

To: Planning & Development Board - Project Review Committee  
From: Lawrence Fabbroni

August 14, 2013

**Re: 612 Seneca – Resolution of outstanding site issues**

In follow up to the Field Inspection performed by Lisa Nicholas on August 1, 2013, explanations for alterations to the approved plan, and proposed revisions for certain outstanding items are outlined below:

**Installed items that are out of compliance:**

**1. Architecture and site treatment at corner of Seneca and Meadow**

The owner would like to propose the following changes to the corner treatment of the property (as shown in accompanying plan and elevation)

- a. A 30” planter, with bench seating along Meadow Street will be constructed at a height of 18”. The planter will be
- b. The area between the sidewalk and the planter will be filled with brick pavers to remain consistent with the existing treatment along Meadow Street between the sidewalk and the street.

**2. Landscaping**

Photos of the site landscaping are attached. We are aware that the plantings are inconsistent with what was submitted as part of approvals, and will expect commentary from Board members in reviewing what has been planted on site.

**3. Exposed foundation and treatment thereof**

During construction document development the design of the foundation had to be modified in order to accommodate for extremely poor soil conditions. This resulted in a “floating slab” which extends 2-feet beyond the edges of the building. In order to protect the foundation and properly drain the edges of the building it is impossible to plant this edge as approved, and this area must be covered in gravel that allows water to flow through easily. The owner has installed a weather resistant lumber edge on this to prevent the gravel from spreading through the landscaped areas, and proposed to paint that edge to match the adjacent mulching.

**4. Outdoor Lighting**

Images of outdoor lighting as installed are attached.

**5. Construction of wall at north edge of property**

During construction a 2’ concrete wall was constructed at the north edge of the property, replacing smaller concrete wall that remained from a previous structure, and creating a safer transition to the adjacent property, where the elevation of the driveway differs from that of the project’s back yard.

## Uninstalled Items

### **6. Play area and fencing**

Under construction.

### **7. Curbing**

Will be completed at same time as changes to Seneca/Meadow corner in compliance with Site Plan approval.

### **8. Entry gate and wall on Meadow St**

Under construction

### **9. Treatment of West Edge of Site**

Because of the ongoing construction for the new Planned Parenthood facility on the property directly adjacent to the west, and the future need to replace the fence between the two properties, any landscaping on the West Edge of the site would be subject to near-term erosion and disturbance.

### **10. Signage**

A sign was erected on the corner of the building; a photo is attached.

As part of the proposed alternative to the green screen along Meadow Street, the owner proposed to install a smaller sign reading "Seneca Apartments" alongside the entry gate on Meadow Street, rather than the originally proposed sign, which would be obscured by the new proposal. This is shown on the attached drawings.

### **11. Green Screens**

The owner would like to propose revisions to the approval as shown in the attached drawings.

#### ***Meadow Street***

As an alternative to the green-screen on the Meadow Street façade, two trees would be planted in locations shown on the accompanying plan and elevation. Accompanying photos show that there is future potential to line the entire West side of Meadow Street with trees on adjacent properties, and continue a line of existing trees that exist on the West side of Meadow just south of Seneca Street.

#### ***Seneca Street***

30" square planters would be constructed and planted, to frame entry ways and match the planters constructed at the corner of Meadow and Seneca. These planters would not include bench seating.

**1. Architecture and site treatment at corner of Seneca and Meadow**



**Proposed brick pavers to extend sidewalk at Meadow St & Seneca Street Corner**

## 2. Existing Landscaping



A Landscaping strip was planted outside of the foundation extension, and a new street tree was planted along Seneca Street.



The Meadow Street frontage has been planted with a mix of plantings.





The back yard has been planted with 3 new trees, and a mix of plantings.

### 3. Exposed foundation and treatment thereof



Because of poor soil conditions the foundation was re-designed during the construction document phase, and a “floating slab” foundation was incorporated. This led to a foundation that extends 2-feet beyond the exterior walls of the building and requires a gravel covering to allow for adequate drainage. A lumber edge was installed to keep the gravel from spreading into the landscaped areas. The owner proposes to paint this to match the adjacent mulch (reducing the contrast and unfinished appearance).

4. **Outdoor Lighting**

Three types of lights have been installed on the exterior of the building:



Old fashioned “lamp” style fixtures at the building entrances.



Directional lighting to provide illumination for the exterior parking area at night.





Cylinder lights on the West end of the building and next to the office entrance on Seneca & Meadow Streets.



5. **Construction of wall at north edge of property**



1' – 8" concrete wall that was constructed at property boundary to replace remnants of previous building foundation and provide a transition between 612 Seneca back yard and adjacent driveway.

## 9. Treatment of West Edge of Site



Existing west edge of site with fence to be rebuilt by Planned Parenthood.



Planned Parenthood construction pit, which runs to property boundary.

## 10. Signage



Existing sign at corner of Seneca and Meadow Streets.