

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: May 25, 2021

Time: 7:00 PM

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

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CITY OF MARLBOROUGH

2021 APR 29 P 3: 58

This meeting will be held virtually with Councilors attending in person and/or remotely. **NO PUBLIC ATTENDANCE WILL BE PERMITTED.** This meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34) or you can view the meeting using the link under the Meeting Videos tab on the city website (www.marlborough-ma.gov).

21-1008277

Application for Site Plan Review from Attorney Brian Falk, on behalf of WoHo, to construct a mixed-use project within the Marlborough Village District, 28 South Bolton Street.

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.

City of Marlborough

Commonwealth of Massachusetts



Site Plan Review Staff

Tin Htway - Building Commissioner
Kevin Breen - Fire Chief
David Giorgi - Police Chief
Thomas DiPersio, City Engineer
John Garside, Board of Health Director
Priscilla Ryder, Conservation Officer

Phone: (508) 460-3768

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MEMORANDUM

To: Councilor Robey, Chair Urban Affairs Committee

Urban Affairs Committee

From: Priscilla Ryder on Behalf of Professional Site Plan Review Committee

Date: 5/25/2021

RE: 28 S. Bolton St. WoHo Project, Site Plan Review Comments

The Professional Site Plan Review Committee (SPRC) has done a preliminary reviewed of the Site Plan Application for the project at 28 South Bolton St. submitted by WoHo. We met on April 6, May 4 & 18, 2021 and reviewed a plan set titled: Proposed Site Plan Set for 28 South Bolton St. in Marlborough, MA; Prepared for: WOHO Systems, dated: 4/16/21 Prepared by: Jason B. Lavoie P.E. with WSP. This project lies within the Marlborough Village Overlay District; therefore, the City Council is the Site Plan Review Permit issuing authority. We provide the following comments to you for your consideration in your deliberation of this project.

Design Criteria:

The proposed building is subject to the design requirements set forth in the Design Standards section of the Marlborough Village District (MVD). The SPRC discussed whether these minimum requirements are met by the proposed building design. SPRC also discussed whether any of the recommendations in the Design Review Guidelines have been provided in the proposed building architecture. It was decided that these issues should be addressed more appropriately by the City Council.

Stormwater:

A preliminary review of the drainage plans raised the following questions.

- An annual Stormwater Operation and Maintenance Plan is still needed.
- Catch basins within the covered parking area shall not collect storm runoff from the site areas. These structures must be connected to the Municipal Sewer System via a properly designed oil/water separator.
- Roof runoff can be directed to the infiltration system shown, this will need to be reviewed.

- When the above items have been addressed SPRC will need to do a final review of the drainage plans to ensure they comply.

Landscaping & Lighting:

Once the architectural features are confirmed, then the landscape plan can be adjusted accordingly. Items that should be included are:

- Add Trees and plantings along Granger Blvd. to help green up the street scape and help screen the parking garage.
- Remove the hardscape near the driveway entrance to provide relief and shade on both sides of the driveway into the garage.
- Have less hardscape on the north side of the main entrance, the benches can be along the path adding more landscape relief. Minimizing hardscape also helps to minimize heat islands and provides shade and cooling.
- Add trees and planting along the corner of South Bolton and Granger Blvd. to help mirror the landscaping on the other three corners of this intersection. This property has less area to play with, but a few trees added and/or more substantial plantings in or around the patio would improve the streetscape at this corner. Trees in hardscape areas will require adequate tree wells to ensure survival.
- Once building design and layout is finalized, we would like to look at the landscaping plan one more time.
- The landscape plans need to be stamped by a landscape architect
- A lighting (photometric) plan needs to be provided.
- Depending on final design, sight distance issues will need to be addressed relative to structures and landscaping.

Open Space Requirements in Marlborough Village Overlay District:

- The 50% Private Open Space allowed within the building as shown on the cover sheet still needs to be discussed and verified.

Easements:

- Landscape grade and use easement – Easements will need to be granted for the landscaping work at the CDA parking lot. This has been captured in the draft conditions.

Traffic and vehicle maneuvering:

- Cotting Ave. The final design of the site driveway/parking garage entrance at Cotting Ave. will need further review by the City Engineer and Traffic Commission to ensure that adequate sight distance and vehicle maneuvering area is provided. The previously approved layout involved reconfiguration of the curb line of Cotting Avenue to improve traffic conditions and to shorten the crosswalk distance across the intersection. A similar configuration may be warranted with this plan
- Underground garage car maneuvering and pedestrian access still needs to be finalized and stairwell/elevator location shown on the plan.

