



WATERTOWN MALL TRANSFORMATION

COMMUNITY MEETING
27 JANUARY 2022

AGENDA

- 1. TEAM INTRODUCTION**
- 2. PROGRAM OVERVIEW**
- 3. PROJECT BENEFITS**
- 4. SITE HISTORY / DESCRIPTION**
- 5. LANDSCAPE AND OPEN SPACE CONCEPT**
- 6. SITE CIRCULATION**
- 7. PRELIMINARY CONSTRUCTION PHASING**

TEAM INTRODUCTION

Dante Angelucci

*Senior VP, Development
ARE*

Rickie Golden

*VP, RE Development
ARE*

Gary Hilderbrand

*Landscape Architect / Principal
Reed Hilderbrand*

Adrian Nial

*Landscape Architect / Principal
Reed Hilderbrand*

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*Landscape Architect / Project Manager
Reed Hilderbrand*

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Victor Pechaty

*Architect / Design Director
Gensler*

Jim Stanislaski

*Architect / Design Manager
Gensler*

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Alexandria's Greater Boston Portfolio

12.0M
TOTAL
RSF

5.2M RSF

Cambridge

1.4M RSF

Watertown

1.5M RSF

Fenway

283K RSF

Seaport

Innovation District

2.8M RSF

Route 128

247K RSF

Route 495



As of September 30, 2021.

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PROGRAM OVERVIEW

- 4X INCREASE IN THE AMOUNT OF **OPEN SPACE** COMPARED TO EXISTING CONDITIONS
- **TARGET STORE** TO REMAIN
- RETAINING EXISTING COMMUNITY RETAIL, INCLUDING **KEY RETAILERS**
- **WITHIN FLOOR AREA RATIO** (FAR) AND RMUD BUILDING HEIGHT LIMITS
- THREE NEW **OFFICE/LIFE SCIENCE BUILDINGS** (+/- 500,000 SF TOTAL)
- TWO **PARKING GARAGES** (+/- 540 NEW SPACES)
- TWO **AMENITY BUILDINGS** (EXACT PROGRAM UNDER DEVELOPMENT)
- **NO NEW CURB CUTS** / ENTRIES ON ARSENAL STREET

PROJECT BENEFITS

- **Regional connectivity:** Charles River Basin, Arsenal Park, Filippello Park, Sawins Pond, Mount Auburn Cemetery, Watertown-Cambridge Greenway and beyond
- **Improved North/South connection** for pedestrian and bicycle experience
- **4X increase** in the amount of open space compared to existing conditions
- **Within floor area ratio** (FAR) and RMUD building height limits
- Vast **increase in tree canopy** from existing conditions
- Retaining existing community retail, including **key retailers**
- **Consistency with Town of Watertown Planning** Initiatives (RMUD Zoning, Design Guidelines, Bicycle and Pedestrian Report, Arsenal Street Corridor Study, Resilient Watertown, Open Space and Recreation Plan, Watertown Comprehensive Master Plan etc.)
- Arsenal Street and Arsenal Way **streetscape improvements** – proposed “paseo” to provide a strong edge and a safe, improved pedestrian and bicycle experience on Arsenal Street
- Enhancing the Watertown-Cambridge **Greenway**
- **Stormwater management** measures to restore a more natural water cycle and comply with Town Standards
- **Transportation improvements** and **improved mobility and safety** (vehicular, bicycle, pedestrian accommodations) and a centrally managed robust TDM program
- **Elimination of surface parking** outside of Target lot
- **Environmental Benefits:** Heat island reduction, solar, habitat, water quality, energy

SUSTAINABILITY

WATERTOWN REQUIREMENTS

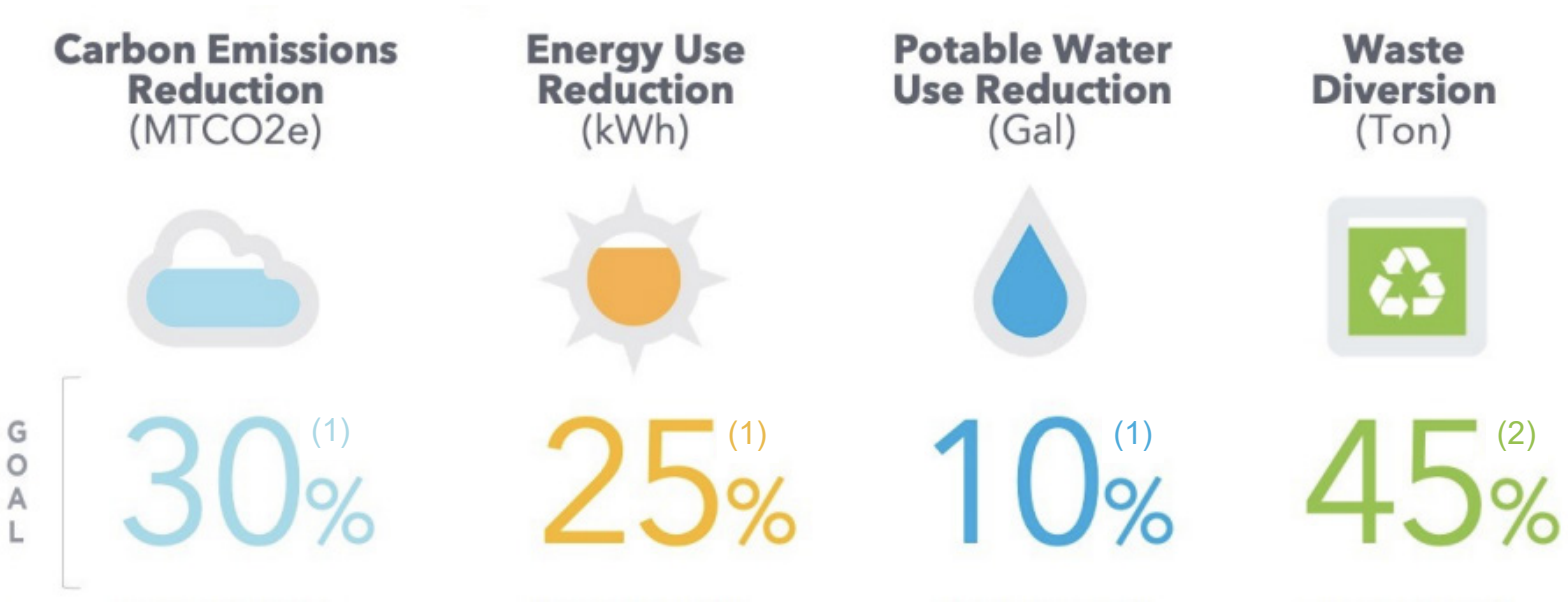
- LEED Silver Certifiable
- Solar Requirement Ordinance:
 - 50% roof area coverage
 - 90% uncovered parking area coverage

ARE PROJECT GOALS

- LEED Gold Certified
- Maximum practical coverage

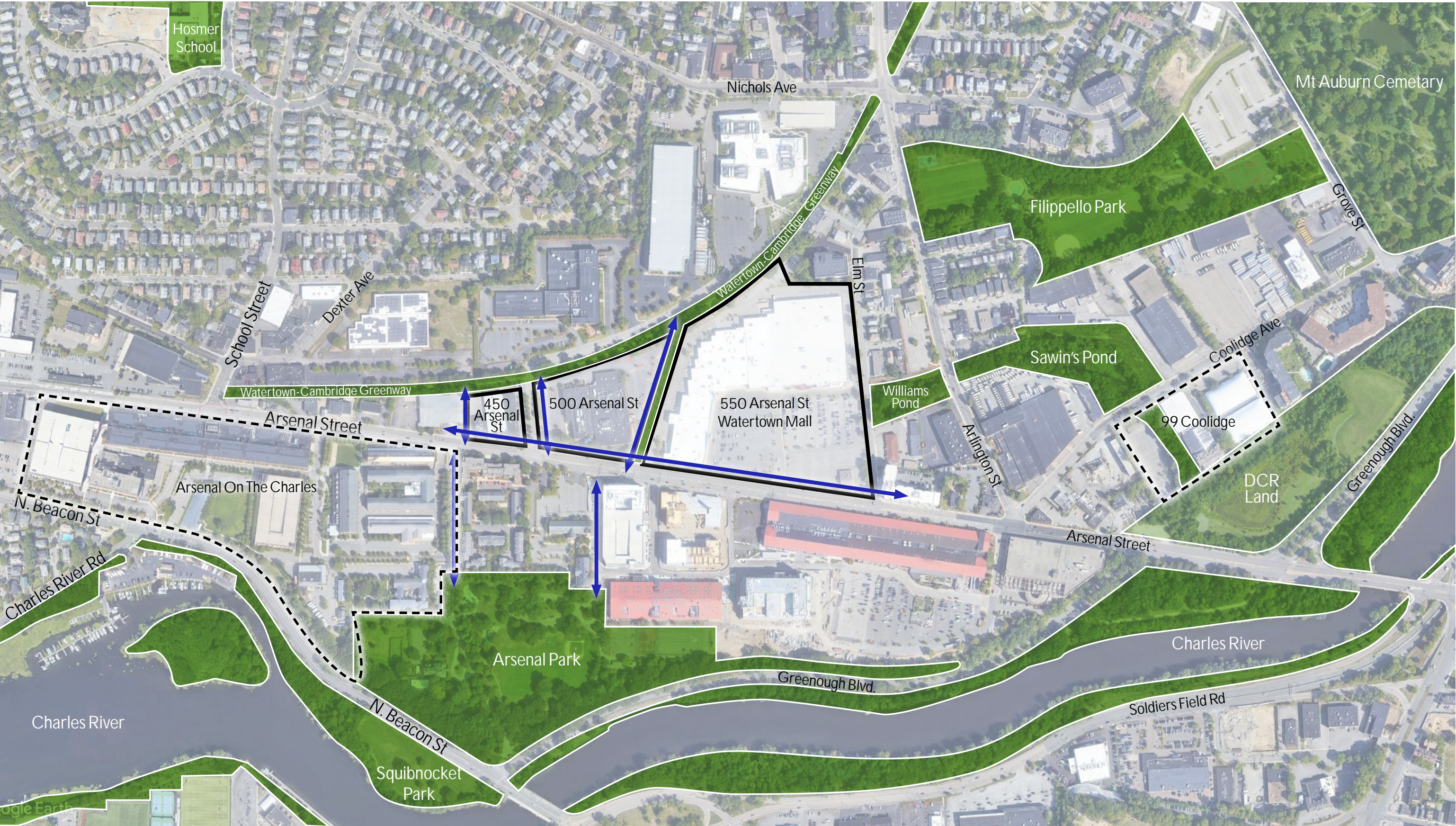
UNDER STUDY

- 2025 ARE energy, water and waste goals
- Possible net zero energy feasibility
- Proprietary Fitwel certification
- Geothermal
- Water harvesting



(1) Relative to a 2015 baseline for buildings in operation that Alexandria directly manages.
(2) For buildings in operation that Alexandria indirectly and directly manages.

