Manchester Planning Board

Craig Thompson
Chief Operating Officer
May 28, 2024

Cell Signaling TECHNOLOGY®

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 650 Employees worldwide

Products cited in over 175,000 publications

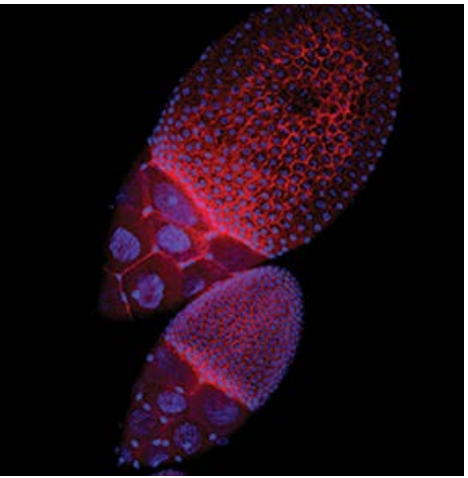
Cell Signaling TECHNOLOGY®

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.

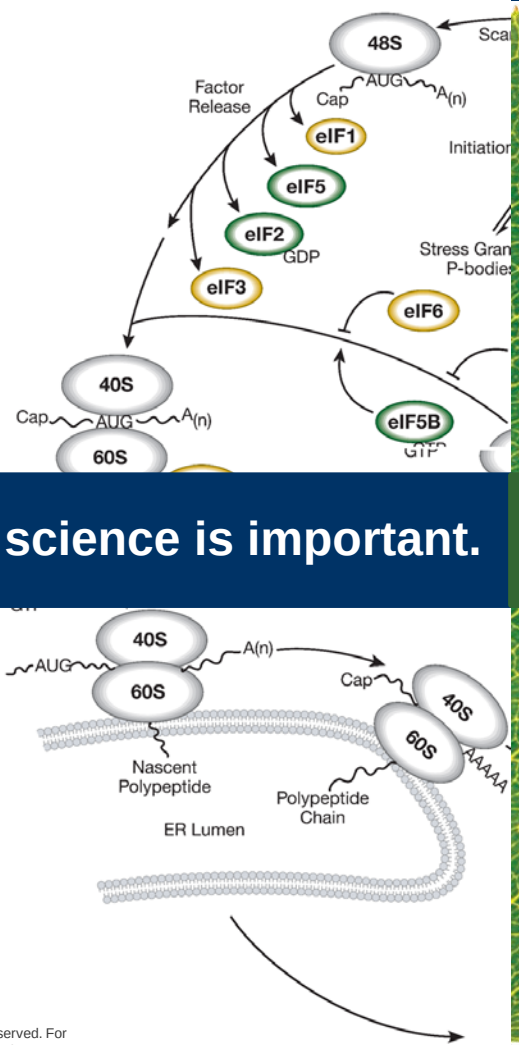
INNOVATIVE SCIENCE	BEST IN CLASS PRODUCTS	ENGAGED EMPLOYEES	SOCIAL RESPONSIBILITY



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**



Doing good science is important.

So is just doing good.

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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

