



PLANNING BOARD RESPONSE MEMO

PROGRAM

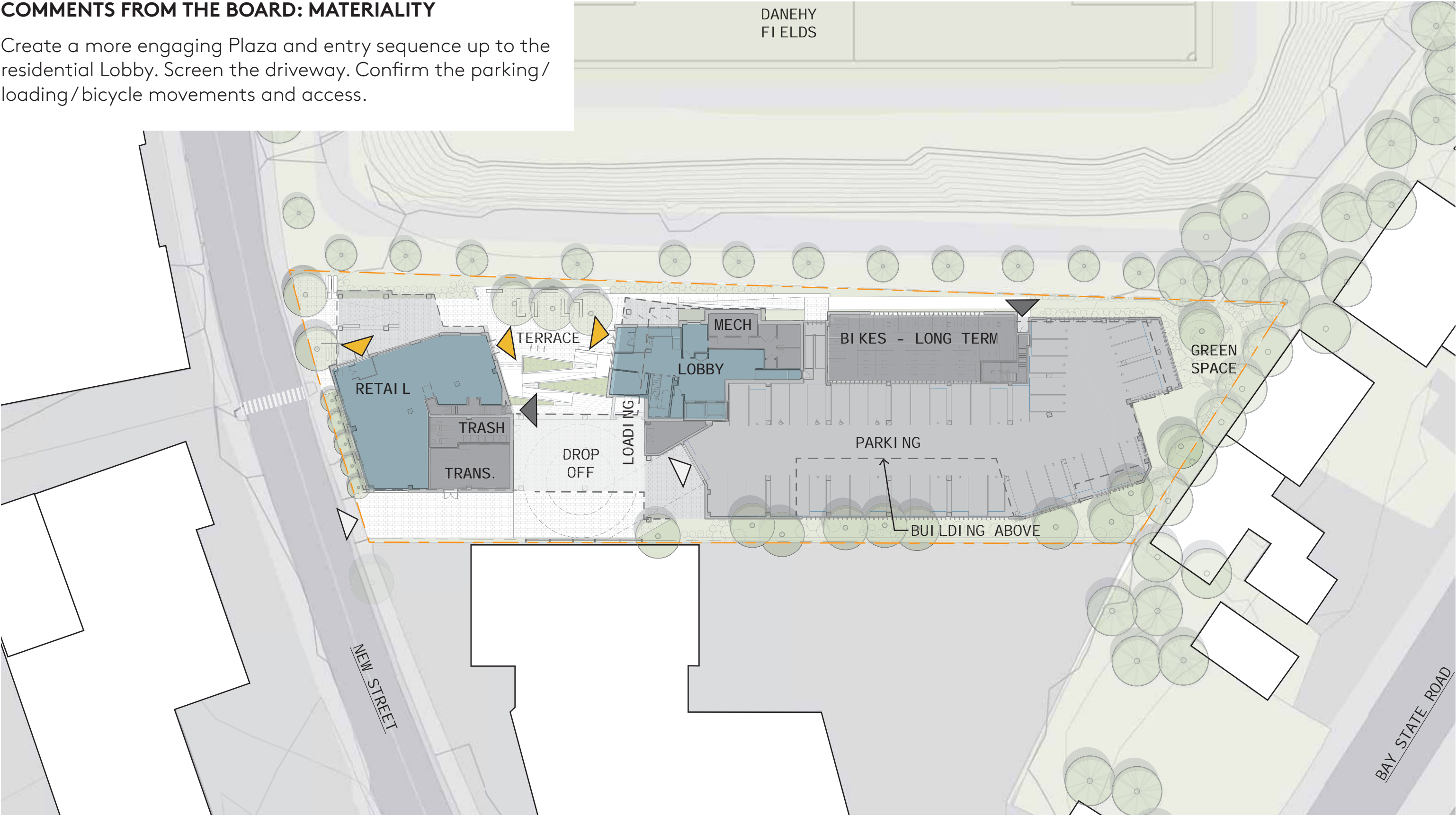
MASSING

MATERIALITY

SITE PLAN / GROUND FLOOR

COMMENTS FROM THE BOARD: MATERIALITY

Create a more engaging Plaza and entry sequence up to the residential Lobby. Screen the driveway. Confirm the parking/loading/bicycle movements and access.



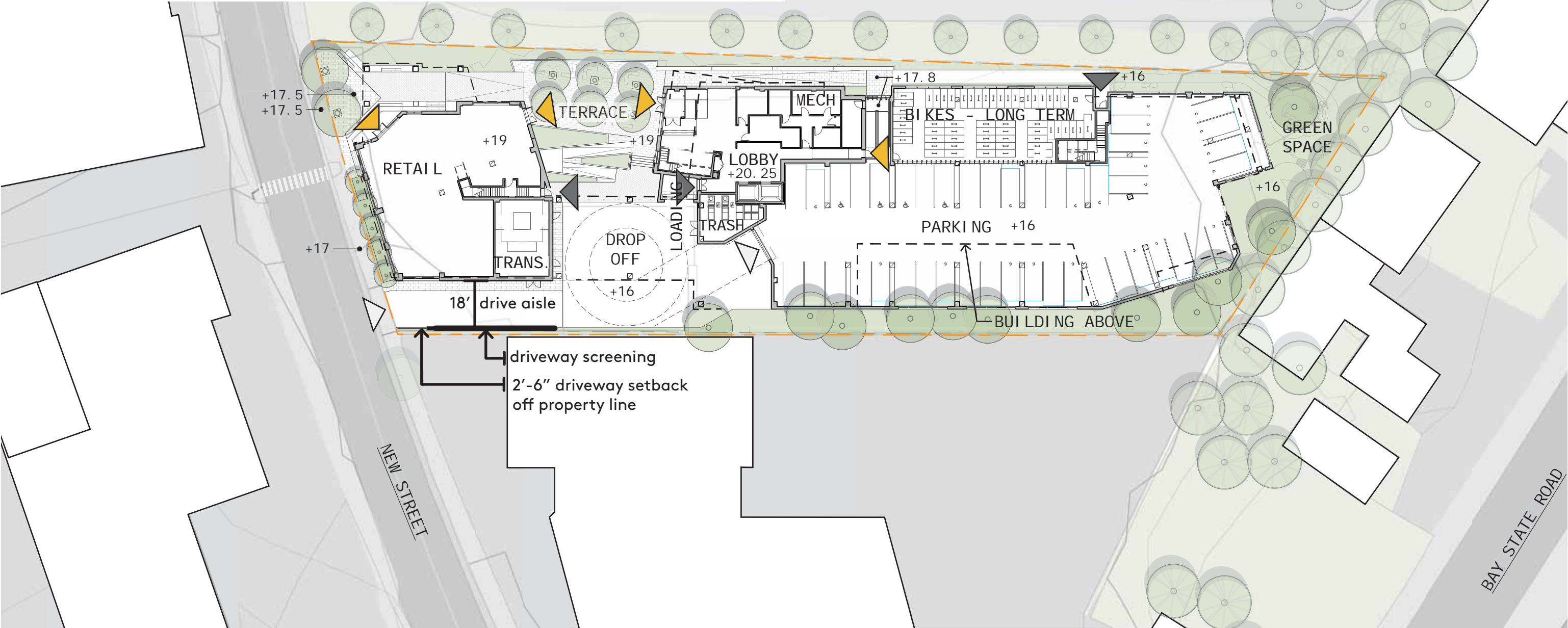
PREVIOUS VERSION - PRESENTED ON 10/26/21

CURRENT PROPOSAL

A new landscape fence screens the driveaisle, and pavement patterns clarify vehicular movements while slowing vehicle speeds.