Draft Special Conditions:

We would like to be able to review the plans and draft conditions one more time once the final design is achieved to be sure there are no new conditions to be added. The initial review of the draft conditions revealed the following changes needed:

G.3 may not be needed as there is no underground garage

H. 1. Re: parking numbers do not correspond to that on the plan nor do the numbers of one- and two-bedroom unit count. This needs to be adjusted.

H.7. A timetable of "This shall be installed and completed prior to the issuance of the first occupancy" should be added to the end of this section.

Several of the SPRC members are planning to attend your meeting tonight. Please let us know if you have any questions before then.

Thank you!

Site Plan Permit # _____
Site Plan Approval with Conditions

Applicant: Woho Systems, Inc.

Property Owner: M & E Ventures Corporation

Location: 28 South Bolton Street (the “Site”) being shown as Parcels 212A, 213, 222, 224, and 528 on Assessors Map 70.

Zoning District: Marlborough Village District (MVD)

Plans: The following Site Plan Approval Final Conditions are based on a set of plans entitled “Proposed Site Plan Set for 28 South Bolton Street in Marlborough, MA” by WSP, with the last revision date of _____, 2021, and a set of architectural drawings entitled “Marlborough Multifamily Building” by Ensamble Studio of America LLC (the “Site Plans” attached hereto as “Exhibit A”).

SITE PLAN APPROVAL FINAL CONDITIONS:

A. Site Conformance:

1. Construction of the Site shall be in conformance with the approved Site Plans, the provisions of Chapter 270 of the Code of the City of Marlborough, and the conditions stated herein.
2. All construction on the Site shall conform to the appropriate National, State and City of Marlborough codes and regulations in force for each respective discipline and shall be in accordance with the Site Plans, subject to minor changes approved by the Building Commissioner pursuant to Section I.1 below. Codes and regulations shall include but are not limited to State Building, Plumbing, Wiring, NFPA, Zoning, DPW utility and roads, Noise and Signs.
3. No cellular communication equipment may be installed at the Site without the approval of the City Council, except for equipment serving the residents and businesses of the Site.

B. Prior to Issuance of a Building Permit:

1. Construction Staging and Safety Plan:
 - a. The Applicant shall complete the project in accordance with a Construction Staging and Safety Plan (the “Construction Plan”) to be approved by the Building Commissioner, Fire Chief, Police Chief, and City Engineer. Said Construction Plan shall address the building demolition phase of the project, which may take place in advance of

the construction phase and under a separate demolition permit.

- b. The Construction Plan shall provide detailed information concerning:
(i.) areas of the Site and adjacent property that will be marked off for the staging of construction vehicles, etc.; (ii.) traffic management, detour routes if necessary, construction signage, pedestrian protection, blocked sidewalks, streets, etc.; (iii.) construction fencing to enclose material and equipment; (v.) fencing and/or barricades to provide limits within the construction site for the separation of construction, pedestrian and vehicular traffic; and (vi.) dedicated illuminated and covered pedestrian walkways adjacent to the structure at egress paths in accordance with 780 CMR Massachusetts State Building Code and related Mass. Amendments, including but not limited to Chapters 31, 32, 33, and 34, in effect at the time the building permit application is submitted.
2. Green Building: The building plans shall show compliance with Section 650-34.D.2(m), concerning sustainable building design, of the Zoning Ordinance of the City of Marlborough. Prior to the issuance of Building Permits, the Building Commissioner shall review the building plans to ensure that the design incorporates green building techniques.
 3. Rooftop Mechanicals: On the building plans, the elevation drawings shall show areas reserved for rooftop mechanicals and the elevator penthouse. Detail drawings illustrating the type, location, and dimensions of fencing/screening must be provided. The Building Commissioner shall confirm that the building drawings conform to the requirements of Section 650-34.D.2.(b) regarding screening of rooftop mechanical equipment.
 4. Footings: If the footings for the proposed building will be located within the City of Marlborough public way layout, an easement from City Council will need to be obtained prior to the issuance of any building permits.
 5. Land Acquisition: Prior to the issuance of a building permit for the construction of the building, the Applicant shall acquire rights from the Marlborough Community Development Authority necessary to complete the improvements shown on the Site Plans.

C. Construction:

1. Preconstruction Meeting: Prior to the commencement of construction, a preconstruction meeting shall be held on-site with the Building Commissioner, City Engineer, Conservation Officer, Fire Chief, Police Chief, and the site contractor responsible for doing the work. At this meeting said City officials will review the plans and conditions, exchange contact information including emergency contact numbers, and inspect erosion controls. A similar meeting shall

be held prior to the commencement of demolition, which may take place under a separate demolition permit.

