

Ref: 8530A

September 21, 2022

Sgt. David Sampson
Traffic Division Commander
Watertown Police Department
552 Main Street,
Watertown, MA 02472

Re: Traffic Commission Agenda Item Request – Arsenal Street Corridor Improvements
Watertown, Massachusetts

Dear Sgt. Sampson and Members of the Traffic Commission:

On behalf of our client, Alexandria Real Estate Equities, Inc, Vanasse & Associates and Stantec Engineering are requesting to be placed on the Traffic Commission Meeting Agenda on September 28, 2022. The subject of this request is to present the proposed corridor improvements on Arsenal Street associated with the proposed Arsenal on the Charles project located at 3 Kingsbury Avenue in Watertown.

The proposed improvements begin at Wooley Ave and extend west approximately 5,400 feet to Upper Greenough Boulevard. The improvements consist of upgrading the existing traffic signals within these limits, widening arsenal street to provide for 5 foot bicycle accomodations, grading and drainage modifications, pedestrian access improvements, and signing and pavement marking modifications.

In addition to presenting the Arsenal Street Corridor Improvements, we will specifically review the proposed “No Turn on Red” signs for the intersections of Arsenal Street at Arsenal Court and Arsenal Way, Arsenal St at the Watertown Mall West Drive, and Arsenal Street at Arlington Street and Coolidge Avenue.

For the Traffic Commission’s consideration, the enclosed presentation plans address the corridor improvements and regulatory sign changes. Also, please find enclosed the Pavement Marking and Signing Plan, and Traffic Signal plan for your reference.

The project team has coordinated directly with the Department of Public Works and the Department of Community Development and Planning on the planning and design of this project.

Sincerely,

VANASSE & ASSOCIATES, INC.

Stephen Boudreau

Stephen M. Boudreau, P.E.
Partner
Professional Engineer in MA

SMB/two

The Arsenal On The Charles – Phase 2 Off-Site Improvements

PREPARED FOR
ARE-MA Region
No. 75, LLC



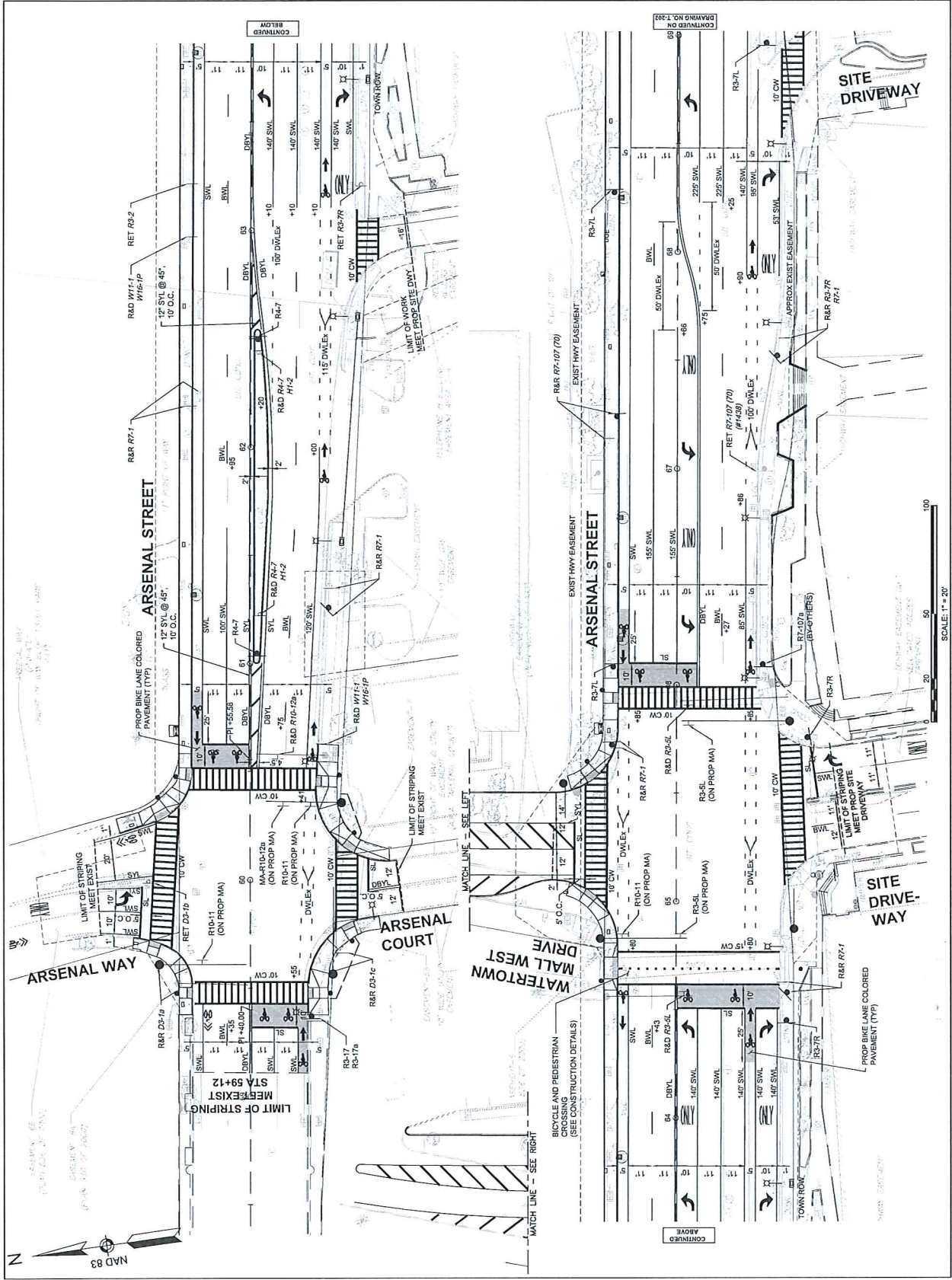
Vanasse &
Associates Inc.

35 N.E. BUSINESS CENTER DRIVE
ANDOVER, MA 01810-1071
TEL: (978) 474-8800
www.frdva.com

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DATE	SEPTEMBER 2022
SCALE	1" = 20'
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REVISIONS		DATE
NO.	DESCRIPTION	

SHEET 20 OF 85
 JOB NO. 8530
 CAD 8530PM
 DRAWING NUMBER
T-201



PROJECT TITLE
The Arsenal On
The Charles - Phase 2
Off-Site Improvements

Watertown,
Massachusetts
PREPARED FOR
ARE-MA Region
No. 75, LLC
Watertown,
Massachusetts

