



Planning Board Meeting

Wednesday, November 8, 2023 at 7:00 PM
City Council Chamber Second floor, 149 Main Street,
Watertown, MA, 02472

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on **Wednesday, November 8, 2023 at 7:00pm**. Location: City Council Chamber Second floor, 149 Main Street, Watertown, MA, 02472
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92709029148>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 927 0902 9148
 - E. Public may comment through email: imarchesano@watertown-ma.gov
 - F. Please Visit the Planning Board Website here: <https://www.watertown-ma.gov/226/Planning-Board>
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1. ADMINISTRATIVE BUSINESS

- A. Minutes of 10/11/2023 Meeting
- B. Arsenal on the Charles Campus Wayfinding and Signage-Alexandria Real Estate Equities-Request two addendums to the March 2022 approved program
 - i. Addendum 1- Building Signage update-one tenant main entrances blade sign at building 311, one wayfinding sign at updated turn-around, and an entrance canopy over a door at 200 Talcott
 - ii. Addendum 2-Incorporate Artistic Branded Signage --details added to campus, with three sculptures with integrated 'lighthouse' branding, and one inlay with compass/lighthouse branding

2. CONTINUED PUBLIC HEARINGS--From October 11, 2023 PB Meeting

- A. [550 Arsenal St.](#) (and 446, 458, 500 and 550 Arsenal St) - Alexandria Real Estate Equities, Inc(ARE); Master Plan Special Permit with Site Plan Review for the "Watertown Mall Transformation Project." The proposed master plan would create a new mix of uses within a development that spans 4 existing parcels, carried out in phases, with laboratory/R&D, **residential**, retail, office, commercial and amenity

space within 8 buildings (Target/building to remain), with supporting structured and surface parking. Pursuant to: **§5.01.1 (k) mixed use development greater than three residential units**; §5.01.5 (a,c,e,j) new construction light industry, office, lab & R&D; §5.01.3 (a,b,c,e,f,g,h,i,j) business, office and consumer service uses including retail, commercial; §4.06(a) alteration of non-conforming structure (Target); §4.10 increased height rooftop mechanicals and screening; §4.11(d) expanded build to line; §5.05(f) increased contiguous walls and building length in keeping with Design Guidelines; §5.05(i) and §5.18 (c) (2) increase FAR; §5.18 (c) (5) (B) height as part of the Master Plan Special Permit; §6.01 (e, g) TDM/parking management for cross site shared parking provided on another lot; §5.18, §9.03- 9.05, §9.09-9.13 All in keeping with the Design Guidelines, the intent and purpose of the RMUD. Located in the RMUD (Regional Mixed Use District) Zoning District. **PB 2023-01**.

- B. [480 Arsenal Way](#) --Alexandria Real Estate Equities, Inc (ARE)-Special Permit/Site Plan Review and Amendment to ZBA #01-32SP to replace a surface parking lot with a 6-level parking garage for the existing office/lab R&D building on site and for the adjacent Watertown Mall Transformation Project (Master Plan Special Permit PB-2023-01). Located in the Industrial-2 (I-2) Zoning District. **ZBA-2023-5**
- C. [10-30 Manley Way](#) (aka 20 Seyon St)-PPF Industrial 20 Seyon LLC--Requests a Special Permit with Site Plan Review for reuse of a 95,000 SF light industrial building. The project would repurpose the existing structure for lab/R&D/non-nuisance manufacturing use. Located in the Pleasant Street Corridor District-3 (PSCD-3). **PB-2023-03**.

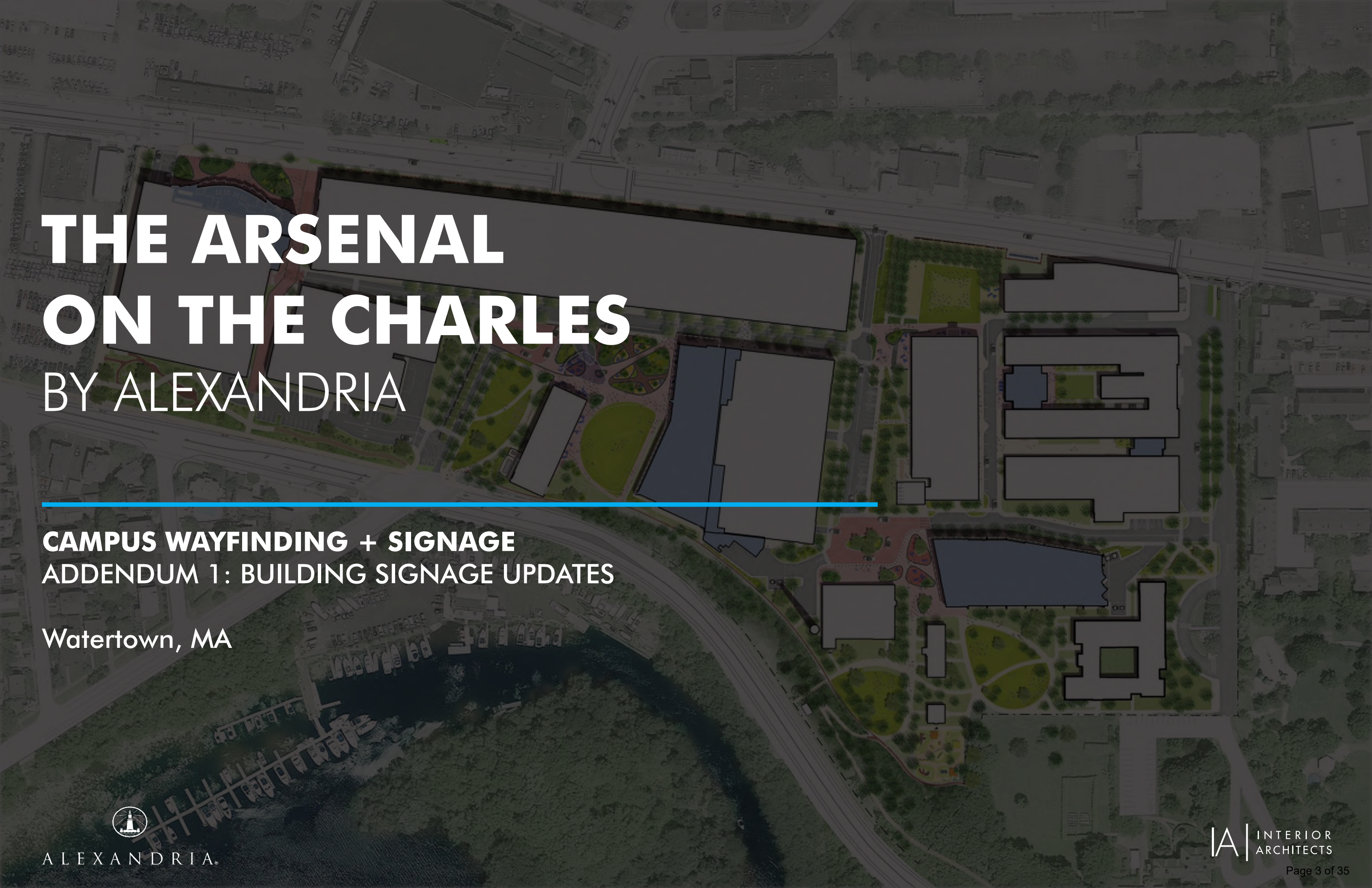
REQUESTED TO BE CONTINUED TO PB MEETING JANUARY 10, 2024

- D. [Pleasant St. 313 and 275, Rosedale Rd. 84-86, Acton St. 60](#)--Special Permit with Site Plan Review to redevelop the site into a life science campus with a four story lab/R&D/Office building, a two story 9,847 GFA retail space attached to an adjacent six level above-ground parking structure, and retaining an existing four story 53, 183 GFA Lab/R&D/Office building on Pleasant St. Located in the PSCD-3 Zoning District (Pleasant Street Corridor District-3). **PB 2023-04**

REQUESTED TO BE CONTINUED TO PB MEETING DECEMBER 13, 2023

3. OTHER BUSINESS

- A. [Watertown Square Area Plan](#): Save the date for a Design Charette on November 28-30



