

# Planning Board Meeting #4, October 3, 2022

Meeting #1 June 7, 2022

Meeting #2 July 7, 2022

Meeting #3 Sept 7, 2022

Meeting #4 October 3, 2022



[557highland.com](http://557highland.com)

557 Highland Ave, Needham MA

Submitted: September 29, 2022

**Bulfinch**

**H** **HIGHLAND**  
INNOVATION CENTER

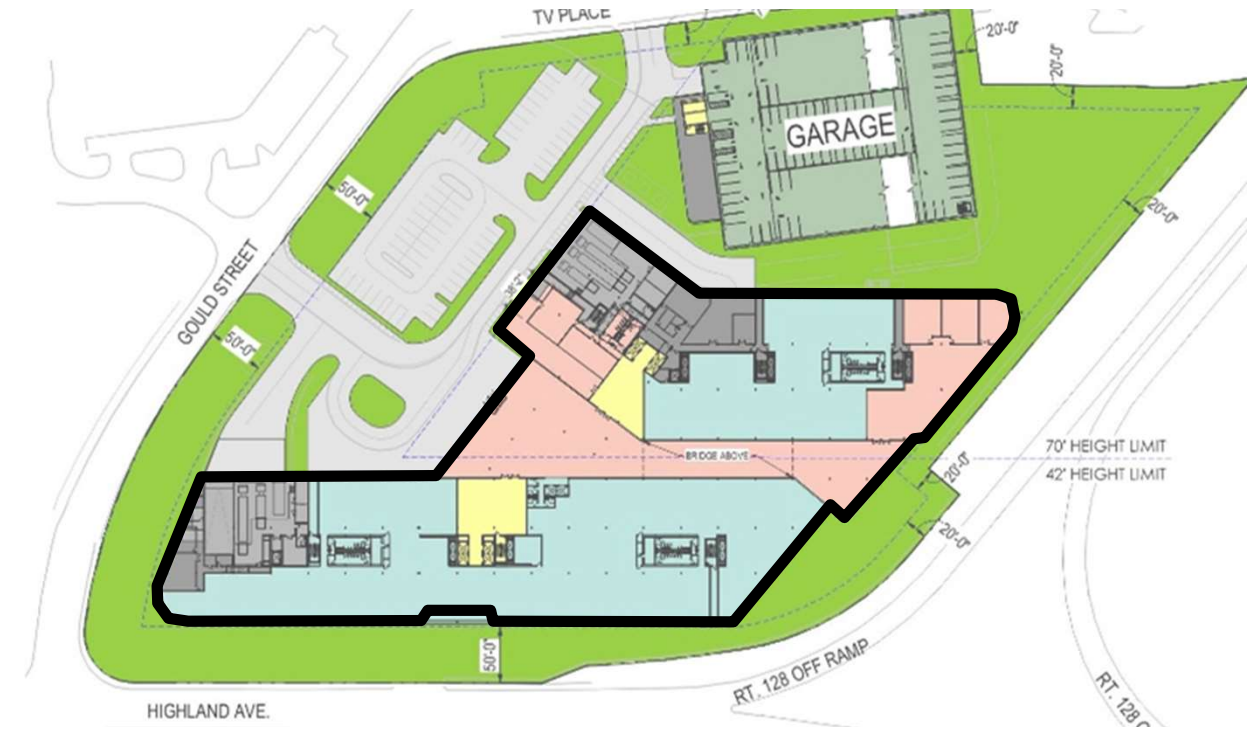
 **Stantec**



# Design Response to 9/7/2022 Planning Board Mtg

1. Updated elevation at Highland Ave
  - a. Created 3<sup>rd</sup> floor setback to emphasize 2-story punch-window articulation
  - b. Created “notch” at mid-block of Highland façade & added outdoor balcony space
  - c. Articulated roof screen with materiality to “transition to sky”
2. Adjusted glass on Gould Elevation North Building to align with bump out
3. Consolidated massing of atrium between North & South Building facing Highland / 128

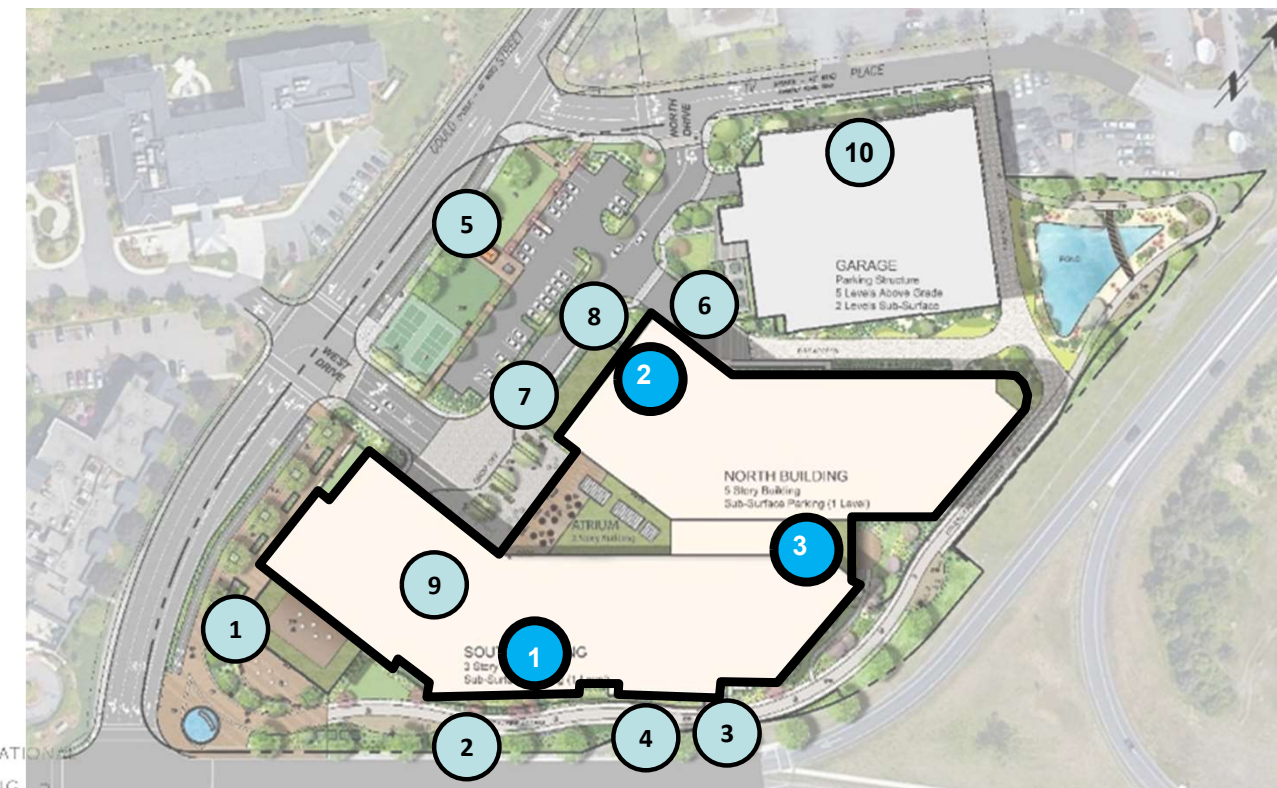
## 4/5/22 Special Permit Application



## Major changes we've made since the April 5<sup>th</sup> Special Permit Application

1. Softened massing at Highland & Gould; added 5,500 SF Open Space “Retail Plaza”
2. Increased landscaping / screening / vegetation along Highland Ave
3. Created diversity of plantings to ensure visual interest throughout the seasons
4. Relocated multi-use path further back from Highland
5. Created seasonal public amenity lawn space / pergola / 2 pickleball courts / ice-skating
6. Shifted loading dock / added windows & active use to Gould St. elevation
7. Coordinated new setback line based on Gould St road widening
8. Modified Gould St. transition at North Building
9. Electric Vehicle charging station minimal commitment 25%
10. Overall reduction in SF from 531,000; 1.31 FAR to 475,000; 1.21 FAR

