Cell Signaling TECHNOLOGY®

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Studio 2112
Landscape Architecture

Greg Keller
Columbia
Construction

Manchester Planning Board

Craig Thompson
Chief Operating Officer
March 11, 2024

Cell Signaling TECHNOLOGY®

Our Mission

Deliver the world’s highest quality research products to accelerate biological understanding and enable personalized medicine.

Conduct our business in ways consistent with social and environmental responsibility.

CST Vital Statistics

Founded in 1999 by Michael J. Comb, PhD

Products distributed in 60+ countries

Headquartered in Danvers, Massachusetts, USA

Regional offices in Shanghai, Tokyo, and The Netherlands

Over 700 Employees worldwide

Products cited in over 155,000 publications

Cell Signaling TECHNOLOGY®

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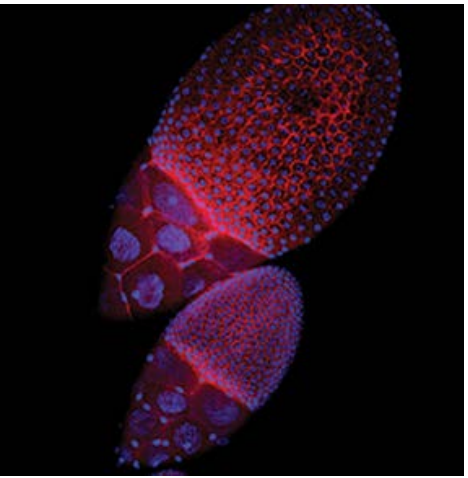
INNOVATIVE SCIENCE	BEST IN CLASS PRODUCTS	ENGAGED EMPLOYEES	SOCIAL RESPONSIBILITY

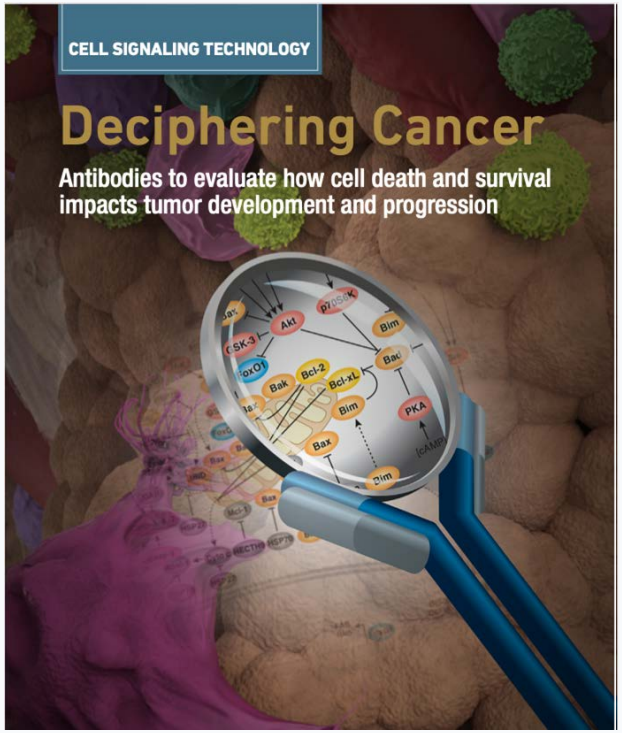


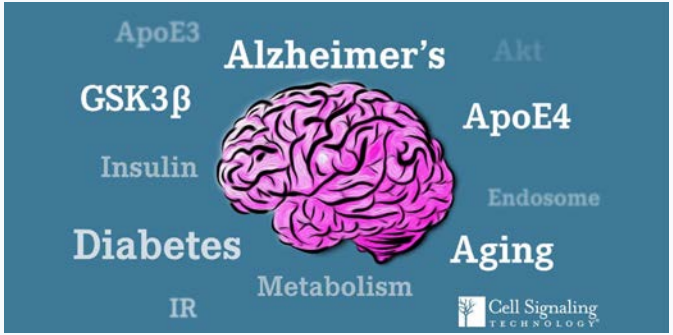
Our Values

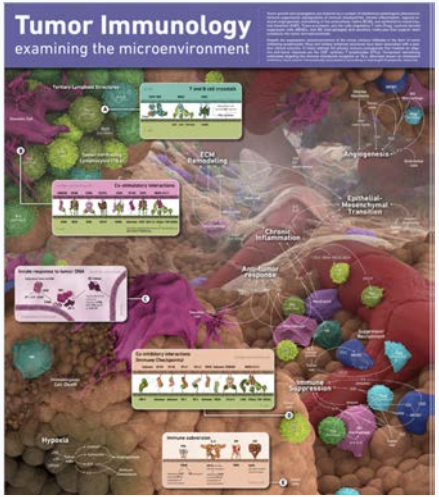
Our corporate values are the cornerstones of the company and form the basis of our decision making, leadership and culture.

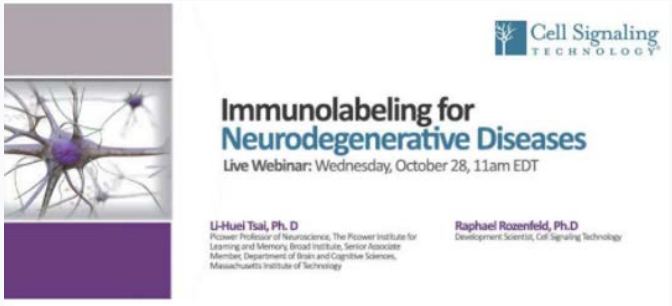
Innovative Science | **Best in Class Products** | **Engaged Employees** | **Social Responsibility**

Products That Enable Scientists to Better Understand Disease









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Cell Signaling TECHNOLOGY®

A Company of Problem Solvers

A Culture of Caring

2023 WINNER CELL SIGNALING TECHNOLOGY PTM ANTIBODY SUPPLIER OF THE YEAR CiteAb

2023 HIGHLY COMMENDED CELL SIGNALING TECHNOLOGY ANTIBODY SUPPLIER OF THE YEAR CiteAb

2023 WINNER CELL SIGNALING TECHNOLOGY INNOVATION AWARD CiteAb

TOP WORK PLACES 2023 USA

TOP WORK PLACES 2023 WORK-LIFE FLEXIBILITY

TOP WORK PLACES 2023 COMPENSATION & BENEFITS

TOP WORK PLACES 2023 PURPOSE & VALUES

A Longstanding Commitment to Environmental & Social Responsibility

Protecting the Environment

- First life science member of **1% for the Planet**
- Net-zero emissions by 2029
- Sustainable & recyclable packaging
- Energy & waste management programs
- Grants and funding for environmental organizations

Supporting our Communities

- Employee-driven volunteering and giving
- Global disaster relief
- Grants and funding for community support organizations
- Social justice actions
- Support for the arts

Inspiring the Next Generation of Scientists

- Scholarships for STEM students
- Grants to support local K-12 STEM education and STEM education nonprofits
- Rising Black Scientists Awards
- Internship programs
- Equipment donations for reuse

1% FOR THE PLANET — MEMBER

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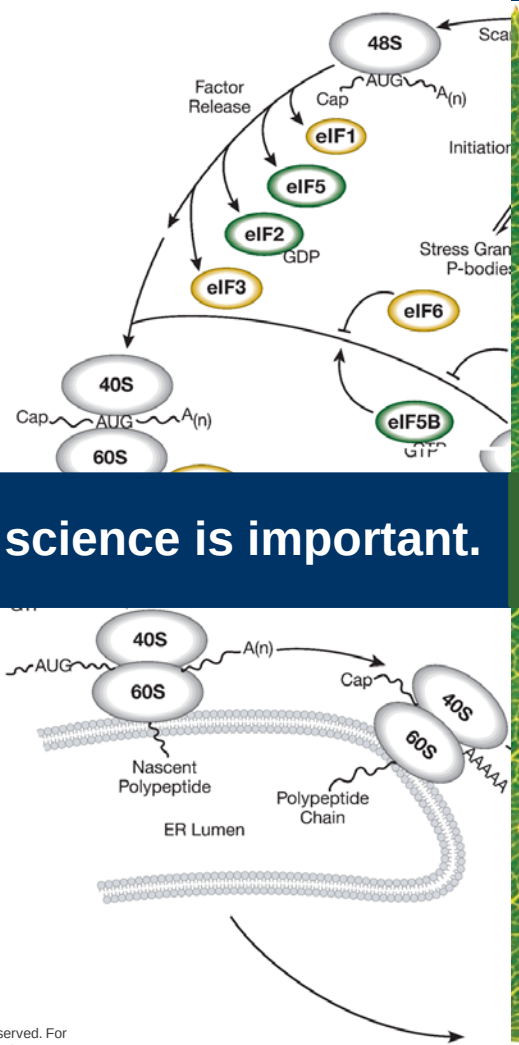
Cell Signaling TECHNOLOGY®



Doing good science is important.

So is just doing good.

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Cell Signaling TECHNOLOGY®

Expanded Facilities are Needed to Support Our Mission

- Serving our customers and supporting our mission requires us to increase our investment in Research and Development
- Our facilities in Danvers and Beverly are near capacity
- The Atwater Ave site provides CST with the opportunity to restore a blighted piece of property and support the long-term growth of CST
- Employment at the site would be 175-200 at the outset, growing to approximately 500 upon the completion of Phase II

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Cell Signaling TECHNOLOGY®

Impact on the Environment or Community Safety

CST has a long track record of corporate responsibility and environmental sustainability. Every decision made by the company considers environmental impact and safety.