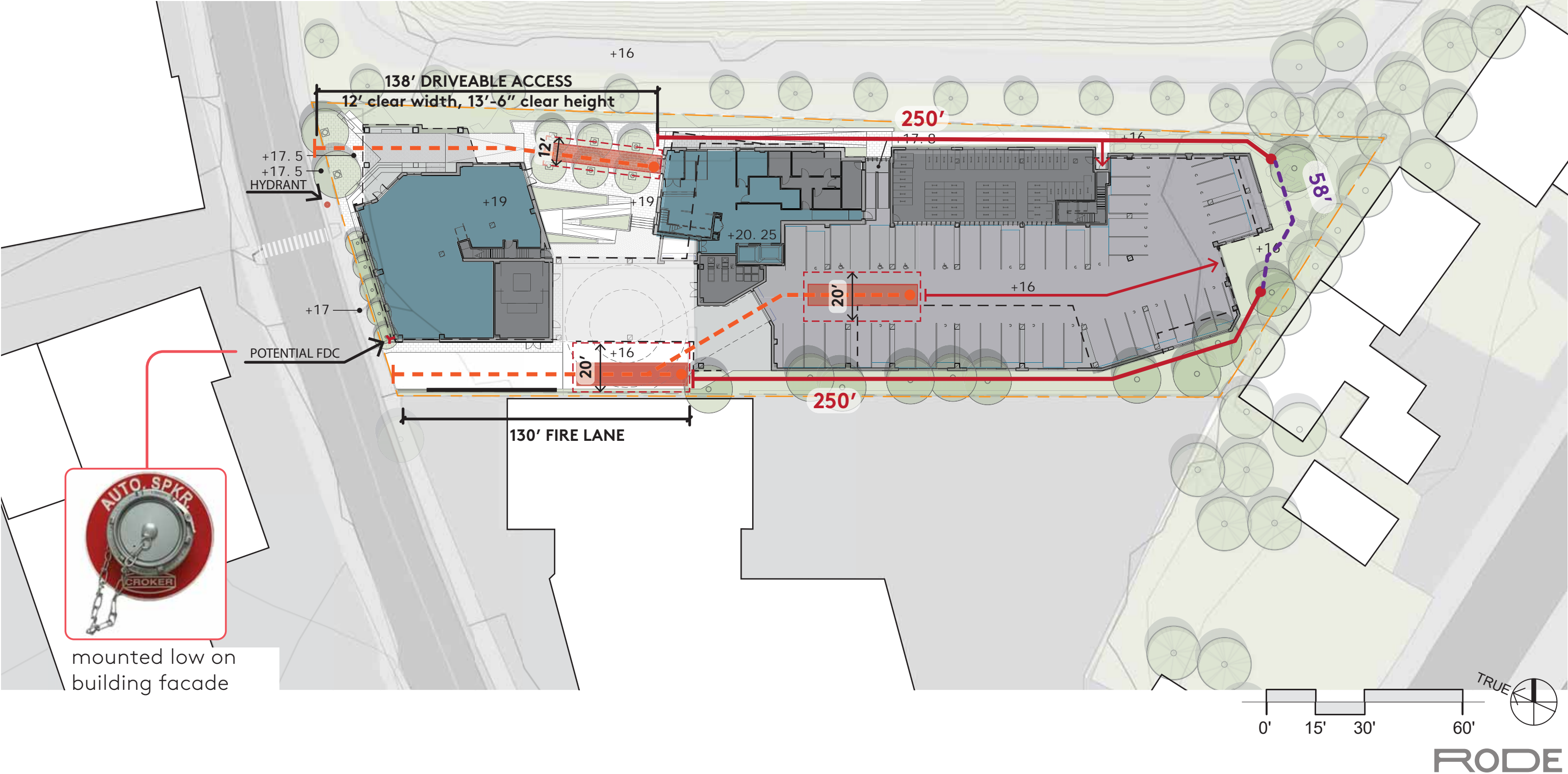
Adjustments to the plaza and retail entry create a more engaging street frontage. The drop-off access up to the Terrace has been simplified. Access up from the Plaza has been modified to maintain emergency vehicle access, and modifications to the Lobby maintain line-of-sight from New St.

Internal circulation to the lobby was added from the bike and vehicle parking.

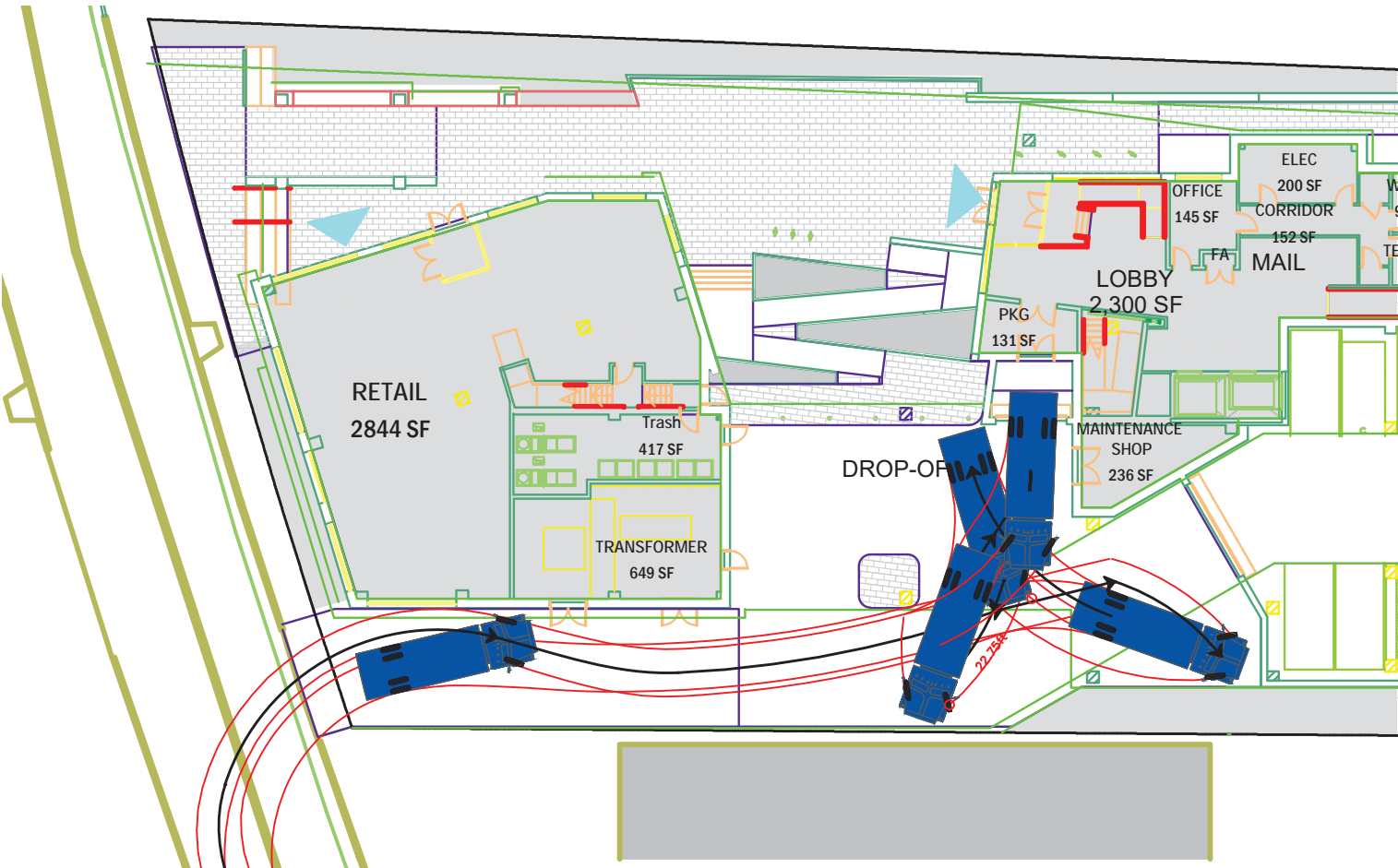


Emergency Response access to the long and narrow site requires specific design considerations:

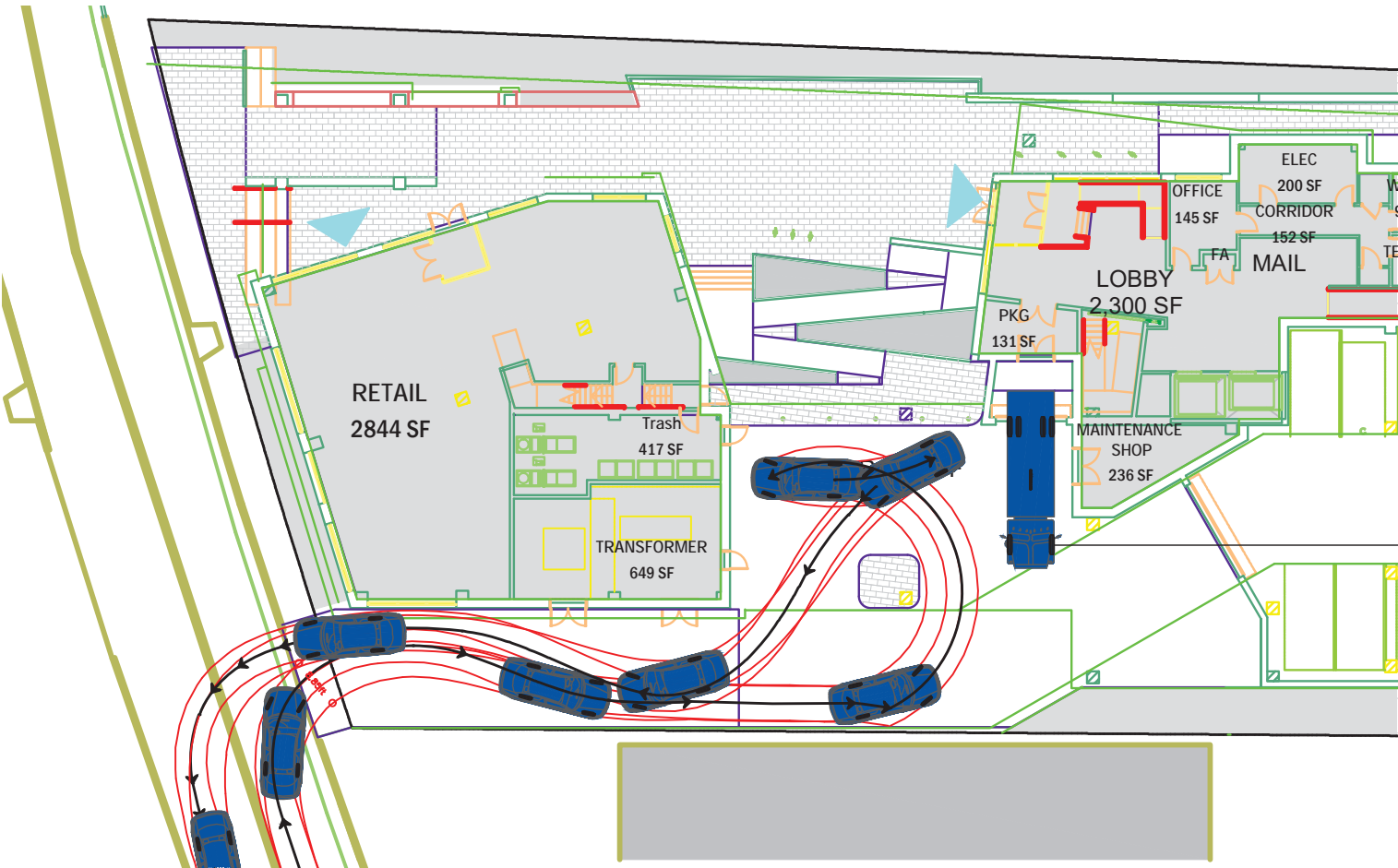
- The vehicular driveaisle provides fire lane access for emergency vehicles
- The pedestrian access ramp up to the Terrace must provide adequate vertical clear for emergency vehicle access
- 14' clear height is provided in the garage for emergency vehicle access to the lot rear



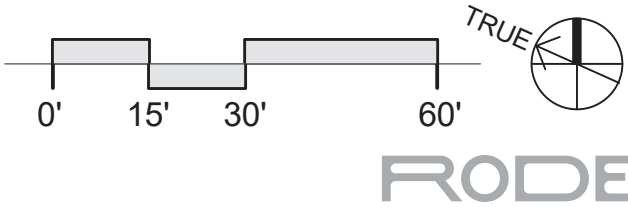
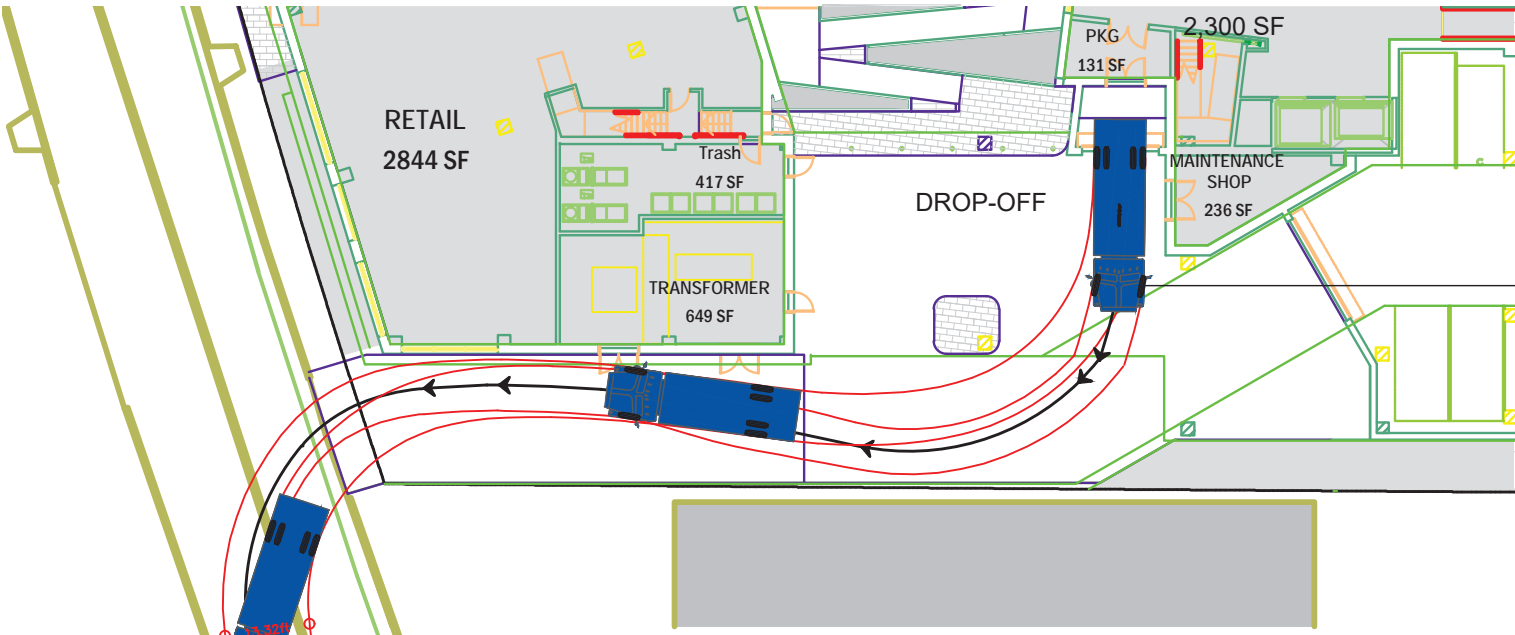
SU-30 TRUCK ENTERING

