

**From:** [Falk, Brian R.](#)  
**To:** [City Council](#)  
**Cc:** [Karen Boule](#); [Kathleen Robey](#)  
**Subject:** RE: Urban Affairs Posting for June 17, 2021 Meeting, Continued Review: 28 S Bolton Street - Updated Design Images  
**Date:** Tuesday, June 15, 2021 7:16:21 AM

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Good morning,

After gathering feedback on our updated design, WoHo is further revising plans for the building and is not ready to proceed on Thursday night. Would you please take us off the agenda? We will be in touch regarding additional submissions and a new Urban Affairs meeting date.

Thank you.

Brian

[Mirick O'Connell](#)



**BRIAN R. FALK**

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**From:** City Council <citycouncil@marlborough-ma.gov>  
**Sent:** Thursday, June 10, 2021 3:02 PM  
**To:** Falk, Brian R. <bfalk@MirickOConnell.com>  
**Cc:** Karen Boule <kboule@marlborough-ma.gov>  
**Subject:** Urban Affairs Posting for June 17, 2021 Meeting, Continued Review: 28 S Bolton Street - Updated Design Images

Atty. Falk:

I have attached the posting notice for your information and file. Please note the meeting will begin at 7PM and not at 6:30 as earlier discussed.

Karen

Karen A. Boule, Secretary  
Marlborough City Council  
City Hall, 2<sup>nd</sup> Floor  
Marlborough, MA 01752  
508-460-3711  
[citycouncil@marlborough-ma.gov](mailto:citycouncil@marlborough-ma.gov)

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**From:** Falk, Brian R. <[bfalk@MirickOConnell.com](mailto:bfalk@MirickOConnell.com)>  
**Sent:** Wednesday, June 9, 2021 5:08 PM  
**To:** City Council <[citycouncil@marlborough-ma.gov](mailto:citycouncil@marlborough-ma.gov)>  
**Subject:** FW: 28 S Bolton Street - Updated Design Images

Greetings,

Attached is a working draft of WoHo's updated building design, submitted for informal review. Below are comments from WoHo regarding this design.

We will submit final revisions in advance of next week's Urban Affairs Committee meeting.

Thanks,  
Brian

**From:** Zak Kiritsy <[zak@woho.us](mailto:zak@woho.us)>

Please find attached a package of images in response to our last Urban Affairs Council meeting, in which we were asked to create a hybrid version of our second design ("version 2") and the latest proposal ("version 3") we presented on June 3rd.

To that extent, this design incorporates the all glass facade along the South side of the building from "version 2" and ground floor brick elements with vegetation and openness from "version 3".

In addition to these primary exterior design features that we have combined from those two design versions, we have enhanced several architectural features to further integrate the design with downtown, including:

- Dark window frames, which create an outline (and contrast to the concrete/ brick / stone) that mirrors the details of Main Street Bank and other downtown buildings.
- Cabled grid pattern along the open garage that ties into the black frames of the windows above, and provides support for the vegetation.
- Thickened first floor slab (that separates the garage from the residential floors above) with an angled face that creates a cornice effect. Option to create similar effect in the slabs above.

Lastly, we have included two alternative images (Slides 9 and 10), one for each elevation (South facade and North facade). We wanted to present these as to receive feedback from the

councilors and see if these would potentially be acceptable if we went this route. In particular, I wanted to note the North Facade alternative, which includes a portion of solid surfaces that are vertically aligned throughout the entire elevation (a different approach from our latest proposal on June 3rd which took on a bit more solid surface area in a scattered pattern).

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**Zak Kiritsy**

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