## 10/3/22 Planning Board Mtg #4





# Site Plan Update



Future Rail-Trail

7,127 SF Park w/ Interpretative Exhibit & Future Connection to Rail Trail

Created 3<sup>rd</sup> Floor Material Change to emphasize facade

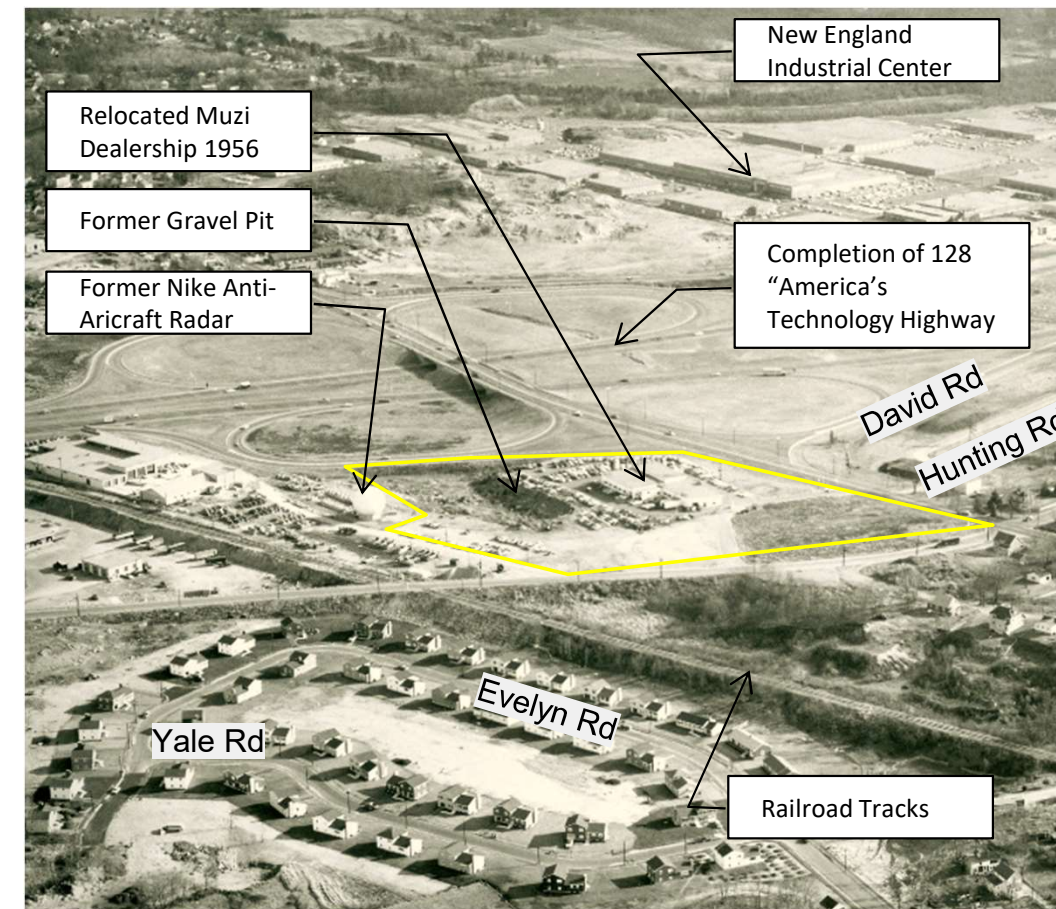
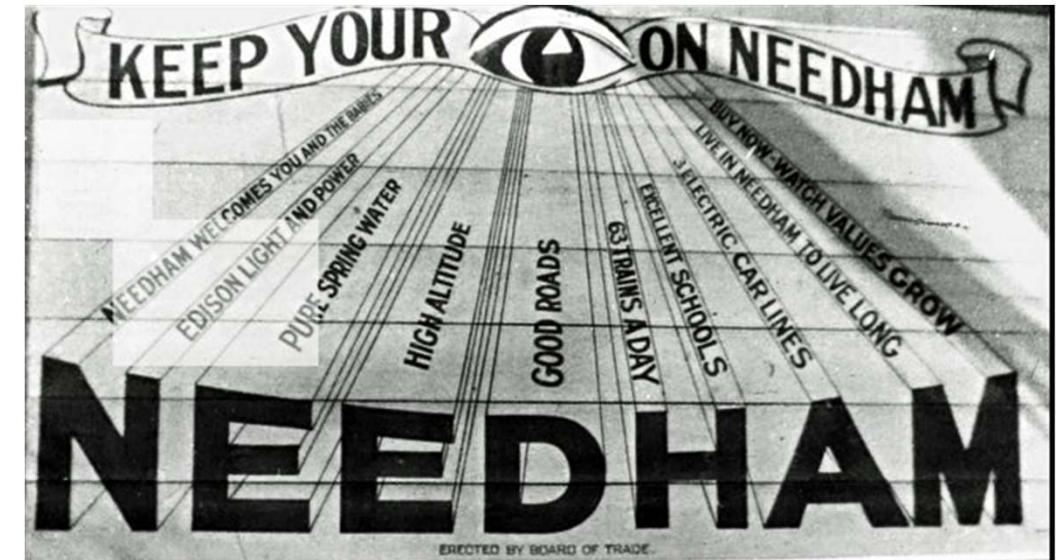
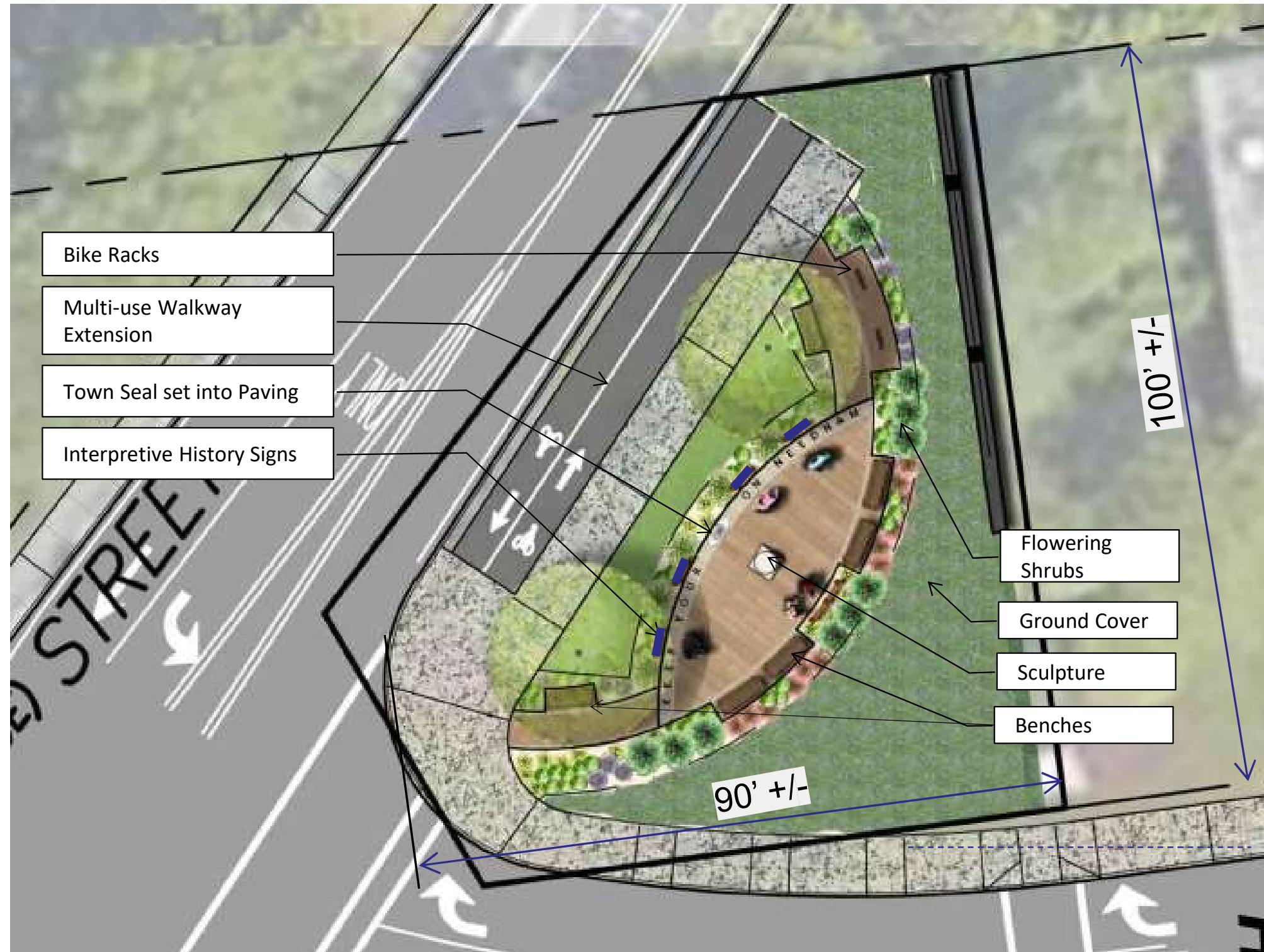
Consolidated footprint of atrium between North & South Building

