



Ruthanne Fuller  
Mayor

# CITY OF NEWTON, MASSACHUSETTS

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## ZONING BOARD OF APPEALS

**To:** Zoning Board of Appeals Members  
**From:** Adrianna Henriquez, Clerk  
**Date:** June 23, 2021  
**Subject:** Materials for **June 28, 2021** Public Hearing

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### Packet 2

Hello,

Please see the following supplemental materials for the upcoming hearing on June 28, 2021 Public Hearing. The following board members are scheduled to sit: *Brooke Lipsitt (Chair), William McLaughlin, Treff LaFleche, Michael Rossi, Stuart Snyder and Elizabeth Sweet (Alternate).*

1. June 22, 2021 Submission from Applicant+
2. Memorandum from the Urban Design Commission dated June 23, 2021

Thank you,

Adrianna Henriquez

**ahenriquez@newtonma.gov | (617) 796 1133**

**Responses to Provide to ZBA Members, City Councilors, Planning Department, Horsley  
Witten and Engineering Department**  
**June 22, 2021**

**ZBA Members and Councilors**  
**Lipsitt**

1. *Have you given thought to re-purposing items from buildings to tear down?*

The existing buildings on the site will be demolished; however, a significant amount of the materials that the structures are composed of will be recycled. We project that 80%-95% of the demolition debris will be recycled based on what we know about the visible materials within the buildings. The exact percentage of recycled demolition debris will not be known until the materials are disassembled, removed from the site, sorted, and weighed but we are committed to this comprehensive recycling program as a prerequisite of the LEED certification process. Additionally, the materials within the demolished buildings will be used in our embodied carbon analysis of the new buildings.

2. *How will you control parking along Kempton Place?*

Like Trio, the parking along Kempton Place will be time regulated parking and monitored by a 3<sup>rd</sup> party management company. As needed, towing will be enforced at the property.

3. *What are the limitations on your control of a private way?*

Brook Drive and Kempton Place will not be public ways. They will remain private, but will be open to the public. The fact that these ways are open to the public does not make them public ways for which the City of Newton would have the burden for liability and maintenance. All maintenance obligations for Brook Drive and Kempton Place will be the responsibility of the property owner. The City has ensured that these ways remain open to the public through Conditions 38 and 63 of the existing Comprehensive Permit, which provide as follows:

*38. All sidewalks located within the Site shall be designed as shown on the Approved Plans and shall be open to the public. All internal roadways*

*(Kempton Place and Brook Drive) shall be designed as shown on the Approved Plans.*

*63. Kempton Place . . . shall be open to the public, but may be closed by the Applicant at periodic and reasonable times for events. The Applicant is responsible for maintaining and plowing all internal paved roadways and sidewalks, ensuring they are clean, well-kept and in good and safe working order.*

**Snyder**

- 4. What commitment will developer make to ensure public access to Kempton in future?*

See response to 3., above.

**Malakie**

- 5. What rights will public have to Kempton Place?*

See response to 3., above.

- 6. Can candidates get signatures on a private way?*

The Applicant will comply with any applicable law that requires a property owner to allow candidates to get signatures on a private way.

- 7. Will you consider playground equipment for the residents?*

The project is exploring a small group of play structures for age 2-5 children in the internal resident courtyard of Building 3. In addition, the open space along Cheesecake Brook (to the north of Building 3) shall include a grouping of adventure-based play elements such a wooden log and boulder climbing/balance element, a timber reading tepee, and other imagination/dexterity based natural elements.

**Planning Department Report**

*Civil Engineering/Stormwater*

- 8. Permit Holder to submit building elevations, cross sections of the compensatory storage area and finalized landscape design to verify the proposed flood storage values.*

VHB to coordinate with the Architect and the Landscape Architect to confirm building elevations for Building 3, vertical elements that may displace flood storage and associated grading transitions to flood storage area northeast of building. Once this is verified, flood storage values can be reconfirmed and will be submitted prior to the next hearing. The guiding principles of the flood

storage area will remain unchanged: naturalize the stream corridor, provide supplemental flood plain compensation, improve the hydraulic conveyance and reduce turbulence.

Halvorson has prepared a precedent images rendering which is attached hereto and entitled "Proposed Public Open Space Vision."

*Consistency with Washington Street Vision Plan*

9. *Applicant should provide more information about the commercial space in Building 3.*

The commercial space in Building 3 will be approximately 1,950 SF. We see the opportunity for amenity driven retail at this location – a bakery/café, fast casual food, wine store and small-scale fitness space are some of the potential users of this space.

