

## The Intersection

How can we make it work for all modes — and support the Square we want?

This session will consider alternative ways for personal automobiles, shared transit, pedestrians, bicyclists, and freight to move through Watertown Square. A substantial focus will be on how alternatives meet other critical goals: lively public spaces and interaction, thriving businesses, open spaces, and an environmentally-sustainable

Square. A focus will be on how alternative designs meet other critical goals: lively public spaces and interaction, thriving businesses, open spaces, and an environmentally-sustainable Square. On-street parking, loading zones, street trees and landscape buffers are part of the discussion.



## Public Charrette November 2023



## Existing Transit Service in Watertown Square

Rt.	Origin/Destination	Frequency	Daily Boardings
52	Dedham Mall – Watertown Yard	30-60 min	240
57	Watertown Yard - Kenmore	10-20 min	7,649
59	Needham Junction – Watertown Square	30-60 min	720
70	Market Place Dr or Waltham Center – University Park	10-15 min	5,041
71	Watertown Square – Harvard	10-20 min	2,350
504	Watertown Yard – Federal & Franklin St	15-30 min	930

Approach	AM Load	PM Load
Galen Street	159	145
Main Street	67	119
N Beacon Street/Arsenal Street	99	73
Mount Auburn Street	91	101
Watertown Street (via Galen Street)	32	30

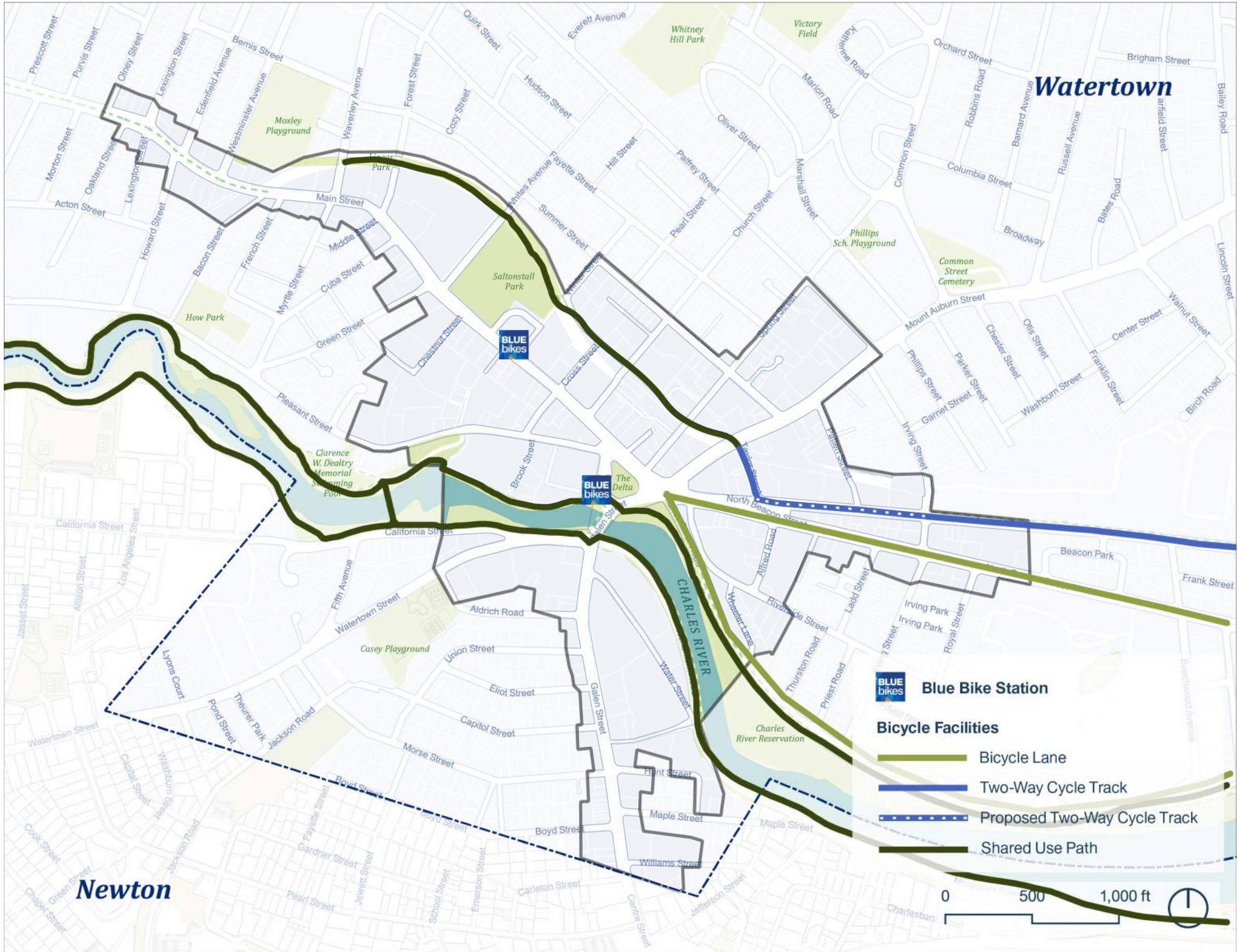


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Bicycle Facilities in Watertown Square



