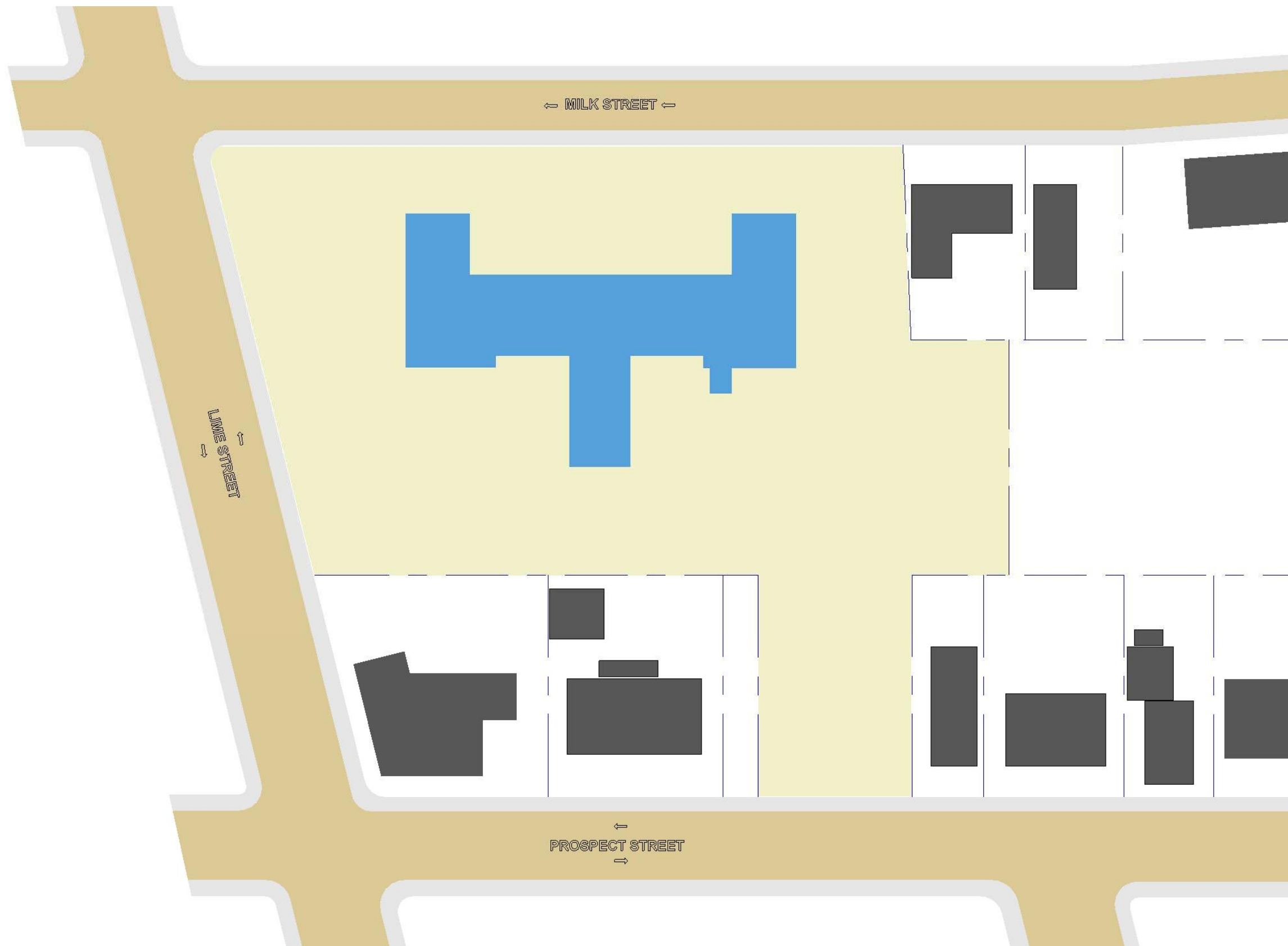
### Site:

99-101 Prospect Street  
54,120 sf – 1.24 acres  
Zone R-3

### Building:

Original – 1922-1925  
1st addition – 1970  
2<sup>nd</sup> addition - 1974  
3 stories  
Masonry construction  
35,700 sf

site plan



## Original Structure

Building:

Built in 1922-1925

21,215 sf

site plan



## 1970 addition

### Building:

- Gymnasium/stage
- Kitchen
- Locker room
- Bathrooms
- Storage
- 9,000 sf

site plan



## 1974 addition

### Building:

- Administration
- Offices
- Classrooms
- Library
- Storage
- 8,112 sf

site plan



Green Space/Walkways



site plan





## Existing Parking

Parking Count:

- 20 acceptable spaces
- 4 questionable spaces

site plan





Easement

site plan





## Playground

- +/- 4,800 sf
- Pretty rough shape



site plan



Memorial Benches



site plan





## Basketball Area

- +/- 3,150 sf



site plan





## Amphitheater

- Possibly relocated to a different site.

