

Site & Open Space: HW Overall Comments

- Site Plan, massing, and building heights are generally consistent with the Vision Plan principle:
 - Breaks down megablock and provides walkability
 - Washington Street massing is appropriate
 - Increases permeability – Brook Drive & internal courtyard
 - Adds density and trees to existing impervious site.
- The gentle transition of Building 1 massing needs more discussion.
- Future street and/or trail connection to the east should be considered.
- Pickup/dropoff locations need coordination, especially Building 3.
- Add trees to streetscape, especially Kempton Place.

Site & Open Space

Vision Plan



This sketch of Dunstan Street shows a gradual transition from a 6-story building on Washington Street to a 3.5-story building closest to the neighborhood. The building closest to the neighborhood also has a 1-story portion at the edge nearest to residences.

Dunstan East Peer Review
March 17, 2020



Site & Open Space

Building 1 Elevation



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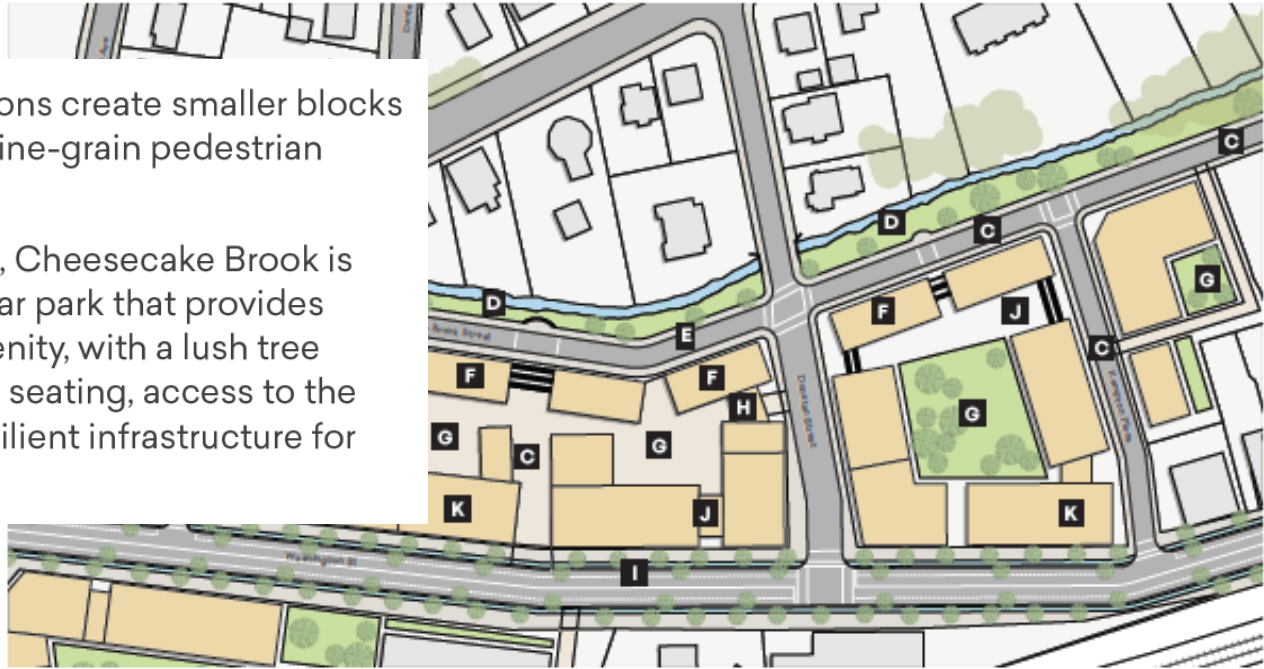


