

Lakeville Hospital Redevelopment

Public Hearing #5
February 4, 2021



GREGORY LOMBARDI DESIGN
2235 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02140



Public Hearing #5

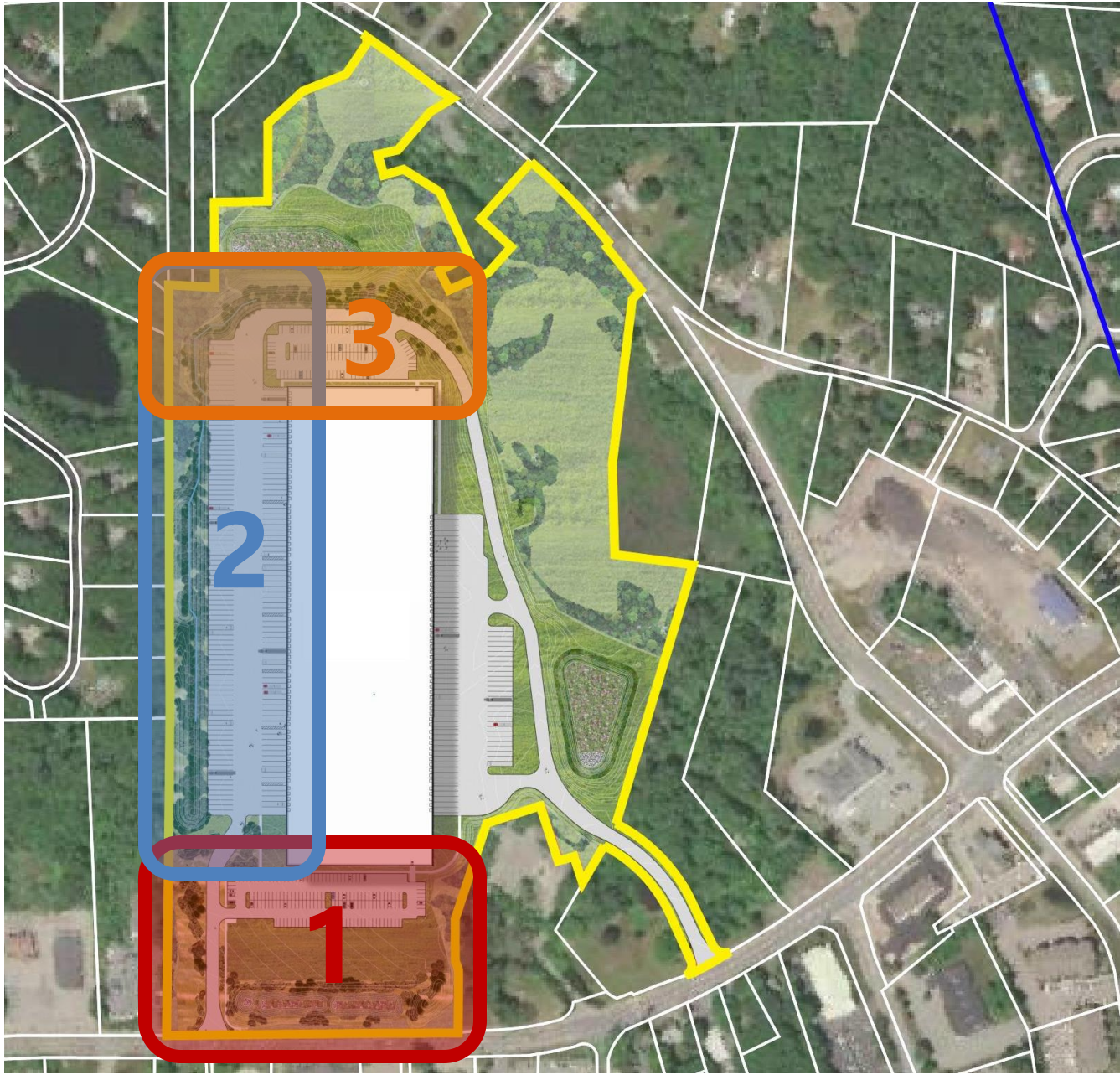
Date	Activity
Thurs, Dec 3, 2020	Public Hearing #1: Introductory Hearing, Wetland Delineation, and Project Overview
Thurs, Dec 17, 2020	Public Hearing #2: Zoning, Use, Site Layout, Parking, Access & Circulation
Thurs, Jan 7, 2021	Public Hearing #3: Speculative Development, Approvals Process, Wetland Delineation (con't), Architectural, Landscape, Signage, Lighting, and Noise
Thurs, Jan 21, 2021	Public Hearing #4: Speculative Development and Traffic
Thurs, Feb 4, 2021	Public Hearing #5: Removal and Abatement Activities, Site Design Enhancements in Response to Peer Review/Abutter/Public Feedback
Thurs, Feb 18, 2021	Public Hearing #6: Wetlands & Buffer Zone Impact, Grading, Stormwater Management, Erosion Control, Septic and Utilities
Thurs, Mar 4, 2021	Public Hearing #7: Conclusionary Hearing- Summary of Public Review & Peer Review Process. Boards/Commissions to vote on Project

