

Planning Board Meeting #3, September 7, 2022

Meeting #1 June 7, 2022

Meeting #2 July 7, 2022

Meeting #3 Sept 7, 2022



557

557highland.com

557 Highland Ave, Needham MA

Submitted: August 15, 2022

Bulfinch

 **HIGHLAND
INNOVATION CENTER**

 **Stantec**

PROJECT TEAM

Bulfinch

 **Stantec**

 **vhb**

MORIARTY

 **PAUL FINGER ASSOCIATES**
Landscape Architects - Planners
Civil Engineers - Wetland Scientists

AHA
CONSULTING
ENGINEERS

SGH

 **McPHAIL**


ACENTECH

*goulston&storr*s

Frieze Cramer Rosen & Huber LLP

ATTORNEY AT LAW
ROBERT T. SMART, JR.

 **DAIN | TORPY**

 **DLA PIPER**

George Giunta Jr.

SAFETY PARTNERS
Hands-on Workplace Safety

 **ENVIRONMENTAL HEALTH
& ENGINEERING, INC.**

Margaret Murphy
Community Resources Group

SLS
DELIVERING CREATIVE LIFE SAFETY SOLUTIONS

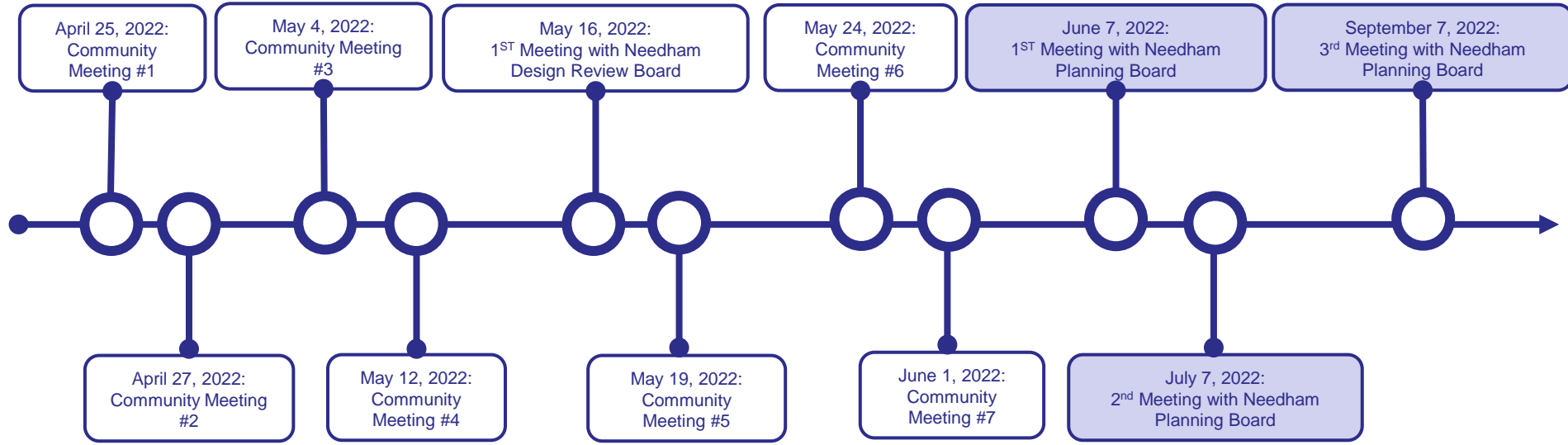
 **HIGHLAND
INNOVATION CENTER**
www.557highland.com