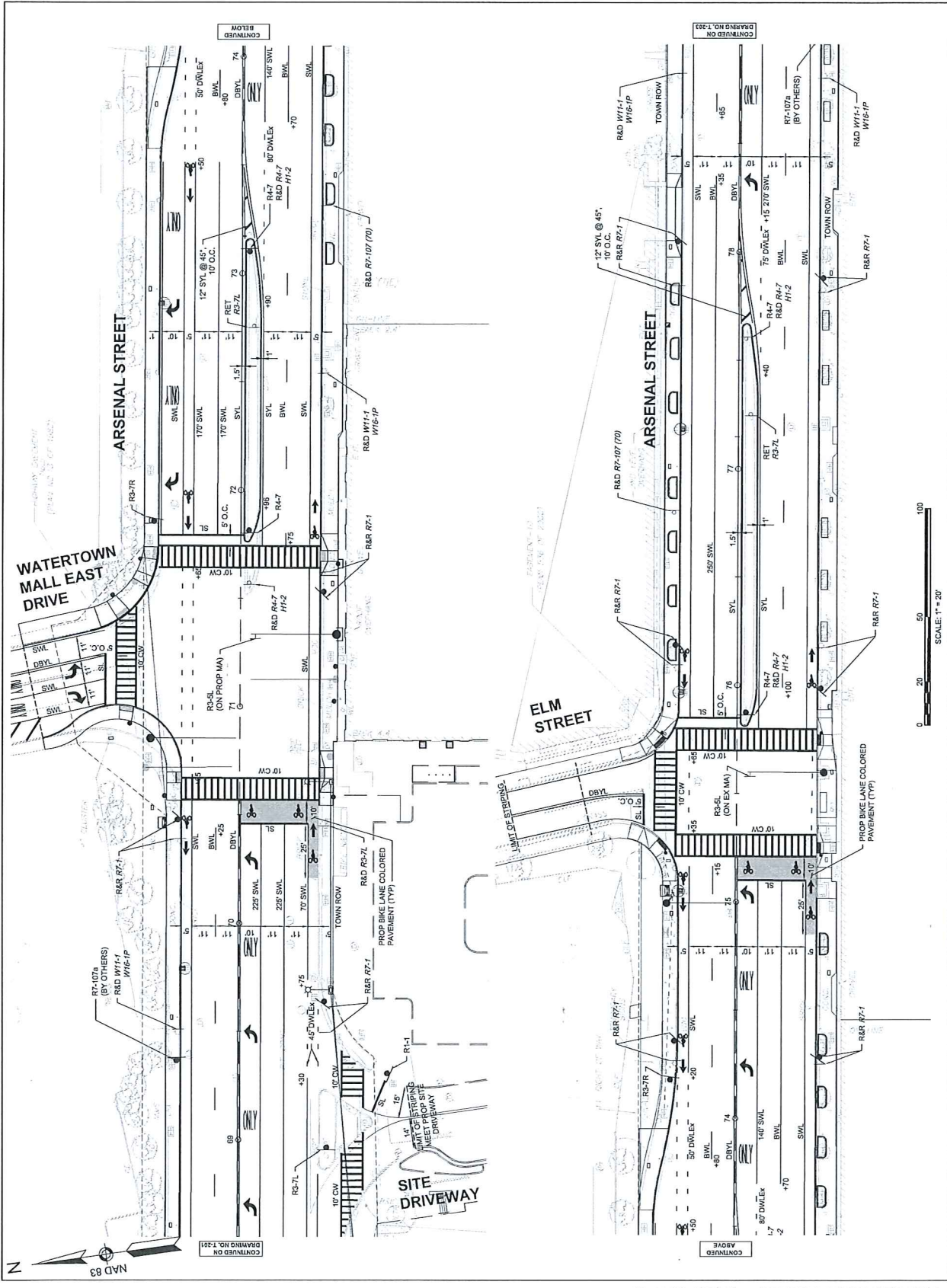
Vanasse & Inc.
Transportation Engineers & Planners
35 N.E. BUSINESS CENTER DRIVE
ANDOVER, MA 01810-1071
WWW.VI-INC.COM

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DATE SEPTEMBER 2022
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NO.	DESCRIPTION	DATE

DRAWING TITLE
Pavement Marking
& Signing Plans

SHEET 21 OF 45
DRAWING NUMBER
T-202
C-40 5556PM



The Arsenal On The Charles – Phase 2 Off-Site Improvements

Watertown,
Massachusetts

PREPARED FOR
ARE-MA Region
No. 75, LLC

Watertown,
Massachusetts

35 N.E. BUSINESS CENTER DRIVE
ANDOVER, MA 01910-1071
TEL: (978) 474-8800
www.frdva.com

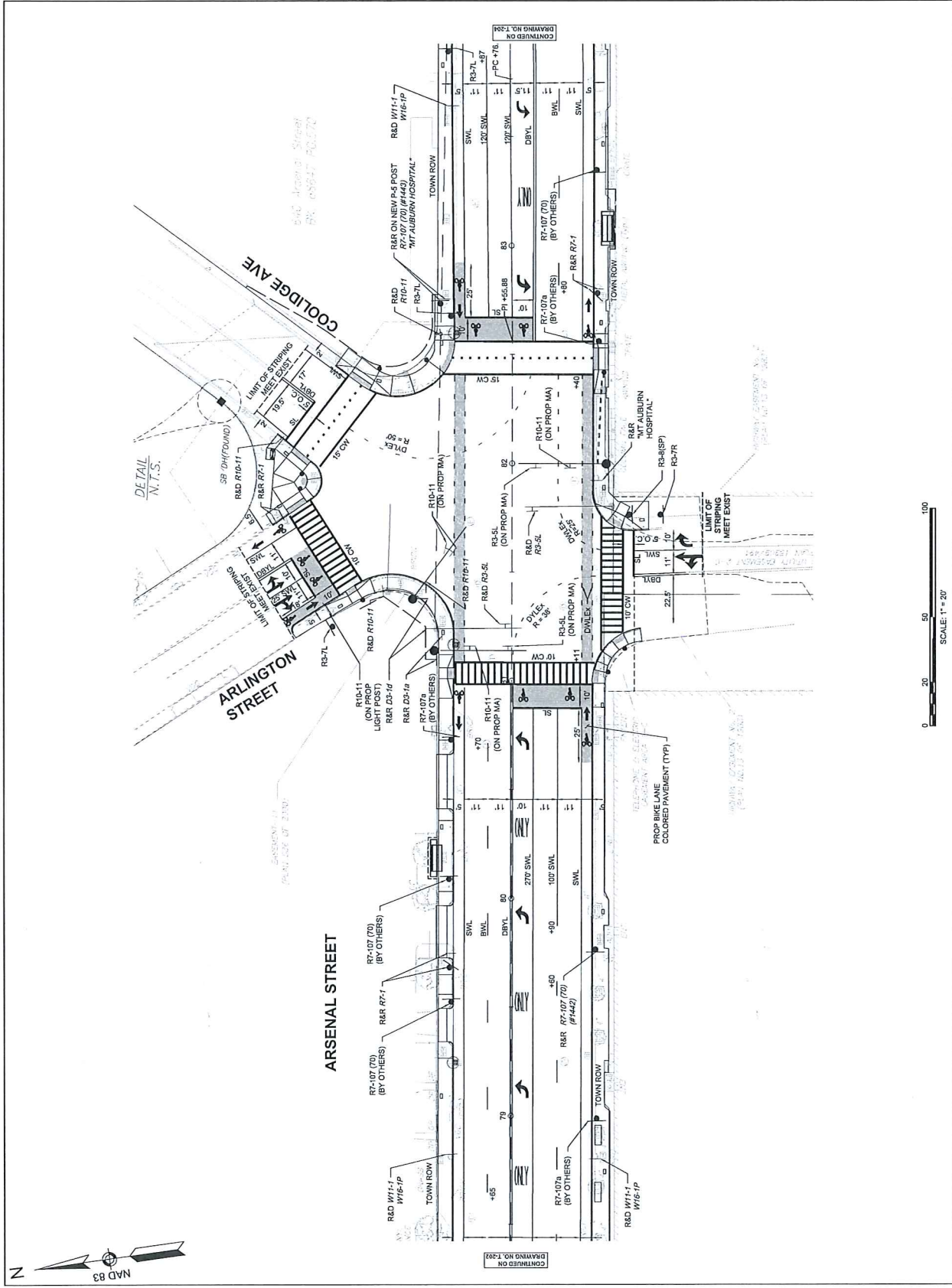
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DRAWING TITLE

