

HDSARCHITECTURE

9 & 25 BIRCH STREET & 30 - 36 BAY STATE ROAD

Planning Board Meeting #2, October 06, 2026

Applicant:

BSR Birch, LLC

Collaborating Consultants:

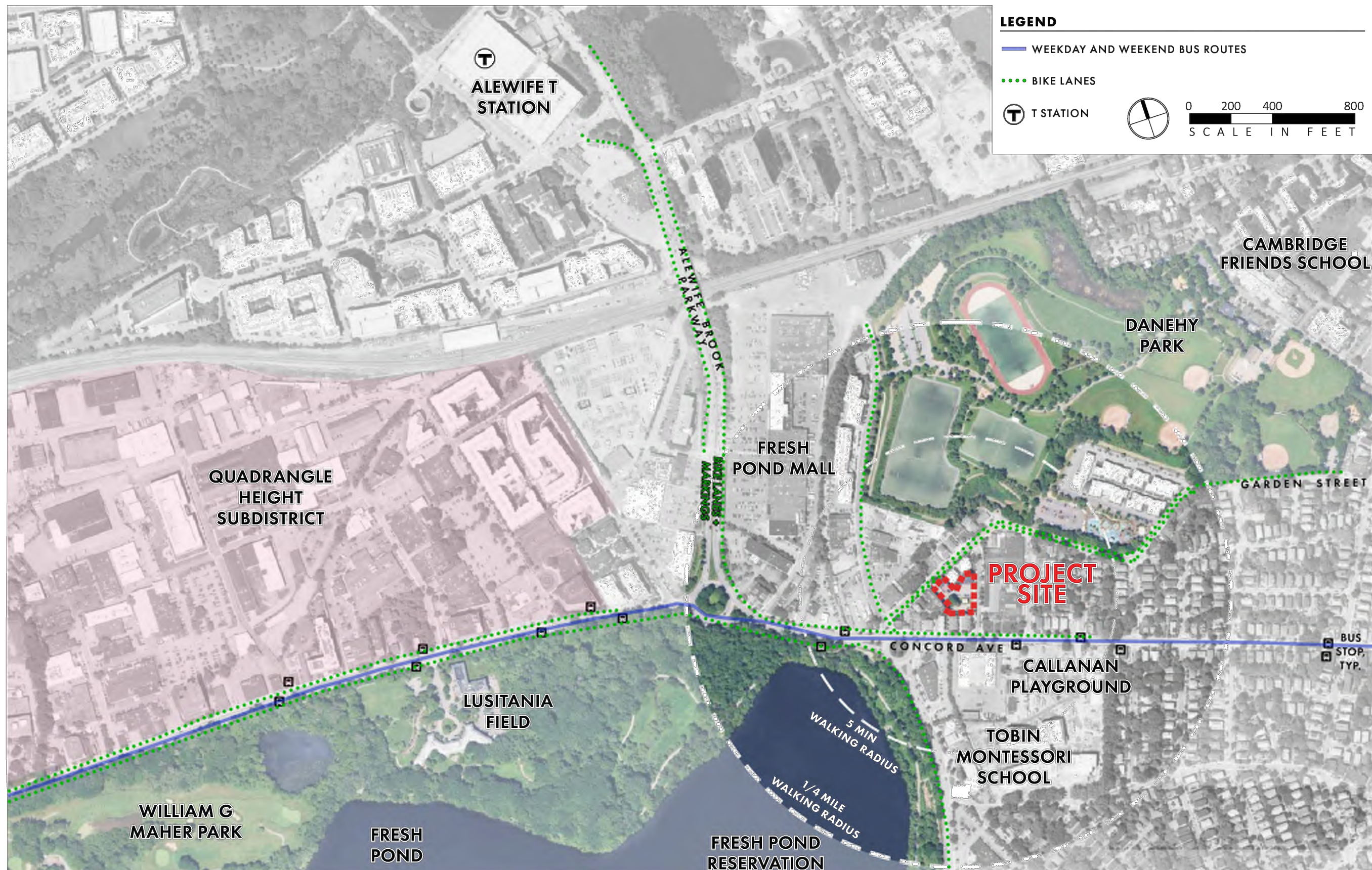
Landscape Architect: MDLA

Civil Engineer: Hancock Associates

Transportation: Vanasse & Associates

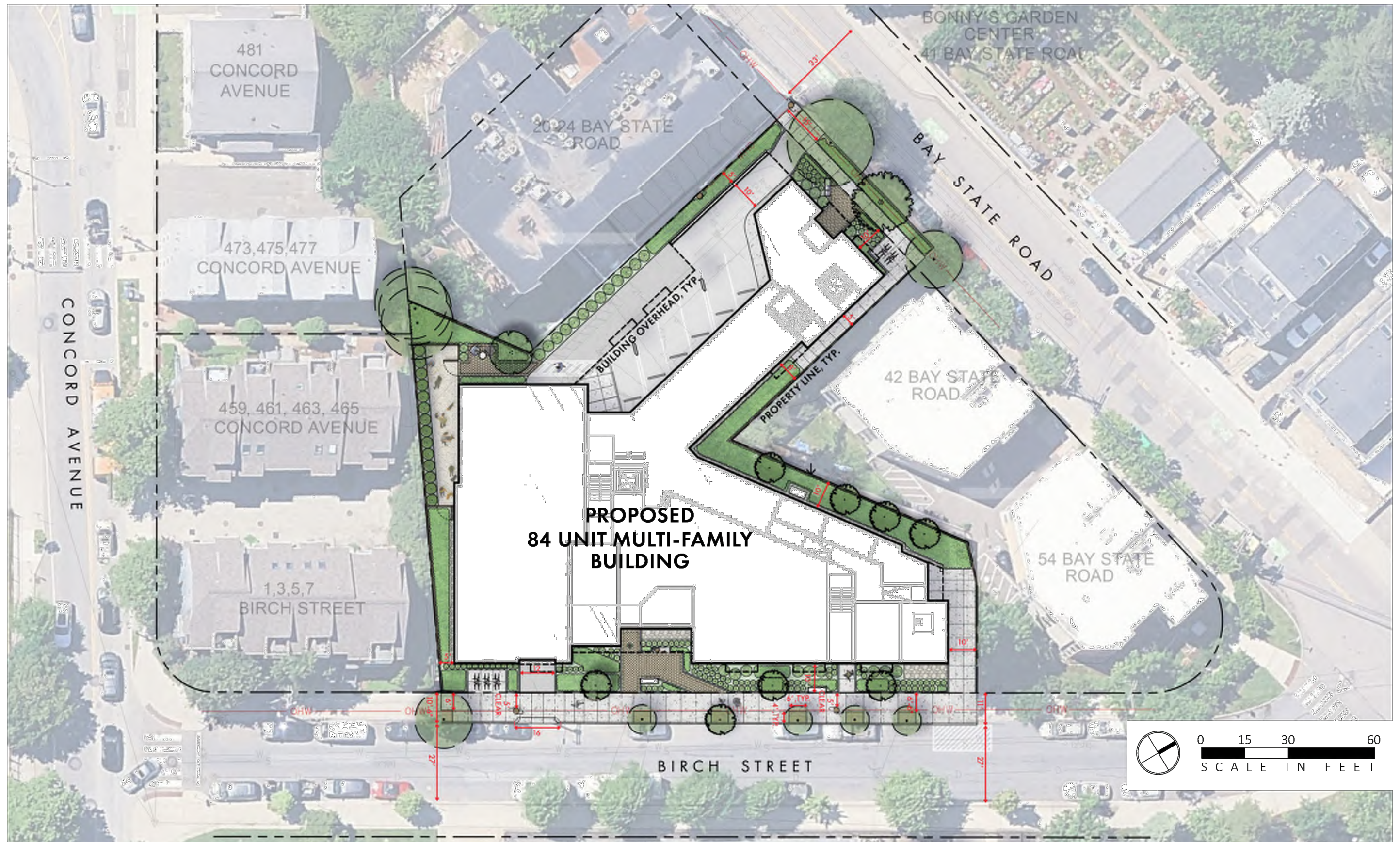
Sustainability: enviENERGY Studio





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Site Locus Plan



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Proposed Site Plan

What We Heard / What We Did

1. Clarify the flood plain elevation in relation to the location of building elements, including critical infrastructure

- Requested information added to plans – see Exhibit 10 (9/18/26 memo)

2. Provide additional information regarding fire access throughout the site

- Plans evaluated by Cosentini Code and Fire Engineering Group – concluded compliant with the MA Comprehensive Fire Safety Code – see Exhibit 4 (9/18/26 memo)

3. Consider seeking a special permit to utilize bike stackers in the Project bike room

- Consulted with CDD staff and understood not supported because it would render the Project no longer compliant with zoning and create accessibility issues

4. Confirm the Project's compliance with the requirements of CZO Section 11.203.3 relative to the provision of Family-Sized Dwelling Units

- Met with CDD Senior Housing Planner who confirmed our calculations are correct

What We Heard / What We Did (cont'd.)

5. Evaluate the feasibility of adding more Family-Sized (3-bedroom) units to the Project

- While not feasible to add market rate 3-bedroom units, we have reconfigured the IZ units to create an additional 3-bedroom IZ unit

6. Additional engagement with residents of 47-49 Bay State Road

- Reached out by letter offering informal meetings with team

7. Provide floor plans showing the proposed location of all windows and doors

- Requested information added to plans – see Exhibits 10-15 (9/18/26 memo)

8. Clarify how we calculated the Green Roof Area for purposes of Article 22.35 compliance

- Requested information – See Exhibit 9 (9/18/26 memo)

What We Heard / What We Did (cont'd.)

