

Ref: 8501

April 11, 2023

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

Re: Traffic Commission Agenda Item Request – Walnut Street at Cypress
Watertown, Massachusetts

Dear Sgt. Sampson and Members of the Traffic Commission:

On behalf of our client, Atlantic/P3 Life Sciences Holdings III, LLC, we are requesting to be placed on the Traffic Commission Meeting Agenda on April 26, 2023. The subject of this request is to present and discuss the proposed intersection improvements at Walnut Street at Cypress Street, associated with the Proposed laboratory (life sciences), office/research and development building located at 85 Walnut Street in Watertown, Massachusetts.

For the Traffic Commission's consideration, the enclosed presentation plans address the improvements at the Walnut Street at Cypress Street intersection. The presentation specifically identifies the proposed modifications of regulatory signs, consisting of installing "NO PARKING HERE TO CORNER" parking restriction signs on Walnut Street and Cypress Street. 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

SMB/two

Enclosure
cc: File

PROJECT TITLE

Walnut Street
Pedestrian
Improvements

Watertown,
Massachusetts

PREPARED FOR

Atlantic/P3 Life
Sciences Holdings III,
LLC

San Diego,
California

Ai Vannasse &
Associates, Inc.
Transportation Engineers & Planners

35 N.E. BUSINESS CENTER DRIVE
ANDOVER, MA 01810-1071
TEL: 978.461.1100 FAX: 978.461.1800
WWW.AIVANNASSE.COM

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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

December 16, 2022

RE: Morse Street Reconstruction

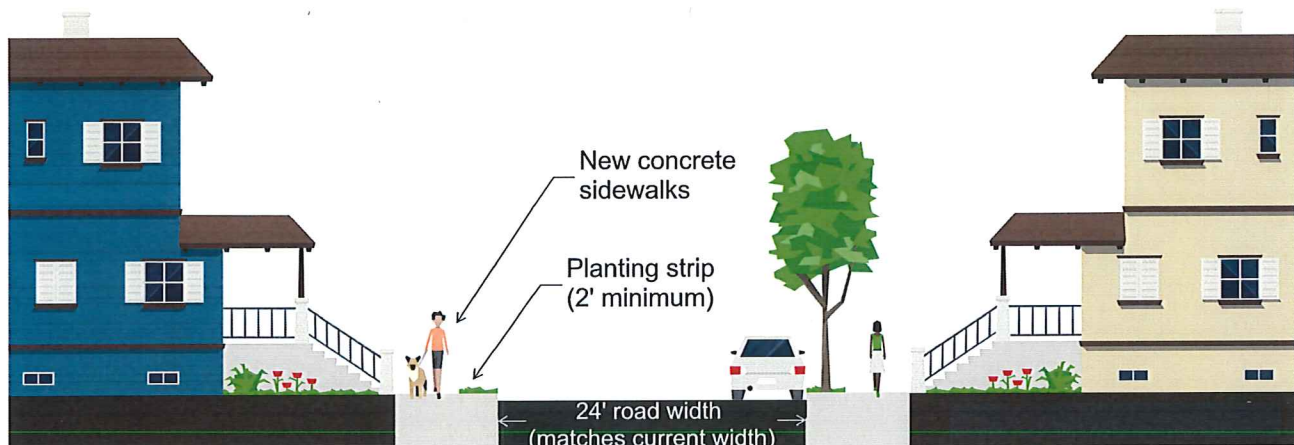
Dear Morse Street Property Owner:

The Honorable City Council approved a list of streets to be reconstructed as part of our Long Streets and Connectors Road Reconstruction Program, including Morse Street. As a courtesy, we are sending you this letter to provide some additional background and information related to the upcoming work.

What work will be done?

The City is reconstructing the road pavement, curb, and sidewalks on Morse Street. The first step is to grind up the surface and supporting layers of the road to create a new “base” for the road. The base is then shaped, smoothed, and compacted to accept the new pavement.

In addition to a new roadway surface, new granite curbing, concrete sidewalks, and driveway transitions will be installed. As part of the work, a grass planting strip will be provided that can also accommodate tree plantings. All sidewalk work will comply with Americans with Disabilities Act (ADA) requirements. In general, the proposed road and sidewalk widths will match the existing widths.



Key elements of the project include:

- New concrete sidewalks will be installed along the length of Morse Street. In general, we will be matching existing sidewalk widths. All sidewalk work will be installed within the existing 40-foot City layout for the street and not on private property. A land surveyor will stake out property lines, where necessary, to ensure that the sidewalk is installed on City property.
- Although the road may feel narrower once curbing is installed, the road width will remain the same width as it is today (24-feet wide). The City is not planning any new parking restrictions on Morse Street, although there

are areas with existing parking restrictions. Parking is currently restricted on the south (odd) side of Morse Street. It is also restricted on the north (even) side from Galen Street to the driveway at #3 Morse Street and from Union Street to #125 Morse Street.