Pavement Marking & Signing Plans

SHEET 22 OF 85
 JOB NO. 8530
 CAD 8530PM
 DRAWING NUMBER
T-203



PROJECT TITLE

The Arsenal On
The Charles - Phase 2
Off-Site Improvements

Watertown,
Massachusetts

PREPARED FOR

ARE-MA Region
No. 75, LLC

Watertown,
Massachusetts

W Vanasse &
Associates Inc
Transportation Engineers & Planners

35 N.E. BUSINESS CENTER DRIVE
ANDOVER, MA 01810-1071
TEL: (978) 474-6868
WWW.VA99.COM

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DATE SEPTEMBER 2022
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REVISIONS	
NO.	DESCRIPTION DATE
DRAWING TITLE	

Sign Summary

SHEET 24 OF 85 DRAWING NUMBER
JOB NO. 8520
C-40 852055
T-205

IDENTIFI- CATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS (INCH) LETTER HEIGHT VERTICAL RITE. MKR. SPACING		NUMBER OF SIGNS REQUIRED	COLOR		POST TYPE AND NUMBER REQUIRED	AREA PER SIGN SQUARE FEET	TOTAL AREA IN SQUARE FEET
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL RITE. MKR. SPACING		BACK- GROUND	LEGEND BORDER			
R1-1	36"	36"	STOP	SEE 2009 MUTCD	SEE 2009 MUTCD	1	RED	WHITE	P-5 1	6.25	6.25
R3-5L	30"	36"	LEFT LANE MUST TURN LEFT ONLY			6	WHITE	BLACK	MOUNT ON MAST ARM	7.50	45.00
R3-7L	36"	36"	RIGHT LANE MUST TURN RIGHT			7	WHITE	BLACK	P-5 7	9.00	63.00
R3-7R	36"	36"	LEFT LANE MUST TURN LEFT			4	WHITE	BLACK	P-5 4	9.00	36.00
R3-17	24"	30"	BIKE LANE			3	BLACK WHITE	WHITE BLACK	P-5 3	5.00	15.00
R3-17a	24"	12"	AHEAD			2	WHITE	BLACK	MOUNT BELOW R3-17	2.00	4.00
R3-17b	24"	12"	ENDS			1	WHITE	BLACK	MOUNT BELOW R3-17	2.00	2.00
R4-7	24"	30"	NO TURN ON RED			7	WHITE	BLACK	P-5 4	5.00	35.00
R10-11	36"	48"	LEFT TURN YIELD			8	WHITE	BLACK	MOUNT ON MAST ARM/ ITS POST	12.00	96.00
MA-R10-12a	30"	36"	SEE MASSDOT STANDARDS			1	WHITE	BLACK	MOUNT ON MAST ARM	7.50	7.50
TOTAL SIGNS REQUIRED										309.75	

IDENTIFI- CATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS (INCH) LETTER HEIGHT VERTICAL RITE. MKR. SPACING		NUMBER OF SIGNS REQUIRED	COLOR		POST TYPE AND NUMBER REQUIRED	AREA PER SIGN SQUARE FEET	TOTAL AREA IN SQUARE FEET
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL RITE. MKR. SPACING		BACK- GROUND	LEGEND BORDER			
R3-8(SP)	53.5"	40.5"	Coolidge Ave Arlington St Arsenal St ONLY			1	GREEN	WHITE	5" TUBULAR STEEL POST	15.05	15.05

PROJECT TITLE
The Arsenal On
The Charles - Phase 2
Off-Site Improvements

Watertown,
Massachusetts

PREPARED FOR
ARE-MA Region
No. 75, LLC

Watertown,
Massachusetts

W Varvase &
Associates Inc
Transportation Engineers & Planners

35 N.E. BUSINESS CENTER DRIVE
BOSTON, MA 02110-1071
TEL: (617) 774-6800
WWW.V&A.COM

DESIGNED BY SM
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CHECKED BY SUB
DATE SEPTEMBER 2022
SCALE 1" = 20'
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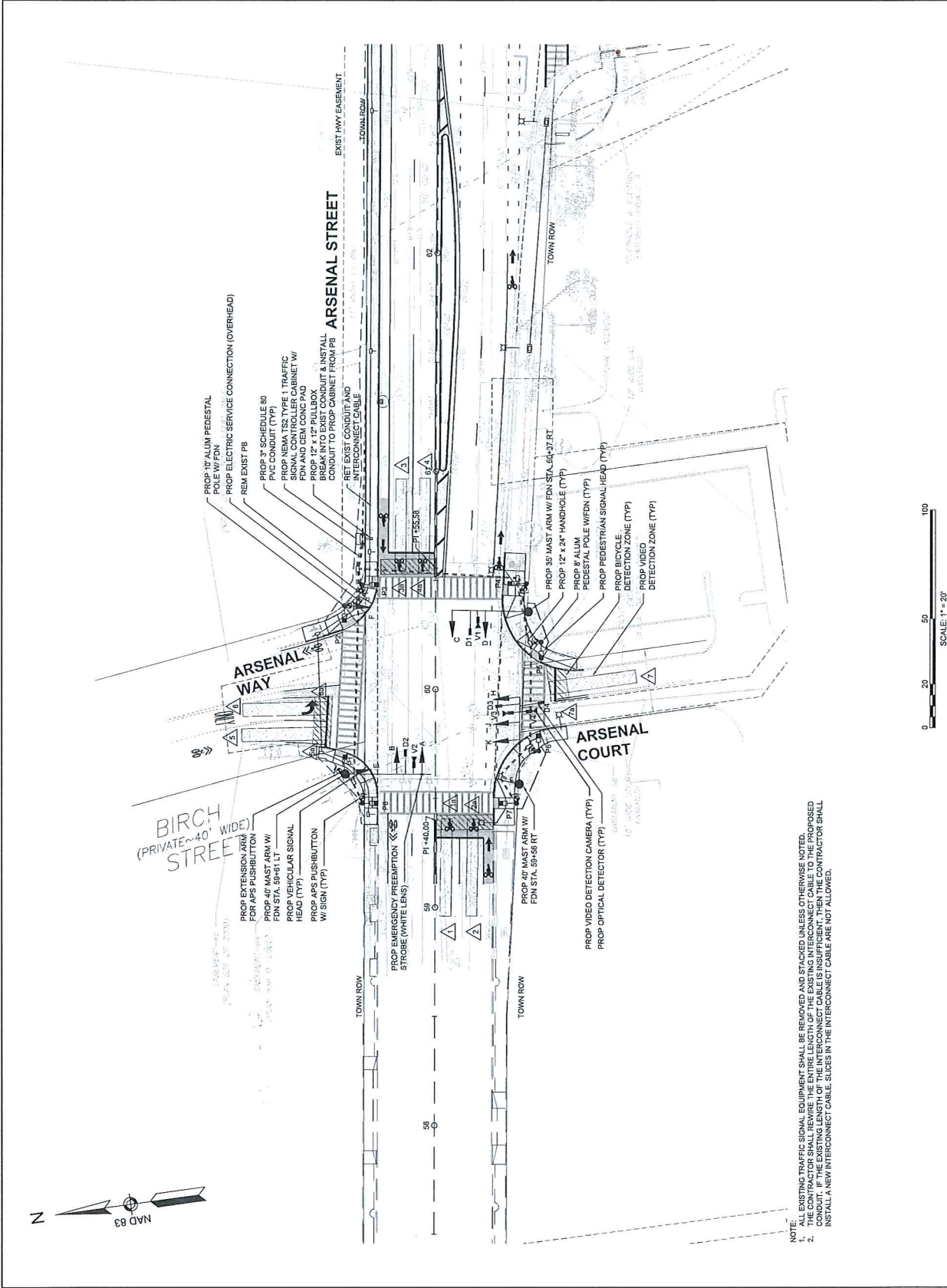
REVISIONS	NO.	DESCRIPTION	DATE