NEIGHBORHOOD CONTEXT



EXISTING CONDITIONS PHOTOS



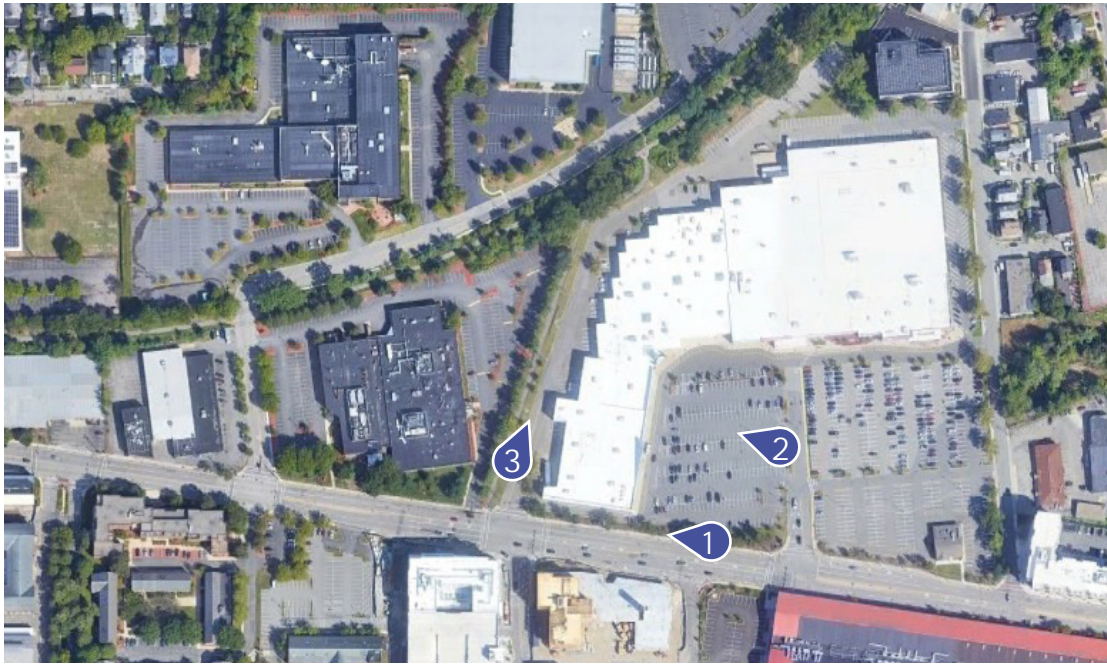
1. VIEW ALONG ARSENAL STREET



2. VIEW OF WATERTOWN MALL PARKING LOT



3. VIEW ALONG WEST SIDE OF WATERTOWN MALL



EXISTING CONDITIONS PHOTOS



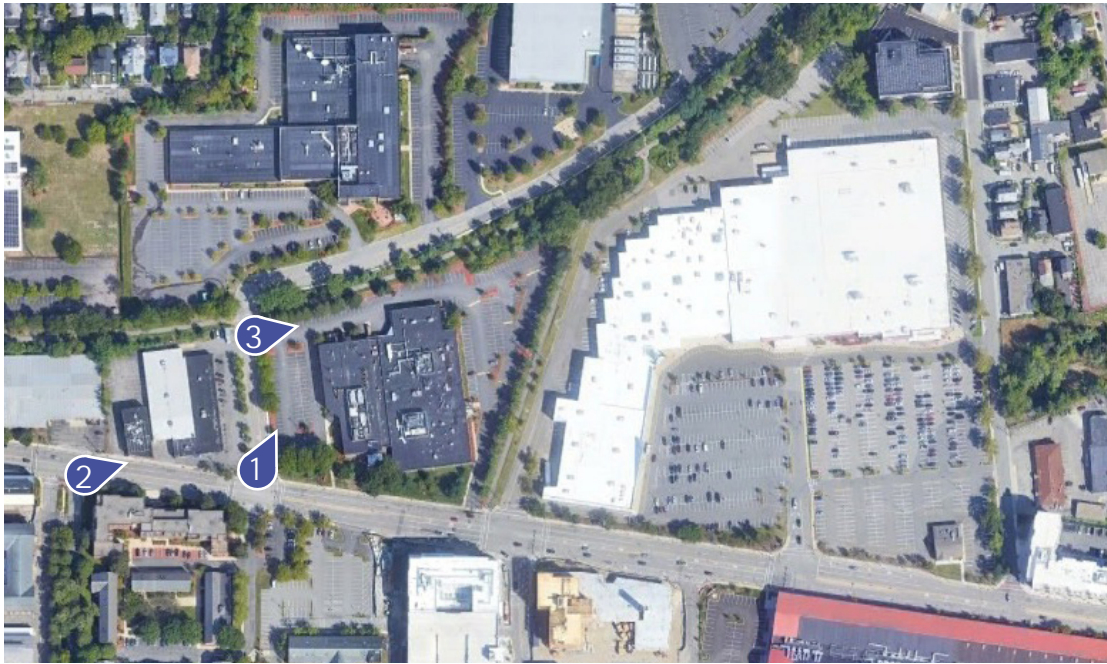
1. VIEW AT ARSENAL WAY



