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To: AKRF, Inc. - Ashley Ley & A. Auld

From: Michael Finan, PE LEED AP

Info: Planning Board

Date: March 28, 2022

Re: Building Office Area Façade Modification
Lincoln Logistics Brewster (CCFC)
Route 312 and Pugsley Road
Langan Project No.: [Click and type Project Number]

This memorandum is being provided in response to general comment item 1 on your March 22, 2022 relative to providing a narrative for the proposed minor faced modifications.

As discussed during the February 28, 2022 planning board meeting, the Applicant is seeking to modify the office entry façade design to meet the architectural design standards of their modern day warehouse product.

Below is a comparison of the originally approved building façade to the proposed minor change:

Façade Comparison:

- a. Same color palette
- b. Same façade design (architectural reveal pattern)
- c. Glass at entrances is slightly modified
 - i. Glass is still limited to ground floor level.
 - ii. The previous design was more conducive to a retail storefront and not that of a modern day warehouse facility. In addition, the previously approved design does not meet the Applicant's branding. The modifications to the glass design generally breaks up the continuous glass area that was previously approved. This can be clearly seen in the images below. Again these changes are to bring the office entry spaces to within an industrial investment grade and applicant branding.
 - iii. The glass is not visible unless you are at the building (regardless of the design, old or new). Between elevation changes, proximity off Pugsley Rd, and tree coverage that is to remain or proposed, this area is only visible if parked in front of the entrance.
 - iv. The awning over the entry has been reduced to the immediate door area and not the entire glassed area. This can be seen in the images provided below.

MEMO

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Previously Approved Building Façade

CONTINUOUS GLASS
AWNING OVER ENTIRE GLASS



Revised Building Façade

SEPERATED GLASS
AWNING OVER ENTRY