9. Refine roof design

- We have provided updated plans and will present in detail this evening

10. Consider adding a door to the garage on the Bay State Road entrance

- We have provided updated plans and will present in detail this evening

11. Consider façade design revisions

- We have provided updated plans and will present in detail this evening

12. Refine the doors to the transformer enclosure

- We have provided updated plans and will present in detail this evening

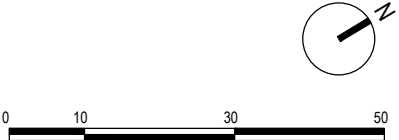
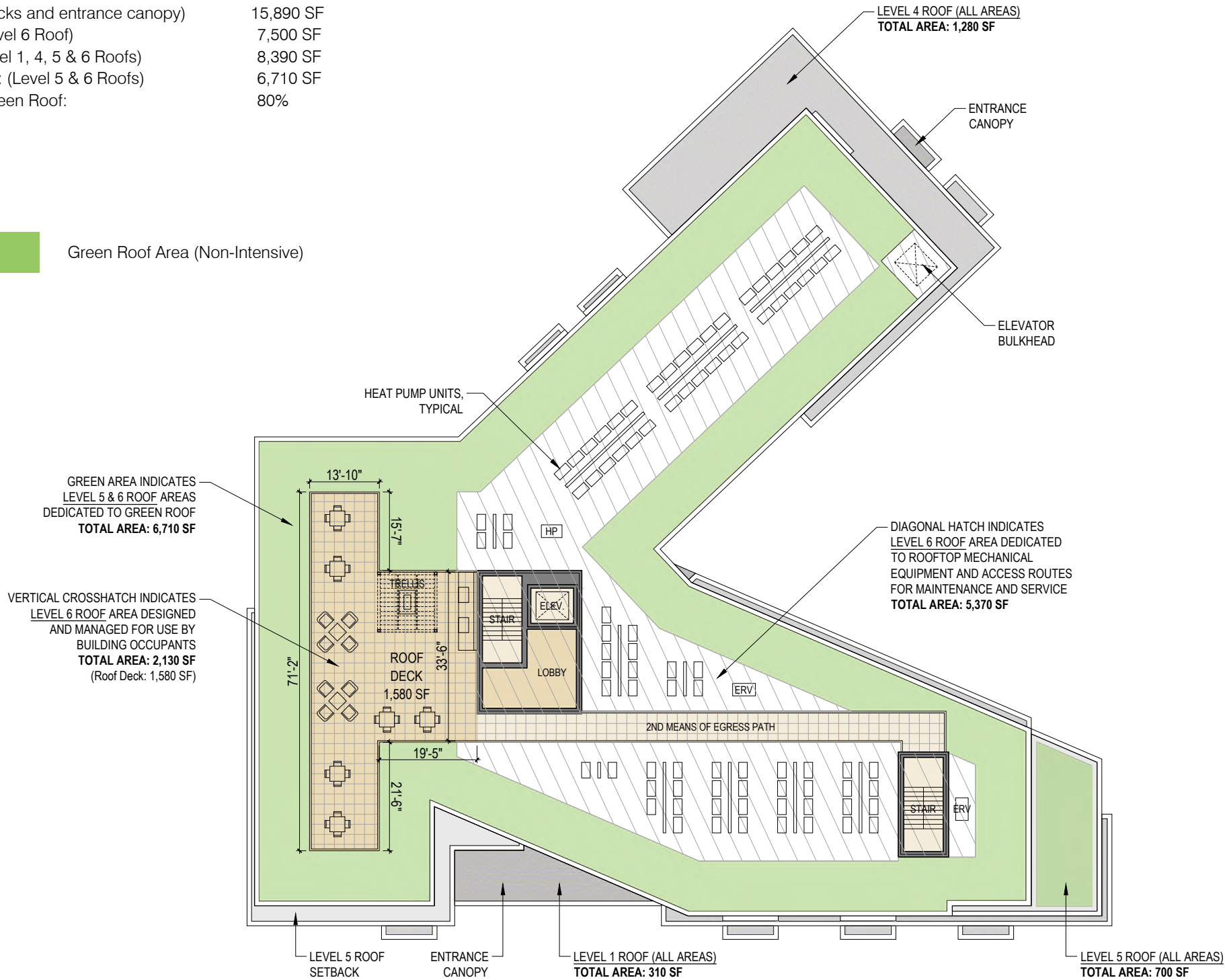
Prior Roof Plan (07/21/26)

Article 22, Section 22.30 Compliance:

