

Brief Business Overview:

Historical Use of 672 Johnson St was the corporate office center of Ablelight (formally Bethesda).

August 2022 – Greater Watertown Community Health Foundation purchased the full ~90 acres campus, which included the 55,000 Square Foot corporate center. With a focus on serving the community, the planned use of the building will be repurposed for 3 different business functions.

- Ground floor – approximate 20,000 square feet will host a number of users: YMCA express center (8500 SF), Gross motor room for childcare (1600 SF), small foot print for office space (2,000 SF), Commercial Kitchen for the PreK provider (Head Start) (700 SF), remaining space – an assemble conference room which can host up to 50 people and Common Area for tenants of the building to use.
- 1st Floor – Full floor will be dedicated to licensed childcare with a total capacity to up to 220 children, of which 126 slots will be new supply to the community.
- 2nd Floor – This will remain office space, designed as a co-working space to house both non-profit support partners of the foundation as well as for profit businesses looking for an innovated space to office out of.

Hours of operation:

- Normal operating hours 5am-9pm for main entrances of the building
 - After hour access with security access for those who work in the building.
- YMCA Express will be a 24-hour model – After normal business hours, they will have a secured door on the east side of the building for members to enter and exist. After hours, YMCA member will only be able to access the YMCA Express space.
- Childcare normal operation will likely be 7am – 7pm. There will be a dedicated, secure, entrance created for this service specifically.

Number of Employee's:

- Ground Floor – less than 15
- 1st Floor – approximately 35 when full capacity is reached
- 2nd floor – Estimated at 60

Possible Nuisances:

- 9-month renovation project for planned reuse
- After Certificate of Occupancy – this facility is expected to be used frequently, which could pose a risk of nuisance behavior. To mitigate, the foundation is investing heavily in camera security systems to have full, time stamped, coverage of the building (exterior and interior), parking lots and play grounds being developed.
- In 3-4 years, there is potential to move the full YMCA to this facility, integrating and attaching a new facility to the existing facility. A capital campaign is underway to fundraise for this opportunity. Attached is a initial schematic master plan of what that could look like. Interior and Exterior design are still in beginning stages