

SECTION 5.12 ARSENAL OVERLAY DEVELOPMENT DISTRICT (AODD)

- (a) Name: Arsenal Overlay Development District (AODD)
- (b) Intent and Purpose: To create a zoning overlay district to assist, promote, and guide the orderly conversion and redevelopment of former US Army Materials Technology Laboratory (AMTL) property in a manner which is beneficial to Watertown.
- (c) Objectives: The establishment of the AODD overlay district is intended to accomplish the following objectives:
 - (1) To permit the expeditious and efficient redevelopment of the AMTL property which will enhance the community’s quality of life and economic well- being;
 - (2) To provide for compatibility of land uses within ~~and~~the AMTL property and with respect to abutting ~~property~~properties;
 - (3) To promote the preservation of the historic resources and character of the property, including the rehabilitation of existing structures to the maximum extent practicable;
 - (4) To allow for a density which is appropriate for economic revitalization while not burdening the surrounding neighborhoods;
 - (5) To allow for greater flexibility and discretion in planning and design by the Town of Watertown, in accordance with the “Arsenal on the Charles Signage Guidelines”, prepared by Sasaki Associates, Inc., dated September ~~2000-2000, as~~ may be amended; and
 - (6) To facilitate the expansion of retail, restaurant, cultural, and other community amenity uses of the redeveloped AMTL property to better serve AODD occupants, the nearby neighborhoods, and other visitors.
- (d) Permitted Uses: The following land uses are permitted within the ~~overlay district~~ (AODD):

Principal Uses:

- (1) Commercial: Bank
~~Corporate~~Business Offices
Restaurant, with or without liquor
Brewpub
Hotel
Health & Fitness Club
~~Medical Center~~
Medical and Dental offices
Retail and Consumer Services provided that the total gross floor area used for such uses (including accessory Retail and Consumer Services serving AODD occupants) shall not exceed 10% of the total gross floor area within the AODD.
- (2) Industrial
Research and Development
Light Manufacturing
Assembly
- (3) Institutional, Community, Cultural:
Museum
Library
Theater
Day Care

Aquarium

College, University, and any academic, research, or support uses ordinarily associated with a college or university campus, including, without limitation, classrooms, dormitories and housing for graduate (but not undergraduate) students, faculty housing, eating facilities, research laboratories, athletic facilities, health care facilities, telecommunication facilities, broadcast facilities, libraries, faculty, administrative, and other offices, museums, auditorium, theatres, concert halls, and other facilities of public assembly, and parking related to any of the foregoing uses or facilities at property located within the AODD and to any college or university uses, activities or facilities, or academic, research or support uses, activities or facilities ordinarily associated with a college or university campus, on properties owned or controlled by President and Fellows of Harvard College or any of its Affiliates and located in Boston, Cambridge, or Watertown. For the purpose of this paragraph, "Affiliates" shall mean entities that are directly or indirectly through one or more intermediaries under the control of President and Fellows of Harvard College, including entities in which the sole member(s) are one or more officers of President and Fellows of Harvard College.
Any religious, educational, or licensed day care use as defined by M.G.L. c. 40A, § 3.

Any principal uses which are not specifically prohibited but which are not listed as a permitted use in (d) may be allowed by special permit by the Planning Board.

Accessory Uses:

- (1) Parking, for ~~site~~AODD occupants, and visitors
- (2) Retail and Consumer Services such as Bank, ATM, Salon, Newsstand, Coffee Shop (limited to 10% of floor area of any building to serve ~~site~~AODD occupants)
- (3) Warehousing to service ~~site~~AODD occupants

Prohibited Uses: The following uses are specifically prohibited within the AODD:

Residential (except for dormitories and housing for graduate students and faculty housing permitted above under Institutional, Community, and Cultural Uses)

Heavy Industrial

Wholesale or Warehouse except as

specifically permitted above

~~Retail~~

Auto Sales or Repair

~~Any uses which are not specifically prohibited but which are not listed as a permitted use in (d) and are consistent with the Reuse Plan Update may be allowed at the discretion of the Planning Board.~~

(e) Dimensional Criteria:

- (1) Maximum Floor Area: The following maximum floor area has been established for the existing structures to be rehabilitated:

		<u>Building</u>	
<u>Max.Floor Area</u>			
			311
	375,000		312
	75,000		313
	65,000		37
	60,000		43
	44,000		
<hr/>			
	292	28,200	
	<u>39</u>	<u>122,466</u>	
	97		37,000
	60	30,000	
	117		1,920
	118		7,200
	131		46,100
		TOTAL	779,420 <u>863,686</u>

For any new construction, the Planning Board shall determine maximum allowable floor area based upon criteria determined by on-site and off-site constraints such as parking, traffic, open space, circulation, and the provisions of the Historic Preservation Memorandum of Agreement, as amended (MOA).

