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PROJECT NARRATIVE

Design
Project Information
Public Process + Design Review Report

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DESIGN

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PROJECT NARRATIVE

Design - Building

The new building at 50 Webster Ave, on the D3.1 Parcel, advances the revitalization of Union Square in a critical neighborhood location.

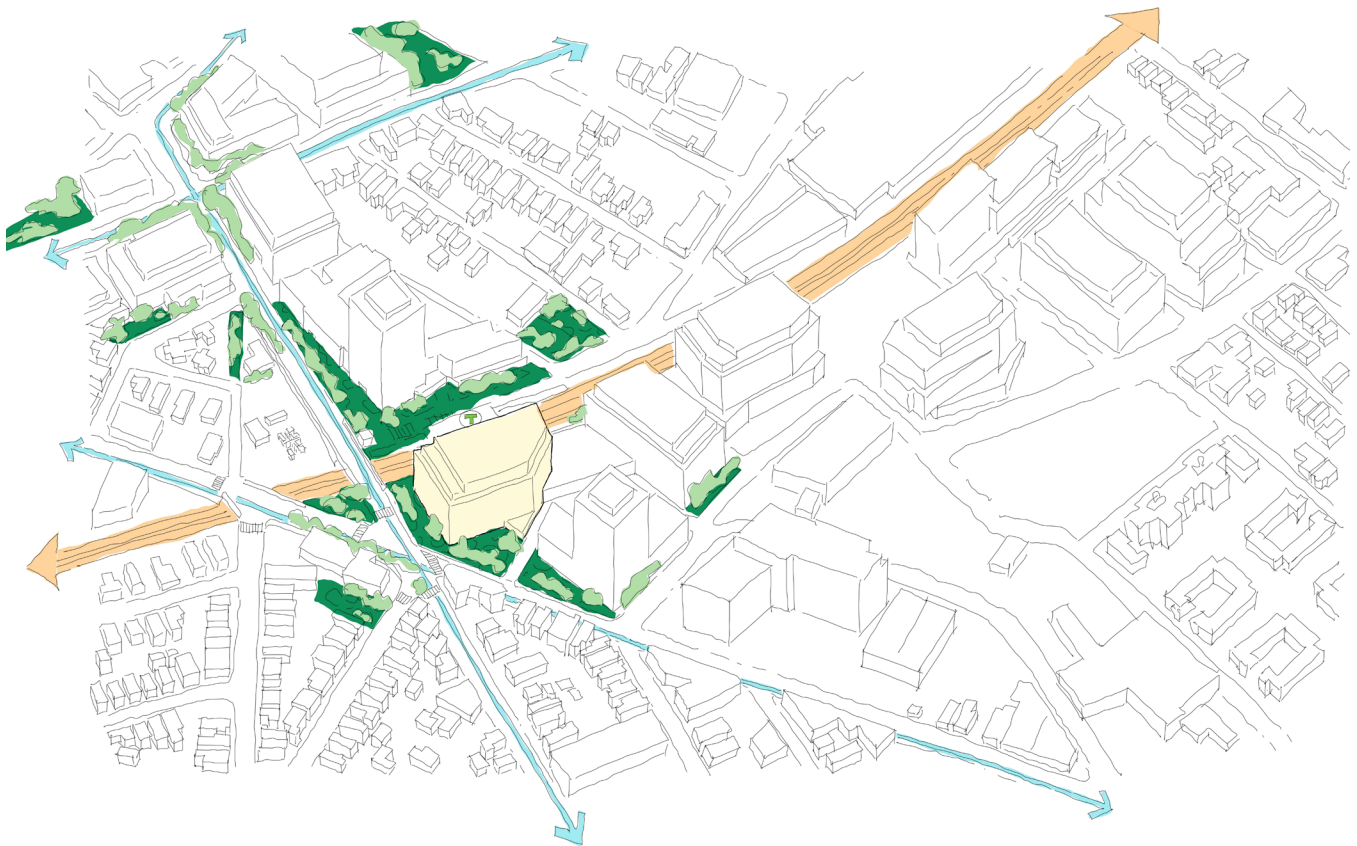
Promoting City Goals

The project will promote the City's goals of creating a transit oriented, pedestrian friendly, verdant, mixed use employment center. Situated at the critical intersection of Prospect Street and Webster Ave, the building is to be approximately 280,000 SF, and rise 9 stories above a below-grade parking podium. The commercial building will be developed in support of Life Science uses and introduce ground level public-facing retail along the West and South, connecting onto an approximately 16,000

SF public plaza civic space. The project will bookend the south side of the new MBTA Green Line station and provide a gateway into the emerging Boynton Yards district

The design of the D3.1 building is inspired by the site's history, responds to its immediate surroundings, and will contribute to neighborhood vitality. Consistent with SomerVision goals and the Union Square Neighborhood Plan, the building will contribute to defining Union Square as the next major employment hub in the Boston region, and a host for the next generation of industries including high tech, life science, and innovation. The D3.1 building will address global environmental challenges, with high performance features for energy and sustainability central to the design, and achieve a USGBC LEED Gold rating.