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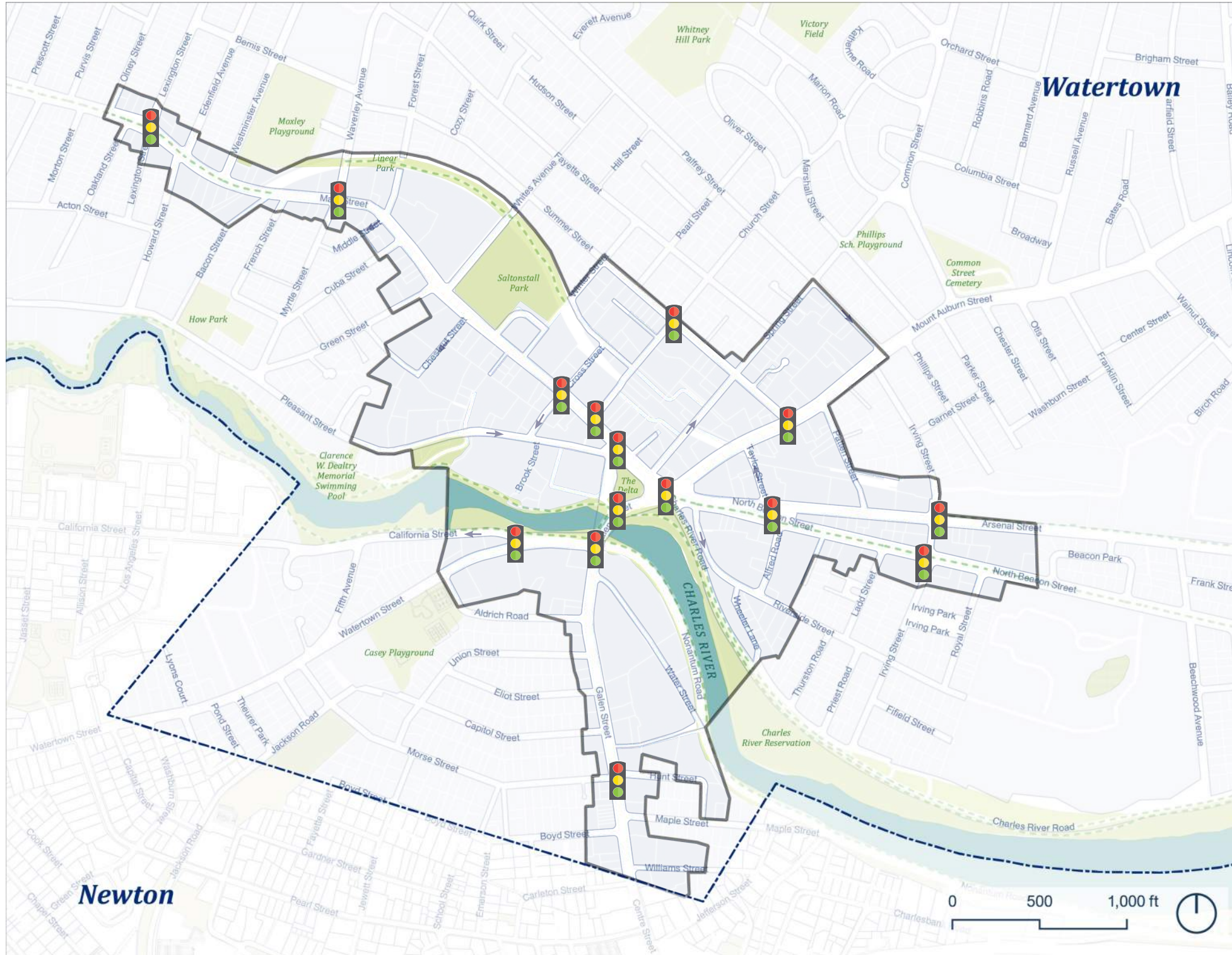
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## Public Charrette

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**Urban Form**

*What should the Square look like — building scale, public realm and more?*

The built environment involves choices about building dimensions (heights, setbacks, etc.) ground floor activation, parking, energy efficiency, historic assets and building placement/ facades. The session will also include the public realm (e.g., plazas, parks, street trees and furniture) and private realm (privately-owned spaces that may have more limited access).



**What might low, medium, and high density look like?**



**Low Density District**  
2.5 Stories, Multi-family Residential Only



**Medium Density District**  
3.5 Stories, Multi-family Residential Only



**High Density District**  
4.5 Stories, Multi-family Residential Only or Mixed-use



**Urban Form**

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**Examples of 2.5-, 3.5-, and 4.5-story residential developments**



**Examples of 2.5-story developments**

**Examples of 3.5-story developments**

**Examples of 4.5-story developments**



**Urban Form**

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**Examples of Public Realm Activation**



**Pedestrian streets**



**New park**



**Active ground floor**



**Complete Streets**



**Festivals / farmers' markets**



**Storefront improvements**



## Strategic Sites

How do we design for these key development opportunities around the Square?

The Watertown Square study area has several significant opportunities for a combination of development and public realm. This session will consider options for important sites, including the Watertown Yard (owned by the MBTA) and the parking area behind

the municipal/private-owned buildings on Main Street. These sites could also be opportunities for public/private partnerships and for a combination of development and public realm uses.