10. *Is outdoor seating possible on Washington Street, in the same manner that outdoor seating will be placed between Buildings 1 and 2?*

Yes, both at the residential lobby entrance and in front of the retail space, there is ample dimension to allow movable outdoor seating.

11. *Applicant should elaborate on the potential for providing additional public open space and/or providing a connection to the Armory property.*

As mentioned in our last response to comments, due to the uncertainty of the future development of the adjacent parcel (i.e the Armory), we are not comfortable designing a space open to the public. With regard to providing a connection to the Armory property, pursuant to the terms of Condition 62 of the existing Comprehensive Permit, if a pedestrian connection is developed in the future by the owner of the Armory property from the eastern boundary of the site to Armory Street, the Applicant is required to allow public pedestrian access through to eastern portion of the Site to the pedestrian connection.

12. *Applicant should provide information as to how the nature of Kempton Place will change.*

With the acquisition of the Safelite Auto Glass parcel, the Applicant is now able to align the edges of both sides of Kempton Place. The uniform 56' dimension of the street (from building face to building face) allows enough width for two travel lanes, parallel parking on both sides of the street, and sidewalks wide enough for street tree planting and comfortable passage for pedestrians.

13. *Applicant should state whether there is an opportunity to promote local art or artists and if there is a plan to program the courtyard and/or private roads for occasional public events.*

Like in all Mark Development projects, public art is very much a consideration as we move forward. To date, we have made strategic partnerships with the New Art Center and Newton Community Pride to provide both indoor and outdoor public art and we see Dunstan East as a continuation of those relationships. The courtyard area between Buildings 1 and 2 is more than twice the size of Trio's and so we think we will be able to accommodate programming in that space. In addition, the green space behind Building 3 and the boardwalk provide opportunities for visual art installations as well. As the project moves forward, we will continue to identify opportunities to incorporate these elements into the design.

14. *Applicant should provide information as to how the courtyard between Buildings 1 and 2 will be programmed as well as the Brook Drive courtyard.*

The courtyard between Buildings 1 and 2 is considered primarily a public passage and public gathering space while a small portion is dedicated to building tenant amenity space. The courtyard has a large and welcoming opening onto Washington which provides a clear and pleasant passage through the space. A large set of cascading stairs transitions from the courtyard elevation down to Brook Drive, terminating in a small overlook at Cheesecake Brook. The retail and lobby spaces at the ground floors of Buildings 1 and 2 spill out into the courtyard to provide a lively public space while the heart of the courtyard provides robust plantings and a variety of seating spaces intended for public use. The naturalized open space between Cheesecake Brook and Building 3 is envisioned to be a passive green space with naturalized plantings, seating, large granite paving stones, and a collection of dexterity and imaginative play elements crafted from natural elements.

15. *Permit Holder should consider alternatives to current "blank wall" of eastern façade to ensure that it meets the Vision's goal of high quality design.*

The eastern facades of Building 3 against the Armory site have been redesigned to incorporate more windows and reflect the general composition of the other facades of the building, updated elevations showing more windows on the eastern façade will be provided before the next hearing.

16. *Permit Holder should consider incorporating pedestrian and or bicycle connections into Building 3's courtyard.*

The courtyard at Building 3 will be reserved for the use of the building's residents, as well as the residents of Buildings 1 & 2. The approximately 13,500

square foot courtyard between buildings 1 & 2, the 4,000 square foot boardwalk along Brook Drive, and the 11,400 square foot naturalized area north of Building 3 are all publicly accessible open spaces. Together, these publicly accessible open spaces comprise approximately 18.5% of the entire site area.

### **Horsley Witten**

[Note that at the time of the April 8, 2021 ZBA submission, the proposed overall retail square footage was 5,821, HW cited 6,247 square feet.]

#### *Open Space, Building Placement, and Site Design*

- 17. More information is needed to verify the approach to pick up, drop off, and loading at Building 2 and Building 3.*

Building 3 passenger loading and drop off will occur in a managed, 40-foot zone along the rear of the site. Passenger pickup and drop off for Buildings 1 and 2 will occur in a 40-foot zone along Washington Street. This location was approved by the Traffic Council in October 2020.