D3.1's design celebrates the dynamic mixed use neighborhood and its culture, with responsive urban design, a timeless building identity, and robust civic space for the community.



A verdant, mixed use, transit oriented, urban employment center.

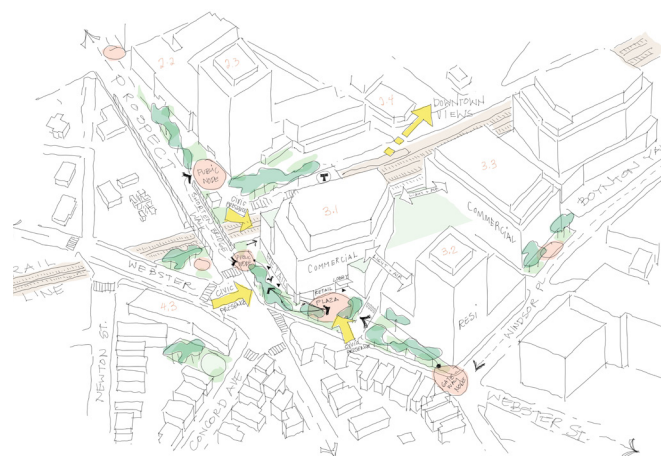
The existing built architectural context contains a variety of styles, scales, and uses. The project stitches this eclectic urban condition together with a series of welcoming civic spaces with multiple circulation options, while the facade responds to each condition with specific urban design gestures.

Promote Urban Design Objectives

The D3.1 massing, facade, and civic space design grew out of a careful analysis of the adjacent context, and promotes the city's urban design objectives. The North facade addresses the adjacent rail line corridor; its rhythmic industrial inspired bays featuring noise mitigating glazing to capitalize upon the northern light and deep views toward the historic Union Square. At the upper 2 stories of the northwest corner the facade is chamfered towards the bridge, and an exterior terrace created, to formally address this important urban corner. At the ground plane, a new public plaza acts as an extension of the existing sidewalk, to improve accessibility and reduce the effective walking length of the narrow bridge sidewalk so as to facilitate a more pedestrian friendly connection to Union Square and beyond. We imagine many people arriving by foot and bike and are proposing widened sidewalks, a new tree canopy, and a lively ground floor with distinctive chamfered stone frames and significant retail storefront glazing to help activate the plaza.

To the West is the busy 5-point intersection where Prospect Street and Webster Avenue meet. The neighborhood here is primarily residential with intermingled commercial uses. The western edge is the primary public

frontage of the building, visible from many of the surrounding streets. We imagine the building as an anchor terminus, and a point of entry to the Union Square neighborhood. Its simple massing geometry and crafted window bays of brick-tinted concrete, will serve as an orientating landmark from various directions. The carefully composed proportions, restrained repetitive bays, and distinctive glass touches, will appear at once both historic and of its time. The varied and useful Civic Plaza extends around the South West corner, where a glass column feature anchors this prominent visual terminus. At the Southern facade the building folds out with a triangular wing composed in a sparkling curtain wall of various glass types, and a glass entry canopy marking the main building entry. With a step-down in scale, this facade addresses the future D3.2 residential development site and the quieter Columbia Street and Windsor Place streets beyond which generally become less dense, more commercial and industrial.



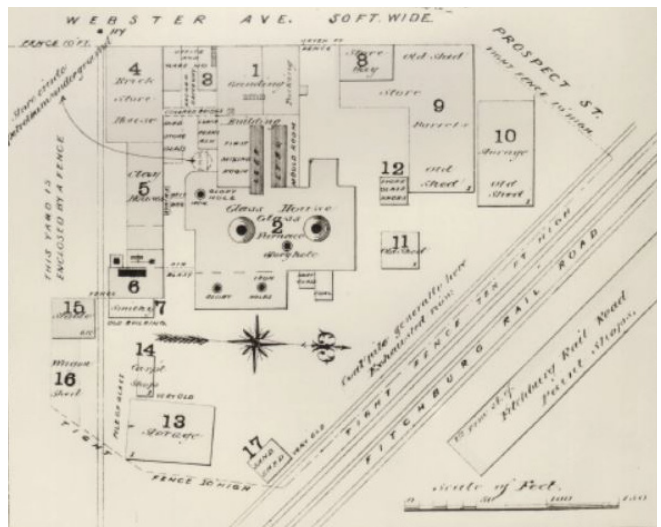
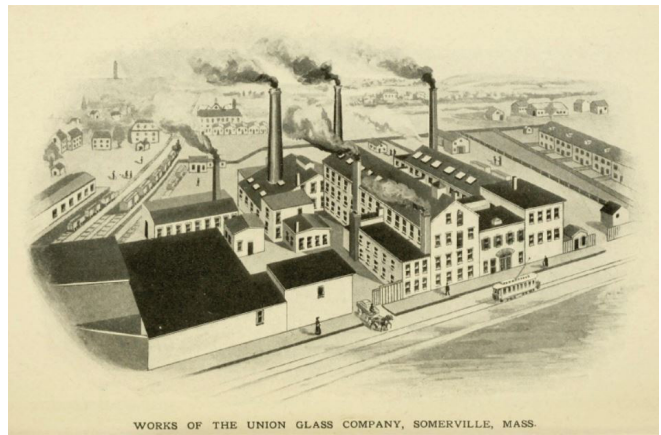
The D3.1 Building and Civic Space respond carefully to its important and varied site.

