

April 25, 2013

Mr. Paul S. Cincotta  
New England Development  
One Wells Avenue  
Newton, MA 02459

Regarding: University Station  
Architectural Peer Review letter from KAO Design Group , Dated, April 3, 2013 as  
prepared by Mr. Michael Sinesi

Dear Paul;

We are in receipt of the above referenced letter pertaining to peer review comments and respond to the review letter herein.

To accurately represent the contents of KAO's letter we have included the full text the April 3<sup>rd</sup> memo (formatted to an *italic* typeface) and respond to each comment immediately below utilizing **bold** typeface.

The responses within are compiled from the following entities:

- New England Development
- Allevato Architects
- Tetra Tech

Please let me know if you need additional information.

Sincerely,

Allevato Architects Inc

Lou Allevato, AIA  
Principal

Memorandum to Merrick Turner,

*This memorandum itemizes the architectural peer review comments based on the Retail Architectural Conceptual Design Package dated March 22, 2013 received from Allevato Architects.*

*In addition to the comments noted herein, we have also previously issued peer architectural review comments in the memoranda listed below:*

*Kao Design Group Memorandum dated March 1, 2013 to BETA regarding the Target Retail Store Development.*

*Kao Design Group Memorandum dated March 22, 2013 to BETA regarding the Hannover Residential Development.*

*It is important to note that although we have had very productive discussions in meeting with the applicant, we have not yet received written response to the memoranda referred to above. Moving forward, we recommend meeting with the Applicant to review and address in more detail the items and comments listed below.*

*Architectural peer review comments for the general retail development:*

General:

*The Applicant should provide summary documentation that tabulates all of the project parameters as they relate to codes and by-laws for the site and the buildings. These include:*

- 1. The documents should include a summary sheet with all of the project information compiled in the appropriate tabular or narrative format. The information should summarize all of the project data and respond to the code requirements, including all federal, state, local and municipal codes, regulations, ordinances and by-laws.*
- 2. There should be a Summary Plan Document that includes:*
- 3. Identify all applicable governing regulations and codes.*

**Response: Requested information in 1 thru 3 above will be made available at the construction document level of design.**

- 4. Tabulation of all Phase 1 development sites, as it relates to a key location plan*
  - a. Lot numbers and Areas*

**Response: Prior to submission for a building permit, a Lot Consolidation Plan followed by an ANR Subdivision Plan will be submitted to create the required lot configuration. Lot numbers and areas will be provided after the ANR Plan is endorsed and will be shown on Permit Plans.**

- b. Building Areas (including sub-tabulation of tenant areas within;*

**Response: See Response to 4.a.**

c. FAR

**Response:** See Response to 4.a.

d. *Building Heights, Building Elevations currently show height with a grade number, however, the Target Building drawings use a datum grade elevation (Wegman's does not show building heights); these should all be coordinated to reflect the same information, consistently from one building to the next. How are average grade elevations calculated?*

**Response:** Information pertaining to Items 'a' through 'd' will be furnished and contained within the architectural and site design documents.

e. *Number of Parking Spaces, including total for (each) site with a breakdown with handicap spaces, including how the parking associates to each specific building or tenant.*

**Response:** A parking summary is provided with the site design documents.

5. *Provide an interim phase development plan that identifies the intentions for undeveloped parcels during Phase 1 development.*

**Response:** Interim site conditions of future phases of the project are addressed by the Development Agreement.

Sustainable Strategies:

*The Applicant should provide summary documentation that identifies all LEED, sustainable strategies and green initiatives for the project. These include:*