 **fitwel**



PROJECT OUTREACH



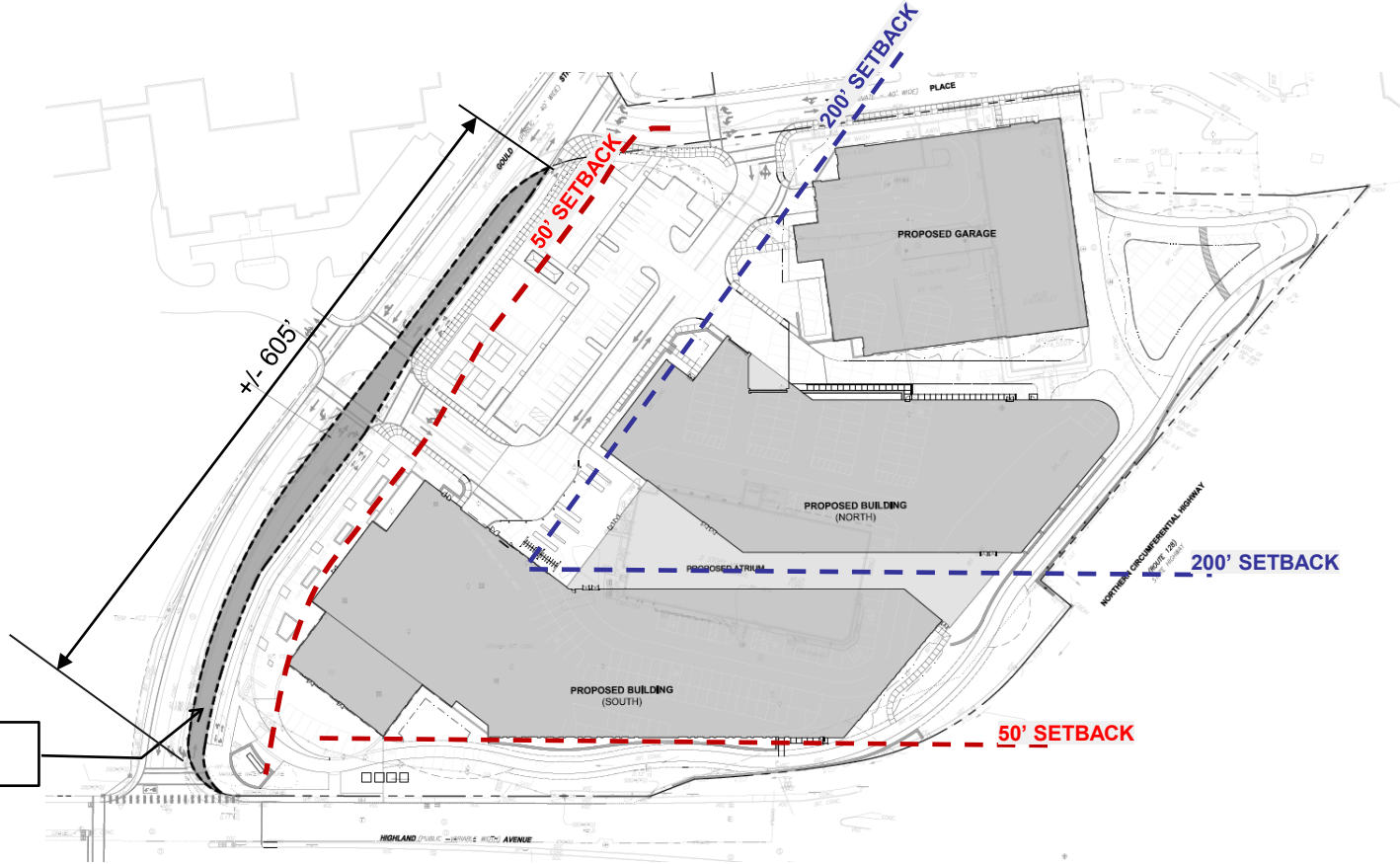
ADDITIONAL PROJECT MEETINGS:

- TOWN PLANNING
- TOWN ENGINEERING
- FIRE DEPARTMENT
- TOWN ARBORIST
- TRAFFIC
- POLICE DEPARTMENT
- PUBLIC WORKS DEPARTMENT