Removal and Abatement Activities

- Solid Waste Disposal Area
 - 1.12 Acres; 11,000 Cubic Yards
 - Unlined and uncapped landfill from 1950's – 1974
 - Incinerator ash, appliances, clothing/rags, construction and demolition debris, and other solid wastes
- Building Abatement
 - 407,653 Square Feet
 - Seven Existing Buildings All In Total Disrepair



Screening Enhancements



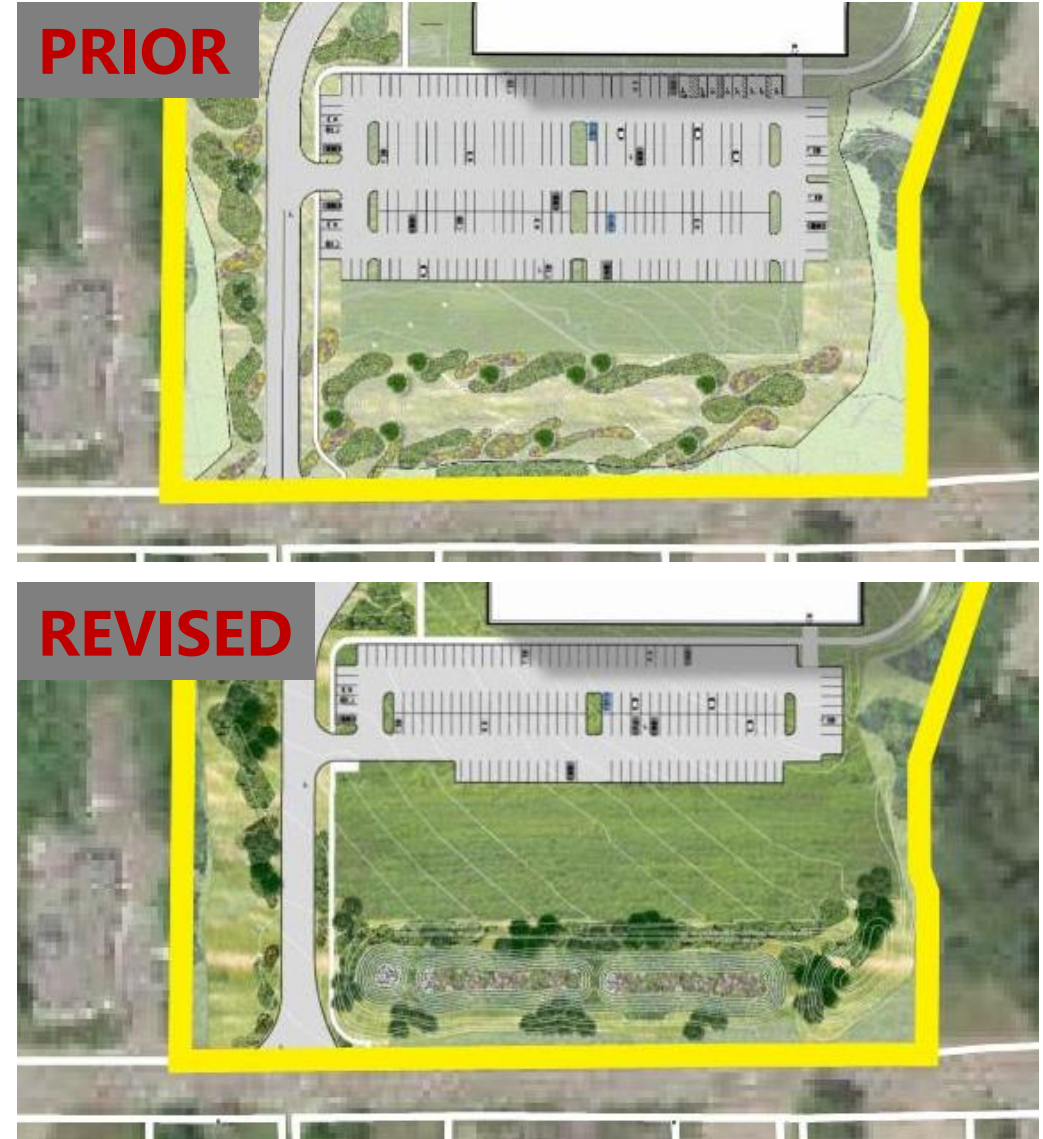
Landscape Collaboration Highlights

- Added and steepened berms around perimeter of site
- Increase diversity of species selection and integrate pollinator species.
- 'Baffle' or layer the evergreen trees with deciduous so visual screening is extended through the winter months.
- Increase the overall quantity of trees, with an emphasis on evergreens.
- Implement a now mow fescue mix for areas that are not meadow.
- Added a tree protection fencing for existing trees to remain.
- Specified a rain garden seed mix along the edges of the stormwater structures and a wetland plug mix for the base