2. Use of Ways During Construction: Consistent with the Construction Plan, all areas for construction staging and offloading of building materials, as well as any excavations, long-term construction scaffolding, or other obstructions, shall be coordinated to maximize public safety and to minimize interference with the customary use of public ways by vehicles and pedestrians. Permits are required for any street or sidewalk excavations or obstructions. The Police Chief shall have the discretion and authority to require additional protection and/or details as needed. The Applicant shall pay to the City the cost for every police detail which is provided by the Marlborough Police Department for the project.
3. OSHA: All Contractors shall abide by OSHA regulations as appropriate, including but not limited to OSHA-29 CFR, Section 1926.
4. Safety Official: The Applicant/ site contractor shall have on the Site at all times during construction, a qualified Construction Safety Official. Prior to the commencement of construction, Applicant shall provide to the Building Commissioner the name and contact information of said Construction Safety Official.
5. Hours of Operation: In accordance with Section 431-3B of the Code of the City of Marlborough, excavation machinery may be operated only during the normal workweek, from Monday through Saturday, except holidays, between the hours of 7:00 a.m. to 7:00 p.m., except Sunday when all use is prohibited except with variance by the Board of Health or as emergency work.

D. Storm Water:

1. Siltation Control: The Applicant, Property Owner, and site contractor shall be responsible for protecting the City drainage system with erosion controls at all times during construction, and for notifying the Conservation Officer and the City Engineer in an expeditious manner if there is any visible siltation to the existing drainage system. Immediate measures shall be taken to control the siltation source and to restore any impacted areas.

E. Landscaping:

1. Modifications: All modifications to the approved Landscape Plans related to changes to the kind, size and placement of plant material shall receive the prior written approval of the Conservation Officer and shall be considered a minor change.
2. Site Visit: Prior to the final signoff, the Landscape Architect shall provide an as-built planting plan and a letter of confirmation that the plan conforms to the

approved plans. The Conservation Officer shall confirm by a site visit that the planting has been installed according to the approved Landscape Plans, or a revision, previously approved by the Conservation Officer, of the Landscape Plans.

3. Replacement of Plantings: Following 18 months of the date of the final signoff of the site work, any plant material that has died or is dying shall be replaced by the Property Owner with a species of the same kind and size.
4. Mulch Placement: Installation of mulch at the time of planting and thereafter shall be placed so that the mulch is not in contact with the trunk of newly planted trees and shrubs as shown on the details on the Landscaping Plan.
5. Maintenance: Landscaping will be properly maintained, replaced if necessary, and kept in good condition and in compliance with the Landscape Plans at all times. This shall be an ongoing condition.

F. Driveway Design:

1. Through this decision, the City Council has determined that the alternative configuration of the proposed driveway shown on the Site Plans will adequately protect safety and meets commonly employed engineering and planning standards, in accordance with Section 650-49.E of the Zoning Ordinance.

G. Parking Garage:

1. The design of the parking garage access shall be such that entering and exiting from the garage is controlled by the Site's residents and business operators. The building design shall provide for adequate sight distances for vehicles exiting the garage to provide for pedestrian safety. The Applicant shall use appropriate signage at the entrance and exit to ensure pedestrian safety.
2. The parking garage is to be for the sole use of the residents of the Site. The parking garage is not intended for public use.
3. The final parking garage design may include a below-grade and/or mezzanine level area provided that (i) the total number of parking spaces provided on site shall not be less than 25, and (ii) the Building Commissioner shall approve any proposed changes to the parking garage design prior to the issuance of a building permit for the Site.

H. Prior to Issuance of a Certificate of Occupancy:

1. Payment in Lieu of Parking: The project contains 44 residential units, and therefore must either (i) comply with parking space requirements, or (ii) make a "payment in lieu of parking" for each space not provided, per Section 650-34E of

the Zoning Ordinance. Required parking for the project is as follows:

1 bedroom and studio units:	29 @ .75 spaces per unit =	21.75 spaces
2 bedroom units:	15 @ 1.25 spaces per unit =	18.75 spaces
		40.5 spaces
	Total Required =	41 spaces

The difference between the parking spaces provided on the Site Plans (25) and the parking spaces required (41), which is 16 spaces, will be addressed in strict accordance with Section 650-34.E.(2)(b) of the Zoning Ordinance of the City of Marlborough. Per the Ordinance, a payment-in-lieu-of-parking equal to \$160,000 (\$10,000 for each of the 16 spaces required but not provided on the Site) shall be paid to the City of Marlborough prior to the issuance of the first Certificate of Occupancy for the project.