Agenda

1. Site Boundary Updates – New Setback
2. Architectural Plan Updates
3. Transportation Updates
4. Discussion

SITE BOUNDARY ADJUSTMENT – ROAD WIDENING

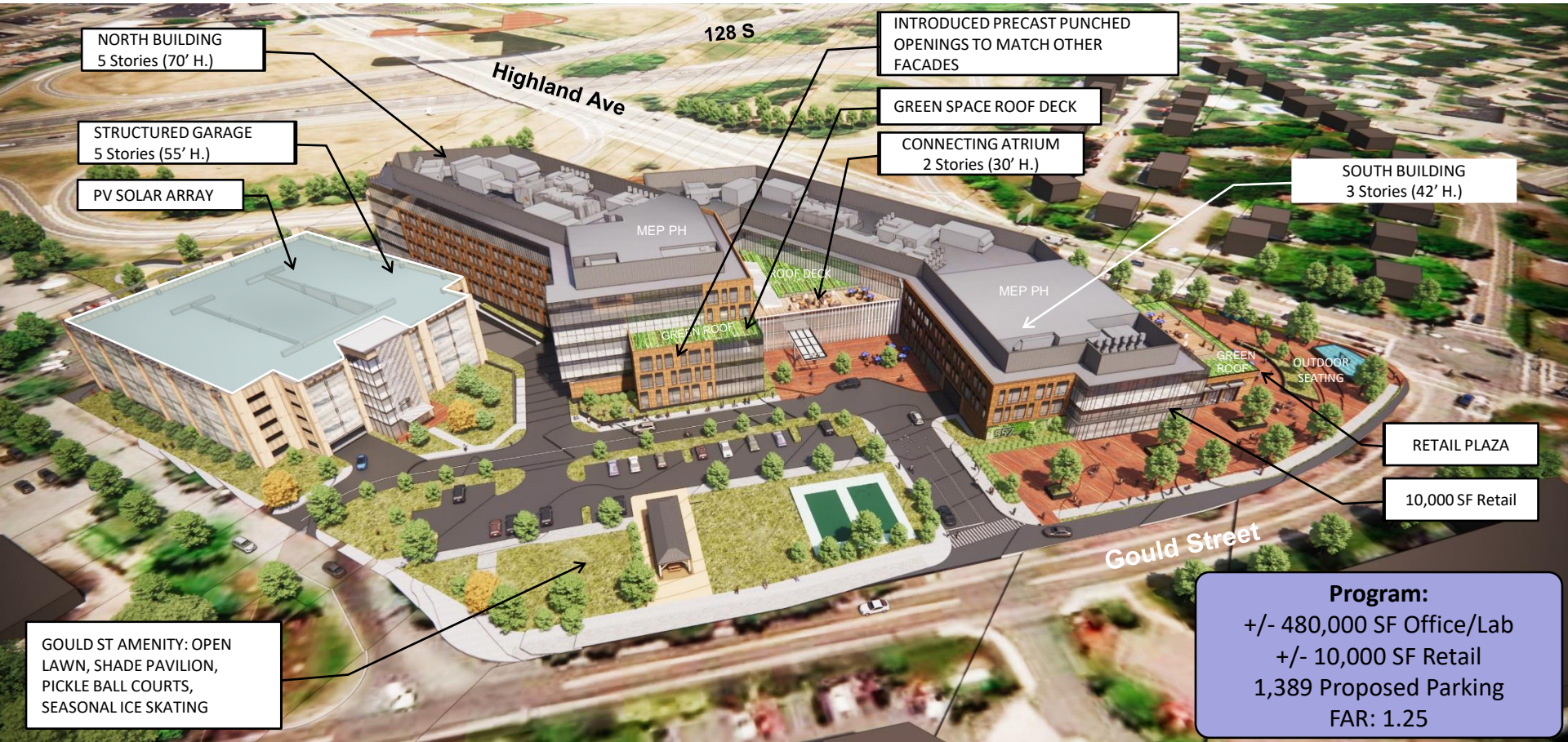


12,087 SF TO BE CONVEYED FOR ROAD WIDENING

SITE BOUNDARY UPDATES – HC ZONING

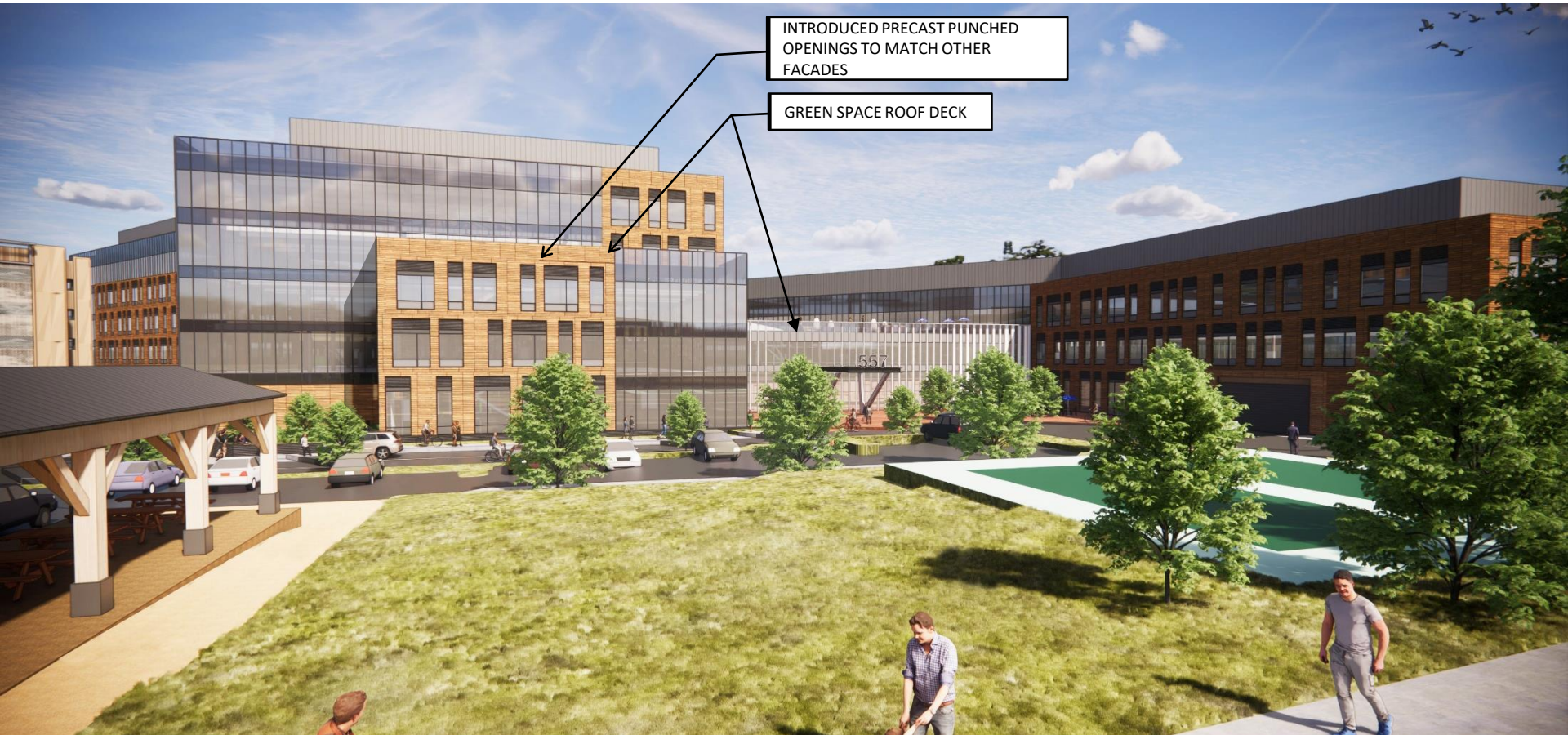


PROPOSED DESIGN REV #1: AERIAL LOOKING NORTH