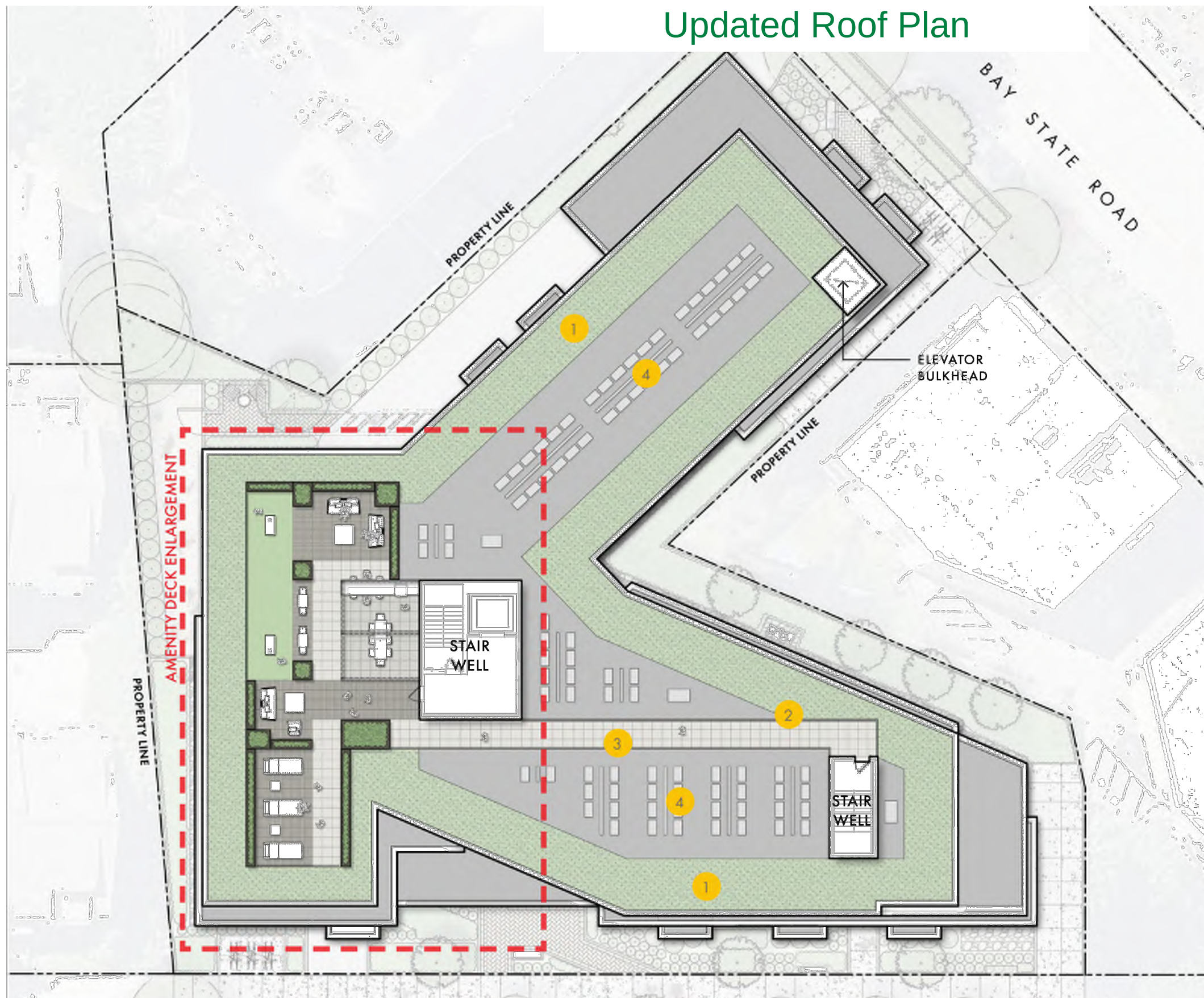
Total Roof Area: (including low roofs at setbacks and entrance canopy)	15,890 SF
Total Roof Area Excluded per Ordinance: (Level 6 Roof)	7,500 SF
Total Roof Area Included per Ordinance: (Level 1, 4, 5 & 6 Roofs)	8,390 SF
Total Included Area Dedicated to Green Roof: (Level 5 & 6 Roofs)	6,710 SF
Percentage of Included Area Dedicated to Green Roof:	80%

- Level 1 Roofs
- Level 4 Roofs
- Level 5 Roofs
- Level 6 Roofs

Green Roof Area (Non-Intensive)