**Response:** Sustainable strategies for the project are outlined in a separate Sustainable Initiatives document.

1. *Is there a comprehensive plan that outlines the sustainable strategies for the site?*
2. *As requested by the Town, please provide memorandum summarizing overall LEED commitments of the project.*
3. *What, if any, are the LEED or sustainable strategies required from each of the tenants?*
4. *What opportunities are there for increased open (green) space, in particular in the area of the large retail parking lot?*
5. *What are the roof areas (for PV arrays)? And what opportunities exist for onsite power generation?*
  - a. *Green roof?*
  - b. *Roof mounted PV (photo voltaic)*
  - c. *Solar Hot water?*
6. *Site lighting? Will the site lighting be tied to an on-site power generation program?*
7. *Storm Water? In light of the proximity of the project to the aquifer (NAME REQUIRED HERE), what strategies will be employed for on-site water treatment and recharge?*

**Response:** Please refer to the March 22, 2013 Stormwater Management Report that has been submitted to the Town.

8. *Mitigation of heat island effect? How will the large roof and parking areas be addressed to reduce the heat-island effect?*
9. *Energy consumption and management? Will there be an overall site energy management system?*
10. *Construction material and waste management plan? What plans will be required during construction, including the programs to reduce noise, dust, etc.?*
11. *Will there be a sustainability education program provided on site, as a "dashboard" to demonstrate the performance of the site and each of the buildings?*

Shopping Carts:

*The Applicant should clarify how retail tenant and patron items, such as shopping carts, will be managed across the site. Additionally, the Applicant should identify how these items will impact the Architecture and site design. These include:*

1. *How to manage shopping carts across the site?*
2. *Will each retail store have their own carts? How will these be managed?*
3. *Will there be parking lot storage return areas for carts?*

**Response:**

**The two anchor tenants, Target and Wegmans, will be the primary shopping cart users. Both anchor tenants will provide parking area shopping cart corrals which have been shown on the Layout Plan, for temporary cart storage. Permanent storage of carts will be within the retail stores, and not allowed outdoors. Carts will be collected from the parking areas on a regular basis during store operating hours and returned to parking area cart coral storage locations or to the retail store. Tenants that utilize carts but that do not provide parking area cart corrals will routinely collect and return carts to their respective store locations.**

Site Signage:

*The Applicant should provide documentation that defines and illustrates the types of signage proposed for the site. These include:*

**Response:**

**Project sign types have been provided (4/23 Planning Board meeting). A comprehensive site signage package will be provided for review as part of the site design construction documents.**

1. *Will there be a site pylon for signage?*
  - a. *If so, where located?*
2. *Please provide elevations with height, size, and how it will be illuminated.*
3. *How will the property be branded?*

Signage:

*The Applicant should provide documentation that defines and illustrates the types of signage proposed for the buildings. These include:*

**Response:** **A comprehensive site signage package will be provided for review as part of the site design construction documents.**

1. *How will signage be illuminated?*
  - a. *This should be accomplished in a consistent manner.*
2. *What are the various family of signage types?*
3. *Provide all way-finding signage:*
  - a. *Vehicular*
  - b. *Pedestrian*
  - c. *Bike path*

Miscellaneous:

*The Applicant should clarify the following:*

1. *Trellis elements, not just awnings, should be used at some of the smaller retail buildings?*

**Response:** **Trellis elements will be considered in the final construction document development.**

2. *How will accommodations be made (if any) and to what impact in the building design and layout, and the façade and signage will there be for franchise retail tenants?*

**Response:** **Franchise architecture will be limited to store entries and will not drive the overall building architecture nor alter the current design in any significant way.**

3. *Where are the temporary and seasonal exterior display and sales areas located? How will they be managed?*

**Response:** **Exterior display areas will be located in the final construction document development.**

4. *What is the parking striping program?*
  - a. *What color will stripes be painted?*
    - i. *White*
    - ii. *Yellow*

**Response:** **Striping in parking areas is expected to be white in color. Final pavement marking details will be provided with construction documents.**

5. *Open metal stairs should be screened (they look like fire escapes) and should have a masonry railing, wrap to better integrate with the building architecture.*

**Response:** **The railings have been redesigned and are enclosed with metal panel in lieu of cast in place concrete. The metal rails add detail and will be painted black.**