THE ARSENAL ON THE CHARLES

BY ALEXANDRIA

CAMPUS WAYFINDING + SIGNAGE
ADDENDUM 1: BUILDING SIGNAGE UPDATES

Watertown, MA



ALEXANDRIA

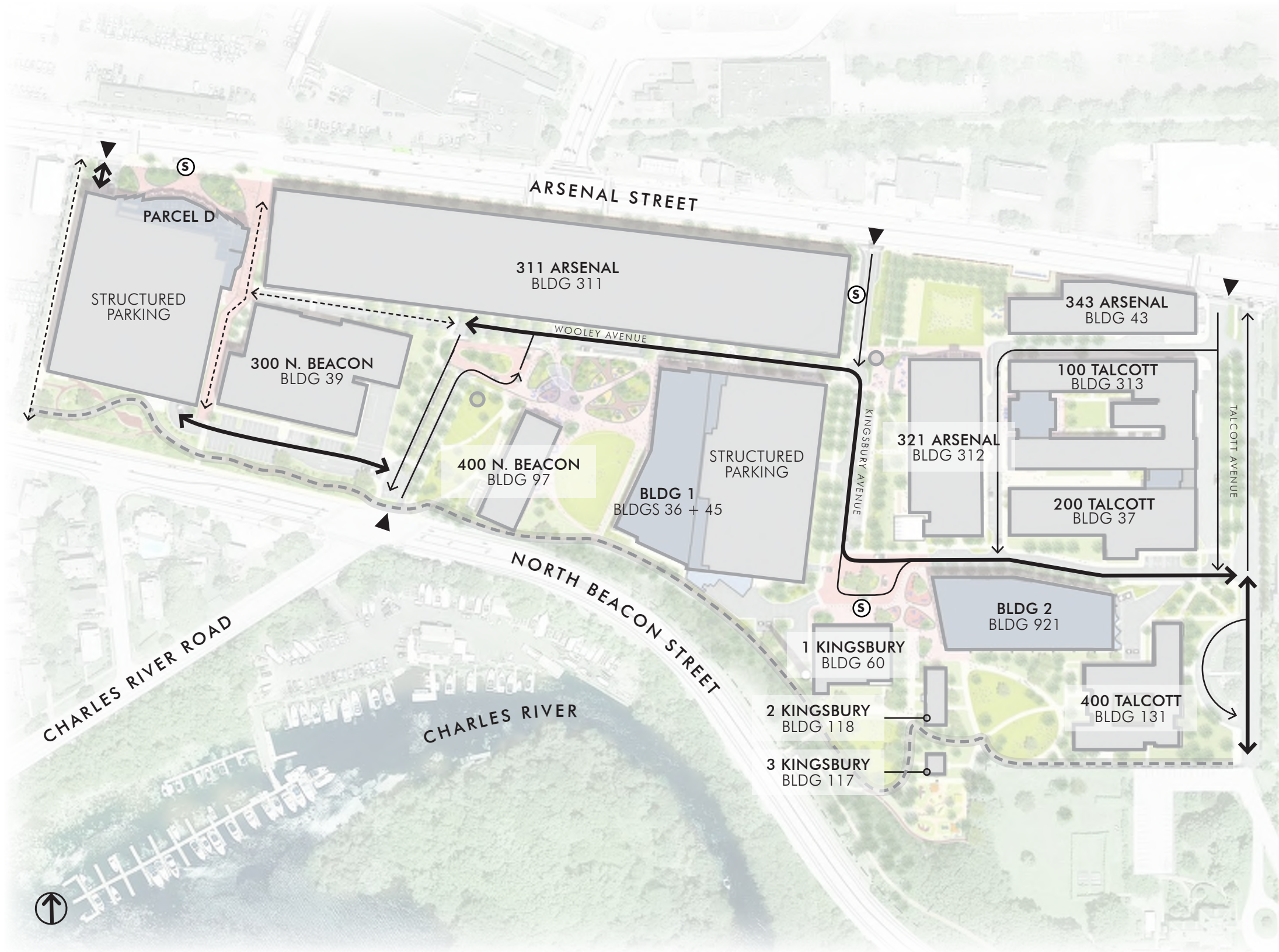
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INTRODUCTION

CAMPUS CONTEXT

- ▲ Entry
- ↔ Main Circulation / Two-Way Vehicular
- One-Way Vehicular
- ⋯ Pedestrian/Bike Path with Limited Vehicular Access
- Ⓢ Alexandria Shuttle Stops



GRAPHIC TOOL KIT SIGNAGE REFERENCE

The typeface or font used on all new signs is proposed to be Museo Sans 300, 500 or 700.

Raised lettering on signs required by ADA are to be in upper case and accompanied by Grade II Braille. Braille shown on sign layouts in this document is for placeholder only and is not approved for final fabrication. All braille is to meet state and/or local ADA signage code requirements.

TYPOGRAPHY

Museo Sans 300

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

Museo Sans 500

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

Museo Sans 700

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

Museo Sans 900

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

GRAPHIC TOOL KIT SIGNAGE REFERENCE

The following is a comprehensive list of proposed colors, materials and finishes used in the fabrication of the sign types.

For all logo applications, use an original vector or high resolution digital logo. Do not redraw or manipulate the wordmark or logotype. Do not deviate from the approved brand artwork.

COLORS



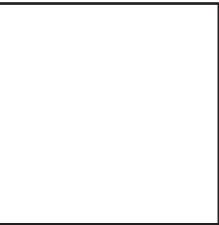
CHARCOAL
PMS BLACK 7 C



BLACK
PMS BLACK 6 C



GREY
PMS COOL GREY 9 C



WHITE
CMYK: 0/0/0/0

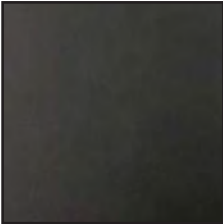


LIGHT GRAY
PMS COOL GRAY 1 C

MATERIALS



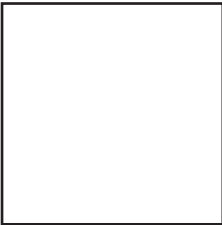
CONCRETE



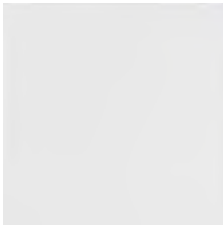
BLACKENED
STEEL



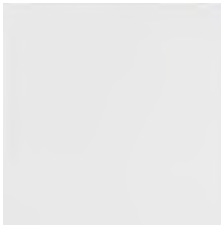
WHITE PAINT
SATIN FINISH



WHITE VINYL
MATTE FINISH



WHITE ACRYLIC
MATTE FINISH



WHITE ACRYLIC
(EXTERIOR GRADE)
NON-GLARE,
MATTE FINISH

LOGOS



ARE LIGHTHOUSE

PROPOSED DESIGN

BUILDING SIGNAGE UPDATES



BUILDING ID BLADE SIGN W/ TENANT ID'S

PROPOSED UPDATES

Design Intent:
Double sided fabricated metal sign mounted to building elevation.

Flat cut metal building identity secured directly to sign panels with spacers. Metal painted on all exposed sides.

Proposed Updates:
1/4" thick metal panel hung below existing Address sign.

Materials:

-  **BLACKENED METAL**
Fabricated Metal Cabinet
-  **DIMENSIONAL ELEMENTS**
Letters, Numbers, Icons, Graphics

Proposed Updates:

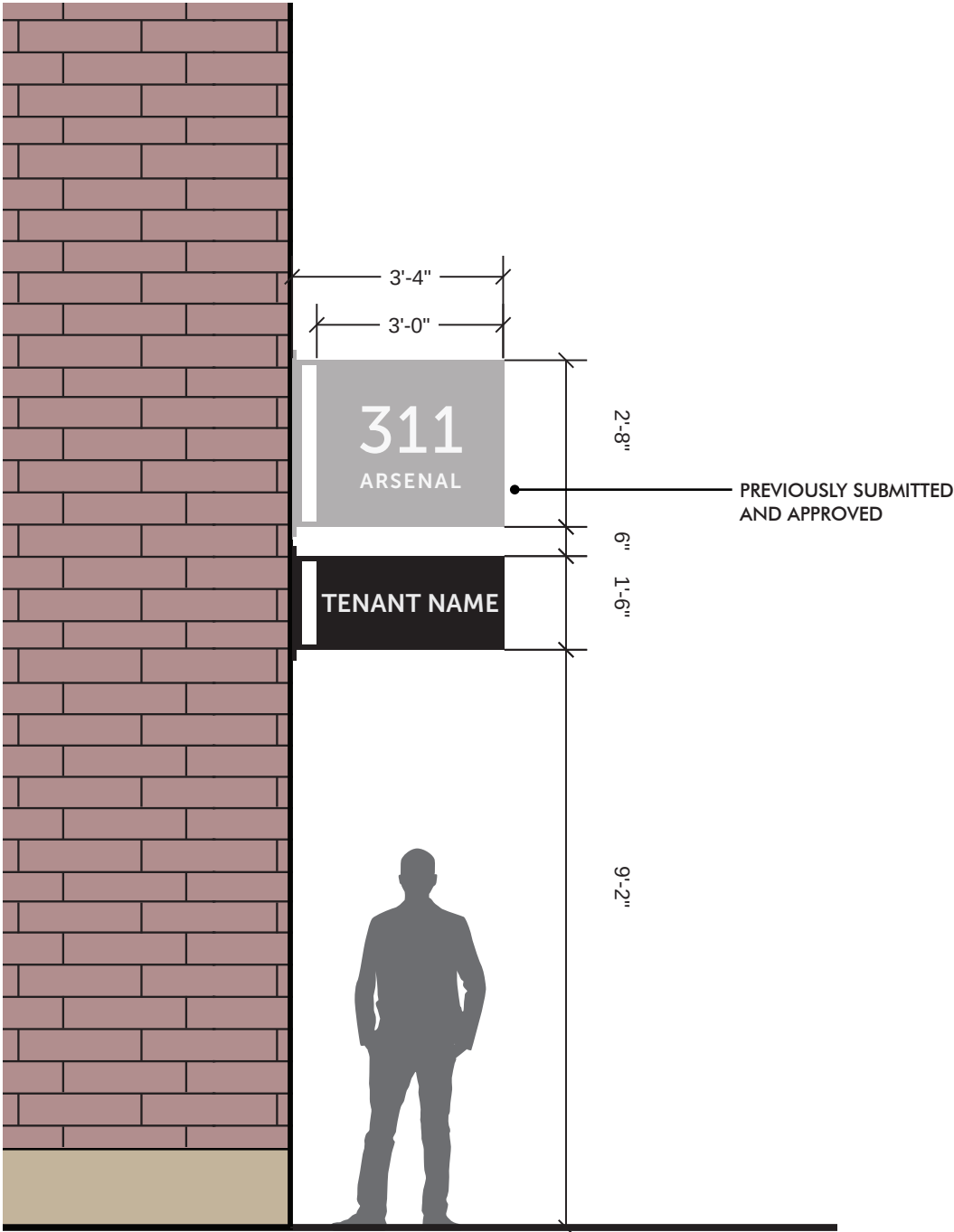
-  **VINYL GRAPHICS**
Letters, Numbers, Logos, Arrows

Text:
Museo Sans 700
Museo Sans 500

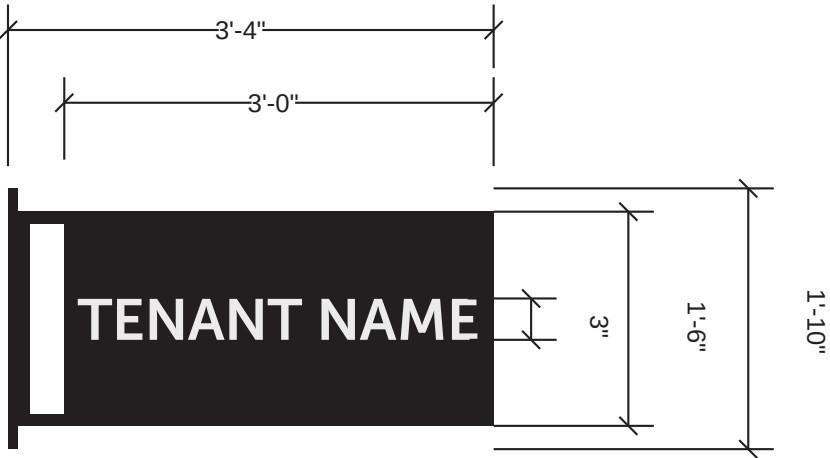
Construction/Mounting:
Signs are to be installed at specified locations affixed to building facade with anchor elements. When penetrating through facade ensure all holes are filled and sealed.