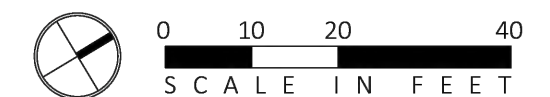


Updated Roof Plan



LEGEND

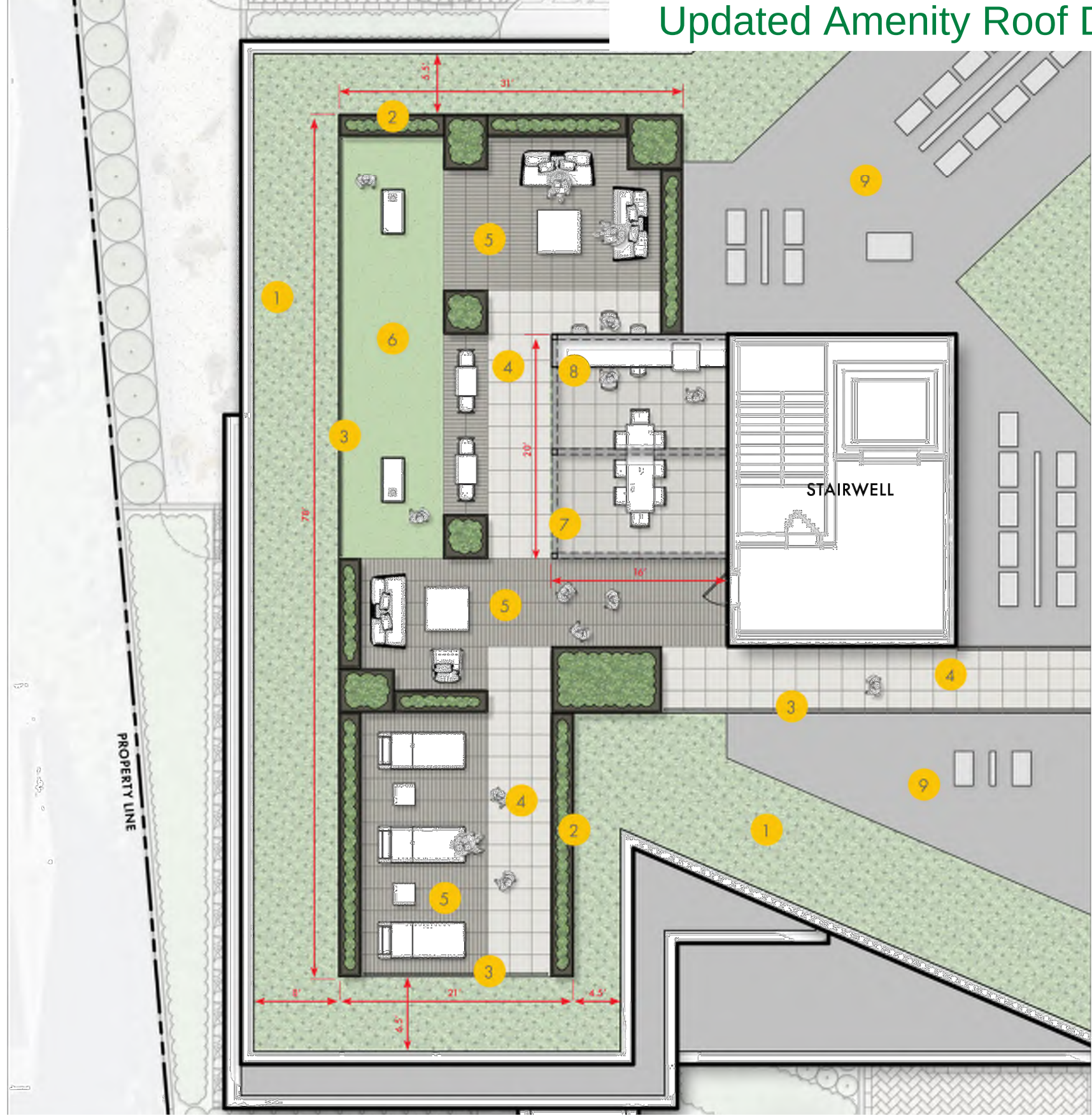
- 1 NON INTENSIVE GREEN ROOF SYSTEM
- 2 42" DECORATIVE GUARDRAIL
- 3 2X2 PRECAST CONCRETE PAVERS ON PEDESTAL PAVERS
- 4 ROOFTOP MECHANICAL EQUIPMENT



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Roof Plan

Updated Amenity Roof Deck



- LEGEND**
- 1 NON INTENSIVE GREEN ROOF SYSTEM
 - 2 42" TALL DECORATIVE ALUMINUM PLANTERS
 - 3 42" DECORATIVE GUARDRAIL
 - 4 2X2 PRECAST CONCRETE PAVERS ON PEDESTAL PAVERS
 - 5 2X2 WOOD DECK TILES ON PEDESTAL PAVERS
 - 6 SYNTHETIC TURF SYSTEM ON PEDESTAL PAVERS
 - 7 STEEL FRAMED PERGOLA WITH STATIC IPE LOUVERS
 - 8 OUTDOOR KITCHEN
 - 9 ROOFTOP MECHANICAL EQUIPMENT



