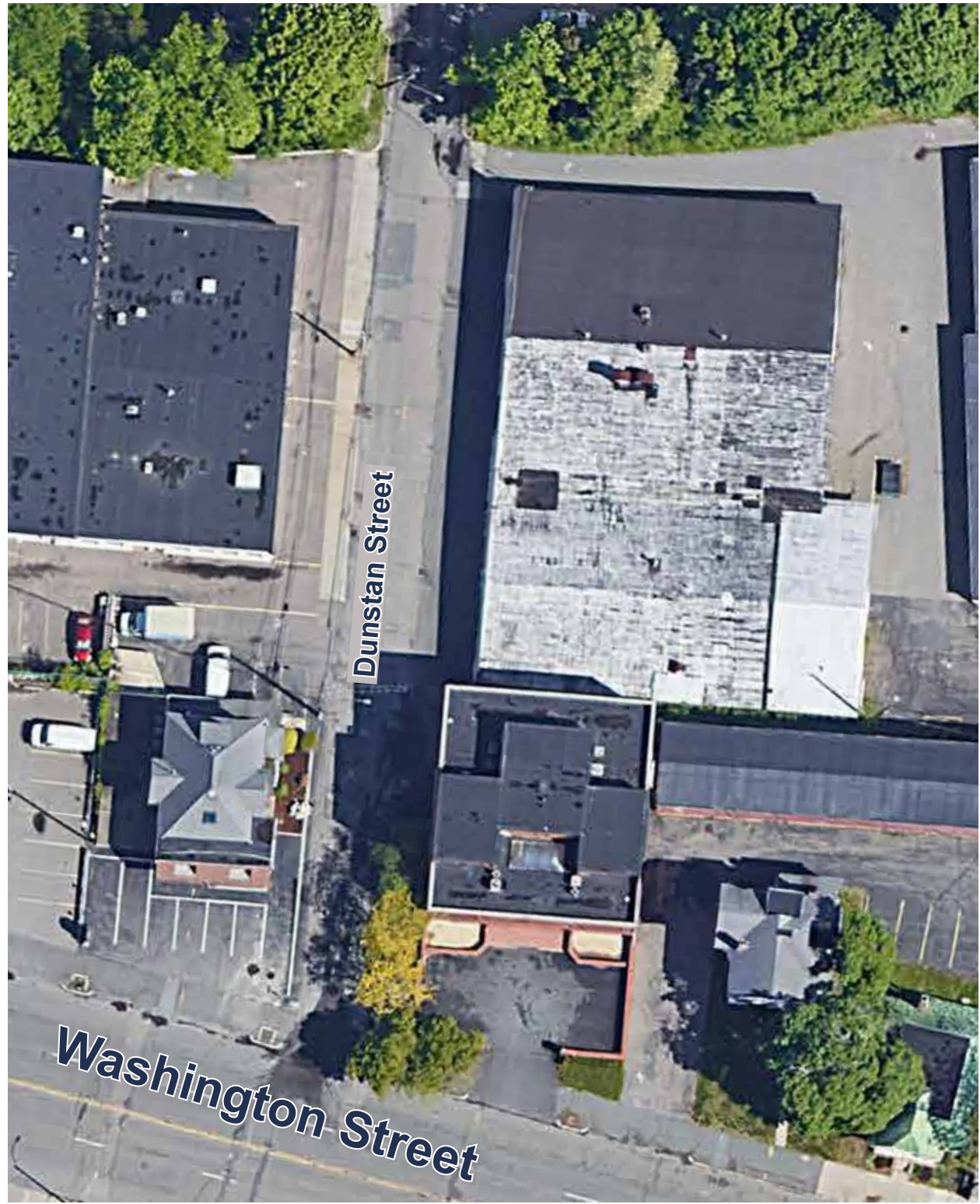


Dunstan East

ZBA Presentation

May 20, 2020



Dunstan Street

Washington Street

Existing

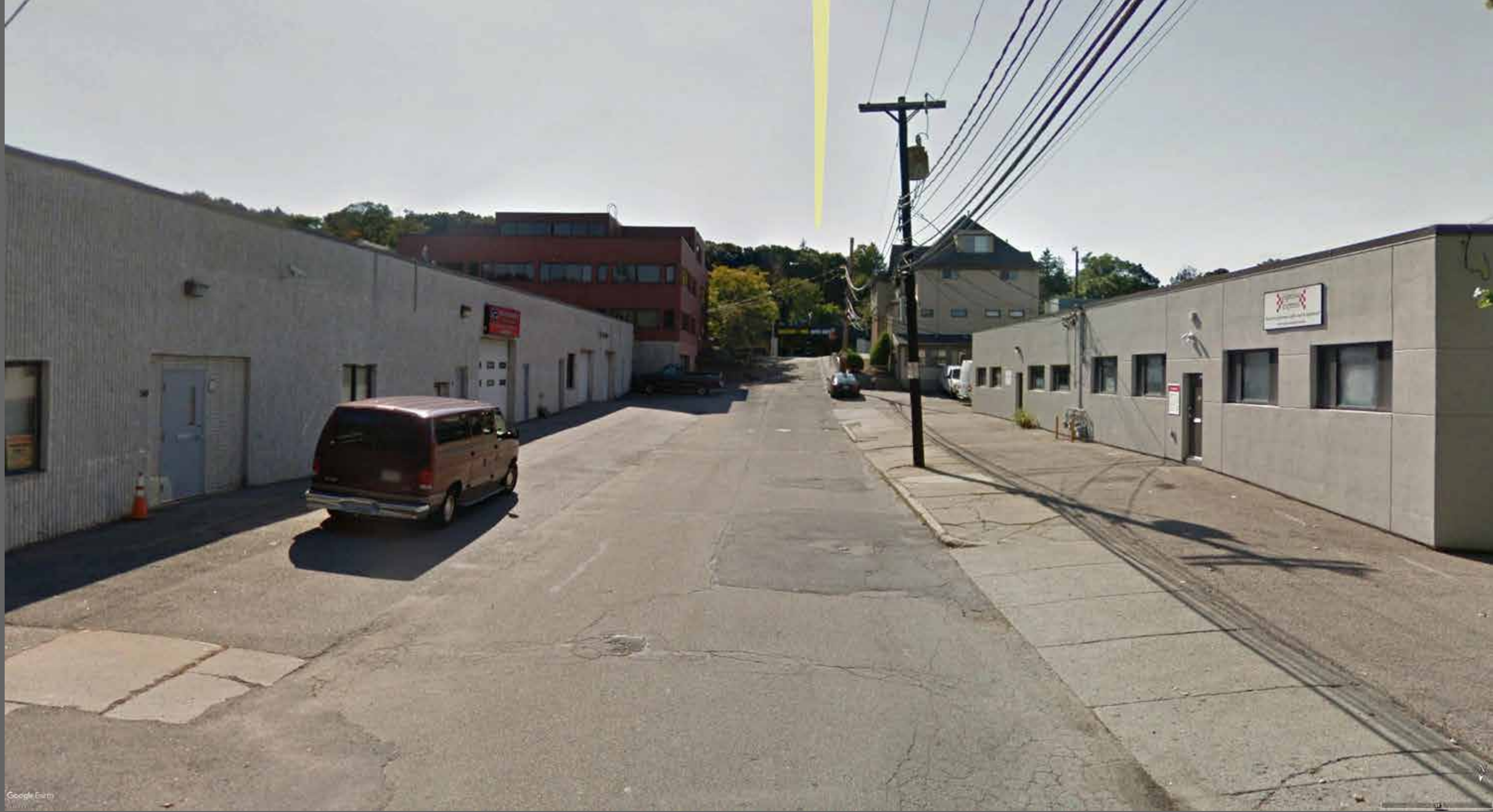


BROOK DRIVE

Dunstan Street

Washington Street

Proposed



Google Earth
2017

Existing Conditions



New Sidewalk

New Curb

Repave Road

Proposed



Existing Conditions



New Sidewalk

New Curb

Repave Road

Proposed

Affordable Housing Unit Mix

	Studio	1 BR	2 BR	3 BR	Total
# of Units	31	94	81	28	234
% of Total Units	13%	40%	35%	12%	100%
Average Unit Size	628	760	1073	1485	937
Total Affordable Units	8	24	20	7	59
# of Affordable Units up to 50% AMI	1	3	3	1	8
# of Affordable Units up to 80% AMI	7	21	17	6	51