NOTE:
All building mounted signage will be attached in mortar joints only.

Vendor to field verify conditions.
Shop drawing(s) and sample(s) required.
Vendor responsible for engineering.



ELEVATION 311 ARSENAL REFERENCE



DETAIL ELEVATION
TENANT ID
B.1D sign type will be added beneath B.1B sign type for tenant names to be displayed.

BUILDING ID 311 ARSENAL REFERENCE



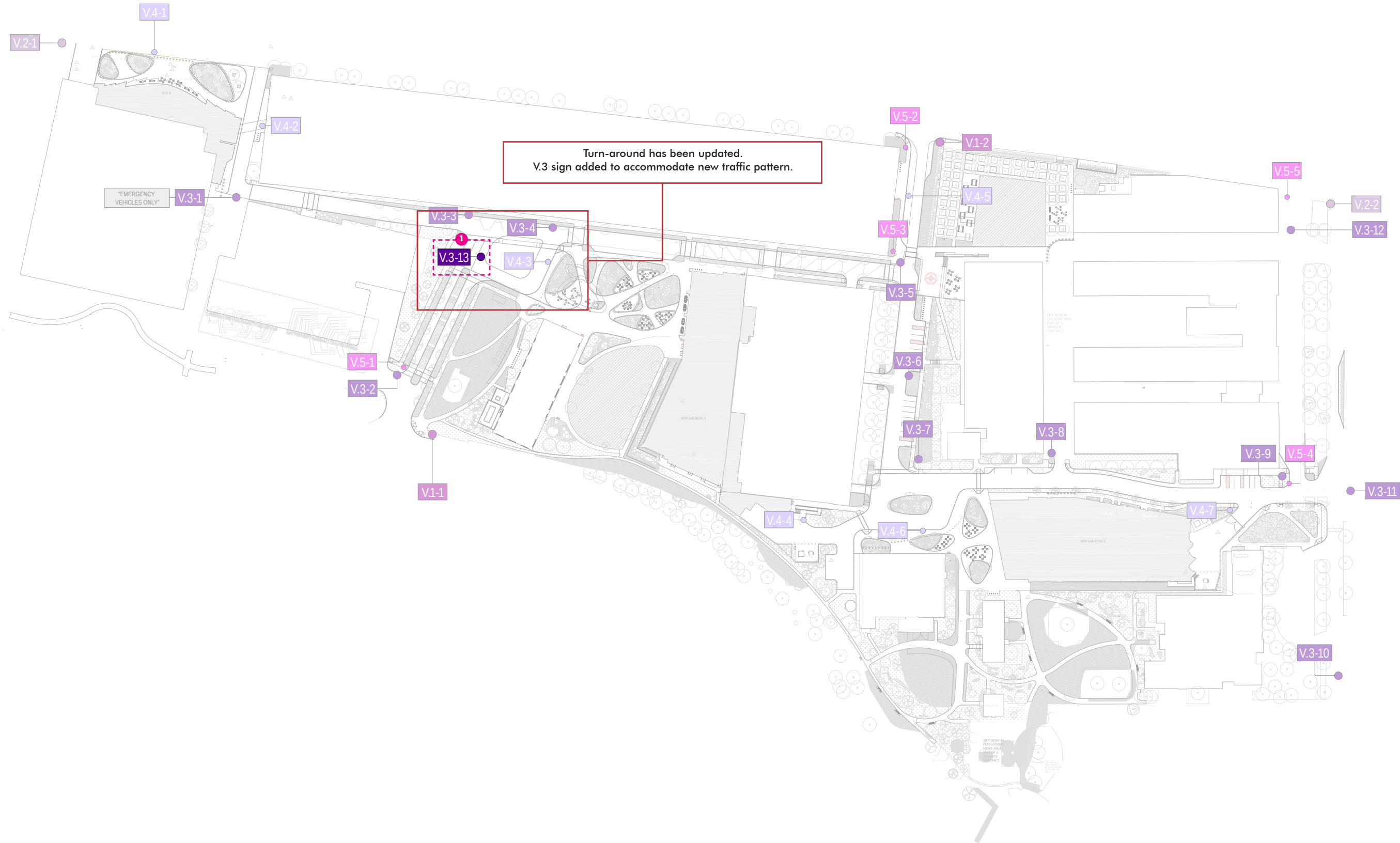
SIGN MOCKUP

PROPOSED DESIGN

WAYFINDING SIGNAGE UPDATES

WAYFINDING SIGNAGE UPDATES PLAN

1 = SIGN ADDITION FOR REVISED TRAFFIC PATTERN



WAYFINDING VEHICULAR DIRECTIONAL

PROPOSED ADDITION

Design Intent:
Structurally reinforced cast concrete plinth surrounded by fabricated metal cabinet on 3 of 4 sides.

Wayfinding elements (letters, numbers, icons and graphics) are direct printed to the face of the double sided metal cabinet.

1/4" flat cut metal ARE lettering secured to cast concrete side.

ARE lighthouse mark stamped into concrete and stained as needed for visibility.

Materials:

- CONCRETE**
Cast Concrete Plinth
- BLACKENED METAL**
Fabricated Metal Cabinet
Dimensional Logos
- PAINT OR VINYL (WHITE)**
Letters, Numbers, Icons, Graphics
- PAINT OR VINYL (BLACK)**
ARE Logo on metal cabinet

Text:
Museo Sans 900
Museo Sans 500

Construction/Mounting:
Signs are to be installed at specified locations by direct burial with reinforced structural support at least 3'-0" below grade.

Vendor to field verify conditions.
Shop drawing(s) and sample(s) required.
Vendor responsible for engineering.

