

## **Architectural Narrative**

**9/6/2023**

**Prepared by Embarc Design**

The massing and exterior design of the building has been revised and enhanced as a result of feedback received during the public hearing process from both the ZBA and various municipal departments.

Earlier concept plans shared with the Town had sited the building more prominently along East Street. However, the Town voiced concerns about creating a canyon-like setting with building massing more significantly placed directly on the street. As such, the current plan features greater front setbacks than what is required under current zoning, in addition to staggered front facades which breaks up the building massing and provides more visual interest. The building now intersects East Street at non-rectilinear angles and creates opportunities for public engagement, resulting in volumes that break up the massing to a more residential scale. In addition, the ground floor of the building was designed in a way to respond to municipal requests to more effectively orient all active building spaces along the various pockets now created on East Street.

The latest version of the architectural plans features some additional enhancements to the front façades of the building. A combination of exterior façade material changes and location ~~also~~ serves to break up the massing of the building. Larger portions of the front building facades are broken up both vertically and horizontally by fiber cement of varying sizes, colors, and textures. The use of a more traditional building storefront as well as built-up cornices at the street level, serves to engage pedestrians while upper floor setbacks create new outdoor living space and more visual interest to the front facades. Some other architectural enhancements include changes to siding and trim colors, the articulation of the top floor and the reduction of cornice projections; changes which have all been effectuated to further diminish the perceived height of the building, while also resulting in a more visually interesting building.

It is important to recognize that the underlying zoning would allow for a commercial/industrial/warehouse building to be located on the front property line. While that theoretical building might be smaller in actual height than the proposed 40B building, in perceived height and visual impact, it in fact would be much more impactful. The updated Development Program Package dated 9/6/2023 contains renderings which show what an as-of-right building might look like and compares those images to the proposed building.