

April 10, 2024

Mr. Tobin Shulman, Chairperson  
Zoning Board of Appeals  
Town of Stoneham  
35 Central Street  
Stoneham, MA 02180

Re: Response to Architectural Peer Review of *The Residences at Spot Pond*  
5 Woodland Road, Stoneham, MA  
Fellsway Development LLC C/O The Gutierrez Company

Dear Mr. Shulman;

We have reviewed the preliminary peer review provided by Mr. Cliff Boehmer of Davis Square Architects and have provided a summary response to some of the questions and comments that pertain to the site design and building development. These responses attempt to cluster similar topics and may not follow precisely the order of the comments within the original peer review. We hope that this series of clarifications will help Davis Square Architects and the board gain more confidence that the project as proposed, when approved, will continue to develop in a respectful and responsive manner to the site and the town, in alignment with the schematic documents submitted for the Comprehensive Permit process.

1. Across the two buildings on the site, approximately 10,000 SF of indoor amenity areas, and approximately 20,000 SF of outdoor amenity areas, will be provided. Mail, package, and lounge/gathering areas will be provided in both buildings. Building A is intended to be a more active space to include leasing, fitness and the main clubhouse space with access to the outdoor pool, courtyard and grilling areas. Building B is anticipated to provide more passive amenities like co-working rooms, living room lounge, and dining/meeting room space. Amenity space in both buildings is proposed to be accessible to residents from either building. Below is a list of potential amenity space allocations and locations. We anticipate that this list will evolve and develop as the project team develops market analysis for potential tenants and marketability.
  - a. Building A – Second Floor
    - i. Leasing / Lobby
    - ii. Package
    - iii. Mail
    - iv. Clubhouse Lounge / Gathering
    - v. Fitness
    - vi. Outdoor Courtyard
      1. Pool
      2. Outdoor Lounge
      3. Grill Station
      4. Dog Park
  - b. Building B – First Floor
    - i. Lobby
    - ii. Package
    - iii. Mail
    - iv. Dining / Meeting room

- v. Living room lounge
- vi. Workspaces, individual and conference
- vii. Outdoor Courtyard
  - 1. Lounges
  - 2. Outdoor workspaces
  - 3. Grill Station

We agree that the provided parking is sufficient and provides easy access for the development's residents.

Regarding indoor bicycle storage, please see the attached A-150 sheet with the bike rooms for Building A and Building B. In our experience, suburban areas like Stoneham that have recreational access to bike paths are targeting a 1 bike per 5 units or higher ratio. Exceeding a 1 Bike per 4 Units ratio, approximately 39 storage spaces are provided in Building A on the first floor and approximately 63 storage spaces are provided in Building B on the parking level. A minimum of 5% of the bike racks provided will be floor mounted for accessible access. In addition, exterior ground mounted bike racks will be provided at both buildings.

2. A landscaped area adjacent to Building A is being reserved for an exterior children's play area, which will be constructed if warranted based on the actual need and number of children residing in the community.

The Applicant is receptive to reducing or eliminating the 82-space parking lot to maintain greenspace and is adding landscaping along Woodland Road.

3. The current landscaping plan includes strictly native, non-invasive plantings, and exterior lighting will be provided by Dark-Sky compliant fixtures.
4. The proposed elevations of the Residences at Spot Pond will include a mix of through-colored materials as well as painted fiber-cement panels. The mix of the materials is distributed to match the hierarchy of the elevations, to pair the high-visibility architectural features, building entries, and pedestrian zones with the through-color materials. The secondary elevations on the project site, and the upper floors utilize the painted fiber cement panels to balance the costs of the envelope.

In the conceptual elevations submitted, the intent would be for the "warm tone fiber cement vertical panel" and the "slate blue" to be through-colored panels, and the light grey and the dark grey would be painted panels. Through the development of the design the distribution and application of the materials may be modified to meet the evolving goals and development of the whole project.