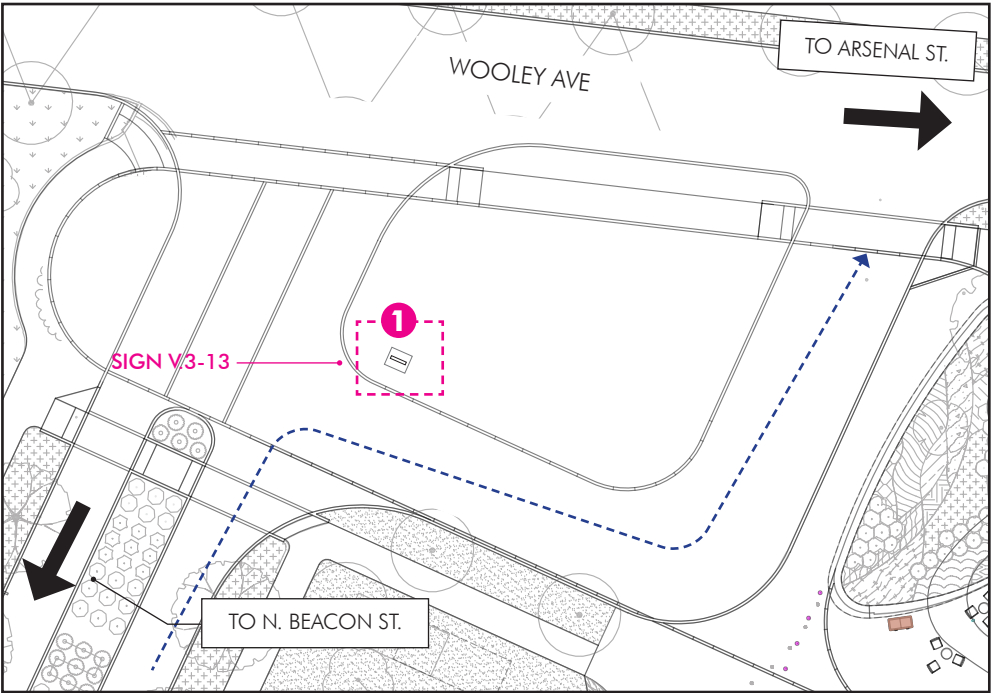


PROFILE VIEW

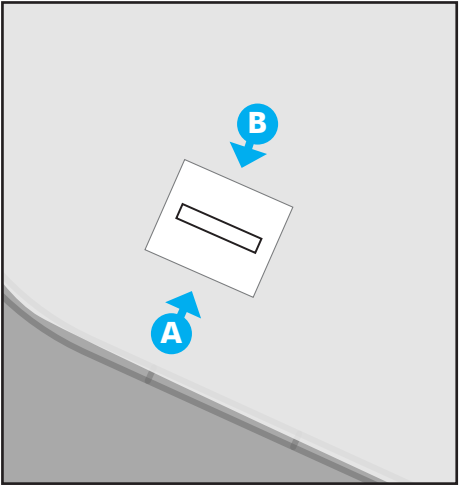
SIDE A

SIDE B

LOCATION 1



PLAN VIEW



PLAN DETAIL

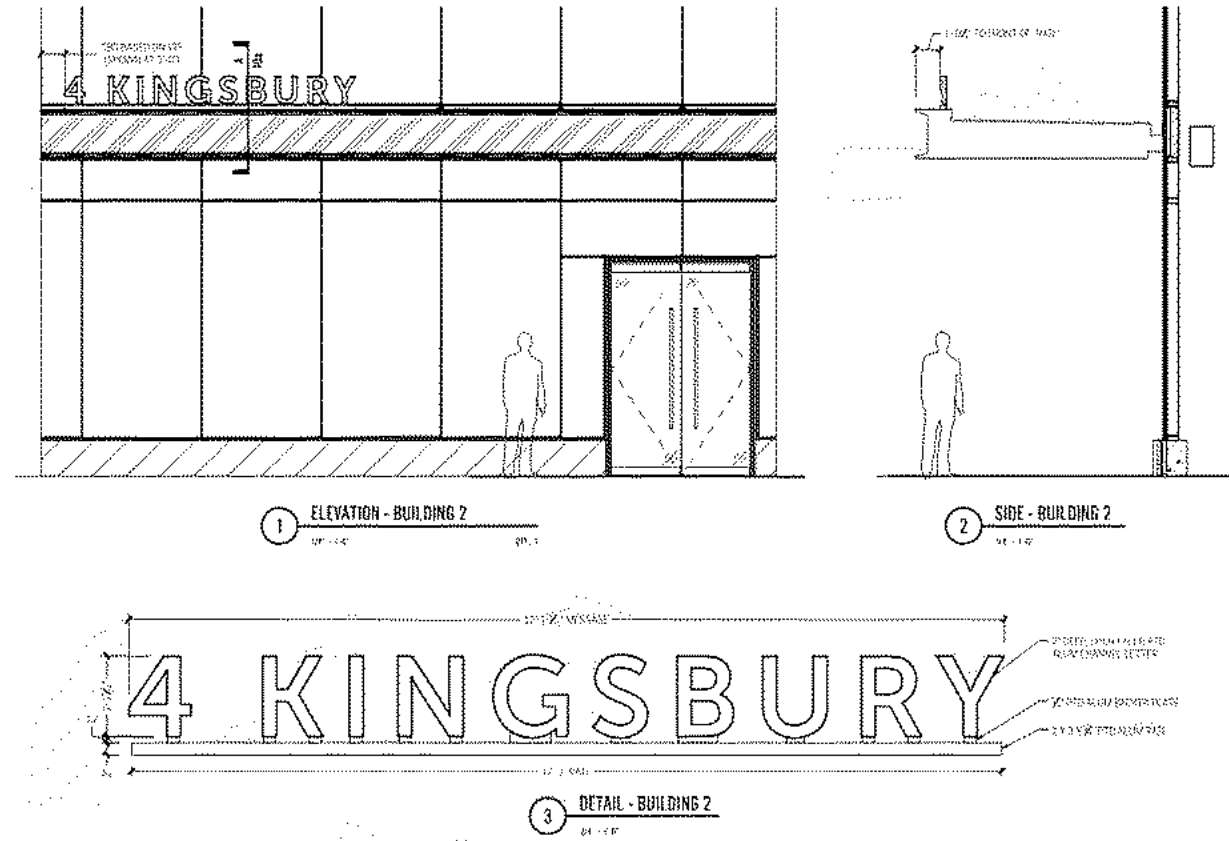
PROPOSED DESIGN

200 TALCOTT ENTRANCE CANOPY



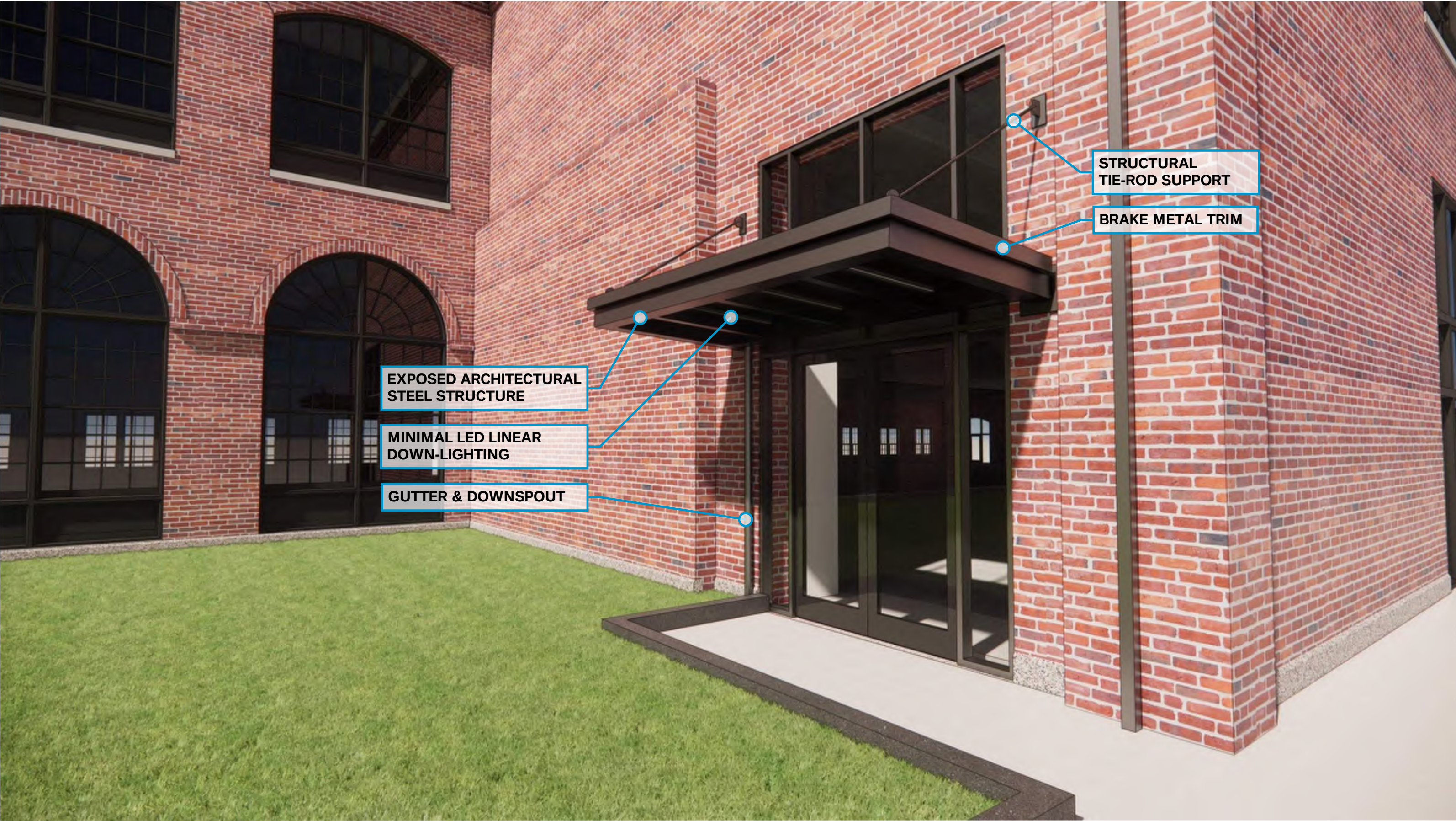
LOCATION OF PROPOSED CANOPY AT 200 TALCOTT

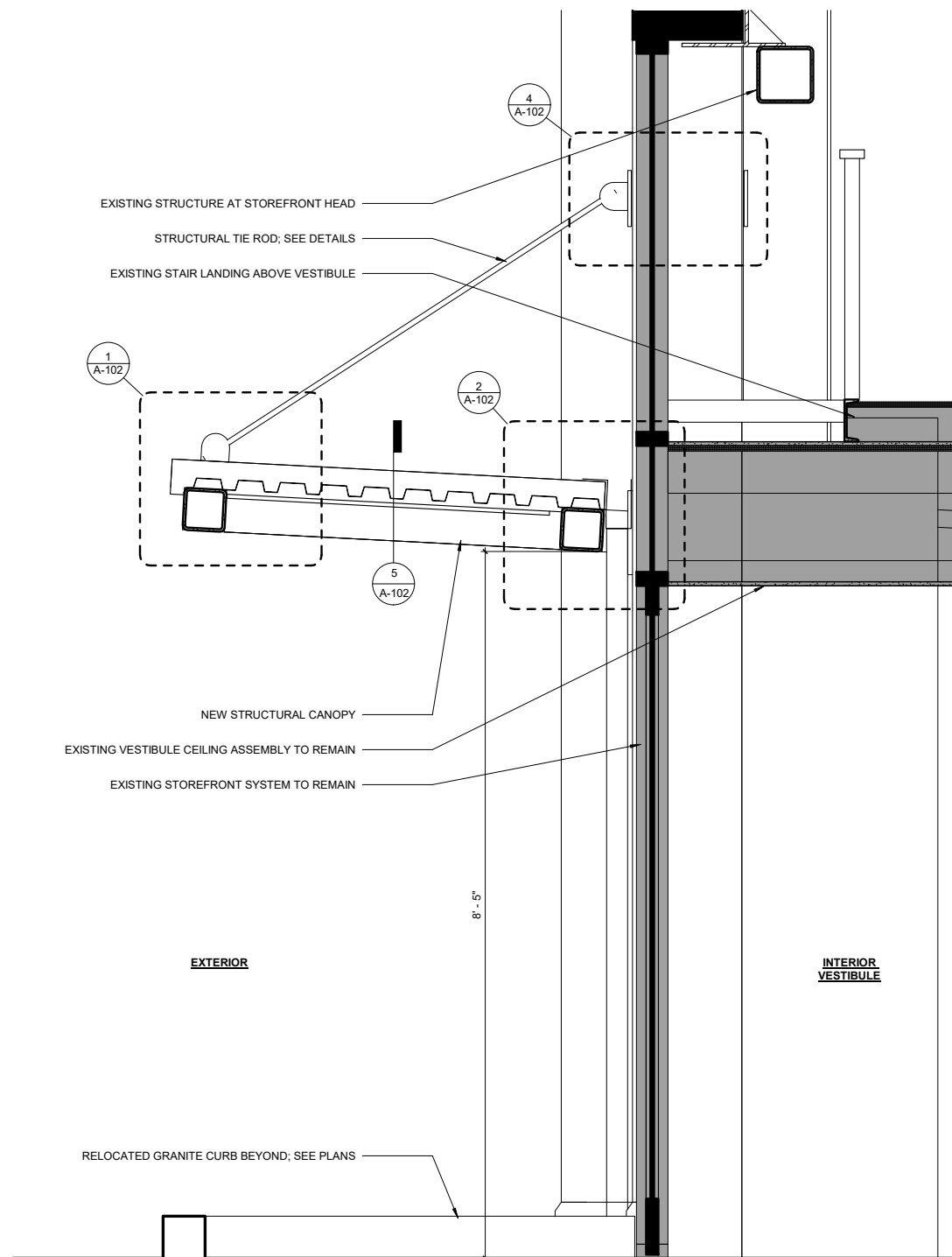




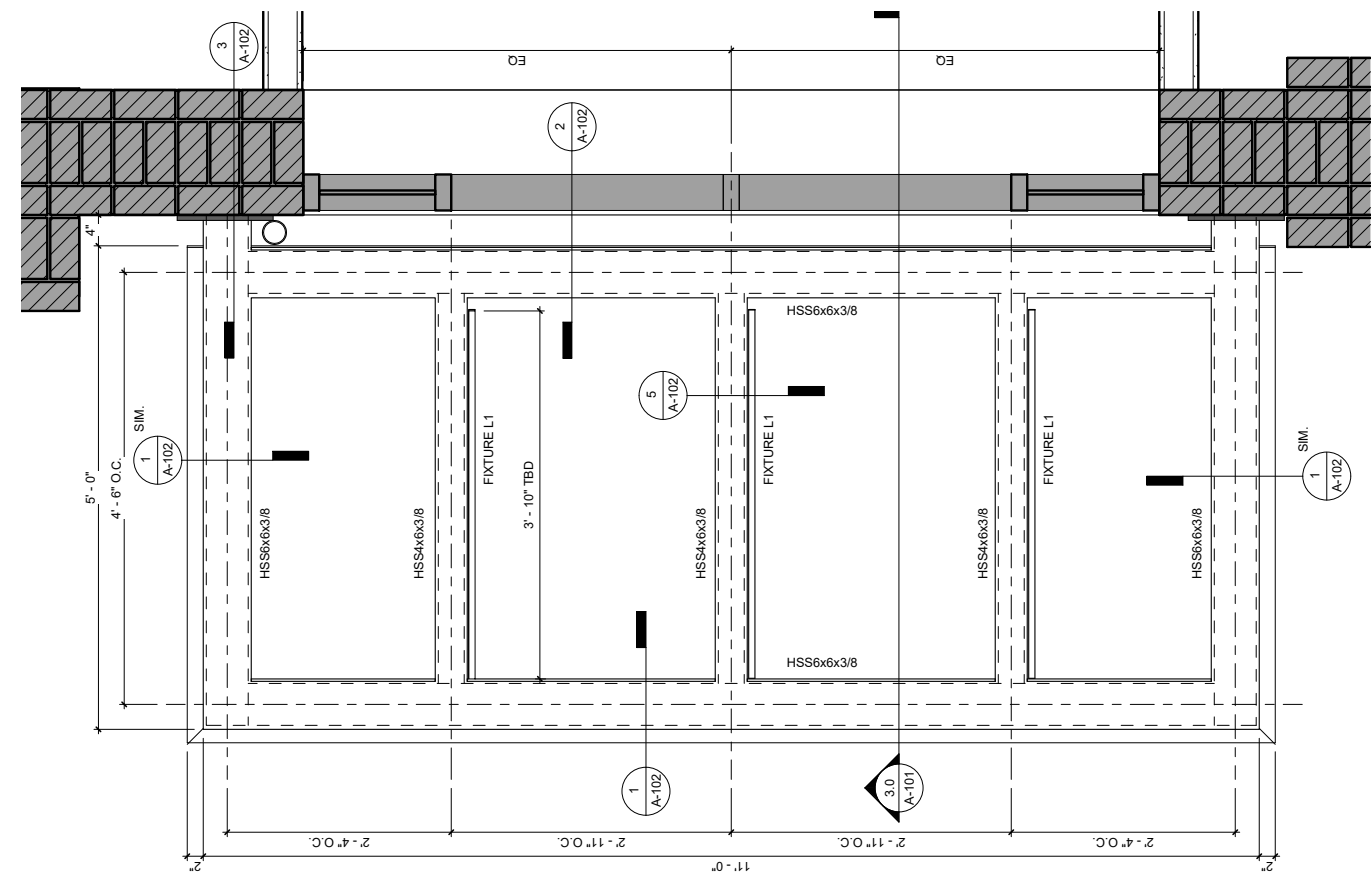




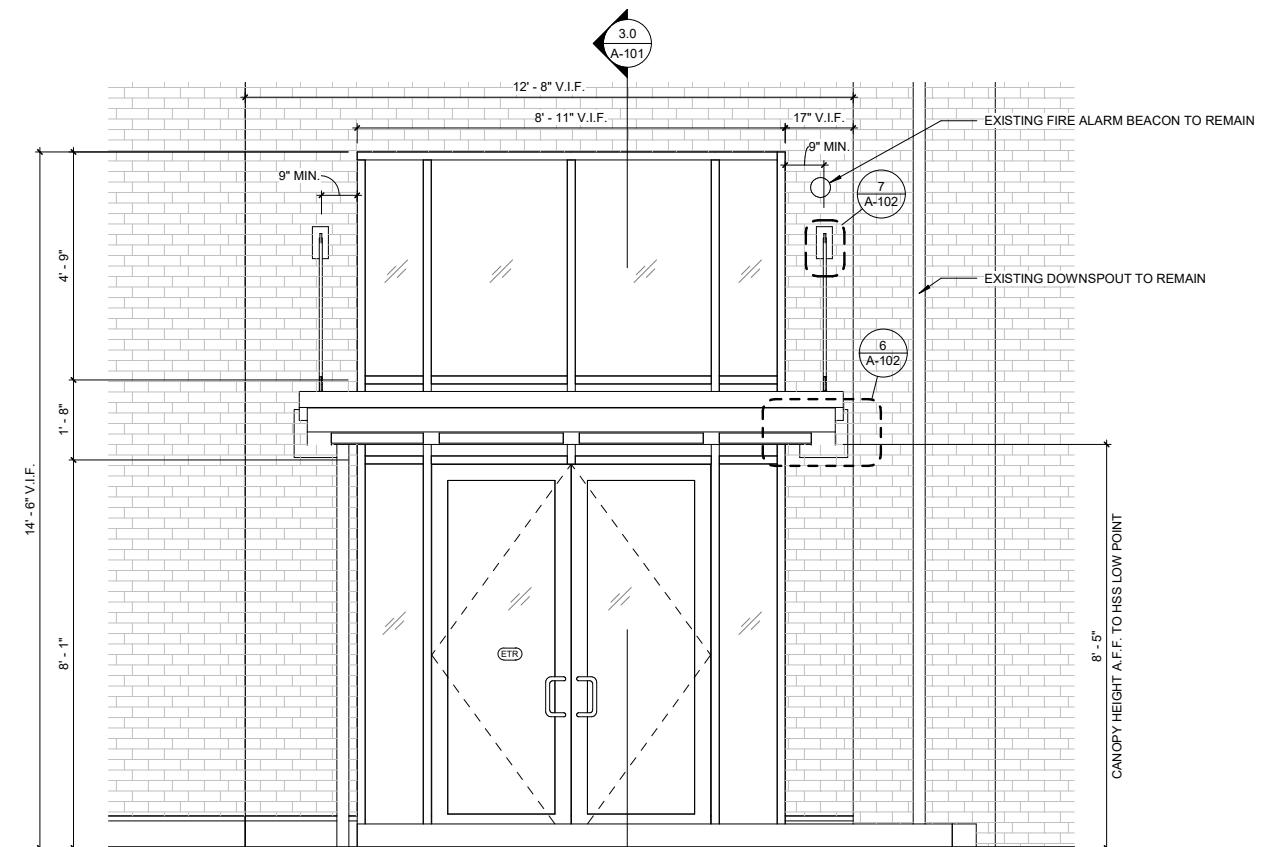