2. VIEW AT TALCOTT AVE ALONG ARSENAL STREET



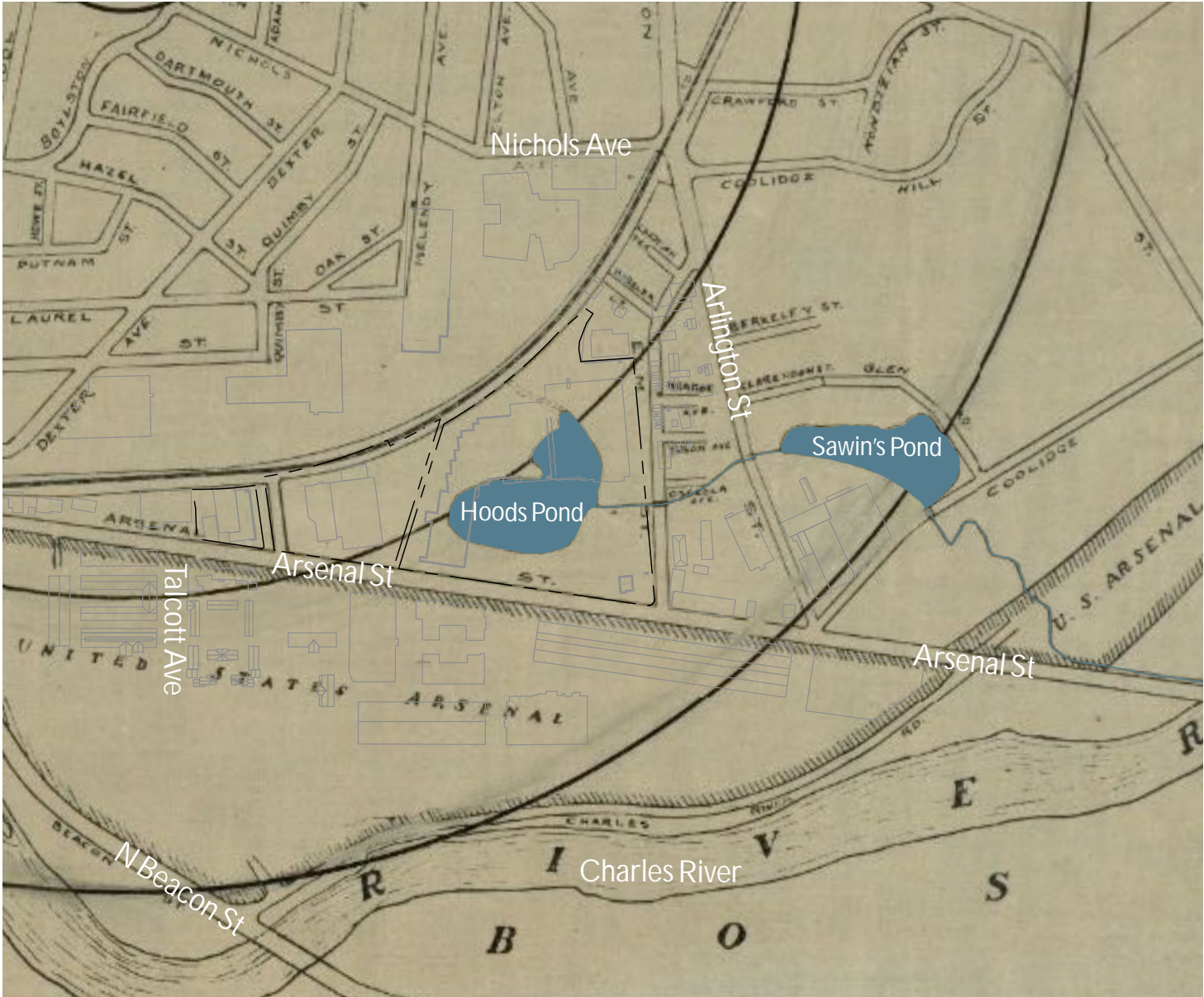
3. VIEW ALONG WATERTOWN-CAMBRIDGE GREENWAY



HISTORIC WATERWAYS

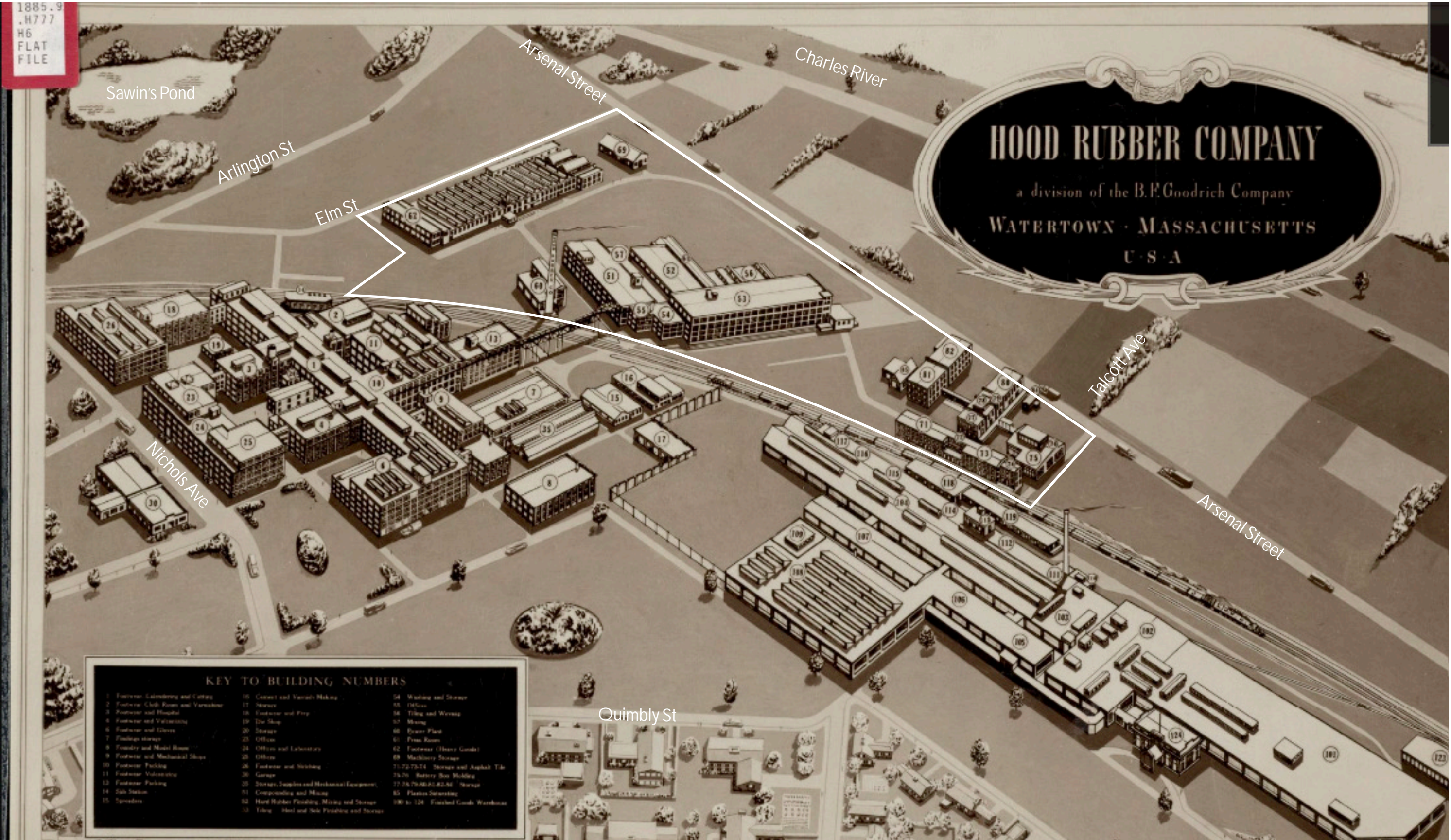


1853; Source: Watertown Free Public Library



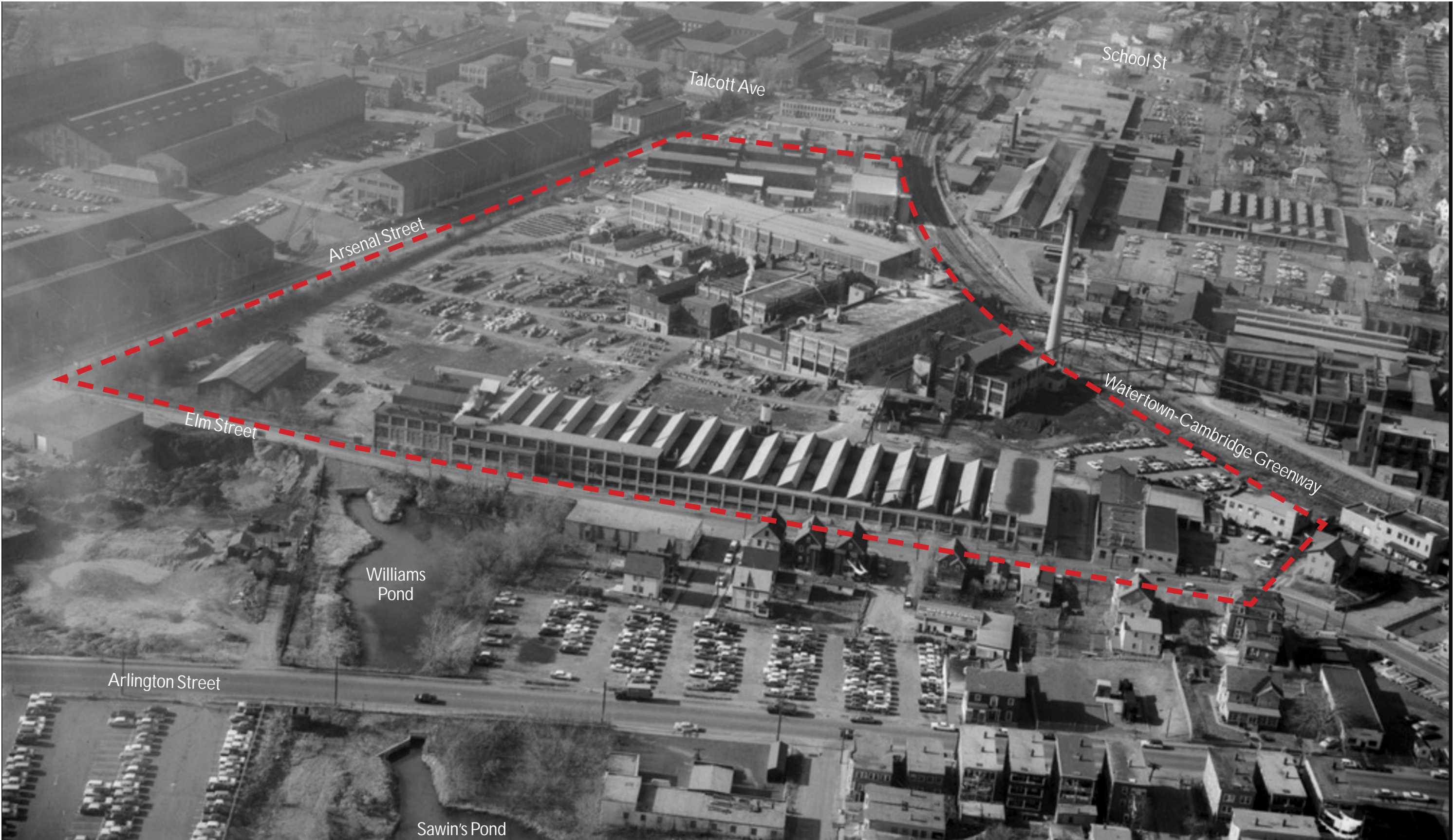
1931; Source: Watertown Free Public Library

