



January 22, 2020

Bonnie Sontag, Chairperson
Newburyport Planning Board
City Hall
60 Pleasant St.
Newburyport, MA 01950

Attn: Andrew Port, Planning Director

Dear Ms. Sontag:

RE: ONE BOSTON WAY- DESCRIPTION AND CLARIFICATION OF REQUESTED MINOR MODIFICATIONS IN COORDINATION WITH 3 BOSTON WAY.

On behalf of the Applicant for One Boston Way, GSD Associates, LLC is submitting the following summary of revisions and clarifications to the site and façade designs for the requested minor modifications as described below. The modifications are described in **bold**.

1. Façade Revision:

In order to visually coordinate 1 Boston Way and 3 Boston Way, the design of the façade of 1 Boston Way has been adjusted slightly. The intent is to create continuity of the colors and designs to ensure a coherent appearance between the buildings.



APPROVED ELEVATION



PROPOSED ELEVATION



PROPOSED ELEVATION WITH MATERIALS

CLARIFICATION AND DESCRIPTION OF FINISHES. ALL PRODUCTS DESCRIBED BELOW MAY BE REPLACED WITH AN EQUIVALENT PRODUCT:

- Cement panels- Nichiha - Illumination series in 18" nominal coursing
Color 1- Dark Grey
Color 2- Light Grey

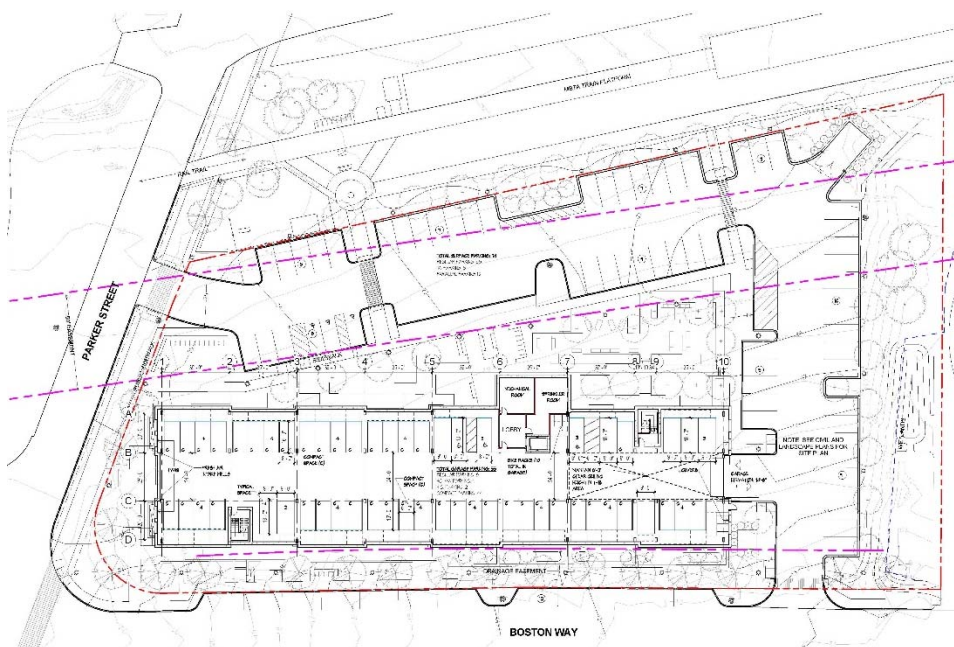
Color 3-Minor modification: Terracotta color or similar @ 4 corners and 2 accent panels as shown on renderings.

- Brick – Cushwa#237 Cambridge-Thin Brick.
- Arriscraft Renaissance tiles – Limestone color, smooth finish.
- Arriscraft Adair tiles @ exterior wall grade and belt course – Sepia color, vein cut, split face finish.
- Cornice –EIFS profiles in smooth finish.
- **Metal Cap flashings – Minor modification: Enlarged depth at corners to match similar cap initially presented - Metal profiles in paint finish.**
- Windows –Vinyl windows by Stergis in Black color
Typical windows: Stergis 5000 Series DH.
Typical sliding patio door: Stergis 1100 Series.
Typical Office entrance @ First Floor: Stergis EuroView series.
Typical 1st Floor Windows: Stergis EuroView series.
Aluminum Storefront at Entrances: Black Aluminum Frame similar color to Stergis windows.

2. Site Plan Minor Modification:

The parking and driveway at 1 Boston way and 3 Boston Way are proposed to be used as described below. To do this we will require Minor Modifications to the 1 Boston Way Site Plan.

- **We are proposing a Reciprocal Easement Agreement (REA) to allow for traffic from 3 Boston Way to travel through One Boston Way to access Parker Street and to create two pedestrian paths between the 1 Boston Way and 3 Boston Way sites. Please see the approved and the new plans below and attached for comparison.**
- **The sewer, water, lighting, trash and other utilities will be extended and coordinated during the sitework for 3 Boston Way in accordance with the proposed REA.**



APPROVED 1
BOSTON WAY SITE
PLAN



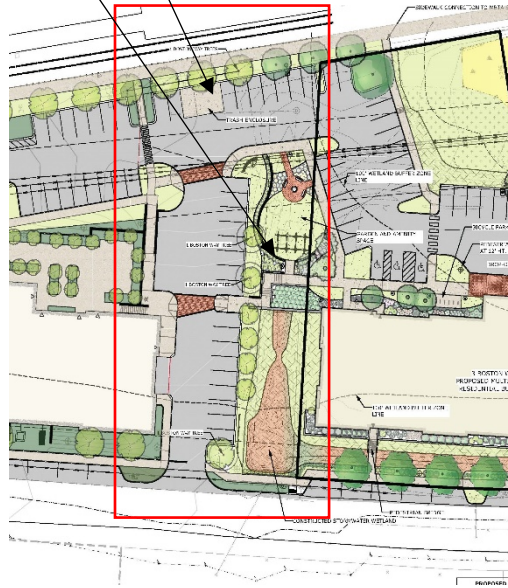
NEW 1 BOSTON WAY SITE PLAN, SHOWING THE PEDESTRIAN PATHWAYS BETWEEN THE TWO BUILDINGS

3. Landscape Minor Modification:

The greenspace area between the 1 Boston Way and 3 Boston Way sites is proposed to be upgraded and used in a more active way than previously planned for 1 Boston Way.

- **The trash enclosure has been relocated in the center of the two sites so that it can be shared by both 1 Boston Way and 3 Boston Way. Recycling and trash compactors will be provided for use by residents of both buildings**
- **The green spaces and curbs along the southern edge of 1 Boston way have been revised in order to coordinate the sites. Please see the plan below and attached.**

Revised Trash enclosure
Revised landscaping



If you have any questions or comments with this submittal, please do not hesitate to contact us directly.

Sincerely,
GSD Associates, LLC.

A handwritten signature in black ink that reads 'Gregory Smith'. The signature is written in a cursive, flowing style.

Gregory Smith, AIA
Principal Architect / Member

attachments