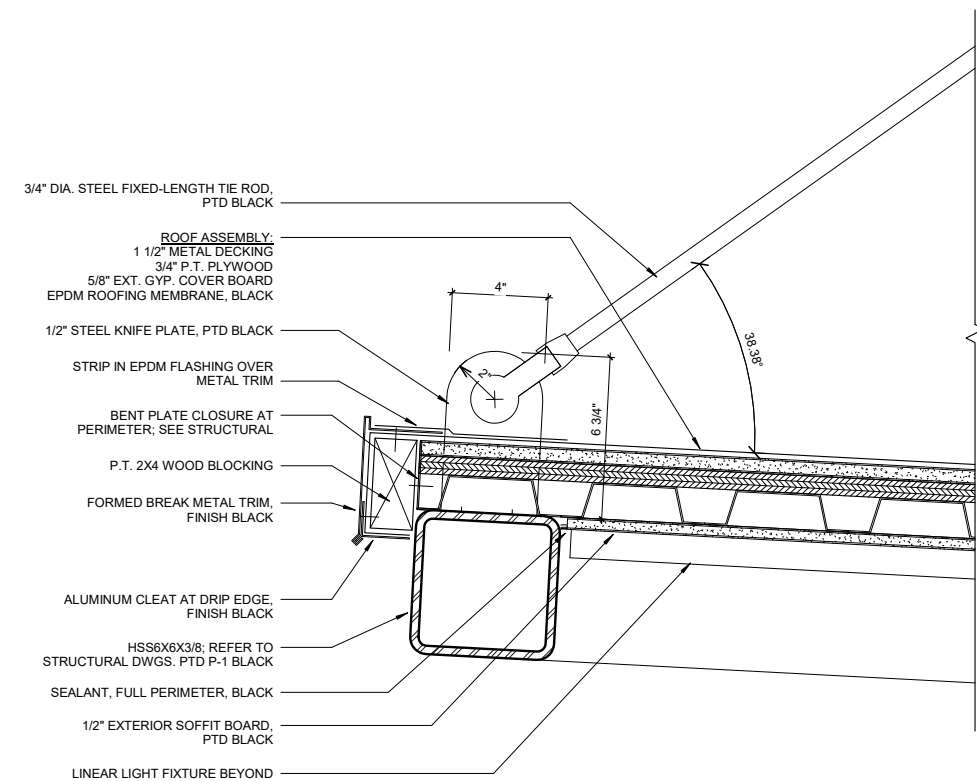
WALL SECTION THROUGH CANOPY



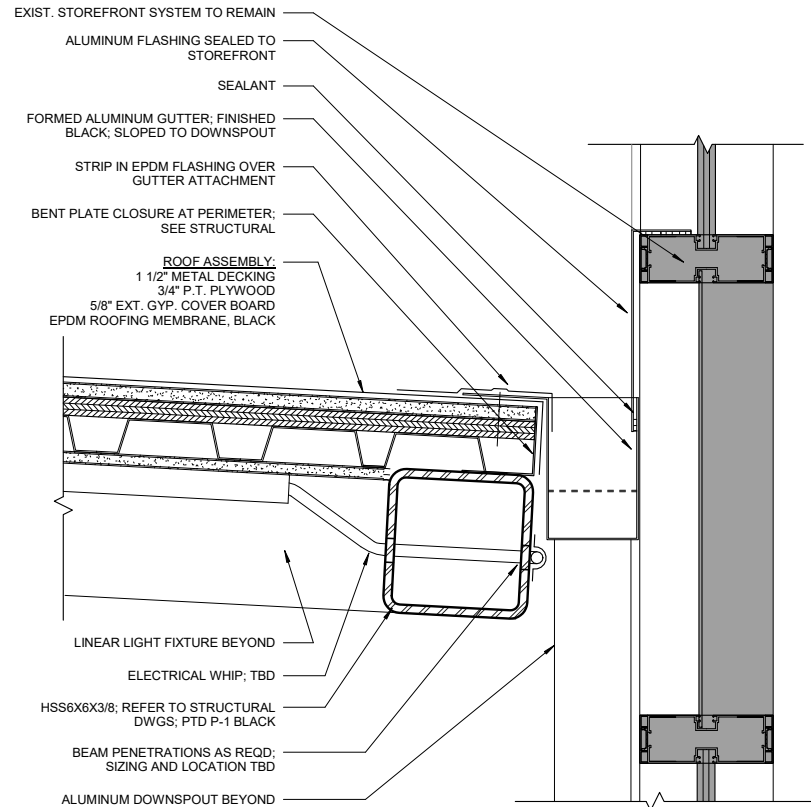
REFLECTED CEILING PLAN



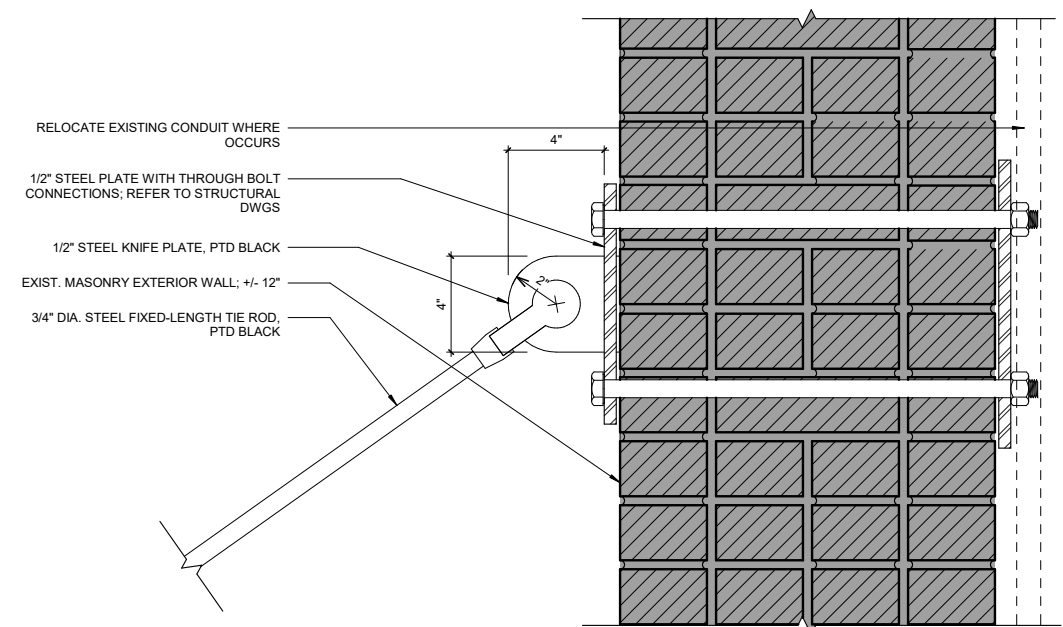
ELEVATION



SECTION DETAIL AT CANOPY EDGE



SECTION DETAIL AT CANOPY GUTTER



SECTION DETAIL AT TIE-ROD ANCHOR

THE ARSENAL ON THE CHARLES

BY ALEXANDRIA

CAMPUS WAYFINDING + SIGNAGE
ADDENDUM 2: ARTISTIC BRANDED SIGNAGE

Watertown, MA



ALEXANDRIA

IA | INTERIOR
ARCHITECTS