- 18. Notes that Building 3 internal parking layout notes a 22 foot parking aisle width on Sheet A121, which is workable for residential uses but tight for other vehicles. Requests additional detail to review the approach for internal vehicular/truck circulation and loading for Building 3.*

The area identified in Building 3 is only intended for residential use. Any additional commercial parking will be provided in the Building 1 + 2 garage, where the drive aisles are larger.

- 19. Wants additional detail on flush loading zone and transition to Washington Street sidewalk for the accessible stall located on the street.*

Detail to be provided in civil plans (to be submitted prior to the next hearing) to show accessible space and flush loading zone transition.

- 20. Provide detail relative to the different materials proposed for the entry to Building 3 garage and the sidewalk extending North towards Cheesecake Brook from this location.*

Sidewalk materials will be consistent along Dunstan Street and Kempton Place. They will consist of a permeable paver furnishing zone/tree way along the back of curb, a cast in place concrete pedestrian zone, and a buffer/planting zone along the building face (where space allows). A revised sheet L1.1 Site Materials plan is included with this submission.

- 21. Add flood plain elevations to Building 3 cross sections to clearly review how flood storage will be provided beneath the building.*

Flood storage will be shown on the parking level plan as well as on the North/South site section; updated plans to be provided prior to the next hearing.

*22. Update previous exhibits and cross sections to reflect updated courtyard design.*

The updated exhibits and cross section were submitted in May and are attached hereto. See "Section Diagrams Through Newton Hill" dated May 26, 2021.

*23. Provide at least two cross sections including proposed building facades/heights on both sides of the street to assist review of massing*

These sections were included in the June 10 presentation and will be submitted prior to the next hearing by Elkus Manfredi who will label height of Building 2.

*24. Provide turning radius movements for single unit trucks and emergency vehicles to fire department for review and approval.*

Fire truck turning movements have been executed and shown to the city for fire protection plan. (Plans were reviewed on April 29, 2021 and stamped on May 4, 2021.)

SU-40 single unit box truck movements do function with the roadway design and can be provided as a supplemental sketch as required.

*25. Provide details to clarify the planting condition for the shade and street trees.*

Street trees shall be planted in a continuous treeway which includes sand based structural soil, irrigation and aeration tubes. The surface of the treeway shall be permeable unit pavers and the tree pits will be 4x6 cast iron tree grates to eliminate compaction of the soil due to pedestrian circulation over the top of root balls. The flare of the tree trunk shall be located 3-4" below the tree grate which increases the air circulation but also eliminates the concern of heaving of the grates due to root growth.

*26. Consider adding additional benches and other furnishings for Washington Street to fulfill Washington Street Vision Plan.*

The project design team will evaluate locations for street furnishings along Washington Street and will locate them if suitable locations can be found which allow for the required bike racks and clear/safe pedestrian circulation.

*27. Provide additional detail regarding opportunities to maximize opportunities for public art.*

See response to 13, above.

*28. Provide additional information to review building scale transitions to adjacent neighborhoods and Kempton Place dimensions.*

Additional materials were submitted in May as referenced in response to comment 22; above.

*29. What is the intent for people-powered transportation along Washington Street? Have curb bump outs at Kempton Place and/or Dunstan Street been considered?*

Bumpouts are currently proposed at Kempton Place (at Washington).

*30. Clarify what a “wood and metal shade structure” is, as shown on sheet L-2 as “E2”.*

The wood and metal shade structure is an overhead pergola with a wood slatted ceiling to provide shade and a sense of enclosure for the users of the courtyard. The columns and overhead structure will be fabricated metal with the use of wood cladding to ‘warm up’ the character of the structure. It will be entirely open air.

*31. Provide additional detail to demonstrate the Brook Drive locations of grade transition to flush curb shared condition.*

- *Consider realignment of crosswalk at Dunstan Street to achieve a consistent pedestrian elevation.*
- *Consider a crosswalk at the bend in Brook Drive/Kempton Place, to be aligned with the stair to Cheesecake Brook open space. Will the shared street design continue through the street bend?*

The crosswalk at Dunstan Street crossing entrance to Brook Drive was designed to give pedestrians the most direct crossing route to cross Brook Drive at a perpendicular angle. Addition of crosswalk at bend of Brook/Kempton can be explored and may have merit but was originally omitted due to visibility/sightline concerns for vehicles traveling in the eastbound lane on Brook Drive to Kempton transition.

### *Lighting*

*32. Provide more information on lighting of Building 3 courtyard.*

Lighting in courtyard for Building 3 will be comprised primarily of pedestrian scale lighted bollards for pathways, accent lights within the pergola structure, building mounted wall sconces at entries and exits. All fixtures near property line



or near tenants' windows would be full cut off and provide no light pollution into adjacent property or glare into tenant windows.