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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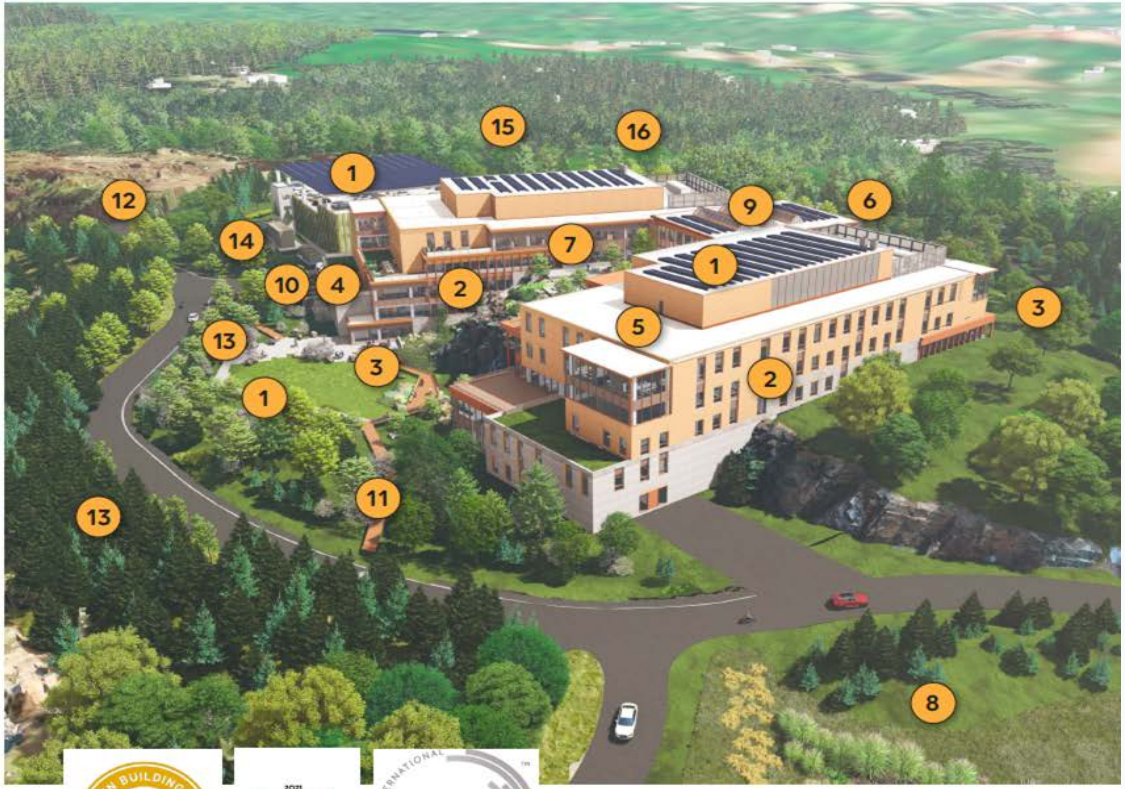
Project Sustainability Features

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

INTERNATIONAL WELL BUILDING INSTITUTE WELL PLATINUM 2015

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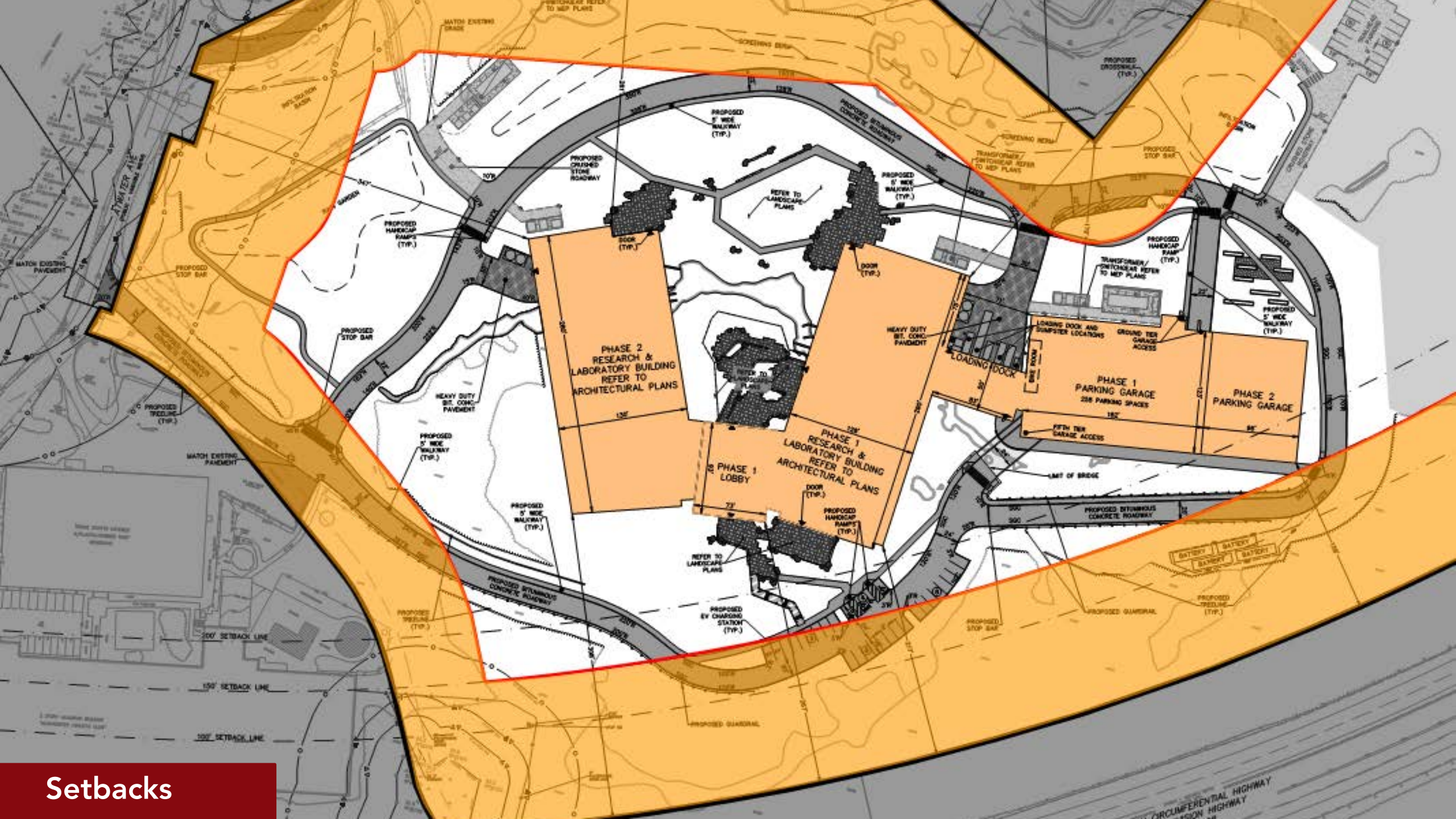
Neighborhood

