

# DEVELOPMENTAL RESOURCES, INC.

ARCHITECTURE \ PROJECT MANAGEMENT \ REAL ESTATE

March 7, 2021

To: Chris Talanian, C.Talanian Real Estate

From: Dennis Rieske AIA, Developmental Resources, Inc.

RE: Robust Design Review II of 1149-1151 Walnut Street, Newton Highlands, MA

While I support this project and zoning change to MU-4, the design as proposed will still require zoning relief to a large number of Sections of the MU-4 Zone by Special Permit. Elimination of the apartments within the side yard setback will avoid any potential conflict with the direct abutter. The resulting plan will be more compact and will be a better investment for the developer as it will be less expensive to build. Box-bow windows are a much better design alternative than projected, open balconies. The apartment layouts can be altered to keep the same plan on floors 2, 3, and 4 with the same number of apartment units. These proposed changes will result in a much better project for both the developer and the local community.

These are suggestions and as the developer, you are under no obligation to change the design. I have been advocating for a Robust Design Review of all projects before a developer can file for a Special Permit. Design Review before the City Council is not an appropriate venue.



Above:

A portion of the proposed building is within the 20' side-yard setback and zoning relief is required.

Below:

If you remove one or two units, there are still 23 or 24 units and avoid issues with the abutter. The parking ratio is near 1:1. The plans do not correctly show the projected bow windows shown on the front elevation. The projected balconies should be eliminated. "French" balconies flush with the building would be more appropriate to a US Historic District and avoid privacy issues. Another alternative is to convert all of the bow windows and projected balconies into box-bow windows per plan and elevations below. The apartment units will be larger with a better layout. The typical floor plan can be redesigned with larger apartments and keep between 23 to 25 units. 1 BR and 2 BR apartments are more appropriate for Newton Seniors looking to stay in Newton.

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**1149-1151 Walnut St. w/ Box-Bow Windows & 2nd Floor Outdoor Open Space for Residents**  
Robust Design Review Elevation Study II by Developmental Resources, Inc.,  
March 7, 2021



**1149-1151 Walnut St. w/ Box-Bow Windows**  
Robust Design Review Elevation Study II by Developmental Resources, Inc., w/  
Outdoor Open Space for Residents on the 3rd Floor, March 7, 2021

**Alternative #2: Walnut Street Elevation with BOX-BOW Windows and No Exterior Balconies**

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## Historical Note:

New buildings within an US Historical District like Newton Highlands should match size, proportion, materials and colors but appear to be new. Box-Bow Windows would be more appropriate. The exterior balconies should be eliminated and space added as Box-Bow Windows.



**1149-1151 Walnut Street Typical 3rd Floor Plan Proposed with Box-Bow Windows. Alternative: Redesign all three floor plans to match the outline of the 2nd floor with 8 or 9 apartments per floor to keep the same number of apartment units per the existing plan.**

Open Space can still be provided either on the roof or over the entry drive at the 2nd. or 3rd. Floors only in order to avoid a shadow issue with the direct abutter. One or two apartment units will need to either be eliminated or revise the typical floor plan to have the footprint of the 2nd floor plan in order to keep either 24 or 25 apartment units.

Dennis Rieske AIA,, Developmental Resources, Inc.