

Nadia Khan

From: G. Michael Peirce <mpeirce@gmpeircelaw.com>
Sent: Thursday, February 6, 2020 2:41 PM
To: Richard Lipof; Andrea W. Kelley; Maria Scibelli Greenberg; Jacob D. Auchincloss; Christopher J. Markiewicz; Andreae Downs; Alicia Bowman; mlarado@newtonma.gov
Cc: Nadia Khan; Neil Cronin; 'Randy Goldberg'
Subject: 180 Wells Avenue-site materials
Attachments: 20_0203_Council-MemoV5.pdf; Goldbergmemo.pdf

Importance: High

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Good afternoon. I have attached some brief materials which I hope will provide some assistance if members of the committee choose to take a site view. Since in my experience having some hard copies on a 'walk about' can be helpful, the same materials are in your mail slots in the clerk's office.

Please feel free to contact me or Randy with any questions. If you do consider a visit he would welcome a heads up and could try and be available to answer any questions of show you about. His memo I believe is a good summary of where the project stands now, and provides some background as to the reasons behind the initial revised proposal, which has again been revised to respond to concerns raised at the public hearing.

If afforded a brief opportunity I will summarize the status of the matter and the changes we are proposing Tuesday night.

Michael

G. Michael Peirce, Esq.
Newton Wellesley Executive Office Park
60 Walnut Street
Wellesley, MA 02481
Tel: 781-239-0400
Fax: 877-243-0405

To: Members of the Land Use Committee
From: Randy Goldberg, President

Re: #15-20 Revisions to previously approved special permit for 180 Wells Avenue

Since we were unable to coordinate a 'formal' walk through with members of the Land Use Committee, attached is a Memo which may be helpful for those that wish to review the site prior to the next hearing. Revisions to the plans approved in 2015, made to take into consideration questions or concerns raised at the first public hearing, include:

1. Compliance with the 5% interior island landscaped area - now conforming at 5.1%, up from 2.1% on the plans presented at the first hearing. Therefore, the waiver of that requirement is no longer required and will be formally withdrawn. This was accomplished primarily by the removal of eight (8) parking spaces. We remain in compliance with Zoning Ordinance requirements to provide 370 spaces; and 2. Open space has been increased to 35% from 34% (because of the remote nature of the park, and limited public transportation opportunities paired with the reality that the most of the tenants, their employees and invitees will need to drive to work, relief from the 40% requirement is critical to satisfy the ordinance parking requirements and demonstrable practical need). Note: the proposed design drastically improves traffic circulation, eliminates the original dead end garage and deck, lowers the deck 3' into the grade - on the East elevation it matches the Wells Ave street grade instead of being raised, and eliminates the deck obstructing the primary building entry and site lines - critical to successful leasing/marketability.

Very helpful (as was noted at the last mtg.) for members to acknowledge that the project and its design have already been approved, yet the new plan we believe was generated as an improvement over the initial submission (this often happens as projects are subsequently reviewed and re-viewed prior to construction, and after the proposal for the 4 story version was unexpectedly determined to require additional approval from the ZBA in the form of a variance). While the East and West entry points to the property were the focus of some concern at the last mtg., we believe same is a meaningful benefit since 180 Wells now, and as approved, creates connectivity to both "loops" of Wells Ave (especially for pedestrians) - our recollection was that the committee and the full board shared in this view when the project was originally heard and ultimately approved (22-0). Additionally, the two building entry design feature has not been changed under or because of the revised proposed submission - this design provides improved and REQUIRED MAAB compliant entries and immediately adjacent accessible parking which can only be accomplished at the West building entry because of the site topography (you can see from the pictures in the memo that the original building on the East elevation has an awkward mid level entry which was resolved by the West lobby entry, again unchanged in this submission).

Randy A. Goldberg, President
Intrum Corp.

180 WELLS AVENUE, SUITE 100, NEWTON, MA 02459 TEL (617) 969-6000 | FAX (617) 969-1966

180 Wells Avenue

Proposed Revisions to the Approved Special Permit

BUILDING ENTRANCE

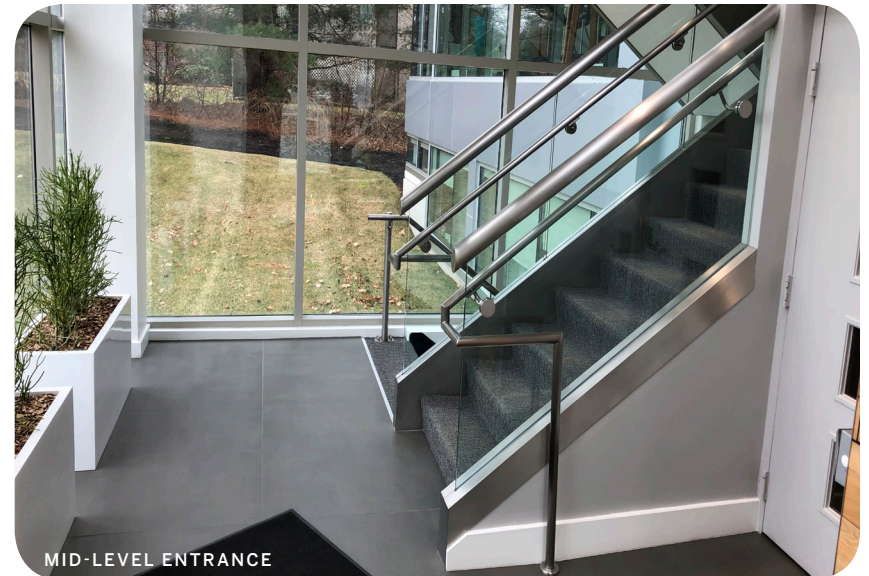
- The approved design includes a through-building lobby where the addition adjoins the existing building. Entrances on Wells Avenue and the west side of the building connect to central cores within each building.
- The entrance on the west side is necessary to comply with accessibility codes that require accessible parking spaces to be located on an accessible route and closest to the entrance. The west entrance is expected to be the main entrance due to its direct proximity to parking. The existing building has an entrance on Wells Avenue as well as a west entrance near the parking; building occupants use the west entrance almost exclusively.
- The west entrance is aligned with the ground floor level and avoids the awkward entrance/arrival between the ground and second floors, that exists on the existing building.
- The building has two front doors and the through-lobby design is expressed in the building composition by a vertical fin element that connects entrances on both sides of the building to mark arrival points, consistent with completed improvements on the existing adjacent building. The building design has not changed from the approved design.

OPEN SPACE

- The parking count has been reduced to the zoning minimum of 370 spaces and Open Space has increased to thirty-five-percent (35%) of the site area.

INTERIOR LANDSCAPING

- The revised site plan increases the interior landscaping area to (5.1%) of the parking area. This increases the pervious area and allows for the planting of 28 shade trees, further reducing the heat-island effect while enhancing the landscape features of the site. See Proposed Site Plan on following page.



180 Wells Avenue

Proposed Revisions to the Approved Special Permit

STRUCTURED PARKING

- The parking structure has been recessed three-feet into the ground to minimize its visibility from the street and abutting properties. The eastern edge of the parking deck is now aligned with grade and is landscaped along its entire street-facing eastern edge.