## Public Charrette

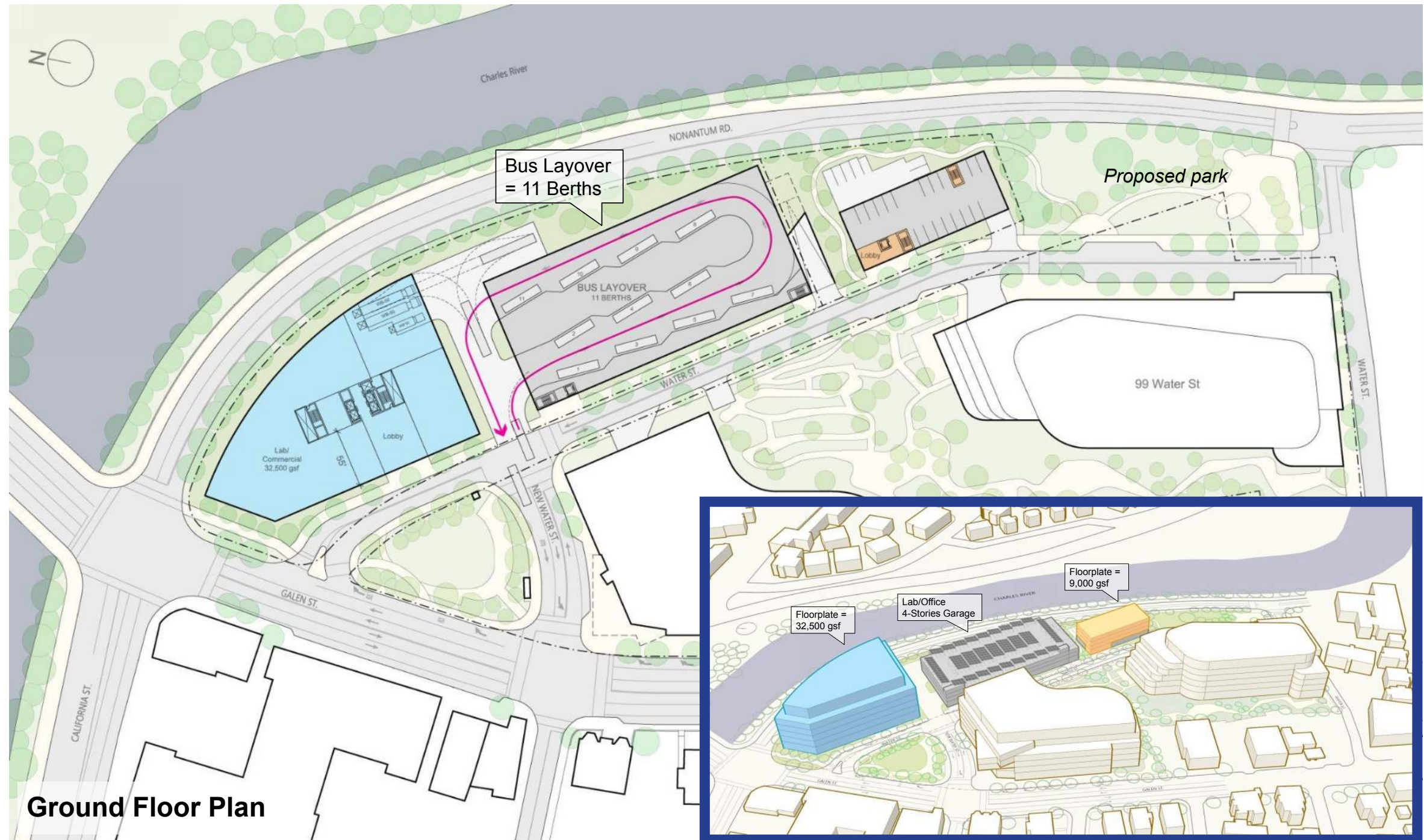
November 2023

### MBTA Watertown Yard

Test-fit scenario 1: 11-berth garage, lab, and small residential bar

LAB	
Height in Stories	5 stories
Height in ft	~80 ft (excl. penthouse)
Floorplate Total	32,500 gsf
<b>Total GSF</b>	<b>162,500 gsf</b>
Parking (adjacent garage)	
Req. at 2/1000 gsf	325
Garage (4 floors)	309 (103 / floor x 3 flrs)
Remaining spaces	-16
RESIDENTIAL	
Height in Stories	4 (3 resi over 1 parking)
Height in ft	46 ft
Floorplate Total	9,000
<b>Total GSF</b>	<b>28,330 gsf</b>
Unit Converter	1,070 building gsf / unit
<b>Total Units</b>	<b>26 Units</b>
Parking (on-site)	
Total Parking Provided	25 (ground level)
Required at 1.0 Ratio	26
<b>Remaining Spaces</b>	<b>-1</b>
SITE	
MBTA Parcel	135,010 sf
<b>Open Space</b>	<b>37,235 sf (27.5%)</b>
Total Gross Area	190,830 gsf
<b>FAR (excl. garage)</b>	<b>1.41</b>

\*red text denotes exceeds CB zoning



Ground Floor Plan



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## Public Charrette

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### MBTA Watertown Yard

Test-fit scenario 2: 8-berth layover, residential tower, and medium residential bar

RESIDENTIAL TOWER	
Height in Stories	18 stories
Height in ft	~190 ft
<b>Total GSF</b>	<b>217,000 gsf</b>
Unit Converter	950 building gsf / unit
<b>Total Units</b>	<b>228 Units</b>
Retail	4,700 gsf
Parking (on-site)	
Total Parking Provided	216
Required at 1.0 Ratio	228
Remaining spaces	-12
RESIDENTIAL BAR	
Height in Stories	4 (3 resi over 1 parking)
Height in ft	46 ft
Floorplate Total	15,460
<b>Total GSF</b>	<b>50,240 gsf</b>
Unit Converter	1,070 building gsf / unit
<b>Total Units</b>	<b>46 Units</b>
Parking (on-site)	
Total Parking Provided	31 (ground level)
Required at 1.0 Ratio	46
<b>Remaining Spaces</b>	<b>-15</b>
SITE	
MBTA Parcel	135,010 sf
<b>Open Space</b>	<b>58,060 sf (43%)</b>
Total Gross Area	267,240 gsf
<b>FAR (excl. garage)</b>	<b>1.98</b>

\*red text denotes exceeds CB zoning  
 \*green text denotes where open space significantly exceeds minimum required





**Strategic Sites**

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## Destination Square

How do we design a Square where small business can thrive?