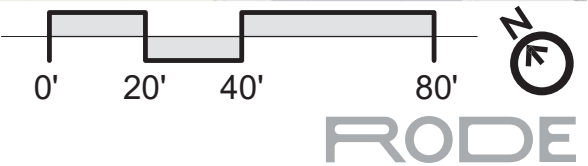
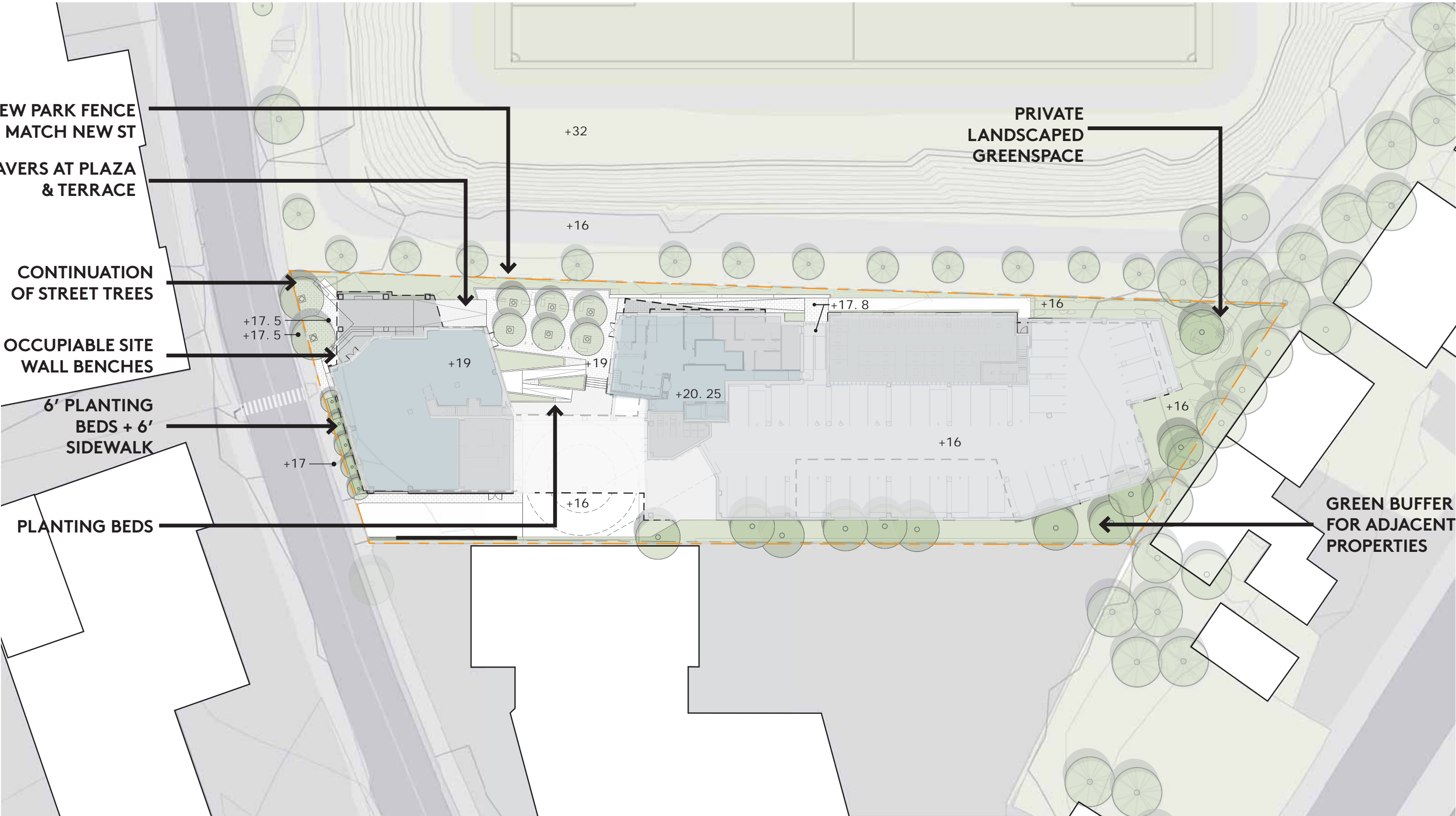