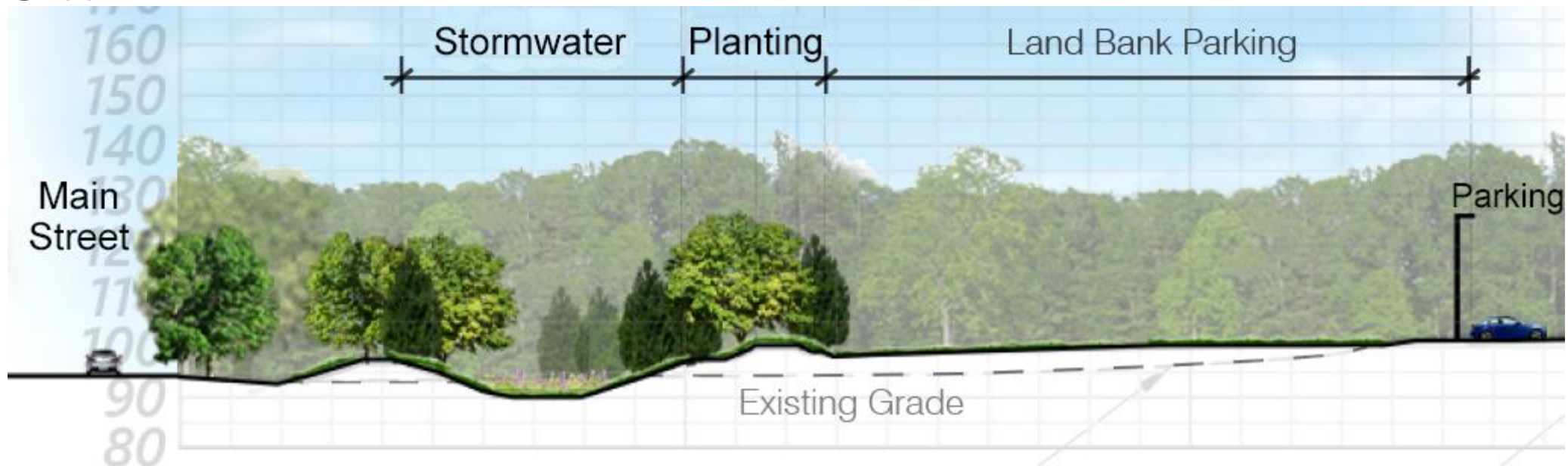
Main Street Screening

- Reduce Day-One Parking At Front of Site from 275 Spaces to 170 Spaces (-105 Spaces)
- New: 8' Tall Landscape Berm at Easterly Front Corner
- New: 2' Tall Landscape Berm along Limits of Front Parking Lot
- Additional Shrub Plantings Augmented with Canopy and Evergreen Trees