DRAWING TITLE

Arsenal Court/
Arsenal Way

Traffic Signal Plan

SHEET 25 OF 85 DRAWING NUMBER
JOB NO. 4530
CAD 853015
T-206



PROJECT TITLE
The Arsenal On
The Charles - Phase 2
Off-Site Improvements

Watertown,
Massachusetts

PREPARED FOR
ARE-MA Region
No. 75, LLC

Watertown,
Massachusetts



35 N.E. BUSINESS CENTER DRIVE
ANDOVER, MA 01810-1071
TEL: 978.476.2747 FAX: 978.476.2863
WWW.WVASSOCIATES.COM

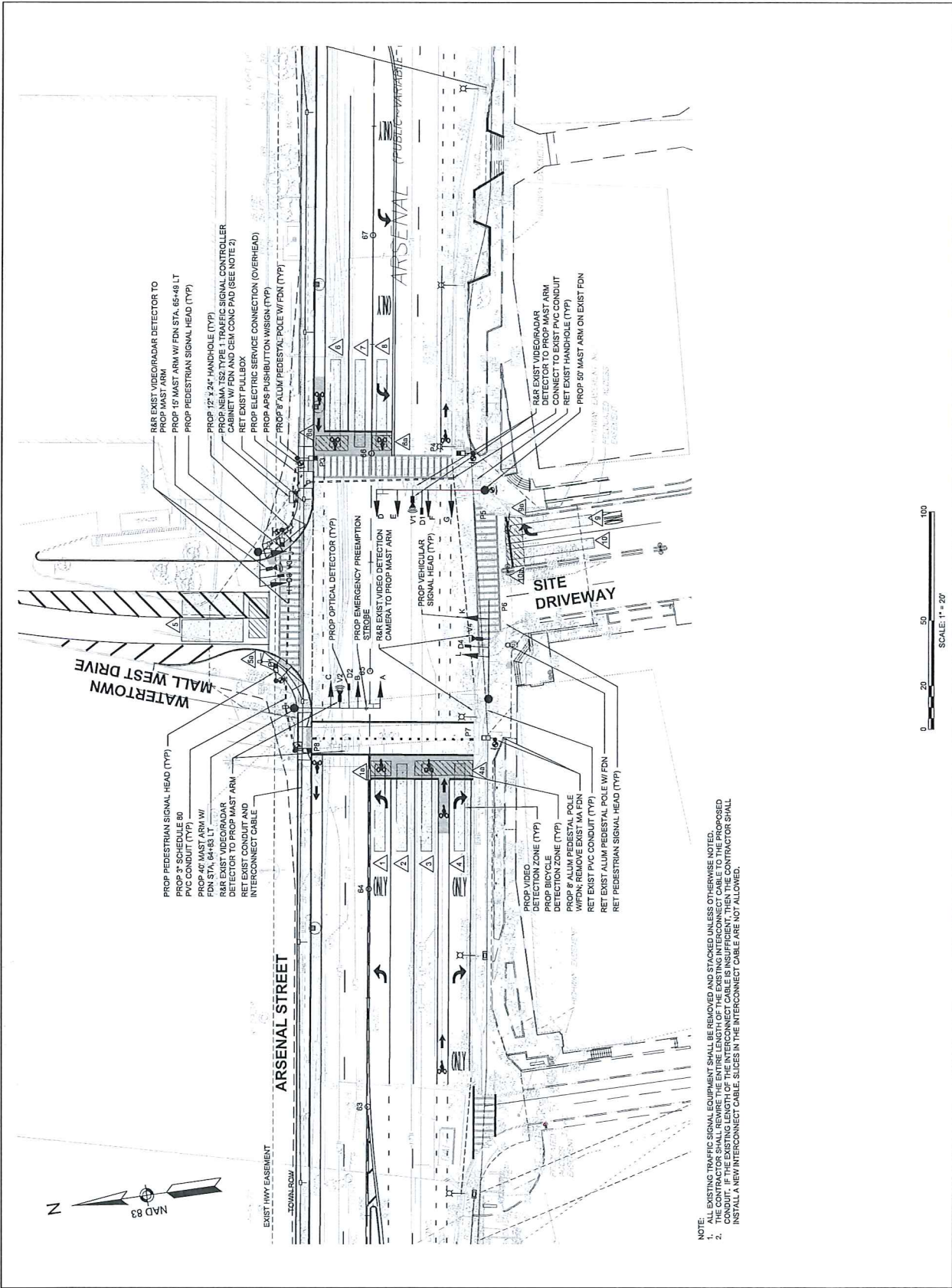
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DATE	SEPTEMBER 2022
SCALE	1" = 20'
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REVISIONS	NO.	DESCRIPTION	DATE