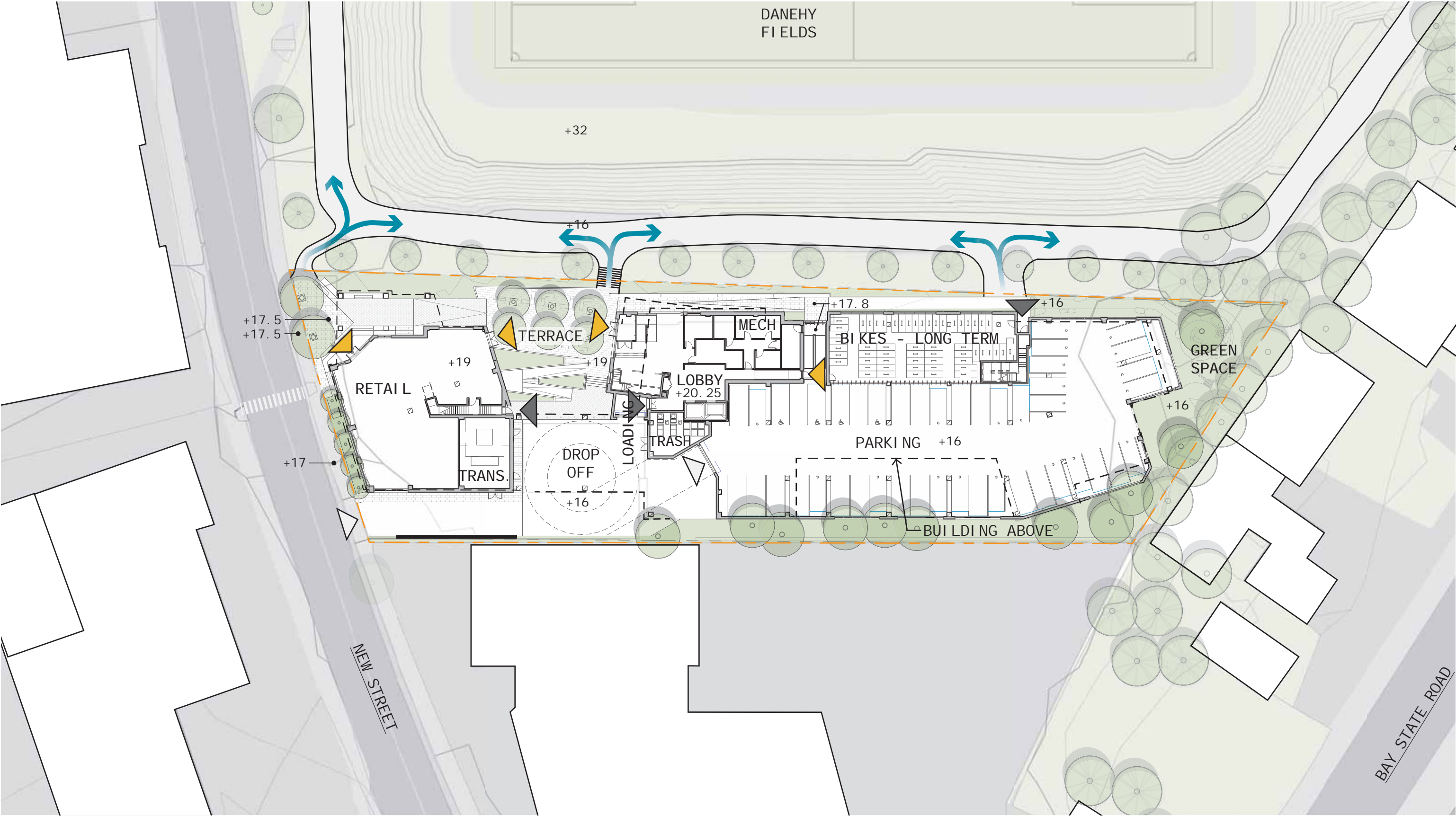
PASSENGER VEHICLE DROP-OFF WITH OCCUPIED LOADING DOCK

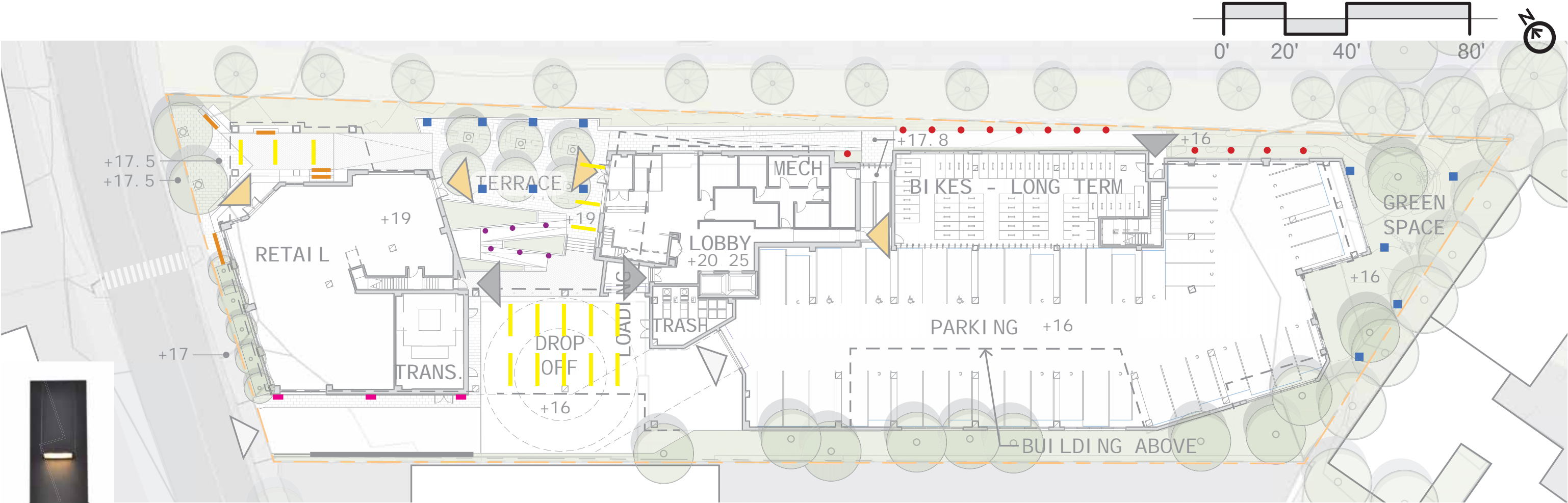


SU-30 TRUCK EXITING









—DRIVEWAY SCONCE

LIGHT FIXTURES

—LED STRIP LIGHTS



● SYSTEMALUS - WALL RECESSED LUMINAIRES

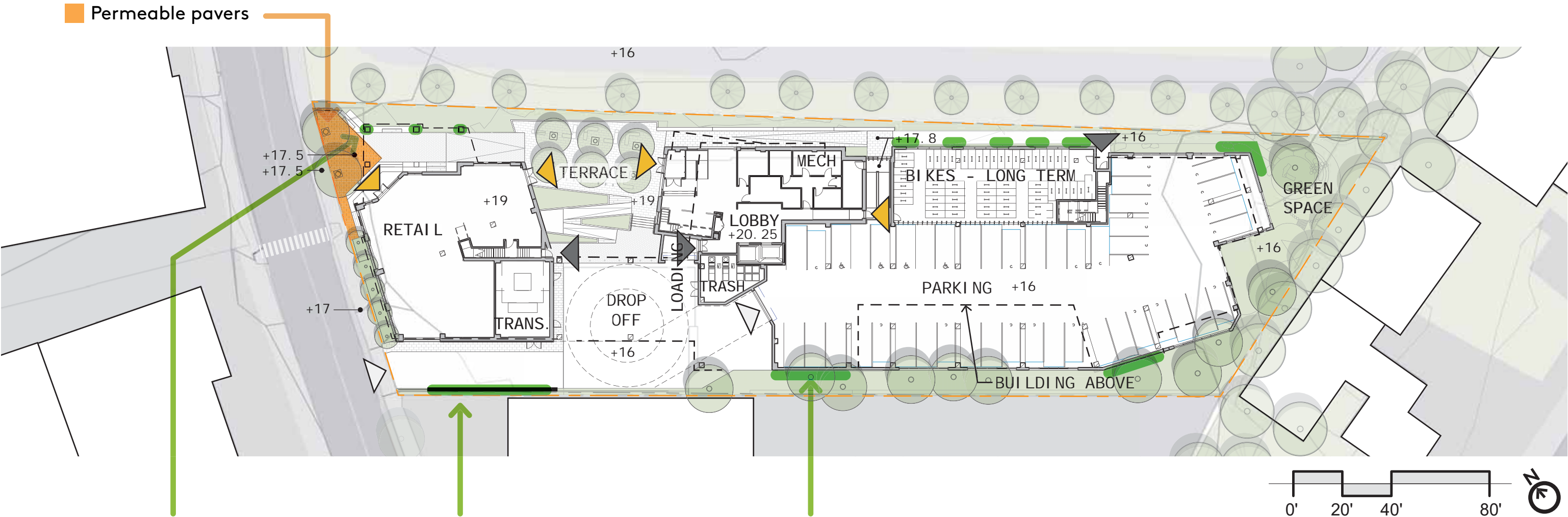


● DESIGNPLAN-BOLLARD LIGHTS



■ DESIGNPLAN-POST MOUNTED LIGHTS



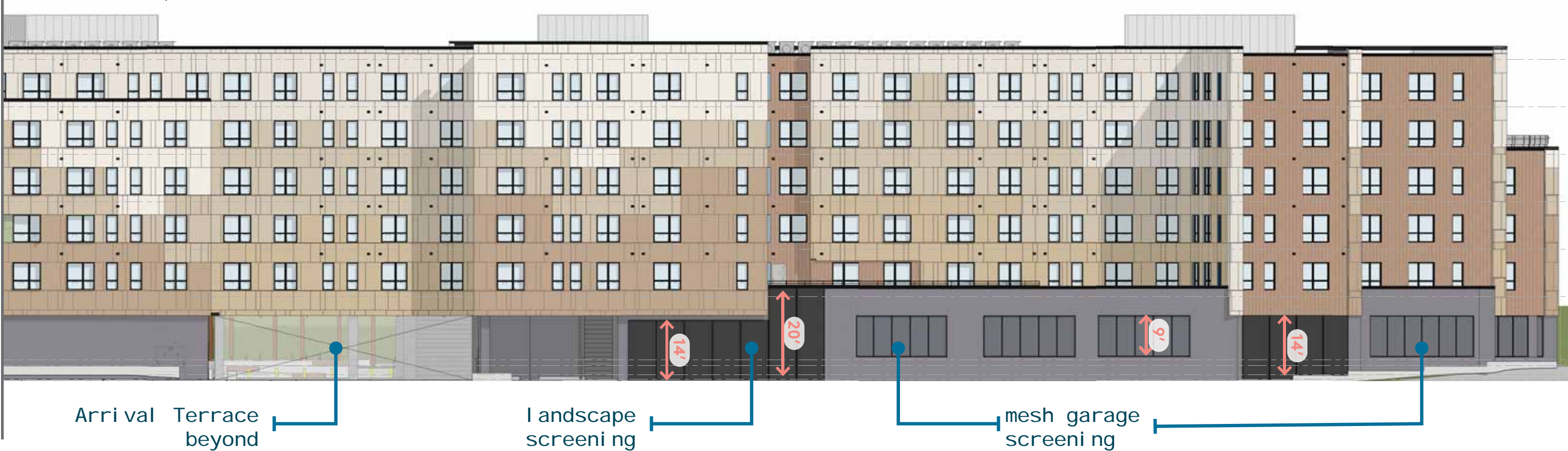


CURRENT PROPOSAL

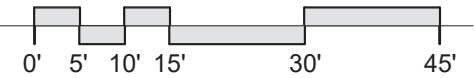
The project is pursuing at-grade parking with open facades to permit natural ventilation, out of necessity due to subsoil conditions and construction cost.

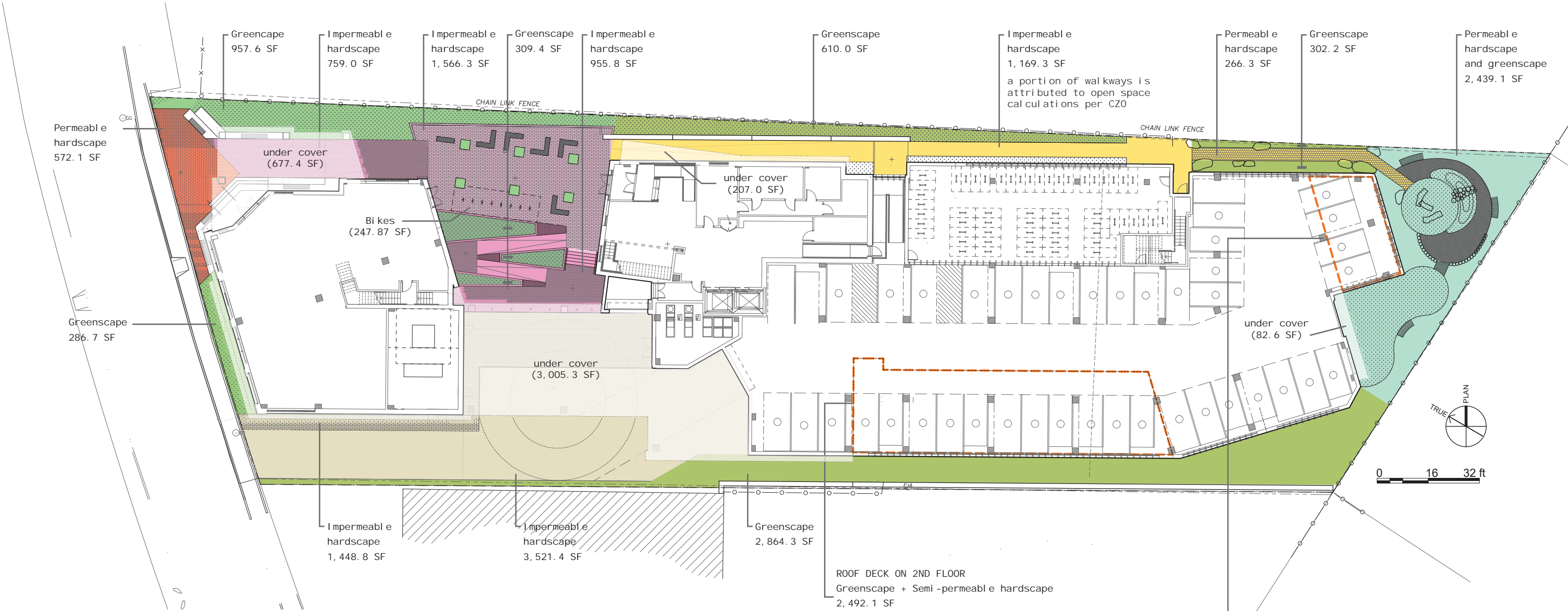