- CST is in good standing with all regulatory bodies
- CST is registered as a Small Quantity Generator for hazardous waste that is collected and removed by a licensed third party
- CST wastewater is non hazardous and pH neutralized prior to discharge
- CST does not work with infectious diseases. Biosafety Level 2 (BSL2) allows our labs to work with human cells and tissues that are commonly used in laboratories in industry and academia

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Cell Signaling TECHNOLOGY®

PROJECT GOALS

- INNOVATIVE CAMPUS FOR THE FUTURE
- CELEBRATE UNIQUE SITE AND RESTORE THE ECOSYSTEM
- TOWARDS A NET ZERO CARBON BUILDING AND SITE
- FOSTER WELL-BEING OF EMPLOYEES AND VISITOR
- INTEGRATE INTO THE COMMUNITY

PROJECT TEAM & CONSULTANTS

HGA

studio 2112 LANDSCAPE ARCHITECTURE

TRIA

BRA+

GZA

ACENTECH

BVH

RTDA

CDC CURTAINWALL DESIGN CONSULTING

MoharDesign

JENSEN HUGHES

ColburnGuyette foodservice design

WILLOWDALE ASSOCIATES

COLUMBIA

HANCOCK ASSOCIATES

DFTA

GLOVSKY Counselors-at-Law

Fort Point Associates, Inc. Urban Planning Environmental Consulting Project Permitting A TETRA TECH COMPANY

TEC The Engineering Corp

BUILDING:

Phase 1: 130,000 GFA

Phase 2: 136,000 GFA

Stories : 5 Levels + PH

EMPLOYEES:

Phase 1 - 240

Phase 2 - 260

PARKING

Phase 1 : 45 Surface,

4 ADA, 2 EV

258 Garage, 70 EV*

Phase 2: 180 Garage, 30 EV*

* (includes ADA EV spaces)

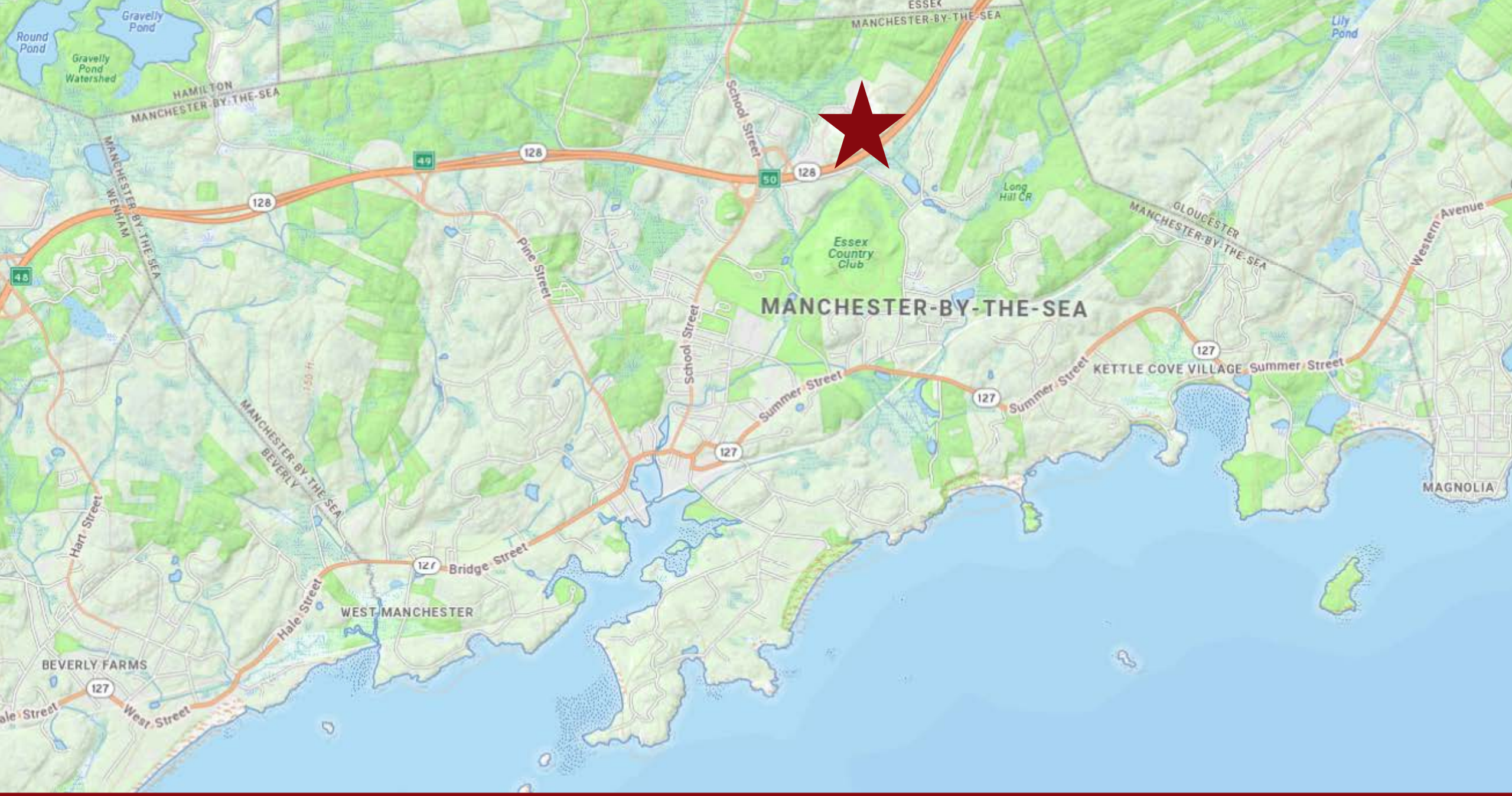
PUBLIC AMENITIES:

Trailhead Parking (16)

ILLUSTRATIVE MASTER PLAN

Meeting	1	2	3	4	5
General Overview	★				
Traffic		★			
Civil			★		
Landscape			★		
Environmental				★	
Financial					★
Geothermal					★

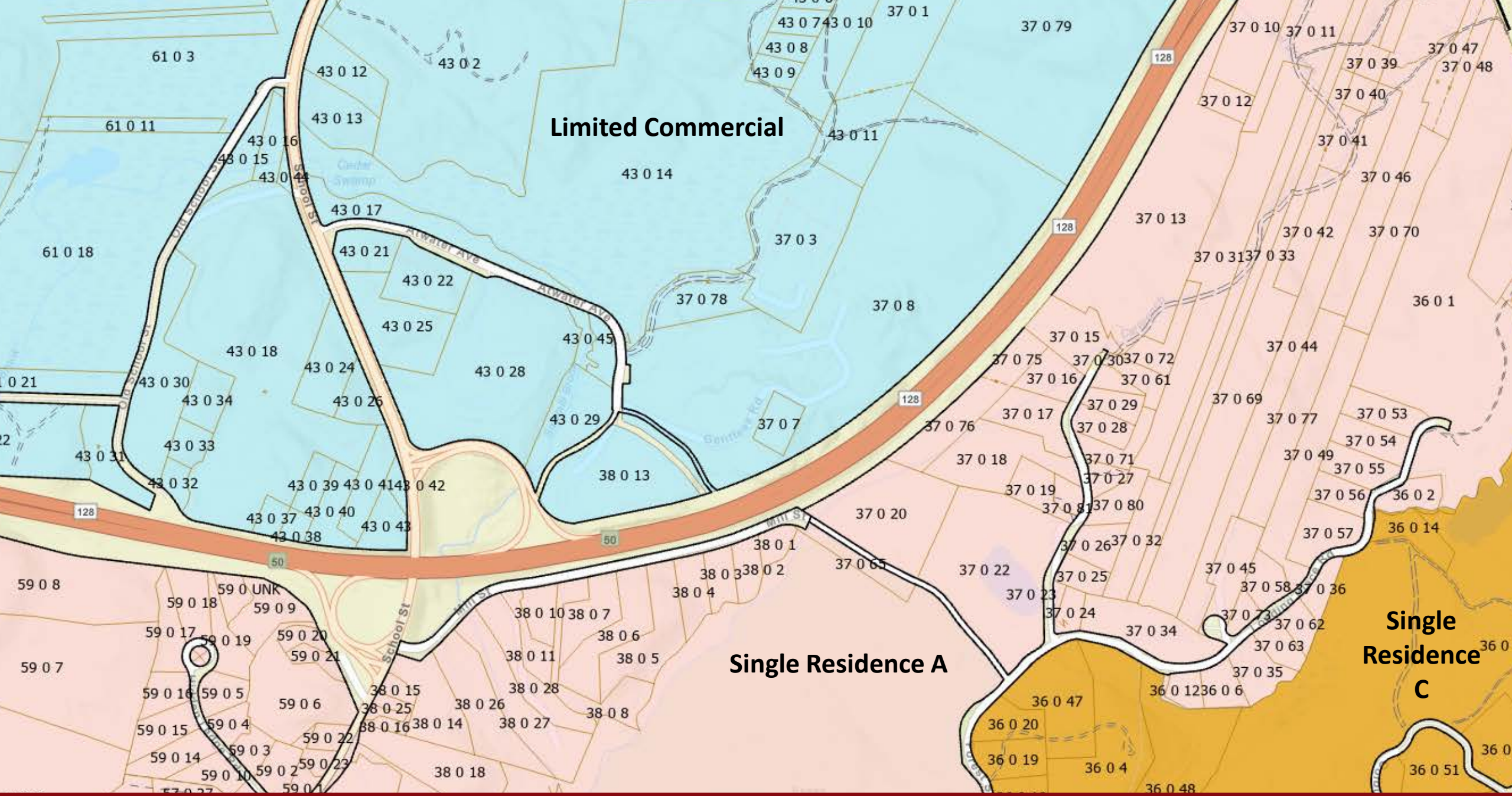
Presentation


Round Pond
Gravelly Pond
Gravelly Pond Watershed
HAMILTON
MANCHESTER-BY-THE-SEA
ESSEX
MANCHESTER-BY-THE-SEA
Lily Pond
128
49
50
48
School Street
Pine Street
Long Hill CR
Essex Country Club
GLOUCESTER
MANCHESTER-BY-THE-SEA
Western Avenue
MANCHESTER-BY-THE-SEA
WENHAM
MANCHESTER-BY-THE-SEA
BEVERLY
MANCHESTER-BY-THE-SEA
Summer Street
127
KETTLE COVE VILLAGE
Summer Street
MAGNOLIA
Hart Street
Bridge Street
Hale Street
WEST MANCHESTER
BEVERLY FARMS
West Street

