

# EXHIBIT C



With respect to the proposed Parcel II, located within the overall development of *Edgemere Crossing at Flint Pond*, this narrative describes design compliance with Shrewsbury's mixed-use development guidelines Sections 9 and 10. The numbering/labeling for each line item below corresponds directly with the overlay district design guidelines numbering.

9. **Large Retail Development Standards:** Parcel II exceeds 15,000 SF in built area and shall conform to the design guidelines as follows.

**a. Articulation, exterior materials and patterns:**

- i. The proposed supermarket and retail buildings have an overall 'front façade' (south façade) elevation width of 462 feet. Over the width of this façade, three primary footprint jogs occur, each at least 16' in depth. Each jog is separated by a distance greater than 20 feet. Projecting entry canopies in depths of at least three feet also occur within façade areas that are more than 100 feet in length. The east façade of this building, having no main points of entry or storefront, contains pilasters, accent banding, various materials and projecting clerestory window canopies in depths greater than three feet, with no flat facades greater than 100 feet in length. The north façade of this building comprises footprint jogs greater than 20 feet in depth which are spaced less than 100 feet apart, and makes use of pilaster details, accent bands and various materials. The west façade of this building is greater than 100 feet in length and contains no projecting elements since that would be non-conducive to the function of the intended occupant, but does make use of pilasters, accent bands, various materials, and signage areas. The combined area of arcades, display windows, entry areas and awnings occupies at least 60% of the front (south) façade area.
- ii. The proposed pharmacy building is based on a tenant prototype, and uses various different materials, parapet height steps, and makes use of projecting elements at the main entrance feature which are greater than three feet in depth.
- iii. The proposed bank building does not have a footprint greater than 60 feet in any dimension, and uses various different materials, window treatments, projecting elements, cornice treatments and colors.

**b. Windows:**

- i. The Proposed supermarket and retail buildings have a combined 'front façade' (south façade) linear length/perimeter of 509 feet. The combined linear length/width of storefronts and glazing areas totals out to 312 feet, which results in a window/wall length ratio of 61%, which exceeds the design guidelines criteria of 40%. The combined wall area of this front façade is approximately 13,750 SF, of which approximately 4,050 SF is comprised of storefront, resulting in a window/wall area ratio of 29%, which exceeds the design guidelines criteria of 20%. The front face of these proposed buildings will not be reduced below criteria guidelines. For the rear and side walls of these proposed buildings, excessive amounts of glazing would be non-conducive to interior layouts for the intended retail and supermarket tenants, thus these facades are primarily opaque in nature. Due to interior layout requirements of the supermarket tenant, most windows have sills located higher than 3 feet above the ground, but span heights in excess of 10 feet.
- ii. The proposed pharmacy building is based on a tenant prototype. The overall perimeter of this building totals to approximately 472 feet. The combined window length totals out to approximately 206 linear feet, which comprises approximately 44% of the building's perimeter, which exceeds the design guidelines criteria. The overall wall area of this building is approximately 10,400 SF, of which approximately 1,300 SF is comprised of windows, resulting in a window/wall area



## Special Permit Design Narrative

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-- Prepared by Harrison French & Associates --

ratio of roughly 12%. While the window area is less than what is set forth in the design guidelines, this tenant's interior layout would be adversely affected by glazing heights in excess of the current design, which are primarily clerestory in nature.

- iii. The proposed bank building has an overall perimeter of roughly 186 feet. The combined window length totals out to approximately 78 feet, which comprises roughly 44% of the building's perimeter, which exceeds the design guidelines criteria. The overall wall area of this building is approximately 3,760 SF, of which approximately 970 SF is comprised of windows, resulting in a window/wall area ratio of 25%, which exceeds the design guidelines criteria. All windows on this building span the minimum vertical distances set forth in the design guidelines.

### **c. Roof**

- i. The proposed supermarket and retail buildings have varied parapet heights located less than 100 feet apart along the entire front (south) and side (west) facades. The rear (north) façade maintains a consistent parapet height along the back of the supermarket tenant, but uses a lower parapet height for the loading dock footprint bumpout. The east façade maintains a consistent parapet height along its length which exceeds 100 feet. Roof top equipment will be concealed to the largest extent possible
- ii. The proposed pharmacy building makes use of parapet height steps around its entire perimeter in intervals of less than 100 feet. Roof top equipment will be concealed to the largest extent possible
- iii. The proposed bank building makes use of parapet height steps around its entire perimeter in intervals of less than 100 feet. Roof top equipment will be concealed to the largest extent possible

### **d. Outdoor amenities**

- i. See separate document prepared by Cube 3

### **e. Architectural Focal Points**

- i. The proposed supermarket & retail buildings makes use of canopies, overhangs, recess/projections, raised corniced parapets above doors and display windows.
- ii. The proposed pharmacy building makes use of canopies, overhangs, recesses/projections and raised corniced parapets above doors.
- iii. The proposed bank building makes use of canopies, overhangs, recesses/projections and raised corniced parapets above doors.

### **f. Landscaping**

- i. See separate document prepared by Cube 3

10. **Mixed-Use Development: Horizontal Mix** – See descriptions for each building in Section 9. Large Retail Development Standards above.

## 8. Design Standards

The residential buildings are three story walk up style, with open corridors to the units, pitched roofs, and spacious balconies. The design incorporates strong traditional forms with more modern detailing, integrating the project with the existing fabric along the south side of Route 20. The average roof height to be within the design guidelines of 40'-0". The exterior materials consist of fiber cement lap siding of varying exposures, as well as fiber cement paneling, a warmer wood tone accent, asphalt shingles, residential windows and doors, and metal mesh balconies. The additional features on the clubhouse and retail building include higher ceilings as well as storefront windows and doors. This clubhouse serves as a bridge between the architecture and aesthetics of the residential building and the retail building, balancing the two in one modern expression.