*33. Clarify use of dimmed fixtures on North face of Building 3.*

This location has some limitations regarding the amount of light spill over into the natural conservation areas to the north of the building therefore the fixtures on the north face of Building 3 are set to an adjustable lighting level to allow greater manipulation in the field.

*34. Consider whether another fixture is warranted at the 90 degree street bend for Brook Drive and Kempton Place.*

This location has some limitations regarding the amount of light spill over into the natural conservation areas; however, we will continue to consider this as the lighting design refines.

*35. Provide manufacturer sheets for the proposed fixtures, particularly for the "SL1" fixtures.*

See attached lighting cut-sheets for the three fixtures shown on the plan.

*Sustainability*

*36. Applicant to confirm that the updated design will include solar ready buildings.*

Yes, Building 3 will be "solar ready".

*37. Applicant to investigate other opportunities to provide green infrastructure practices consistent with the City's Complete Streets Policy.*

Consistent with the City of Newton's Complete Streets Policy, the project will include permeable pavers in the tree way of all sidewalks along Kempton Place and Brook Drive.

*38. Applicant to provide more information regarding long term efforts to support neighborhood groups and advocacy organizations regarding environmental improvements (in addition to previously submitted TDM).*

To date, we have offered a robust sustainability package that has garnered the support of local advocacy groups such as Green Newton and Livable Newton. We continue to explore additional aspects of the project that could further that agenda.

*Cheesecake Brook*

39. *Coordinate with CRWA and provide additional details integrating the Brook into the landscaped area.*

Acknowledged.

40. *If a lower cost wood decking product is required for boardwalk due to budgetary requirements, the sustainability and maintenance benefits of wood species and composites should be weighed.*

Project team understands the pros and cons of natural wood vs composites and the intent is to provide sustainably farmed natural wood for both durability, sustainability, and aesthetic reasons. If budgetary conditions arise, we will look to maintain the maximum amount of natural wood possible and supplement with composites in less 'public' areas of boardwalk.

41. *Applicant to consider simplifying the transition from lawn to naturalized plantings in the northeast corner of the site.*

The current design utilizes granite quarry stones to not only provide an 'edge/containment' for the natural planting but also to provide seating opportunities. In other locations, the transition from lawn to naturalize plantings will be simpler and softer.

#### *Stormwater Management and Phosphorus Removal*

42. *The sizing calculations dated May 2021 provided in the stormwater report do not appear to use the correct values for the required water quality volume. HW recommends that the Applicant revisit the calculations and verify that the correct values have been utilized.*

Acknowledged. As appropriate, VHB will provide updated calculations under separate cover prior to the next hearing.

43. *The plan view, details, and sizing calculations in Appendix C of the Stormwater Report are not consistent. HW recommends that the Applicant revisit the documents and revise accordingly.*

Dimensions for sand filter sizing details to be updated to reflect calculations and corrected site plan dimensions. VHB will provide updated calculations under separate cover prior to the next hearing.

44. *HW recommends that the Applicant provide the building elevations, cross sections of the compensatory storage area, and the finalized landscape design to verify the provided flood storage values at the northeast corner of the site.*

VHB to coordinate with the Architect and the Landscape Architect to confirm building elevations for Building 3, vertical elements that may displace flood storage and associated grading transitions to flood storage area northeast of building. Once this is verified, flood storage values can be reconfirmed. The guiding principles of the flood storage area will remain unchanged: naturalize the stream corridor, provide supplemental flood plain compensation, improve the hydraulic conveyance and reduce turbulence.

#### *Grading and Utilities*

*45. HW has not received the grading plans prepared as part of the Landscape Plans package and would like to review them.*

VHB to coordinate site grading with Landscape Architect in courtyard areas. Proposed courtyard grading should be shown on LA plans but can be added to Civil Plans as well even though this was out of VHB's intended scope.

#### *Engineering*

*46. Capacity analysis of the existing 8" sewer main is needed for the additional flow from the development.*

Acknowledged; VHB will provide under separate cover prior to the next hearing.

*47. Applicant is advised to perform a few test pits to verify the elevation of the top of the culvert(s) and profiled and detailed cross-sections and a design be formulated to ensure no conflicts between any of the utilities and the culverts before issuance of a Building Permit.*

Acknowledged.