Similar approach to materials and fenestration will be maintained on all elevations. Detailed elevations will be provided as part of the plans submitted with an application for a Building Permit.

Rooftop equipment will be set back from the perimeter at least 10' where possible, and site lines of this equipment will be obstructed from pedestrians and vehicles by aesthetic parapets due to the building elevations and site topography relative to neighboring conditions.

5. The project will include designated short-term parking spaces and carshare spaces. The applicant supports relocating the MBTA bus stop to a more accessible location and adding a second MBTA bus stop closer to the medical office / medical arts buildings. Real-time public transportation information will be made available to residents within the amenity areas. At least 20% of parking spaces will be EV-ready. Accessible parking spaces will meet or exceed requirements. Trash is planned to be collected and stored inside the buildings.
6. Building B has been reconfigured to provide a prominent entry that will function for the residents and building operations as the main entry, delivery, drop-off, and provide move-in / move-out loading space. This will be located on the east elevation of Building B, facing Executive Drive, providing a new primary project façade element. Residents will still be able and encouraged to circulate between Building A & Building B from interior facing communicating doors.
7. The proposed project will exceed the stretch energy code requirements of the Town of Stoneham, by incorporating holistic design considerations. The project will incorporate the following sustainable strategies:

High-density multifamily housing is inherently a sustainable use of shared resources; energy consumption of multi-family housing is less intensive than equivalent unit count in smaller density properties that require the consumption of more land area. The project is redeveloping a previously developed site, converting an underused hospital site into a residential property. The proposed project seeks to maintain a previously proposed parking surface, to reduce the limits of the work and environmental impacts associated.

The apartments of the project will be developed to be all-electric, reducing dependency on fossil fuels. The apartments will also include low flow plumbing fixtures, energy star appliances, LED low energy consumption lighting fixtures, all equivalent or more efficient than the stretch energy code requirements. White blinds installed at all the windows in the apartments will improve the buildings passive control of solar heat gain, by giving the residents the flexibility to open and close the blinds. Operable windows inside the apartments will provide the residents the flexibility and option to naturally ventilate their homes, to reduce the demand on air conditioning, especially in the shoulder seasons.

The apartments will install products that are safe for air quality, including but not limited to, low VOC paints, stains, and sealants. All apartments will be provided with filtered outdoor fresh air through the mechanical system (the details of which have yet to be selected).

The envelope of the residential buildings will be designed and constructed to reduce energy loss through linear thermal bridging. The exterior wall assemblies will be modeled to balance the right amount of thermal insulation for the project conditions. The roof of the project will be reflective and qualify as a high-albedo product to reduce the heat island effect.

The indoor and outdoor shared amenities of the project will encourage active lifestyles, by providing access to existing sidewalks, fitness facilities, on-site pool for recreation, and supporting living with pets and dogs, including an on-property dog-park.

The indoor and outdoor shared amenities will provide opportunities for residents to work

from the property, outside of their homes, which provides opportunities for reduced commuting and reducing vehicular weekday emissions from the property. The project will also provide secure bicycle storage, to encourage recreation and provide alternative transportation options. Bicycle repair stations allowing for minor bicycle maintenance and repairs will also be provided on the property.

This list is not intended to be exhaustive, and the team may seek to implement additional sustainable strategies at a later date.

8. All units will be designed to meet MAAB Group 1 requirements, additionally 5% of all proposed units will be designed to MAAB Group 2A requirements, see attached A1-009 and A2-009 with the proposed distribution of these units.
9. Since the proposed residential buildings are shorter than the existing hospital building, and the nearby residential and open space is located primarily to the south of the project, we do not anticipate the project creating any new or worsened shadow conditions on any residential buildings or open space. Shadows on the medical office building located to the north of the project will be limited and/or similar to the shadows from the existing hospital building.

We appreciate the time that the board has taken and continues to take in consideration of the project and look forward to its advancement. Please let us know if there are any additional comments or questions.

Thank you;  
CUBE3



Michele Q Littlefield, AIA CPHD  
Senior Associate