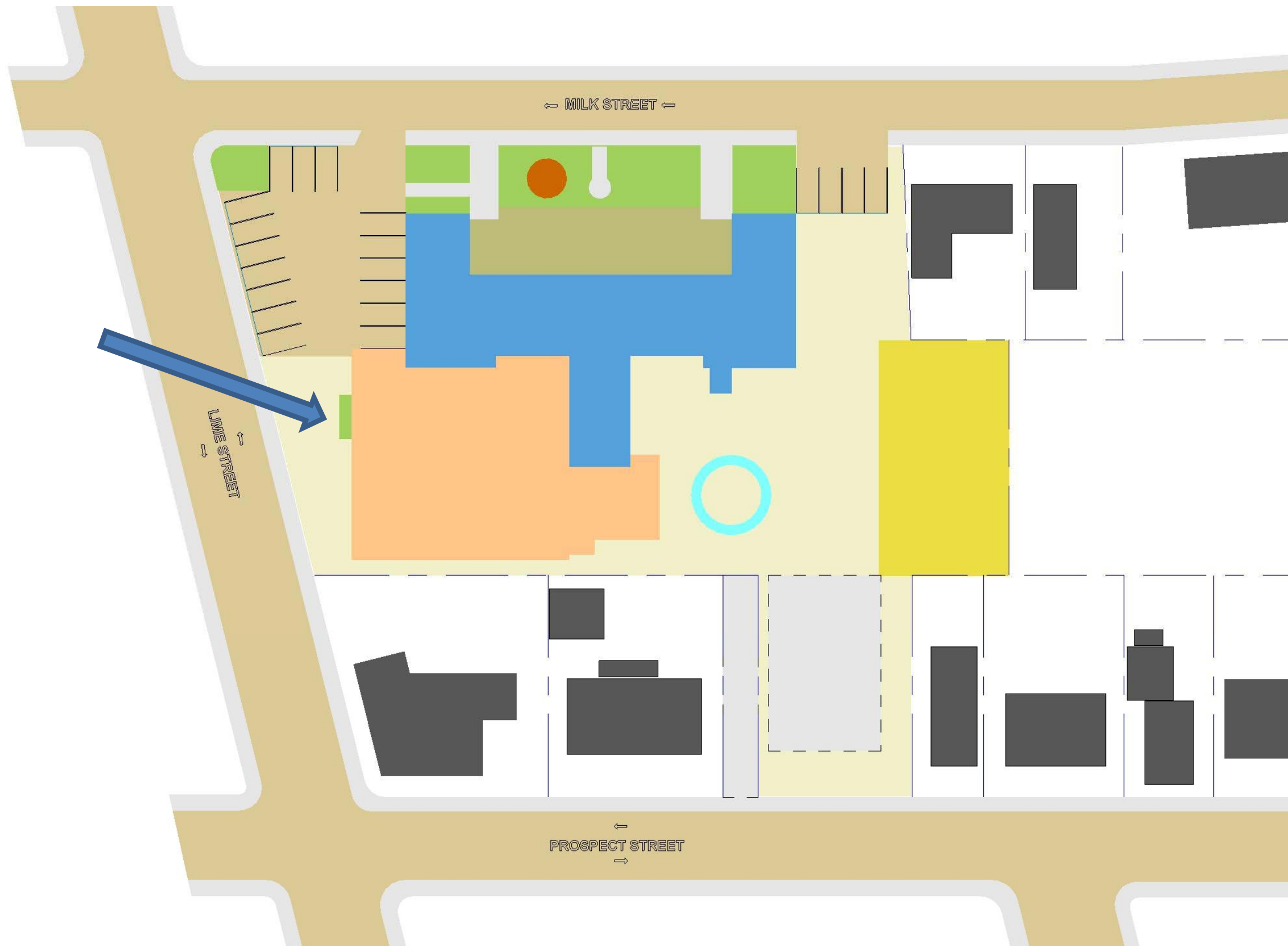


site plan



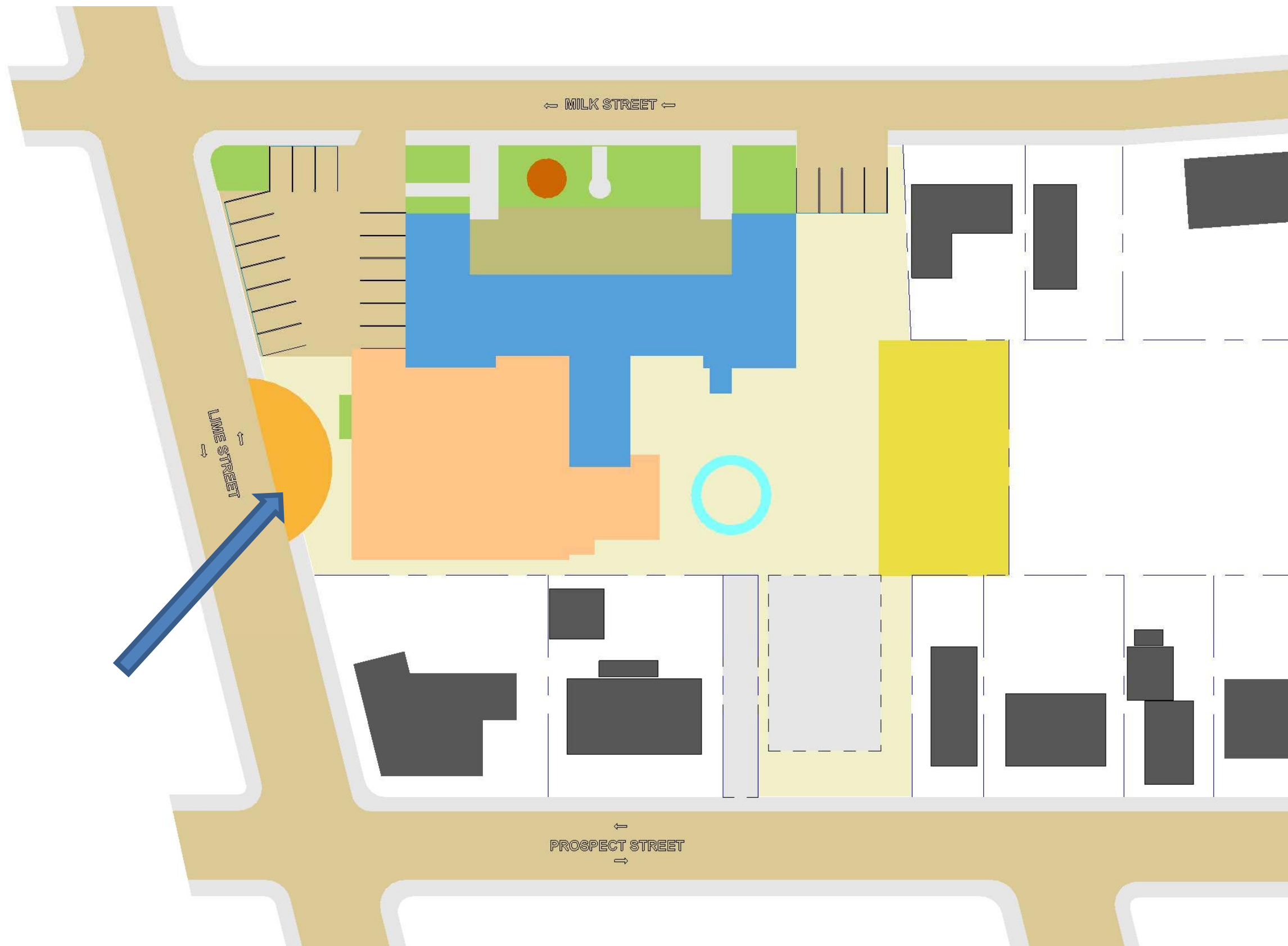
## HC Ramp Construction

- Construction is pending to make the gymnasium HC accessible.



site plan





## Drop-off/Pick-up Area

- With increased use, a drop-off/pick-up area will address safety concerns.

site plan





## Parking Ideas

### Parking Requirements

- Office use requires 1 space / 300 sf - if office, upper 2 floors would require 63 spaces.
- Multi-family requires 2 spaces for first 2 units and 1.5 spaces for each additional unit.
- Youth services requires +/- 4 spaces with an addt'l 4 spaces during summer programs.
- Previous use required approximately 40 spaces for teachers.
- On site parking should be maximized to minimize displacing neighborhood parking.

site plan





## Parking Ideas

Maximize Parking:

- Relocation of Amphitheater
- Relocation of basketball area

site plan





## Parking Ideas

Additional Parking:

- 15 spaces added at former basketball area and located to maintain maximum number of trees.