PROJECT NARRATIVE

Design - Building

Modern Industrial Vernacular

The proposed structure will be built on the site of the former Union Glass Company (1854-1927), a major historic producer of art glass objects, and the design takes inspiration from this history. The facade is primarily composed of a panelized volumetric enclosure, grooved and tinted to recall brick, while faceted to recall the geometry of the historic cut glass products. Other materials in the palette include granite, copper finished metal accents, and various types of specialty glasses. Many of these materials are found in the immediate neighborhood, and along with the simple gridded façade articulation recalls the DNA of an industrial architecture vernacular. The building geometry varies in its orientation and response to its urban connections, with a particular focus on activating the ground floor. The prominent sawtooth walls at the upper levels creates an iconic crown, and along with the chamfered storefront bays, and distinctive variety of sparkling glazing types, promote an identity of innovation – appropriate to the high-tech scientific lab uses within. The result is rooted to community, celebrating the site’s past and Somerville’s working heritage with a contemporary and timeless identity.



We are inspired by the Union Glass Company which previously occupied the site for nearly 80 years concluding in 1927, and produced the highest quality cut glass and art objects. Our design is inspired by the industrial vernacular architecture, and employs distinctive glass features and geometries, to celebrate the story of the site. We would like to offer a special thanks to the Somerville Museum for their collaboration and research regarding Union Glass Company.



PROJECT INFORMATION

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PROJECT NARRATIVE

Project Information

Building Type: Laboratory Building (High Rise)
Use Category: Office / Research & Development / Laboratory

Total Gross Floor Area: 280,000 GSF

Building Program
Retail 7,000 sf
Lab / Office 273,000 sf
Total 280,000 sf

Height: 139'-0"
Number of Floors: 9 floors

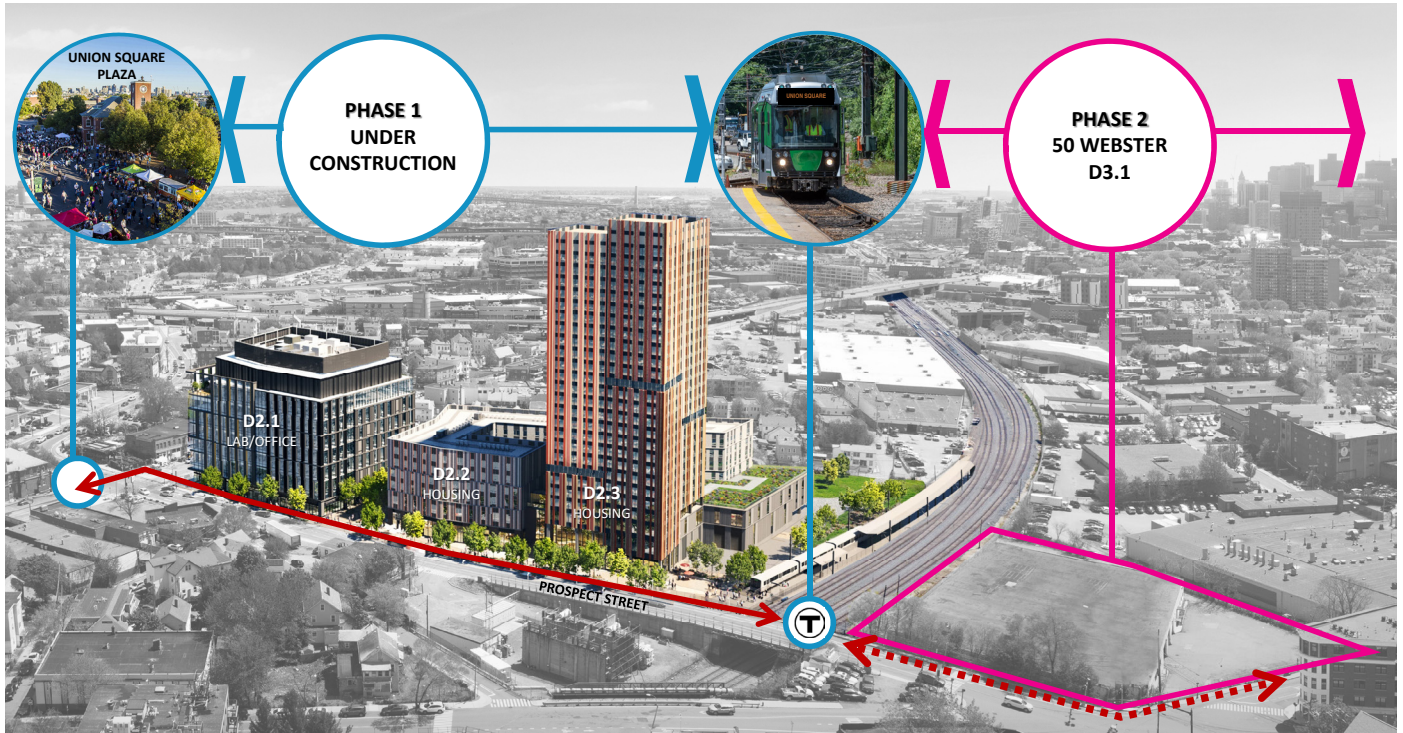
Parking Count: 270 spaces in below-grade commercial parking facility