Location

Neighborhood

Neighborhood


Limited Commercial
Single Residence A
Single Residence C
Old School St
School St
Atwater Ave
Mill St
Center Rd
128
50

Zoning

Natural Features

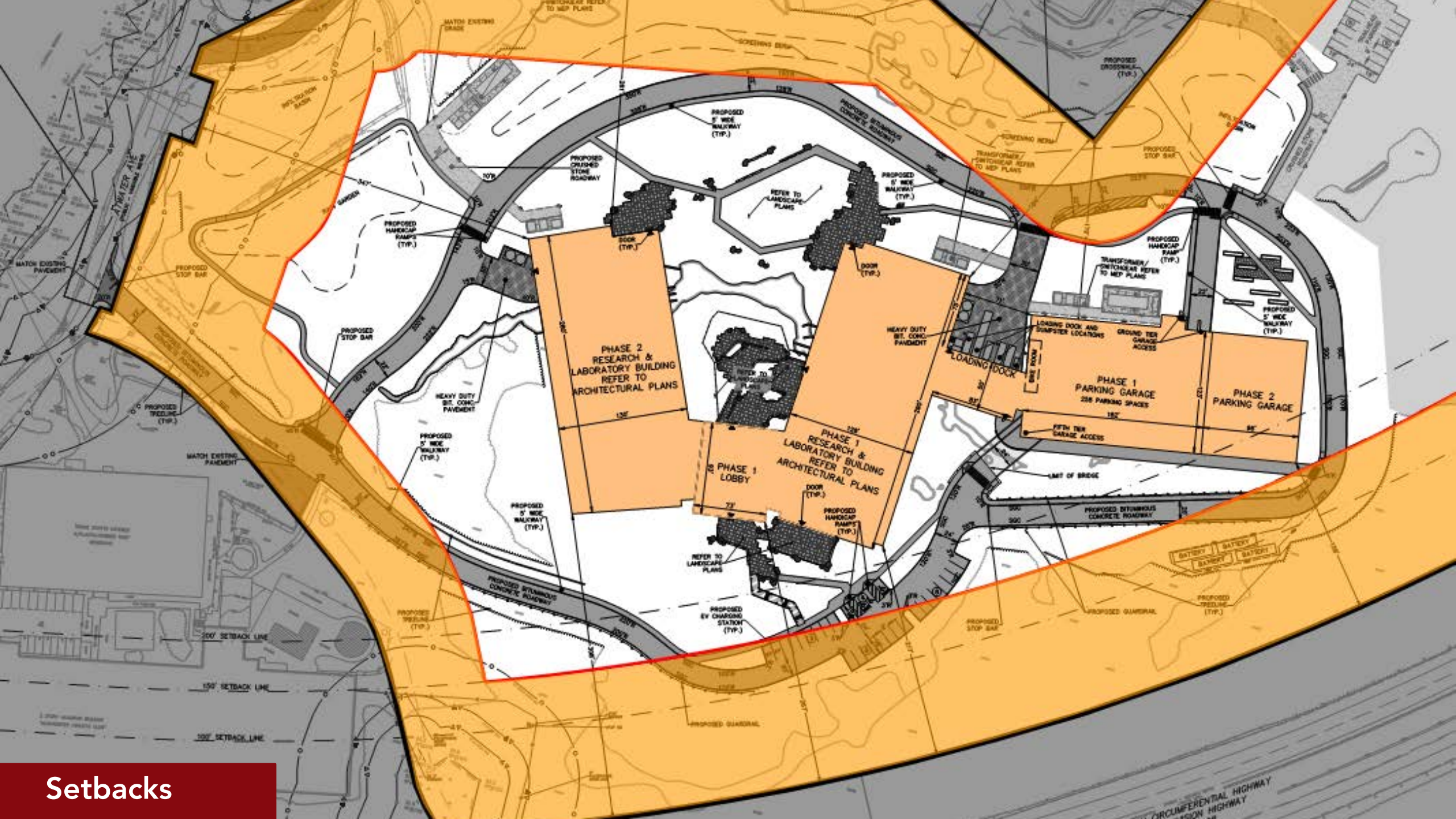
Natural Features

Natural Features

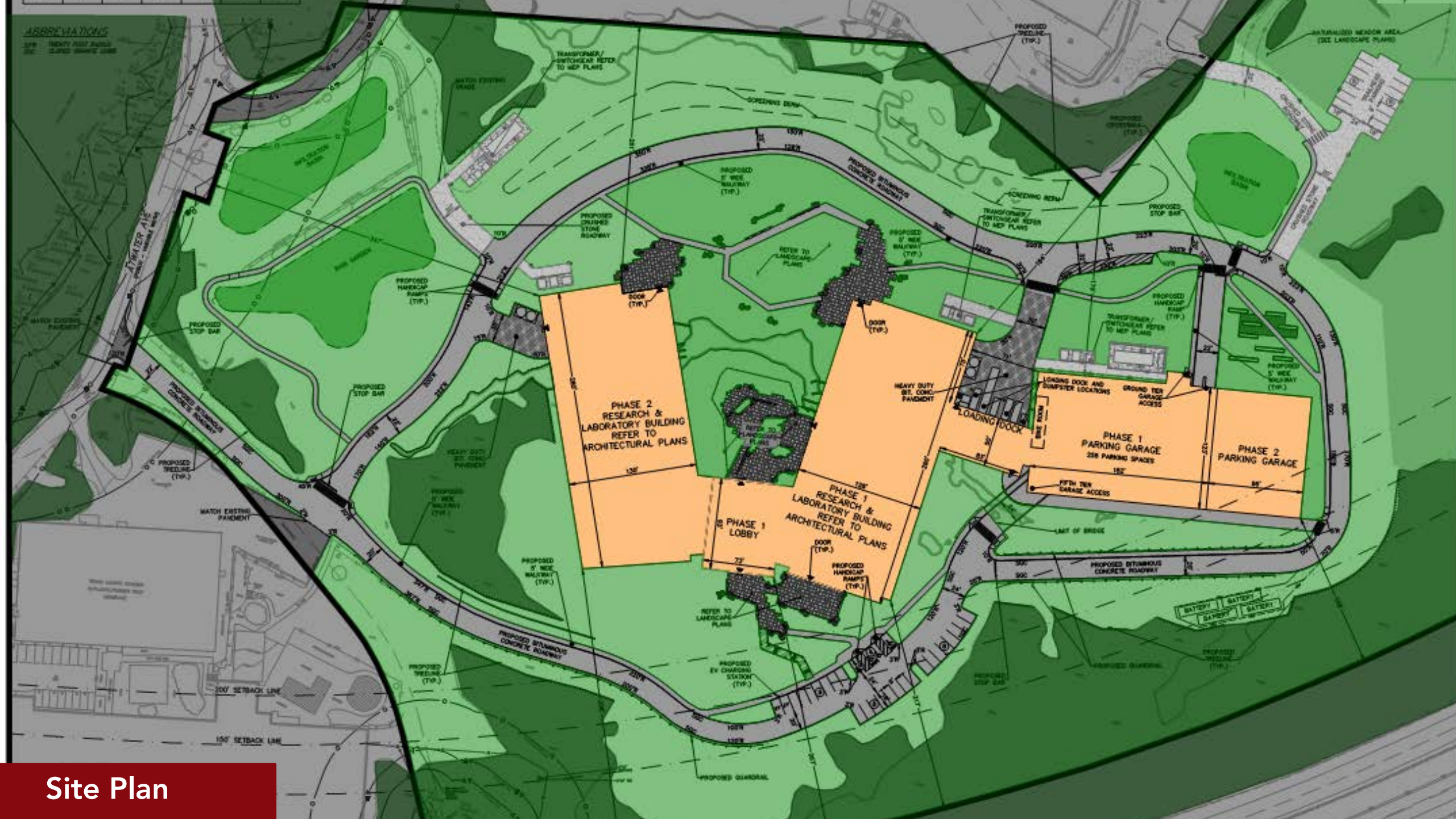
Natural Features

Natural Features

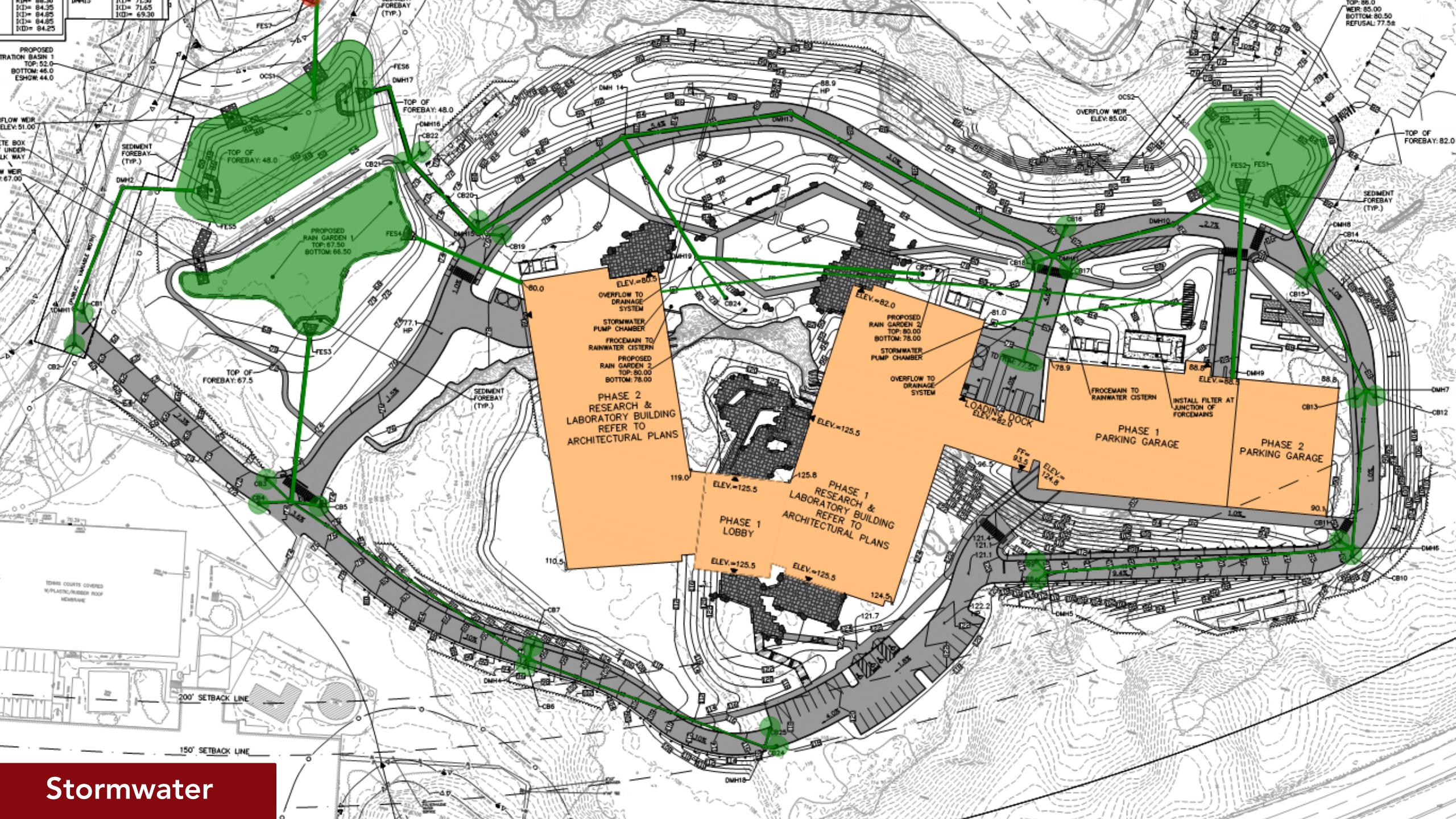
Natural Features


PHASE 2
RESEARCH &
LABORATORY BUILDING
REFER TO
ARCHITECTURAL PLANS
PHASE 1
RESEARCH &
LABORATORY BUILDING
REFER TO
ARCHITECTURAL PLANS
PHASE 1
LOBBY
PHASE 1
PARKING GARAGE
PHASE 2
PARKING GARAGE
LOADING DOCK
PROPOSED 5' WIDE WALKWAY (TYP.)
PROPOSED CRUSHED STONE ROADWAY
PROPOSED HANDICAP RAMPS (TYP.)
PROPOSED STOP BAR
HEAVY DUTY BIT. CONC. PAVEMENT
PROPOSED TREELINE (TYP.)
MATCH EXISTING PAVEMENT
PROPOSED BITUMINOUS CONCRETE ROADWAY
PROPOSED EV CHARGING STATION (TYP.)
PROPOSED GUARDRAIL