Created "Notch" at corner of Highland Facade

Created "Notch" at mid-block of Highland facade & added outdoor balcony space



# Enlarged North Parcel



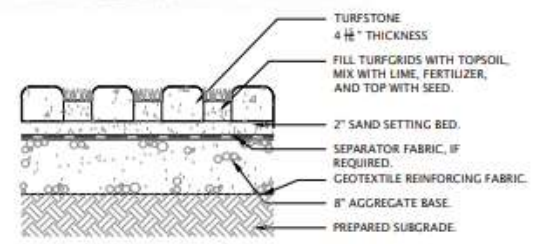
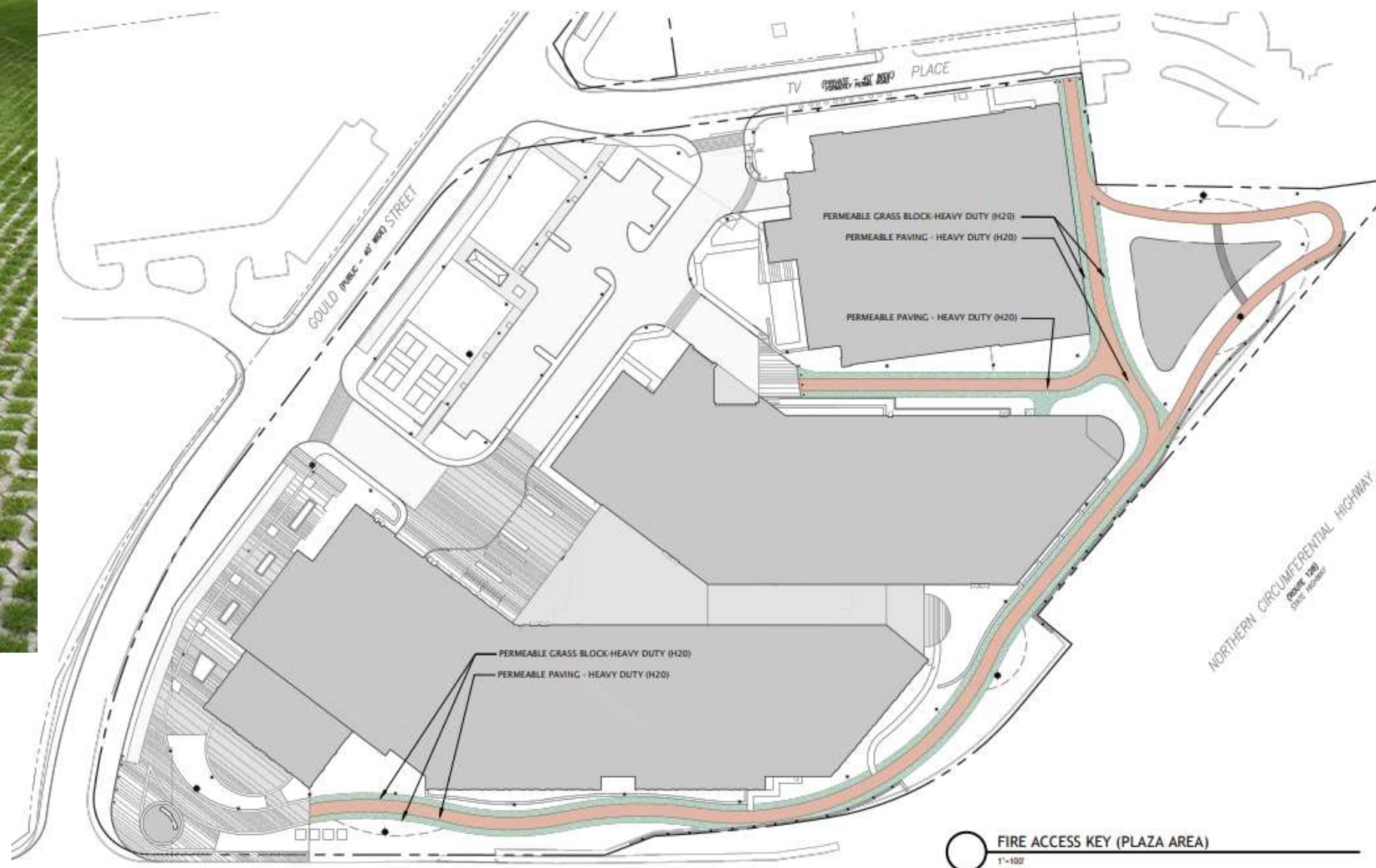
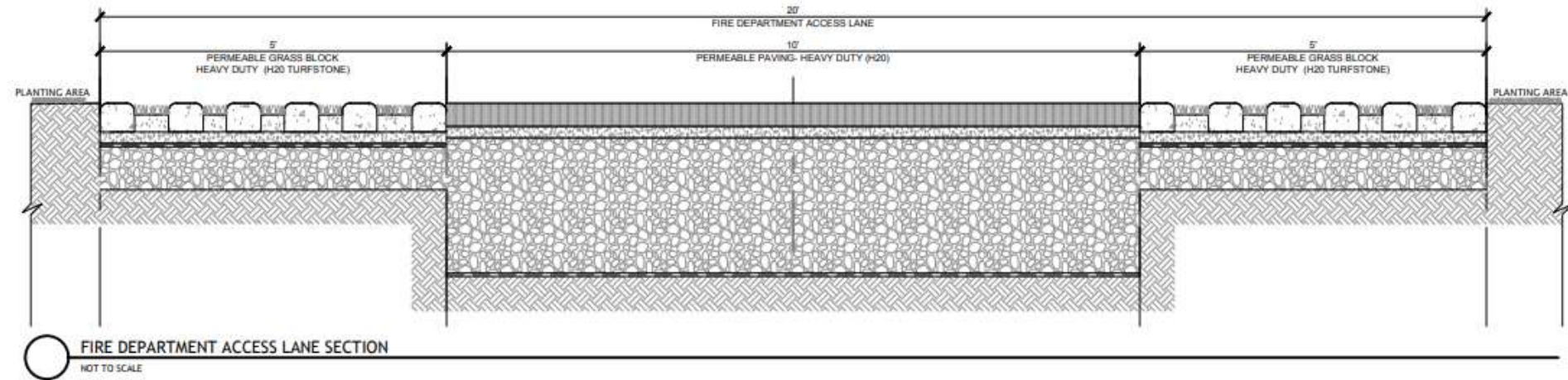


# Aerial Over 128

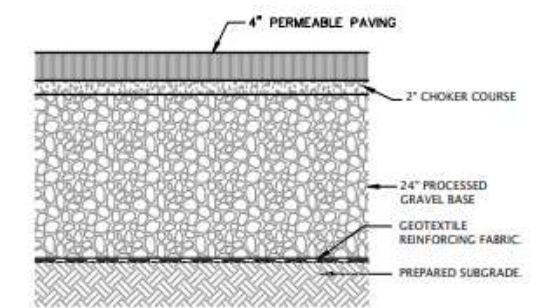




# Fitness Path Detail



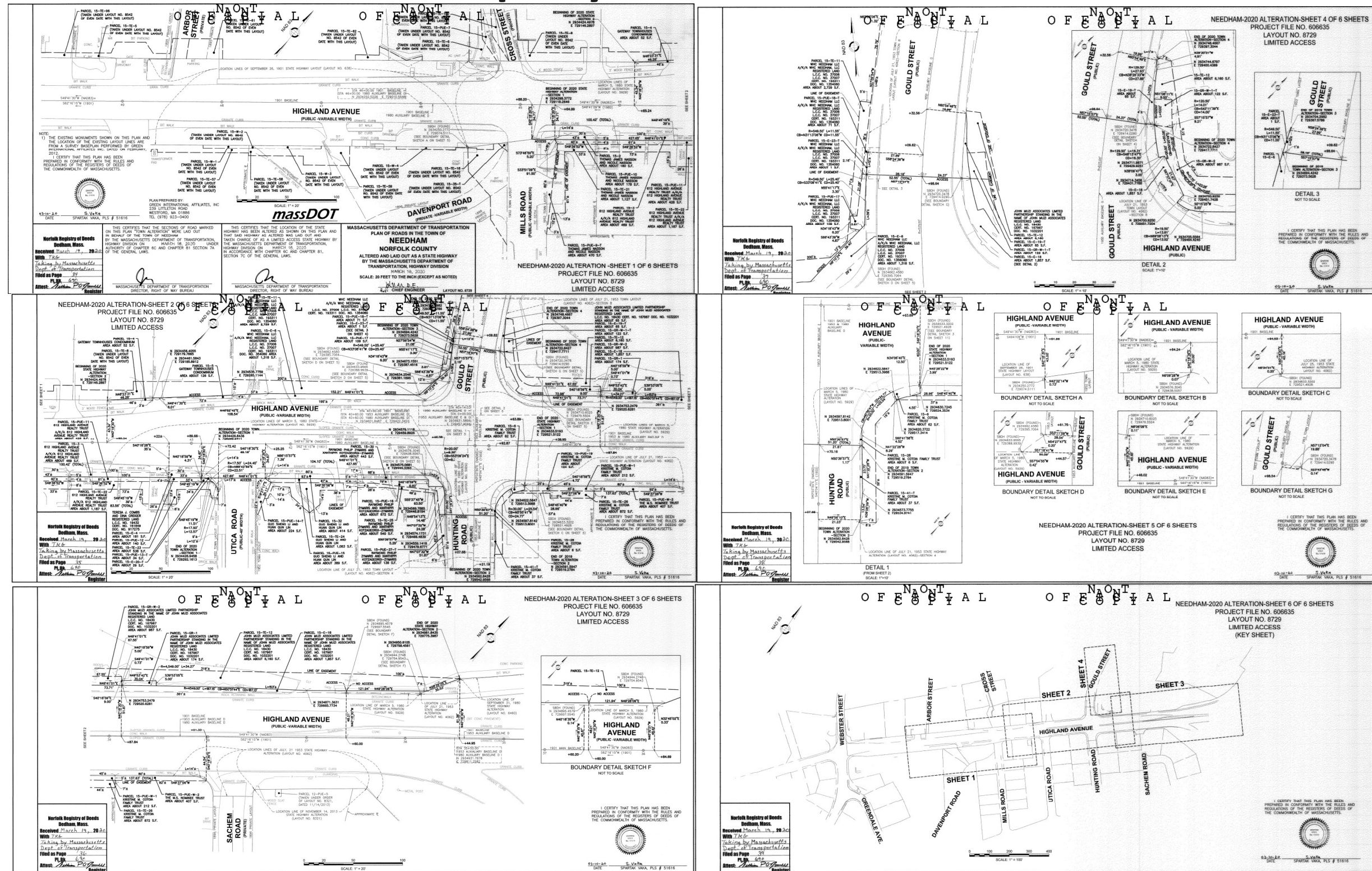
**PERM. GRASS BLOCK - HEAVY DUTY (H20 LOAD)**  
NOT TO SCALE