DRAWING TITLE

Site Driveway/
Watertown Mall
West Drive

Traffic Signal Plan	
SHEET 27 OF 85	DRAWING NUMBER
JOB NO. 8530	T-208
CAD 8/3/22	



PROJECT TITLE

The Arsenal On
The Charles - Phase 2
Off-Site Improvements

Watertown,
Massachusetts

PREPARED FOR
ARE-MA Region
No. 75, LLC

Watertown,
Massachusetts

W Vanasse & Inc.
TRANSPORTATION ENGINEERS & PLANNERS

35 N.E. BUSINESS CENTER DRIVE
ANDOVER, MA 01810-1071
(978) 462-8860
WWW.VANASSE.COM

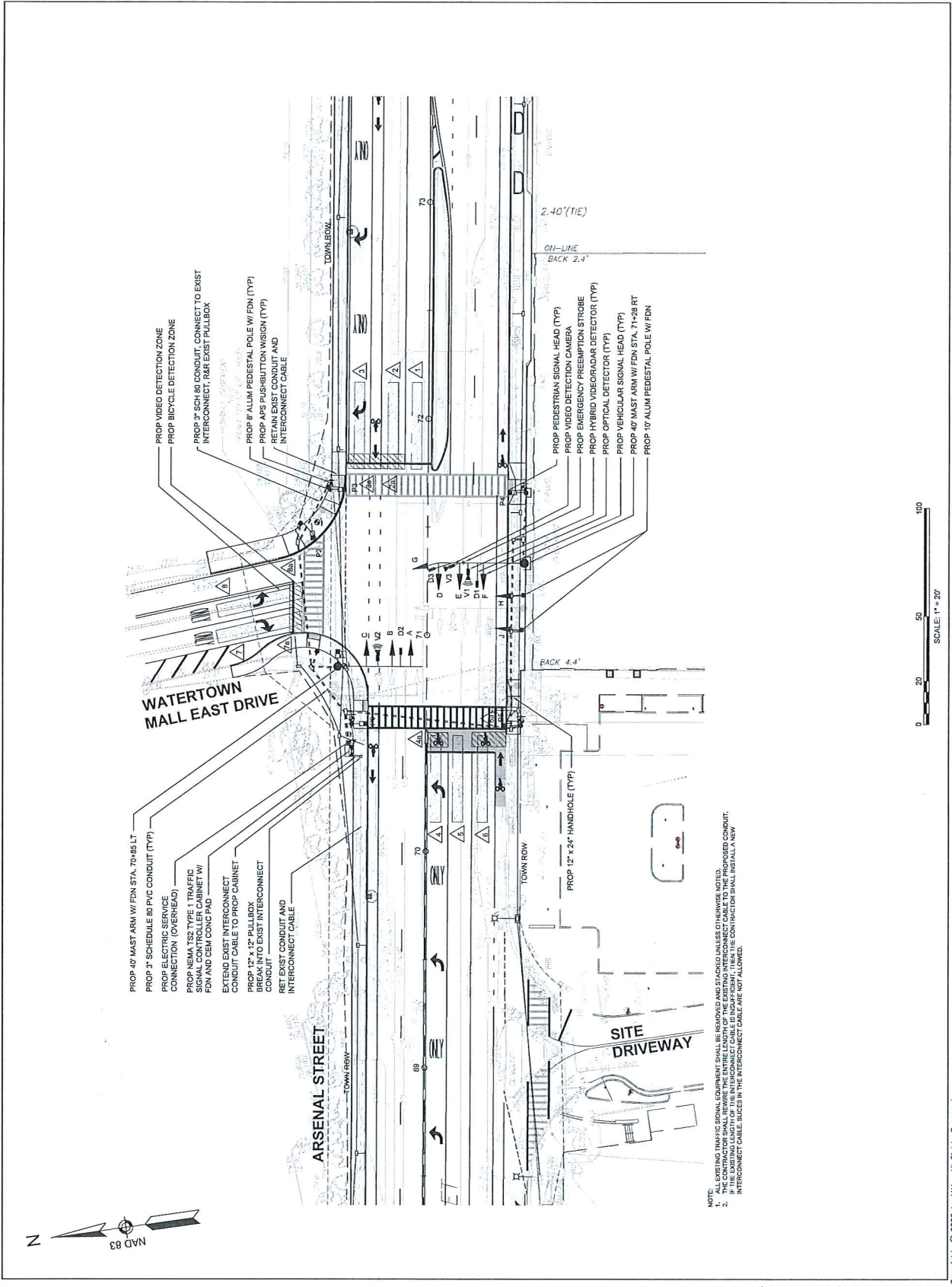
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DATE SEPTEMBER 2022
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REVISIONS	NO.	DESCRIPTION	DATE

DRAWING TITLE

Watertown Mall East
Drive
Traffic Signal Plan

SHEET 29 OF 45 DRAWING NUMBER
JOB NO. 8520
T-210
CADD ROUTES



PROJECT TITLE
The Arsenal On
The Charles - Phase 2
Off-Site Improvements

Watertown,
Massachusetts

PREPARED FOR
ARE-MA Region
No. 75, LLC

Watertown,
Massachusetts

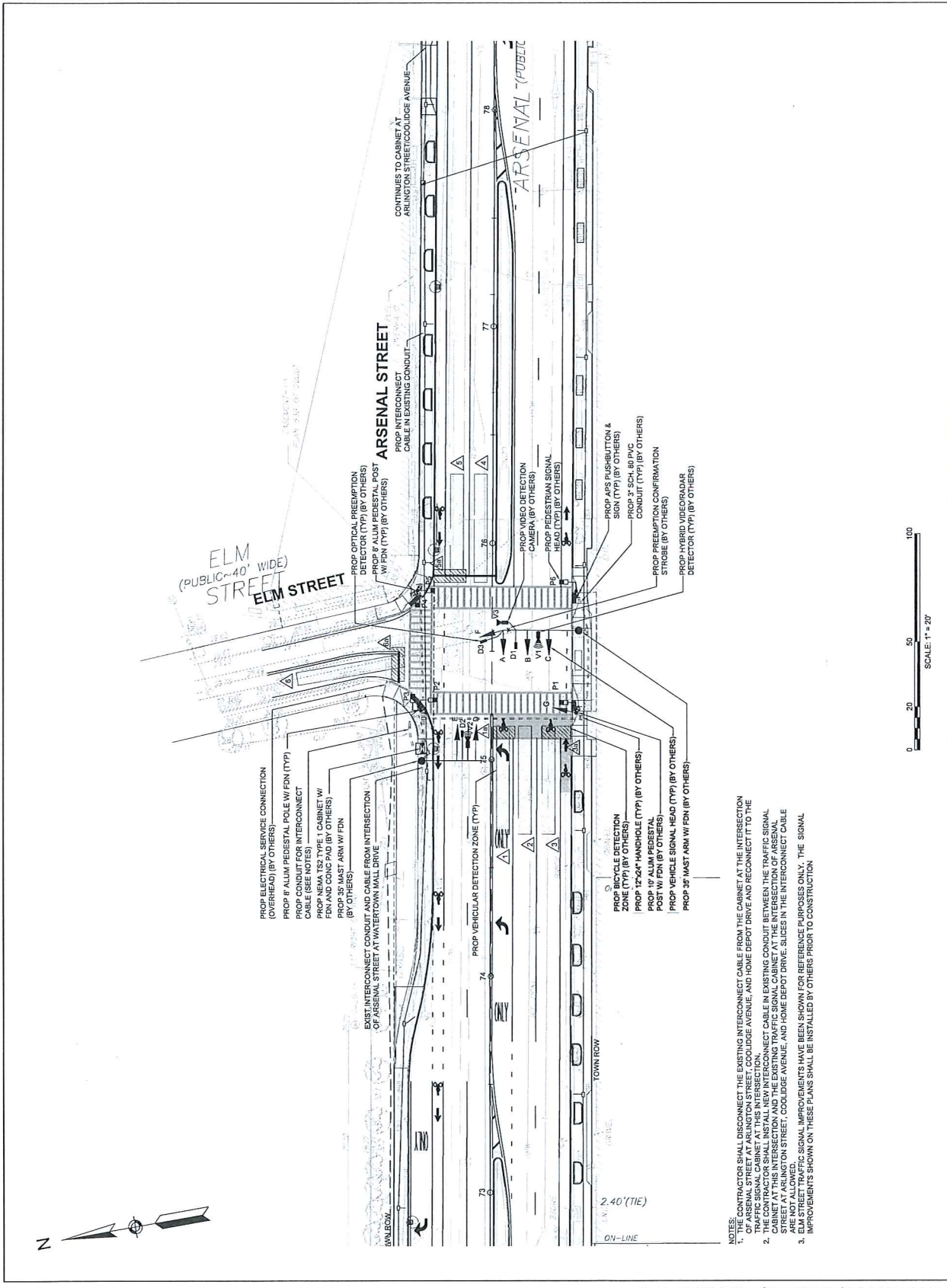
W Varasse &
Associates Inc
Transportation Engineers & Planners
35 N.E. BUSINESS CENTER DRIVE
ANDOVER, MA 01810-1071
TEL: (978) 471-8885
WWW.CVAG.COM