Notwithstanding the forgoing, if the total number of spaces at the Site is increased through a change in the parking garage design, as described in Section G above, the payment-in-lieu-of-parking may be decreased based upon the formula provided in Section 650-34.E(2)(b) of the Zoning Ordinance.

2. Work Within Public Way: All work within the public way layout, including but not limited to the, planting, repaving, , pavement milling and overlay, pavement markings, etc., as shown on the approved plans, shall be completed prior to the issuance of the first Certificate of Occupancy.
3. Cotting Avenue Design: The Applicant shall work with the Police Department and City Engineer to meet with the Traffic Commission to consider changes to the design and direction of Cotting Avenue.
4. As-Built Plans: An as-built plan(s) must be submitted to the City Engineer for review prior to the issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy. The as-built plan(s) shall be prepared in accordance with the As-Built Plan Standards established by the City Engineer, which standards may be found on the website for the City of Marlborough. An as-built landscape plan is also required to be submitted by the landscape architect as noted in #E.2 above
5. Time for Completion: Work as provided for on the Site Plans shall be carried into effect and completed within three (3) years following the date of issuance of the building permit for the project, unless the City Council has granted in writing an extension of time for completion of the work.
6. Signage: Pursuant to Section 650-34.I. of the Zoning Ordinance, the City Council hereby retains jurisdiction over all signage of the project to the extent such signage requires a sign permit under the Sign Ordinance. The final design, material, dimensions, content, and location of all such signage, including any

freestanding entry signs and the project's internal signage, shall be subject to further review and sign permit approval from the City Council which must meet the requirements of Section 650-34.I of the Zoning Ordinance.

7. Pedestrian Signal Improvements: Since residents of the proposed units may be parking in the nearby municipal parking garage and other off-site parking areas, there may be an increase in pedestrian crossings at the intersection of South Bolton Street and Granger Boulevard. To help ensure safety for pedestrian crossings, the Applicant shall upgrade the existing pedestrian signal heads at this intersection to ADA/MUTCD-compliant signals with countdown timers and audible push button systems. Submittals for the new signal equipment shall be approved by the City Engineer prior to construction.

I. General Provisions:

1. Minor Changes: The City Council delegates to the Building Commissioner the authority to approve minor changes to the approved Site Plans. The City Council delegates to the Building Commissioner the authority to approve changes to the approved Site Plans consistent with future amendments to the Zoning Ordinance enacted by the City Council.
2. Enforcement: The City Council designates the Building Commissioner as the enforcing authority to bring enforcement actions for violations of this permit.

From: WoHo Systems
To: Site Plan Review Committee & Urban Affairs
Date: May 14, 2021
Subject: **WoHo 28 S. Bolton Street Project - Zoning Compliance and Design Guidelines Review**



Summary: WoHo has designed a building for 28 S. Bolton Street in accordance with the Zoning Ordinance and has studied and implemented design elements consistent with the Marlborough Village District Design Review Guidelines. The following is a brief overview of the critical zoning and design elements related to our proposed project.

Compliance: The proposed project complies with the Marlborough Zoning Ordinance, Section 650-34, and specifically, as it relates to design standards, height / floors, parking, and private open space.

The chart on following page notes the requirements under the code for height / floors, parking and open space. Our proposed project is in compliance with these requirements, and further, it has been designed to largely resemble the previously approved project at this site in terms of scale, site footprint, and overall envelope.

Further, the WoHo team has adhered to the *design standards* in the Zoning Ordinance and aligned with the *design guidelines* set forth in the Marlborough Village District (MVD) Design Review Guidelines, aiming to create both a contemporary building for residents of Marlborough while simultaneously integrating with the existing fabric of the Village District. We have highlighted critical design standards and elements of the Village District guidelines in bold below, and on page three, we have noted the design and aesthetic details of our proposed project that incorporate these critical points.

In addition to other critical design items, the proposal creates a dynamic project through varied materials, articulated exteriors, and ground floor activation. Careful attention was given to the connection of the proposed building to its surroundings, including historic elements, and a ground floor presence that integrates with the Village District.

Zoning & Design Overview:

Zoning District: Marlborough Village District (MV)

Zoning Code: Section 650-34 – Marlborough Village District

Design: Section 650-34 sets forth design standards as it relates to the topics noted below. Highlighted are several specific items that the team has summarized on page three as it relates to the design and aesthetics of the proposed project.