**PERMEABLE PAVING- HEAVY DUTY (H20 LOAD)**  
NOT TO SCALE



# Highland Ave MASSDOT Property Line- Verified





# Aerial Looking N-W



Perforated metal inserted into top 18" of screen wall to "transition to sky"

ROOF TERRACE  
GREEN ROOF

Created 3<sup>rd</sup> Floor Material Change to emphasize facade

Created "Notch" at mid-block of Highland façade & added outdoor balcony space to "break up" facade

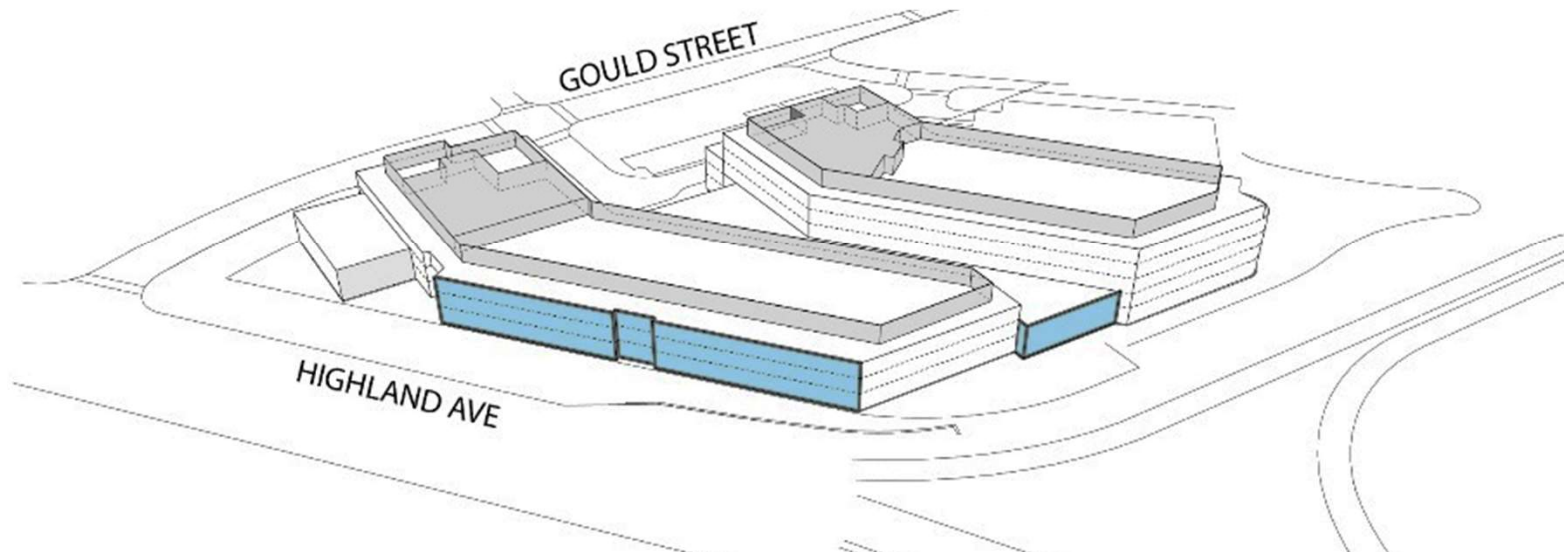
Created "Notch" at corner of Highland Façade to soften corner