200' SETBACK LINE
150' SETBACK LINE
100' SETBACK LINE
CIRCUMFERENTIAL HIGHWAY

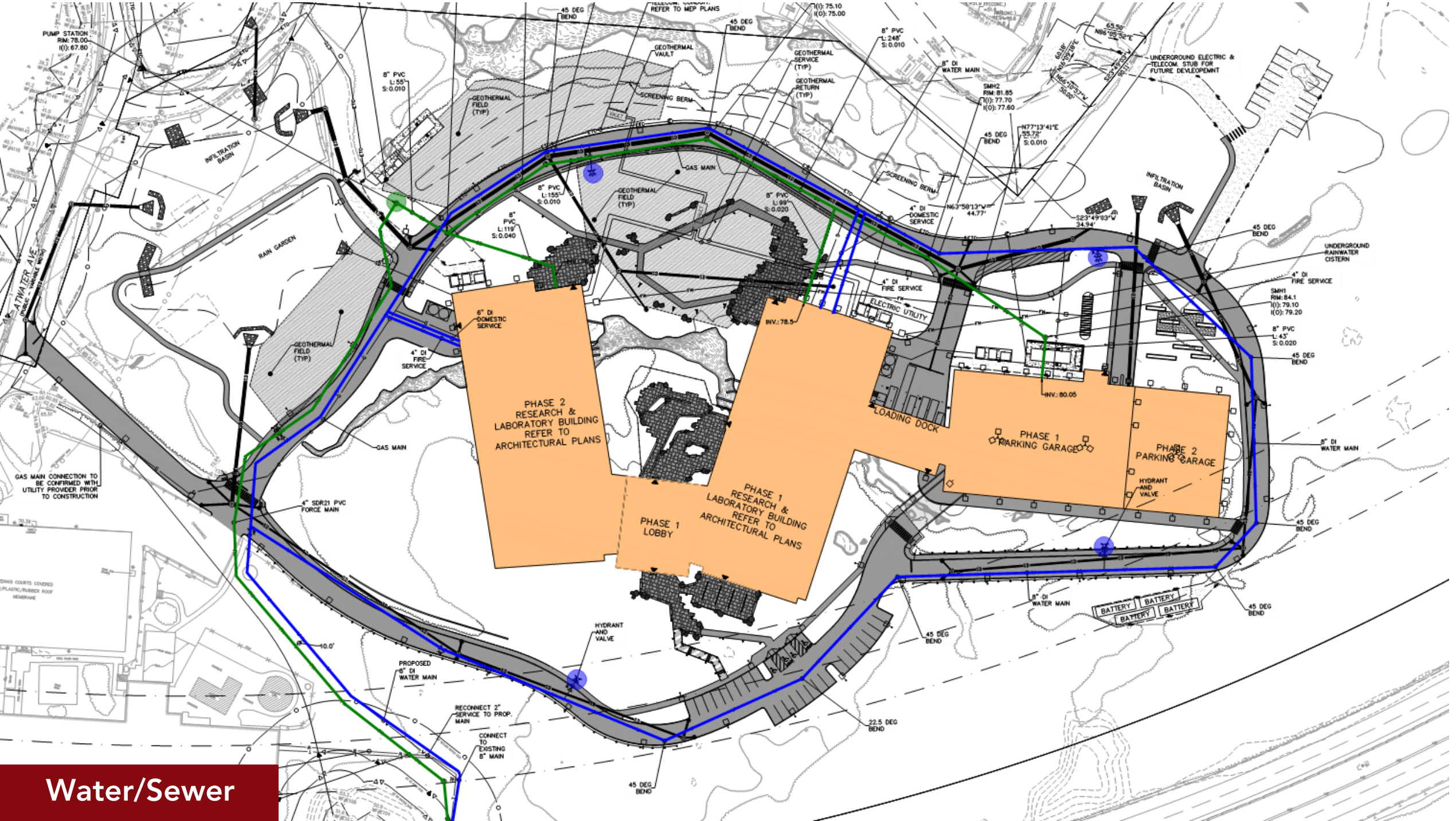
Setbacks


ABBREVIATIONS
PHASE 2 RESEARCH & LABORATORY BUILDING REFER TO ARCHITECTURAL PLANS
PHASE 1 RESEARCH & LABORATORY BUILDING REFER TO ARCHITECTURAL PLANS
PHASE 1 LOBBY
PHASE 1 PARKING GARAGE
255 PARKING SPACES
PHASE 2 PARKING GARAGE
LOADING DOCK
PROPOSED BITUMINOUS CONCRETE ROADWAY
PROPOSED STOP BAR
PROPOSED HANDICAP RAMPS (TYP.)
PROPOSED 5' WIDE WALKWAY (TYP.)
PROPOSED CRUSHED STONE ROADWAY
PROPOSED TREELINE (TYP.)
PROPOSED EV CHARGING STATION (TYP.)
PROPOSED GUARDRAIL
HEAVY DUTY BIT. CONC. PAVEMENT
MATCH EXISTING PAVEMENT
TRANSFORMER / SWITCHGEAR REFER TO MEP PLANS
REFER TO LANDSCAPE PLANS
SCREENING BERM
LOADING DOCK AND DUMPSTER LOCATIONS
GROUND TIER GARAGE ACCESS
FIFTH TIER GARAGE ACCESS
BIKE ROOM
LIMIT OF BRIDGE
BATTERY
200' SETBACK LINE
150' SETBACK LINE