- **Building Scale**
- **Roof Form**
- **Entrances**
- **External Materials and appearance**
- Awnings and canopies
- Reflective Materials
- **Transparent windows at ground floor of buildings**
- **Landscaping and sidewalk amenities**
- **Service areas, utilities and equipment**
- Vehicle and pedestrian features
- **Parking**
- Bicycle Parking
- **Sustainable Building Design**
- Historic District
- **Other historic or landmark structures**

Guidelines: Design Review Guidelines for The Marlborough Village District *complement* the design standards set forth in The Code. Key elements of the MVD Design Review Guidelines include the following items, which the team has studied and has incorporated as part of its design for the proposed project.

- **Buildings in scale with their surroundings**
- An orientation toward the street, **with maximum frontage on the street**
- Close proximity to the street.
- Parking behind the buildings.
- **A place for pedestrian amenities such as plazas and benches.**
- **Big windows on the ground floor, with no blank walls.**
- **Use of brick or stone.**
- **Camouflaged storage spots, and mechanical equipment**

WoHo Project One – Zoning Compliance (Height / Parking / Open Space)

As noted below, WoHo’s project proposal complies with the maximum height and floors stipulated by the zoning code, as well as the parking and private open space elements for the Marlborough Village District.

WoHo Project One - Zoning Compliance Summary			
Building & Code Element	Required	WoHo Project	Pre-Approved
	<i>Zoning Code</i>	<i>Proposed</i>	<i>Reference Only</i>
Building Size - GSF w/ Parking	---	63,192	59,790
Studios	---	9 units	---
1 Bedrooms	---	20 units	4 units
2 Bedrooms	---	15 units	32 units
Total Residential Units	---	44 units	36 units
HEIGHT & FLOORS			
<u>Height</u>			
Minimum	35 feet	---	---
Maximum	70 feet	68 feet	68 feet
(Max via special permit)	85 feet	---	---
<u>Floors</u>			
Minimum	---	---	---
Maximum	6 floors	6 floors	5 floors
(Max via special permit)	7 floors	---	---
Compliance with MV Height / Floor Requirements		v	
PARKING			
<u>Parking Spaces</u>		<u>Spaces</u>	<u>Spaces</u>
Studios / 1 Bedroom Units	0.75 spcs / unit	22	3
Two Bedroom Units	1.25 spcs / unit	19	40
Total Parking Spaces		41	43
On-Site Parking		25	29
Payment in Lieu of Parking			
# of Spaces		16	14
Total Parking Payment	\$10,000 / spc	\$160,000	\$140,000
Total On-Site & Payment in Lieu Spaces		41	43
Compliance with MV Parking Requirements		v	
PRIVATE OPEN SPACE			
<u>Open Space (SF)</u>		<u>Square Feet</u>	<u>Square Feet</u>
Minimum Open Space (SF)	100 SF / unit	4,400 SF	
Up to 50% in the building	50 SF / unit	2,200 SF	
Portion of Ground Level Open Space	50 SF / unit	2,200 SF	
Compliance with MV Open Space Requirements		v	

WoHo Project One - Design Standards & Guideline Review Notes

The below aims to highlight several design details from the proposed project that align with the zoning code design standards and MVD guidelines, specifically related to elements of scale, materiality, overall aesthetics, and ground floor elements.