Loading Bays: 02

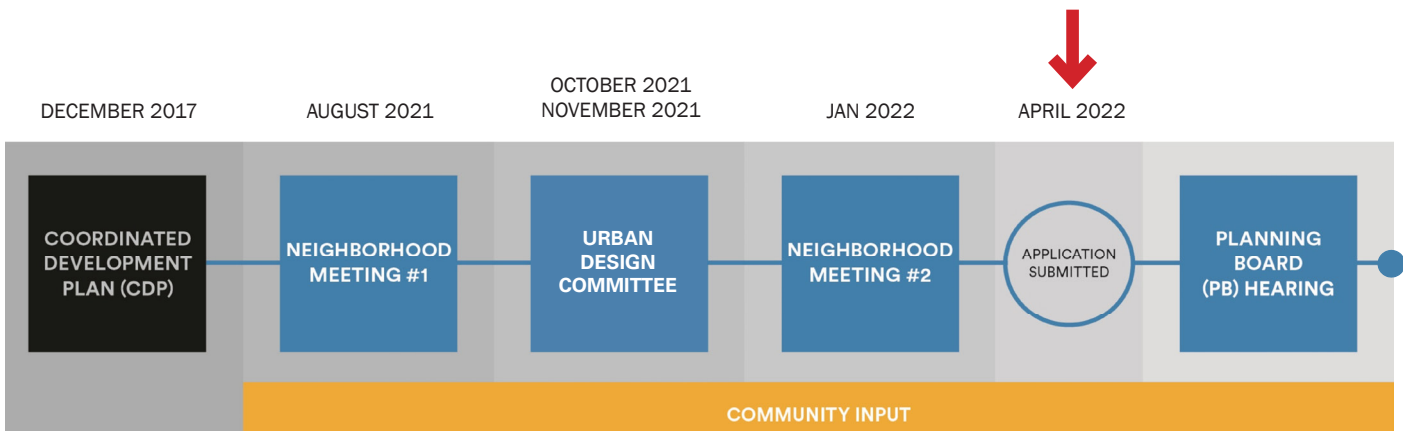
PUBLIC PROCESS + DESIGN REVIEW REPORT

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PROJECT NARRATIVE
Public Process + Design Review Report



Phase Two work begins at D3.1



Parallel processes for D3.1 Building (50 Webster) + D3.1 Civic Space (62 Prospect St)

Introduction

The Public Process and Design Review Report section serves to catalogue and summarize the public entitlement process carried out to date. The section provides information on the date, time and location of meetings, a summary of information discussed, description of material shown, along with a summary of any changes made as a result of a specific meeting. The D3.1 Building along with the zoning required 'Plaza' type Civic Space have advanced through the sequence of public meetings together. Provided the direct planning relationships between the Building and the Civic Space, and the intent to deliver each improvement simultaneously, this report has been structured to include community feedback on each application for reference. As the foundation for any proposed building or civic space project in the Union Square redevelopment area, the approved Coordinated Development Special Permit (CDSP) provides the point of departure for the proposed design's evolution. For reference the D3 block's CDSP-approved 'Block and Lot Plan' (below top) can be viewed relative to the subject's of this DSPR application below. (below bottom)



D3 Block and Lot Plan



Legend - D3.1

- Building
- "A" Civic Space

D3.1 DSPR Application

PROJECT NARRATIVE

Public Process + Design Review Report

Neighborhood Meeting 1

Date: 8/25/21
Time: 6:30 - 8:30pm
Location: Virtual Zoom Webinar

Meeting Facilitators:

Councilor Ben Ewen Campen (BEC) – Ward 3 City Councilor
Andrew Graminski (AG) - Somerville Planning Dept

Presenters:

Greg Karczewski, USQ (GK)
Guido Hartray, Marvel (GH)
Tim Fryatt, Marvel (TF)
Tyler Silvestro, Marvel (TS)

Summary of Items Discussed

Neighborhood Meeting 1 represented the first step in the Design and Site Plan Review (DSPR) public engagement process for the D3.1 Building and Civic Space. US2, together with its design teams, presented schematic plans and sought community input. As the meeting was during the COVID-19 pandemic, it was held as a virtual on-line event. The team presented analyses of existing conditions, and preliminary concepts of the Building and Civic Space. The Neighborhood Meeting 1 presentation has been included as a separate appendix within this application.