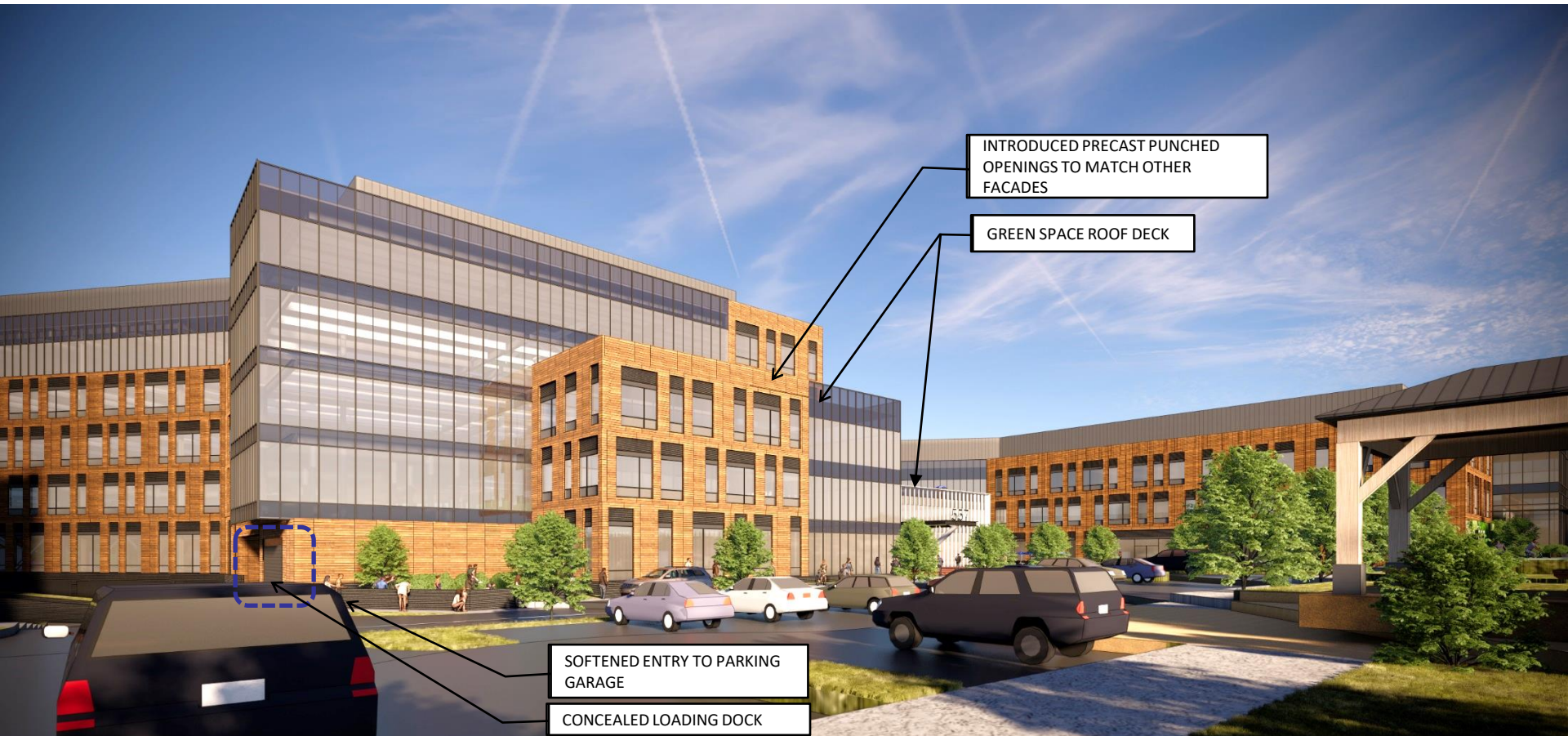


Program:
 +/- 480,000 SF Office/Lab
 +/- 10,000 SF Retail
 1,389 Proposed Parking
 FAR: 1.25

PROPOSED DESIGN REV #1: AERIAL LOOKING NORTH



PROPOSED DESIGN REV. #1: PEDESTRIAN VIEW AT NORTH BUILDING



INTRODUCED PRECAST PUNCHED OPENINGS TO MATCH OTHER FACADES

GREEN SPACE ROOF DECK

SOFTENED ENTRY TO PARKING GARAGE

CONCEALED LOADING DOCK

PROPOSED DESIGN REV. #1: PEDESTRIAN VIEW GOULD / WINGATE DRIVEWAY



FOREGROUND OF
PARKING GARAGE

PROPOSED DESIGN REV. #1: AERIAL LOOKING N-W



GARAGE - WEST FAÇADE -
SHIFTED EAST +/- 10'

NORTH BUILDING - WEST
FAÇADE - SHIFTED EAST +/- 29'

SOUTH BUILDING - WEST
FAÇADE - SHIFTED EAST +/- 22'