BUILDING SCALE	
The Code - Section 650-34	<ul style="list-style-type: none"> • Pedestrian-oriented. • Moderate-scale structures that are in harmony with the existing historic brick structures. • Incorporate features to add visual interest while reducing the appearance of bulk or mass.
MVD Design Guidelines	<ul style="list-style-type: none"> • Building bulk & height: Moderate-scale structures, similar to the existing five to six story structures. For larger scale buildings, articulated facades to lessen impression of massing. • New buildings on Main Street may be different from those on Granger Boulevard. Granger Boulevard may have larger and more architecturally varied buildings, while still "fitting in" with Downtown Marlborough. • Design features that add visual interest and reduce appearance of bulk and mass.
WoHo Project One	<ul style="list-style-type: none"> • Pedestrian-oriented ground floor, in harmony with the existing brick structures (Main St. Bank and Centennial Park). • Project connected to the Marlborough historical center through the use of varied materials at ground level. • Articulated facades with different degrees of depth and integrated vegetation to enhance the massing effect. • Merging contemporary with traditional.
ROOF FORM	
The Code - Section 650-34	<ul style="list-style-type: none"> • Mechanical equipment located on roofs shall be screened & organized. • Adverse impacts on abutters from vents, HVAC, etc., are to be minimized.
MVD Design Guidelines	<ul style="list-style-type: none"> • Flat roofs.
WoHo Project One	<ul style="list-style-type: none"> • Flat roof for resident use and/or solar energy collection. • MEP equipment is located in a screened rooftop structure that shelters the vertical shaft openings and additional mechanical ducts and machines.
ENTRANCES	
The Code - Section 650-34	<ul style="list-style-type: none"> • Entrances are to be visible and accessible from the sidewalk and from the parking lot (with directional signage). Doors shall not extend beyond the exterior facade into pedestrian pathways
MVD Design Guidelines	<ul style="list-style-type: none"> • The main entrance should be easily identifiable.
WoHo Project One	<ul style="list-style-type: none"> • All entrances are visible and accessible, and easily identifiable.
EXTERNAL MATERIALS & APPEARANCE	
The Code - Section 650-34	<ul style="list-style-type: none"> • Predominant wall materials shall be red brick, stone, or <u>precast concrete panels</u>. • Wood siding may be used where the structures are adjacent to residential districts. • If painted, or coated, a nonmetallic finish is to be used. Materials designed to imitate brick are not permitted. + <i>Ground floor commercial with transparent windows - min of 35%</i> + <i>Pedestrian friendly; landscaping and sidewalk amenities</i> + <i>Parking shall be located behind or beside buildings if possible</i> + <i>Bicycle parking shall be provided close to the building entrance(s)</i> + <i>Sustainable building design</i>
MVD Design Guidelines	<ul style="list-style-type: none"> • Brick; or stone, adequate first floor windows to enable visibility of shop spaces.
WoHo Project One	<ul style="list-style-type: none"> • <u>Ground Floor:</u> Predominant wall materials combining red brick and/or stone. • <u>Upper floors:</u> Precast concrete panels. • Activated ground floor that integrates with surroundings; open space; detailed landscaping (see landscaping plan). • Sustainable building design, aiming to utilize renewable, energy efficient systems and potentially add solar panels.
PEDESTRIAN AMENITIES / LANDSCAPING	
The Code - Section 650-34	<ul style="list-style-type: none"> • To max. extent possible, shall provide pedestrian-friendly amenities (e.g. outdoor seating, patios, porches or courtyards). • Site landscaping shall be maximized.
MVD Design Guidelines	<ul style="list-style-type: none"> • Thoughtfully designed landscaping appropriate to context of building and surrounding streetscape is highly desirable. • These features can define spaces and make for pleasant pedestrian experiences.
WoHo Project One	<ul style="list-style-type: none"> • Activated streetscape with commercial space, landscaping, open space. • A transparent and open ground floor that creates easily accessible and walkable areas. • Design that invites pedestrians through its openness and warm materials that connect to immediate surroundings • Avoidance of a large mass of solid materials on all sides fronting the street.

woh

↳ 28 S Bolton St. Project

May 2021

Project Update

This document is proprietary and confidential. No part of this document may be disclosed in any manner to a third party without the prior written consent of WoHo.