HISTORIC ORIENTATION - HOOD RUBBER COMPANY



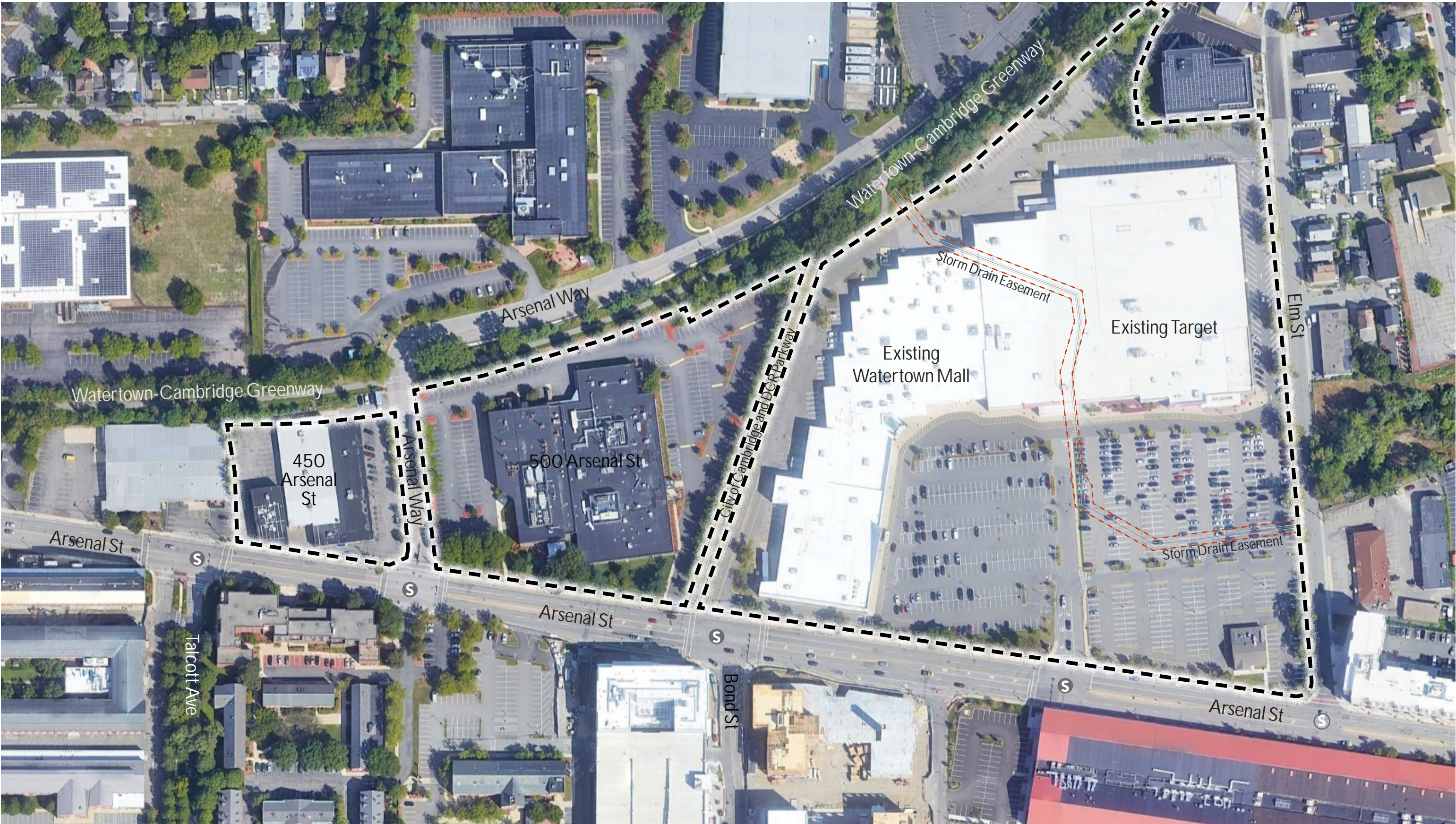
1940; Source: Watertown Free Public Library