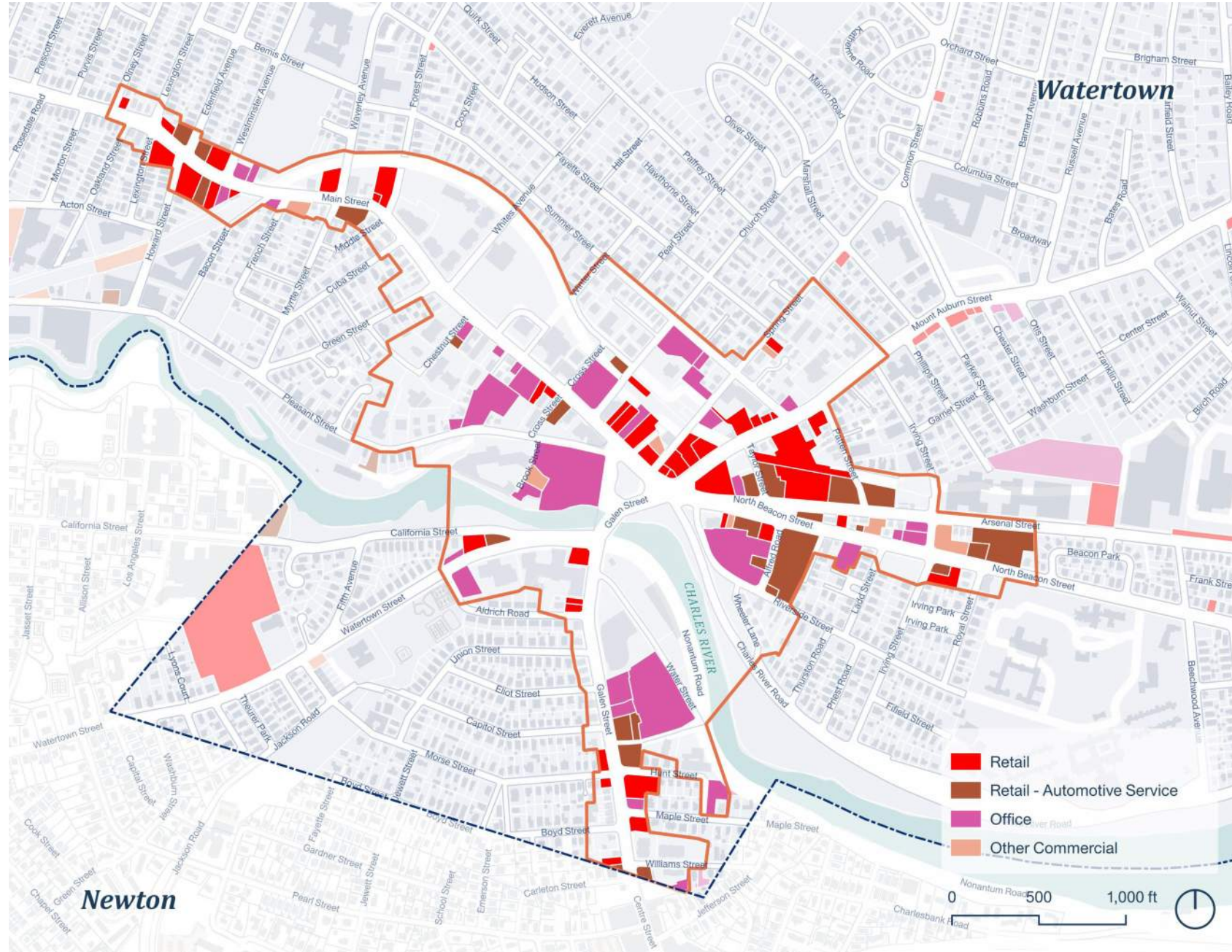
Our small businesses need a built environment that helps them thrive. This session will focus on conversation about public and private infrastructure, parking requirements and locations, allowing spaces that provide outdoor (or flexible indoor/outdoor) dining and commerce, where first floor activation is need, and public spaces/ uses that can become a destination.



## Public Charrette

November 2023

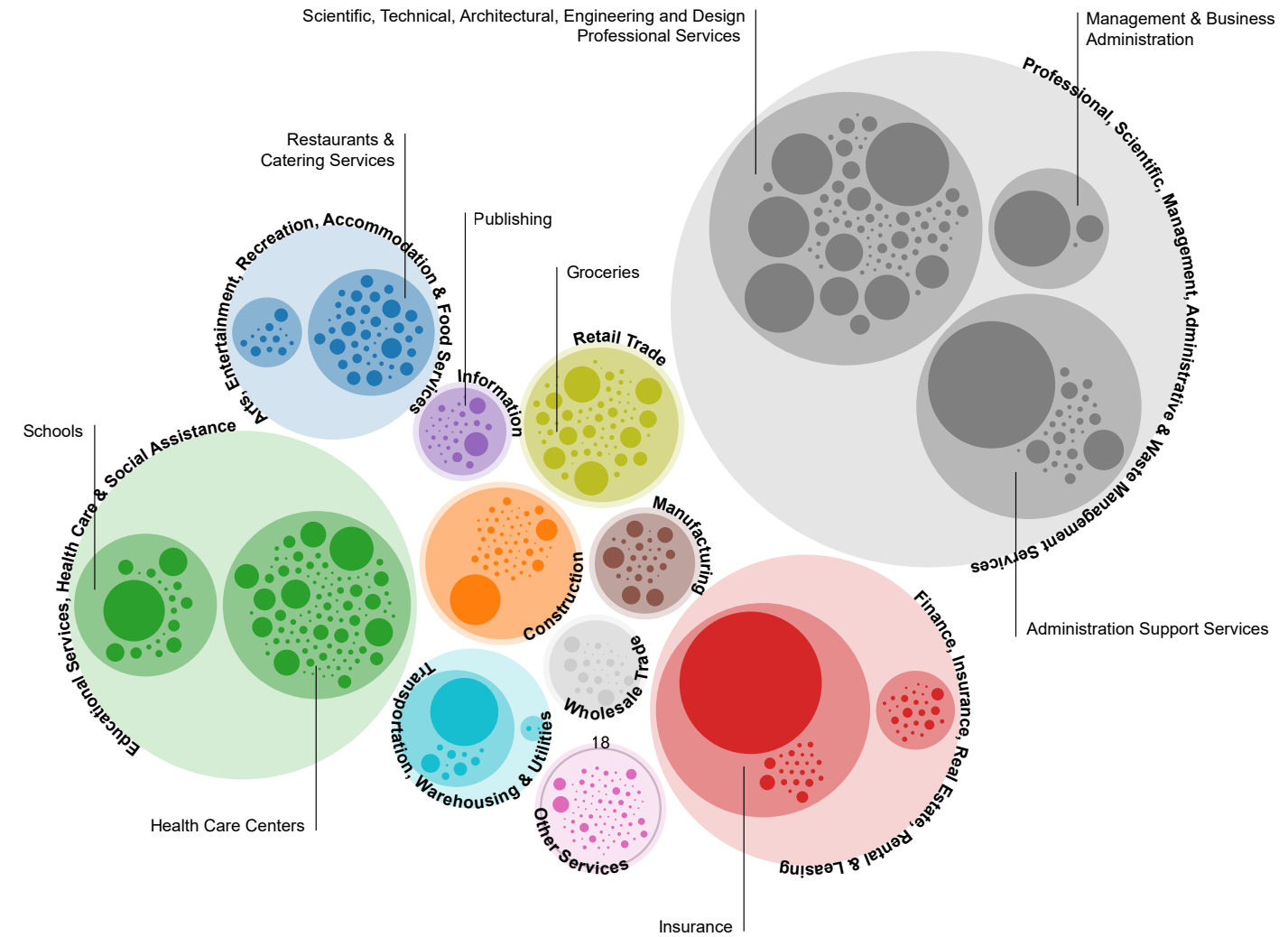
### Commercial use types in Watertown Square