site plan



## Parking Ideas

### Maximize Parking:

- 4 spaces added at side yard
- Provides a total of 37 on-site spaces

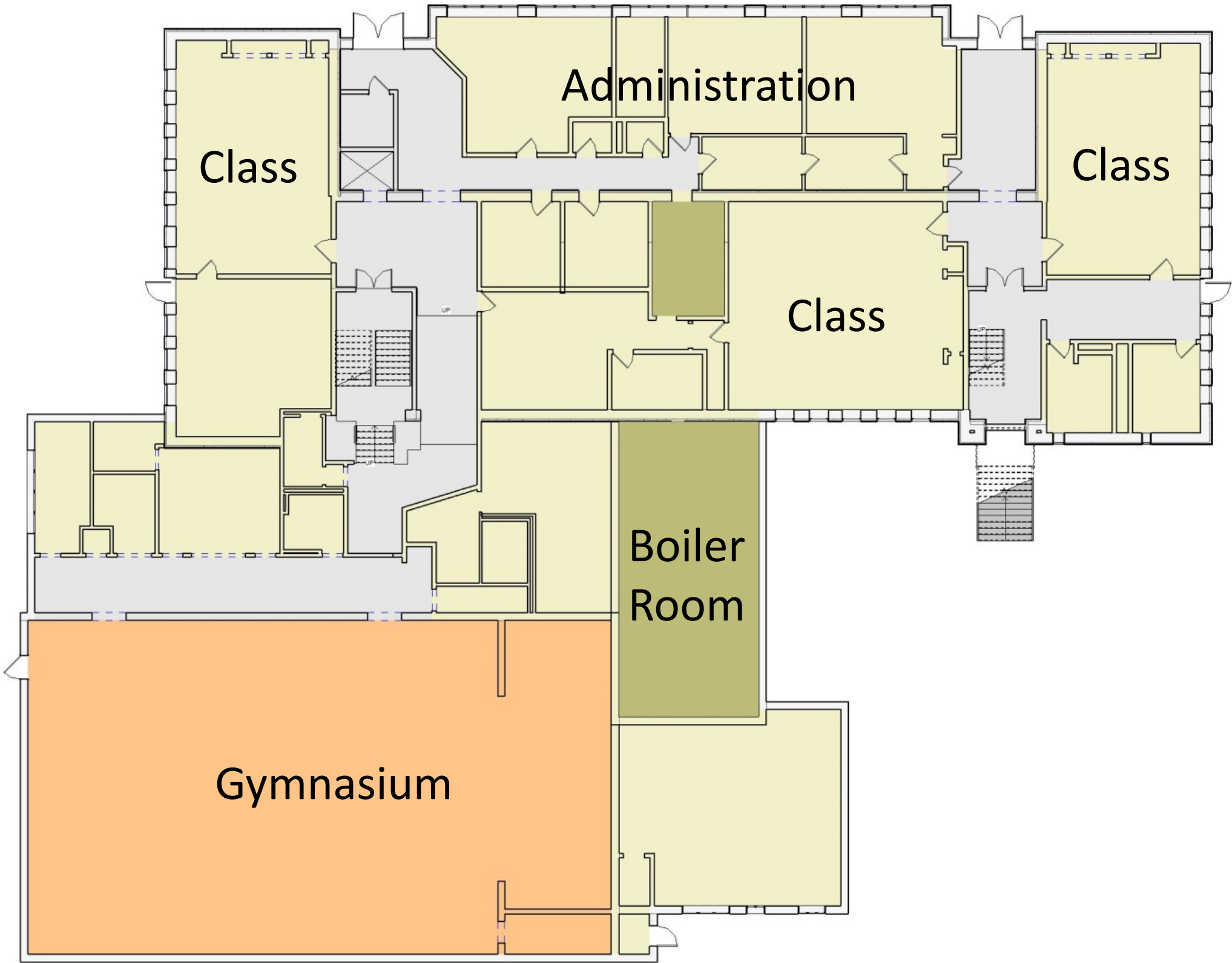
### Rationalize Parking:

- New curb cut – easier in and out
- More green space/buffer area.
- Accommodates HC space