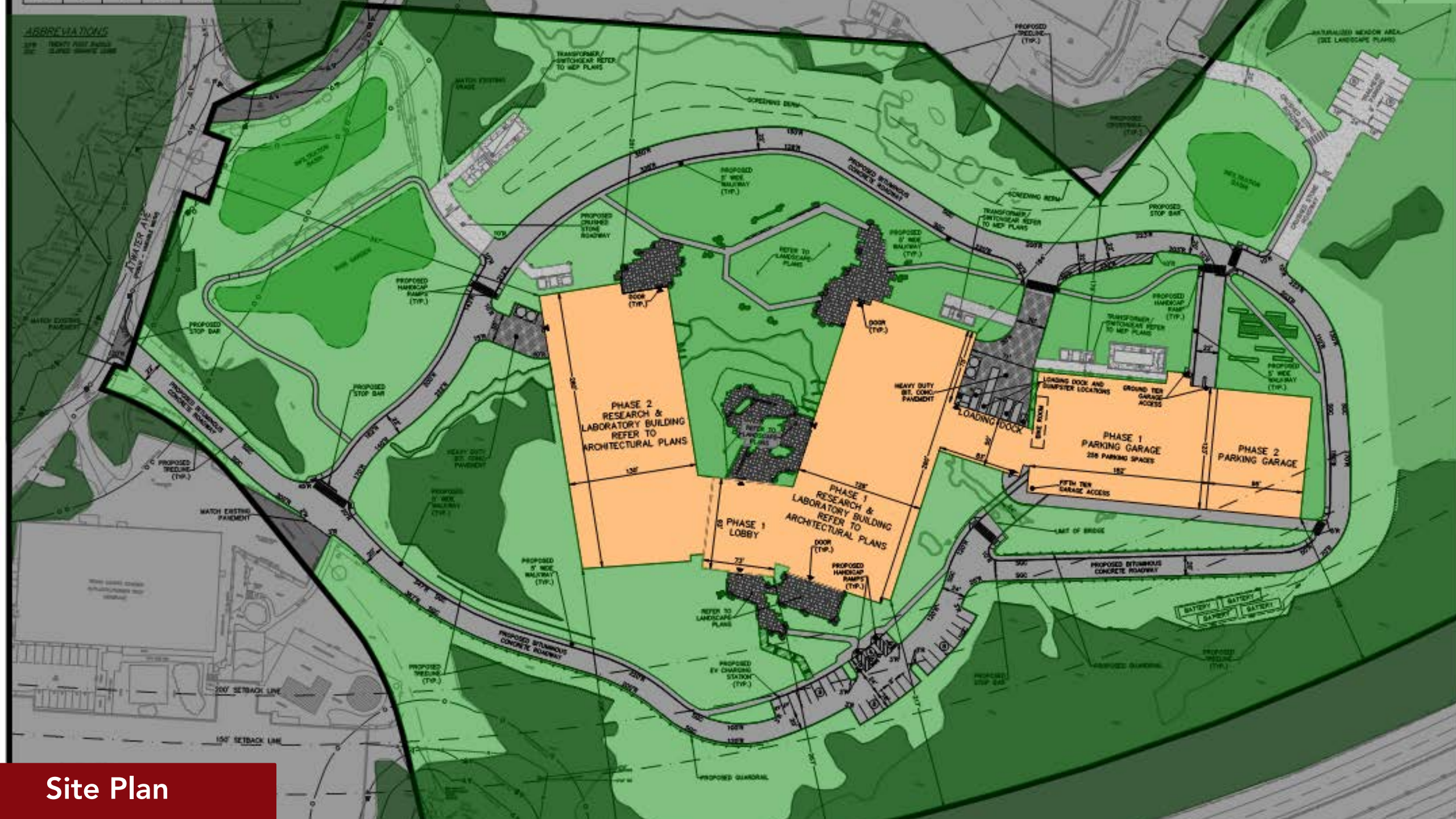
Natural Features

Natural Features

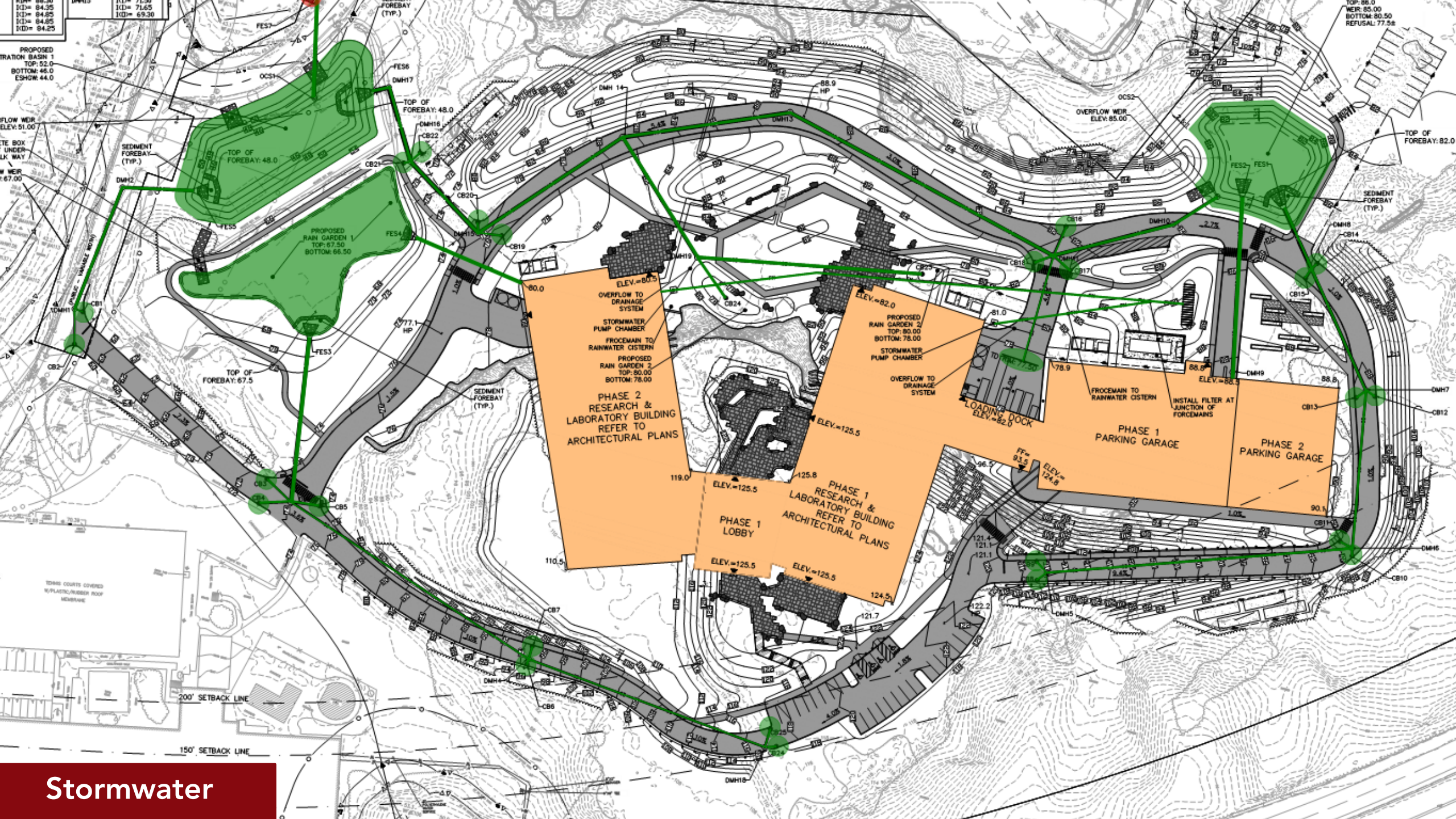
Natural Features


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