Agenda

- Announcements
- Project Team
- Public Process Review
- Building
- Context/Site History
- Analysis & Exploration
- Ideas & Opportunities
- Questions & Discussion
- Civic Space Meeting #1
- Context
- Analysis & Exploration
- Ideas & Opportunities
- Questions & Discussion

Presentation Outline

- The verbal presentation began with the teams values and objectives
- A verdant, mixed use, transit oriented, urban employment center
- Placemaking - rooted, service to community
- Eclectic variety in scale and use
- Vibrant neighborhood / Walkable
- Design Everywhere for Everyone

PROJECT NARRATIVE

Public Process + Design Review Report

The presentation went on to discuss significant influences on the design

- Gateway to the neighborhood
- Building in the round
- Response to history - cut glass factory, industrial architecture
- Response to context - activated and connecting civic space
- Plaza design needs to mitigate busy traffic

Description of Changes made in response to the meeting

Building | 50 Webster Avenue

- Community interest in concealing the parking below grade resulted in continued study of achieving sub-grade parking on site, although not required by zoning. The proposal has sought to leverage the site's grading condition to put the cars below grade.
- There was considerable community engagement and interest in the presented site history. The design team has sought to further incorporate and celebrate this history through featured glass elements incorporated into the design.

Civic Space | 62 Prospect Street

- Many neighborhood speakers commented on the critical need for trees in the neighborhood for their many benefits to the urban environment and community health. In response the Design team has been able to increase Tree density in the Civic Plaza.
- The question of public access was raised by the community. The team responded that the Civic Space will be fully open to the public all day and night, every day of the year, unless determined otherwise in accordance with the provisions of zoning.
- The community suggested public art locations and opportunities be considered. The design team has imagined several locations and opportunities for art including the lower entry plaza, the southwest glass corner column, and the upper plaza glass pavilion overlooking the railroad right of way.
- Community members inquired if there will be slopes in excess of 1:20. The design team confirmed there will not be.

PROJECT NARRATIVE

Public Process + Design Review Report

Urban Design Commission Meeting 1

Date: 10/26/21
Time: 6:00 - 9:00pm
Location: Virtual Zoom Webinar

UDC Reviewers:

Courtney Kirk (CK)
Sarah Lewis (SL)
Frank Valdes (FV)
Andrew Arbaugh (AA)
Deborah Fennick (DF)
Tim Talun (TT)

Speakers:

Greg Karczewski, USQ (GK)
Guido Hartray, Marvel (GH)
Tim Fryatt, Marvel (TF)
Tyler Silvestro, Marvel (TS)

Summary of Items Discussed

Urban Design Commission Meeting 1 was the second step in the engagement process for the D3.1 building and Civic Space. US2, together with its design teams, presented designs and sought input from the committee. As the meeting was during the COVID-19 pandemic, it was held as a virtual on-line event. The presentation incorporated our response from initial feedback we heard at Neighborhood Meeting #1. The Building was presented first, and then the Civic Space. A question and answer period followed each section. The materials presented have been included as a separate appendix within this application.

Agenda

- Announcements
- Project Team
- Building
- Site History
- Design Principles
- Massing Development
- Facade Development
- Questions & Discussion
- Civic Space Meeting #1
- Site Context
- Site Analysis
- Design
- Questions & Discussion

PROJECT NARRATIVE

Public Process + Design Review Report

Urban Design Commission Meeting 2

Date: 11/19/21
Time: 6:00 - 9:00pm
Location: Virtual Zoom Webinar

UDC Reviewers:
Courtney Kirk (CK)
Sarah Lewis (SL)
Frank Valdes (FV)
Andrew Arbaugh (AA)
Deborah Fennick (DF)
Tim Talun (TT)

Speakers:
Greg Karczewski, USQ (GK)
Tim Fryatt, Marvel (TF)
Tyler Silvestro, Marvel (TS)

Summary of Items Discussed

Urban Design Commission Meeting 2 was the third step in the engagement process for the D3.1 building and Civic Space. US2, together with its various design teams, presented designs and sought approval from the committee and comments from the public in attendance. As the meeting was during the COVID-19 pandemic, it was held as a virtual on-line event. The presentation incorporated our response from initial feedback we heard at the Urban Design Committee Meeting #1. The Building was presented first, and then the Civic Space. A question and answer period followed each section. The materials presented have been included as a separate appendix within this application.

