

LOBISSER'S Narrative Description of Design Approach is in Black.

Responses from Linda Gay are highlighted in RED with R:

Submission to Mass Housing

Upton Apartments Upton, MA 01568

Description of the Project Site & Surroundings

Upton Apartments is sited on a 6.75-acre site located north of a funeral home (Pickering & Son) and within the triangulation of Whitney Lane, School St, and Main St (Route 140).

R: There is no mention of Fiske Avenue where the Memorial Elementary School is located. The school is on Fiske, the street immediately to the West of the site. Its proximity to this project has met significant opposition.

The adjacent lots, **ALL OF THE LOTS**, are in Upton's SRA Zoning. Immediately surrounding the site are single family homes on lots averaging between 0.34 to 2.08 acres. There are a handful of 2-family and 3-family homes along Main St.

R: The surrounding homes no matter 1/2/3 family are historic and represent the shoe and hat cottage industry that flourished prior to the Industrial Revolution. Please review MACRIS Spreadsheet for detail.

The funeral home to the south is sited on 1.27 acres of land. The property consists of three buildings— a two-story structure, a one-story structure, and a detached garage— totaling approximately 7000sf. The exterior materials consist of lap siding and asphalt shingles.

R: This particular property has a **single level** building abutting the proposed project and the contrast to a much larger building, in height and girth should be avoided. The Funeral Home has had and is at risk of having additional significant flooding, and freezing ice on the parking lot.

To the south and east are houses built between 1820 and 1950, citing some of Upton's history. These homes are primarily colonials and ranches, ranging from 800-1900sf. The exterior materials on these homes are lap siding and asphalt shingles.

To the north-west are single family homes built in the 1980s. These homes are primarily colonials, ranging from 1700-2200sf. The exterior materials on these homes are lap siding and asphalt shingles.

R: This entire paragraph is simply not true. The language is meant to diminish the relevance of the setting. It is meant to intimate that the homes are small in stature when actually many of them are quite large and stately. The homes on Main Street, all of which are included in the National Register Historic District, represent the Architecture of hundreds of years of history. . There are Victorians, Greek Revival, Federal, Gothic, Capes, and yes, there are Colonials.

Narrative Description of Design Approach

The design for Upton Apartments feeds from several building features from the surrounding area. The building utilizes lap siding, shingles, and stone, all of which speak directly to pre-existing material palette.

R: Drawings indicate that the actual building "features" would be lap siding and shingles (which FEEDS nicely into the innumerable mentions of lap siding and shingle roofs) and "colors" that reflect the surrounding area. Stones are on site, painted clapboard and shingles do not mirror pre-existing materials.

While most buildings (and nearly all residences) in this area have pitched roofs, Upton Apartments features a flat roof with parapets to help reduce the height of the building and conceal the rooftop mechanical units.

R: Current (revised) plans necessitate serious reconsideration if the design resulted in not having a pitched roof, but a flat one to manage an overbuilt building in terms of its height. The original intention to conceal rooftop mechanical units, which is an expected design element in a project of this size, particularly in the center of town, is still critical.

The lower building height respects the single-family houses in the area.

R: There has not been a building height proposed by Lobisser that respects the height or indicates sensitivity to overall dimensions of any of the single family, two family, or even the larger historic Victorians in that entire area, or the town at large.

Additionally, the sloped terrain of the site has been used to step the building, reducing the perception of its height.

R: There is a sloped terrain because the site for this building is one of the highest elevations in that area, Memorial School is 20' higher. 47 Main is at 350' and with the addition of 3, 4, 5 floors, this structure will tower over the town.

Regarding the streetscape, the building is sited so the narrowest elevation faces Main St, reducing the perceived width and bulk of massing. This elevation has also been divided with façade articulation and material variety, again helping to reduce the building's perceived scale.

R: The building is sited "not facing the street" because that is the only way a building this size can be fit in between wetlands and other limitations. The elevation and lack of an architecturally designed, vs template driven building, does nothing to reduce the perceived width and bulk massing. Facade articulation and material variety will do nothing to reduce the perception of anything other than a monolithic building in a town, on a street that is holding on to its history with all of its might.

Human-scale moments continue throughout the building exterior, notably at the main entry of the building on the west. The main entry is celebrated with a two-story recess and a single-story roof that acts as a wayfinding element for tenants and guests. At the other entrances—the north and south stairwells and the east lobby—also are topped with canopies that speak to a more intimate, human scale.

R: Human-scale moments. Celebrated entry. Wayfinding element. Canopy? These words are words you would find in a marketing brochure. The entry points have a small roof, there are 4, and they are small in relation to the massive sides of building

Each elevation is set back from the residential parking with a soft, landscaping buffer ranging in depth of no less than seven feet. In a similar sense, the building is situated in the middle of the site, allowing for gracious landscaping and reprieve from the street and pre-existing homes. This buffer is not unlike the front and back yards of the existing properties in the area.

R: The building is not "situated in the middle of the site" it is the only place it will fit. The terms soft, gracious landscaping and reprieve are not the

same as: fast growing, mature in height, evergreen, **native**, trees and shrubs. For example: Hemlock, Pine, Spruce, Fir, White Pine, Rhododendron, Holly, Boxwood and Juniper (all shapes and sizes). And, responding to one neighbor regarding the addition of trees and fencing as a buffer for their property is not responding to the residents concerns.

The buffer that is described by Lobisser is not at all like the front and back yards of existing properties in the area, because a building this large has never co-existed in this area or any other in Town, and no buffer will be big enough on a lot of this size.