

# VISUAL IMPACT STATEMENT

5/14/2020

240 Newbury Turnpike

The existing building is positioned tight against Newbury Turnpike. The proposed, standalone structure is set back from existing property lines, exceeding local setback requirements and allowing for a substantial visual buffer around the entire site. Looking at the surrounding existing structures, we find various character, intensity of uses, styles, heights, roof lines and major design elements.

The site is organized around the central building. Access will come from Hathorne Avenue (A.K.A.) Middleton Road/Street to an access point flanked by accent plantings. Employee and visitor parking will wrap the western, southern and eastern facades of the building. A secure "yard" will be located at the property's northern corner.

The proposed building entry is located on the west side of the building. The entry is fully accessible, providing a level entry into the building's lobby. The character of the entry will be pedestrian in scale, characterized by unit concrete pavers and pedestrian-level lighting (bollards). The entry is anchored by a glass enclosed, vertical stairway element. The first floor is approximately three feet above the lobby level and is accessed by stairways and an elevator.

There are an additional two floors above the first floor. The second floor is designed as offices with collaborative area. The third floor contains employee support space that includes a board room, conference rooms, break room, fitness center and employee training area. The ground level contains a two story shop space, locker rooms, one office and storage spaces. Roof parapets are proposed to screen any mechanical units, potential solar systems, and to provide safety to any maintenance workers on the roof area.

The new building is designed using a steel structure with a paneled exterior wall system to reflect a clean crisp modern building. Playing on some of the linear lines of the Lahey Outpatient Center, the exterior skin is broken by several different panels to break down the vertical height and the scale and length of the wing walls. Additional accent panels adjacent to the window openings are used to enhance and enlarge the standard window openings. The window openings themselves are proportionally scaled to the buildings height and length and to the exterior panel system. The proposed color scheme is muted gray tones on various textured panels and with additional accent color panels to be determined.

Landscaping will be concentrated primarily around the building's entry façade. Foundation plantings will be low maintenance with varied seasonal interest. Larger shrubs will ground the facade while perennials and ornamental grasses provide a splash of color.

Plantings along Maple Street are concentrated along an engineered berm, designed to screen the "yard" from Newbury Turnpike and Maple Street. Additional plantings along Newbury Turnpike, while desired, are limited by existing, overhead powerlines.



A new split 2-rail fence will be installed along the property's southern edge, replacing an existing fence of similar character that has come to the end of its life. A 6' stockade fence, as well as an evergreen buffer, will be provided along the property's western edge, screening the proposed building and site from the existing neighbor.



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