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DATE SEPTEMBER 2022
SCALE 1" = 20'
STAMP

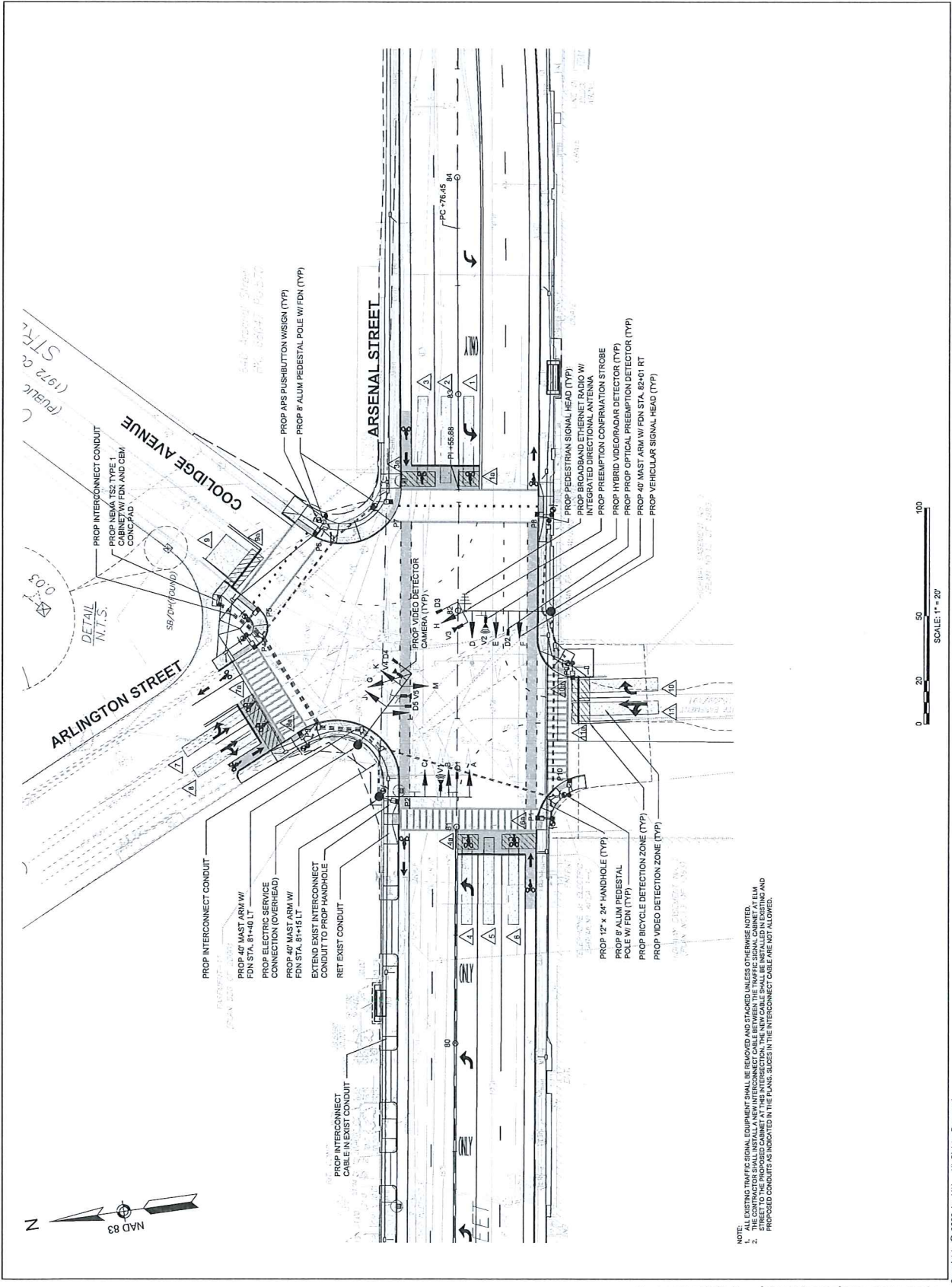
REVISIONS	
NO.	DESCRIPTION

DRAWING TITLE
Elm Street
Traffic Signal Plan

SHEET 31 OF 85 DRAWING NUMBER
JOB NO. 85-20
CAD BC3075
T-212



- NOTES:
1. THE CONTRACTOR SHALL DISCONNECT THE EXISTING INTERCONNECT CABLE FROM THE CABINET AT THE INTERSECTION OF ARSENAL STREET AND HOME DEPOT DRIVE AND RECONNECT IT TO THE TRAFFIC SIGNAL CABINET AT THIS INTERSECTION.
 2. THE CONTRACTOR SHALL INSTALL NEW INTERCONNECT CABLE IN EXISTING CONDUIT BETWEEN THE TRAFFIC SIGNAL CABINET AT THIS INTERSECTION AND THE EXISTING TRAFFIC SIGNAL CABINET AT THE INTERSECTION OF ARSENAL STREET AND HOME DEPOT DRIVE. THE EXISTING TRAFFIC SIGNAL CABINET AT THE INTERSECTION OF ARSENAL STREET AND HOME DEPOT DRIVE IS NOT ALLOWED.
 3. ELM STREET TRAFFIC SIGNAL IMPROVEMENTS HAVE BEEN SHOWN FOR REFERENCE PURPOSES ONLY. THE SIGNAL IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE INSTALLED BY OTHERS PRIOR TO CONSTRUCTION.