Gould Street

ROOF TERRACE
GREEN ROOF

Highland Ave

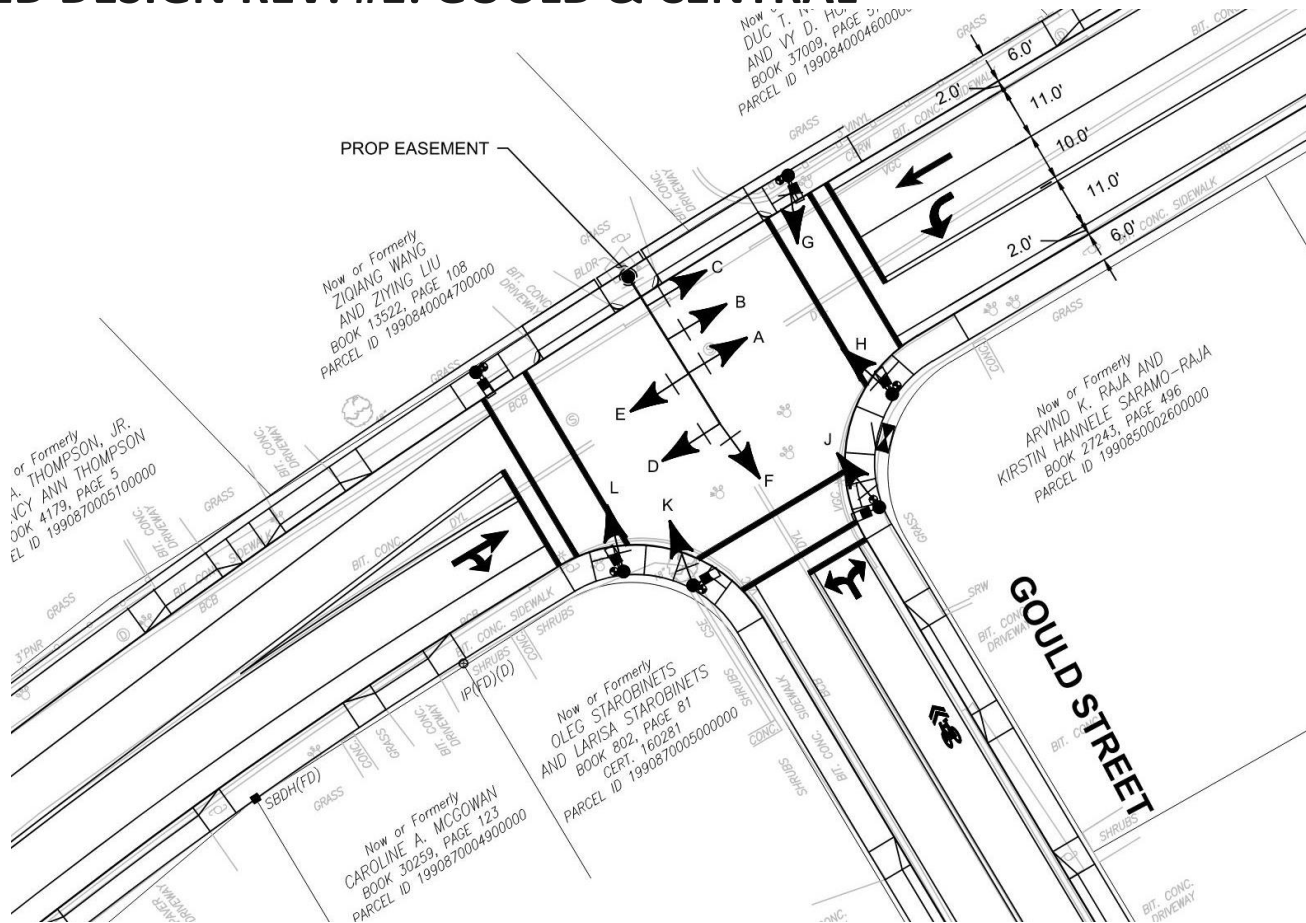
PROPOSED DESIGN REV. #1 AERIAL VIEWING SOUTH – NO CHANGES



PROPOSED DESIGN REV. #1: PEDESTRIAN VIEW LOOKING SOUTH – NO CHANGES



PROPOSED DESIGN REV. #1: GOULD & CENTRAL



Q+A

INTRODUCED PRECAST PUNCHED OPENINGS TO MATCH OTHER FACADES

GREEN SPACE ROOF DECK