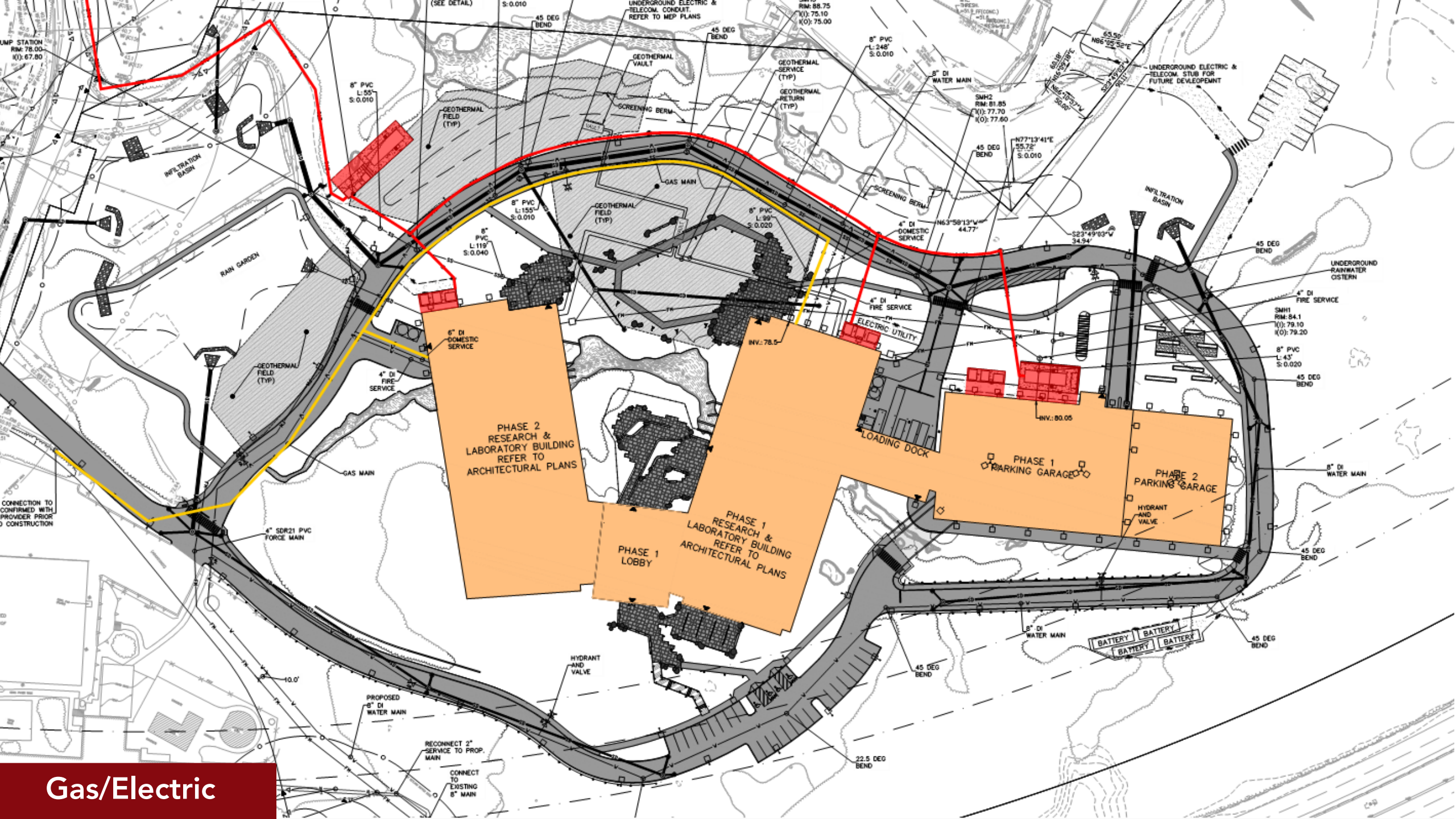
Site Plan


PROPOSED RAIN GARDEN 1
TOP: 67.50
BOTTOM: 66.50
TOP OF FOREBAY: 48.0
TOP OF FOREBAY: 67.5
SEDIMENT FOREBAY (TYP.)
PHASE 2 RESEARCH & LABORATORY BUILDING REFER TO ARCHITECTURAL PLANS
PROPOSED RAIN GARDEN 2
TOP: 80.00
BOTTOM: 78.00
STORMWATER PUMP CHAMBER
FROCEMAIN TO RAINWATER CISTERN
OVERFLOW TO DRAINAGE SYSTEM
PHASE 1 RESEARCH & LABORATORY BUILDING REFER TO ARCHITECTURAL PLANS
PHASE 1 LOBBY
LOADING DOCK
PHASE 1 PARKING GARAGE
PHASE 2 PARKING GARAGE
INSTALL FILTER AT JUNCTION OF FORCEMAINS
OVERFLOW WEIR ELEV: 85.00
TOP OF FOREBAY: 82.0
200' SETBACK LINE
150' SETBACK LINE

Stormwater


PHASE 2
RESEARCH &
LABORATORY BUILDING
REFER TO
ARCHITECTURAL PLANS
PHASE 1
LOBBY
PHASE 1
RESEARCH &
LABORATORY BUILDING
REFER TO
ARCHITECTURAL PLANS
LOADING DOCK
PHASE 1
PARKING GARAGE
PHASE 2
PARKING GARAGE
PUMP STATION
RIM: 78.00
I(I): 67.80
GEOTHERMAL VAULT
GEOTHERMAL FIELD (TYP)
SCREENING BERM
INFILTRATION BASIN
RAIN GARDEN
GAS MAIN
GAS MAIN CONNECTION TO BE CONFIRMED WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION
4" SDR21 PVC FORCE MAIN
6" DI DOMESTIC SERVICE
4" DI FIRE SERVICE
4" DI DOMESTIC SERVICE
4" DI FIRE SERVICE
ELECTRIC UTILITY
INV.: 78.5
INV.: 80.05
SMH1
RIM: 84.1
I(I): 79.10
I(O): 79.20
SMH2
RIM: 81.85
I(I): 77.70
I(O): 77.60
8" DI WATER MAIN
UNDERGROUND ELECTRIC & TELECOM. STUB FOR FUTURE DEVLEOPMNT
UNDERGROUND RAINWATER CISTERN
HYDRANT AND VALVE
PROPOSED 8" DI WATER MAIN
RECONNECT 2" SERVICE TO PROP. MAIN
CONNECT TO EXISTING 8" MAIN
45 DEG BEND
22.5 DEG BEND
BATTERY
ATWATER AVE

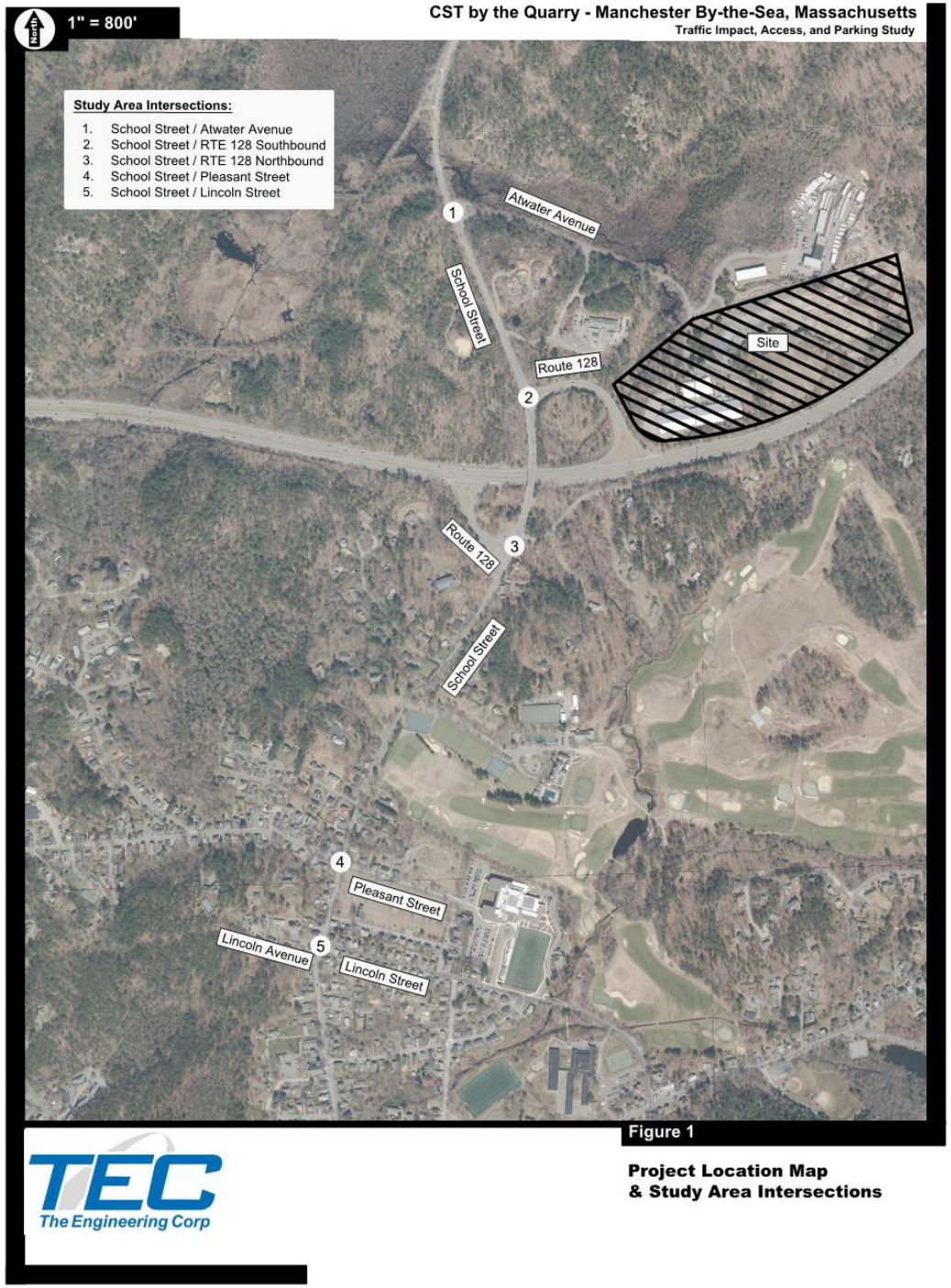
Water/Sewer



Gas/Electric


PHASE 2
RESEARCH &
LABORATORY BUILDING
REFER TO
ARCHITECTURAL PLANS
PHASE 1
LOBBY
PHASE 1
RESEARCH &
LABORATORY BUILDING
REFER TO
ARCHITECTURAL PLANS
PHASE 1
PARKING GARAGE
PHASE 2
PARKING GARAGE
LOADING DOCK
GEOTHERMAL
FIELD
(TYP)
GEOTHERMAL
VAULT
GEOTHERMAL
SERVICE
(TYP)
GEOTHERMAL
RETURN
(TYP)
SCREENING BERM
INFILTRATION
BASIN
RAIN GARDEN
GAS MAIN
6" DI
DOMESTIC
SERVICE
4" DI
FIRE
SERVICE
4" DI
FIRE SERVICE
4" DI
DOMESTIC
SERVICE
ELECTRIC UTILITY
8" DI
WATER MAIN
HYDRANT
AND
VALVE
PROPOSED
8" DI
WATER MAIN
4" SDR21 PVC
FORCE MAIN
RECONNECT 2"
SERVICE TO PROP.
MAIN
CONNECT
TO
EXISTING
8" MAIN
UNDERGROUND
RAINWATER
CISTERN
UNDERGROUND ELECTRIC &
TELECOM. STUB FOR
FUTURE DEVLOPEMNT
BATTERY
BATTERY
BATTERY
BATTERY
45 DEG
BEND
22.5 DEG
BEND
PUMP STATION
RIM: 78.00
I(I): 67.80
SMH2
RIM: 81.85
I(I): 77.70
I(O): 77.60
SMH1
RIM: 84.1
I(I): 79.10
I(O): 79.20
INV.: 78.5
INV.: 80.05

