



March 8, 2022

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One Washington Mall
Suite 500
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RE: Elm Place 40B
Preliminary Architectural Peer Review Comments

We have reviewed the Peer Review Comments from Clifford Boehmer AIA, Principal of Davis Square Architects dated February 14, 2022. Below are our responses to the points in Item 5.

- a. Orientation of the building in relation to parking areas, open space and on-site amenities
 - i. The proposed gross square footage of the building is +/-149,216 SF
 - ii. The "Park Space" between the proposed building and the tumbling facility is intended to be open and unprogrammed since it provides Fire Department access to the back of the building; unstructured tables and chairs will be provided next to the tumbling facility as requested.
- b. Function, use and adequacy of open space and landscaped areas
 - i. The roof deck will be provided with gas grills for resident use, unstructured lounge seating, and a green turf area
- c. Use and treatment of natural resources
 - i. Nothing to address per comments
- d. Building design, setbacks, massing and scale in relationship to the surrounding context and topography
 - i. Please see attached (2) street sections. One cutting east/west through Pitman showing neighbors across the street and one cutting northeast/southeast showing adjacent Housing Authority building
 - ii. Please see attached shadow studies where the blue fields represent new shadows being cast
 - iii. Please see attached rendering package showing more views with existing context.
 - iv. SketchUp model was provided to Reviewer for their use
- e. Viewsheds of the project visible from the public street, public areas and from the vantage point of nearby residential neighborhoods
 - i. Please see items indicated above (d.i,d.iii, d.iv)
- f. Pedestrian and vehicular access and circulation; adequacy of accessibility provisions
 - i. Indoor bike storage and Fix-it station has been incorporated into the plan with access from Pitman Road
- g. Integration of building and site, including but not limited to the preservation of existing tree cover
 - i. Nothing to address per comments
- h. Exterior materials
 - i. The primary exterior cladding is to be fiber cement lap siding of various colors and various exposures. Select areas will be clad with fiber cement panels and fiber cement vertical tongue and groove. Detailed elevations can be provided.
- i. Energy efficiency

- i. At a minimum, the proposed building will be designed to meet all applicable energy codes and DHCD requirements. The intent is to strive for a passive house building under PHI.
- j. Exterior Lighting
 - i. Updated photometric plan will be provided by Hancock Associates
- k. Proposed landscape element, planting materials, and planting design
 - i. Updated landscape plan will be provided by Hancock Associates
- l. Feasibility of incorporating environmental and energy performance standards in the design, construction, and operation of the building
 - i. See item "i" above
- m. Any other design-related considerations identified by this peer reviewer, the ZBA, town staff, working group, or the citizenry of Swampscott
 - i. The transformer cannot be relocated without reducing parking
 - ii. A Construction Management Plan will be submitted by the General Contractor prior to construction.
 - iii. Standard bus shelter currently planned to be 5' wide by 9.6' long; covered, 3-sided, nice street sign with bus stop name, seating, area for service map. No advertisement area and no electronic real-time info

Existing bus stop:



Proposed standard shelter:



- iv. The required 5% of all units will be Group 2A. Locations and accessible path diagrams will be provided for building permit.
- v. WinnDevelopment cannot project the population of school age children at the property. It will not be designed for senior living, so any family type/composition will be able to apply. The property will follow the state and HUD approved Affirmative Fair Housing Marketing Plans and Tenant Selection Plans, to be created and approved at a later date, as well as all occupancy

standards and requirements for minimum bedrooms and square footages per household occupant.

- vi. No garage door is proposed
- vii. Updated elevations and key can be provided
- viii. Enlarged unit plans can be provided
- ix. A more detailed plan of the roof deck can be provided
- x. Southern elevator does open at both floor elevations
- xi. The storage units at Level 1 will be for resident use, rented on a first come first serve basis
- xii. Plans have been updated to reflect all balcony locations shown in the elevations
- xiii. Unit gross square footage can be provided. The proposed plans contain approximate unit size ranges as follows: Studios: 530-540 gsf; One-Bedroom: 675-775 gsf; Two-Bedroom: 940-1060 gsf; Three-Bedroom 1255-1380 gsf.
- xiv. Acoustical review has been conducted and will be submitted.
- xv. Egress requirements will be reviewed by a third-party code reviewer. Doors will be provided into each stair tower.
- xvi. The design team has studied the feasibility of a Rail Trail connection via a tunnel, and it appears feasible given the site constraints. The Elm Place project will adjust its building footings by lowering them to accommodate the future construction of an access ramp and tunnel.
- xvii. Washer/Dryers are provided in each unit; common laundries are supplemental.
- xviii. WinnDevelopment has installed Electric Vehicle Charging Stations in at least seven properties to date, and it is our goal to eventually add some at Elm Place. We have confirmed that we will have the space and infrastructure to do so in the covered garage spaces.
- xix. Elevator smoke curtains will be provided at each level as allowed by code
- xx. DHCD requirements are being met and will be reviewed by DHCD
- xxi. No roof-top screening is being proposed at this time; design team will review required equipment and sizes and provide screening if necessary
- xxii. The project team has been in contact with Zipcar and the MBTA for the possibility of providing car-sharing services adjacent to this project. At this time, there is interest from Zipcar and the MBTA to potentially locate two ZipCar vehicles on a parking lot parcel owned by the MBTA near the MBTA Commuter Rail Stop. The project team will continue these conversations and continue to evaluate this opportunity as the project progresses forward.
- xxiii. The project team has a Foundation Engineering Report from McPhail Associates, which can be provided
- xxiv. Impact-resistant glazing requirements will be indicated by a third-party code review
- xxv. Roof access has been provided at all stairs
- xxvi. Gate access is not being provided to Doherty Circle
- xxvii. The original Transportation Impact Analysis from Vanasse & Associates outlined the Transportation Demand Management Plan, and this was restated in the Transportation Improvement Program Summary from Vanasse & Associates dated February 8, 2022.
- n. Techniques to mitigate visual and other impacts
 - i. Nothing to address per comments

We hope that the above responses appropriately address the comments raised by the Peer Reviewer for the proposed building at Elm Place. We look forward to working with all parties to create a successful development for Swampscott that meets the needs of the community.

Sincerely,
The Architectural Team, Inc.



Andrew N Stebbins, LEED AP, Associate

CC: Michael Binette, Adam Schuck/ The Architectural Team, Inc.