- Traffic calming devices will be installed, including a raised table at Union Street and a raised crosswalk at #35-#37 Morse Street. A raised intersection could not be provided at North and South Park Street because the intersection geometry is too complex to allow for one.
- The intersection of Morse Street at North and South Park Street will be improved, including better crosswalks for pedestrians and stop signs for the side streets.

The plan was reviewed by City staff, including members of public safety and volunteers with the City's Bicycle and Pedestrian Committee.

What is the schedule for work?

The City is finalizing construction drawings and will select a contractor to perform the work in accordance with public bidding laws early next year. Work is anticipated to begin in the Spring of 2023.

How will I be notified of construction work?

The City will provide door flyers to all homes on the street at least 48 hours before the work begins and at important milestones. Notices and schedules will also be posted to the City's website at: <https://www.watertown-ma.gov/980/Morse-Street>. Any impacts to roadway or driveway access will be noted. Due to the nature of the various phases of work and scheduling of crews, there may be periods where work is not being performed.

What if I want to replace my water or sewer service or install a gas line?

The City will upgrade any sub-standard (iron pipe) water services from the water main to the shut-off box in the sidewalk. You may wish to take this opportunity to upgrade your service from the shut-off box to your home or building. If you have a question regarding your water or sewer service, please call the Water Department at 617-972-6420 and select Option 3.

After the road is reconstructed, there is a five-year moratorium on new excavations/digging in the road. *We strongly recommend that individuals make any desired utility improvements prior to our work.* Questions regarding gas services should be directed to National Grid, at 1-800-732-3400.

What about street trees?

The City will be installing street trees throughout the project area, in support of the City's Complete Streets Policy and [Resilient Watertown Climate and Energy Plan](#). If you would like to request a specific street tree in front of your property. To report a concern about a street tree or request a new one, please contact us at 617-972-6420 or e-mail dpwdept@watertown-ma.gov.

Will my driveway be impacted?

Driveways within the work area have been inspected by the Zoning Enforcement Officer (ZEO) for compliance with the City's Zoning Ordinance. Door hangers have already been left at properties whose driveways will be impacted as well as written notification by mail. A brochure summarizing residential driveway requirements is also attached with this letter.

If you wish to relocate, widen, or add a driveway, you must receive approval from the ZEO prior to the start of construction. *Public Works will not alter driveway openings without approval from the ZEO.* Public Works will coordinate work to the maximum extent practicable, however, we cannot change driveway openings once curbing is installed.

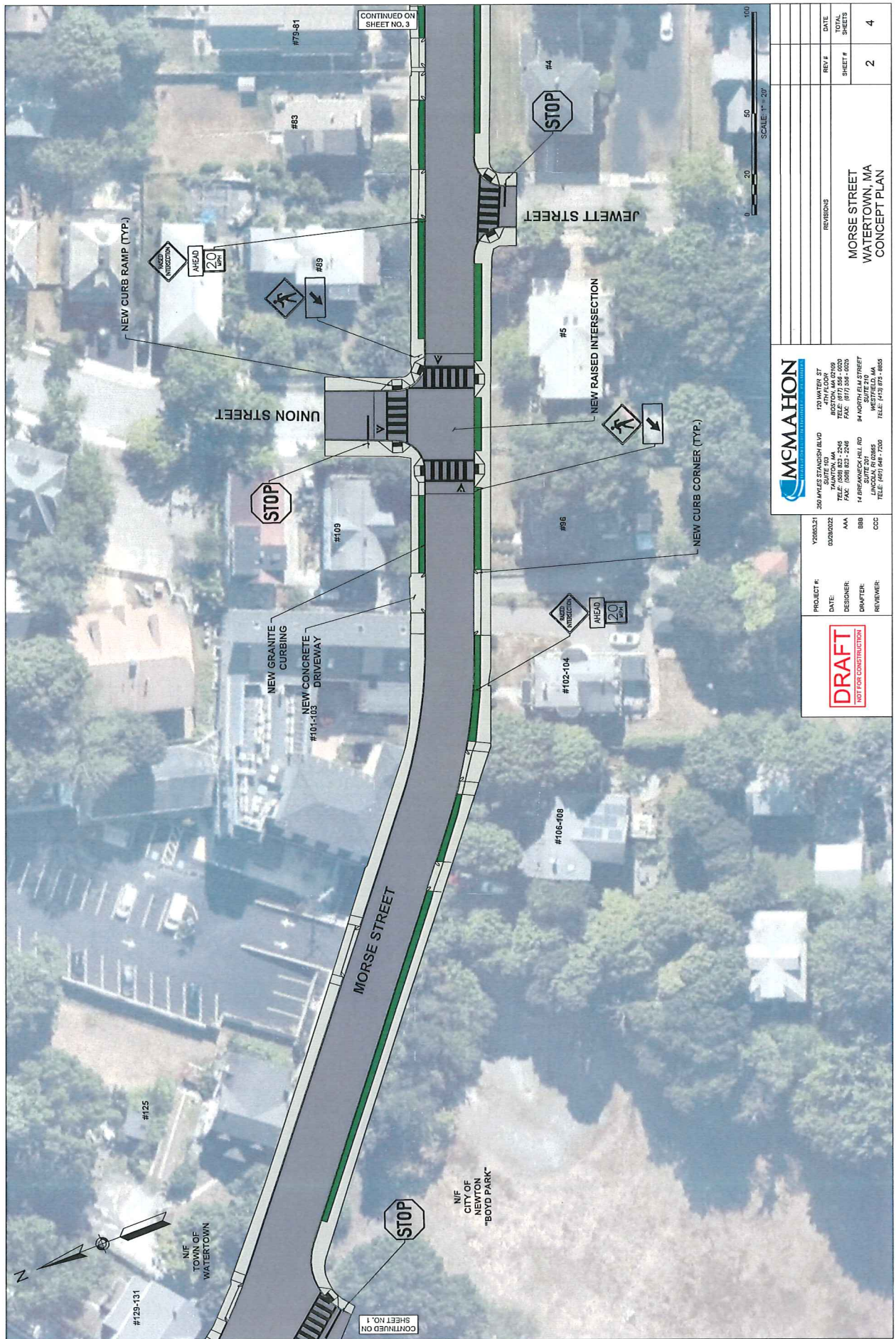
If you have any questions regarding driveway openings, please contact Tony Mancini, ZEO at 617-972-6427.