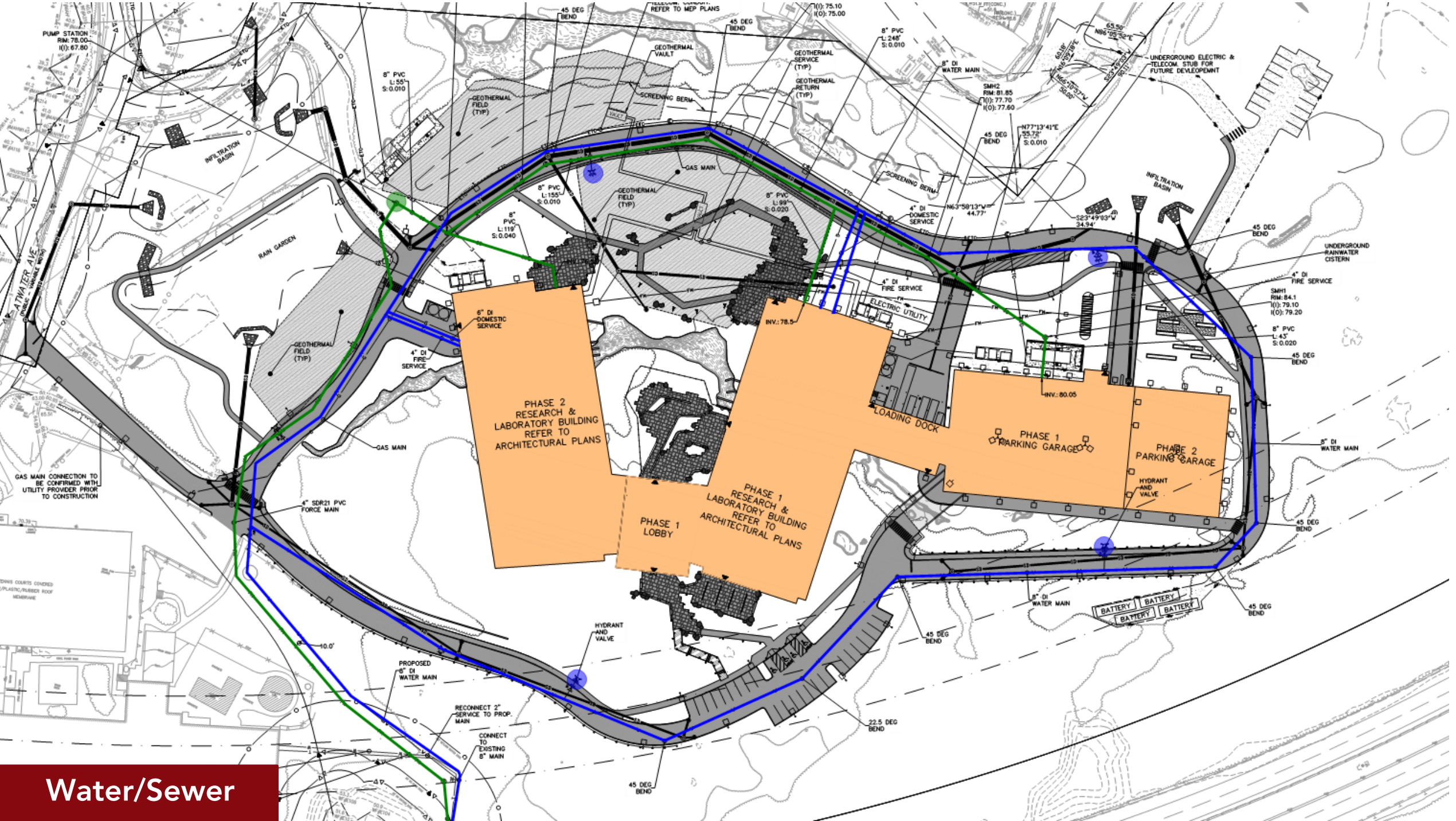
Setbacks


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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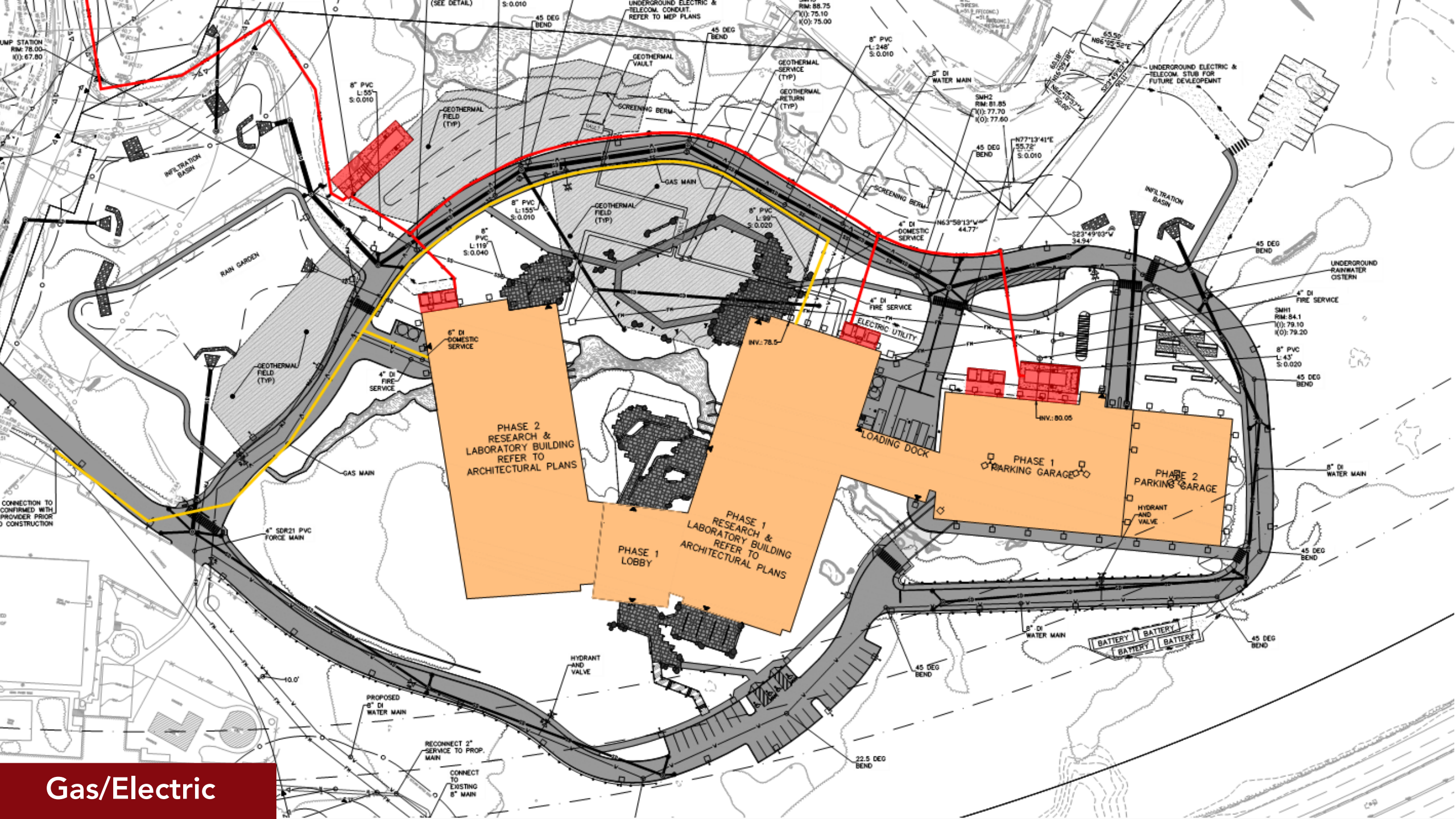
LABORATORY BUILDING