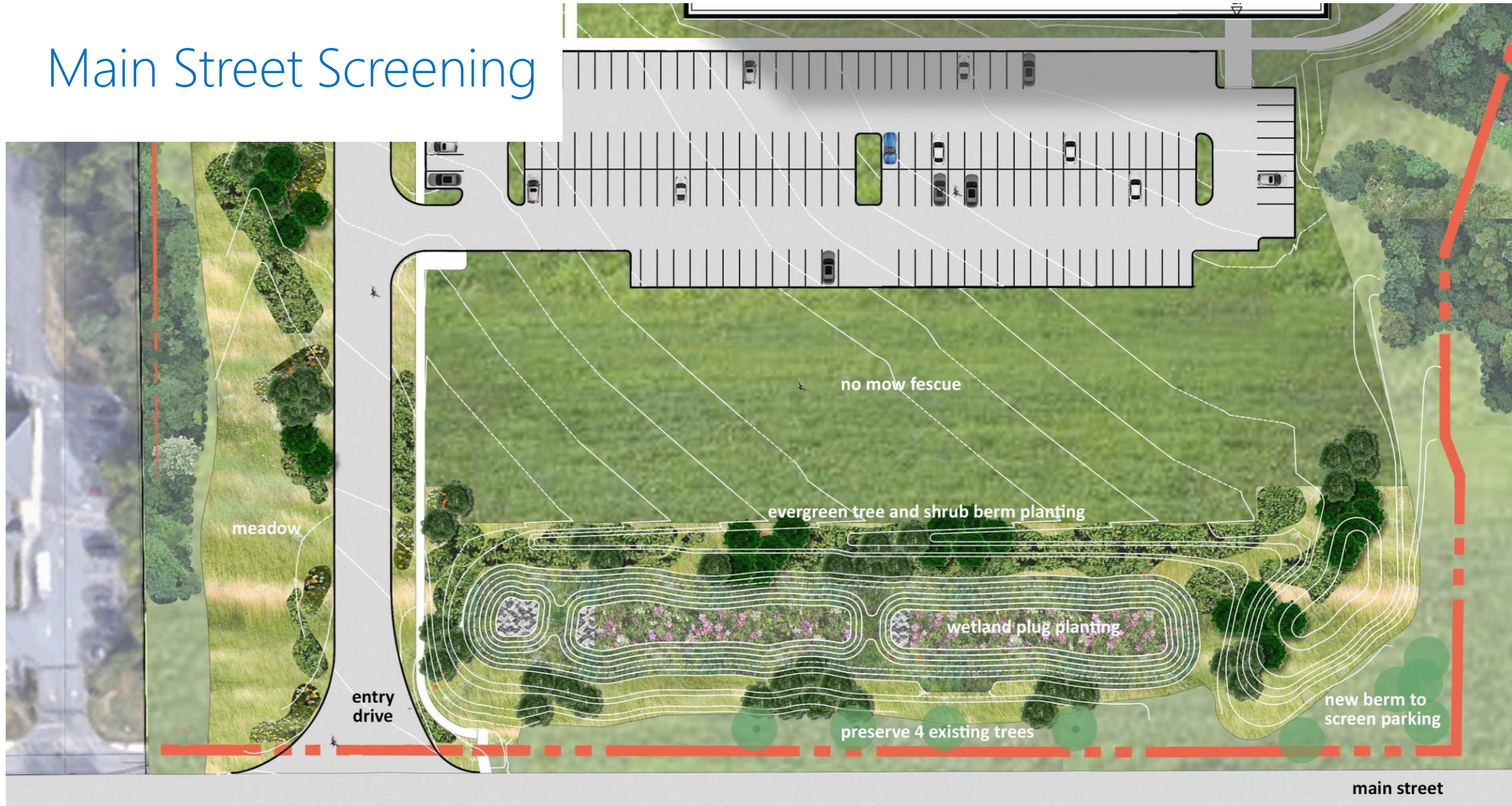


Main Street Screening

- The design intent is not to screen the building but to screen the vehicle from Main Street.
- A layered and multi-layered screening with shrubs and trees.
- A mix of deciduous and evergreen trees for year long appeal.

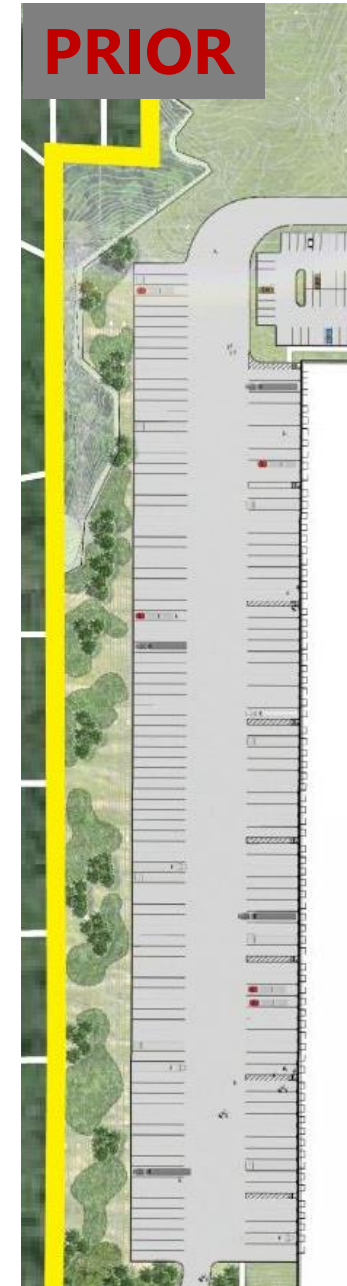


Main Street Screening



Westerly (Rush Pond Road) Screening

- Steepened Slopes of Westerly Berm from 3:1 to 2:1
- Increased Berm Height From 12'-17' to 14'-24'
- Added a swale on exterior side of westerly berm
- Increase Quantity of Canopy and Evergreen Trees
- Greater Diversity of Tree Species, including Lakeville Natives
- New: Added 1,000+ linear feet of 8' Tall Fence Equipped with AcoustiFence
 - Increases effective screening height to 22'-32'