Project Update

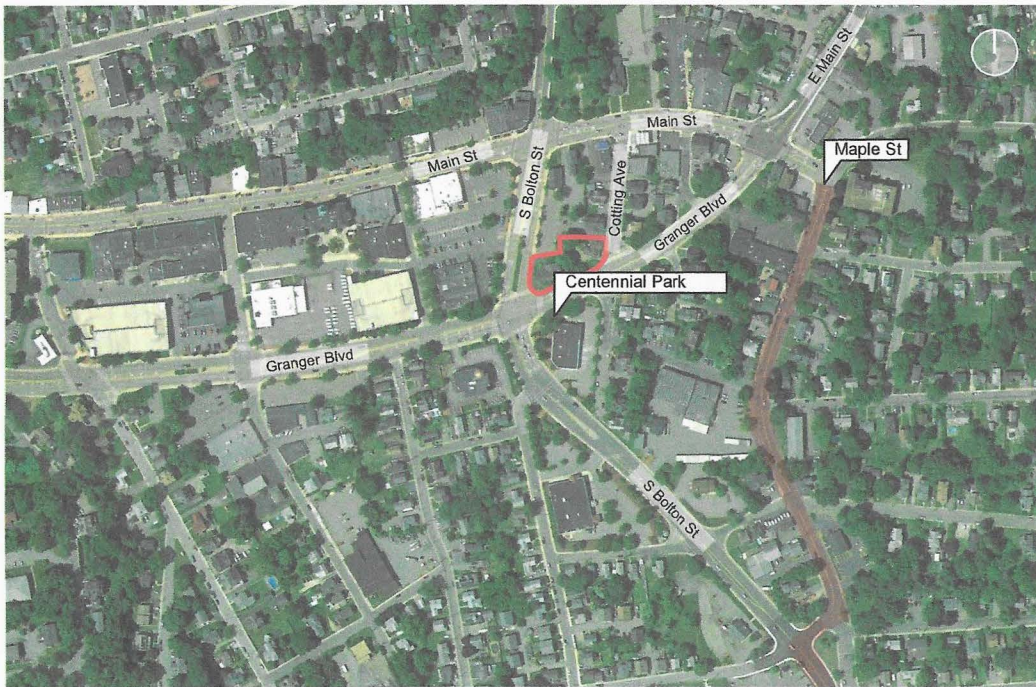
SPRC Feedback & Design Evolution

- **Articulated facades to lessen impression of massing**
- **Varied materiality**
- **Merging contemporary with traditional**
- **Ground floor integration**
- **Further alignment with Village District**
- **Meshing with immediate context and character of Marlborough**

SITE 28 South Bolton Street Marlborough, Massachusetts

Historical Context The era of the shoe factory

Remembering Marlborough's once prominent industry [LINK1](#) [LINK2](#)



Centennial Park monument



Centennial Park monument



A place dedicated to the legacy of Marlborough's shoe workers.



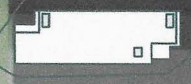
The original John Frye shoe shop was founded during the Civil War

Granger Blvd
Retail/Café

S Bolton St

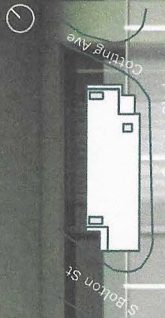
Granger Blvd

Cotting Ave

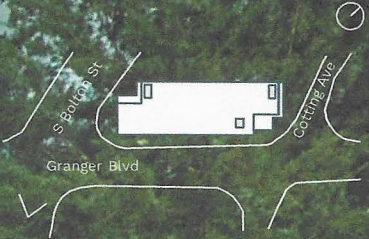




Granger Blvd
Retail/Café & Parking

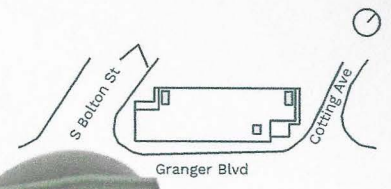


S Bolton St - Centennial Park

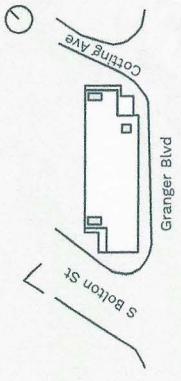


Granger Blvd

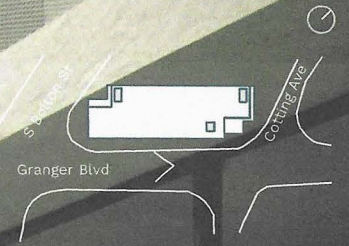
Retail/Café Entrance



Granger Blvd
Retail/Café Entrance
& Piazza



Granger Blvd - Intersection & Main Street Bank





Building Context

Site

Main St

Main St

Court St

Court St

S Bolton St

Granger Blvd

Granger Blvd

Ames Pl

Ames Pl

Cotting Ave

ing Ave

S Bolto

Granger Blvd

Make your home in the world

wolha



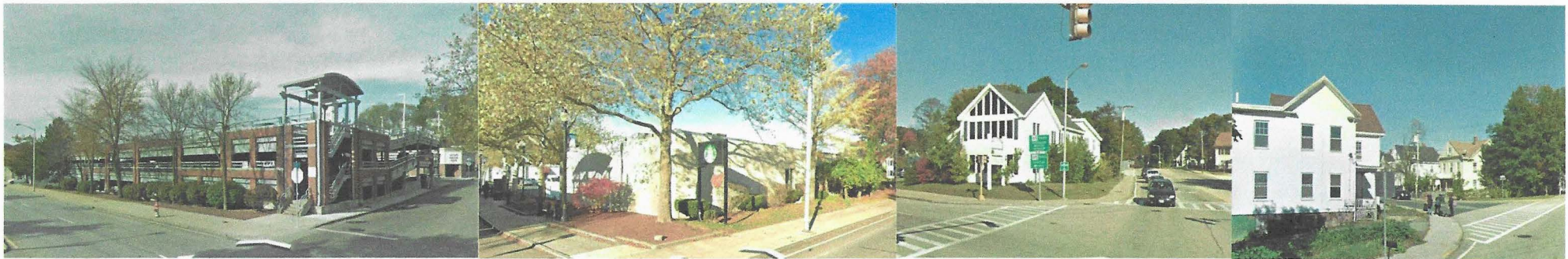
Appendix A Physical Context - Granger Boulevard