**9. Large Retail Development Standards** – See separate document prepared by Harrison French & Associates

## 10. Mixed-Use Development

### a. Mixed-Use Development

The Proposed Parcels combined are approximately 68 acres, which is more than the 25 acres required.

### b. Articulation, Exterior Materials and Patterns

- The proposed 36 unit residential buildings are approximately 218'-0" in length along the front facades. There are three major jogs along the façade, roughly 8'-7" in depth and roughly 50'-0" in length. The proposed 24 unit residential buildings are approximately 145'-0" in length along the front facades and feature two major jogs of the same depths and lengths. Within these major jogs on both the 36 and 24 unit buildings there are additional shifts to the façade. Made up of balconies and/or projections, these shifts are approximately 5'-0" to 6'-0" in variation.

- The proposed clubhouse has a front façade of approximately 112'-0", which is divided into three section, approximately 52'-0", 43'-0", and 17'-0". These sections are recessed a minimum of 7'-0".

- The proposed retail building has a front façade of approximately 260'-0". This façade is divided into eight sections, with the recess being approximately 3'-0". The majority of this façade is articulated with storefront, awnings, and entry areas which will total more than the 60% requirement.

### c. Windows

- The proposed residential buildings utilize standard 3'-0" x 6'-0" double hung windows for the units, along with glazed unit patio doors, which exceed the 40% requirement for length, and 20% requirement for wall area (see below):

### 36 Unit Residential Building

- Front / Rear Façade
  - approx. 90'-0" linear feet, divided by the 218'-0" length = **41.2%**  
approx. 540 SF wall area for windows, divided by the total wall area of 1,962 SF = **27.5 %**
- Side Façades
  - approx. 30'-0" linear feet, divided by the 66'-2" length = **45.3%**  
- approx. 180 SF wall area for windows, divided by the total wall area of 595.5 SF = **30.2%**

### 24 Unit Residential Building

- Front / Rear Façade
  - approx. 60'-0" linear feet, divided by the 145'-4" length = **41.3%**  
- approx. 360 SF wall area for windows, divided by the total wall area of 1,308 SF = **27.5 %**
- Side Façades
  - approx. 30'-0" linear feet, divided by the 66'-2" length = **45.3%**  
- approx. 180 SF wall area for windows, divided by the total wall area of 595.5 SF = **30.2%**

- The proposed clubhouse utilizes a storefront system, and larger windows along the front façade, which exceed the 40% requirement for length, and 20% requirement for wall area (see below):

- Front Façade
  - approx. 85'-0" linear feet, divided by the 112'-0" length = **75.8%**  
- approx. 426 SF wall area for windows, divided by the total wall area of 1,008 SF = **42.2%**

- The proposed retail building utilizes multiple storefront systems and entries along the front façade, which are transparent between the height of 3'-0" and 8'-0" above the walkway grade for no less than the 60% requirement of the horizontal length of the building (see elevations).

#### d. Roof

- The proposed residential buildings, both the 36 and 24 unit styles, have varied pitched roof heights across their footprint. The shorter, 24 unit building type has one main ridgeline which runs approx. 147'-0", but is broken up into three gable ends along the façade.

- The proposed clubhouse has a mixture of gabled roofs, and flat roofs with parapets, to conceal the rooftop equipment.

- The proposed retail building is comprised solely of flat roofs with parapets at varying heights. This is designed to break down the architecture of the building and hide the roof top equipment.

**e. Notwithstanding the provisions of Section VII.N.7.d. of the Shrewsbury Zoning Bylaws, off-street parking for a Mixed-Use Development**

- The proposed parking complies with the Zoning Bylaw and is adequate for both the residential and commercial portions of the Project. Sufficient loading spaces are also provided for the operational needs of the development. The site includes a significant amount of landscaping around the perimeter and throughout the site that provides screening and helps minimize visual intrusion of the parking and loading areas.

**f. Outdoor Amenities**

- The proposed development offers a range of seven amenity areas of varying scales and character located through-out the site, offering convenient access to pedestrians and bicyclists from the residential clusters and retail areas. A large gathering area offering café tables, seating areas, flowering plant beds and ornamental trees is provided alongside the easterly residential drive. Smaller amenity areas providing more personal scaled seating opportunities and plantings are interspersed throughout the development. A dog park is also provided alongside the easterly residential drive for convenience of the residents. Walkways link the amenity areas together, creating a comprehensive network of public spaces.

**g. Architectural Focal Points**

- The proposed retail building has clearly defined and highly visible customer entries along the front façade. These entries incorporate a variety of different features along the front of the building, including canopies, articulated overhangs, recesses in the front façade, and corniced parapets over the entry doors and storefront.

**h. Landscaping**

- The landscape design offers a comprehensive palette of shade, ornamental and evergreen trees framing drives and public spaces, providing year-round visual interest. The project entrances introduce a layered approach of ornamental trees as backdrop, stone walls defining spaces and shrub and perennial flowering beds offering colorful visual interest. Parking areas feature a range of tree species that provide shade and reduce visual scale. Residential buildings and the clubhouse/pool area are graced with extensive shrub and groundcover beds for a rich visual experience and a sense of personal scale. The palette of plant materials features predominantly native plant species to develop a theme emblematic of New England and proven with proven durability.

**i. Low-income Affordable Housing**

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Prepared by Cube 3 in association with R J O'Connell & Associates, Inc and Vanasse Hagen Brustlin



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- The proposed residential portion of the project complies with providing 10% of the dwelling units as affordable in perpetuity to households with incomes at or below 80% of area median income as determined by the US Department of Housing and Urban Development (HUD).