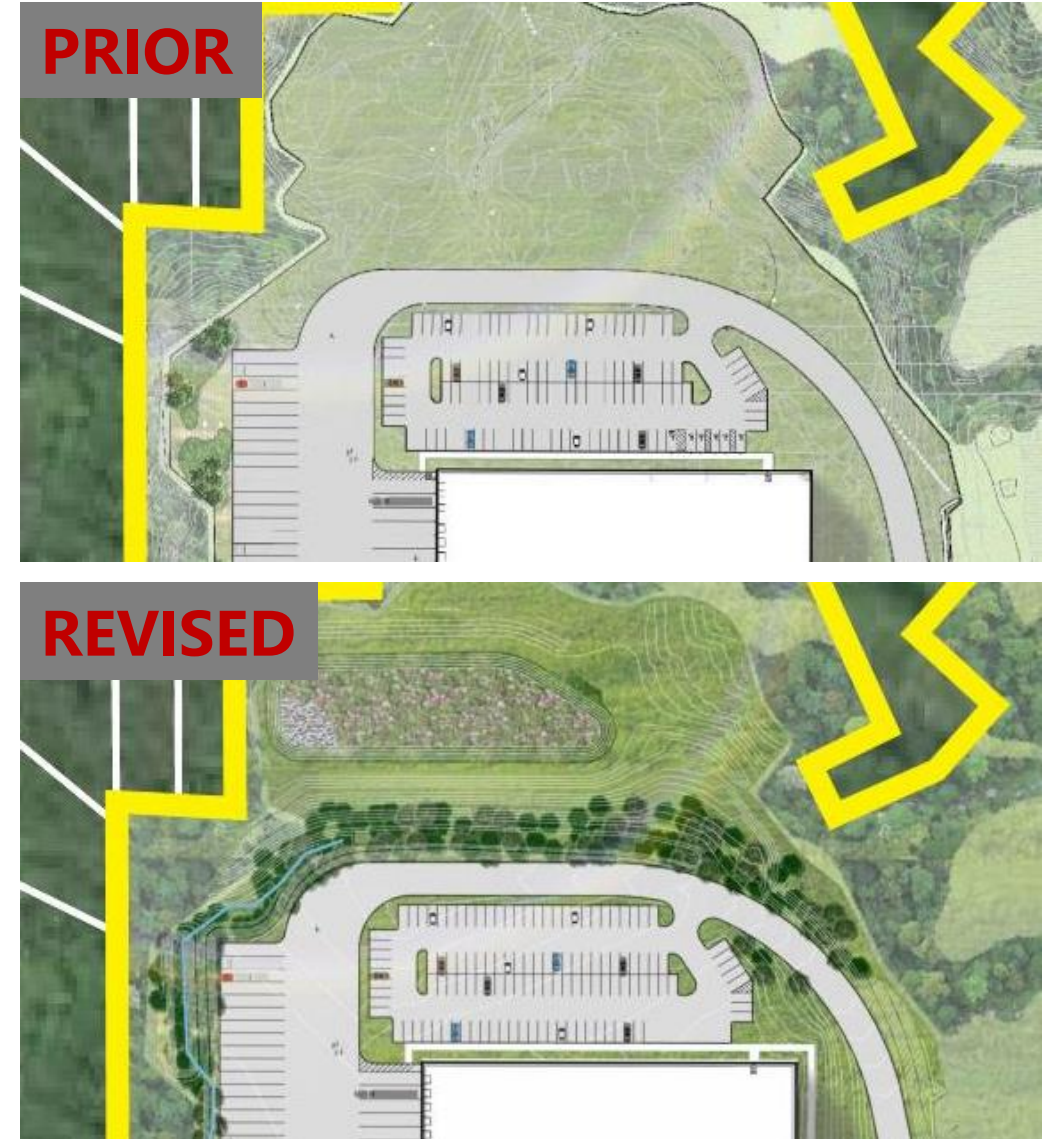
Westerly (Rush Pond Road) Screening

- An increase of tree species to extend the wooded context of the adjacent community.
- An increase of evergreen tree species to maximize year long visual screening.
- An overall greater diversity of tree species and size, including Lakeville natives, to create the feeling of a natural landscape.



