

23 October 2014

To **Chairman Michael Battista and Members of the Planning Board**  
Town of Belmont  
Via Jeffrey Wheeler, Planning Director

From **Peter Quinn AIA**

RE **Narrative Accompanying Design Updates**  
Cushing Village - Belmont

On behalf of Smith Legacy Partners LLC, we are presenting a number of Design Updates for consideration by the Planning Board. We present these as part of our required review and approval process with the Planning Board outlined in the Special Permit Decision issued in July 2013.

The General Scope of this review is as follows:

1. Hyland (Building 3) – Changed entry, building circulation, clarification of exterior detail and finish, and roof room and gazebo
2. Pomona (Building 2) – Relocated municipal parking access and FD access.
3. Winslow (Building 1) – Changes to roof room and access
4. All Buildings – Building Elevations clarifying the mechanical venting and providing adjusted window arrangements.

Below is the Narrative which accompanies the updates shown in the attached drawings. In most cases we are able to show the Approved SP Drawing and our Proposed Update.

### 1. Hyland – Building 3

Entry Structure – Our development of the SP-approved Hyland design presented an opportunity to resolve some aspects of the building’s complexity into a more logical building for access and build-ability. The SP-approved building had its main entry at the Belmont St corner which isolated the entry from the rest of the CV development, primarily because of distance from other entries and the steepness of the site at this location. From this entry point, one would need to descend a floor level to access the lower level of residences and the proposed exercise studio, which seemed awkward.

With this submission we propose to locate the main entry at the midpoint of the building along Common St and we marked it with a residentially scaled secondary tower structure. Locating the entry at this point provides a better connection to the rest of the Square, as noted, and provides a more accessible entry by avoiding the steepest part of the site.

The entry leads directly to the lowest residential level as well as the exercise area and management offices. Most importantly, the entry location allows a view through the building to the rear green area thereby increasing clarity of the building and site layout. At the roof deck level the entry structure becomes an open see-through gazebo, adding an interesting visual connection between roof and grade.

Windows and Trim – The building’s windows have been paired differently from the original to minimize the amount of openings in the exterior walls, while the moldings that for the exterior trim have been regularized to normal dimensional trim pieces.

Parapet Reduction – At the mansard level, the most significant update is the removal of approximately 2-ft of parapet height which contributed to the mansard effect, but created an impression of greater height. The proposed update eliminates this parapet thereby making the building appear approximately 2-ft shorter. Where a parapet or other barrier is warranted because of roof use, we propose to provide lightly detailed railing system.

Mansard Detailing – The window trim and cornice at the mansard level has been reconfigured to standard dimensional pieces and simplified in its detailing so as to balance better with the overall mass of the building.

Projected Bays – The building’s bays which were originally to receive a stucco finish are now proposed as decorative painted trim and panel material. This allows us to introduce some secondary detailing on these bays which is appropriately residentially scaled.

Street Corner Tower - The main corner tower retains its stucco finish as an exception to the finishes elsewhere.

Roof Structures – We have had to expand the size of the Stairway No 2 Headhouse to function properly for headroom. Elsewhere we were able to reduce apparent size of some of the roof structures. It’s important to note that from most locations around the site, these roof structures are not (or barely) seen because of cut-off in the line of sight. The impact of these changes is minimal as it affects neighborhood views.

Roof Deck Features – The Roof Room (“Penthouse”) has been enlarged to provide appropriate common space for residents. Likewise the aforementioned gazebo has been added. Note that the Gazebo is an open structure with only a roof providing shelter.

Exterior Materials – Per the SP requirements, a complete mock-up of the building exterior materials will be built on site for PB review.

## 2. Pomona Municipal Garage Entry

The entry to the Municipal Garage was originally shown at the Common / Trapelo corner. We are proposing to move it to the west corner of the Pomona near the entry to the on-grade Parking Lot. The proposed location brings users closer to the center of the retail portion of the site while maintaining direct access to other retail uses in the Square. Also, the previous location adjoined the buildings residential elevator access in the garage, which had potential security issues. We think it would be more secure to separate these uses and allow for separate operating times.

## 3. Winslow Roof Room

The Roof Room (“Penthouse”) has been enlarged to provide appropriate common space for residents. The small expansion has taken place in the direction away from the local residential neighborhood, so the impact of this changes in minimal.

Likewise, we have had to expand the size of the Stairway #1 Headhouse to function properly for headroom.

## 4. General Building Elevations

Mechanical Venting – We are proposing to have mechanical venting of unit appliances through the exterior walls. However this would be limited to lower levels and only to the sides and rears of the buildings, not to the street fronts. The venting grills used would be painted out so to match the wall color and would be organized in to orderly arrangements. This approach is typical of the manner in which units are constructed with low temperature exhaust systems.

General Elevations – Small adjustments in window and door arrangements have been made throughout the buildings to correspond to the finalizing of the floor plans.

Hyland Roof Room – The Roof Room and access Headhouse have been enlarged a small amount to accommodate a normal residential program. Pergola and other features have been developed.