The commercial use types in the map above are taken from an assessor's database.

"Other Commercial" refers to one of the following uses: motels, storage, warehouse and distribution facilities.

### Watertown, MA largest business sectors by employment, 2021.



Source: Census Blocks Data from the U.S. Census Bureau, ACS 5-year estimate.



## Destination Square

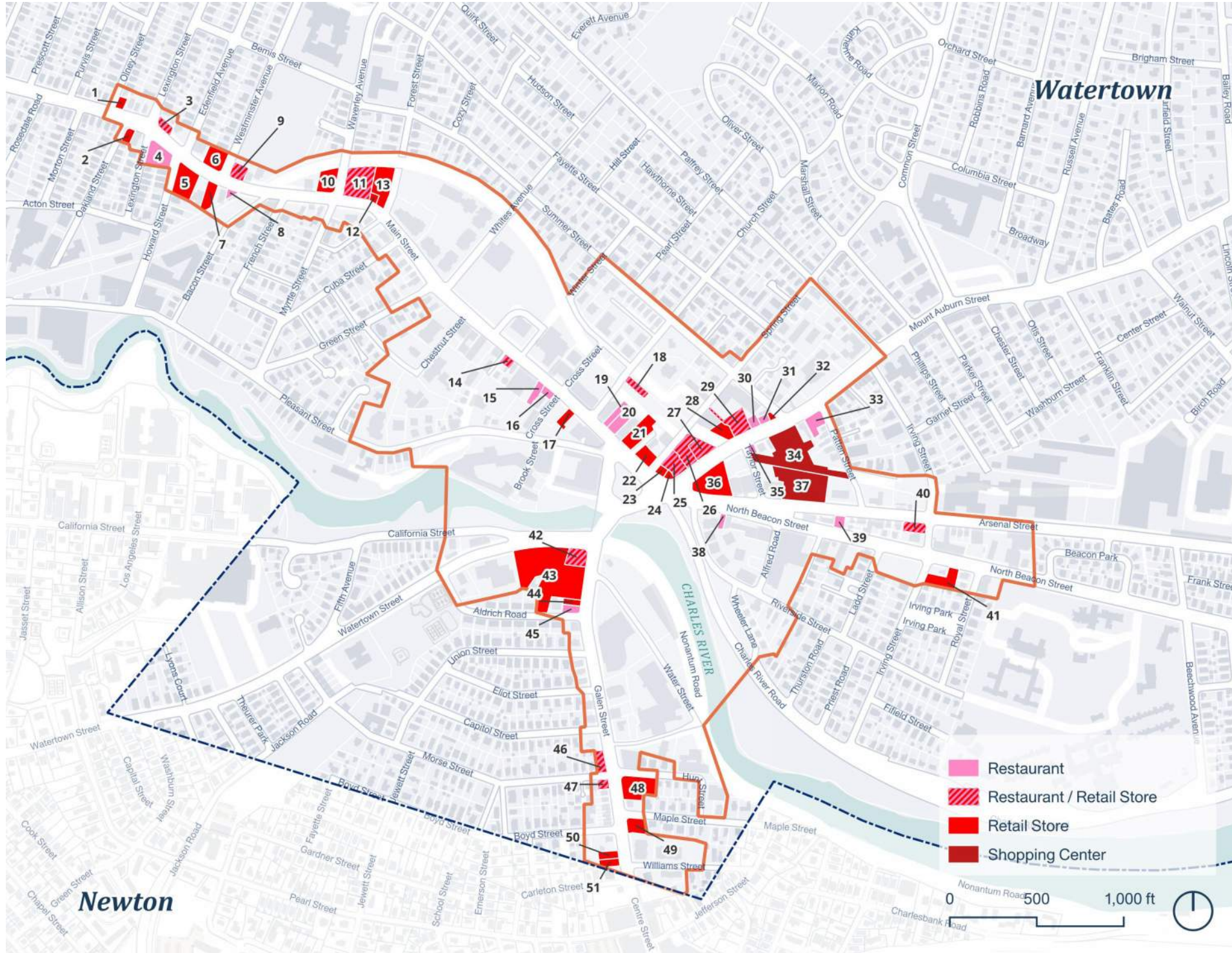
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## Public Charrette

November 2023



## Ground-floor retail use types in Watertown Square

Names and types of ground-floor retail businesses listed on the following page.





## Destination Square

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## Public Charrette

November 2023

### Ground-floor retail use types in Watertown Square

Refer to ground-floor retail use map on the previous page.