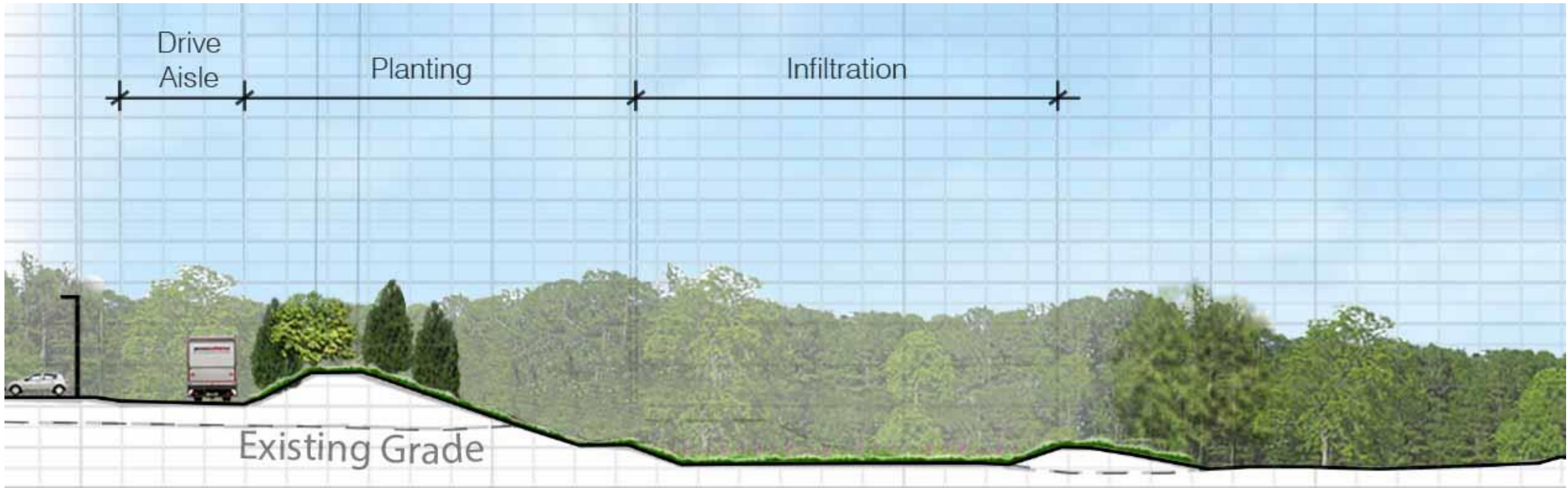
Rear Screening

- Remove 60 Land Banked Parking Spaces
- New: Add 6'-8' Tall Berm North of Ring Road
- Extend Naturalized Landscape Screening Around the Corner to Rear
- Rear Berm and AcoustiFence Turn Corner To Be Continuous with Westerly Berm/AcoustiFence

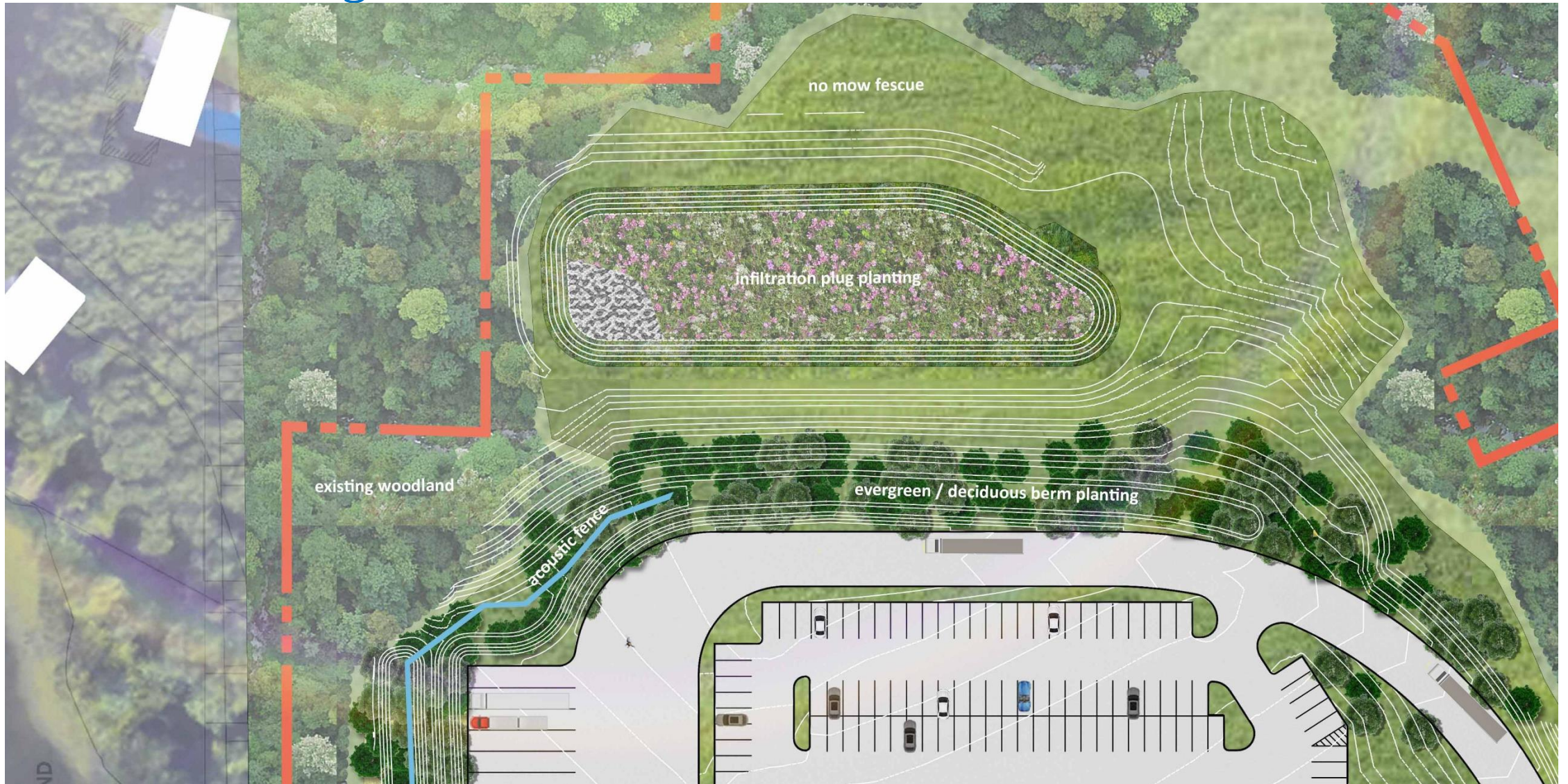


Rear Screening

- A planted and elevated edge to screen headlights and views from the adjacent community
- An extension of the naturalized species palette



