

Applicant Response – September 20, 2021

I. Eliot Chapel

A. Exterior Steps Stairways and Railings

1. *Provide more detail (material and detail) on proposed steps and railings and guardrails.*

Detail (materials and details) development to date has been in keeping with the Design and Site Plan Review process and the provisions of the MDZ3OD Bylaw. Construction Document level details will advance after receipt of Design and Site Plan Approval and as has been the custom will be submitted to the Committee prior to the application for a Building Permit for the renovation of the Chapel.

B. Exterior Fences and Walls

1. *Existing chain link west of Chapel is out of character and should be removed*

The existing chain link fence that extends to the east and west of the Chapel is located variously from 4'- 26' back from top of the existing mortared stone wall that was built as part of the construction of Olmsted Drive. The fence, its placement and composition was approved by the Planning Board in 2005. Along its extents the fence is located in both Zone 3 and in Zone 5 (McLean Hospital). Generally, it is within existing vegetation that will be preserved. Its purpose is health and safety with a specific intent to prevent anyone walking above the wall from reaching the wall unaware. As it is an existing condition and subject to prior unrelated permit, we intend to leave it in place.

2. *Clarify perimeter rail fence transition to metal picket fence north of Chapel*

This transitions happens at the property line corner where the grades begin to drop toward Bldg #2. The rail fence racks well with the grade and extends just to the point upslope from Bldg #2 where we need a bit of screening and definition between Zone 3 and the existing Hospital parking lot. Rail fences are used similarly at the Woodlands at key points along connection points with the Hospital campus. The metal picket runs at the top of the slope along the more or less level ground around the Chapel terrace. The intent is that the metal picket will enclose the terrace along the two sides facing the Hospital. The black metal picket will pair well with other black metal elements that may be employed: handrails, lighting, door hardware and the like. As a fence it provides transparency when viewed straight on, which is important in order to preserve some visual connection down the hill into Upham Bowl.

3. *Provide more detail on proposed wall materials near the Chapel.*

Where the existing walls along Olmsted are to be extended, new wall constructions is intended to match the existing wall material composition and construction technique. The detailing of the new elements like inset stairs, incidental walls and curbing will be in keeping with the stone and brick expression of the existing structure and the detailing of the new garage. Construction Document level details will advance after receipt of Design and Site Plan Approval and as has been the custom will be submitted to the Committee prior to the application for a Building Permit for the renovation of the Chapel-

C. Circulation and Paving

1. *Site plans and illustrations depict different driveway conditions, please clarify*

The submitted drawings, dated April 16, 2021, are the controlling documents. Illustrative renderings may be specific to point in time or a particular point of discussion and cannot represent all the detail of all the disciplines represented in the respective drawing sets.

D. Lighting

1. *Provide detail on exterior lighting at Building entrances and proposed landscape lighting.*
Construction Document level details will advance after receipt of Design and Site Plan Approval and as has been the custom will be submitted to the Committee prior to the application for a Building Permit for the renovation of the Chapel-
2. *Will the existing street lights along Olmsted Drive be relamped If so with what (LED night sky?)*
The lighting, its placement and composition was approved by the Planning Board in 2005. The existing street lights and fixtures along Olmsted Drive will remain.

F. Landscape Setting; Views and Vegetation

1. *Framing the view to the historic landscape (Upham Bowl) and screening the ex. McLean MRI building with proposed plantings and landscape elements is recommended.*
Duly noted. Submitted plans show planting placed with this awareness and intent.
Construction Document level details will advance after receipt of Design and Site Plan Approval and as has been the custom will be submitted to the Committee prior to the application of a Building Permit for the renovation of the Chapel-
2. *To retain as many of the existing trees as possible within the property line, develop a Tree Preservation and Plan to include in Application.*
We can add the appropriate details for demarcating limitations of disturbance and the installation of protective measures for the preservation of the called-out areas.

G. Garage Location

1. *Consider relocation of the garage further north to reduce the new building prominence in relationship to the Chapel.*
We understand the concern. However, we have studied this this addition very carefully and in locating it as we have, we aimed to balance a whole set of factors, not the least of which is the increase in prominence such a shift would create as viewed from the hospital to the north. Not only would the impacts on the historic front of the building be greater, but because the grade climbs, so would the ridge and eave line of the new garage. Where we've placed it is appropriate and strikes the right balance among all of the variables involved.

II. Parcel 3 Subdistrict A: Townhouse Units

A. Exterior Railings

1. *Townhouse deck railings are a departure from Woodlands at Belmont Hill, clarify design and details.*

Yes, correct – We in no way wish to copy, duplicate or mimic the adjacent Woodlands community. The Zoning article encourages an ‘Transition’ architectural expression and the cable rail detail was developed to be consistent with the overall updated take on the architectural detailing.

B. Exterior Fences and Walls

1. *Multiple proposed wall types and conflicting callouts on submitted site plans and illustrations exist.*

The design plans, dated April 16, 2021, depict the use of three wall types within Subdistrict A: (1) dry set boulder walls, (2) mortared stone or stone veneer walls, and (3) modular unit walls made up for stacked, precast units. The use of these are in an observable hierarchy. This exact same hierarchy of wall types was used and is in place at the Woodlands. The modular walls are located in back of buildings, away from public ways and views. The mortared stone and veneer walls are used in front and side yards and along street or sidewalk edge where they exist. Finally, dry set walls are typically incidental, used where grade may need to be retained around a tree, at the corner of a foundations, etc.