HISTORIC ORIENTATION - HOOD RUBBER COMPANY

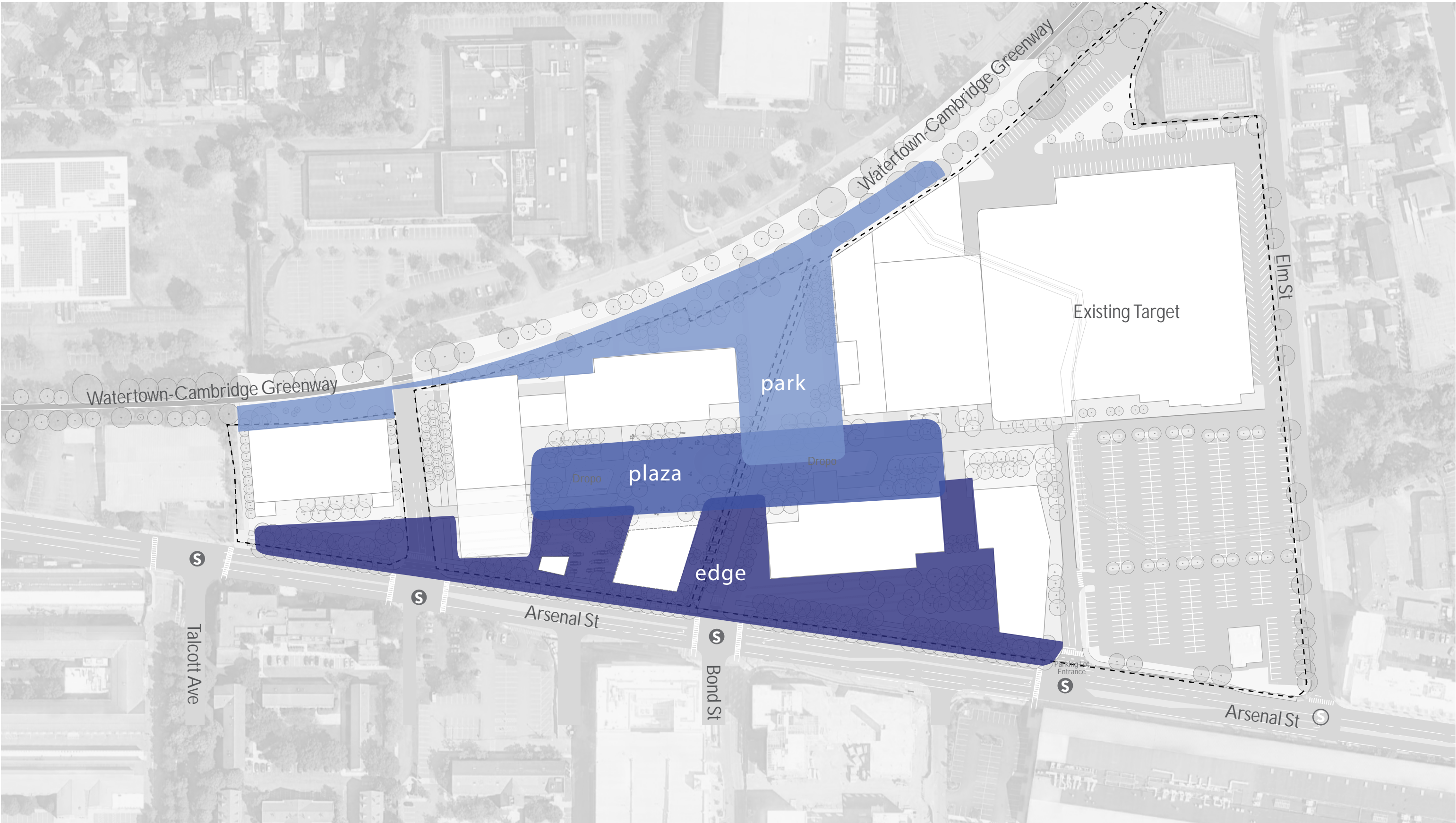


~1955; Source: Digital Commonwealth

EXISTING CONDITIONS PLAN



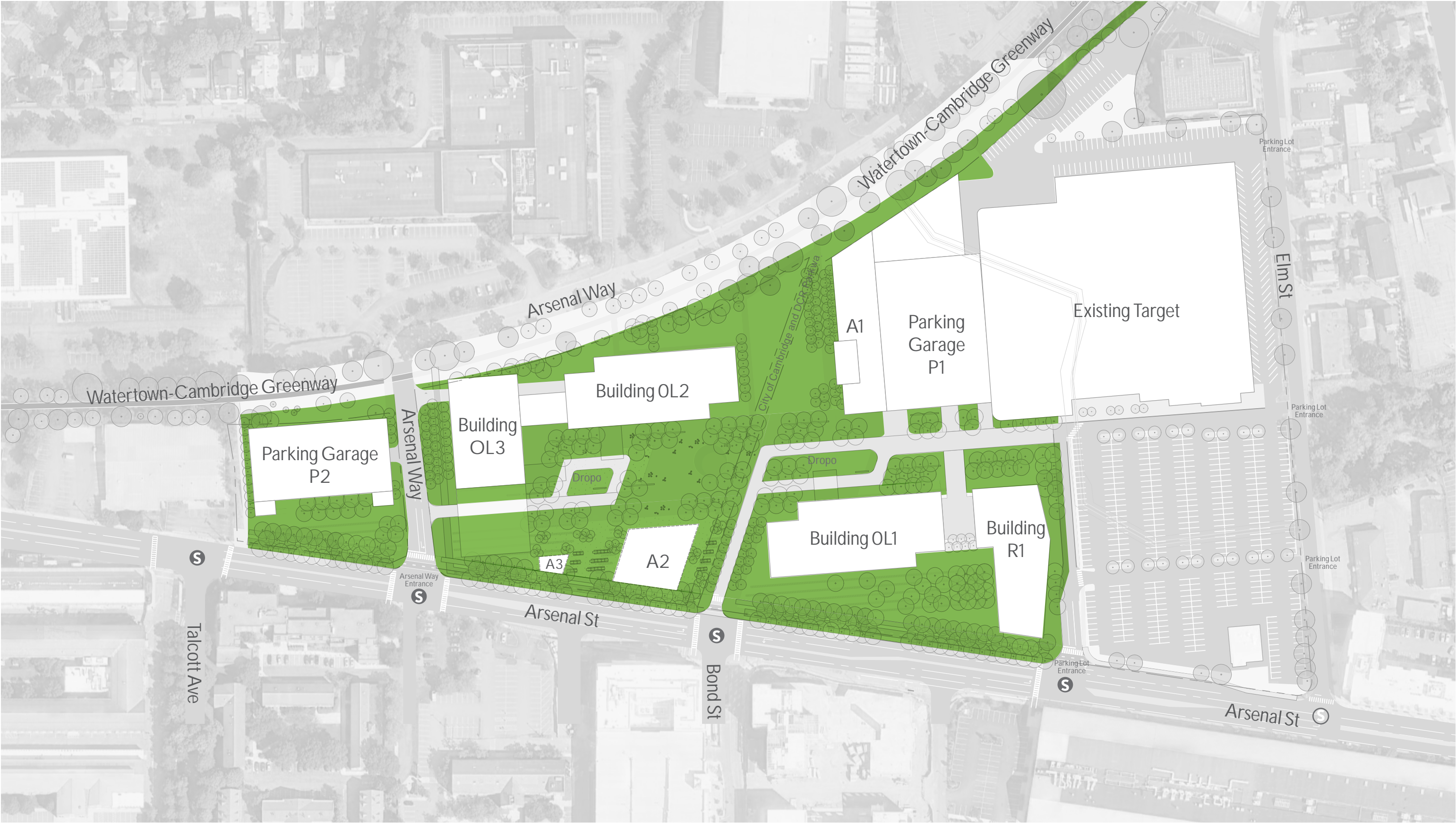
MASTER PLAN CONCEPT



PROPOSED MASTER PLAN



A NEW OPEN SPACE FOR WATERTOWN



OPEN SPACE



Existing Green Space



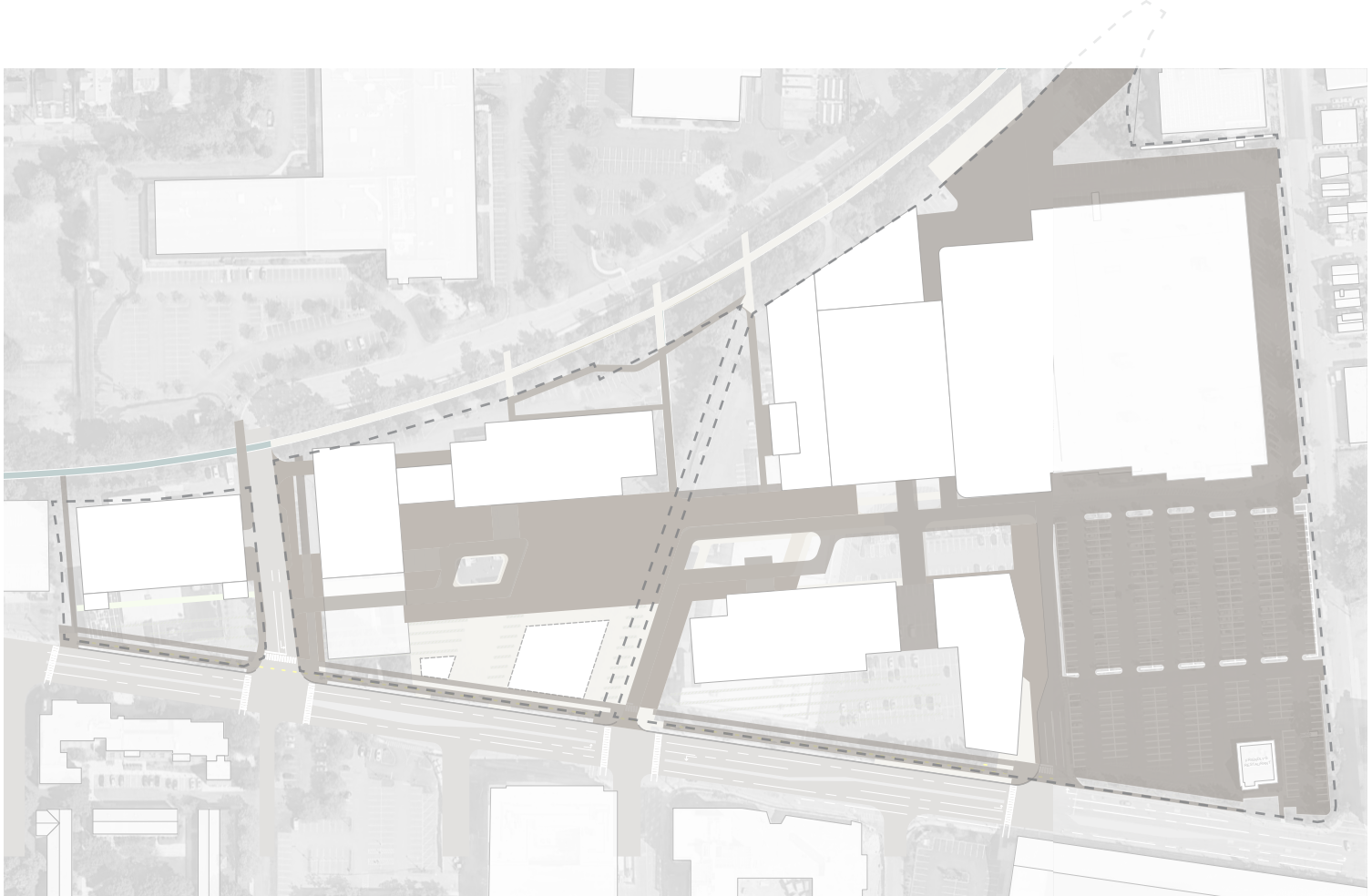
Proposed Green Space

4 X Increase in Activated Open Space

IMPERVIOUS SURFACE



Existing Impervious Surface



Proposed Impervious Surface

Vast reduction in impervious surface

TREE CANOPY



TREE CANOPY



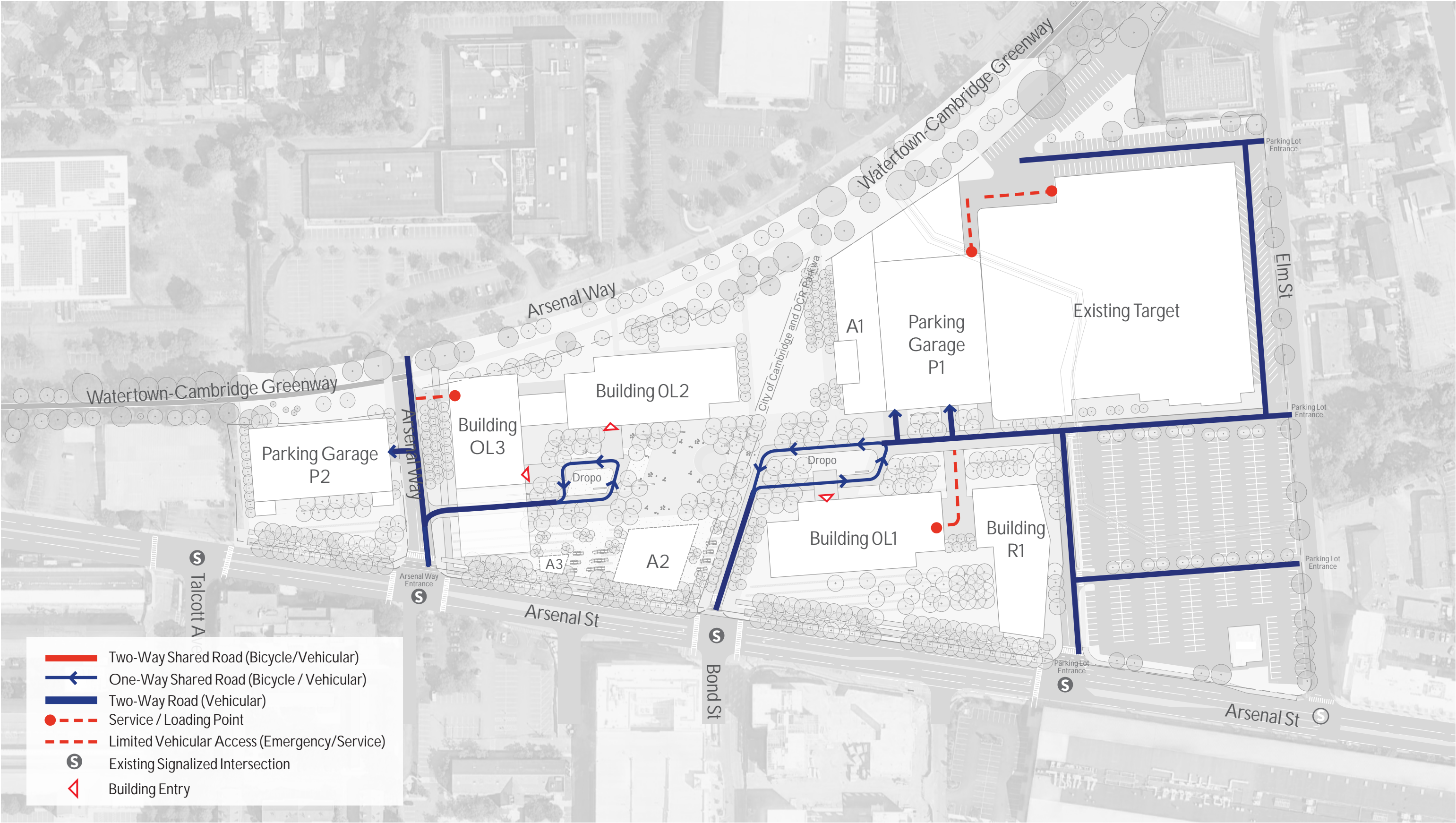
Existing Trees



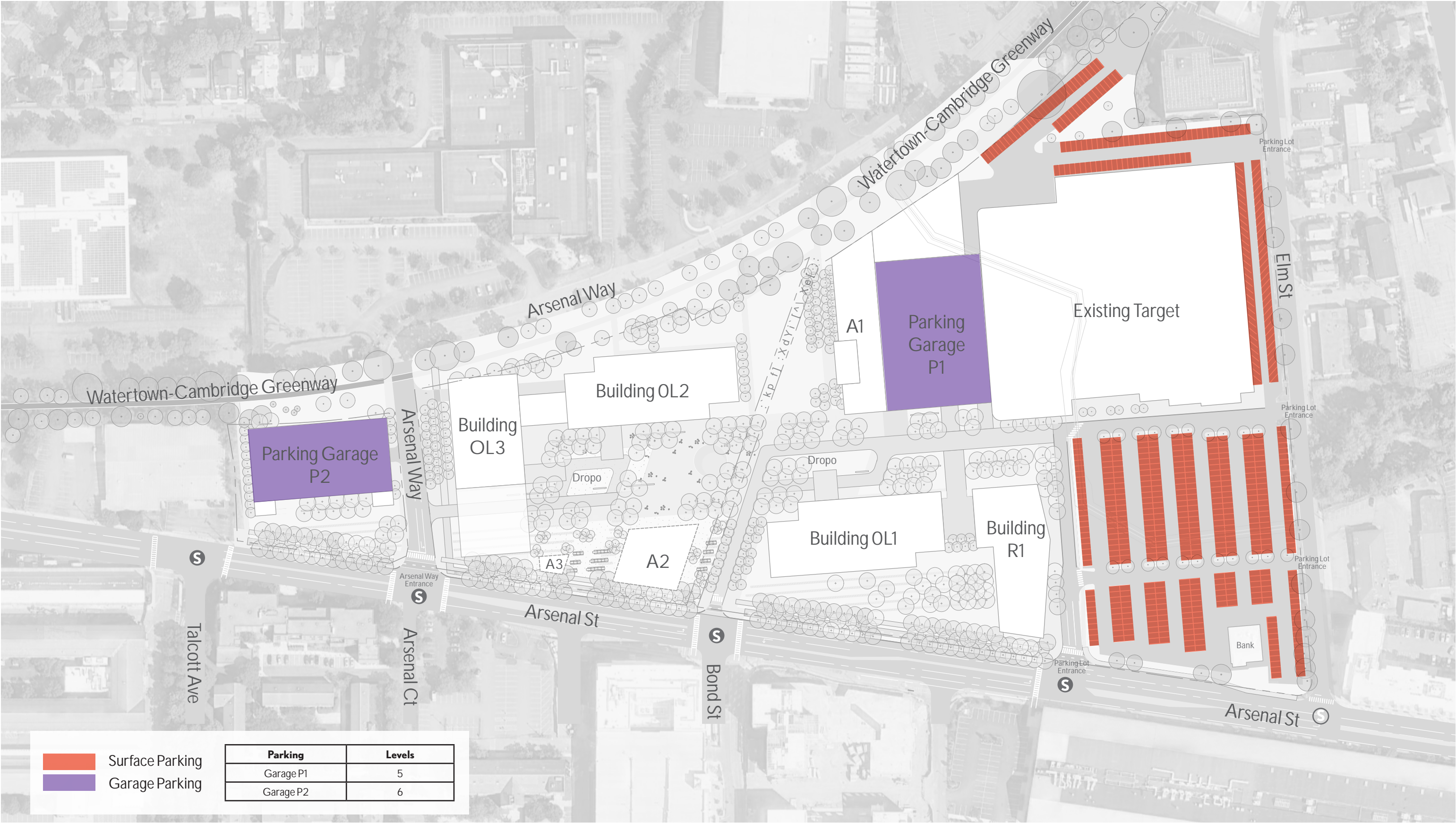