Rear Screening



Parking

- Total Available Parking Not Always a 1:1 with Average Vehicle Trips for the Following Reasons:

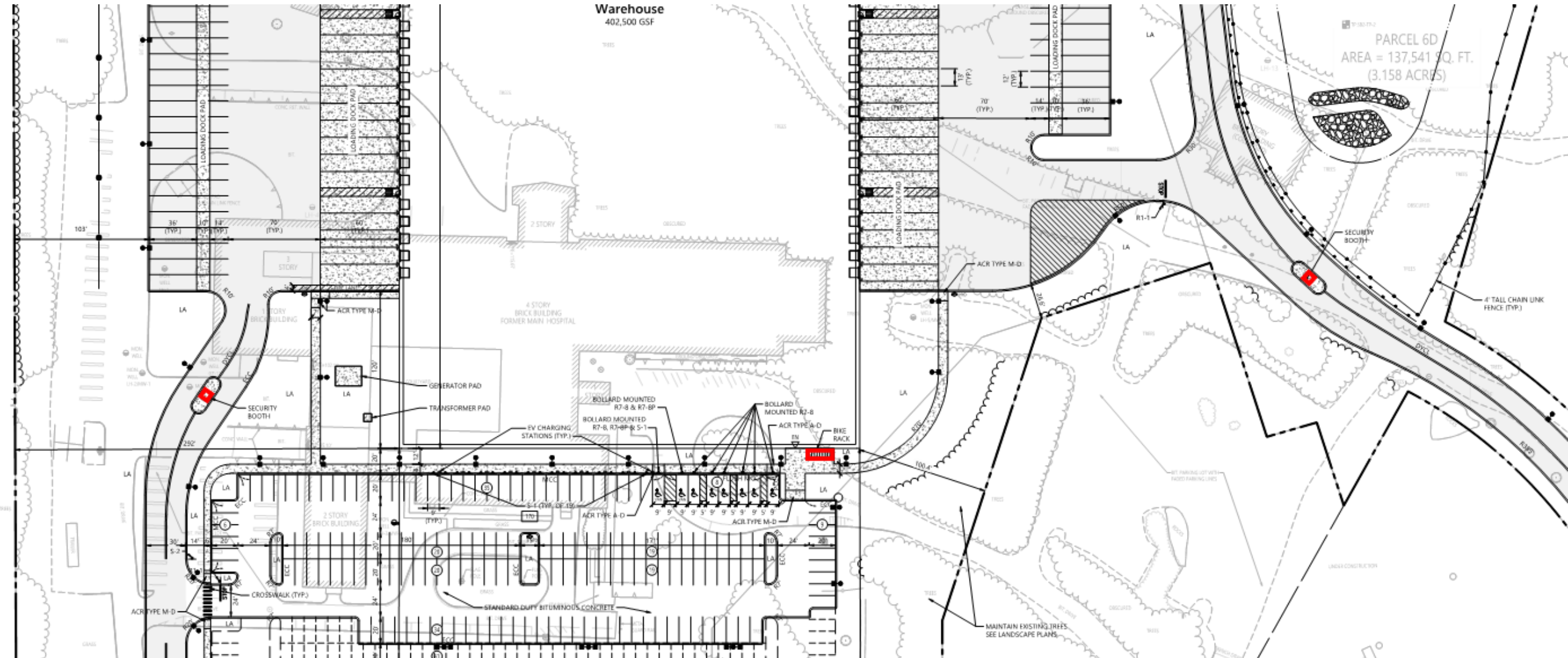
- Seasonal peaks
- Company branded vehicles
- On-Site Meetings and/or Trainings
- On-Site Snow Plow and/or Landscaping Vehicles
- Maintenance Vehicles
- Visitors