CITY OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

(P) 617-972-6420
(F) 617-972-6402

Gregory M. St. Louis, PE
Superintendent

September 6, 2022

RE: Chapman Street Reconstruction
Parking Changes Between #49 and #65-#67 Chapman Street

Dear Chapman Street Property Owner:

As follow up to our April 20, 2022, letter, the City has performed a detailed survey of Chapman Street to refine the concept plan. We have identified that the existing street trees in front of #55 – 57 and #58 - #60 Chapman Street will create a barrier to constructing the road at a constant 24-foot width as originally planned. The two street trees are healthy and are not recommended for removal, in accordance with the City's Complete Streets Policy and Resilient Watertown Climate and Energy draft plan.

To preserve these street trees, the City proposes to narrow the road in their vicinity, as shown on the attached plan. To be beyond the root zones of the trees, the road will be narrowed to approximately 20 to 21-feet in width. The narrowing will begin in the vicinity of #51 - #53 Chapman Street and extend to #65 - #67 Chapman Street.

To allow for safe passage of vehicles a parking restriction in this area will be required. The City recommends prohibiting parking on the even side of the street, between the driveway of #56 and the driveway of #66 Chapman Street. Parking on the odd side of the street would continue to be allowed. The proposed parking restriction would result in the loss of approximately 3 parking spaces.

The houses on the even side of the street in this area consist of single family or recently reconstructed multi-family buildings with off-street parking. The houses on the odd side consist of multi-family homes with limited tandem parking and are more likely to utilize on-street parking. Were parking allowed on the even side rather than the odd side, the reduced road width would make access into and out of the driveways at #55 – 57 and #61 – 63 Chapman Street more difficult.

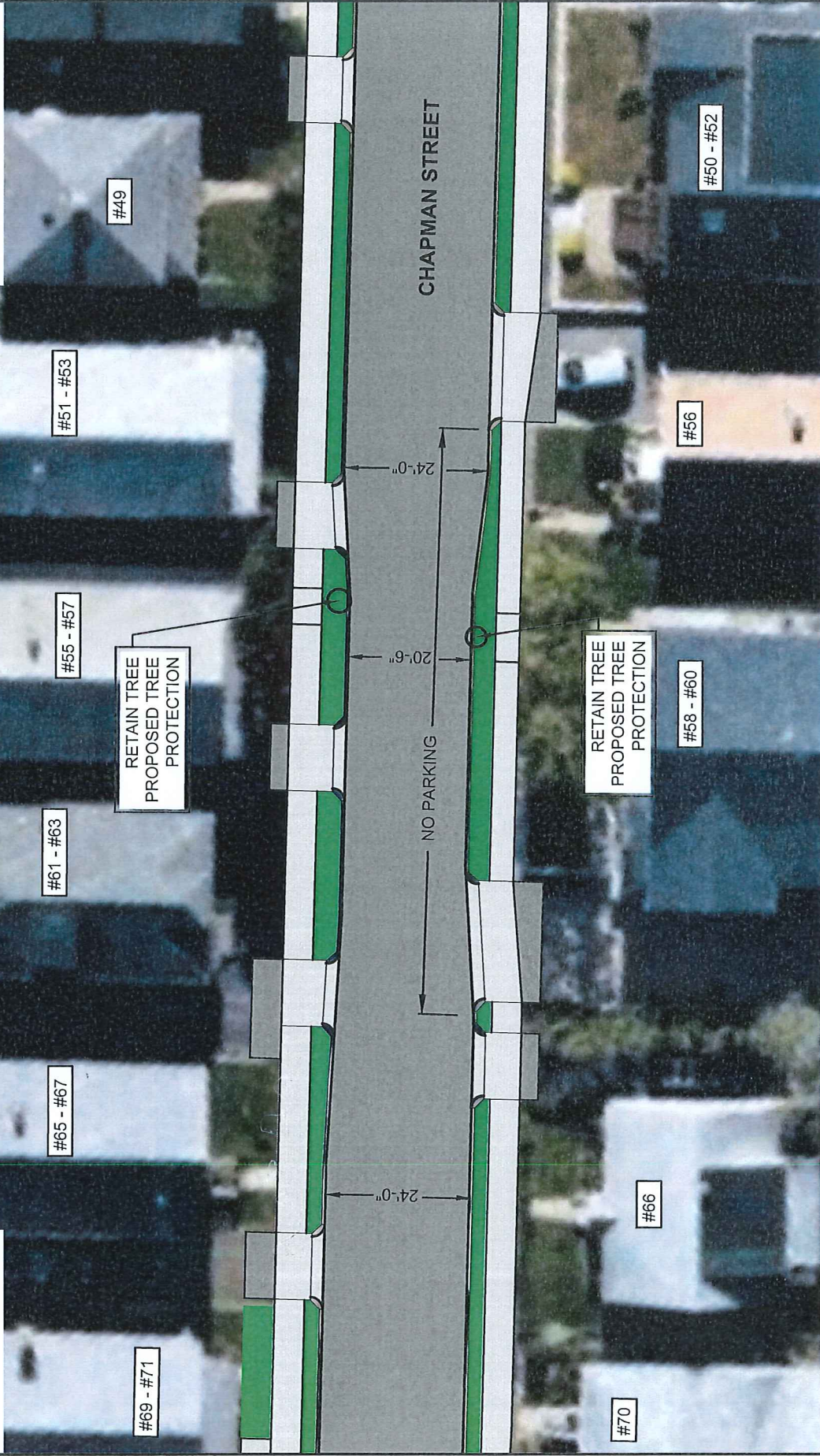
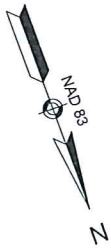
Please feel free to reach out to us if you have any questions or concerns about the proposed configuration. These changes have been reviewed by Public Safety and a public hearing will be held before the Traffic Commission on September 28, 2022, at 1:30 PM in the Council Chambers, Watertown Administration Building, 149 Main Street. The parking and road narrowing changes would not be implemented until the road work is underway.

For additional information about the City's annual road reconstruction program, please visit the DPW website at: <https://www.watertowndpw.org/221/Highland-Ave>. If you have any questions regarding this notice, feel free to contact us at 617-972-6420 or e-mail dpwdept@watertown-ma.gov.

Sincerely,

Gregory St. Louis, PE, Superintendent

CHAPMAN STREET
ROADWAY RECONSTRUCTION
PROPOSED PLAN
07-28-2022



LEGEND:

- PROPOSED CEMENT CONCRETE SIDEWALK & DRIVEWAY APRON
- PROPOSED HOT MIX ASPHALT ROADWAY & DRIVEWAY
- PROPOSED LOAM AND SEED

NOTE:

ALL DRIVEWAY OPENINGS ARE APPROXIMATE AND TO BE VERIFIED BY ZONING ENFORCEMENT AGENT

NOT TO SCALE



New Signage Request

Created Date:
09/14/2022 2:27 PM

625 Main Street Watertown, MA, 02472, USA

Details

The crosswalk between Epping Street in Essex St., on main street is extremely dangerous. I have to cross here every morning with my daughter on our way to the tennis ball and nobody stops for the crosswalk. Whatever signage there is is completely blocked ...

This request has no associated secondary questions.