Proposed Trees

Vast increase in tree canopy

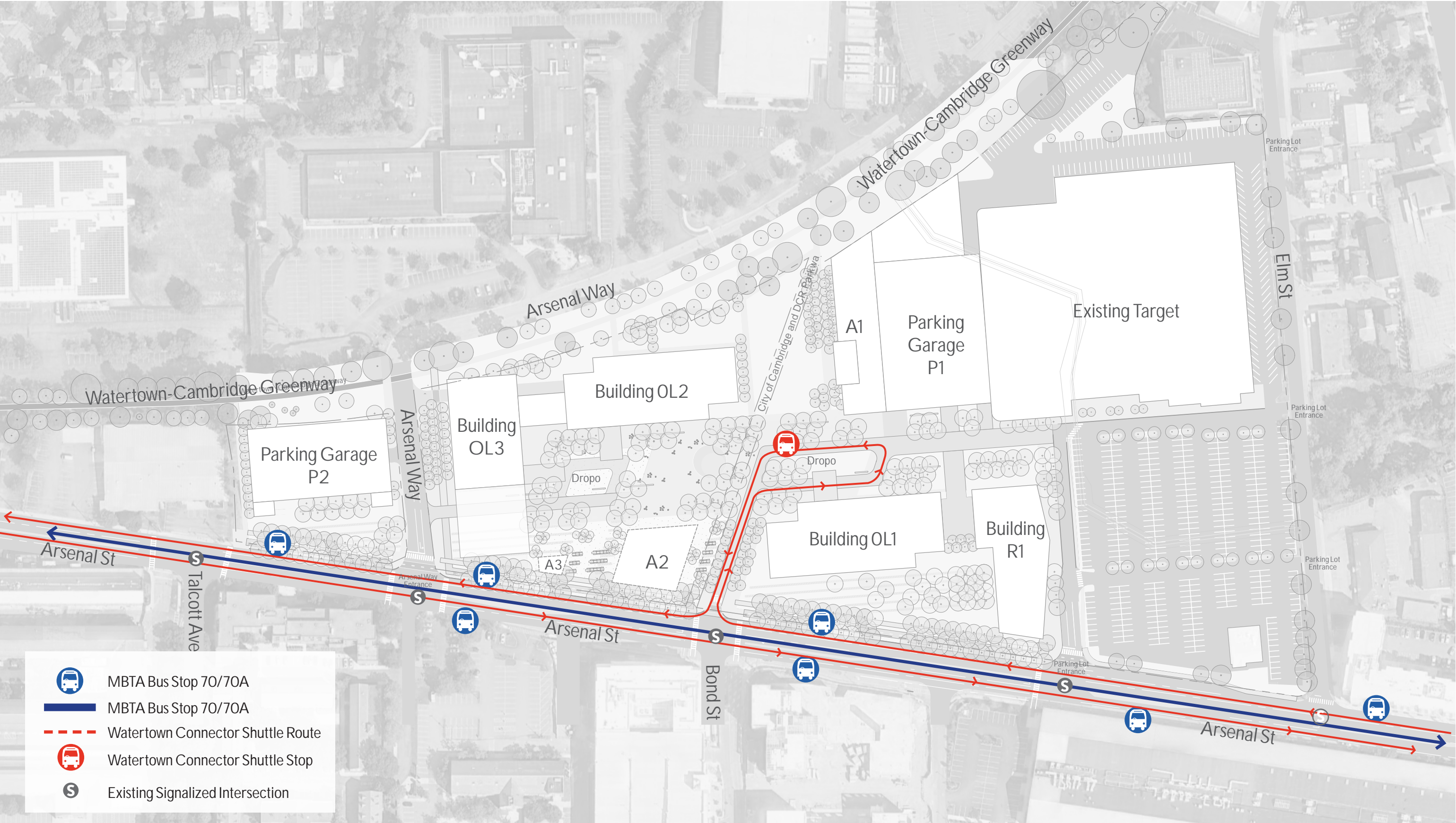
VEHICULAR CIRCULATION



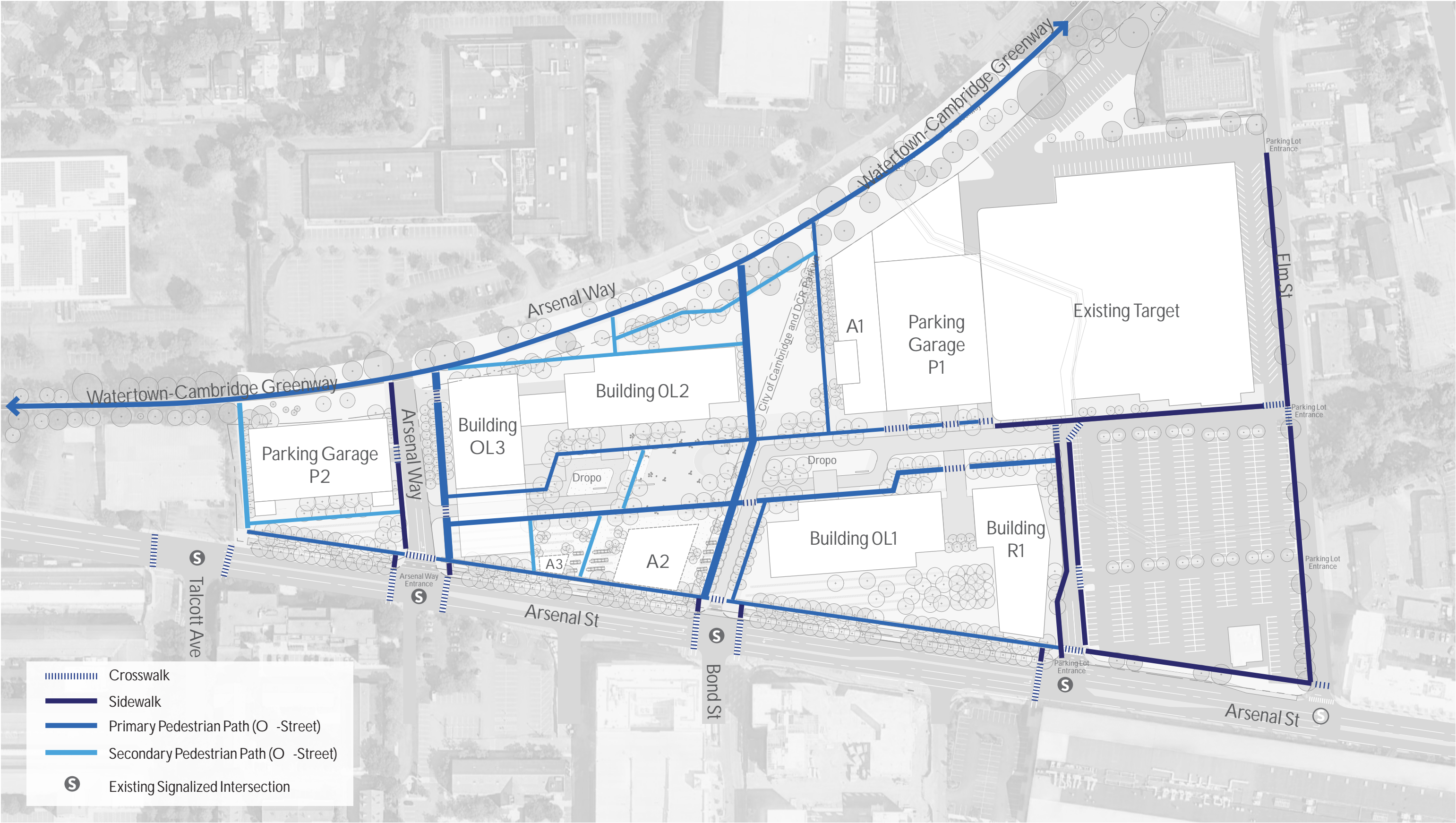
VEHICULAR PARKING



PUBLIC TRANSPORTATION AND SHUTTLE SERVICE



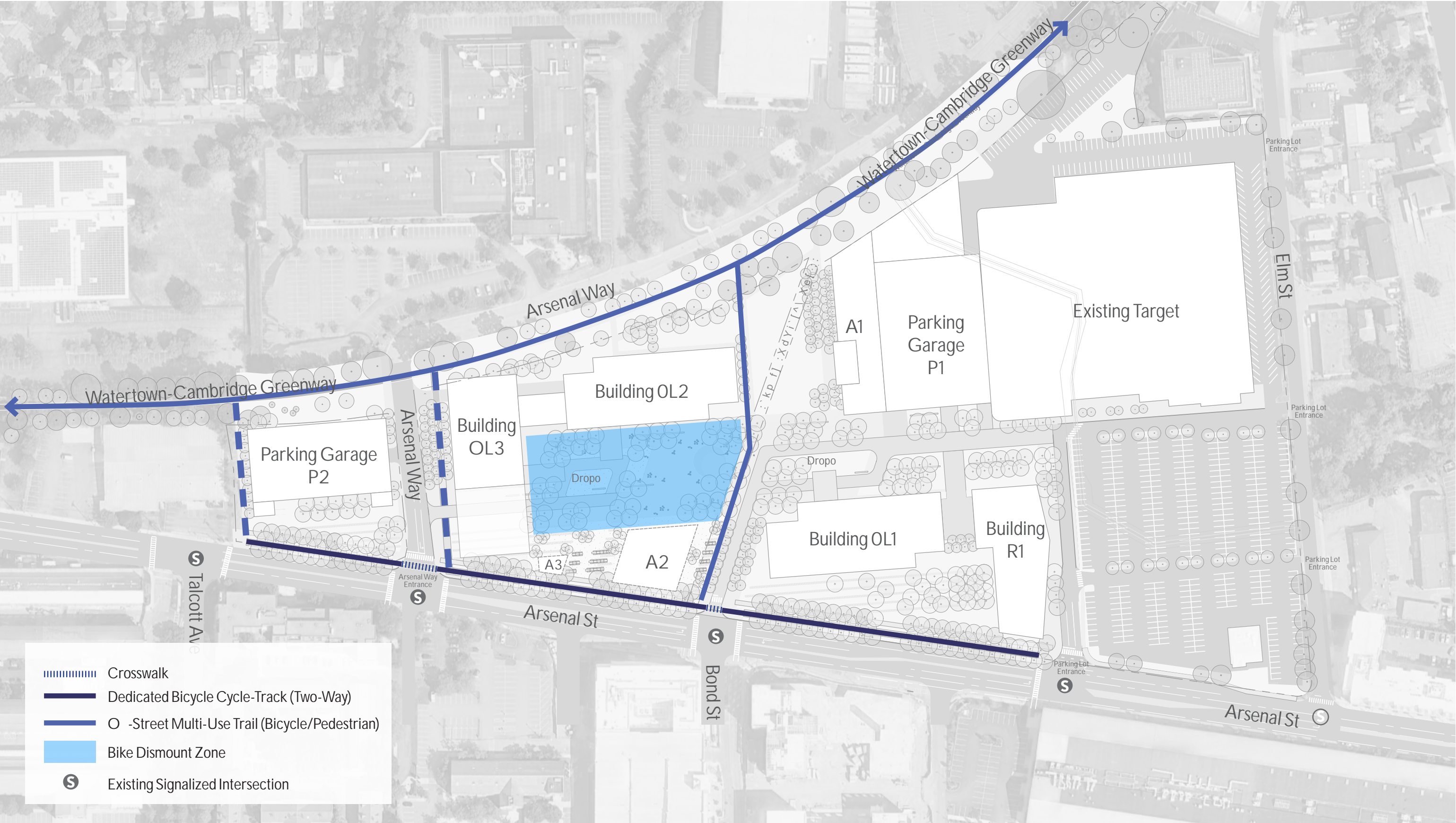
PEDESTRIAN CIRCULATION



BICYCLE CIRCULATION



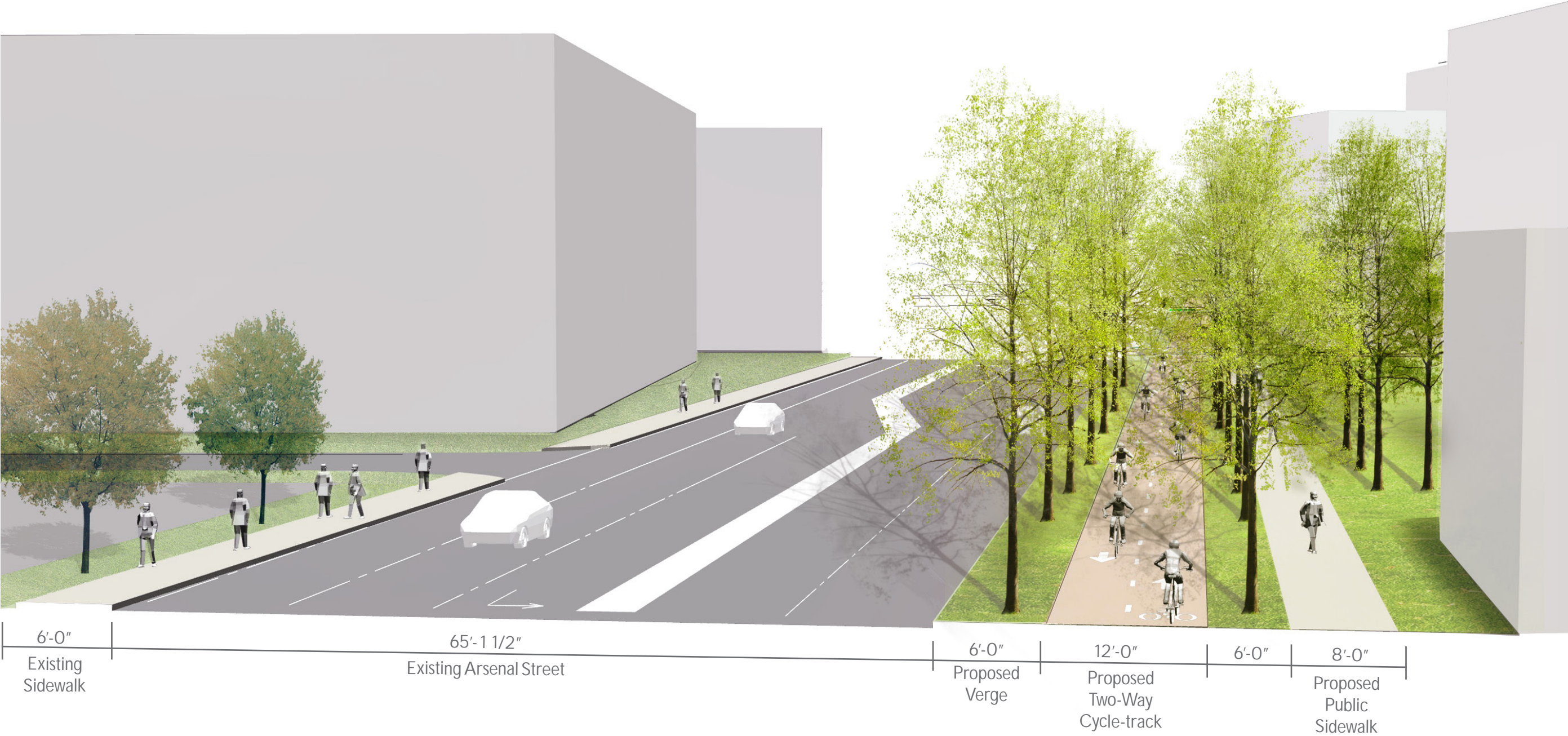
BICYCLE CIRCULATION



EXISTING ARSENAL STREETSCAPE



PROPOSED ARSENAL STREETSCAPE



PROPOSED MASTER PLAN



AMENITY BUILDING PRECEDENTS



Time Out Market - Boston



Branch Line - Arsenal On The Charles

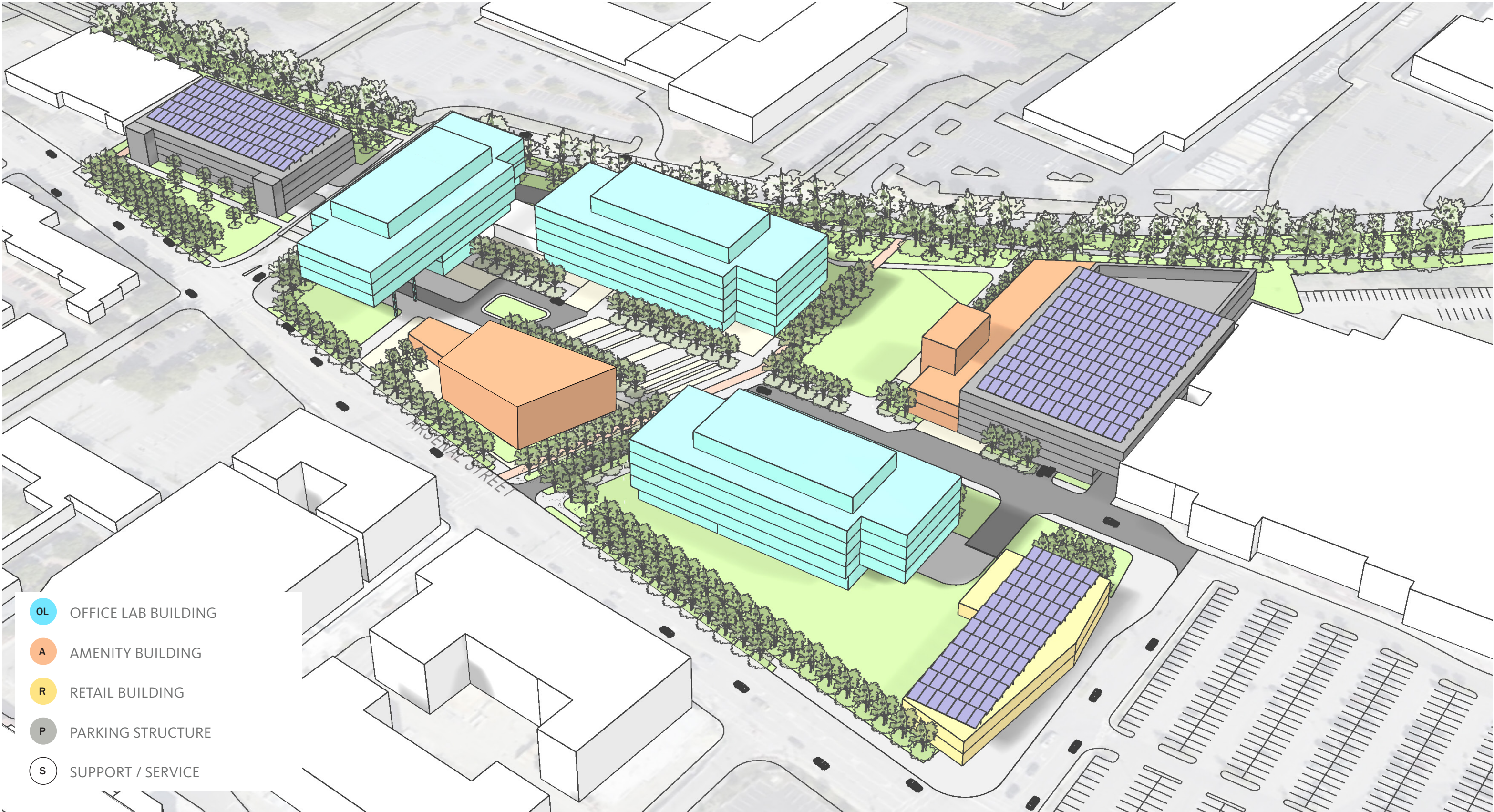


Time Out Market - Boston