Larger and more architecturally varied buildings

Site

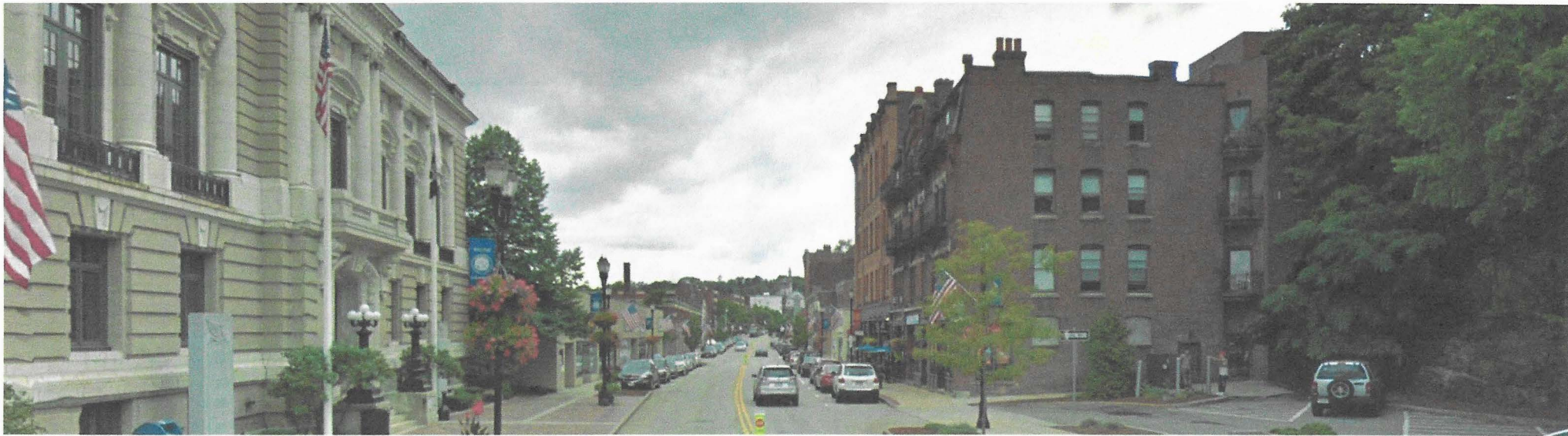
Residential



Appendix A

Physical Context - Marlborough Village District

External Materials and Appearance



Appendix A Physical Context - Building



Appendix B

WoHo studies & material options / colors

Stone Texture Study



GFRC Facade
28/10/2020, WOHO LAB - WETLAB >>>>



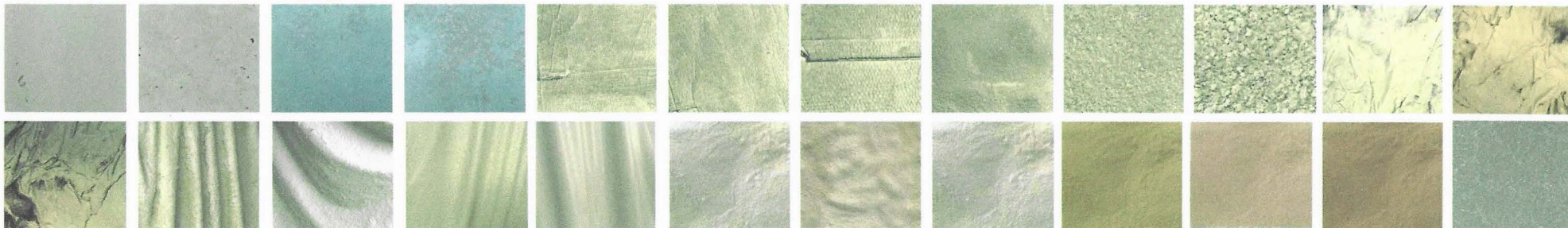
GFRC Facade
28/10/2020, WOHO LAB - WETLAB >>>>



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