For additional information about the City's annual road reconstruction program, please visit the DPW website at: <https://www.watertown-ma.gov/980/Morse-Street>. 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,

A handwritten signature in blue ink, appearing to read "Gregory St. Louis". The signature is fluid and cursive, with the first name "Gregory" being more prominent.

Gregory St. Louis, PE, Superintendent



120 WATER ST
4TH FLOOR
WATERTOWN, MA 02459
TEL: (617) 558-0029
FAX: (617) 558-0029
14 BROADWAY, 2ND FLOOR
LINCOLN, MA 01906
TEL: (413) 873-8855

PROJECT # 300 JAMES STANLEY BLVD
DATE 03/20/2022
DESIGNER AAA
DRAFTER BBB
REVIEWER CCC

DRAFT
NOT FOR CONSTRUCTION

REV #	DATE	TOTAL SHEETS
2		4

**MORSE STREET
WATERTOWN, MA
CONCEPT PLAN**



CONTINUED ON
SHEET NO. 3

		PROJECT #: V2001011 DATE: 03/01/2022 DESIGNER: AWA DRAWN: BBB REVIEWER: CCC	
300 ANKES STANDING BLVD SUITE 103 WATERTOWN, MA 02154 TEL: (617) 856-0020 FAX: (617) 856-0025		120 WATER ST 4TH FLOOR WATERTOWN, MA 02154 TEL: (617) 856-0020 FAX: (617) 856-0025	
14 BRANDEGE HILL RD LINCOLN, MA 01905 TEL: (401) 648-7200		94 NORTH FLEMING ST WESTFIELD, MA TEL: (413) 875-8855	
MCMAHON CIVIL & LANDSCAPE ARCHITECTS		MORSE STREET WATERTOWN, MA CONCEPT PLAN	
REVISIONS		REV #	DATE
		SHEET #	TOTAL SHEETS
		4	4

DRAFT
NOT FOR CONSTRUCTION

Proposed Bus Related Language:

**ARTICLE I:
DEFINITIONS**

BUS – Any motor vehicle designed for carrying more than nine (9) passengers and used for the transportation of persons or any motor vehicle operated upon a public way in any city or town for the carriage of passengers for hire in such a manner as to afford a means of transportation similar to that afforded by a railway company by indiscriminately receiving and discharging passengers along the route on which the vehicle is operated or may be running, or for transporting passengers for hire as a business between fixed and regular termini, or transporting passengers for hire under a charter license, special service or school service permit issued by the division of highways.

BUS LANE – A lane or section of roadway designated by means of signs, markings, or other Official Traffic Control Devices as a Bus Lane.

**Article VII:
OPERATION OF MOTOR VEHICLES**

Section 29: Travel Prohibited in Bus Lanes by Vehicles Other Than Buses

All vehicles, other than Buses, Authorized Emergency Vehicles actively responding to an emergency as described in G.L. c. 89, §7B, and Bicycles unless otherwise prohibited by signs and/or markings, are prohibited from operating in a designated Bus Lane, unless such vehicle is making an immediate right turn into a street or driveway, or to lawfully park or exit from a parking space in a parking area immediately adjacent to the Bus Lane, or to access or exit a Curb Loading Zone immediately adjacent to the Bus Lane.

**SCHEDULE XI
BUS LANES**

LOCATION	DIRECTION	FROM	TO	REGULATION	DATE
Mt. Auburn St.	East	80' west of Walnut St	Walnut St	Buses and Right Turns Only	6/14/18
Mt. Auburn St.	East	75' west of School St	School St	Buses and Right Turns Only	6/14/18
Mt. Auburn St.	East	Ralph Piteri Terr	Cambridge Line	Buses and Bikes Only	4/26/2023
Mt. Auburn St	West	Cambridge Line	Property Line #808 Mt. Auburn	Buses and Bikes Only	4/26/2023