Parking

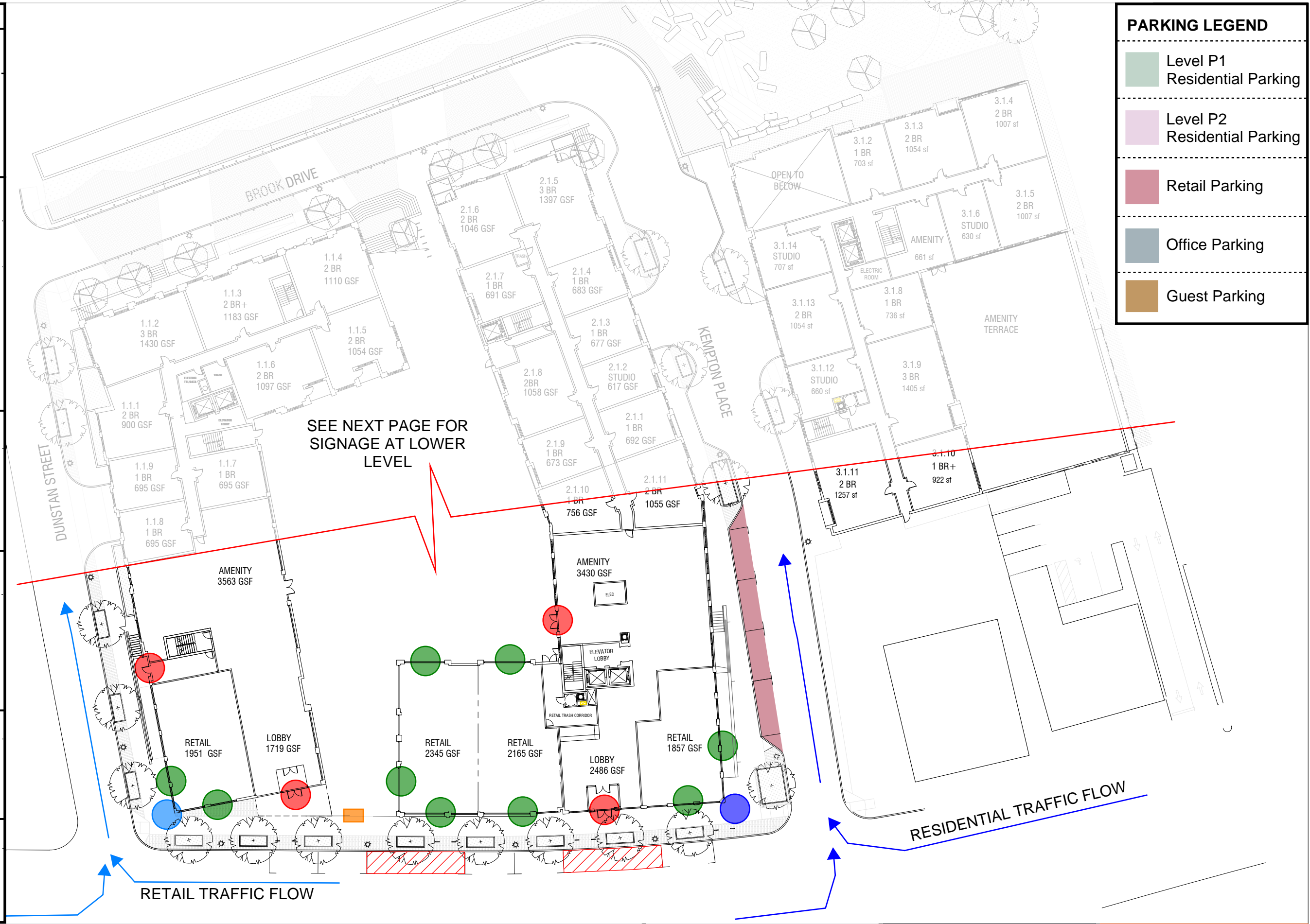
	Original		May 2020	
	Parking Count	Parking Ratio	Parking Count	Parking Ratio
Total Parking	294	-	294	-
Residential Units	244	1 parking space / unit	234	1 parking space / unit
Guest Parking Stalls	0	0 parking space / unit	11	0.05 parking space / unit
Retail Parking Stalls	31	2.7 parking spaces / 1,000 SF	29	3.5 parking spaces / 1,000 SF
Office Parking Stalls	19	2.4 parking spaces / 1,000 SF	20	2.5 parking spaces / 1,000 SF

SIGNAGE LEGEND

- Residential Entry Signage & Address
- Commercial Parking Signage
- Residential Parking Signage
- Retail Signage
- Pedestrian Wayfinding Kiosk
- Drop off / Loading Zone
- Trash / Recycling Pick-up

PARKING LEGEND

- Level P1 Residential Parking
- Level P2 Residential Parking
- Retail Parking
- Office Parking
- Guest Parking