Gould Street

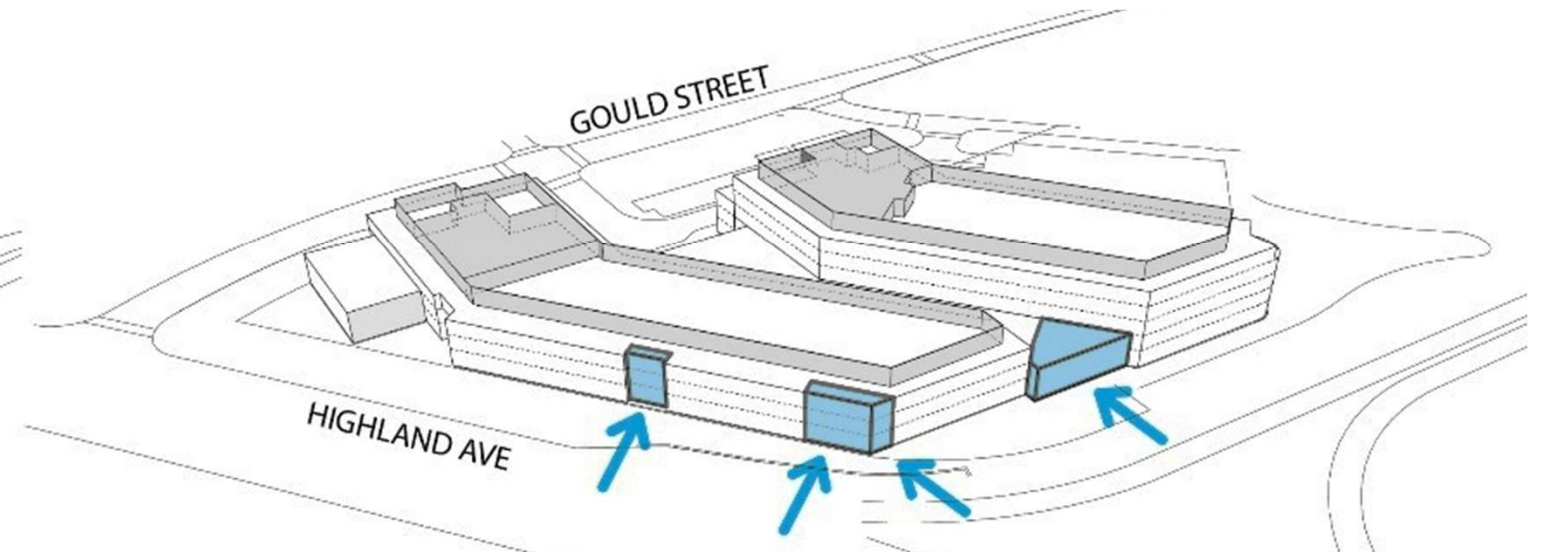
Highland Ave



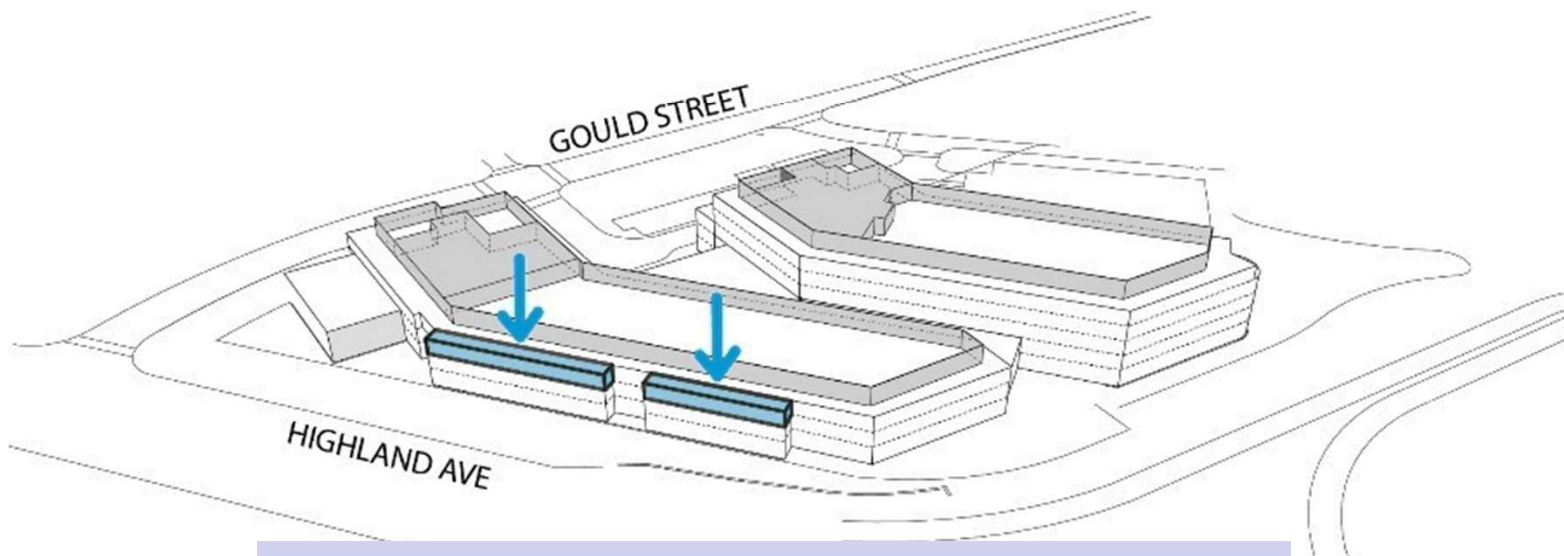
# Elevation Diagram – Highland Ave



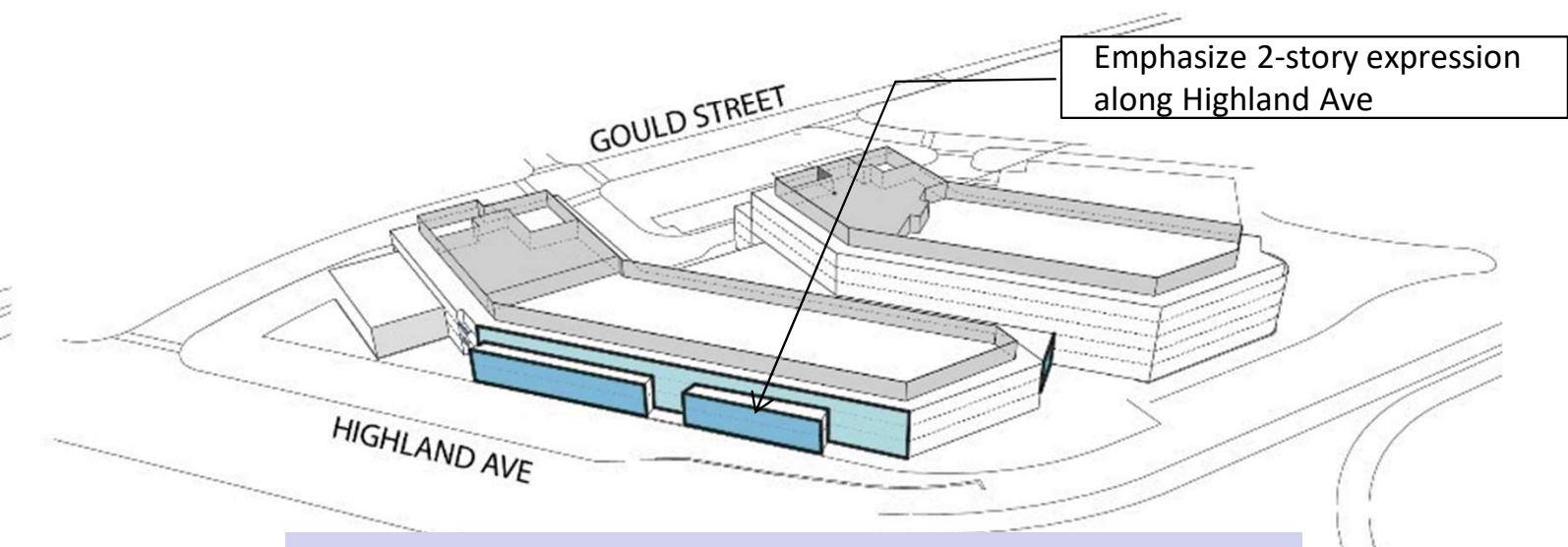
Design as Presented on 9/7 to Planning Board