Loading Areas, Utilities and Infrastructure:

*The Applicant should respond to the following related to exterior back-of-house and loading areas. These include:*

1. *We recommend that retail buildings N, O and Q should be moved / relocated to allow for a more substantial landscape screen along their University Avenue side / façade. Please refer to specific comments listed in the review of each building.*

**Response:** **The current building locations of Retail N, O, and Q achieve a balance in the demand for space between the landscape buffer on the University Avenue side of the building, and the sidewalk/parking on the retail side of the building.**

2. *How are transformers and other pad mouthed items being screened?*

**Response:** **Transformers and other pad mounted items will be screened with a combination of solid fencing and landscaping, details of which will be provided with construction documents.**

3. *How are loading docks being illuminated?*

**Response:** **Loading dock lighting will be achieved through a combination of building-mounted wall lights and stand-alone site lights. Final details of building-mounted wall lights will be provided with the construction documents. Stand-alone site lights are shown on the Site Lighting Plans.**

4. *All service doors should be consistently sheltered and illuminated.*

**Response:** **See architectural elevations. Door shelters previously depicted on the drawings have been removed.**

5. *All rear / loading facades should be coordinated, especially where there are multi-tenant applications, so that the alignments are consistent.*

**Response:** **Rear loading facades will be coordinated.**

6. *Provide a walk-off stoop / landing at all exterior service exits.*

**Response:** **Concrete walk-off stoops will be provided at all exterior service doors at grade.**

7. *Provide bollards at all building corners and at service doors.*

**Response:** **Protective building bollards will be included in the construction documents.**

8. *Locate and screen all dumpsters and trash compactors.*

**Response:** **Dumpsters and trash compactors have been located on the site design drawings, and will be adequately screened with fencing and/or landscaping.**

9. *Where required, will grease traps be located within or outside the building?*

**Response:** Grease traps will be sized and located (more than likely all exterior) in accordance with the Board of Health and Mass DEP requirements.

Stone Walls:

*The Applicant should clarify the strategy for design and integration of the site walls; most specifically the large exposure of ledge behind the retail development, bordering on the proposed Marymount Avenue office development. This includes:*

1. *Provide elevations and sections through the large site (stone) wall behind Wegman's and Target describing the intended treatment and any related assemblies.*
  - a. *What parts are structured stone?*
  - b. *What is the scale of the materials used in the wall?*
  - c. *The color and texture of the structured materials should be both:*
    - i. *appropriate to the scale of the wall, and*
    - ii. *integrated with the material color, texture and scale for site other site and building walls.*

**Response:** Details of the large site wall between the Retail and Office area will be shown on the Construction Documents.

2. *How do other site (stone) walls integrate with the selected building materials?*
3. *The rendering that illustrates the view to the site wall with Office Buildings above has been removed; this rendering should be included to illustrate the scale and character of the site and the approach view between Wegman's and Target.*

**Response:** The rendering will be returned to the plan set.

4. *Address detail of skateboard mitigation for the tops of stone walls.*

**Response:** Skateboard mitigation will be incorporated into the final wall design details.

5. *How is site lighting being integrated with stone walls?*

**Response:** Lighting in and at walls will be addressed in construction documents.

Materials and Finishes:

*The Applicant should clarify and coordinate how various materials proposed for different buildings and for the site, will be integrated and coordinated to reflect one concise palette. These include:*

1. *Provide one complete materials board that combines ALL the materials and finishes being used across the entire site for all buildings and developments. This board should also include:*
  - a. *Light pole paint color(s).*
  - b. *Pavement and sidewalk surface materials*
  - c. *Signage, including way-finding, banners, and associated pole materials and colors*

**Response:** A material and finish board (digital version) will be provided.

2. *Retail Materials Finish Board*

- a. *Target Materials and Finish Board*
- b. *Wegman's Materials and Finish Board*
- c. *Materials for Target and Wegman's should be blended with general retail development materials.*