Agenda

- Announcements
- Project Team
- Building
- Materials
- Design Update: Facade Development
- Lot Plan
- Questions & Discussion
- Civic Space Meeting #1
- Somerville program/culture
- Results from Streetscape Sitewalk with Somerville's Mobility Division, Department of Engineering, and Economic Development teams
- Design Update - Pavilion, Furniture, Materials, Programming, Layout
- Questions & Discussion

Urban Design Commission Meeting Resolution - Building



City of Somerville
URBAN DESIGN COMMISSION
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DESIGN REVIEW RECOMMENDATION

50 Webster Ave

January 5, 2021

The Urban Design Commission (UDC) met virtually via GoToWebinar on October 26, 2021 and November 23, 2021 to review a **Lab Building** proposed at 50 Webster Ave in the High Rise (HR) zoning district of the Union Square neighborhood of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification of the preferred schematic design option
2. Identification if applicable design guidelines are satisfied
3. Guidance and recommended modifications to address any design issues or concerns

Design review was conducted over the course of two meetings and the Commission guided the Applicant through various recommendations and suggestions to the applicants preferred façade design concepts. Recommendations that were incorporated into the design through the review process included the following:

- Explore opportunities to “celebrate” the northwestern corner of the building and make it a prominent feature of the building facing Union Square station and at terminated vista from nearby D2 plaza.
- Explore the ground story of the southwestern corner further.
- The Commission appreciated the applicant’s site research and precedent imagery related to cut glass. The Commission recommend looking for opportunities to better integrate the unique materiality in the design of the building on the north side and/or elsewhere.

Following a presentation of the design by the Applicant and review of the design guidelines for the HR district, the Commission provided the following final guidance and recommended modifications:

- Penthouse should not be as prominent. Revise penthouse design to be a secondary component of the building and overall have a less imposing effect. Examine using a finer grade for the serrated edges at the top of the penthouse, changing the materiality. Building design included larger penthouse setback along west side of the building, this should be maintained. Penthouse should be set back to minimize visibility from adjacent proposed civic space and sidewalk along the east side of Prospect St and Webster Ave.

Urban Design Commission Meeting Resolution - Building

- Building materiality needs to be examined further, pursue the use of red brick consistent with what the project team presented at their first UDC design review. Concerns expressed about switching from stone to concrete at the ground floor and tactile quality of textured concrete where people will touch it.
- Proposed cut glass column needs to be developed further. Needs to engage more with the rest of the building and proposed civic space in front.
- Look for opportunities to add additional variation to the long, repetitious north building elevation. Also explore adding screening such as a green wall all or art at the lower level concrete face facing the GLX station.

The Commission voted unanimously (3-0) to recommend approving façade option 3, voted unanimously (3-0) that all of the HR design guidelines were satisfied, and voted unanimously (3-0) to incorporate further design guidance into the final design for the building.

Attest, by the voting membership:

Tim Talun
Deborah Fennick
Andrew Arbaugh

Attest, by the meeting Co-Chairs:

Cortney Kirk
Luisa Oliveira



Sarah Lewis,
UDC Co-Chair
Director of Planning & Zoning

Urban Design Commission Meeting Resolution - Building

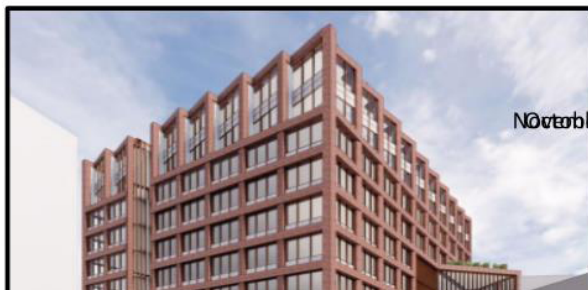
APPLICABLE DESIGN GUIDELINES:

HR – HIGH RISE DISTRICT			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Facades should be visually divided into a series of architectural bays that are derived, in general, from the building's structural bay spacing.	YES (3-0)		
Piers, pilasters, or other features defining each architectural bay should either extend all the way to the ground or terminate at any horizontal articulation defining the base of the building.	YES (3-0)		
Architectural bays should align, in general, with individual or groups of storefronts and lobby entrances.	YES (3-0)		
Piers, pilasters, or other features defining each architectural bay should always project forward and be uninterrupted by any horizontal articulation, excluding any horizontal articulation used to differentiate the base of the building.	YES (3-0)		
Vents, exhausts, and other utility features on building facades should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within open spaces.	YES (3-0)		
Buildings at terminated vistas should be articulated with design features that function as focal points.	YES (3-0)		
Fenestration glazing should be inset from the plane of exterior wall surfaces.	YES (3-0)		
Ribbon windows should be avoided.	YES (3-0)		
Monotonous and repetitive storefront or lobby systems, awnings, canopies, sign types, colors, or designs should be avoided.	YES (3-0)		
Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.	YES (3-0)		
Lobby entrances for upper story uses should be optimally located, well defined, clearly visible, and separate from the entrance for other ground story uses.	YES (3-0)		
Lobbies should be limited in both width and total area to preserve floor space and frontage for other ground story uses. Buildings should use any combination of facade articulation, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the frontage area, or some other architectural element(s) to make lobbies visual and materially distinctive.	YES (3-0)		