*48. What is the long-term requirement to maintain the well points where contaminated soil and/or contaminated groundwater have been encountered? What are the DEP reporting levels?*

Currently no monitoring wells on site are required to be maintained and the site monitoring wells will be decommissioned prior to or during construction. The Site soil is classified as Reportable Concentration S-1 (RCS-1) and groundwater is classified as Reportable Concentration GW-2 (RCGW-2) under Massachusetts Contingency Plan (MCP) 310 CMR 40.0000.

*49. Has a 21E investigation been performed on the site, and if so, copies of the report must be submitted to the Newton Board of Health and the Engineering Division.*

There are two MCP releases at the project site on the property at 1169 Washington Street. Massachusetts Department of Environmental Protection (DEP) assigned RTN 3-0761 in October 1993. In 1995 a new condition was

assigned RTN 3-12617. The releases were closed with a Permanent Solution (Class A-2 RAO) closure report on September 9, 2010. Reports related to these releases can be downloaded from <https://eeaonline.eea.state.ma.us/portal#!/search/wastesite>

*50. Are there any existing underground oil or fuel tanks? Have they been removed?*

We understand that the underground storage tanks (USTs) at 1169 Washington have been voluntarily taken out of service and will be removed as part of the construction. To our knowledge, no other USTs are located at the Site.



**Date: Jun 18, 2021**

Reflex Lighting Group, Inc,  
7 Tide Street  
Boston MA 02210  
Phone: (617) 269-4510  
Fax:

Job Name  
**DUNSTAN EAST**  
BOST20-145563  
WEST NEWTON MA

Submittal Date  
Jun 18, 2021



# Transmittal

Reflex Lighting Group, Inc,  
7 Tide Street  
Boston MA 02210  
Phone: (617) 269-4510  
**From: Lorri Hill**

**Project** DUNSTAN EAST  
**Quote#** BOST20-145563  
**Location** WEST NEWTON MA  
Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- |                                   |  |        |
|-----------------------------------|--|--------|
| <input type="checkbox"/> Drawings | <input type="checkbox"/> Specifications        | Other: |
| <input type="checkbox"/> Prints   | <input type="checkbox"/> Information           |        |
| <input type="checkbox"/> Plans    | <input checked="" type="checkbox"/> Submittals |        |

THESE ARE TRANSMITTED FOR:

- |   |   |                                 |
|---|---|---------------------------------|
| <input type="checkbox"/> Prior Approval                   | <input type="checkbox"/> Resubmittal for Approval | <input type="checkbox"/> Record |
| <input type="checkbox"/> Approval                         | <input type="checkbox"/> Corrections              | Bids due on:                    |
| <input checked="" type="checkbox"/> Approval as Submitted | <input type="checkbox"/> Your Use                 | Other:                          |
| <input type="checkbox"/> Approval as Noted                | <input type="checkbox"/> Review and Comment       |                                 |

Type	MFG	Part
BL1	NLS Lighting	<a href="#">RDN-X-T3-16L-35-40K-UNV</a>
	<b>Item Note:</b> ADVISE FINISH	
SL1	MISC MFG	<a href="#">OSLLF-GF12-525-SB-BK-SPD-F GF02-TONDA-Q-A1Y-LED-700-2A-300</a>
SL2	NLS Lighting	<a href="#">TWS-T4-16L-35-40K-UNV-WM-XXX</a>



# RADIAN BOLLARD

## BOLLARD + LANDSCAPE LIGHTING

The Radian Bollard is a fusion of contemporary design and state of the art lighting technology. The performance of this bollard produces a smooth uniform light pattern at a broad angle at extremely efficient low wattages.

The Radian is available in 3000, 4000 or 5000 Kelvin temperatures to blend with any residential, retail, or pathway environment. The lens is standard clear with Paracrine Optic.



### STAR POWER OPTICAL SYSTEM

The Star Power reflector is an excellent system which provides great value and performance.