Roof Design Inspiration



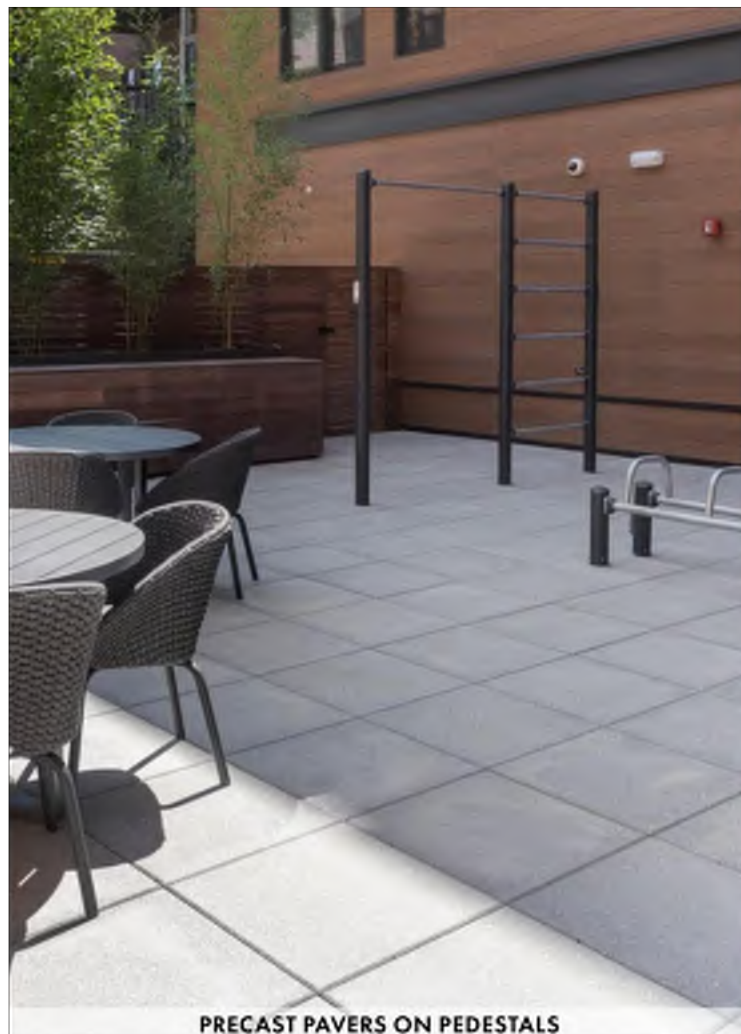
NON-INTENSIVE GREEN ROOF



STEEL FRAMED PERGOLA W/ WOOD SLAT LOUVERS



OUTDOOR KITCHEN



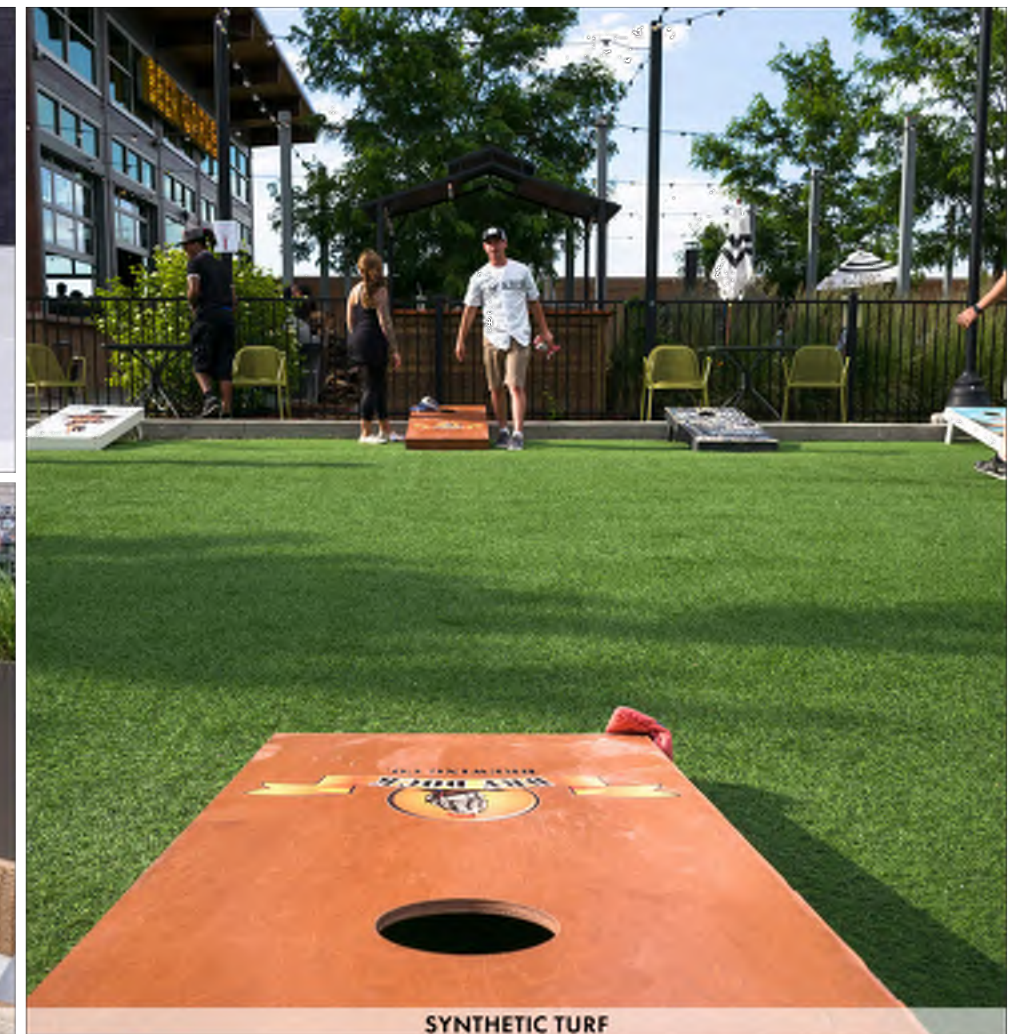
PRECAST PAVERS ON PEDESTALS



DECORATIVE ALUMINUM PLANTERS

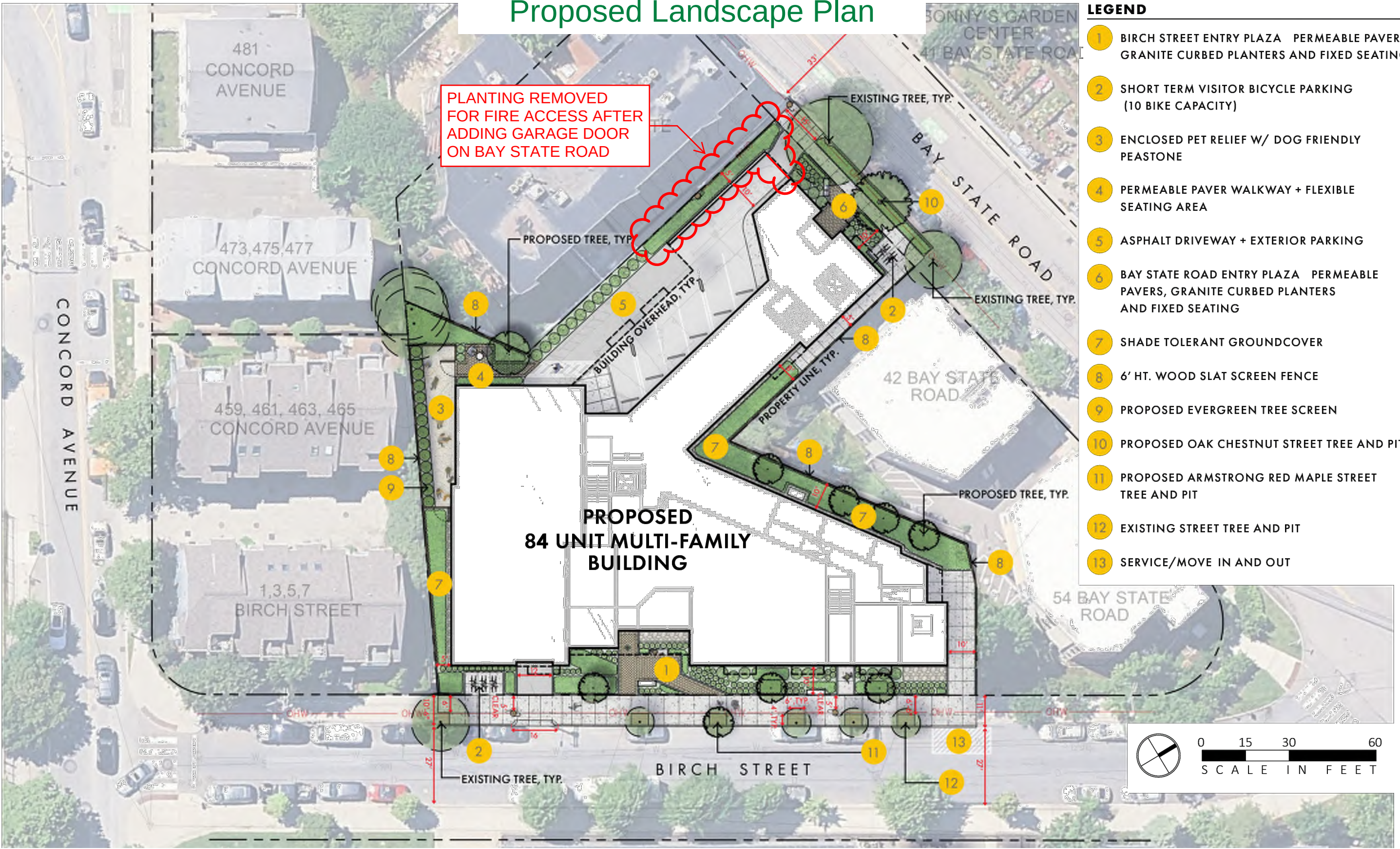


IPE DECK TILES ON PEDESTALS



SYNTHETIC TURF

Proposed Landscape Plan



Prior Bay State Road View (07/21/26)



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Bay State Road View 3

Updated Bay State Road View - w/ Garage Door



Updated Bay State Road View - w/o Garage Door



Prior Bay State Road View (07/21/26)



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Bay State Road View 2

Updated Bay State Road View - w/ Garage Door



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Bay State Road View 2

Updated Bay State Road View - w/o Garage Door



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Bay State Road View 2

Prior Bay State Road View (07/21/26)



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Bay State Road View 1

Updated Bay State Road View - w/ Garage Door



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Bay State Road View 1

Updated Bay State Road View - w/o Garage Door