REFER TO
ARCHITECTURAL PLANS
LOADING DOCK
PHASE 1
PARKING GARAGE
PHASE 2
PARKING GARAGE
PUMP STATION
RIM: 78.00
I(I): 67.80
GEOTHERMAL VAULT
GEOTHERMAL FIELD (TYP)
SCREENING BERM
INFILTRATION BASIN
RAIN GARDEN
GAS MAIN
GAS MAIN CONNECTION TO BE CONFIRMED WITH UTILITY PROVIDER PRIOR 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
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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
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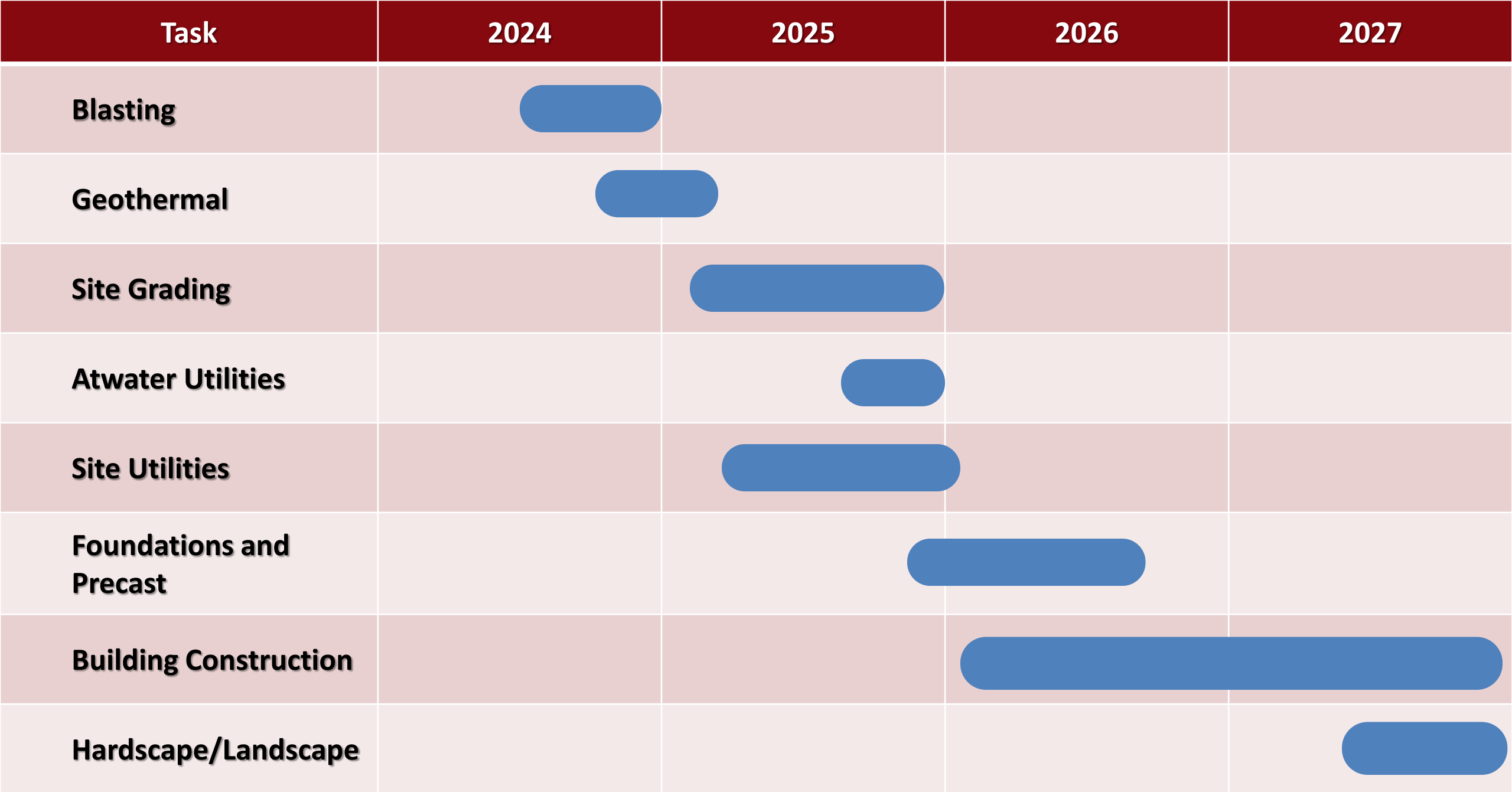
I(I): 77.70
I(O): 77.60
SMH1
RIM: 84.1
I(I): 79.10
I(O): 79.20
INV.: 78.5
INV.: 80.05

