

HSL Stoughton – Building Design Approach Narrative

The proposed new affordable senior living community is located on the northeast corner of the 239,000+/- square foot site and is easily accessible from both Canton and Simpson Streets. This location on the site is also the closest to the town center, which will foster the relationship between the residents and the greater community.

The building form is divided into two separate 6-story wings of equal length that are roughly perpendicular to each other, forming an “L” configuration that opens up to the wetlands to the southwest. The main entrance to the building is at the point where the two wings come together—the geometric center of the building. This is also where the common activity spaces are located—places where the residents all come together as a single community. From this location, residents can also access an outside open space to the south with patio, community garden areas and access to walking paths that meander around the site

The overall community will include a first floor that provides the potential for multiple communal spaces, including a multipurpose room, management offices, a small kitchen with a small café and convenience store, lobby, salon, lounge, fitness center and a mail and package room. The first-floor multi-purpose room is a large sub-dividable space that can be used for a variety of functions, both for the residents and the larger community. It can be accessed directly from the main entrance vestibule and from the lobby and opens up to a small patio outside to the north.

The residential units are on all floors of the building. The upper floors of each wing step in and out to break down the building's massing into smaller pieces, the most prominent of which feature gently sloping roof parapets and special accent colors to highlight the primary and secondary entrances to the building. There is a slight geometric shift at the outermost section of each wing which also breaks down the overall scale of the building. Open floor lounges and laundry rooms at these inflection points are gathering spaces for smaller subsets of the residential community and offer views to the wetlands and surrounding neighborhood. The geometric shifts in the residential wings also offer modest functional benefits, such as solar self-shading and a wind buffer to shield the outside courtyard space from northwest winds.

The building is set back about 80 feet from Simpson Street and 130 feet from Canton Street, and surface parking areas are located in these buffer zones. The building's end wing is “pushed down” one floor to moderate the height of the building by several feet, so the visual impression of the building's height is diminished from the road intersection. The building also steps down in height to the north and west in order to visually

moderate the building's scale even more. The building has raised corners of the roof parapet. This creates differentiation between the massing elements to introduce sloped roof elements that help to visually focus on the main entrance.

The exterior materials, including a first floor of face brick, with low-maintenance fiber cement siding, vertical board and batten siding and large panel fiber cement on the upper floors, have contrasting colors and textures that respond to the massing breakdown of the building. Generous windows, especially at common areas and lounges, will offer natural daylight to indoor spaces and views out to the wetland areas to the south and west. The generous front porch at the primary entrance, the proposed use of Juliet balconies and special accent panels adjacent to windows—like contemporary shutters—all contribute to the residential character of the building.

Ten sets of the Preliminary Architectural Drawings that are 24" x 36" and 14 sets of the Preliminary Architectural Drawings that are 11"X 17" for a total of 24 sets are included in the Comprehensive Permit package. Additionally included in the Preliminary Architectural Drawings, per the Comprehensive Permit Rules and Regulations Guidebook, are the following:

- Preliminary Scaled Architectural Drawings (typical floor plans, building elevations and sections, including, construction type and finishes)
- Preliminary Utilities Plan (water, waste water, drainage and stormwater management facilities)
- Preliminary Site Development Plan (locations and outlines of proposed building, proposed driveways, parking areas, walking paths, paved areas and proposed landscape improvements)
- Tabulation of Proposed Building (by type, size, and footprint, impervious coverage, and open space, including, percentage of tract to be occupied by buildings, parking and paved vehicular areas).