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Bay State Road View 1

Prior Birch Street View (07/21/26)



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Birch Street View 3

Updated Birch Street View



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Birch Street View 3

Prior Birch Street View (07/21/26)



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Birch Street View 2

Updated Birch Street View



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Birch Street View 2

Prior Birch Street View (07/21/26)



Updated Birch Street View



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Birch Street View 1

Updated Facade Materials

METAL WALL PANEL SYSTEM (MP-2-B)
VERTICAL MATRIX METAL PANEL,
VARIED EXPOSURE WIDTHS, WARM
PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-B)
SMOOTH / FLAT METAL PANEL
WARM PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-C)
SMOOTH / FLAT METAL PANEL
CHAMPAGNE COLOR

METAL WALL PANEL SYSTEM (MP-1-A)
HORIZONTAL METAL PANEL
8" EXPOSURE HEIGHT
BROWN / BRONZE COLOR

ROLL-UP GARAGE DOOR
ART MURAL TO EXTEND OVER DOOR

ART WALL MURAL
FIBER CEMENT WALL PANEL SYSTEM

METAL WALL PANEL SYSTEM (MP-2-B)
VERTICAL MATRIX METAL PANEL,
VARIED EXPOSURE WIDTHS, WARM
PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-B)
SMOOTH / FLAT METAL PANEL
WARM PEWTER COLOR

METAL WALL PANEL SYSTEM (MP-3-C)
SMOOTH / FLAT METAL PANEL
CHAMPAGNE COLOR

METAL WALL PANEL SYSTEM (MP-1-A)
HORIZONTAL METAL PANEL
8" EXPOSURE HEIGHT
BROWN / BRONZE COLOR

METAL CANOPY

METAL WALL PANEL SYSTEM (MP-3-C)
SMOOTH / FLAT METAL PANEL
CHAMPAGNE COLOR

ALUMINUM STOREFRONT SYSTEM
TYPICAL @ GROUND LEVEL
COMMON AREAS

STONE
STONE FACADE @ BUILDING
ENTRANCES

STONE
STONE @ BASE OF BUILDING
& UNDER WINDOWS

MATERIALS LEGEND			
MP-1-A	METAL PANEL, TYPE 1, COLOR A HORIZONTAL METAL PANEL, 8" EXPOSURE HEIGHT, TERRA-COTTA COLOR	MP-3-B	METAL PANEL, TYPE 3, COLOR B SMOOTH / FLAT METAL PANEL, WARM PEWTER COLOR
MP-2-B	METAL PANEL, TYPE 2, COLOR B VERTICAL MATRIX METAL PANEL, VARIED EXPOSURE WIDTHS, WARM PEWTER COLOR	MP-3-C	METAL PANEL, TYPE 3, COLOR C SMOOTH / FLAT METAL PANEL, CHAMPAGNE COLOR

NOTE: FACADE MATERIALS NOTED IN VIGNETTE TYPICAL FOR WHOLE BUILDING. REFER TO BUILDING ELEVATIONS FOR APPLICATION / LOCATION OF FACADE MATERIALS. COLORS OF ACTUAL MATERIALS MAY VARY DEPENDING ON MANUFACTURER OF CHOICE / PRODUCT AVAILABILITY. REFER TO MATERIAL DESCRIPTIONS FOR COLOR INTENT.