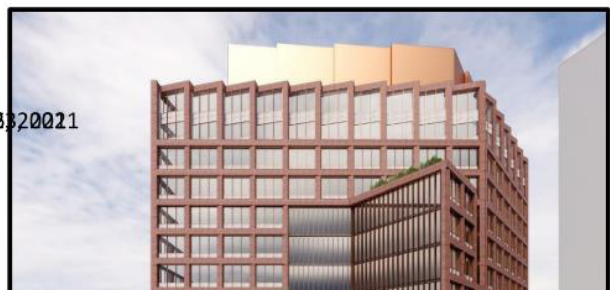
Urban Design Commission Meeting Resolution - Building

HR – HIGH RISE DISTRICT			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
The selection of materials, fenestration, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.	YES (3-0)		
The type and color of materials should be kept to a minimum, preferably three (3) or fewer.	YES (3-0)		
Two (2) or more wall materials should be combined only one above the other, except for bay windows.	YES (3-0)		
Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)	YES (3-0)		
Horizontal or vertical board siding or shingles, regardless of material, should be avoided.	YES (3-0)		
Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.	YES (3-0)		
Exterior Insulation and Finish Systems (EIFS) should be avoided.	YES (3-0)		

Façade Evolution



November 2021



Urban Design Commission Meeting Resolution - Building

**Further Refinement:
Building Penthouse**



**Further Refinement:
Cut Glass Column**



Urban Design Commission Meeting Resolution - Building

**Further Refinement:
North facing Building Façade and base**



Urban Design Commission Description of Changes per 'Final Guidance'

50 Webster Ave: Building

Final UDC guidance/recommendations and Design Team response:

Penthouse

- Final guidance: Penthouse should not be as prominent. Revise penthouse design to be a secondary component of the building and overall have a less imposing effect. Examine using a finer grade for the serrated edges at the top of the penthouse, changing the materiality. Building design included larger penthouse setback along west side of the building, this should be maintained. Penthouse should be set back to minimize visibility from adjacent proposed civic space and sidewalk along the east side of Prospect St and Webster Ave.
- Response: The design team understands the laboratory use demands considerable rooftop mechanical equipment and is making all efforts to reduce the visual appearance of the penthouse as the design is refined. As significant coordination is required with various design engineers on the project this work continues through the normal course of project design development. We have studied a finer grade for the serrated edges of the penthouse and found that it actually increased the visibility, competing with serrated top floors of the occupied space, which UDC agreed should be the most visible prominent. We also tried removing the serrations entirely, which increased the visual bulk by removing shadow lines. We believe the proportions and geometry as presented, the middle road between these two options, best ties into the design of the base to make the penthouse feel intentional and considered, without being overly busy and calling attention to itself. We are also looking at a change in the materiality to include perforations at the upper section of the penthouse. The percentage opening needs careful refinement so as not to be overly transparent, but we believe this move will be successful in further reducing the visual height by reducing the vertical scale and softening the top edge.

Building materiality

- Final guidance: Building materiality needs to be examined further, pursue the use of red brick consistent with what the project team presented at their first UDC design review. Concerns expressed about switching from stone to concrete at the ground floor and tactile quality of textured concrete where people will touch it.
- Response: The project team believes actual brick as originally conceived will not be able to achieve the crisp and modern three-dimension geometry intended, and that lightweight concrete or a alternative product, abstractly coursed in a brick module dimension, and stained will achieve a modern interpretation of brick. We note this approach was appreciated by some UDC reviewers, who asked that we carefully study the technical aspects of the color and finish to ensure the result is rich in appearance, and durable. We will continue to consider these aspects as the design advances. The ground floor material durability concern is also of import to the design team who will endeavor appropriately satisfy.

Glass Column

- Final guidance: Proposed cut glass column needs to be developed further. Needs to engage more with the rest of the building and proposed civic space in front.

PROJECT NARRATIVE

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- Response: The design team will continue to develop this important design feature in collaboration with team engineers and designers, and glass specialists. As a specialty custom feature, we believe this will require some additional research and development, including mockups, to ensure it is beautiful and engaging both day and night. The type of glass, its detailing, and its lighting is critical here. As the methods develop, we will ensure the feature engages the rest of the building language gracefully, and has the proper presence from the plaza and street.

North Elevation

- Final guidance: Look for opportunities to add additional variation to the long, repetitious north building elevation. Also explore adding screening such as a green wall all or art at the lower level concrete face facing the GLX station.
- Response: We have studied numerous approaches to interrupting the repetition of the north façade, and find the permanence and intuitive nature of the repetition as providing the most elegant solution. In that the bay-concept maintains origins in the industrial vernacular it is most suited for the project's design concept. Screening concepts and/or green walls will continue to be explored for the optimum lower-level solution.