(2) Maximum Height: No AMTL structure to be rehabilitated or renovated shall be raised in height, except for accessory equipment. For any new construction, no structure used substantially for structured parking shall exceed ~~50 feet or 4 stories, and~~ 90 feet in height and no other structure shall exceed 79 feet or 7 stories in height. The upper two levels of any new building used primarily for structured parking with a height in excess of 79 feet adjacent to the residential district along North Beacon Street shall be set back at least 10 feet from the building facade facing North Beacon Street. The heights of all new structures shall be consistent with the provisions of the MOA.

(3) Building Coverage: Any new structures shall not result in a total building coverage of more than fifty percent (50%), excluding parking areas and garages when added to the total square feet of all buildings on the site.

(4) Setbacks: For any new structures, the following lot line setbacks shall apply:

Front:	25 feet*
Side:	25 feet
Rear:	25 feet

* By AODD Campus Special Permit with Conceptual Site Plan Review, the Front Setback may be reduced along Arsenal Street to the front setback of Building 311 to maintain consistent building lines.

(5) Minimum Lot Size: Ten Thousand (10,000) square feet

(6) Minimum Open Space: Fifteen percent (15%) of the lot

(f) Parking Requirements:

AUTOMOBILE

<u>Use</u>	<u>Spaces per 1,000 square feet of floor area</u>
<u>Research & Development</u>	<u>2</u>
<u>Manufacturing</u>	<u>2</u>
<u>Office</u>	<u>3</u>
<u>All other uses</u>	<u>Consistent with Section (1) Off-street vehicle parking shall be provided as required by Article 6 of the Watertown Zoning Ordinance. For the purposes of Section 6.01(g), the AODD shall be treated as a single lot, without regard to internal lot lines or divisions of ownership.</u>

(2) By special permit, the Planning Board may reduce the otherwise required number of off-street accessory parking spaces, based on the availability of public transportation alternatives at or near the AODD, the transportation demand management programs implemented or to be implemented within the AODD, the ability of uses with peak user demands at different times to share parking spaces or other factors for which the applicant provides a parking study or analysis prepared under the direction of a Professional Engineer with the requisite experience in conducting such analysis, using standards and methodologies promulgated by the Institute of Transportation Engineers, the Urban Land Institute, or other appropriate source.

BICYCLE:

~~Off~~Required off-street bicycle parking shall be provided as follows:

- (1) One bicycle parking space for every 20 automobile parking spaces~~;~~.
- (2) Each bicycle parking space shall be sufficient to accommodate a bicycle 7 feet in length and 2 feet in width. Inverted U frame racks that support the bicycle at two or more points above and on either side of the bicycle's center of gravity are required. An alternative style of rack or bicycle securing system that, in the opinion of the Planning Board, provides comparable levels of security and convenience, may be provided. Racks must be secured to the ground.
- (3) Where more than 10 bicycle spaces are required, half shall be provided as long term (employee) parking, secure and protected from the elements. The other half shall be provided as short term (customer or visitor) parking, visible and convenient to building ~~entrance~~entrances.
- (4) Accommodation of bicycle lockers and showers, which further encourage bicycle transportation, shall be negotiated during the developer marketing and selection phases in order to meet the provisions of the Transportation Demand Management (TDM) Plan as stipulated in the Environmental Impact Report (EIR) to be issued for the redevelopment of the site. A centralized bicycle facility which includes all of the above provisions is highly desirable.

(g) Siting and Design Guidelines:

Pursuant to the requirements of the ~~Historic Preservation Memorandum of Agreement (MOA)~~MOA, the character defining features of the structures located on the AMTL property must be preserved. The MOA listed the character defining features as follows:

- Building and Structure Exteriors
- Fenestration
- Scale
- Color

Use of Material
Mass
Views to, from, across the Olmsted-designed landscape

All rehabilitation of existing structures and any new construction must be sensitive to these features and consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

(h) Permitting Requirements and Procedures:

All projects within the ~~Arsenal Overlay Development district~~AODD are subject to the provisions of this Ordinance.

