

Nancy Hausherr

From: Elizabeth Hughes
Sent: Friday, November 6, 2020 9:49 AM
To: Elizabeth Hughes
Cc: Heather Carey; Nancy Hausherr
Subject: 13B Commonwealth Ave. Special Permit & Site Plan amendment

Good morning PB and ZBA members,

Below is an email from the WCAC Chair outlining the comments from the Committee and public at the WCAC meeting on Wednesday, November 4th for the application at 13B Commonwealth Avenue.

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From: Tim Alexander
Sent: Thursday, November 5, 2020 7:14 PM
To: Elizabeth Hughes
Subject: Re: 13B Comm Ave

Hello Elizabeth,

As you know, the project team from 13B Commonwealth Ave, represented by Patrick Cleary, presented their latest development plan to the WCAC last night. Below is a summary of response and comment from both the WCAC and public input.

- General reaction from the WCAC that the plans as revised are certainly responsive to multiple rounds of prior design feedback, and the design is in line with desired architectural characteristics for the WC District.
- Recognition that the proponent has attempted to create a signature building and 'moment' for this key area entering/exiting the WC Junction.
- WCAC suggestion for the developer to explore potential for all building electric utilities. Lower carbon footprint, more cost effective to accomplish on new construction than on a retrofit later., and would be forward looking towards phasing out of gas utility power in coming years. Proponent recognized the goal and stated he was interested in learning more about possible all-electric systems.
- Comments appreciating the design influence of the 1880's era building at 84 Commonwealth Ave - including the large windows meant mimic design of that building. Note that the planned spandrel glass between 2nd and 3rd floors could detract from overall architectural aesthetic if not detailed successfully. Suggestion that the spandrel glass could become another architectural element that still connects the two levels of windows.
- Inquiry about specific facade materials. In addition to the glazing and large signature windows, cementitious clapboard siding is proposed for the red and white portions of the building. WCAC suggests that specific materials are called out on the eventual approved building elevations.
- Inquiry about opportunities for public art on or around the proposed building? Proponent stated he is open to the idea.

- Inquiry about affordable units in the project. Proponent stated yes, seeking no relief, but 20% requirement actually becomes 25% for this project given the 8 residential units. (1.6 rounded up to 2 units).
- Understanding that there is not currently a specific retail merchandising plan, but the ground floor spaces and entry/exits are designed to provide flexibility for tenant size and configurations.
- Public comment from two members of the West Concord community was positive. Comments included enthusiasm for the 3-story multi-use proposal in this Village location, and the lack of shadow impacts on Comm Ave given its siting on the north side of Comm Ave. Public comment reiterated the suggestion and enthusiasm for all electric building systems (no gas), and suggested that EV charging stations should be considered as well. One comment noted the large amount of white facade on the n/w half of the building, and suggested that either public art, colored awning, or appropriate landscaping could help to soften that white facade.

The WCAC closed by thanking Mr. Cleary for his dedication to this project and continued dialogue with the Town and community.

Please let me know if you have any questions on the above.

Regards, -Tim