#	St. #	Street	Retail Use	Business Name
1	473	MAIN ST	Retail Store / Services	Choice Cleaners & Tailors
2	466	MAIN ST	Retail Store / Services	Casa Mara
3	447	MAIN ST	Restaurant / Retail	India Kitchen / Feet Wise / Fitz's Bar & Grille / Primo's Barber Shop / Mimi's Roast Beef & Seafood
4	448	MAIN ST	Restaurant	Dunkin' Donuts
5	430	MAIN ST	Retail Store / Services	Interiology Design Co. / LaFauci Tile & Marble
6	401	MAIN ST	Retail Store / Services	Metro Mini Mart / Vahey's Liquors
7	410	MAIN ST	Retail Store / Services	West End Laundromat
8	390	MAIN ST	Restaurant	Halfway Cafe
9	385	MAIN ST	Restaurant / Retail	Behind the Hair / Spot Cafe
10	347	MAIN ST	Retail Store / Services	Affordable Insurance Agency / Mel Berkachi Barber Shop / PetMedic
11	321	MAIN ST	Restaurant / Retail	Ricci's Liquors / Chulo Restaurant & Bar
12	311	MAIN ST	Retail Store / Services	Watertown Florist / Lony Salon / Guy's Hair Shop
13	309	MAIN ST	Retail Store / Services	Circle of Boston Nursery School / Eastern Sun Acupuncture / Atlantic Battery Company
14	134	MAIN ST	Restaurant / Retail	Comic Stop / Town Hall Shoe Repair / SoHo Nails & Spa / TruFoods Kitchen
15	104	MAIN ST	Restaurant	Crown Cafe
16	92	MAIN ST	Restaurant	O'Some Cafe / Ginger Exchange
17	74	MAIN ST	Retail Store / Services	Bluemoon Smoke Shop / La Guanaquita Market
18	25	CHURCH ST	Restaurant / Retail	Tresca's Eating Place / Grays Laundromat / Salon Sabrina / Culia Ki Clinic
19	55	MAIN ST	Restaurant	Not Your Average Joe's
20	47	MAIN ST	Restaurant	Bar 'Cino Watertown
21	29	MAIN ST	Retail Store / Services	CVS
22	15	MAIN ST	Retail Store / Services	The UPS Store / Uniforms for America / All Dental Center /
23	5	MAIN ST	Retail Store / Services	Marcou Jewelers / Plush Beauty Bar / A Barber Shop
24	2	MT AUBURN ST	Retail Store / Services	Boston Specific Chiropractic / H&R Block
25	6	MT AUBURN ST	Restaurant / Retail	Molana/ Boston Color Group/ JC Hair/ Thomson Safaris/ Orchid Treatment/ BeautyBase/ Sunshine Massage
26	16	MT AUBURN ST	Restaurant / Retail	Ixtapa Mexican Cantina / Italian Design Interiors / Essentia

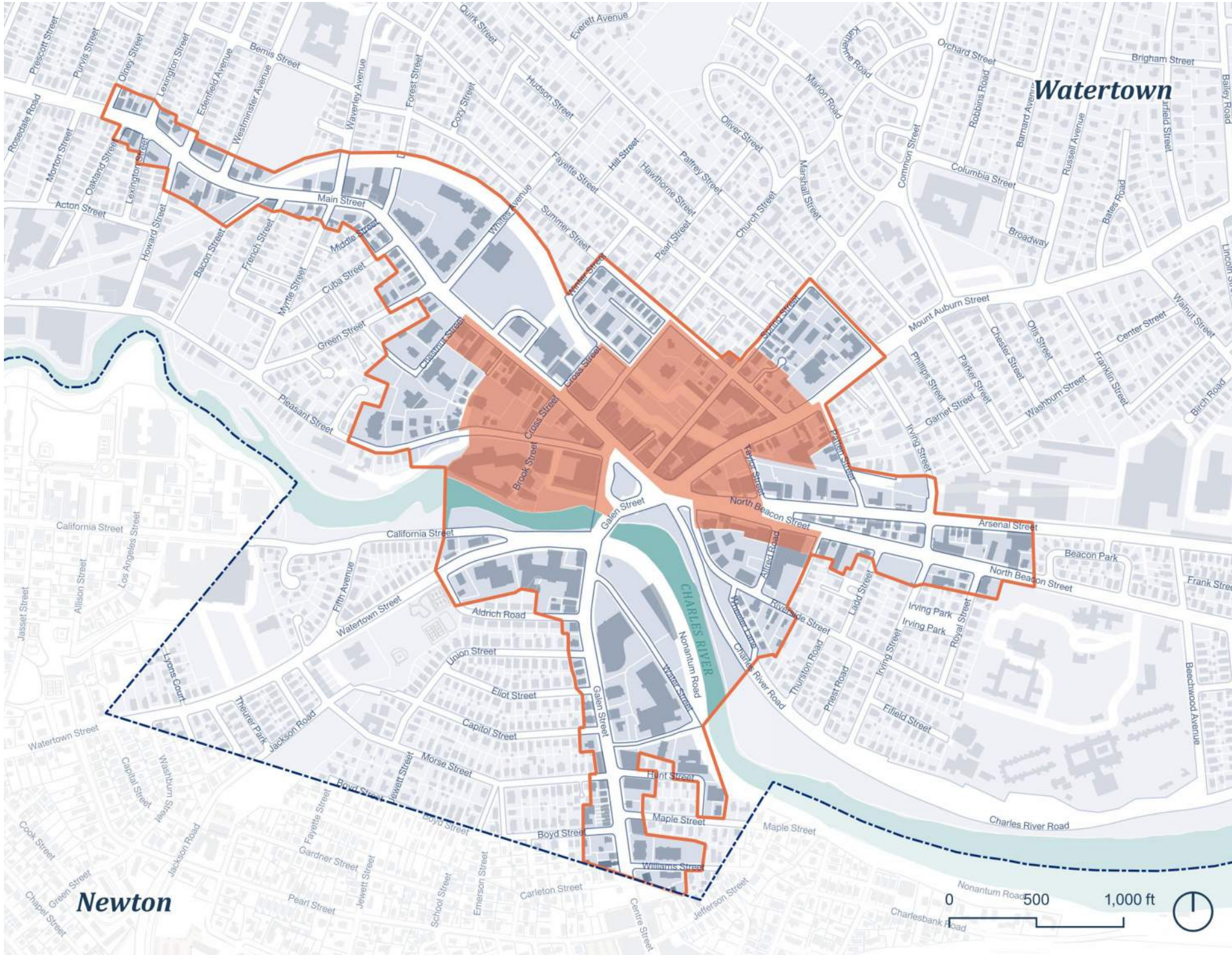
#	St. #	Street	Retail Use	Business Name
27	26	MT AUBURN ST	Restaurant / Retail	Blink Nails/ The Meat Spot/ Sichuan Cuisine/ Watertown Sportswear/ Michael Computer/ Belleza Hair
28	40	MT AUBURN ST	Retail Store / Services	Dyer Liquor / Barcas Spa
29	44	MT AUBURN ST	Restaurant / Retail	Erie 1928 / S&A Cigars / Super Fusion Cuisine II / Mindful Wellness
30	56	MT AUBURN ST	Restaurant	Tabrizi Bakery / Home Taste
31	60	MT AUBURN ST	Restaurant	Demos Watertown
32	66	MT AUBURN ST	Retail Store / Services	Attractive Nails & Spa
33	75	MT AUBURN ST	Restaurant	Starbucks
34	49	MT AUBURN ST	Shopping Center	Subway / Bostonwood Furniture / Belmont Savings Bank / Ying Cleaners / Dunkin' Donuts
35	39	MT AUBURN ST	Restaurant	The New Yorker Diner
36	1	MT AUBURN ST	Retail Store / Services	Supercuts / Verizon
37	46	ARSENAL ST	Shopping Center	Wild Willy's Burgers / Cambridge Savings Bank / NorthEast Electrical / Prime Glass & Mirror
38	11	NO BEACON ST	Restaurant	The Diner at 11 North Beacon
39	34	NO BEACON ST	Restaurant	China Rainbow
40	111	ARSENAL ST	Restaurant / Retail	Arsenal Wine & Spirits / Domino's
41	123	NO BEACON ST	Retail Store / Services	Monique's Bath Showroom / Watertown Towing
42	31	GALEN ST	Restaurant / Retail	Jana Grill & Bakery / 1st Yard Barbers / Watertown Taxi / Number 1 Taste Chinese Food
43	20	WATERTOWN ST	Retail Store / Services	Leisure Nails & Spa / Watertown Dentistry
44	61	GALEN ST	Retail Store / Services	Farina's Bicycles
45	63	GALEN ST	Restaurant	New Ginza
46	115	GALEN ST	Restaurant / Retail	Boston House of Pizza / Aquidneck Optical / CBC Kitchen & Bath / Emera Lash & Spa / Bus Stop Variety
47	123	GALEN ST	Restaurant / Retail	USPS / Newton Corner House of Pizza / Rosa Customized Tailoring
48	130	GALEN ST	Retail Store / Services	Vows Bridal
49	150	GALEN ST	Retail Store / Services	Dependable Cleaners
50	153	GALEN ST	Retail Store / Services	Bookcase Factory Outlet / Bridal Alterations by Hranush
51	161	GALEN ST	Retail Store / Services	Siam Thai Spa