(i) AODD Campus Special Permit with Conceptual Site Plan Review:

The continued revitalization and redevelopment of the former AMTL property will involve new uses and buildings, additional structured parking, enhanced landscaping, and other significant changes. These will occur over time, likely in phases. An applicant may wish to seek conceptual level approval of a campus-wide project, with detailed Site Plan Reviews of individual buildings under Section 9.03 of this Zoning Ordinance to occur later, before each new building is constructed. Such an initial, project-level review would provide an opportunity to consider and address the cumulative effects of the individual phases and for the holistic consideration of a campus-wide project. The AODD Campus Special Permit with Conceptual Site Plan Review (AODD Campus Special Permit) process provides the opportunity and a mechanism for review of a campus-wide project that will be built in phases.

(1) Application: An applicant proposing to construct one or more new buildings (which may include structured parking and may include alterations to one or more existing buildings) may seek approval of the overall project through an AODD Campus Special Permit, for which the Planning Board will be the Special Permit Granting Authority. An application for AODD Campus Special Permit shall include, at a minimum, for each proposed new building, structural alteration of an existing building, or principal use outside of a building:

- (A) The proposed location, approximate footprint, height, and gross floor area;
- (B) Building elevations showing principal building entrances, overall building massing, rooflines, and general fenestration patterns;
- (C) Identification of all principal and accessory uses, other than parking, exceeding 10% of the proposed additional gross floor area;
- (D) Vehicle and bicycle parking areas or facilities to be provided; and
- (E) Proposed design guidelines establishing a palette of building materials, architectural elements, and landscaping elements to be finalized for each individual building during later, detailed Site Plan Reviews.

(2) Review of Application: The Planning Board shall hold a public hearing in accordance with procedures outlined in Section 9.04. The Planning Board shall not approve an AODD Campus Special Permit unless it finds that the four conditions for special permit approval set forth in Section 9.05(b) of this Zoning Ordinance have been met. The applicant's submission of and the review of the conceptual site plan component of an AODD Campus Special Permit shall follow the procedures set forth in Section 9.03. The Planning Board shall not approve such a conceptual site plan unless it finds that the applicant has satisfactorily addressed, at a conceptual level, the ten criteria listed in Section 9.03 (c).

(3) Parking Reduction: In granting an AODD Campus Special Permit, the Planning Board may reduce the number of required accessory parking spaces, as provided for in subsection (f)(2)

above. In addition, the Planning Board may allow the applicant to temporarily further reduce the amount of accessory parking provided with the AODD during a phase(s) of an approved campus-wide project if existing parking spaces will be eliminated during a phase of implementation, to be replaced in that or a later phase of implementation, for example if a structured parking facility is to be built on the location of an existing surface parking lot. In determining whether to grant such a temporary further reduction of the amount of accessory parking, the Planning Board shall take into consideration the factors set forth in subsection (f)(2) above and the applicant's proposals, if any, to provide substitute off-site parking or other interim measures to reduce the demand for parking within the AODD.

(4) Final Site Plan Review: Prior to the issuance of a building permit for any building approved under an AODD Campus Special Permit, the applicant shall obtain Site Plan Review of the final design details of the proposed building and any related landscaping or other improvements following the procedures set forth in Section 9.03 of this Zoning Ordinance.

(5) Amendments to Conceptual Site Plan: Changes to an approved AODD Campus Special Permit conceptual site plan that are minor, as determined by the Planning Board, may be approved as part of the final Site Plan Review for the associated building(s). Changes that the Planning Board determines are major shall require an amendment to the AODD Campus Special Permit, following the procedures set forth in Section 9.05 of this Zoning Ordinance. In determining whether changes are major or minor, the Planning Board shall treat as minor any changes that do not alter by more than 10% a building's footprint, height, floor area ratio, or setbacks, provided that the resulting building still complies with applicable dimensional requirements, changes to building materials, architectural elements, and landscaping elements that are consistent with the approved AODD Campus Special Permit and conceptual site plan, rearrangement of the proposed principal and accessory uses, and changes to the alignment of internal streets or pedestrian corridors, and shall treat as major any changes that increase a building's footprint, height, or floor area ratio by more than 25%, that eliminate a proposed internal street or pedestrian corridor, or that eliminate or add a principal use occupying more than 25% of the proposed gross floor area.

(6) Exercise of AODD Campus Special Permit: Substantial use of a AODD Campus Special Permit will be deemed to have occurred for purposes of Section 9.13 of the Zoning Ordinance and Section 9 of the Massachusetts Zoning Act, M.G.L. c. 40A, if, within one year from the date of the filing of the Planning Board's Master Plan special permit decision with the Town Clerk, construction of an approved building or commencement of an approved principal use outside of a building has begun.

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