**Response:** **The architectural material and finish board (digital version) has been updated to include all retail buildings including Wegmans and Target.**

3. *Residential Materials Finish Board*

**Response:** **A material and finish board (digital version) will be provided.**

*Roof and Roof Scape Design:*

*The Applicant should clarify how the roof scapes will be addressed, including:*

1. *The roof scapes across this project site will be very visible, most specifically from the Office development and from the Residential Buildings. The roof scape treatment is an important part of this project.*
2. *How will secondary roof overflow drainage be incorporated?*
  - a. *Scupper or secondary internal drain?*
  - b. *If scuppers are used, how will the scupper design impact the building elevations?*

**Response:** **Roof drainage will be addressed in construction documents.**

3. *What is / are the proposed roof material(s) and color(s)?*
  - a. *All roofs across site should have matching color.*

**Response:** **The preference of the design team, including Wegmans is to utilize black rubber membrane roof. Final roof type/color will be addressed in the construction documents.**

4. *Identify height and size of off roof top equipment, chimneys, poles, vents, etc..*

**Response:** **To be addressed in the construction documents.**

5. *Paint all Roof Top Units (RTU) and any rooftop equipment to match the roof membrane color.*

**Response:** **To be addressed in the construction documents.**

6. *Provide noise criteria for all roof mounted mechanical (HVAC) and operating equipment.*

**Response:** **To be addressed in the construction documents.**

7. *Identify all roof mounted piping and ductwork.*

**Response:** **To be addressed in the construction documents.**

8. *Identify all walk-off areas (path of travel)*

**Response:** **To be addressed in the construction documents.**



Building Fronts / Signage Pop-ups:

*The Applicant should further their description of the building façade treatments, specifically at the back sides of the projecting roof structures, including:*

**Response:** **To be addressed in the construction documents.**

1. *What are the materials and finishes for the back sides of the retail front signage pop-ups?*
2. *The treatment of the back sides of signage pop-ups should be consistent across the whole site.*

Lighting:

*The Applicant should provide documentation that better defines and illustrates the types and methods of lighting specific areas of the site and the buildings. These include:*

1. *How will the back / rear sides / service sides /loading areas of the buildings be illuminated?*

**Response:** **Service areas will be illuminated with a combination of building wall-mounted lights and free-standing site lights. See the project Lighting Plans.**

2. *How will service area doorways be illuminated? (Wall Packs?)*

**Response:** **See above.**

3. *Lighting at service back-of-house areas should be consistent with front of house exterior lighting, insofar as:*
  - a. *Brightness*
  - b. *Color retention / temperature.*

**Response:** **Brightness, color and temperature will be consistent and will be addressed as part of the final construction documents.**

4. *Lighting lamp temperature (color retention) should be consistent across the site, including at various building and retail facades.*

**Response:** **Brightness, color and temperature will be consistent and will be addressed as part of the final construction documents.**

Windows, Window Boxes and Displays:

*The Applicant should clarify how retail display window boxes will be detailed and used, including:*

**Response:** **Target window box treatment addressed in separate Target-specific document.**

1. *The window boxes at larger (big-box) stores should include glazed window displays, whereas some are shown as metal panel infill.*

**Response:** **Spandrel glass will be used lieu of metal panel infill specifically at windows.**

Retail Building A-C:

*The following are comments related to building A-C:*

1. *Orientation of the building plan rotated from the Key Plan.*
2. *Provide more consistent screen wall along back side of building / loading, on both sides of the loading area.*

**Response:** **Screen wall will be added. To be addressed in the construction documents.**

3. *Rear exit stairs appear too much like fire escapes; we recommend integration of the stairs with the architecture, either:*
  - a. *Relocate stairs to the interior*
  - b. *Provide stair enclosure*
  - c. *Provide panel or solid rails*