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PROPOSED DESIGN

Artistic Branded Signage

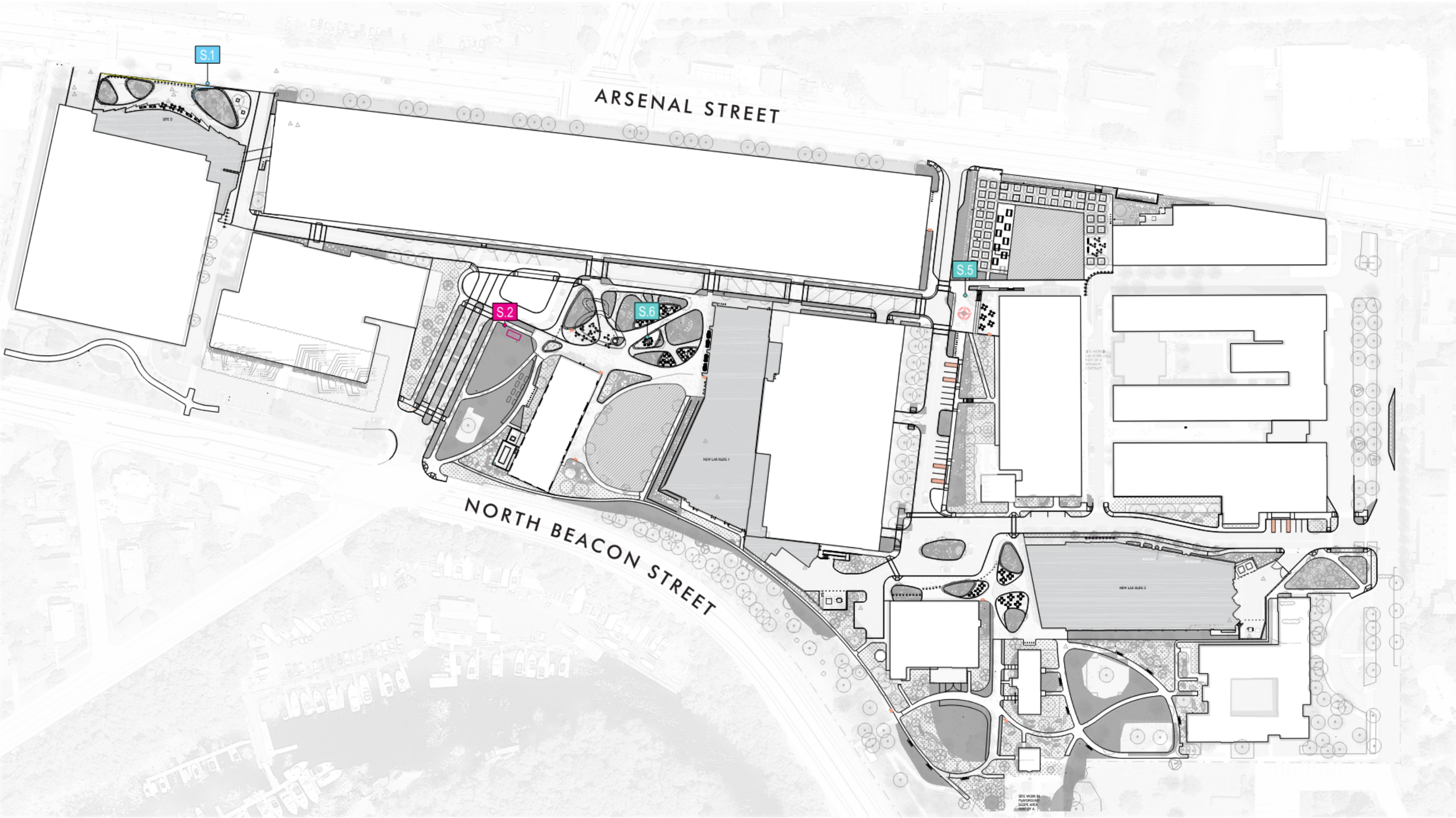
LOCATION PLAN

DESIGN DETAILS

PROPOSED DESIGN

ARTISITC BRANDED SIGNAGE

ARTISTIC BRANDED SIGNAGE PLAN



S.1 PARCEL D SCULPTURE VIEW

S.1



S.1 PARCEL D SCULPTURE DETAILS

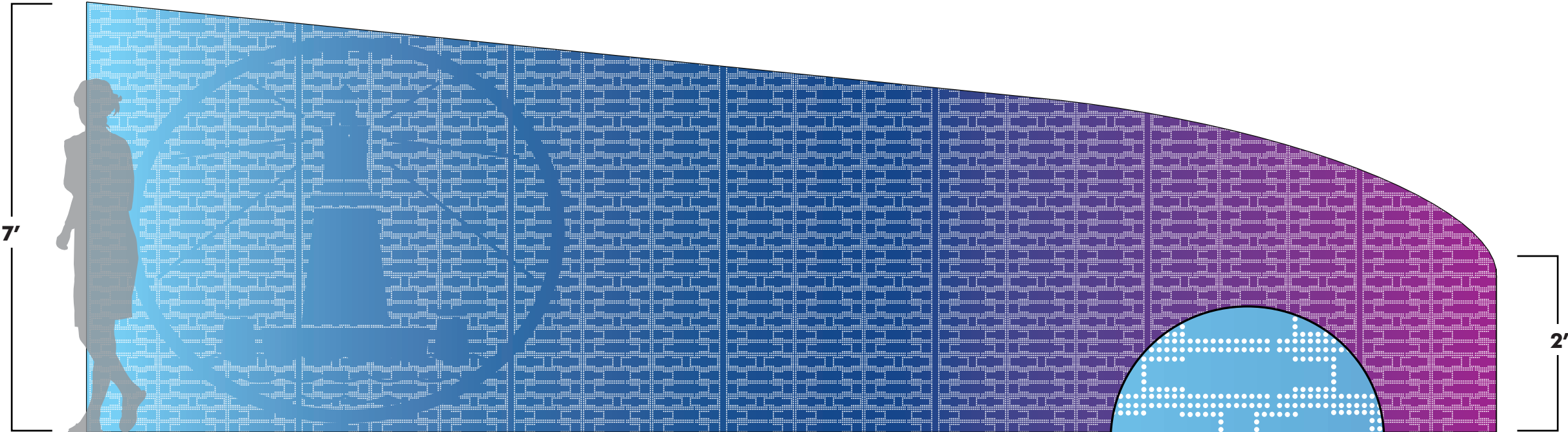
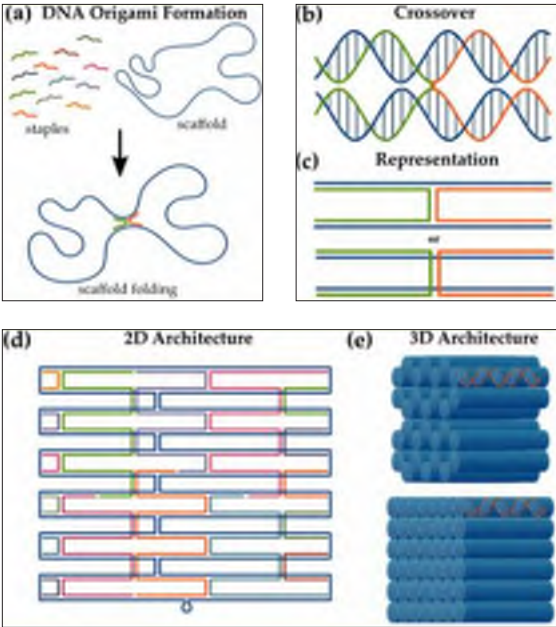
DESIGN INTENT