### LED WATTAGE CHART

	<b>16L</b>
350 milliamps	17w
530 milliamps	26w
700 milliamps	35w

Project Name

Type:

Cat #	Length	Shaft Dim	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Shields	Options
Radian (RDN)	20" (2)	6" Round (6R)	Type 3 (T3)	16 (16L)	350 (35)	3000K (30K)	120-277 (UNV)	Anchor Base (AB)	Bronze (BRZ)	House Side Shield (HSS)	Photocell (PC)
	30" (3)		Type 5 (T5)		530 (53)	4000K (40K)	347-480 (HV)		White (WHT)		*Universal Voltage 120-277
	40" (4)				700 (7)	5000K (50K)			Silver (SVR)		Dimming Ballast (DB)
									Hunter Green (HGN)		Surge Protector (10K)
									Black (BLK)		Marine Grade Finish (MGF)
									Graphite (GPH)		Vandal Resistant Base (VRB)
									Grey (GRY)		
									Custom (CS)		

## PRODUCT SPECIFICATIONS

**Housing:** Aluminum; Heavy Duty Spun Aluminum Cap**LED:** Lumileds Luxeon MX. CRI 70**Optics:** Star Power; T3, T5**Watts:** 17-35**Driver:** 0-10V Dimming driver as standard by Philips Advance THD @ Max Load < 15%

Power Factor @ Max Load &lt; 0.95

**Kelvin:** 3000, 4000, or 5000**Finish:** 5 mils Powder Coat**Warranty:** Standard Warranty is 5 years for Driver and LEDs

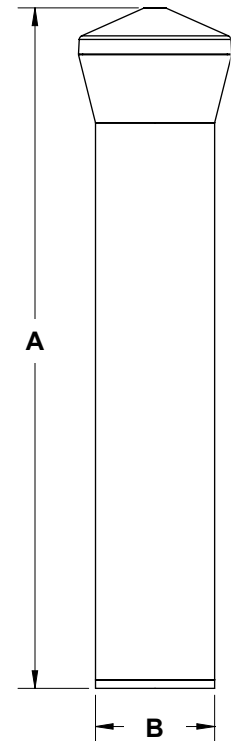
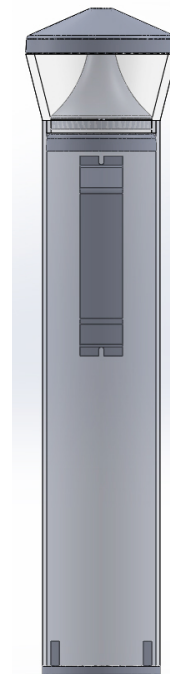
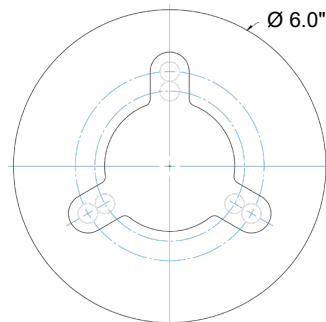
## PRODUCT DIMENSIONS

**RADIAN BOLLARD - LUMEN DATA CHART**

PART NUMBER	T3 Lumens	T3 Lm/W	T5 Lumens	T5 Lm/W	Watts
RDN-16L-35-30K	1530	90	1411	83	17
RDN-16L-35-40K	1581	93	1479	87	17
RDN-16L-35-50K	1632	96	1547	91	17
RDN-16L-53-30K	2340	90	2158	83	26
RDN-16L-53-40K	2418	93	2262	87	26
RDN-16L-53-50K	2496	96	2366	91	26
RDN-16L-7-30K	3150	90	2905	83	35
RDN-16L-7-40K	3255	93	3045	87	35
RDN-16L-7-50K	3360	96	3185	91	35



DIMENSION	RDN
A	20" - 40"
B	6" OD







**Job Name:**  
DUNSTAN EAST

**Catalog Number:**  
OSLLF-GF12-525-SB-BK-SPD-F GF02-  
TONDA-Q-A1Y-LED-700-2A-300

Notes:

**Type:**

**SL1**

BOST20-145563

The logo for GMR ENLIGHTS, consisting of a stylized 'G' icon followed by the text 'GMR ENLIGHTS'.



**OSLO** large

*The pictures shown are for illustrative purposes only. For shape, material and color specifications refer to internal descriptions.*

**Oslo large****Available versions**

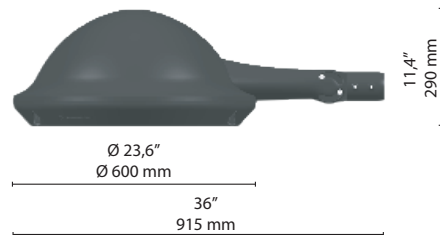
The classic lighting fixtures can be equipped with a die-cast aluminum decorative ring.

The decorative ring has a purely aesthetic value.

Below are the models of the lighting fixture with and without this option and the relative coding.