**Response:** **To be addressed in the construction documents. Preference is to use solid metal rails.**

4. *The rear vehicular service opening at the sidewalk is particularly wide; the sidewalk should be clearly identified for pedestrian safety.*

**Response:** **The concrete sidewalk material will continue across the driveway to clearly identify to the pedestrian route.**

Retail Building E-I:

*The following are comments related to building E-I:*

1. *Coordinate the shadows as illustrated between general retail and Target store (each has a shadow cast differently).*
2. *The back rear side (loading side) elevation is too long an expanse and needs modulation; coordinate and integrate this elevation with the Target rear elevation so as to provide a consistent (rear) façade.*

**Response:** **The rear elevation has been redesigned to include color variation and differing height parapets.**

Retail Building L:

*The following are comments related to building L:*

1. *The front façade where Wegman's meets the adjacent retail store is an abrupt transition; better façade alignment would improve this, as will the consistent use of matching stone.*

**Response:** **The location of the building façade will remain as designed. The façade background color of Building 'L' will be adjusted to avoid abrupt color change.**

2. *The trash compactor located at the rear is too exposed and should be screened. (It is shown orthogonal on the roof plan, and splayed on the building plan.)*

**Response:** **To be addressed in the construction documents.**

3. *What is the grading at the North West corner of the building (adjacent to Rosemont Road)?*

**Response:** Please refer to the March 22, 2013 Grading and Drainage Plans. Between Rosemont and the rear of the store, there is combination of a graded slope and concrete retaining wall. The rear of the store has been graded to allow for an emergency access path for emergency vehicles.

4. *What is the retaining wall shown along Rosemont Road? (Type of wall; height and slope of the wall?)*

**Response:** The proposed retaining wall is anticipated to be a cast-in-place retaining wall. The height will vary up to 28 feet+/- . A near vertical wall is anticipated. Details will be provided with Construction Documents.

5. *The back rear side (loading side) elevation is too long an expanse and needs modulation; coordinate and integrate this elevation with the Target rear elevation so as to provide a consistent (rear) façade.*

**Response:** The rear elevation has been redesigned to include color variation and differing height parapets.

Retail Building N:

*The following are comments related to building N:*

1. *The façade along University Ave. shows storefront and doors, however the elevations imply solid / metal panel enclosed openings; how will these areas be treated. The façade should have changeable display windows.*

**Response:** Façade treatment along University Ave will be finalized as building lease-up progresses and construction documents are developed.

2. *The building should be relocated to allow for a more substantial landscape screen along University Avenue.*

**Response:** The current building location of Retail N achieves a balance in the demand for space between the landscape buffer on the University Avenue side of the building, and the sidewalk/parking on the retail side of the building.

3. *The back / rear of the building is along University Ave., however, this does not seem to include any loading areas? How is this accomplished?*

**Response:** Building N will include multiple tenants and loading will be through the front doors for each tenant.

4. *Is there any landscaping between the building and University Ave.?*

**Response:** Landscaping between the building and University Ave. runs for most of the length of the building.

5. *Where is the dumpster and trash stored?*

**Response:** Trash facilities are shown on the Site Layout Plans.

6. *Is there a pad mounted transformer; if so, where?*

**Response:** **Transformers will be shown on the Construction Documents.**

7. *Where is the front of the building?*

**Response:** **The front of the building faces the parking area.**

Retail Building O:

*The following are comments related to building O:*

1. *The placement of the building on site puts the circular rotunda very close to the site wall; some dimensional relief is warranted.*

**Response:** **Increasing the separation between the building and the wall will be looked at further in the construction documents.**

2. *The building should be relocated to allow for a more substantial landscape screen along University Avenue.*

**Response:** **The current building location of Retail O achieves a balance in the demand for space between the landscape buffer on the University Avenue side of the building, and the sidewalk/parking on the retail side of the building.**

Retail Building Q:

*The following are comments related to building Q:*

1. *The façade along University Ave. shows storefront and doors, however the elevations imply solid / metal panel enclosed openings; how will these areas be treated. The façade should have changeable display windows.*

**Response:** **Façade treatment along University Ave will be finalized as building lease-up progresses and construction documents are developed.**

2. *The building should be relocated to allow for a more substantial landscape screen along University Avenue.*

**Response:** **The current building location of Retail O achieves a balance in the demand for space between the landscape buffer on the University Avenue side of the building, and the sidewalk/parking on the retail side of the building.**

3. *The back / rear of the building is along University Ave., however, this does not seem to include any loading areas? How is this accomplished?*

**Response:** **Building Q will include multiple tenants and loading will be through the front doors for each tenant.**

4. *Is there any landscaping between the building and University Ave.?*

**Response:** **There is limited landscaping between the building and University Ave.**

5. *Where is the dumpster*

**Response:** **Trash facilities are shown on the Site Layout Plans.**

6. *Improve the quality and location of the outdoor seating (dining?) area as this overlooks a large parking area; a trellis and landscape screening would be a benefit.*

**Response:** **Screening will be looked at in the construction documents.**

7. *If this is a restaurant, where is the dumpster located?*  
**Response: Trash facilities will be shown on the Site Layout Plans.**
8. *If this is a restaurant, where is the kitchen entrance and how does loading work?*  
**Response: Should a restaurant tenant be finalized in this location, back of house functions will be accommodated and properly screened in the final design.**

Retail Building P:

*The following are comments related to building P:*

1. *Is this intended for a Bank or a restaurant tenant?*  
**Response: A bank tenant.**
2. *What is the drive through signage?*  
**Response: Building and directional signage regarding a drive-thru will be addressed in the construction documents.**

Retail Building Target:

*In addition to previously issued comments (under separate cover), the following are comments related to the Target retail building:*

- Response: All Building materials have been merged to form one unified materials and finishes palette for all buildings.**
1. *Identify the heights of all rooftop equipment.*  
**Response: To be addressed in the construction documents.**
2. *The extensive exposed gas piping shown on the roof should be relocated inside / within the building envelope.*  
**Response: Gas piping will remain on the roof top.**
3. *The sidewalk surface treatment at Target reflects a relationship to the retail store; this similar treatment should be employed elsewhere across the site at other retail locations.*  
**Response: The sidewalk treatment at Target is unique to their store/brand.**
4. *The Target material palette should be integrated with the general retail materials.*  
**Response: All Building materials have been merged to form one unified materials and finishes palette for all buildings.**
5. *Bollard lighting should be integrated with the overall site lighting strategy and fixture type.*  
**Response: Bollard lighting will be considered in the lighting final design.**
6. *The corner window boxes should be used for changeable seasonal displays, not just a permanent unchanging graphics display.*  
**Response: Management of display graphics is outlined in Target memo.**

Retail Building Wegman's:

*The following are comments related to Wegman's retail building:*

1. *The Wegman's material palette should be integrated with the general retail materials.*

**Response: All Building materials have been merged to form one unified materials and finishes palette for all buildings.**

2. *The back rear side (loading side) elevation is long an expanse and needs modulation; coordinate and integrate this elevation with the Building L rear elevation so as to provide a consistent (rear) façade.*

**Response: To be addressed in the construction documents.**

3. *The corner of Building L is very tight and narrow where it is adjacent to the site retaining wall; this layout should be reviewed.*

**Response: Please refer to the March 22, 2013 Grading and Drainage Plans. Between Rosemont and the rear of the store, there is combination of a graded slope and concrete retaining wall. The rear of the store has been graded to allow for an emergency access path for emergency vehicles.**

4. *POST ISSUE (8 April 2013): The elevations of the Wegman's Retail store have been changed: please clarify why these changes are proposed, since the original elevations are preferable.*

**Response: Wegmans revised elevations (4/26) are more in line with the previous design.**