Rating:2

Comment Count:2

Request Information

Reporter:

[Thomas Ayling](#) | Registered User

Report Method:

Web - Mobile

Comments

All Public Only Internal Only

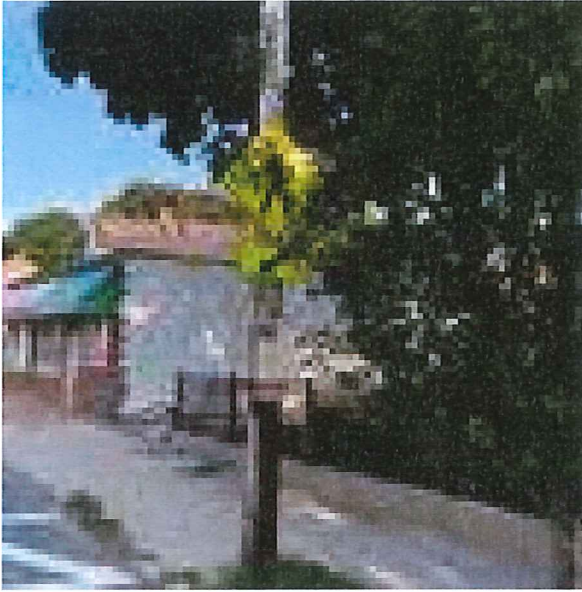


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[Thomas Ayling](#) | Registered User

Opened

The crosswalk between Epping Street in Essex St., on main street is extremely dangerous. I have to cross here every morning with my daughter on our way to the tennis ball and nobody stops for the crosswalk. Whatever signage there is is completely blocked by trees. There should be a controlled crosswalk like the one closer to the police station. At the very least we need new signage and pedestrian walking signs in the middle of the street.



09/14/2022 2:27 PM



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[Watertown, MA](#) | Verified Official

Assignment

Watertown, MA assigned this issue to David Sampson

Flag 09/14/2022 2:27 PM



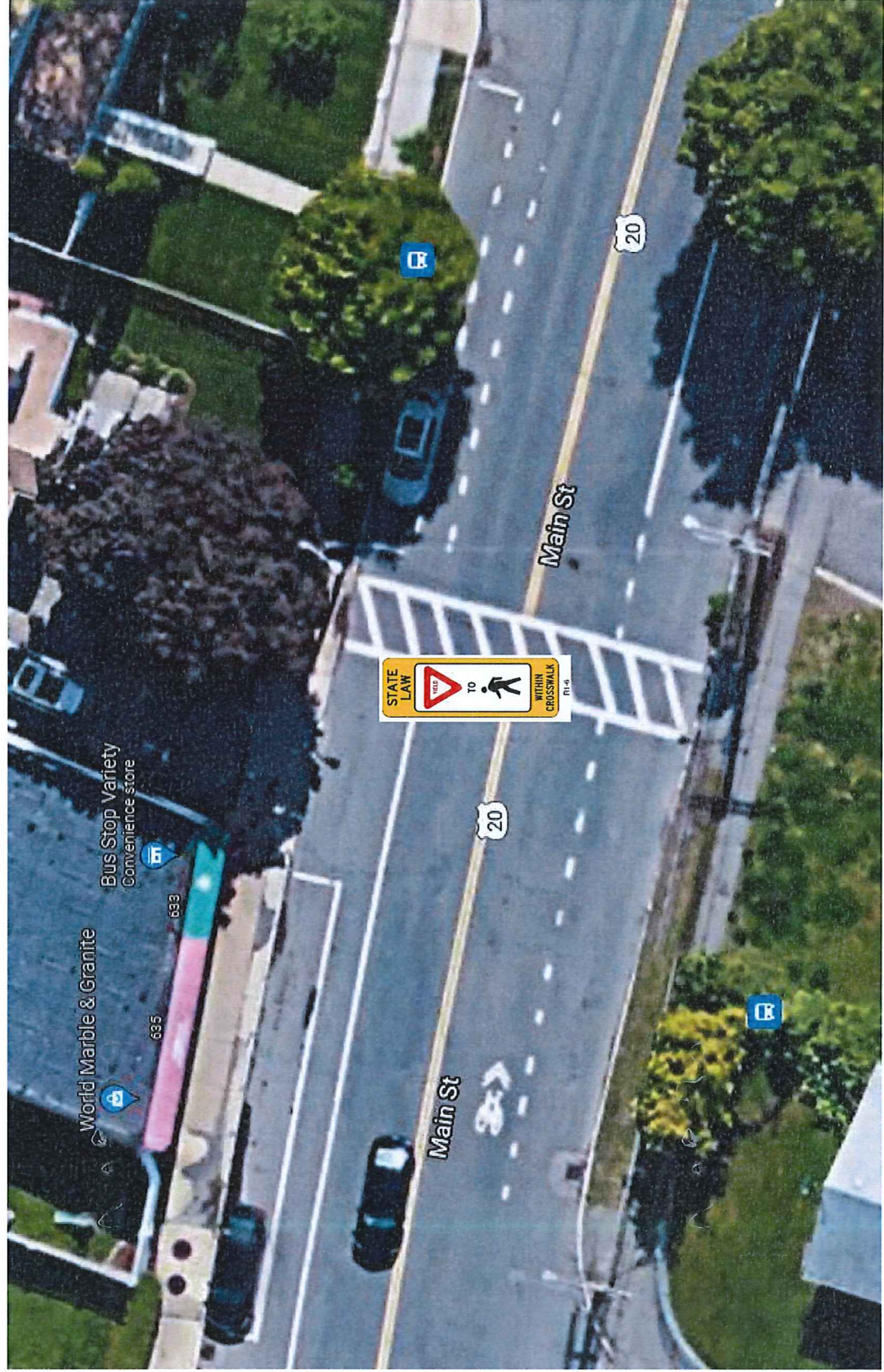
•

[Thomas Ayling](#) | Registered User

Comment

Between Evans and Essex or between Stuart and Wilmot. We use it every morning going to Cunniff School and have had several close calls. I'd be happy to discuss more in person.

Main Street at Evans Street



New Signage Request

Created Date:
09/01/2022 3:16 PM

180-198 Bailey Rd Watertown, MA, 02472, USA

Details

Hello! Is it possible to put a large circular mirror at the corner of Bellevue & Bailey Road? It is a very tight turn and cars often fly around it. We live nearby and we've almost been hit a few times when driving there. There's no way to know who is coming...

This request has no associated secondary questions.

Rating:1

Comment Count:1

Request Information

Reporter:

An anonymous SeeClickFix user | **Registered User**

Report Method:

Portal

Comments

All Public Only Internal Only



An anonymous SeeClickFix user | Registered User

Opened

Hello! Is it possible to put a large circular mirror at the corner of Bellevue & Bailey Road? It is a very tight turn and cars often fly around it. We live nearby and we've almost been hit a few times when driving there. There's no way to know who is coming around the corner -- usually in the middle of the road because it's a tight turn -- no matter how slowly and off to the side we drive. Without any other signage (stop, yield, etc.) -- a mirror would make a huge impact in safety! It's one

of the more terrifying turns in the Boston area due to the lack of mirror and/or signage. Thank you!

09/01/2022 3:16 PM

Bellevue Road at Bailey Road