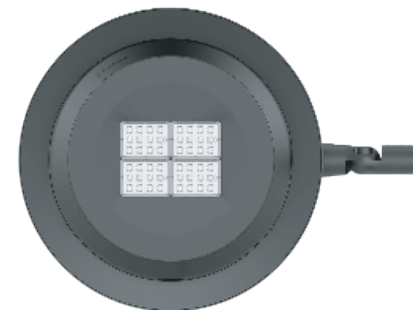
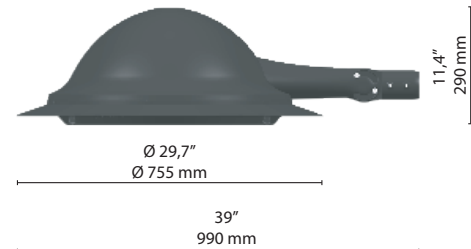


**Without decorative ring version**  
**Product code:** OSLL S\_GFxx



**With decorative ring version**  
**Product code:** OSLL F\_GFxx

**BK=BLACK FINISH**



Scale: 1:15

# Oslo large

## Technical data



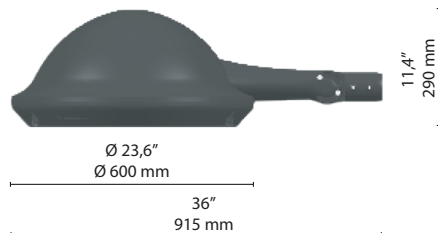
rev. 2021.01

**ACCESSIBILITY****Timeless**

Tool-free openable fixture.  
Replaceable internal components  
without the need of tools.

**OPTICAL TECHNOLOGY****Glass free**

Refracting optical system consist of  
single-chip LED, shockproof lenses  
with 30 years of warranty against UV  
and yellowing by aging (GLASS-FREE).



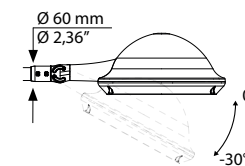
Scale: 1:15

**Max. weight** CXS

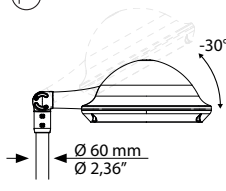
17 Kg Lateral: 0,28 m<sup>2</sup> | Plan: 0,28 m<sup>2</sup>  
fixing device excluded

**FIXING TYPE**

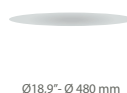
**Side**  
Adjustable in 5 ° steps



**Pole top**

**OPTIONAL****Glass**

Ultraclear tempered glass  
Th. 0,15in (4mm)



3,9 lb  
1,8 Kg

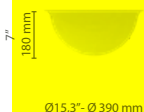
**Diffusers**

Polycarbonate with U.V. protection



**Alba** 1,7 lb  
0,8 Kg

**Tonda** 1,7 lb  
0,8 Kg

**Decorative ring**

Die cast aluminium | EN1706



1,6 lb  
1,1 Kg

**Additional surge protector device:**

SPD with warning LED CLASS 1 | CLASS 2  
12kV/kA

**Optional functions:**

0,5 m power cable with 2-3 or 4-5 core connector

**Funzionalità su richiesta:**

1-10 V | DALI-DALI2 | DALI SENSOR

**Connectors and sockets:**

NM (Nema Socket) | LM (Lumawise Zhaga Socket)

**STANDARD**

EN 60598-1, EN 60598-2-3, EN 62471, EN 55015, EN 61547, EN 61000-3-2, EN 61000-3-3

**CONFORMITY | PROTECTION****Conformity****Salt spray test**

ISO 9227

**Insulation classes****Protection classes****Photobiological safety**

Classe 0 Exempt  
group IEC/TR62471

**PLUS**

CUT OFF



OPTICAL  
FLEXIBILITY



LOW GLARE



CAM  
2017  
COMPLIANT



A++  
IPEA MIN

**LIGHTING FIXTURE FEATURES****General features**

Power source:	220-240V   50/60Hz   tolerance +/-10%
	120-277V   50/60Hz   tolerance +/-10%
Current supply:	525 mA   700 mA   1000 mA (P <sub>max</sub> = 145,5W)
Power Factor   THD:	≥0.95   <10 % (At full load)
Expected life (Ta=25°):	> 100.000 h   L90B10   @ LED 700mA
Operational temperature (Ta):	T <sub>min</sub> = -40°C T <sub>max</sub> = +55°C   700 mA +40°C   1000 mA
Storage temperature:	-40°C/+80°C
Overcharge protection:	Main surge immunity up to 10kV
Disconnecter:	Disconnecter and cable clamp   cross section 1.5mm <sup>2</sup> ÷ 4mm <sup>2</sup>
Standard functions:	Current fixed   Virtual midnight   CLO
	(page: Functionality)

