

18 May 2017

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

From **Peter Quinn AIA
Architect of Record**

RE **The Bradford (Cushing Village)
Summary of Key Changes to the Project**

On behalf of **Belmont Residential, LLC**, we are providing this summary of changes to **The Bradford** (*fka* Cushing Village). To the extent that these changes represent changes to the Special Permit for the Project, we respectfully request consideration to amend the Special Permit to accommodate these changes.

1. The name of the development is now The Bradford. For the time being the names of the individual buildings have not changed namely The Winslow (Building 1); The Pomona (Building 2); and The Hyland (Building 3).
2. There is a reduction in the number of units from the approved 115 units to 112 units. Please see the attached "*Unit Tabulation Comparison*".
3. There is a reduction in the number of bedrooms by 12 (twelve) bedrooms. Please see attached "*Unit Tabulation Comparison*". Developed units plans were not shown nor required for the approved Special Permit Drawings. However, we did show an estimated unit tabulation on the July 2013 approved SP drawings and this is reproduced in the attached "*Unit Tabulation Comparison*".
4. The total building area is estimated the same as was approved and will be documented in the Building Permit Application. Please see the attached "*Building Area Summary*". There are adjustments to the footprint of the buildings which were made to correspond to changes in the floor plans. None of these changes violate required setbacks and are minor in nature. Please see the attached "*Comparative Plan Sets*" for the highlighted changes.
5. The building height profiles have not changed. There is no increase in height or number of stories of any building. The attached "*Comparative Elevations*" show the building heights from average grade.
6. The common roof deck on the Winslow (Building 1) has been eliminated due to programmatic changes by Toll. The "*Comparative Elevations*" illustrate this.

7. The placement and alignment of windows on each of the buildings has been changed to coordinate with the Owner's unit plan changes. In general there is more emphasis on building corners as these are now Living/Dining/Kitchen areas, whereas previously the corners were generally bedrooms. The "*Comparative Elevations*" and "*Comparative Plans*" illustrate this.
8. Exterior materials – A few upgrades should be noted.
 - a. On the Pomona, the limestone that is planned for the Trapelo/Common corner is now extended around the building replacing the brick in the approved plans.
 - b. Also for the Pomona, we are proposing to delete the stucco approved for the second and third floors and replace it with brick tile.
9. Other changes to the exteriors are itemized and explained in the "*Comparative Elevations*".

Attached:

- *Unit Tabulation Comparison*
- *Building Area Comparison*
- *Comparative Elevations* – Exterior Elevations with Material Sheets
- *Comparative Plans* – Approved and Proposed Floor Plans

18 May 2017

Cushing Village – Unit Tabulation Comparison
Approved SP Rev 4 2013 vs Proposed Plans 2017

Provided By Peter Quinn AIA
Peter Quinn Architects LLC

2013 Approved SP Rev 4

	Units	Bedrooms	Studio	One BR	Two BR
Hyland	46	61	8	23	15
Pomona	49	73	7	18	24
Winslow	20	37	0	3	17
Total 2015	115	171	15	44	56

2017 Proposed Plans (as of 5/17/17)

	Units	Bedrooms	Studio	One BR	Two BR
Hyland	38	59	0	17	21
Pomona	54	68	9	31	14
Winslow	20	32	0	8	12
Total 2015	112	159	9	56	47
	Less 3	Less 12	Less 6	Add 12	Less 9



18 May 2017

Cushing Village – BUILDING AREA Comparison
Approved SP Rev 4 2013 vs Proposed Plans 2017

Provided By Peter Quinn AIA
Peter Quinn Architects LLC

Comparative GSF Areas (See note)

	2013 Approved SP Rev 4 Plans	Proposed Plans
Hyland	52,329	51,700
Pomona	73,839	73,500
Winslow	34,728	35,600
Total GSF	160,896	160,800

Note - Subject to final adjustments to be documented in the Building Permit Approvals process.