Geothermal

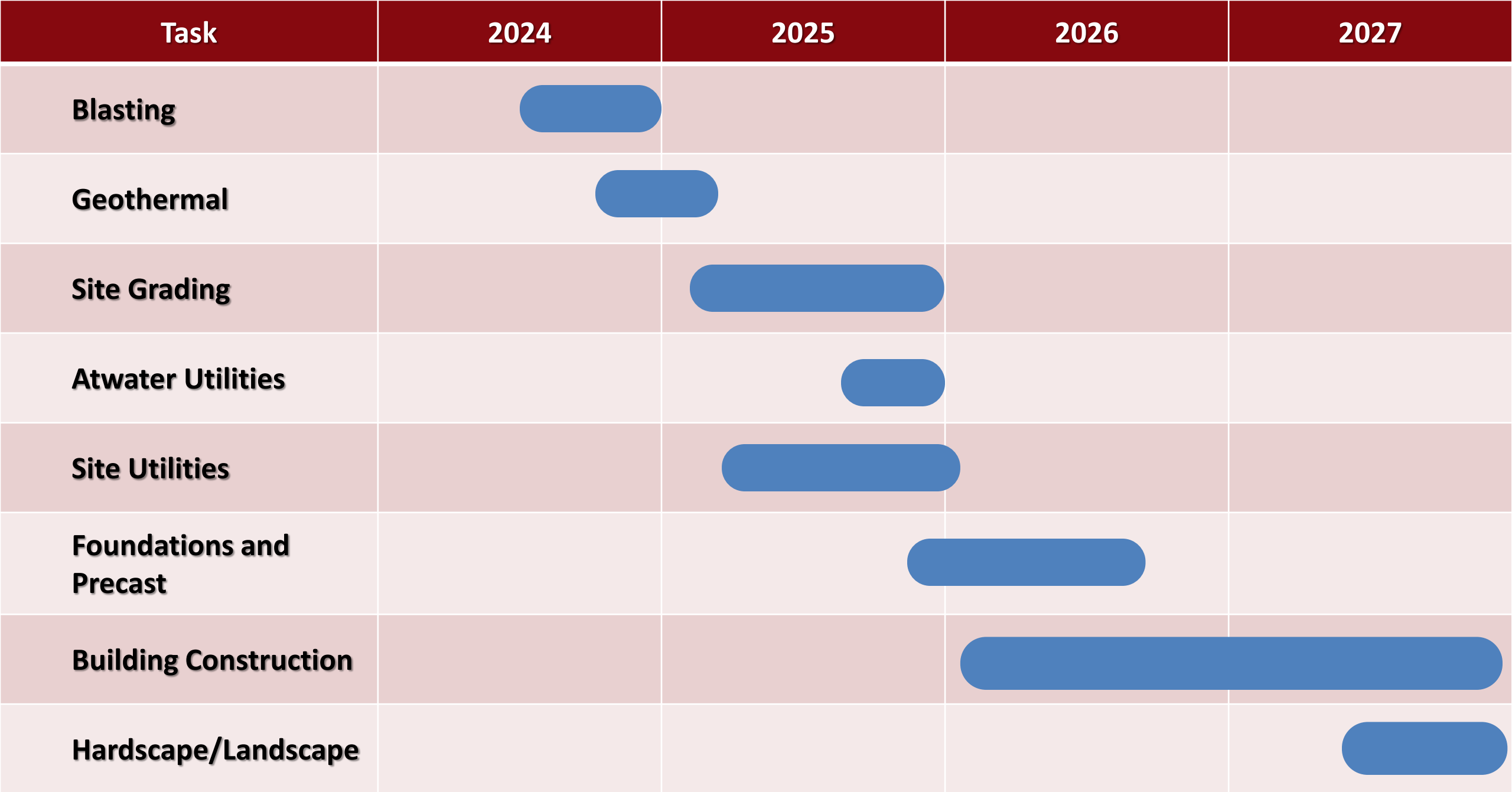


Off-site mitigation measures:

- Limited pavement marking and traffic signage improvements at the intersection of School Street / Atwater Avenue.

- Potential Construction of a traffic control signal at the intersection of School Street / Route 128 NB Ramps / Mill Street prior to occupancy of Phase 2 and in coordination with MassDOT and the Town.

- Significantly improve accommodations for bicycles along School Street with application of buffered bicycle lanes and along Atwater Avenue with shared use lane markings.


Task
2024
2025
2026
2027
Blasting
Geothermal
Site Grading
Atwater Utilities
Site Utilities
Foundations and Precast
Building Construction
Hardscape/Landscape