Garage screening will be composed to reduce light spillage on to abutting active uses, while also avoiding the creation of a large blank wall that reduces human scale or character from the project. Additional vertical green screens have been added to bring landscape up the building facades, adding richness and further integrating the design with the landscape.

Currently the abutting parcel to the southwest contains an auto repair and material storage. Future ground floor uses will be significantly restricted by flood plain constraints.



CURRENT PROPOSAL



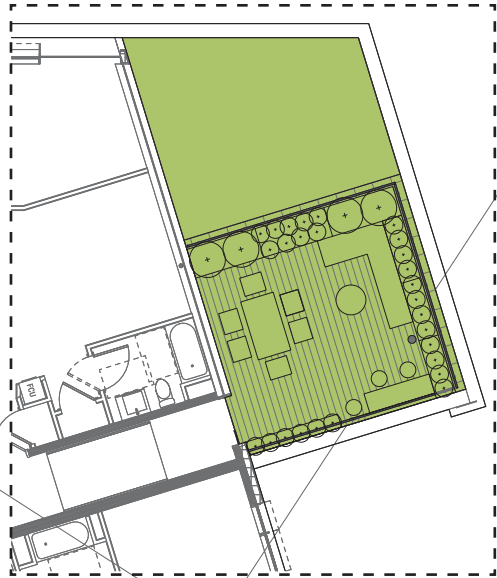
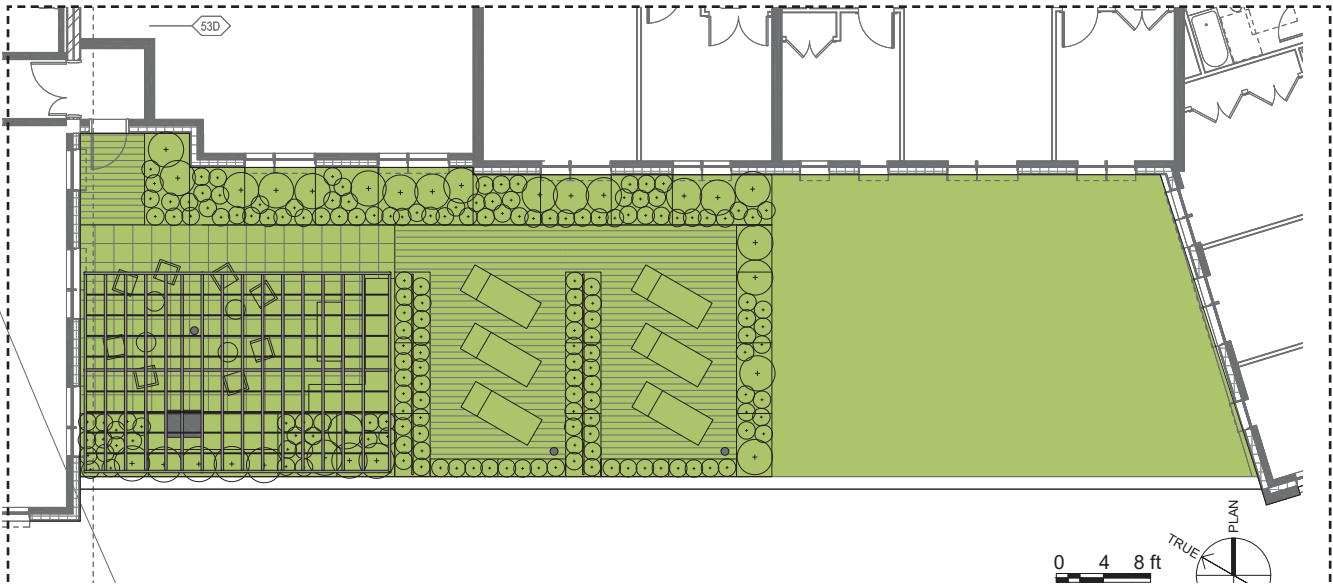