2. *What is the landscape treatment on top of tall retaining walls (fencing and or planting)? Fencing typical where wall height, code and access dictate. Planting where access is otherwise blocked or code does not dictate.*

C. Circulation and Paving and Curbing

1. *Currently site plans and illustrations depict different conditions.*

The submitted drawings, dated April 16, 2021, are the controlling documents. Illustrative renderings may be specific to point in time or a particular point of discussion and cannot represent all the detail of all the disciplines represented in the respective drawing sets.

2. *Precast and monolithic concrete curb details are out of character with the existing Woodlands and the historic McLean campus and should be eliminated.*

There is no uniformity of curbing on the McLean campus—granite, asphalt, and precast is used variously across the campus.

Subdistrict A curbing is all granite. Vertical granite along the sidewalk side and sloped granite opposing.

3. *Submitted site plan details depict multiple and excessive accessible curb ramp details and are not in keeping with the Woodlands at Belmont Hill and historic McLean Campus Details depict the varying site conditions and the need to provide accessible ADA compliant passage.*

D. Lighting

1. *Will the existing street lights along Olmsted Drive be relamped, if so with what (LED night*

sky?)

The lighting, its placement and composition was approved by the Planning Board (and presumably by the Committee) in 2005. The existing street lights and fixtures along Olmsted Drive will remain.

2. Proposed street lights are different than the Woodlands and Olmsted Drive, consider a unified street light type campus approach.

The Woodlands and Olmsted Drive lighting differ from one another and differ from those on McLean Ave.

The new fixtures selected are very close in style to the Woodlands fixtures, but are fully night sky to current standards.

E. Landscape Setting; Views and Vegetation

1. *Street tree species appear to be uniform. Consider a more diverse native (street) tree species that exists at the Woodlands (i.e., Summit Road) and throughout the historic McLean campus.*

The submitted plans, dated April 16, 2021, call out all the street trees species. These include elms, maples, plane trees, black gum, oaks, and a whole variety of evergreens and understory species where mass planting forms the street edge. See L-1.1 – L-1.5 with the plant list included on L-2.3.

2. *Existing Tree stands are depicted on site plans. To retain as many of the existing trees as possible develop a Tree Preservation and Plan to include in Application.*

We can add the appropriate details for demarcating limitations of disturbance and the installation of protective measures for the preservation of the called-out areas.

III. Parcel 3 Subdistrict B: Rental Multifamily Units

A. Exterior Railings

1. *Exterior stair handrail details are out of character with the existing Woodlands at Belmont Hill and the historic McLean Campus landscape.*

Yes, correct – The Zoning article encourages an ‘Transition’ architectural expression and the rail detail was developed to be consistent with the overall updated take on the architectural detailing.

B. Exterior Fences and Walls

1. *Multiple proposed wall types and conflicting callouts on submitted site plans and illustrations. Clarify on site plans details and site illustrations.*

The plans depict the use of one wall type within Subdistrict B: mortared stone or stone veneer walls. These walls are located primarily opposite Townhouse Bldgs #12, 13, & 14.

2. *What is the landscape treatment on top of tall retaining walls (fencing and or planting)?*
Fencing typical where wall height, code and access dictate. Planting where access is otherwise blocked or code does not dictate.

C. Circulation and Paving and Curbing

1. *Currently site plans and illustrations depict different paving conditions.*

The submitted plan drawing sets, dated April 16, 2021, are the controlling documents. Illustrative renderings may be specific to point in time or a particular point of discussion and cannot represent all the detail of all the disciplines represented in the respective drawing sets.

2. *Precast and monolithic concrete curb details are out of character with the McLean campus and should be eliminated.*

There is no uniformity of curbing on the Mclean campus—granite, asphalt, and precast is used variously.

In the Bldg 100-200 parking court, integral curbing is called for as the sidewalks directly abuts the parking court areas. The elevation of the sidewalk is more or less constant around this perimeter and this design decision was made on the basis of being able to hold this datum. Precast curbing is used elsewhere within the motor court for continuity.

3. *Submitted site plan details depict multiple accessible curb ramp details and are not in keeping with the Woodlands and McLean Campus, clarify and identify on site plans.*

Details depict the varying site conditions and the need to provide accessible, ADA compliant, passage.

D. Exterior Lighting

1. *Consider a unified street light type approach in keeping with the Mclean campus.*

The Woodlands and Olmsted Drive lighting differ from one another and each in turn differ from those on Mclean Ave. The new fixtures selected are very close in style to the Woodlands fixtures, but are fully night sky to current standards.

E. Landscape Setting; Vegetation

1. *Existing Tree stands are depicted on site plans. To retain as many of the existing trees as possible develop a Tree Preservation and Plan to include in Application.*

We can add the appropriate details for demarcating limitations of disturbance and the installation of protective measures for the preservation of the called-out areas.

F. Landscape Seating and Signs

1. *Benches noted on site plans appear out of character with the Woodlands and McLean Campus. Provide more detail.*

We have called out the Victor Stanley FR-7 Bench which is fresh take on the iconic Central Park World's Fair Bench with its hooped arms. In its clear debt to this classic standard, it is consistent with the vision of Zone 3 relative the Woodlands and Mclean Campus.

2. *Provide more detail on freestanding landscape structures, i.e., gazebo structure.*

The dining pergola in the Bldg 100-200 common space is the only freestanding landscape structure of its type. Its detailing will be consistent with the overhead trellis on the clubhouse roof terrace, but with slightly heftier expression in its ground-mounted setting.

3. *Provide more detail on site signage.*

While the location of the identity signage is called out, the project graphics package has not yet been developed. These will be developed in due course and in consultation with Town Boards as per the Zoning.