Schedule

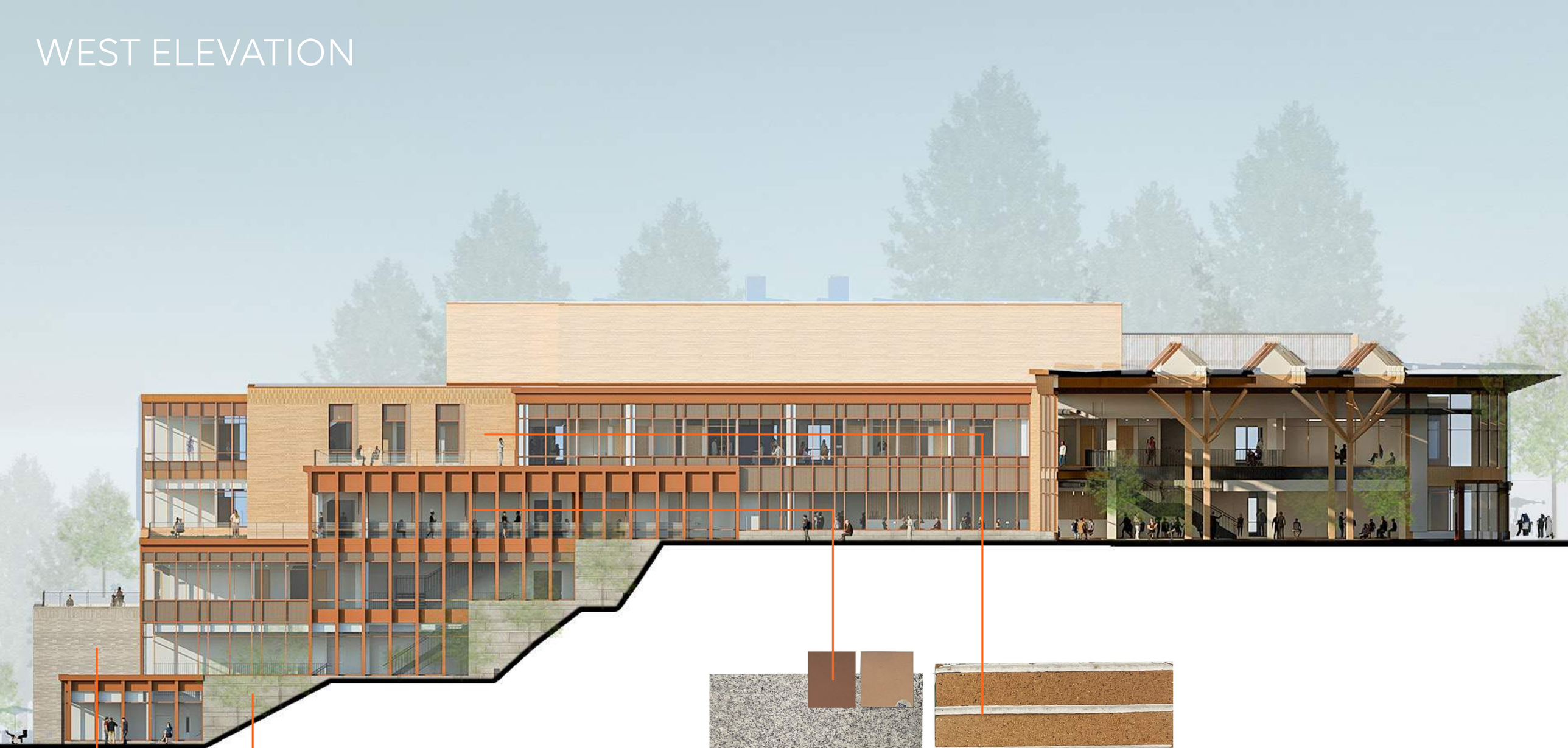
AERIAL VIEW LOOKING SOUTH

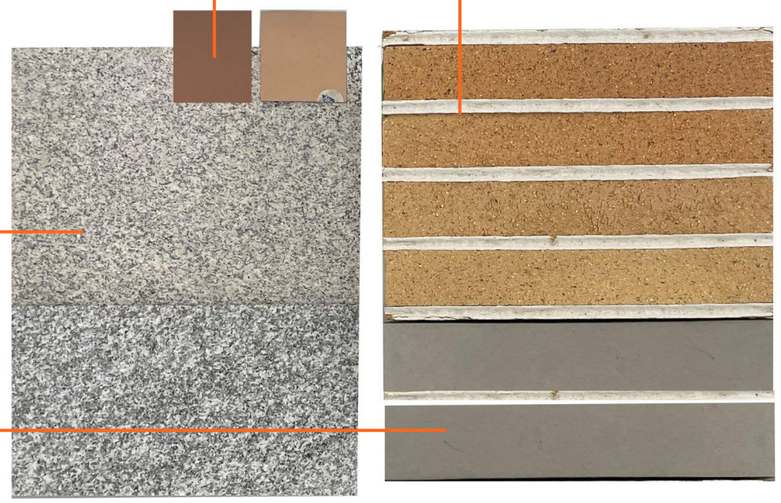
QUARRY GARDEN VIEW

AERIAL VIEW LOOKING NORTH

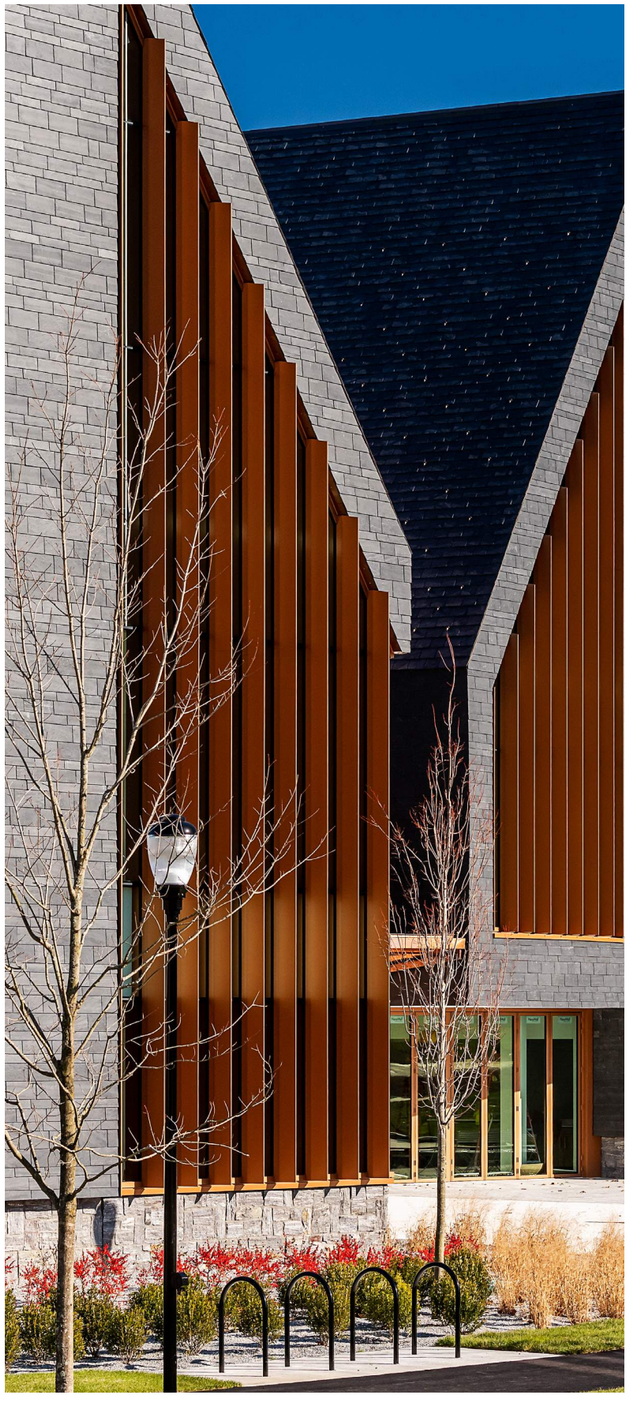
ENTRY LOBBY VIEW

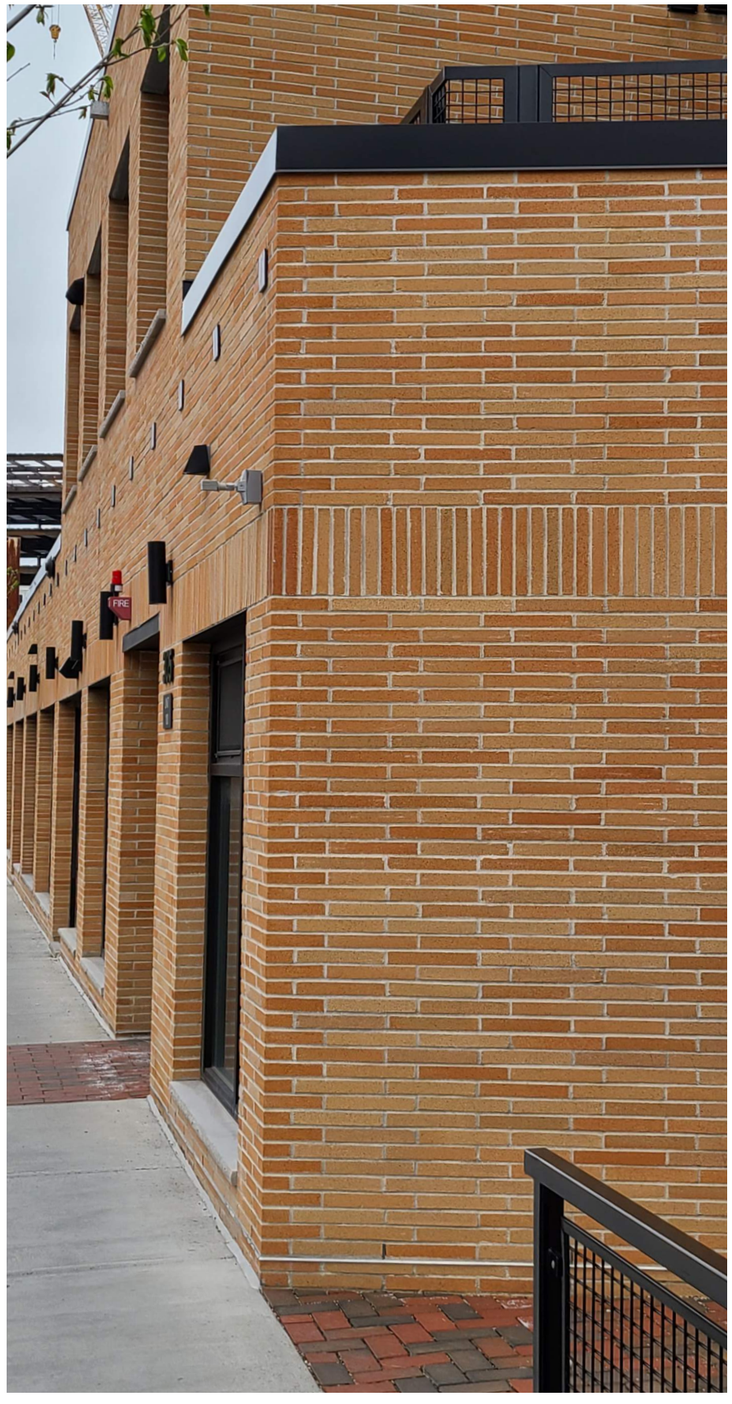
WEST ELEVATION





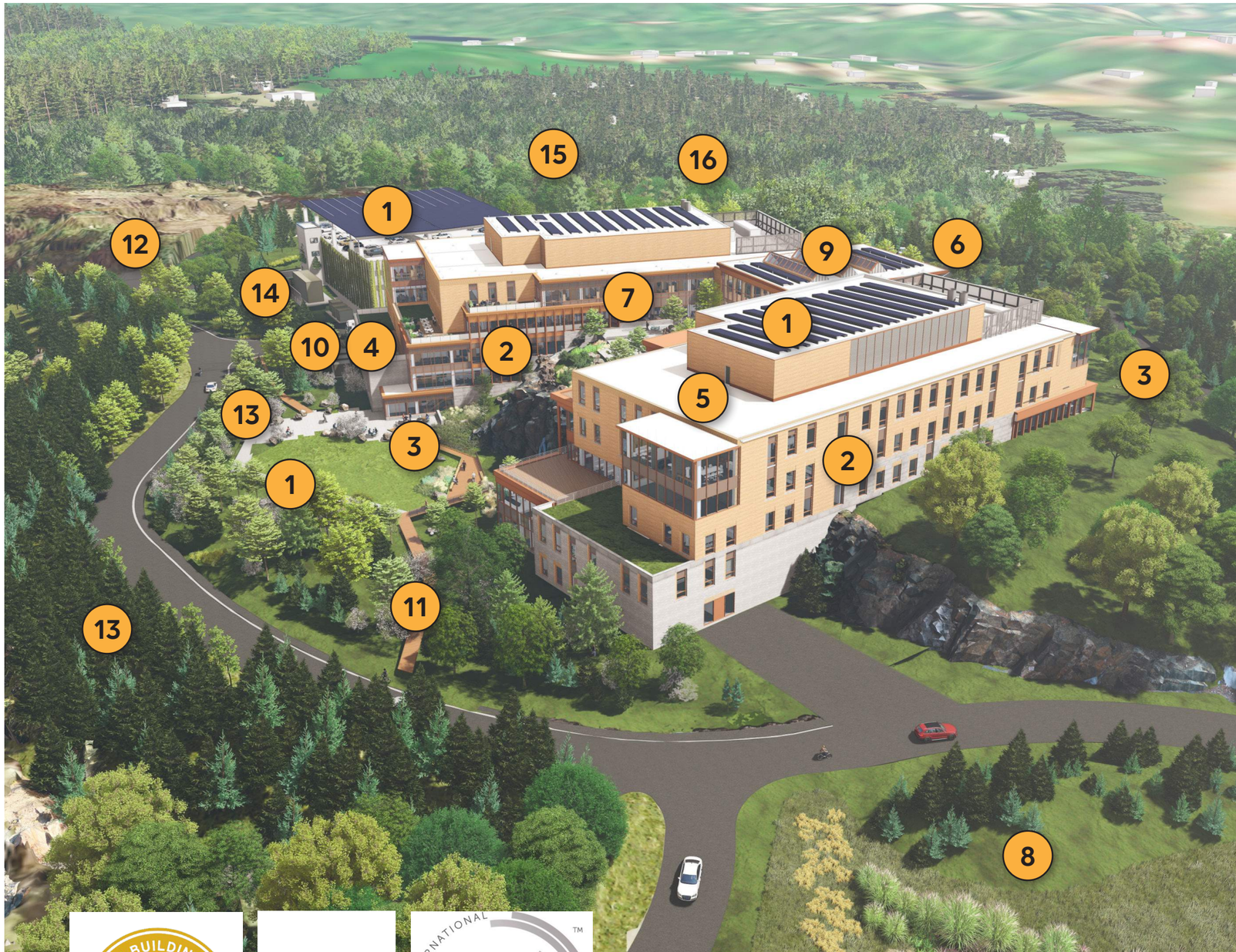
MATERIAL PALETTE





SUSTAINABILITY FEATURES

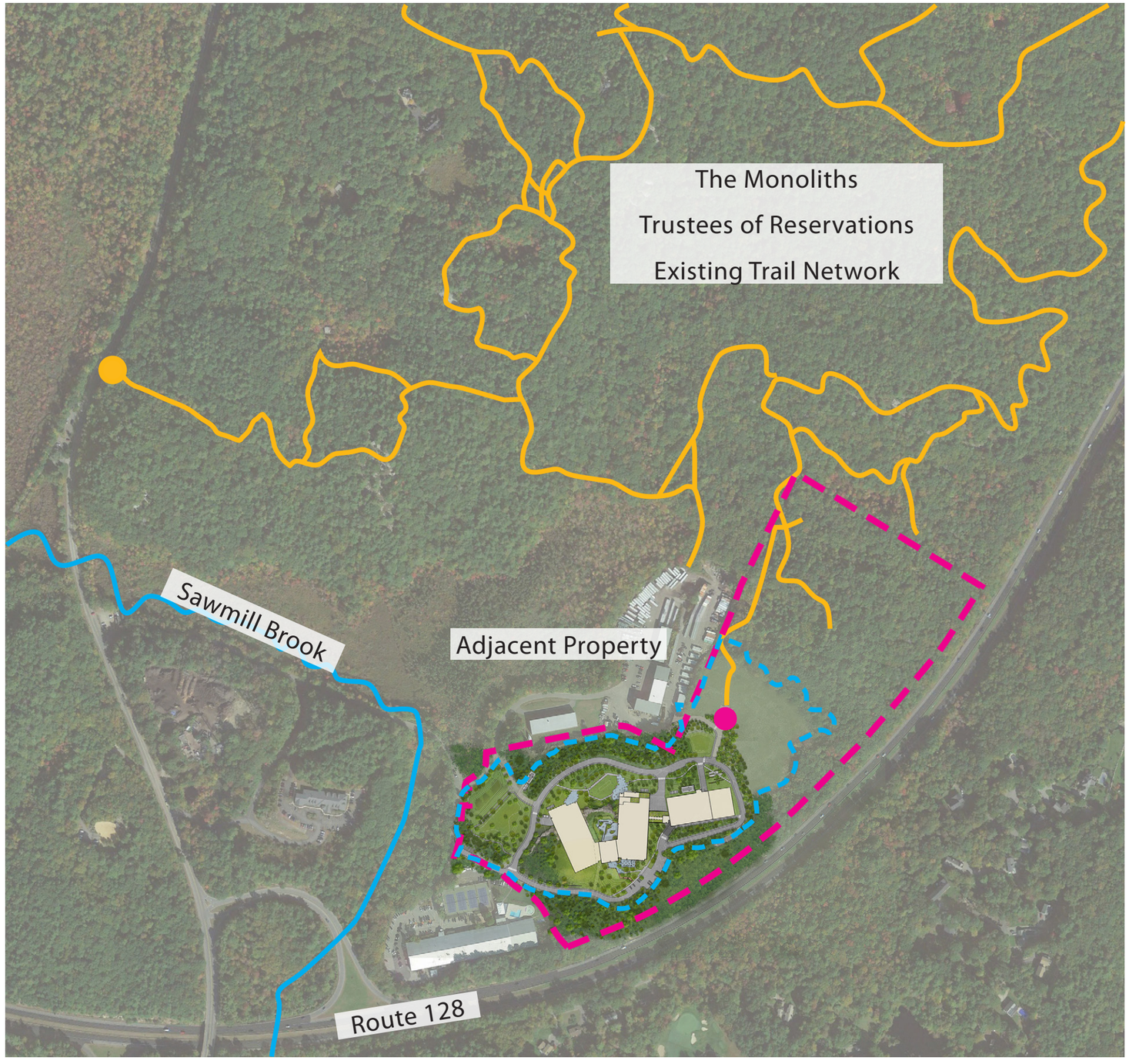
1. On-site renewable energy
2. Envelope designed to maximize natural light and minimize heat gain
3. Indoor / outdoor connections
4. Biophilic design strategies throughout to connect humans to nature
5. High SRI roof to minimize heat absorption
6. Bird safe glass
7. Access to daylight & views for improved well-being, with daylight sensors for energy use reduction
8. Stormwater management & rain gardens sized for future climate change projections
9. Mass timber lobby structure for lower carbon
10. Healthier Materials & Indoor air quality monitoring
11. Campus accessibility, walkability & wayfinding
12. Public parking & trailhead connection to Monoliths
13. Native plantings and ecological services restoration
14. Rainwater/greywater collection for site irrigation
15. Battery storage
16. Building load reduction and electrification strategies



U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC

2021 LEED Zero CARBON

INTERNATIONAL WELL BUILDING INSTITUTE WELL PLATINUM 2015



0 500 1000 2000

Proposed Trailhead Parking (16 spaces) and Existing Trail

0 150 300 600

- Existing Trailhead Entrance
- Existing Trails
- Proposed Trailhead Parking
- Property Line
- Limit of Work

SITE PLAN - CONNECTION TO TRAIL NETWORK

DRONE VIEW 1 - EXISTING CONDITIONS LOOKING EAST

AERIAL VIEW 1 - PROPOSED DESIGN LOOKING EAST

DRONE VIEW 2 - EXISTING CONDITIONS LOOKING SOUTH WEST

AERIAL VIEW 2 - PROPOSED DESIGN LOOKING SOUTH WEST

Monoliths Trails

Existing
Woodland

Trailhead Parking

Property Line

Stormwater
Detention Basin

Meadow

Berm screening

Atwater Ave

Stormwater