Project Open Space 16,000 sf
(36.6% lot area)

At-grade Spaces

vehicular	4,970 sf (excluded)
impermeable	2,707 sf
permeable	10,407 sf

Roof Decks 3,133 sf
(accessible to all residents)





PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	ROOT	COMMENTS
TREES						
AC		Amelanchier canadensis	Serviceberry	12-14' Ht	B&B	multi stem
CC		Carpinus caroliniana	American hornbeam	10-12' Ht	B&B	single stem
AP		Acer Pensylvanicum	Striped Maple	3" cal.	B&B	single stem
CB		Carpinus betulus 'Fastigiata'	Columnar Hornbeam	3" cal.	B&B	
LS		Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette' Sweetgum	3" cal.	B&B	
MA		Malus 'Adirondack'	Adirondack' Crabapple	2" cal.	B&B	
PC		Picea abies 'Cupressina'	Columnar Norway Spruce	8-10' Ht	B&B	
QP		Quercus palustris	Pin Oak	3" cal.	B&B	
SHRUBS						
Ch		Cephalotaxus harringtonia 'Duke Gardens'	Japanese Plum Yew	10 gal.	Pot	
Hq		Hydrangea quercifolia 'Munchkin'	Oakleaf hydrangea	10 gal.	Pot	
Hqw		Hydrangea quercifolia 'Pee Wee'	Oakleaf hydrangea	10 gal.	Pot	
Hs		Hydrangea serrata 'Blue Bird'	Bluebird Lacecap Hydrangea	10 gal.	Pot	
Ig		Ilex glabra 'Shamrock'	Dwarf Inkberry	10 gal.	Pot	
Kg		Kerria 'Golden Guinea'	Golden Guinea Japanese Kerria	10 gal.	Pot	

Ra	Rhododendron 'Atalanta'	Evergreen azalea	10 gal.	Pot	
Rc	Rhododendron 'Capistrano'	Rhododendron	10 gal.	Pot	
Rg	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	Cont.	
Wf	Weigela florida 'Walweigeye' EYECATCHER	Weigela	10 gal.	Pot	
GROUNDCOVER AND PERENNIALS					
ae	Asarum europaeum	Wild Ginger	1 gal.		
ag	Athyrium 'Ghost'	Lady Fern	2 gal.	Cont.	
agl	Athyrium angustum 'Lady in Red'	Northern lady fern	2 gal.		
bm	Brunnera macrophylla 'Jack Frost'	Siberian Bugloss	2 gal.		
ed	Eurybia divaricata	White wood aster	5 gal.		
gr	Geranium Rozanne	Rozanne Geranium	2 gal.		
hc	Helleborus 'Coseh 710' PINK FROST	Lenten Rose	2 gal.		
hm	Hakonechloa macra 'Aureola'	Japanese Forest Grass	5 gal.		
lb	Ligularia 'Bottle Rocket'	Leopard plant	5 gal.		
tp	Thalictrum pubescens	Thalictrum	5 gal.		
wf	Waldsteinia fragarioides	Barren strawberry	2 gal.		
Note: For Grass Seed See L-4					



TURF WITH LOGS



WOODEN STEPS AND MOUND



WOODEN FENCE



PASSIVE AREA



COMMENTS FROM THE BOARD: MATERIALITY

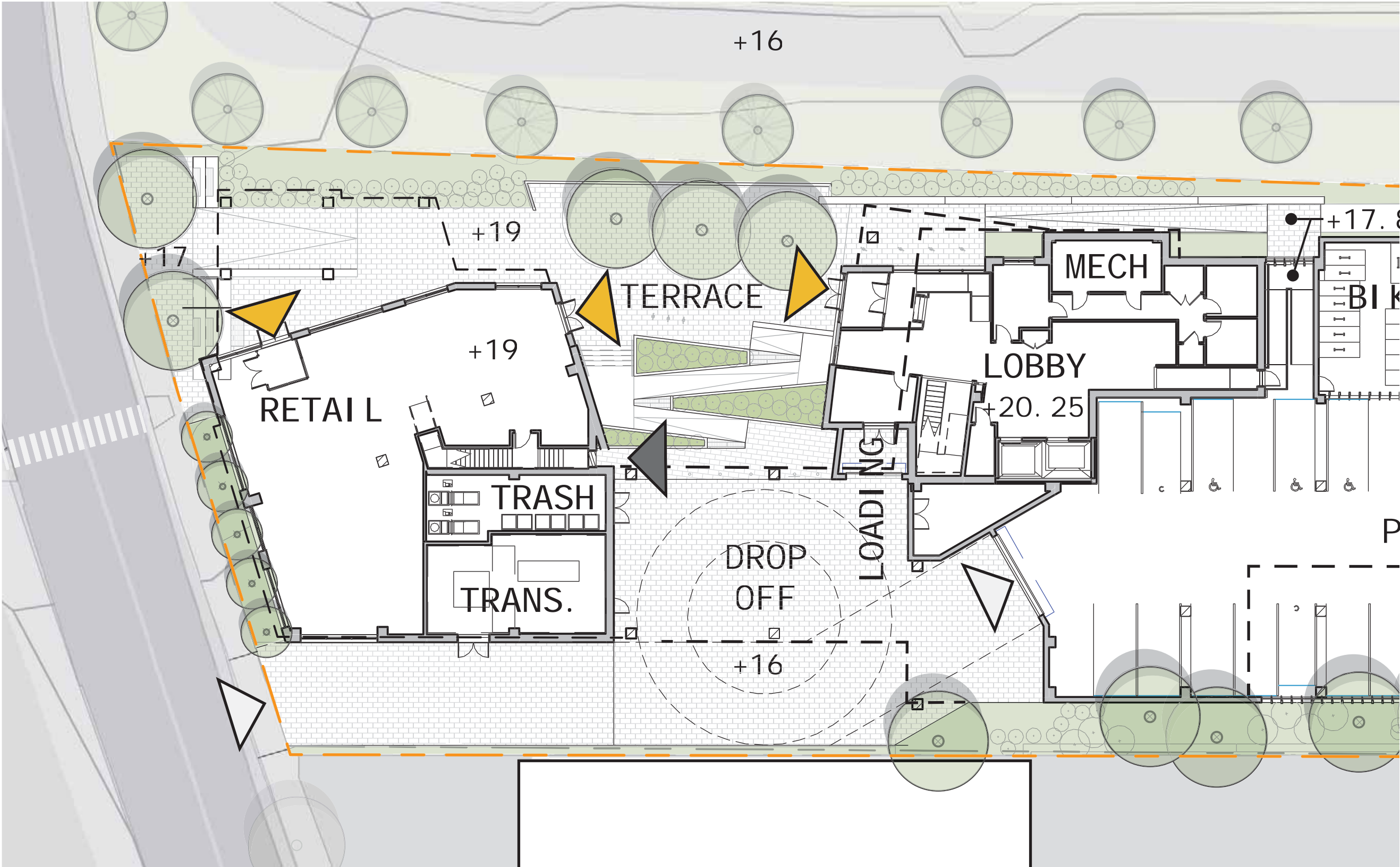
The building’s entry sequence from New Street to the lobby could be more fully designed to create an ensemble of spaces, linked together to draw pedestrians into the site and to the building’s lobby.