PROJECT NARRATIVE

Public Process + Design Review Report

Neighborhood Meeting 2

Date: 1/12/22
Time: 6:30 - 9:00pm
Location: Virtual Zoom Webinar

Meeting Facilitators:
Councilor Ben Ewen Campen (BEC) – Ward 3 City Councilor
Andrew Graminski (AG) - Somerville Planning Dept

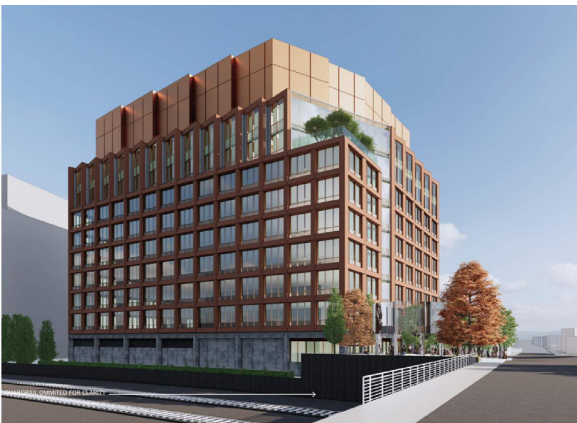
Presentors:
Greg Karczewski, USQ (GK)
Tim Fryatt, Marvel (TF)
Tyler Silvestro, Marvel (TS)

Summary of Items Discussed

Neighborhood Meeting 2 was the fourth step in the engagement process for the D3.1 building and Civic Space. US2, together with its design teams, presented designs and sought approval from the committee and comments from the public in attendance. As the meeting was during the COVID-19 pandemic, it was held as a virtual on-line event. The presentation incorporated our response from feedback we heard at the Urban Design Committee Meeting #2. The Building was presented first, and then the Civic Space. A question and answer period followed each section. The materials presented have been included as a separate appendix within this application.

Presentation Outline

Located at the D3.1 site in the phased Union Square Development in Somerville, MA, the project promotes overall development goals to make a verdant, mixed use, transit oriented, urban employment center. Strategically located at the intersection of Prospect Street, Webster Avenue, and the MBTA Rail line, the proposed building is to be 280,000 SF (285,942), 9 stories, with a steel structure. The program is commercial offices, specifically



Building Refinements Presented



West Facade Retail Facing Civic Plaza Presented

PROJECT NARRATIVE

Public Process + Design Review Report

for Life Sciences Laboratories, with retail at grade, and an underground parking garage. The project also includes 16,000 SF of Civic Plaza Space.

The proposed structure will be built on the site of the former Union Glass Company, a major historic producer of art glass objects. Our design takes inspiration from the historic materiality of this industrial factory building, and the faceted geometry of its cut glass products. The building also takes cues from the geometry of the context, its urban connections, and sustainability opportunities, with a particular focus on activating the ground floor.

Finally, its new use as a high tech center for innovation in science, is celebrated with transparency, and bold sawtooth and glassy forms. The result is rooted to community, celebrating Somerville's working heritage with a contemporary and timeless identity.

- Collaborative process with city, still ongoing
- Consistent with Masterplan
- Cluster for life sciences and new employment center
- Design grounded in history
- Unique to Somerville's working history and culture
- Civic Space provides the ability for people to use in unexpected ways
- Placemaking with memorable moments
- "Fun and Funky" Civic Space

Description of Changes made in response to the meeting

Building | 50 Webster Avenue

- Pedestrian Path - There was feedback respecting the potential of accommodating a future path between the building and the railroad right of way. Understanding continued streetscape improvement strategies are under consideration by the City at the point of connection with the Prospect Street Bridge at the west, and a dead-end condition in the nearer term would exist at the east of the site, the proposed building has been shifted south to create additional space between the building and the railroad right-of-way so as to not preclude potential future connections.
- Bird Safe - It was noted there have been bird problems with certain buildings and that the design team should utilize bird safe glass. The project proposes distinct elevations and interrupted glass expanses as additional bird-safety measures
- Roof Trees - A commenter suggested the introduction of trees on the top roof. This is a structural challenge, and a spatial one, as the space between the building wall and setback penthouse is necessarily limited due to mechanical equipment. However, the team will seek to introduce planting as space allows.
- EUI - A commenter asked what is our Energy Use Intensity? The design team noted that this would be understood in greater detail as the technical mechanical aspects are developed. The currently as-designed EUI is 138.5.
- Railroad Edge - A commenter suggested we blend the railroad protection wall/fence with building architecture. The design team understands the aesthetic concern and will ensure this edge will be designed to be appropriate and complimentary to the architecture. Interventions near the railroad right of way are anticipated to require further continuation with the MBTA.
- Green Walls - A commenter suggested we consider vegetation/green walls at the façade facing the track. This is a challenge as it's the northern façade and does not get natural light. That said the design team will ensure the façade is well executed and attractive

PROJECT NARRATIVE

Public Process + Design Review Report

from the train platform.

- LEED – A commenter challenged the team to exceed the minimum threshold of LEED Gold. As currently proposed, the building is proposing achievement beyond the 60-point LEED Gold threshold.