**MBTA Zoning**

*How do we get to the 1,701 zoned units we need under the new law?*

By the end of 2024, Watertown must comply with the MBTA Communities law by creating a zoning district that allows multifamily housing by right at or over 15 units an acre and has the capacity for 1,701 units. The discussion will build on the prior sessions by exploring options for district boundaries, density and required features.



**Scenario 1**

**Existing Central Business District**

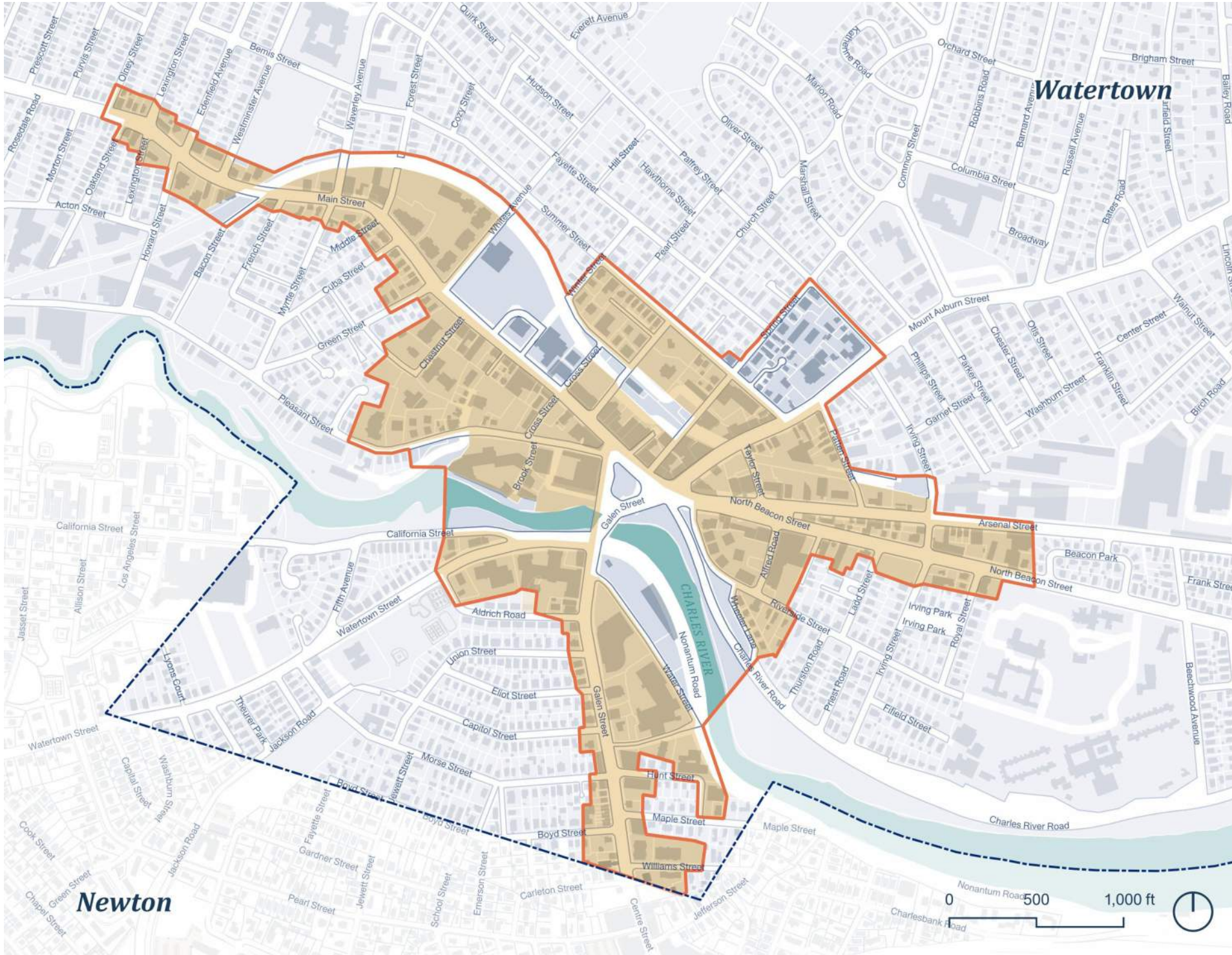
District Area: 37.6 acre  
Unit Capacity: 2,387 units  
Density: 63.5 units/acre