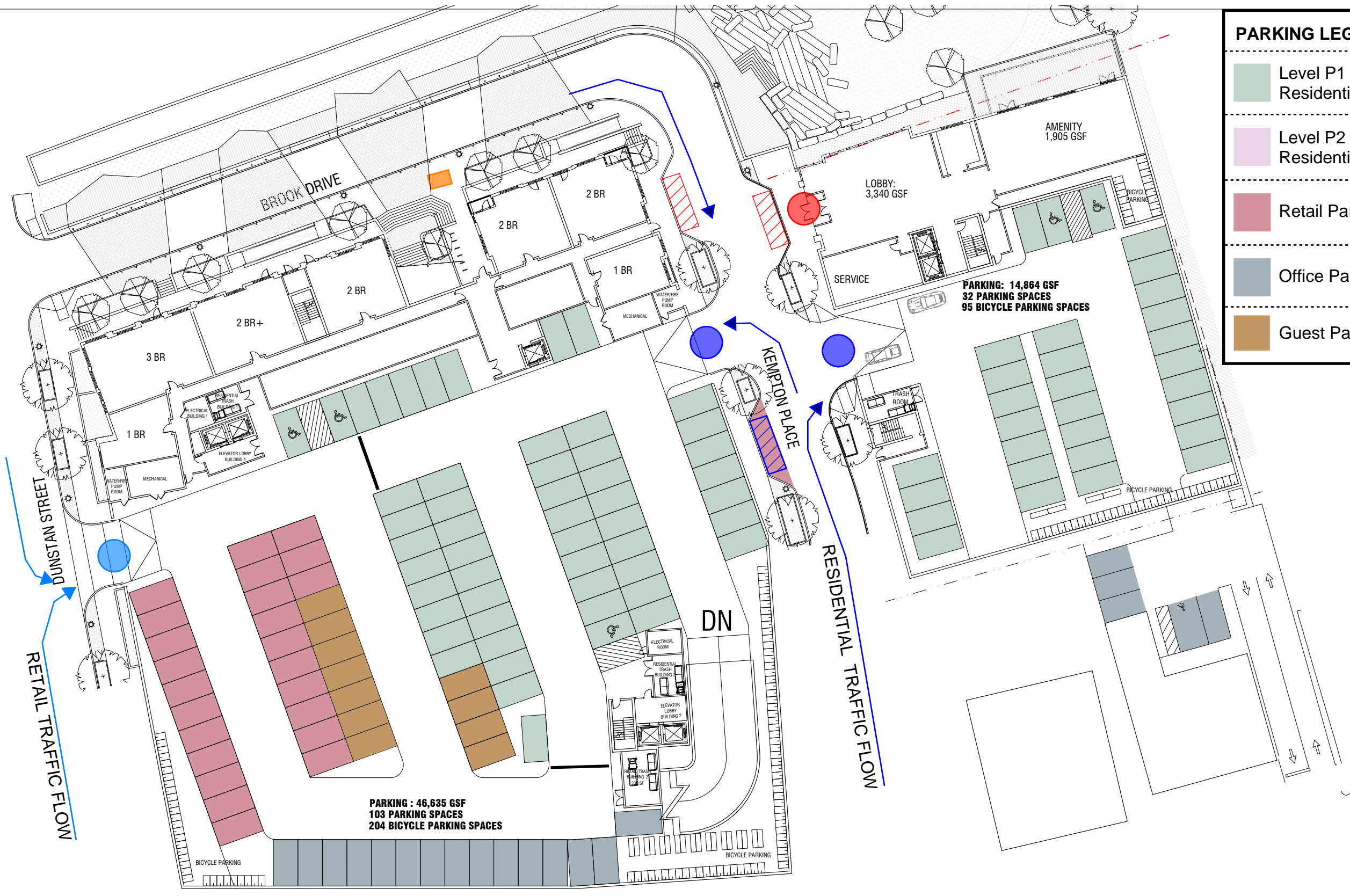


SIGNAGE LEGEND

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SIGNAGE LEGEND

Residential Entry Signage & Address

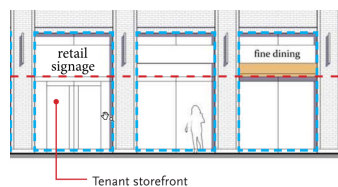


Commercial Parking Signage

Residential Parking Signage



Retail Signage



Pedestrian Wayfinding Kiosk



Drop off / Loading Zone



Trash / Recycling Pick-up



PARKING LEGEND

Level P1 Residential Parking

Level P2 Residential Parking

Retail Parking

Office Parking

Guest Parking