site plan

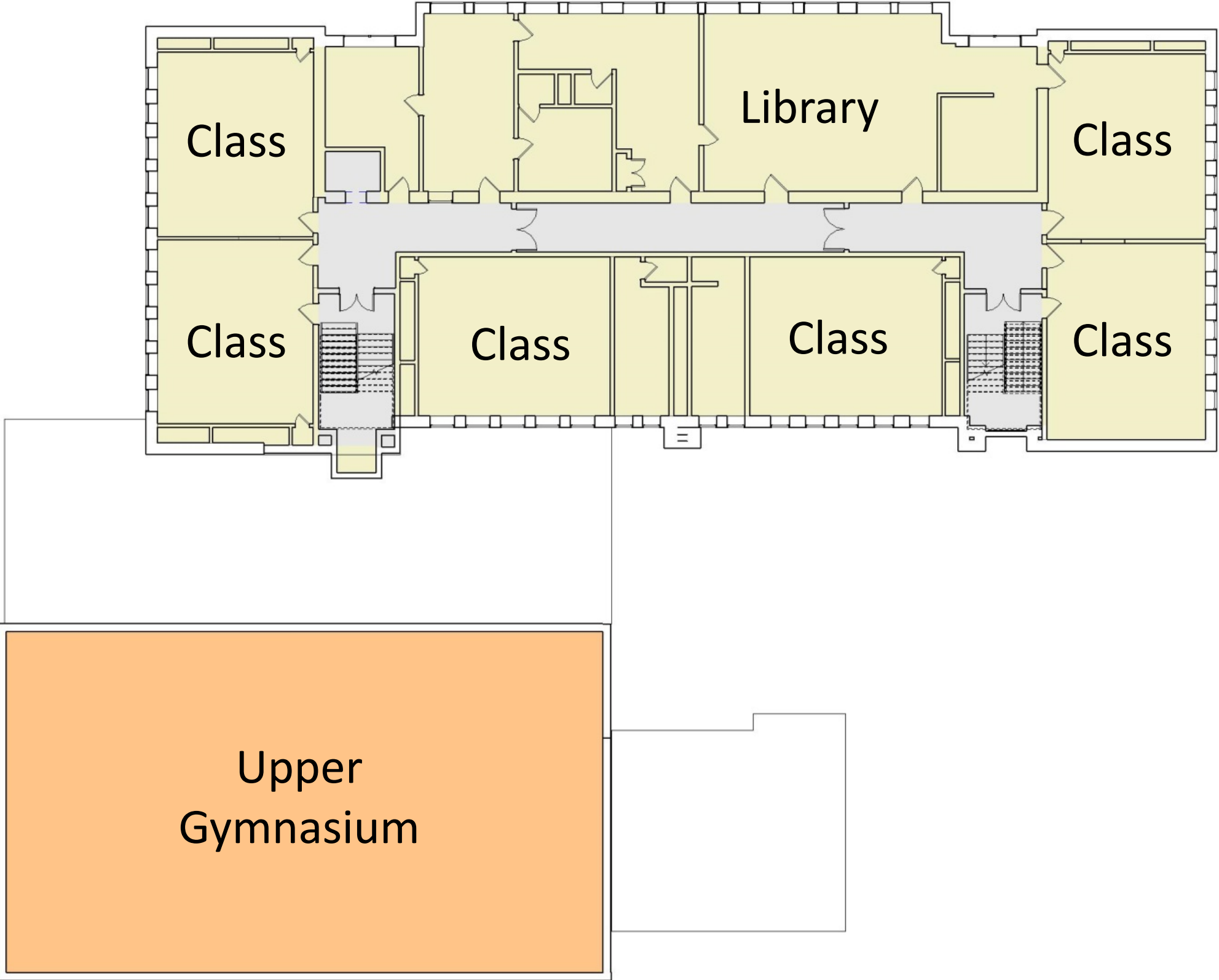


Existing 1<sup>st</sup> Floor Plan



building plan

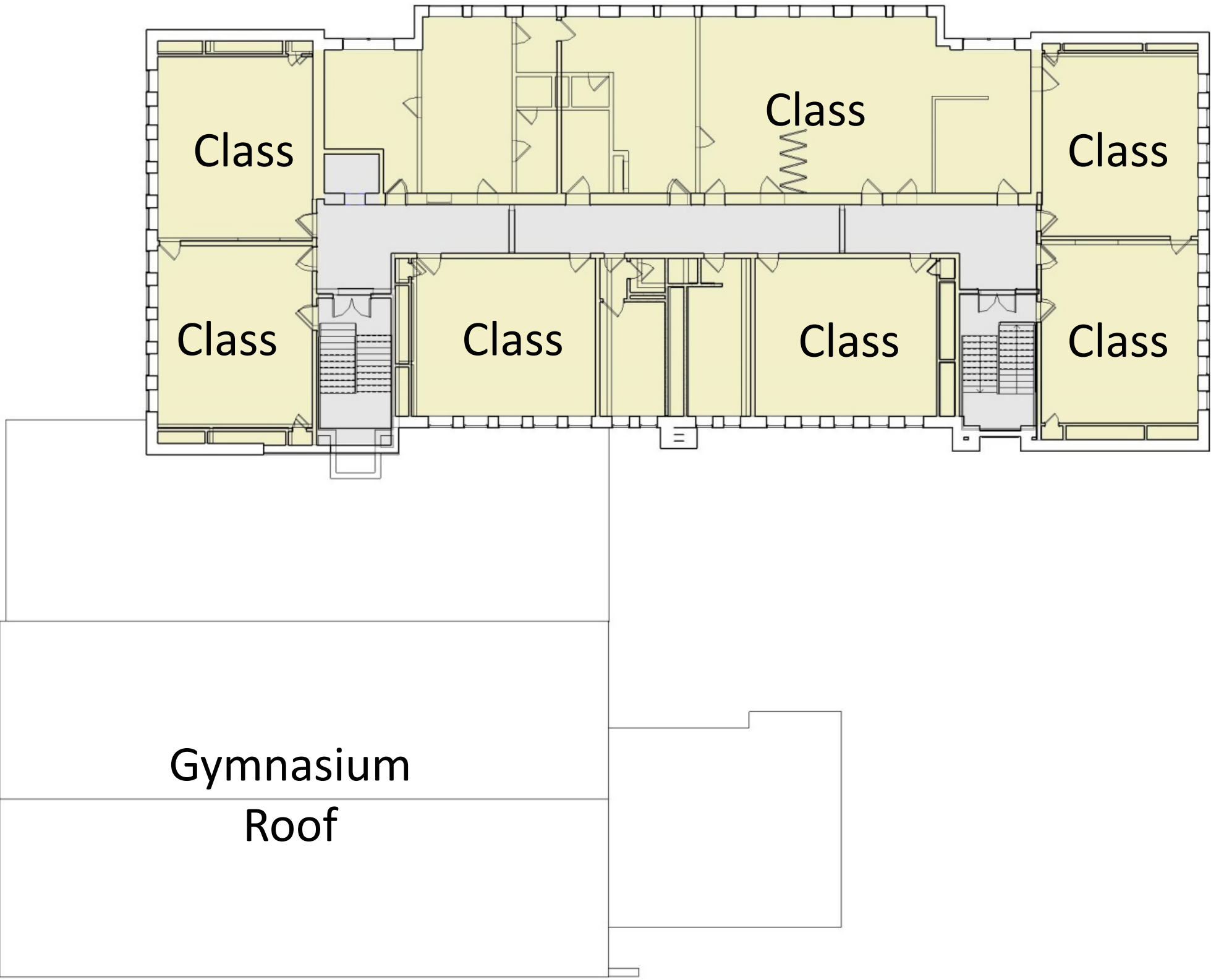
Existing 2<sup>nd</sup> Floor Plan



building plan



Existing 3<sup>rd</sup> Floor Plan



building plan

## Building Ideas

### First Floor Program:

- Residential Lobby (located near elevator)
- Upper floor Amenities Room (located off of Lobby)
- Youth Services
- Retirement (requires separate door and bathroom)
- Gymnasium (requires restricted access to Youth Services area)



building plan



## Building Ideas

Second/Third Floor Program:

### Idea 1 – Senior Housing

- Studios and 1 Bedrooms- varies from 386 sf studios to 649 sf 1 bedrooms
- Congregate elderly housing requires 1.2 parking spaces for each 2 units.
- 1 level senior housing provides 12 units (requires 15 parking spaces)
- 2 levels senior housing provides 24 units (requires 29 parking spaces)
- All required parking for Youth Services and housing on-site



