

MEMORANDUM

TO: Merrick Turner, BETA Group
FROM: Michael Sinesi, Kao Design Group
DATE: 1 May 2013
PROJECT: USW 1217 – University Station Westwood
SUBJECT: Architectural Peer Review, Close-Out Comments

Dear Merrick

Pursuant to the presentation and discussion at the Westwood Planning Board hearing last evening, we offer herein our architectural close-out memorandum.

We are in receipt of the Proponent's response memorandum from Allevato Architects, Inc. dated April 25, 2013. In general, our questions, concerns and issues have been satisfactorily answered in the Proponent's response memorandum, and as the Construction Document plans become available, we suggest they be provided to review those items and issues identified in their memorandum as deferred to the CD phase of work in order to ensure they remain consistent with the Planning Board's understanding.

Additionally, at this time, we have now received the Proponent's conceptual design package for the pad site Restaurants A, B and C, dated April 26, 2013, without exception. As noted in the discussions at the April 29 Planning Board Hearing, these submissions are viewed as prototypical architecture and subject to refinement and approval as part of a future Conformancy Determination.

We have also received the proponent's revised exterior elevations for the Wegman's retail store, with the following minor comment:

1. The proponent is strongly encouraged to include glazing windows to the interior at the covered loggia locations flanking the "Wegman's" main entrance, and at the Beer/Wine retail location.

We have reviewed Retail Buildings A-C and accept the proposed revisions with the following comments to be incorporated in the Construction Document Phase:

1. Proponent shall include continuous sidewalk surface across the Harvard Street side, specifically across the vehicular service opening.
2. Proponent shall relocate the north west exterior exist stair toward the driveway, away from the Harvard Street side, in order to improve the turning sight-lines.

3. Proponent shall endeavor to increase the plantings along the pier/fence wall enclosure along Harvard Street.

We have reviewed Retail Buildings N, O and Q drawings, with rear elevations facing toward University Avenue with the following minor comments:

1. All window openings (both real and apparent) should be glazed with glass. Where vision glass is not required, or not possible, opaque spandrel glass should be used.

Regarding sustainability, the Proponent design teams have stated they prefer to specify black rubber membrane roofing across the project. We raise this concern as this seems to be inconsistent with the general measures outlined in the Sustainability Memo (undated) "Sustainable Initiatives" Handout prepared by Tech Environmental for April 29, 2013, Planning Board Meeting. A dark roof surface will increase the "heat island effect" increasing heat gain and energy consumption. We suggest that documentation be provided as part of the Construction Document development process demonstrating that black roof is a better solution before a final determination on roof color is made.

With regard to the overall roof layout, since large areas of roof will be visible from future development phases such as office space in Development Area A, the Proponent should pay particular attention to roof layouts, to ensure that all, facilities, equipment and exposed backs of facades are clean, orderly, and neatly finished .

Finally, while we do not see any concerns, for completeness we suggest the Proponent include a summary table with the project narrative indicating per the Zoning By-Law, section 9.8.3.1. (f) and 9.8.3.2 (f) summary FAR's for the overall development and CDA. : Similarly, the summary table should include building heights and demonstrate overall compliance with Zoning By-Laws, section 9.8.7 Dimensional Standards and Requirements,.

Many thanks,

KAO DESIGN GROUP

Michael Sinesi, AIA
Design Director