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**Scenario 2**  
**Lowest Density**

District Area: 115 acre  
Unit Capacity: 1,725 units  
Density: 15 units/acre



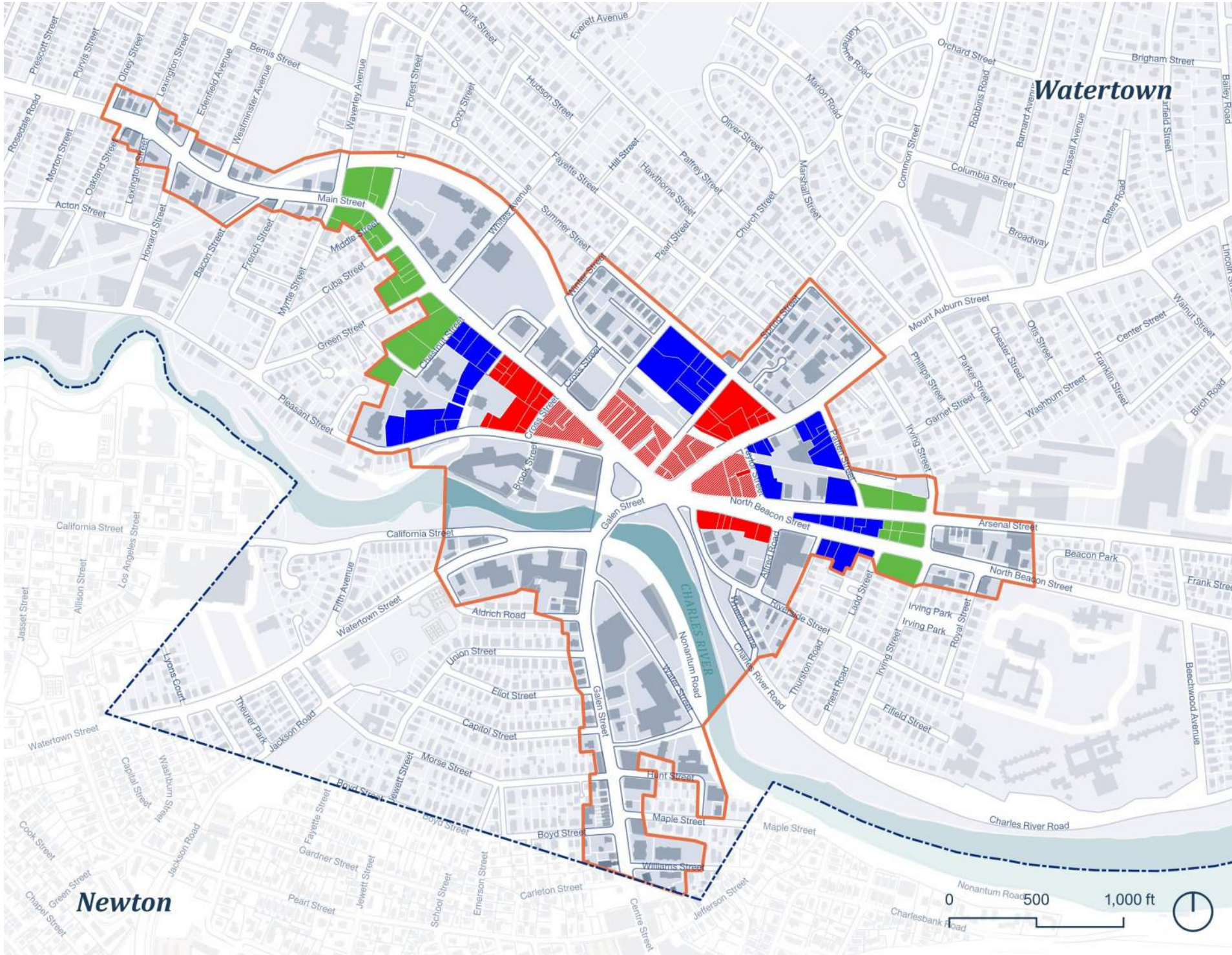
**An example of a 15 units/acre street block**  
*The area outlined in yellow in the image above has a residential density of 15.1 units/acre.*



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**Scenario 3**  
**Rezoning Districts**

District Area:	31.5 acre	
Unit Capacity:	107 units	from Low Density District <span style="color: green;">■</span>
	1,159 units	from Medium Density District <span style="color: blue;">■</span>
	+ 1,361 units	from High Density District <span style="color: red;">■</span>
	<b>2,627 total units</b>	

Density: 64.3 units/acre

- Low Density District: 2.5 Stories, Multi-family Residential Only
- Medium Density District: 3.5 Stories, Multi-family Residential Only
- High Density District: 4.5 Stories, Multi-family Residential Only
- High Density District: 4.5 Stories, Mixed-use



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**What might low, medium, and high density look like?**



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4.5 Stories, Multi-family Residential Only or Mixed-use