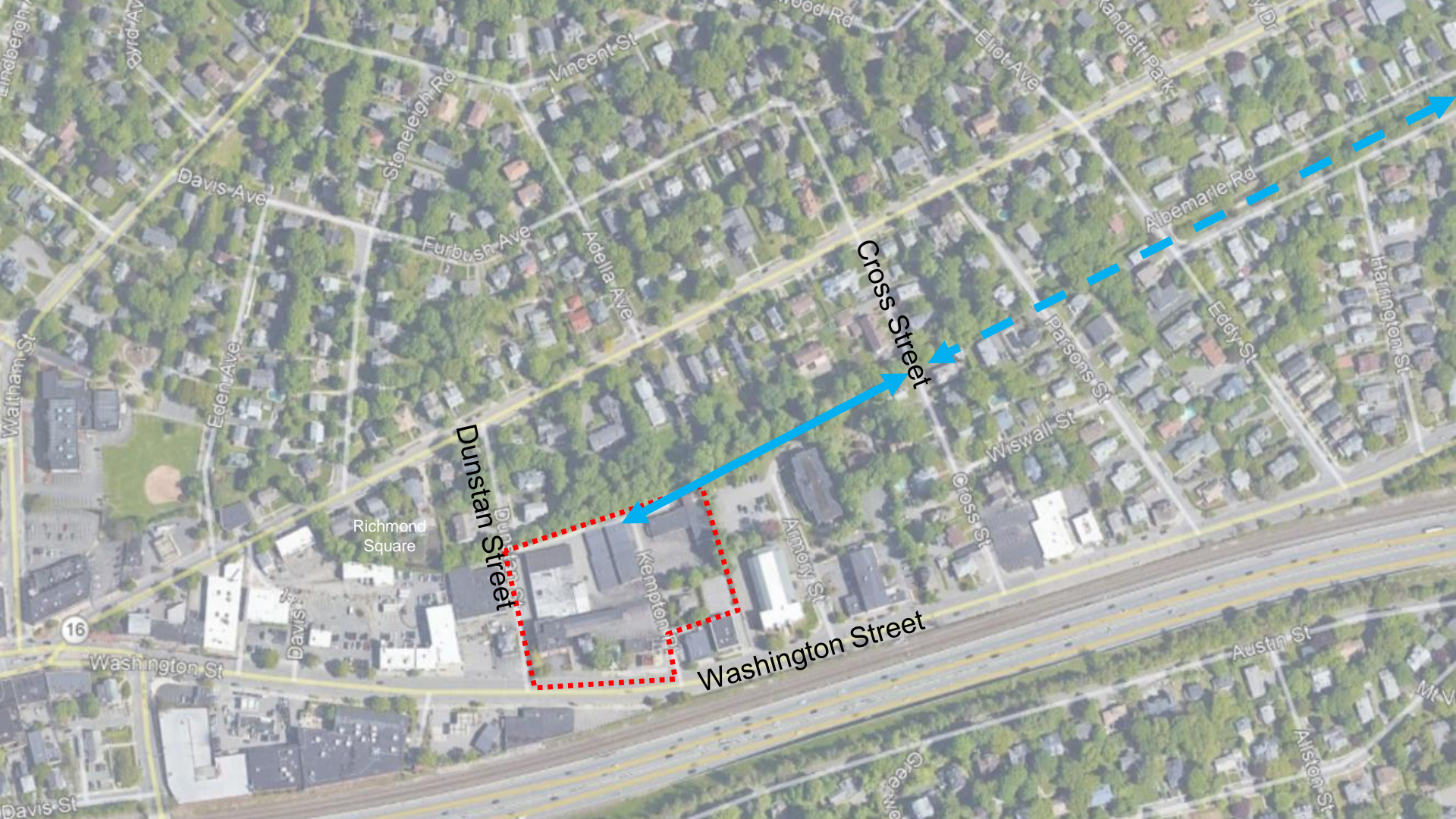
Site & Open Space

Vision Plan

West Newton: Cheesecake Blocks Site Study & Development Objectives

- C** New street connections create smaller blocks and a more porous, fine-grain pedestrian network.
- D** Along its south bank, Cheesecake Brook is lined with a new linear park that provides a neighborhood amenity, with a lush tree canopy, comfortable seating, access to the waters edge, and resilient infrastructure for flood events.





Dunstan Street

Washington Street

Cross Street

Richmond Square

16

Waltham St
Davis Ave
Furbush Ave
Adella Ave
Vincent St
Stoneleigh Rd
Eden Ave
Washington St
Dunstan St
Kempden St
Armory St
Cross St
Wiswall St
Parsens St
Eddy St
Albemarle Rd
Harrington St
Austin St
Aliston St
Mt V

Site & Open Space: More Information Needed

- Street cross sections.
- Courtyard design and through-block pedestrian connections.
- Brook Drive – cross sections and flood plain elevations.
- Trash/recycling, deliveries, and pickup/dropoff locations.
- Compliance with Sustainability Ordinance.
- Shadow study.

Stormwater Management

- Development located within 200-foot Riverfront Area therefore required to meet Massachusetts Stormwater Management Standards.
- Existing site is primarily impervious.
- Proposed development reduces impervious by ~8,900 sf, therefore qualifies as Redevelopment.
- Redevelopment is required to meet MSWMS to the maximum extent practicable.
- Applicant is providing a sand filter to improve water quality, require additional calculations to verify design.
- Request additional calculations to verify pipe network adequately sized.
- Recommend that erosion controls are shown on the plans.

Compensatory Flood Storage

- Development located within Bordering Land Subject to Flooding.
- During 100-year flood Cheesecake Brook overtops existing parking lot.
- Applicant required to provide storage equal or greater than existing on a foot by foot basis.
- Providing storage within proposed open space in northeast corner.
- Applicant is not increasing storage at each elevation as required and will need to adjust the proposed grades.
- Require additional documentation to verify that Applicant is providing adequate compensatory flood storage.

Cheesecake Brook

- Property boundary is the centerline of Cheesecake Brook.
- Cheesecake Brook is contained on both sides by stone walls.
- Applicant is not currently proposing to alter the existing stone walls.
- Charles River Watershed Association is working towards naturalizing Cheesecake Brook.
- Recommend Applicant continues to coordinate with CRWA to remove the wall and integrate the brook into the landscaping features.
- Issue includes 60-inch pipe that outfalls into Cheesecake Brook from the Mass Turnpike.
- Consider measures to improve water quality from 60-inch pipe and reduce erosion within Brook.