- Double-walled, perforated aluminum curved form to be installed within planting bed. Enclosed on top and sides; curve to follow form of the granite.

Metal to be powder coated with color gradient.

Seaming and hardware to be minimal and concealed when possible.

Metal mesh pattern inspired by DNA Origami.

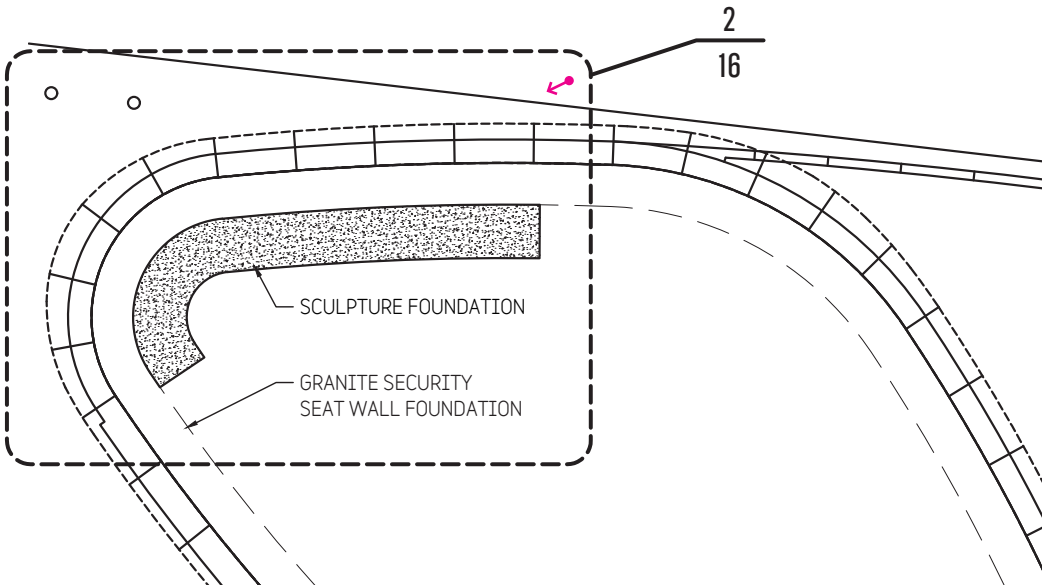


ELEVATION

PATTERN DETAIL



PERSPECTIVE SKETCH



PLAN VIEW

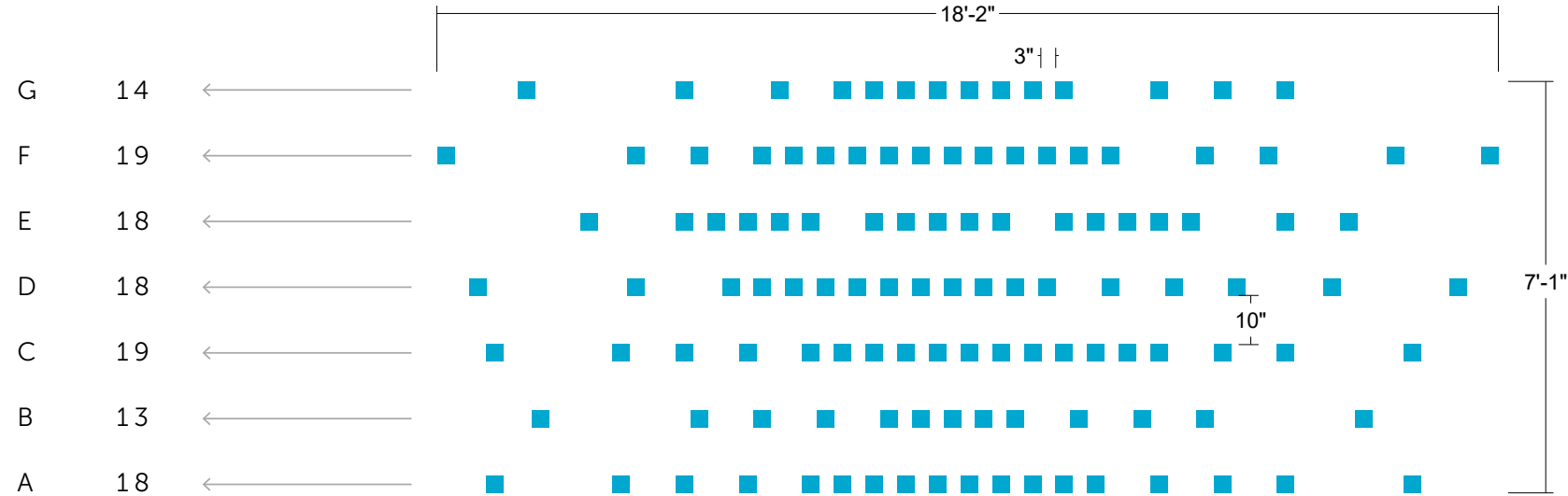
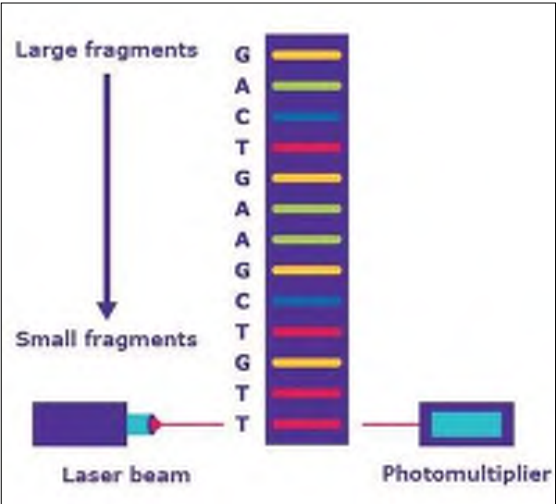
S.2 400 NB SCULPTURE VIEW