Detention Basin

Quarry Garden

Rain Garden

Service

Garage

Ph 2
Garage

Upper Quad

Ph 2
Building

Lobby

Ph 1
Building

Main Entry

Trees to
remain

Berm screening

Meadow

Existing
Woodland

Property Line

Route 128

Manchester
Athletic Club

Existing vegetation
to remain

0 100 200 400

SITE PLAN

Vegetation to remain

Approx. 35,400 sf

Vegetation to remove

approx. 83,100 sf

- 63,500 sf trees
- 19,600 sf brush understory

Proposed new tree canopy (10 year maturity)

approx. 150,000 sf

0 150 300 600

CANOPY LOSS AND REPLACEMENT

1. Naturalized berm/ wooded hillside
2. Woodland restoration
3. Successional woodland
4. Undisturbed mixed forest
5. Successional field at existing disturbed dry meadow
6. Successional field at open soil areas
7. Restoration nursery
8. New England grassland habitat
9. Wet meadow/ detention basin
10. Rain garden
11. Rain garden buffer zone
12. Recreational eco-lawn with micro clover

0 | 150 | 300 | 600

SITE PLAN - PROPOSED LANDSCAPE TYPOLOGIES

MAIN ENTRANCE UNIVERSALLY ACCESSIBLE APPROACH

ENTRY PLAZA

UPPER QUAD - VIEW SOUTH TO LOBBY

QUARRY GARDEN VIEW TOWARDS PH I BUILDING

Cell Signaling TECHNOLOGY®

COLUMBIA

We're with you

Founded

1925

Employees

220+

90%

Repeat Clients

$400M

Average Annual Construction Volume

Markets Served

Science + Technology | Corporate | Healthcare | Hospitality | Academic | Energy

Massachusetts Based

HQ North Reading

Serving the New England Region

BBJ Largest General Contractors

BBJ Largest Family-Owned Business

BBJ Largest Private Companies

BBJ Top Charitable Contributor

ENR Top 10 New England Contractors

ENR Top 400 Contractors

ENR Top Green Contractors

Longtime Partnership

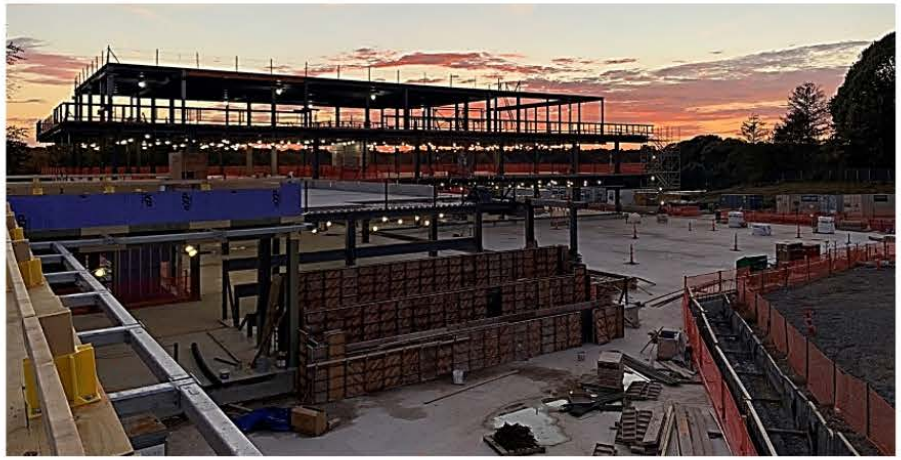
with Cell Signaling & Associated Companies

Cell Signaling
Beverly Campus

New England Biolabs
Ipswich & Rowley Campuses

Cell Signaling
Danvers Campus

Complex Building Experience



Boston Scientific

Cell Signaling TECHNOLOGY

moderna

SIEMENS

Takeda

ThermoFisher SCIENTIFIC