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M E M O R A N D U M

Date: November 23, 2010

TO: George Proakis, Chief Planner, City of Somerville

FROM: Nancy Ludwig, ICON architecture, inc.

RE: **Minor Modifications to MaxPac**

As reviewed with Planning Staff on Friday, November 19th, several changes have been made to the MaxPac site and buildings. As discussed, these changes are minor in nature and include:

Site – Grading and Landscape Plans (Layout and Materials and Landscape Plan):

- **Modest re-grading of entry drive off of Lowell Street** – roadway is less steep than originally approved
- **Modest re-grading of roadways around park** – overall park is 1 foot higher to accommodate accessible entries at Buildings B & E
- **Modest re-grading of sidewalk behind Building E** – sidewalk was re-graded to remove stairs to accommodate the MBTA request for secondary handicap accessibility to the proposed Lowell Street Station
- **Two parking garage entry drives eliminated at Building A** – Building A parking reduced to one level (rather than two as approved) and single level of parking now enters from Building A northern end. Additional landscaping will be provided where parking garage entries were eliminated.
- **Two Dumpster locations have been added for trash management** – one area is between Buildings A and E; the other is between Buildings B & C. Dumpsters will sit below average site grade, near the garage entries. They will be screened with fencing and gates.
- **Ground level stoops have been modified to decks** – the Massachusetts Architectural Access Board (MAAB) requires that all entries to residential “flat” units must be accessible. If a unit has a stoop leading to a sidewalk, or a deck or patio leading to a yard or a common area, then the door to that stoop or deck is considered an ‘entrance,’ and must be accessible. Thus, the plan now turns the “stoops” into “decks” with railings around them so that they are not connected to the common walkways.
- **Overall Building Footprint of Buildings A, B, C & E has been reduced** – creating an additional 3,493 square feet of landscaped, open space.
- **Building Gross Square Footage in Building A, B, C & E has been reduced** – from 310,110 GSF to 267,308 GSF – an overall reduction of 42,802 GSF
- **FAR has been reduced** – from 1.03 to 0.92 (includes entire site)
- **Parking has been increased** – from 238 cars to a maximum of 250 cars. All additional parking is located in underground garages, not on open site.

Building Modifications:

- **Building A Parking Garage has been reduced from two stories to a single story** – so the overall building height has been reduced by one story.

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- **Overall Building Height has been reduced** – Floor-to-floor height of Buildings A, B, C & E is reduced from 11'-2" to 10'-8"
- **Windows modified to fiberglass (not aluminum)** – to meet LEED for Homes criteria for energy efficient envelope
- **Building A Elevations modified to express contemporary, industrial-inspired design** – with alternate balcony design and metal shingles on the upper story (although we reserve the right to maintain cementitious panel if construction costs require less expensive material).
- **Community Clubhouse re-located to two-story pavilion at the northern end of Building A** -- with roof deck at the second story overlooking the train stop and the park.
- **Building B & E Window Grid modified** – windows have been re-designed in a grid to evoke an industrial esthetic. The grid windows provide a sash size conducive to fiberglass window construction.
- **Building C Design Refined** – to accommodate wider decks and more windows to enhance natural light in the living rooms.

Unit Mix Revisions:

- **The unit count remains the same, but the unit mix for Buildings A, B, C & E has been modified** – per the attached table.
- **Overall bedroom count has increased minimally**– we have added several 3-BR units.

Approved: 273 Bedrooms

Total Unit Count	13	44	38	89	0	0	184
% of Total	7.07%	23.91%	20.65%	48.37%	0.00%	0.00%	100.00%
	Studio	1BR	1BR+Den	2BR	2BR+Den	3BR	

Proposed: 286 Bedrooms

Total Unit Count	11	54	30	62	14	13	184
Average Unit Size	536	755	831	1,066	1,077	1,214	0
% of Total	5.98%	29.35%	16.30%	33.70%	7.61%	7.07%	100.00%
	Studio	1BR	1BR+Den	2BR	2BR+Den	3BR	

(Table revised Nov 29, 2010)

Attachments (11-23-2010):

G002: Building A from Lowell Street; G003: Building A from Park; G004: Buildings B & C from Building A; G005: Building B from Park; G006: Building C from Warwick Street;

C-1.01 Proposed Layout Plan; C-1.02: Proposed Grading Plan; C-1.04: Proposed Landscape Plan

Architectural Plan Sheets A-100 through A-113; Architectural Elevation Sheets A-201 through A-209