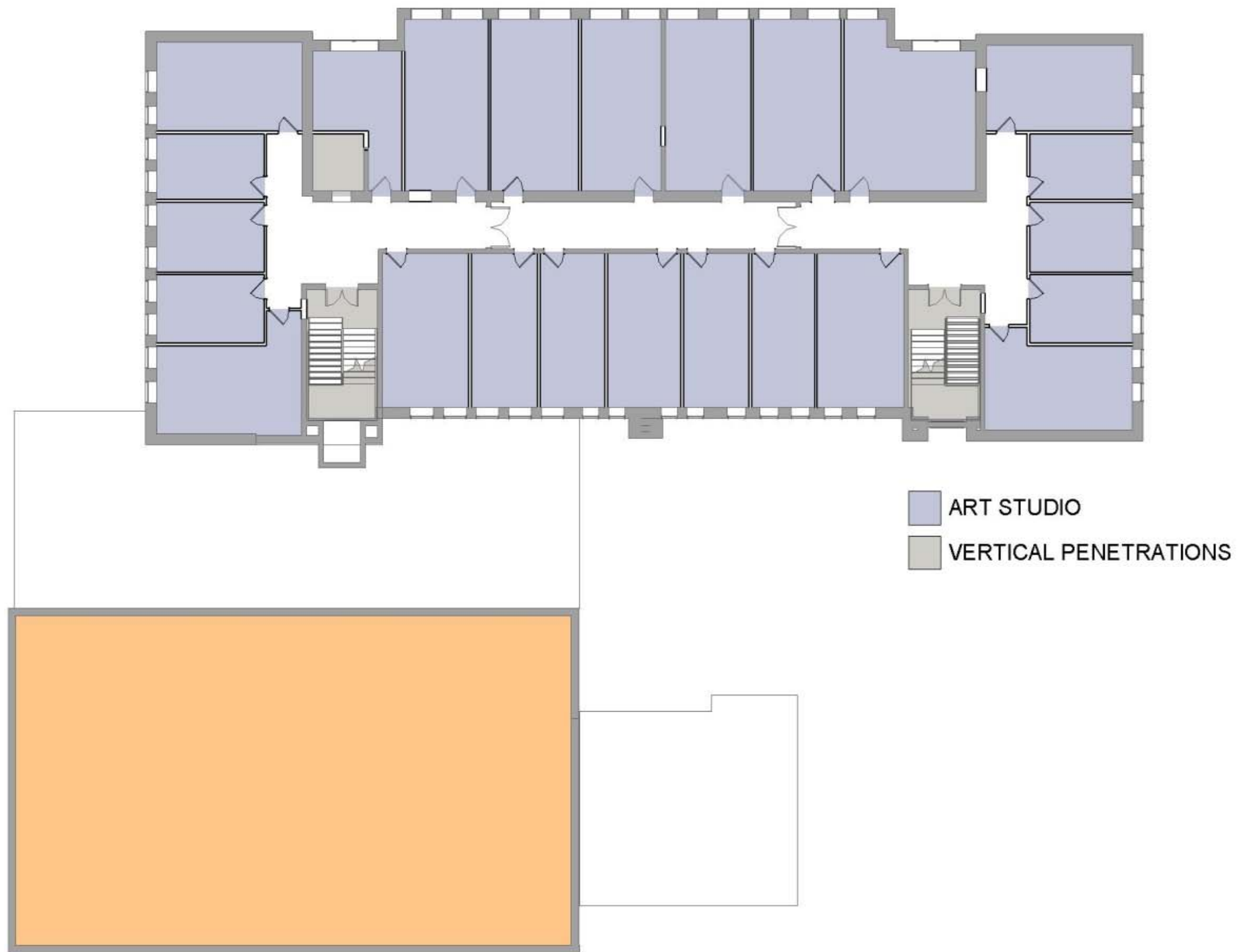
building plan

## Building Ideas

Second/Third Floor Program:

### Idea 2 – Artists Work Studios

- SF varies from 167 sf studios to 462 sf studios
- Artist's Work Studios requires 1 parking space for every 300 sf
- 1 level Artist's Work Studios provides 24 units (requires 32 parking spaces)
- 2 levels Artist's Work Studios provides 48 units (requires 63 parking spaces)
- Parking becomes an issue