1. Created "Notch" at key locations



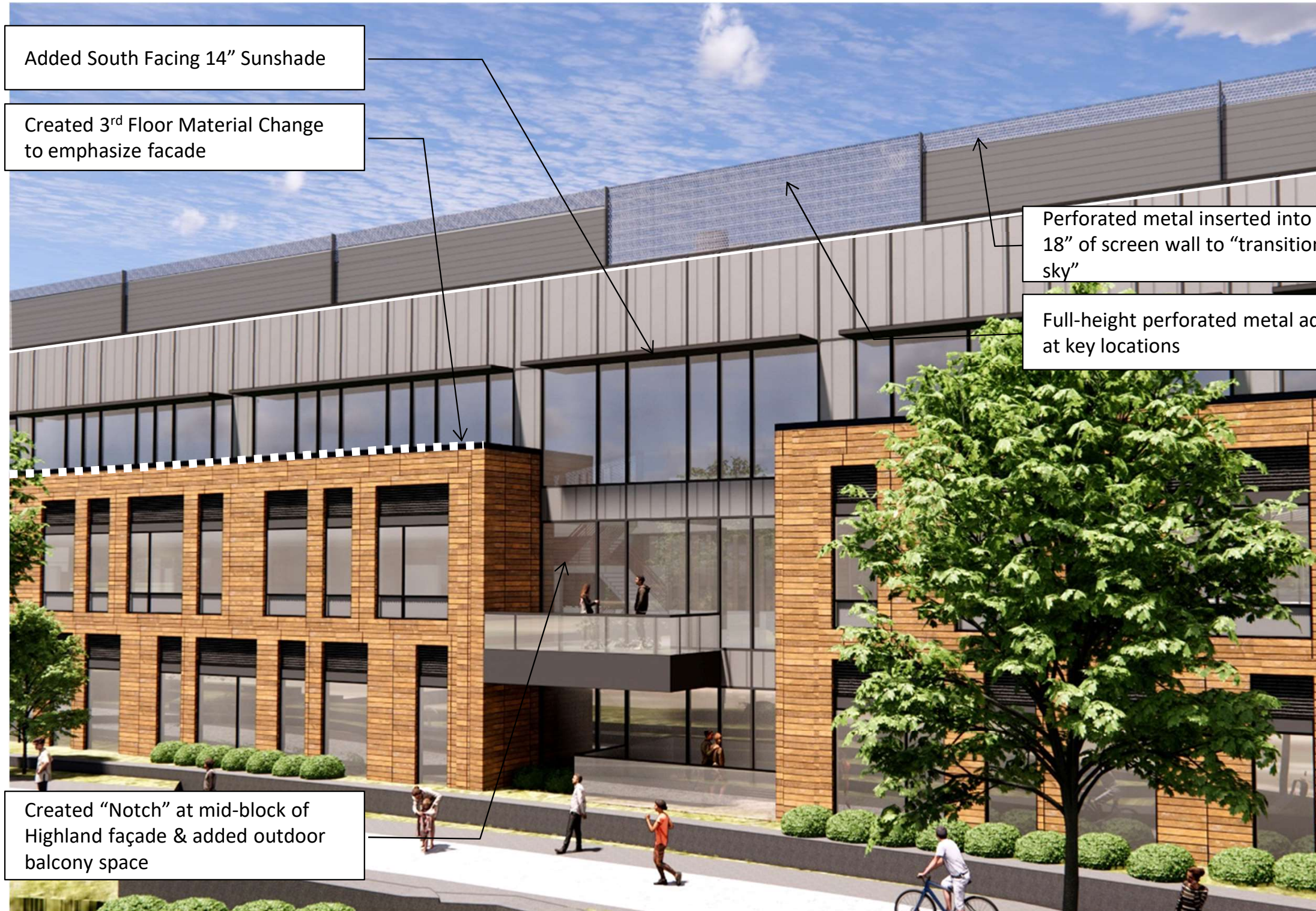
2. Created 3<sup>rd</sup> floor setback



3. Updated Massing Presented 10/3



# Highland Ave Facade Detail





# Pedestrian View at North Building from Gould St



Adjusted curtain wall glazing  
with Bump-Out on Gould Elevation

Previous extent of curtain wall glazing



# View From Utica Rd & Highland Ave Intersection





# View From Hunting Rd & Highland Ave Intersection





# View From Sachem Rd & David Rd Intersection





# View From David Rd





# View From Highland Ave & 128 On Ramp



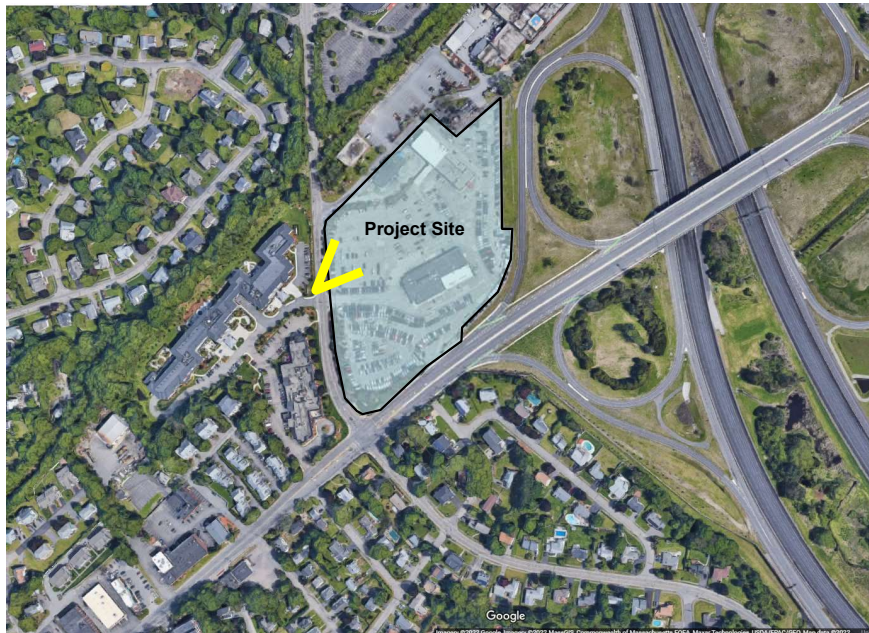


# View From Wingate Entry Drive & Gould St (East)





# View From Wingate Entry Drive & Gould St (North)





# View From Place & Gould St Intersection





# View From TV Place & Gould St Intersection





# View From Noanett Rd & Gould St Intersection





# View From Exit Ramp 35C





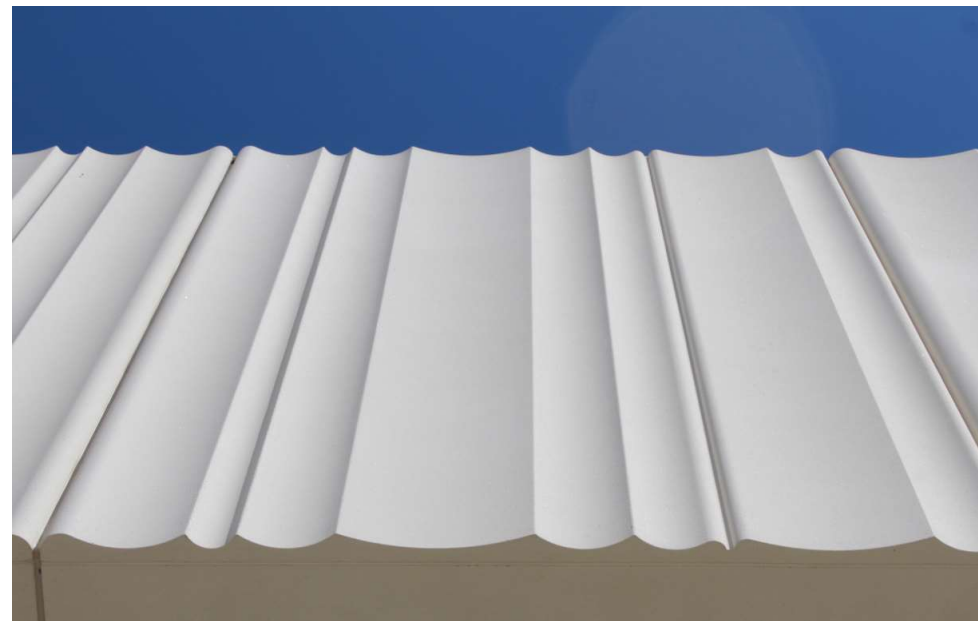
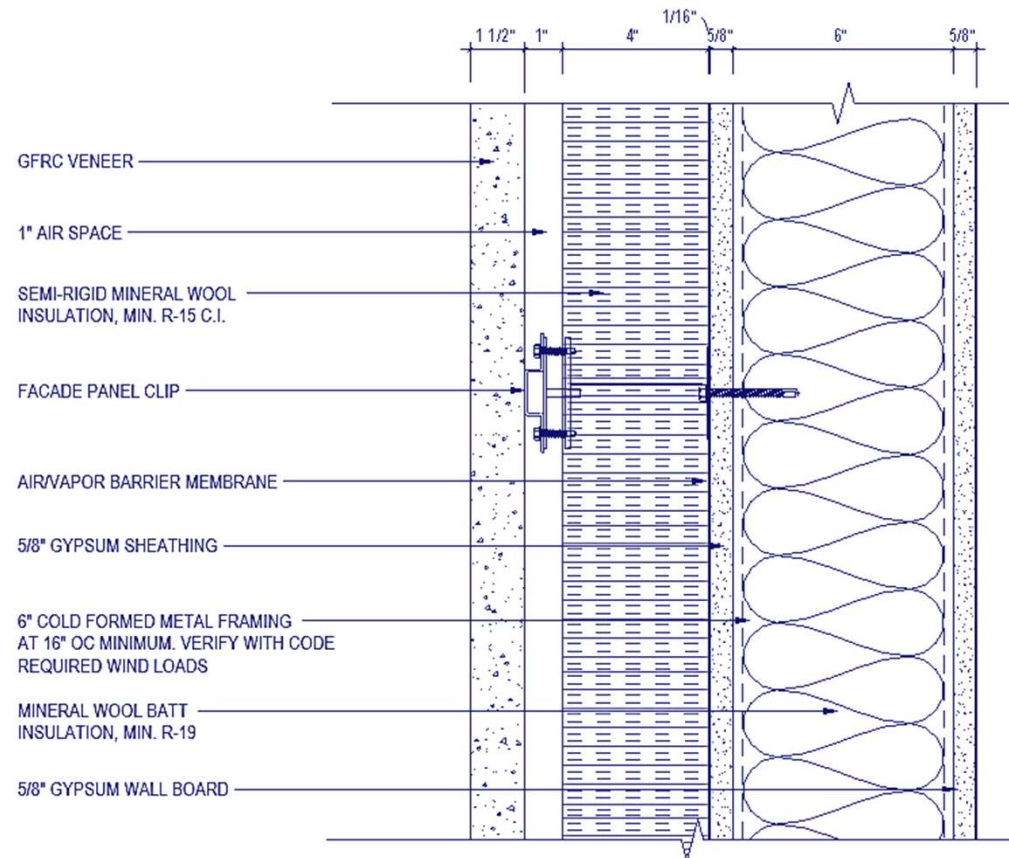
# Aerial Looking S-W