Geothermal


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

Monoliths Trails

Existing Woodland

Trailhead Parking

Meadow

Property Line

Stormwater Detention Basin

Berm screening

Atwater Ave

Stormwater Detention Basin

Quarry Garden

Service

Garage

Ph 2 Garage

Rain Garden

Upper Quad

Ph 2 Building

Lobby

Ph 1 Building

Main Entry

Trees to remain

Berm screening

Property Line

Meadow

Existing Woodland

Route 128

Manchester Athletic Club

Existing vegetation to remain

0 100 200 400

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*

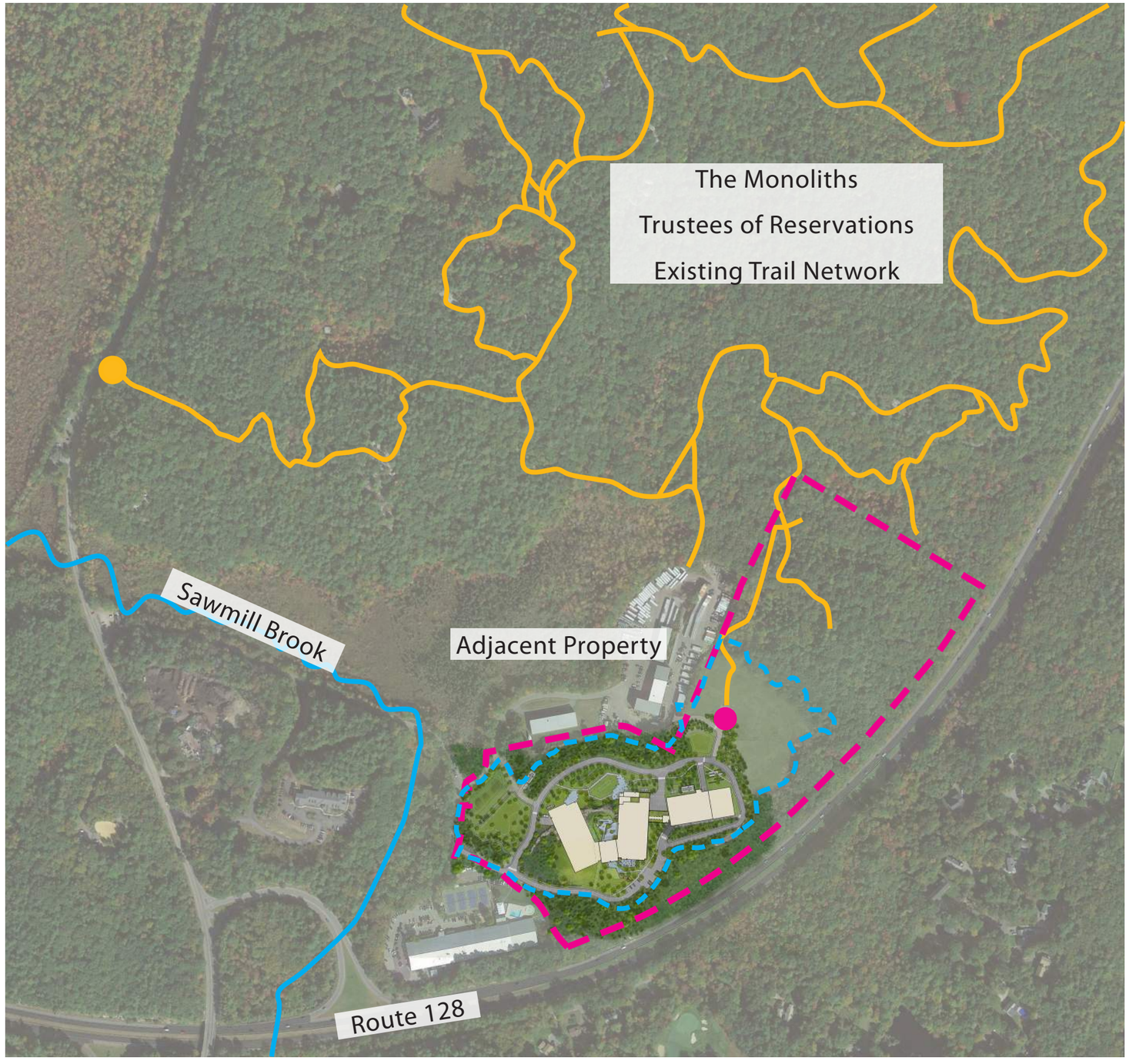
Phase 2: 180 Garage, 30 EV*

* (includes ADA EV spaces)

PUBLIC AMENITIES:

Trailhead Parking (16)

ILLUSTRATIVE MASTER PLAN



Proposed Trailhead Parking (16 spaces) and Existing Trail

0 150 300 600

0 500 1000 2000

- 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

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

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