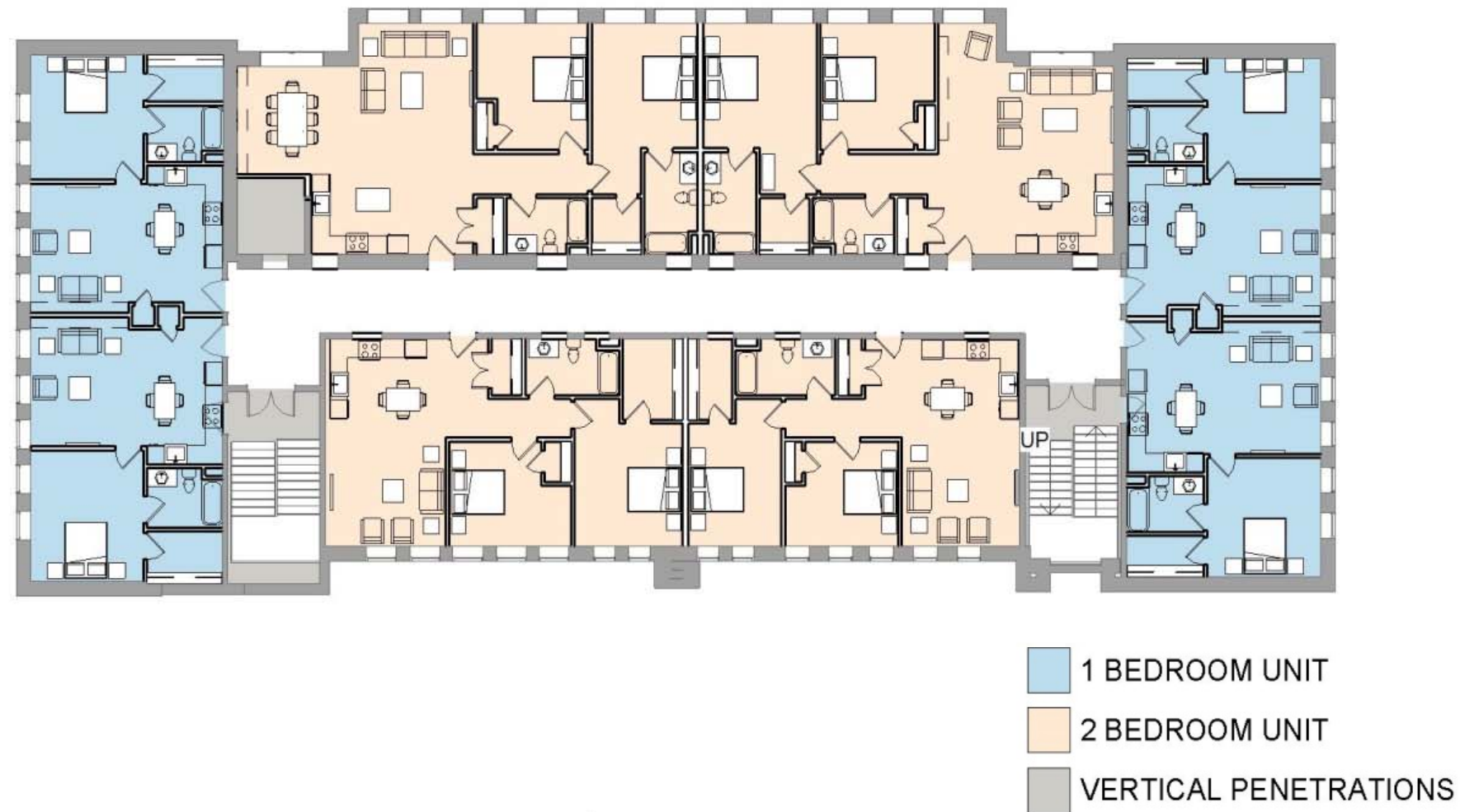
building plan



## Building Ideas

### Second/Third Floor Program: **Idea 3 – Market Rate Housing**

- SF varies from 631 sf one bedrooms to 1,217 sf two bedrooms
- Market Rate Units requires 2 parking spaces for the first two units and 1.5 spaces for each additional unit
- 1 level Market Rate Units provides 8 units (requires 13 parking spaces)
- 2 levels Market Rate Units provides 16 units (requires 25 parking spaces)
- All required parking for Youth Services and housing on-site



**building plan**

## Existing Conditions

- Boilers are about 20 years old. Recent problems with controls and leaking/corroded pipes in the boiler room
- Wooden double hung windows are in poor condition
- Roof over boiler room leaks
- Substantially rotted exterior wood trim
- All mechanical units (HVAC) are a minimum of 40 years old
- Asbestos tile/roll flooring throughout building
- Elevator undersized
- Many accessibility issues
- Odd room/corridor configuration on first floor
- Inadequate electrical and data

building systems



## Proposed Strategies

- Replace entire heating system and distribution system –
  - Goal is to separate utilities between city/public portion of the building and the private/developers portion of the building
  - Integrated systems to be metered separately
  - Possible use of heat pumps to provide both heating and AC while minimizing distribution
- Replace existing window with double glazed fiberglass units
- Replace/repair roof
- Replace rotted exterior wood trim.
- Remove all ACM (hazardous materials) throughout
- Replace and enlarge elevator to code
- Address all accessible issues
- Revise/rationalize first floor circulation
- Replace/upgrade entire electrical system
- Upgrade entrances
- Upgrade insulation to code
- Upgrade fire alarm/fire protection
- Upgrade to seismic code
- Site improvements

building systems

Appraised Value

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	5,011,300
Appraised XF (B) Value (Bldg)	61,400
Appraised OB (L) Value (Bldg)	8,600
Appraised Land Value (Bldg)	278,900
Special Land Value	0
Total Appraised Parcel Value	5,360,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	5,360,200

cost of improvements/  
developer interest



# Construction Estimate

## SUMMARY

SITE IMPROVEMENTS - SUBTOTAL =	\$398,000
UTILITIES - SUBTOTAL =	\$91,000
DEMO - SUBTOTAL =	\$768,000
EXTERIORS - SUBTOTAL =	\$1,522,000
INTERIOR CONSTRUCTION - SUBTOTAL =	\$11,095,000
FIRE PROTECTION - SUBTOTAL =	\$300,000
HVAC SYSTEM - SUBTOTAL =	\$2,739,000
PLUMBING SYSTEM - SUBTOTAL =	\$1,261,000
ELECTRICAL SYSTEM - SUBTOTAL =	\$2,086,000
TOTAL =	<u>\$13,874,000</u>

cost of improvements/  
developer interest





## Potential Issues

- Scale of public and private uses on site and within the building
- Compatibility of uses
- Scale and public/private improvements required by City
- Economic viability of developer's project

special considerations





## Potential Issues

- Affordable housing units?
- Scale of public and private uses on site and within the building
- Compatibility of uses
- Scale and public/private improvements required by City
- Economic viability of developer's project

## Special Considerations

## What's Next?

- Public comment on draft plan (posted online tomorrow) until **Monday, November 17**  
[www.cityofnewburyport.com](http://www.cityofnewburyport.com) (under “Quick Links” header click on “*Brown School Updates*”)
- Finalize feasibility study and recommendations
- Determine sale vs. long-term (99 year) lease
- Transfer land to City/Mayor from School Department for partial “disposition”
- Prepare Request for Proposals (RFP) for private developers with specified parameters for acceptable adaptive reuse
- Issue RFP and review proposals
- Enter into agreement with selected developer for approved project

next steps





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# Thank-you