Enhanced massing of atrium between North & South Building

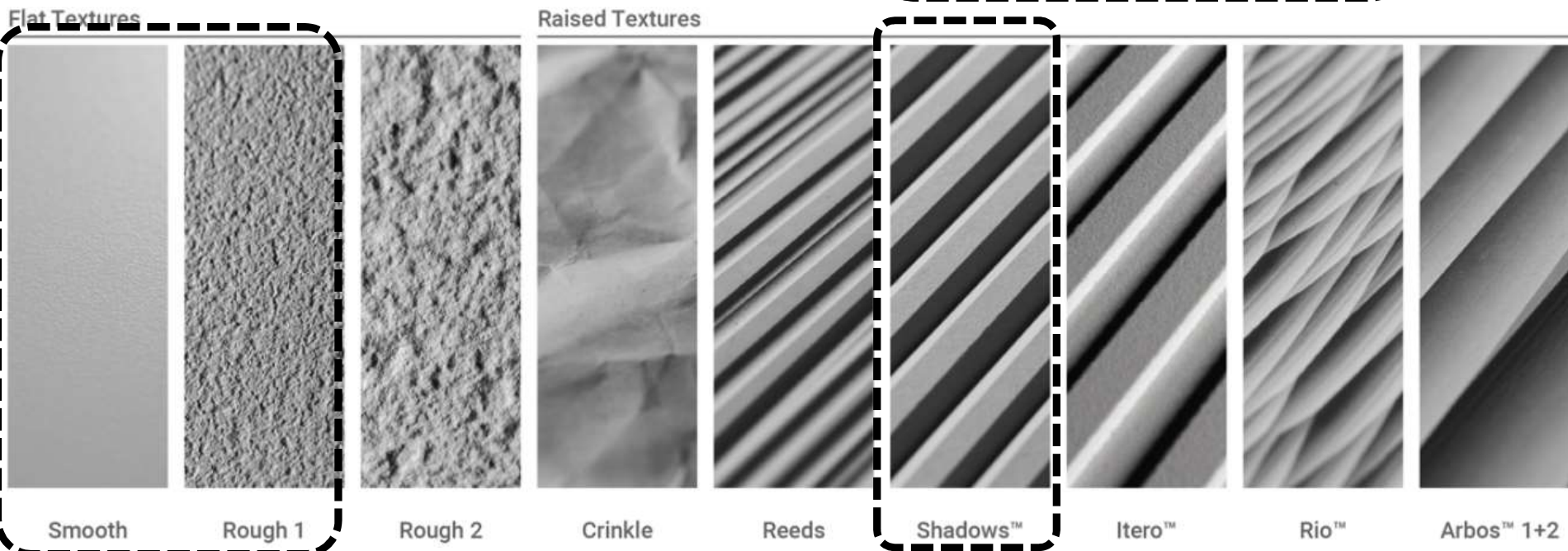
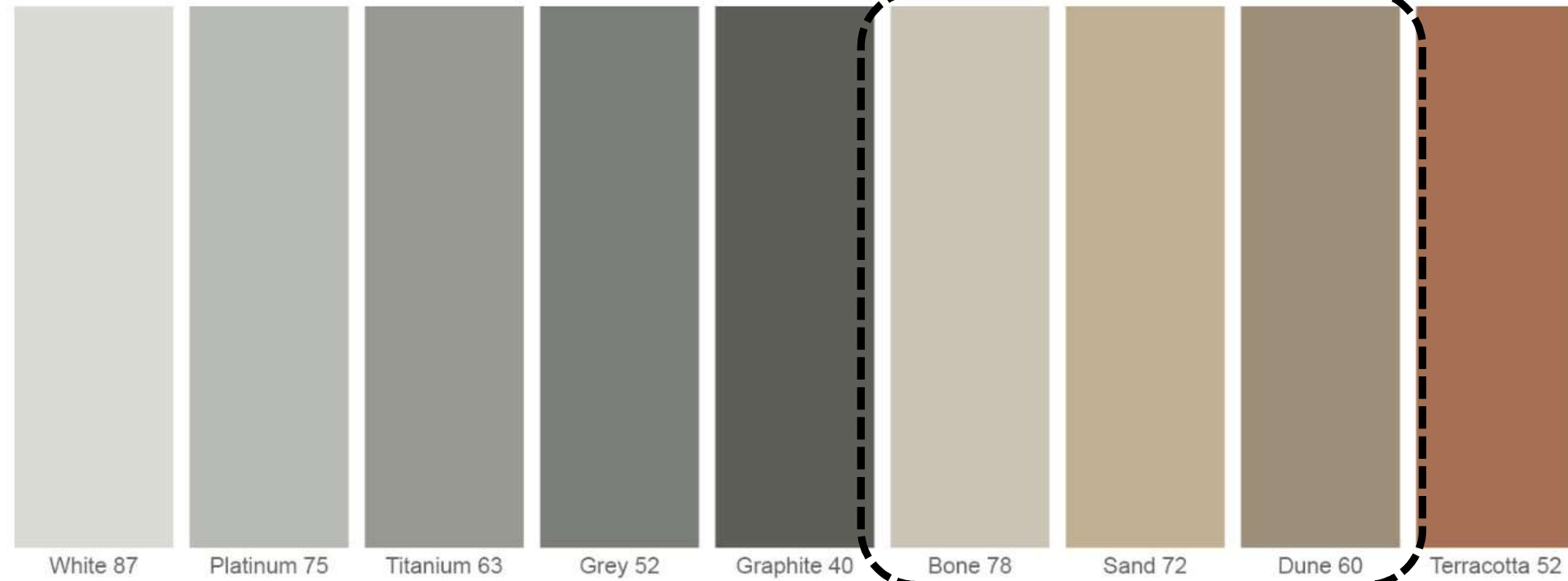


# Precedent: Panelized GFRC (Glass Fiber Reinforced Concrete)





# Precedent: TAKTL

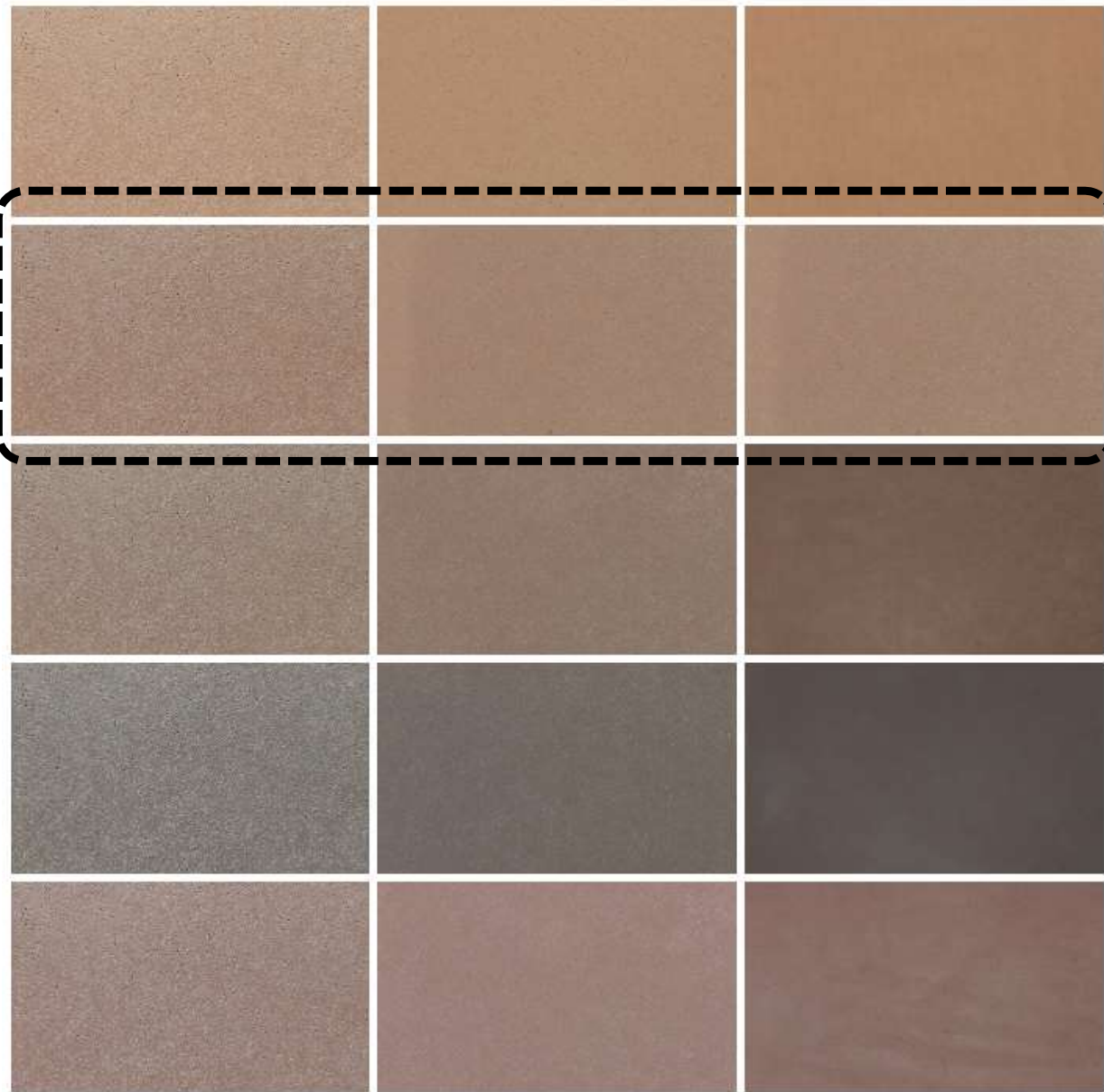


TAKTL is non-combustible and a Class A material  
 TAKTL panels are designed to comply with a range of facade assemblies for all building construction types (Type I – V)