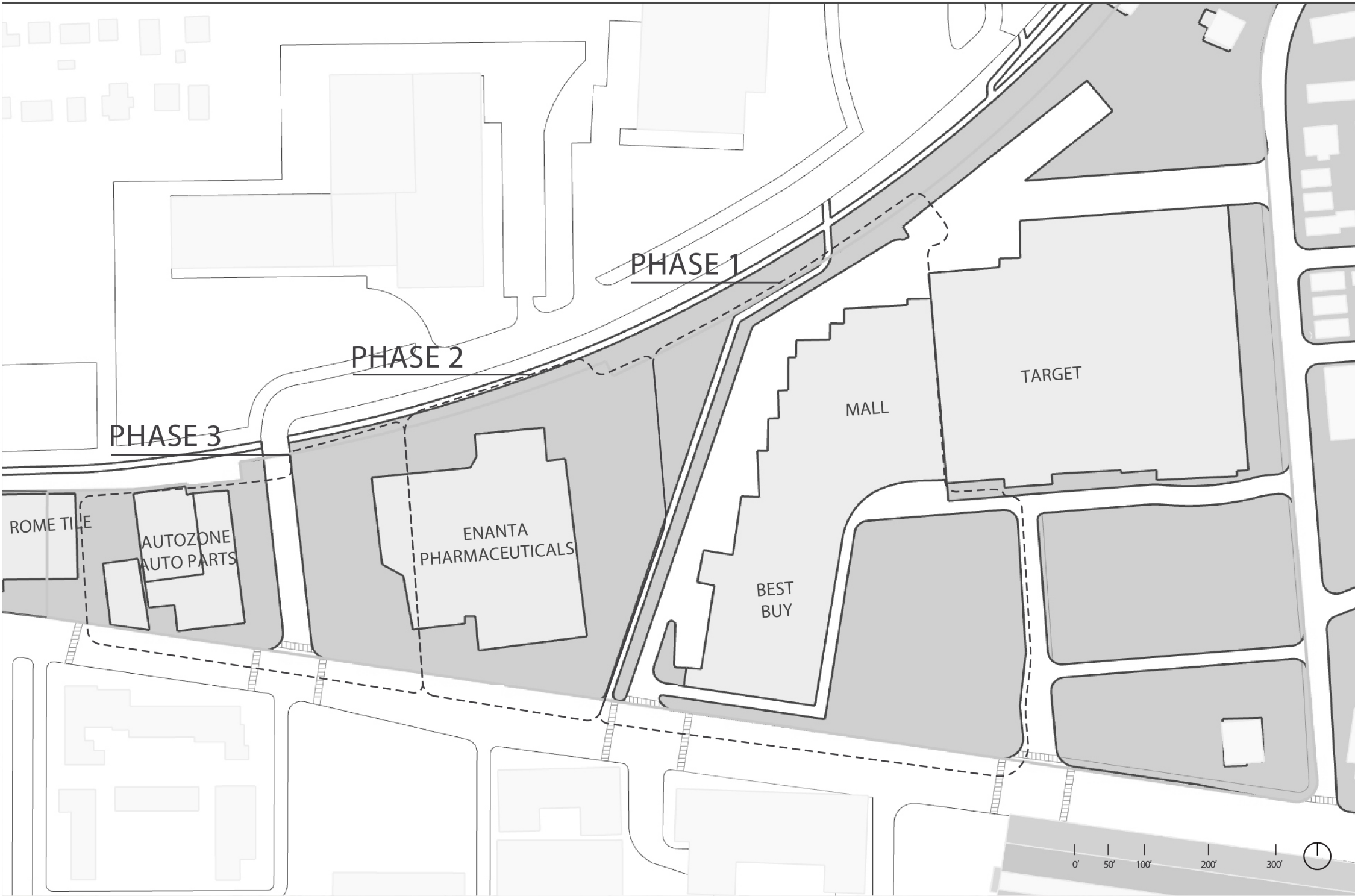
Branch Line - Arsenal On The Charles

MASTER PLAN



EXISTING

- OL OFFICE LAB BUILDINGS
- A AMENITY BUILDINGS
- R RETAIL BUILDINGS
- P PARKING STRUCTURES
- SUPPORT
- E EXISTING BUIDLING



PHASE 1

- OL OFFICE LAB BUILDINGS
- A AMENITY BUILDINGS
- R RETAIL BUILDINGS
- P PARKING STRUCTURES
- SUPPORT
- E EXISTING BUIDLING



PHASE 2

- OL OFFICE LAB BUILDINGS
- A AMENITY BUILDINGS
- R RETAIL BUILDINGS
- P PARKING STRUCTURES
- SUPPORT
- E EXISTING BUIDLING



PHASE 3

- OL OFFICE LAB BUILDINGS
- A AMENITY BUILDINGS
- R RETAIL BUILDINGS
- P PARKING STRUCTURES
- SUPPORT
- E EXISTING BUIDLING



PROJECT BENEFITS RECAP

- **Regional connectivity**
- **Improved connections** for pedestrian and bicycle experience
- **4X increase** in the amount of open space
- **Within existing FAR/lot coverage**
- **Increase in tree canopy**
- Retaining **key retailers**
- **Consistency with Town of Watertown Planning**
- **Streetscape improvements** - proposed “paseo” for pedestrians and bicyclists
- Enhancing the **Greenway**
- **Stormwater management** integrated with landscape program
- Improved **mobility, safety and transportation**
- **Elimination of surface parking** outside of Target lot
- **Environmental Benefits**



THANK YOU!

QUESTIONS AND ANSWERS