- Applicant is Proposing a Reduction in Day One Parking

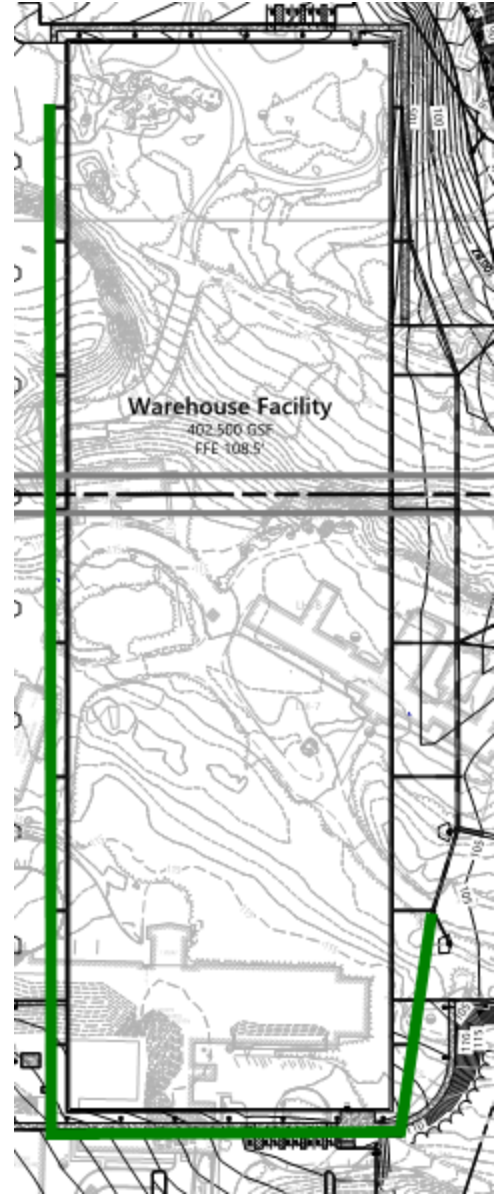
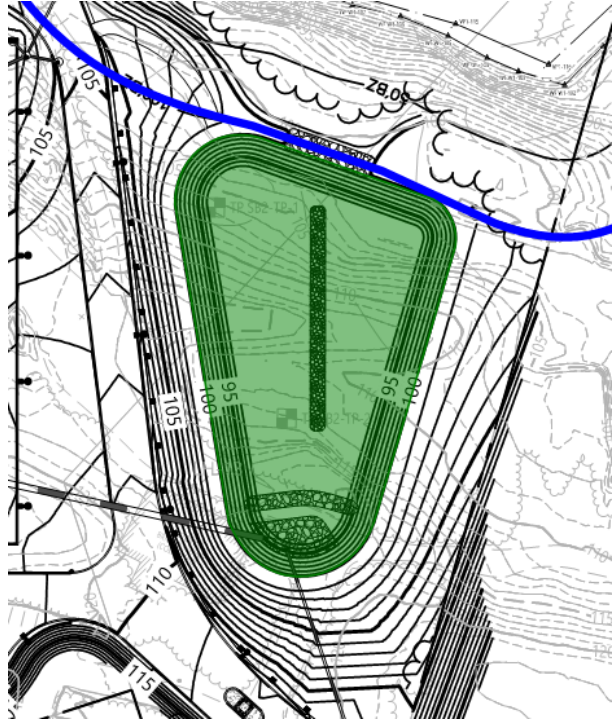
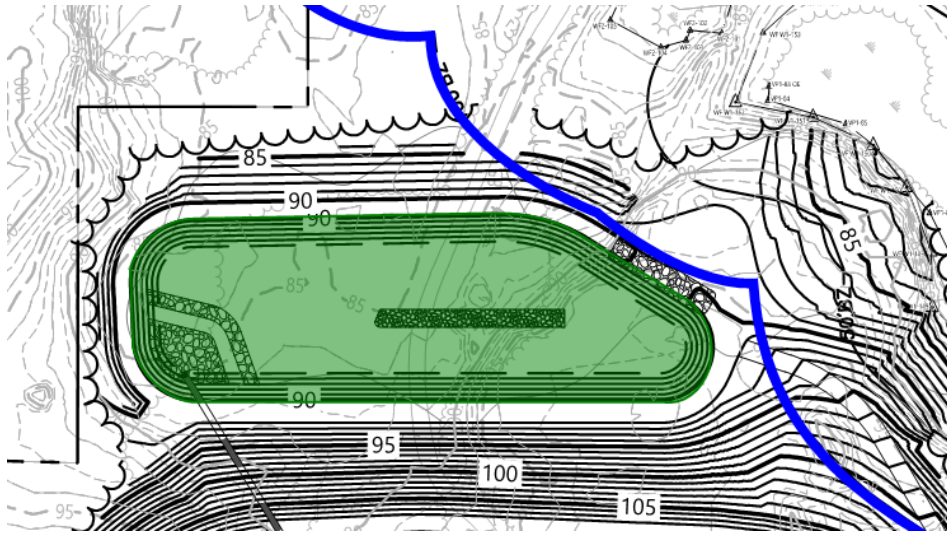
- Applicant is Requesting Approval of Full Building Parking to Allow for Flexibility for Tenants

	Previously Proposed	Revised Proposed	Net Parking Space Reduction
Day-One Build-out (Excluding Land Banked)	403 Spaces	298 Spaces	-105 Spaces
Possible Full Build-out (Including Land Banked)	564 Spaces	504 Spaces	-60 Spaces

Security Booths and Bike Rack



Stormwater Management Adjustments



Questions & Follow-On Discussion