


# G. MICHAEL PEIRCE, ESQ.

ATTORNEY AT LAW

## MEMORANDUM

**TO:** Daniel Sexton, Senior Planner

**FROM:** G. Michael Peirce 

**DATE:** August 27, 2015

**RE:** Response to UDC comments regarding 180 Wells Avenue

This memorandum has been prepared in response to the comments provided by the Urban Design Commission (“UDC”) in its memo dated July 27, 2015, following the same general format as employed by the UDC. Responses are only provided herein to those items raised by the UDC whereby clarification or a response is appropriate. Please note that as will be indicated herein, many of the suggestions or comments made by the UDC have been addressed or incorporated in the plans filed with the special permit application, as that post-dated the UDC meeting and plan review.

### Buildings

- The Petitioner’s special permit plan set dated July 21, 2015 (“SP Filing”) included the following revisions to the “feature wall”: at roof of existing 180 building the wall was shortened from full width to approximately 10’; an additional feature wall was added at the rear of the building to better link the two buildings, and the balcony cladding material was changed to better compliment the color palette of the entire project. Additionally, two (2) balconies were removed to provide for a more uniform design. All of these changes were based upon input from the UDC.
- The SP Filing included additional details to the parking elevations, as shown on both the Rendering Views and Context Perspective Views. The parking deck will be constructed on a design build basis in accordance with the Petitioner’s final plan set; construction materials will be a combination of structural steel and concrete.
- The existing 180 Wells building HVAC systems are via multiple split type and rooftop type units which are much smaller than the HVAC equipment proposed for the new building. The existing equipment cannot be seen from the existing parking lot and is mostly hidden at the street level making screening unnecessary (given the numbers, sizing and locations of the multiple mechanical units screening would also be impractical).
- The new building will be constructed LEED Certifiable, constructed in a manner to incorporate certain energy conservation measures to accomplish that designation.

- Both buildings will have Massachusetts Architectural Access Board (“MAAB”) compliance and the new walkway from the Wells Avenue (east) frontage will be constructed to provide MAAB access to the front courtyard and around each building, as shown on the SP Filing.
- The Petitioner has included Context Perspective Views around each building and the site.
- The structural columns at the first floor of the addition include metal cladding to match the metal cladding used on the building as shown on the final Building Rendering Views in the SP Filing.

### **Landscaping/Open Space/Lighting**

- A comprehensive Photometric Plan has been included in the SP Filing which includes illumination details, light fixture schedule and sample pictures of the lighting being proposed at each location.
- The Petitioner’s design features a front courtyard facing Wells Avenue (east) to introduce the landscape elements into the building design. This area will have a direct connect to the main lobby to both buildings and can be accessed from the front and rear of the lobby connector. □ The exterior courtyard will include removable outdoor seating/tables, and will include contained plantings as shown on the comprehensive landscape plans submitted by the Petitioner.
- Additional trees will be added along the property lines behind the parking deck to provide additional abutter screening over that which presently exists.

### **Site Design and Signage**

- A new MAAB compliant walkway with connection to the existing Wells Avenue (east) sidewalk at the front of the buildings is shown on the SP Filing (as noted, earlier plan versions shown to the UDC did not include that walkway and have since been changed).
- Pavement markings to indicate directional vehicular and pedestrian traffic flow will be included at entries to the site and as needed at the discretion of the Petitioner.
- A walkway connection from Wells Avenue (west) at the new site entry is proposed, and will include fixed benches and path from Wells Avenue to the parking field as is shown on the Landscape plans submitted in the SP Filing
  
- Final Signage design is not completed at this stage but will consist of monument signs at the entrance to each driveway.