



July 19, 2012

Bill Clark
Milton Town Planner
Milton Town Hall
Milton, MA

Re: Hendries Building
131 Eliot St.
Milton, MA

Summary of Design Revisions

The design has evolved in response to concerns expressed by the Milton Planning Board. These comments incorporate all the previous design changes to the original submission in addition to the most recent changes. We anticipate producing a complete set of revised plans, elevations and site plan upon general approval by the Planning Board of the current design.

1. The fourth story along Central Avenue has been stepped back from the main façade by 16 ft. and matches the height and design of the three story wing to the south.
2. The one story extension to the three story wing along Central Avenue has been eliminated producing a setback of 16 ft from the remainder of the Central Ave. façade. The leading edge of the Central Ave. façade is set back from the property line by 14 ft. and the sidewalk width is approximately 8 ft. wide.
3. The setback at the three story wing is 30 ft. from the property line for a length of approximately 50 ft. to the corner tower. This area will be extensively landscaped per the design of William Fleming Associates, Landscape Architect.
4. This landscaped area will provide a significant public amenity to the neighborhood and will include seating, planting, a large shade tree and site lighting.
5. Other public amenities will be the brick courtyard which runs along Eliot St and will have seating and gathering space and the lawn area along Eliot St which will feature benches and a pergola structure at the building entrance on the first floor.
6. The fourth story has been reduced by one unit and the first story has been increased by one unit leaving the unit count unchanged at 35. The setback on the fourth floor provides space for a large roof deck and a large 2 bedroom unit with views to the north and east along the Neponset River.



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7. The business use area provided totals 8,100 sf on the ground and first floors as compared to the 8,086 sf required (50% of the primary floor area of 16,172 sf).
8. The new FAR (Floor Area Ratio) is 1.646 (58,461 sf gross floor area divided by 35,524 sf commercial lot area. We would ask for an FAR of 1.65- a 10% bonus over the base 1.5 FAR. The maximum allowable bonus by zoning is 15%.
9. There are two proposed cornices along Central Ave.- one at the top of the Ground Floor and the commercial sign panel and the other at the base of the third floor which forms the base of the mansard roof. These cornices break up the building massing to a base, a middle and a top. Which are defined by their materials- brick, clapboard, and roof shingles.
10. There are 57 indoor parking spaces on two levels and 31 outdoor spaces on the western end of the site. The total of 88 spaces provided compares to 97 spaces required (65 residential and 32 business). This deficit may be handled by the use of zipcar rental cars at the discretion of the Planning Board.

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