CURRENT PROPOSAL

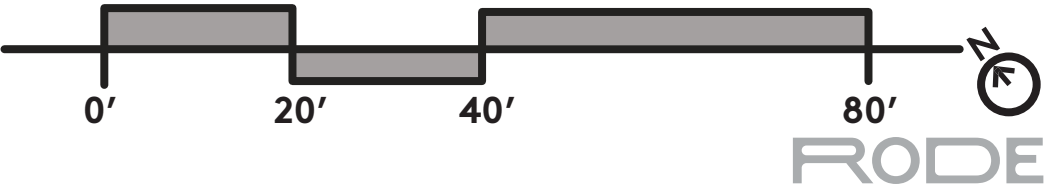
- Green landscape screening elements engage with the landscape, add richness to the ground floor facade, and create a cohesive set of design elements around the building perimeter
- The wood-look material is first encountered at the driveaisle corner, adding a human scale to the streetscape
- The wood-look material then crescendos into a wood portal that draws pedestrians and cyclists up towards the Arrival Terrace - wrapping the retail entry and folding up onto the underside of the building soffit
- the wood-look material appears again at the level 2 amenity lounge cantilever, continuing to denote significant program elements at the building

COMMENTS FROM THE BOARD:

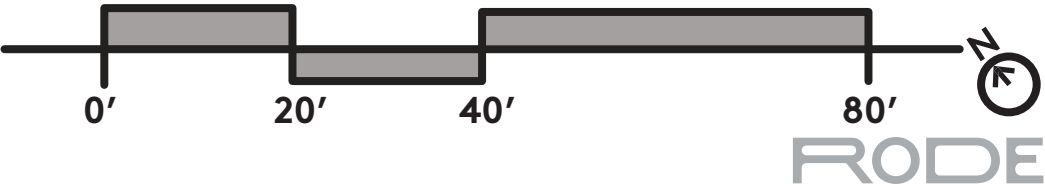
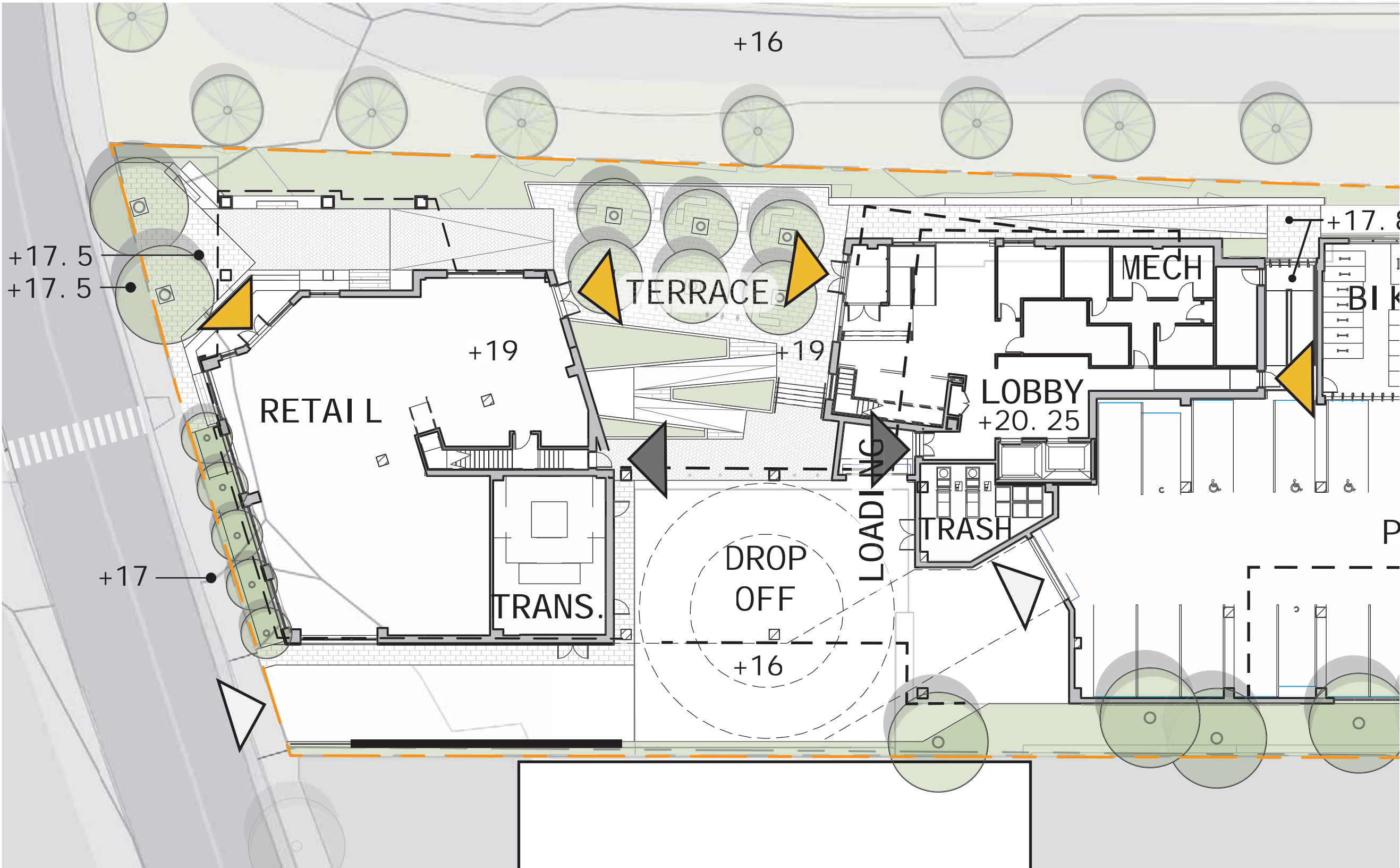
- Rethink the design of the retail space as it interacts with New Street.



PREVIOUS VERSION - PRESENTED ON 10/26/21



- Sloped walk to terrace pulled back into the site to maintain 13'-6" clearance under the building
- Adjusted retail perimeter to orient entry door more towards New Street
- Adjusted lobby perimeter to make residential lobby door more visible from New Street
- Relocated trash room deeper into site so access is more centralized on residential floors



- Painted metal canopies identify clear circulation to residential lobby, and add brightness
- wood soffit wraps entry sequence, drawing residents in off the street
- simple, appropriate lighting maintains a safe and functional drop-off area



▲ REFLECTED CEILING PLAN