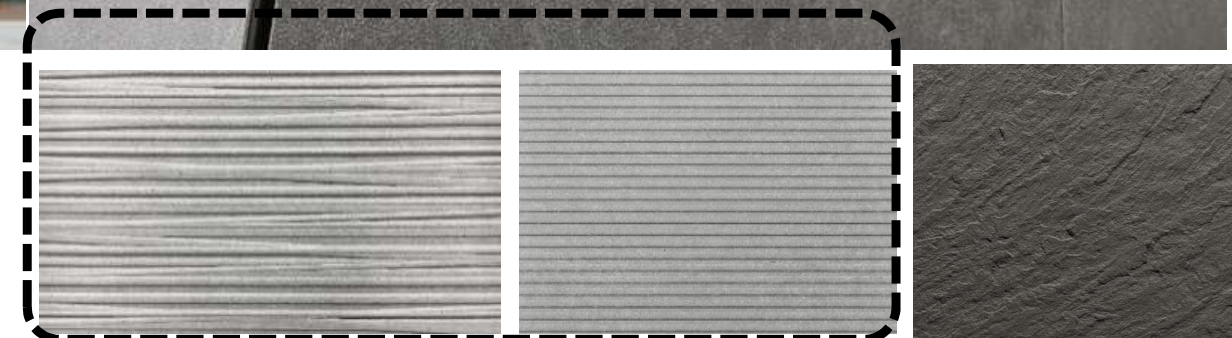
# Precedent: RIEDER

< BACK | Color collection timber



## Non-flammable

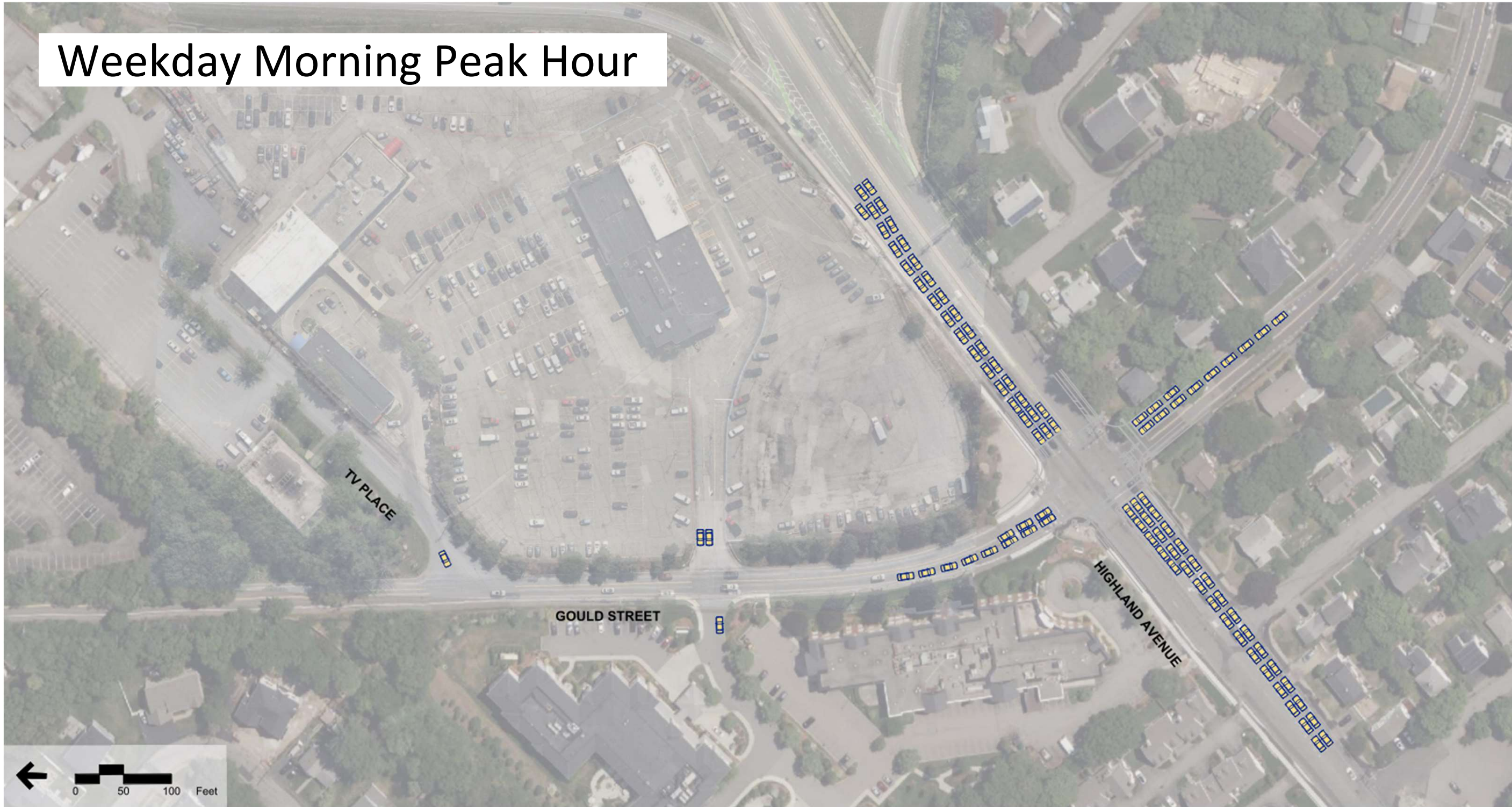
For the product, Rieder uses raw materials that originate from nature. Glassfibre reinforced concrete ensures absolute fire resistance due to its excellent thermal properties (fire protection class A1 "non-flammable" according to DIN 4102).





# Average Vehicle Queues | Future Conditions without Project-1

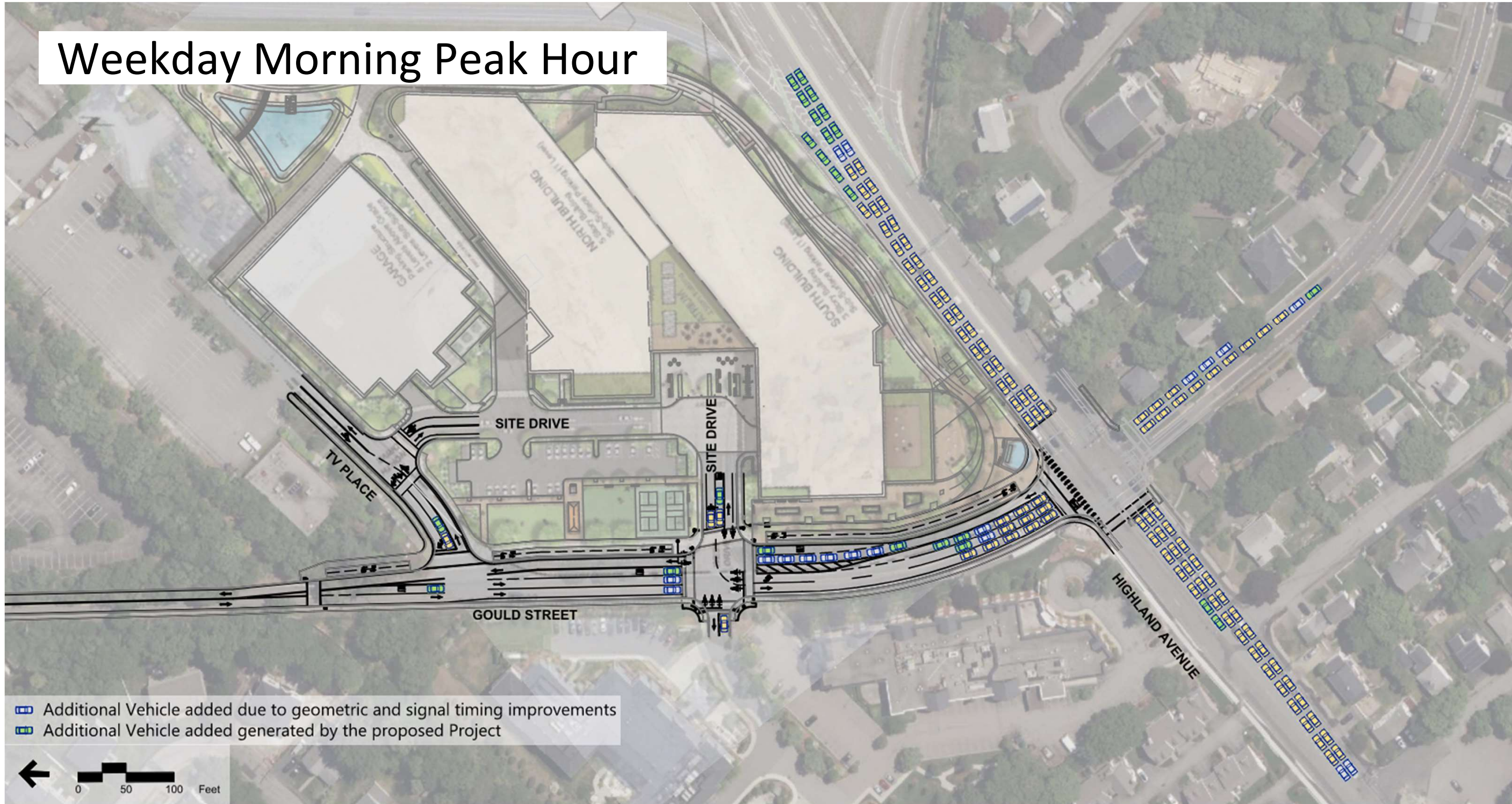
Weekday Morning Peak Hour





# Average Vehicle Queues | Future Conditions with Project and Mitigation-2

Weekday Morning Peak Hour





# Average Vehicle Queues | Future Conditions without Project-3

Weekday Evening Peak Hour





# Average Vehicle Queues | Future Conditions with Project and Mitigation-4

Weekday Evening Peak Hour