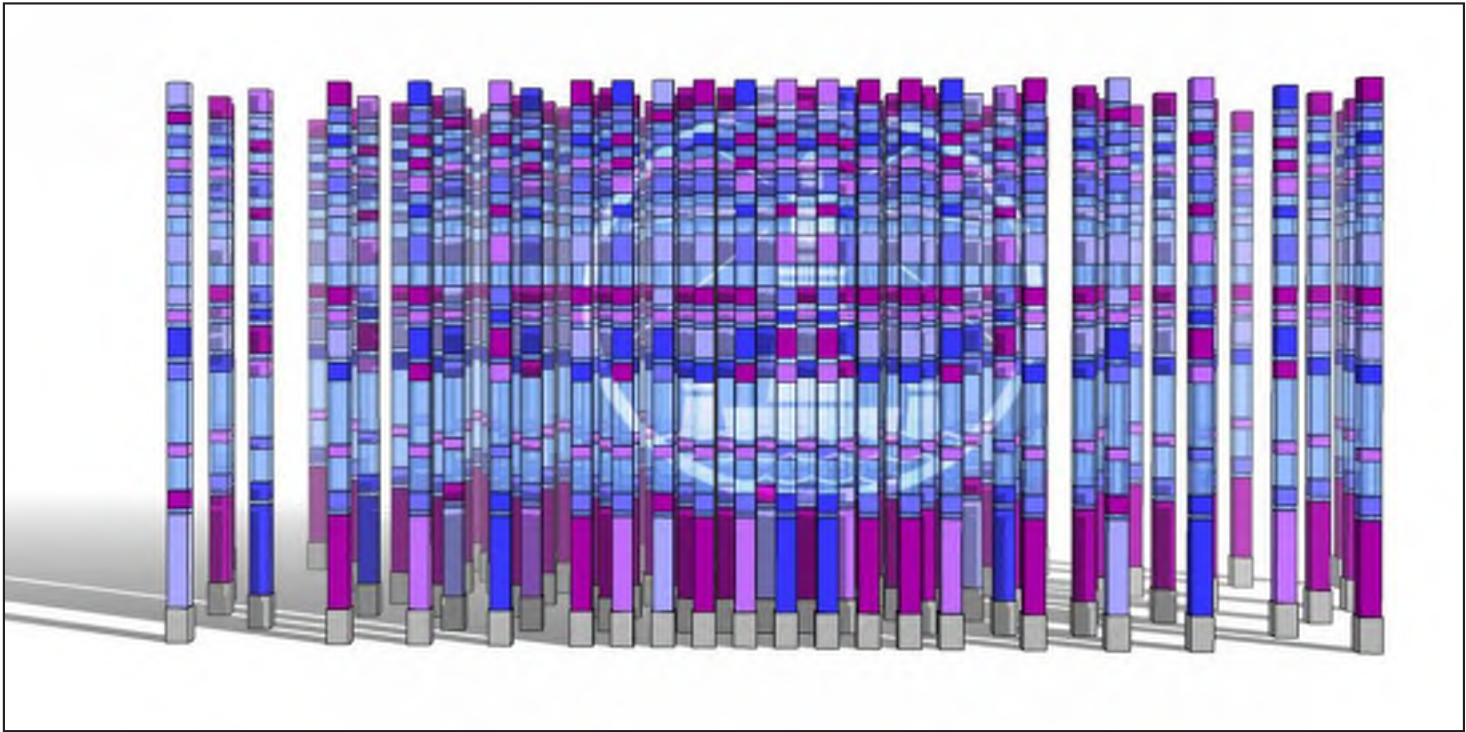
S.2 400 NB SCULPTURE DETAILS

DESIGN INTENT

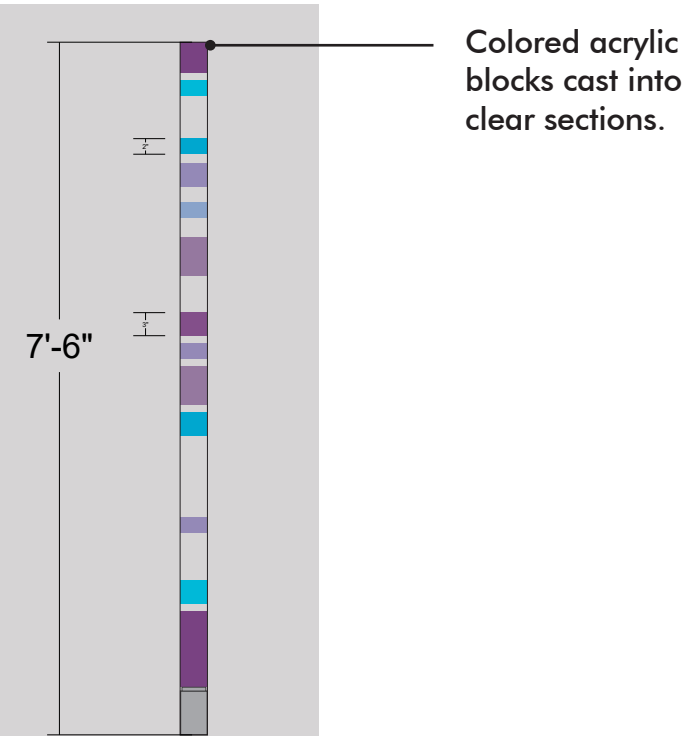
- Acrylic rods with DNA graphic.
Rods to be anchored on metal rectangular base that installs into ground condition.



PLAN VIEW



PERSPECTIVE SKETCH



ROD DETAIL

ARE COMPASS / TAGLINE DETAILS

DESIGN INTENT

- Landscape intervention which includes ARE Compass branding and tagline integrated into hard scape.

Compass integrated into pavers and tagline etched into seat walls on either side.

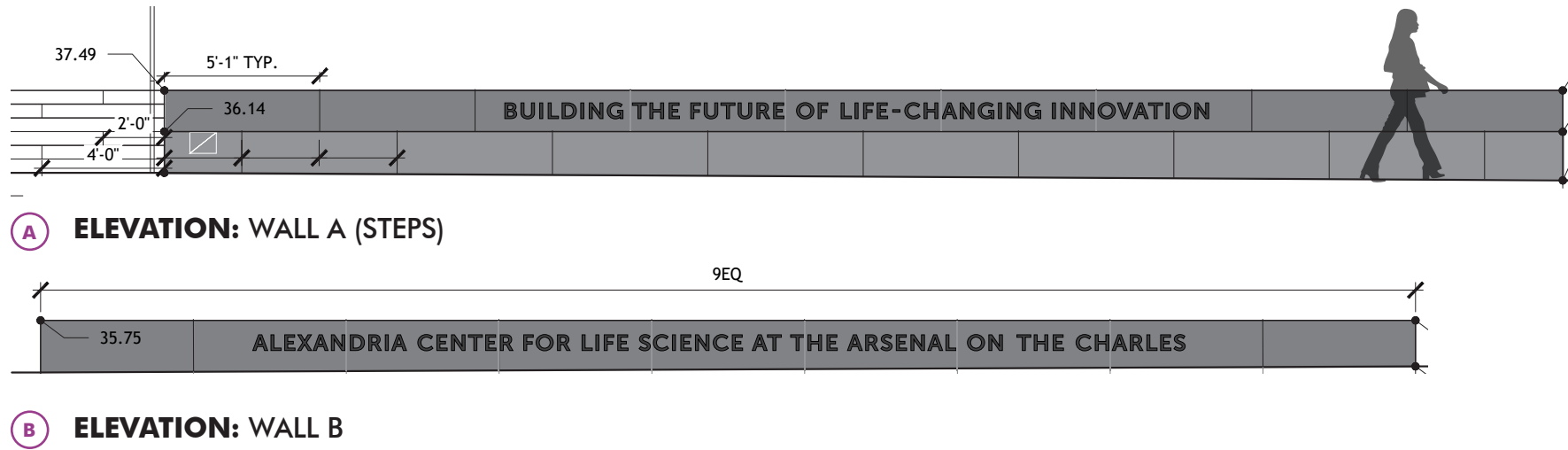
COMPASS TEXT:
Location, Innovation, Talent, Capital

TAGLINE TEXT A:
Building the future of life-changing innovation.

TAGLINE TEXT B:
Alexandria Center for Life Science at The Arsenal on the Charles.



VIEW KINGSBURY AVE



SCULPTURE DETAILS

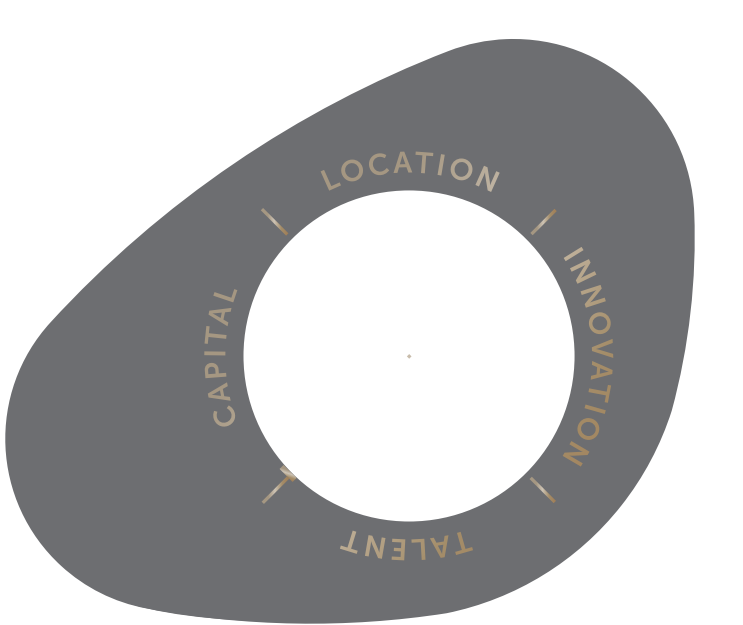
FIRE PIT DETAILS

DESIGN INTENT
-
Compass integrated into firepit as
bronze inlay elements.

COMPASS TEXT:
Location, Innovation, Talent, Capital



VIEW FIRE PIT



PLAN VIEW: TEXT