**Materials**

Lighting fixture:	Die cast aluminium   EN1706
Optical system:	Optics in PMMA
Gaskets:	Removable silicon
Cable gland:	Polyamide PA66   PG16   Ø 14mm MAX   IP 66
Screws and bolts:	AISI 304 stainless steel
Fixture color:	GMR dark

**LED FEATURES**

LED data 4.000 K - 700mA:	180 lm/W   25°C [Tj]   ≤ 3 step MacAdam
Color temperature:	2.200 K   3.000 K   4.000 K   5.700 K   CRI ≥ 70



# Oslo large

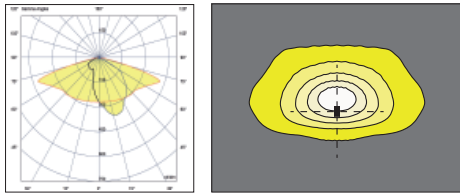
## Available optical system



rev. 2021.01

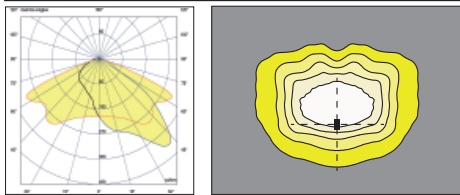
### ASYMMETRICAL DISTRIBUTION\\ TYPE 2

**2A**

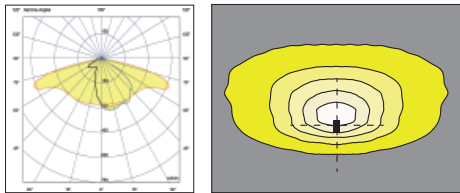


### ASYMMETRICAL DISTRIBUTION\\ TYPE 3

**3A**



**3B**



TYPE 2A



TYPE 2A




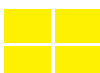


TYPE 3A | TYPE 3B

**Oslo large****Photometric data | LED modules nominal data**

rev. 2021.01

The LED modules nominal data refers only to the LED light sources in a standard version, with 4000 K color temperature, color rendering index CRI 70 min. and a junction temperature  $t_j$  of 25°C. The LED nominal data are extrapolated from the manufacturer documentations.

LED code		(*) I [mA]	Luminous flux [lm]	LED Power [W]	Efficiency [lm/W]
GF04		525	4344	24,0	181
		700	5655	32,5	174
		1000	7743	47,5	163
GF06		525	6516	36,0	181
		700	8439	48,5	174
		1000	11655	71,5	163
GF09		525	9684	53,5	181
		700	12702	73,0	174
		1000	17441	107,0	163
GF12		525	12942	71,5	181
		700	16965	97,5	174
		1000	23309	143,0	163

**Oslo large****Photometric data | Lighting fixture measured data**

rev. 2021.01

The lighting fixture measured data refers to GMR ENLIGHTS products in a standard version, with 4000 K color temperature, optica type 3B and an ambient temperature  $t_a$  of 25 °C.

**GMR ENLIGHTS offers the possibility of driving the device with custom currents (•).**

In case of optional glass some LED codes may be different from those indicated (GL02, GL04, GL06). In this case the values of luminous flux and efficiency are different from those shown in the table.

Order code: OSLL S_GFxx OSLL F_GFxx	(•) I [mA]	Luminous flux [lm]	LED Power [W]	Efficiency [lm/W]
GF04 	525	3930	27,5	143
	700	5083	36,0	141
	1000 (max)	6867	51,5	133
GF06 	525	5856	39,5	148
	700	7572	53,0	143
	1000 (max)	10229	76,0	135
GF09 	525	8664	57,5	151
	700	11203	77,0	145
	1000 (max)	15129	111,0	136
GF12 	525	11472	75,5	152
	700	14833	101,0	147
	1000 (max)	20029	145,5	138

**OPTIC CONVERSION FACTOR  
LUMINOUS FLUX**

Optic type	Flux multiplier
1A (*)	1,00
2A (*)	0,99
3A	0,97
5A (*)	1,01

**Tk CONVERSION FACTOR  
LUMINOUS FLUX**

Tk [K]	Flux multiplier
2.200 (**)	0,70
3.000	0,94
4.000	1,00
5.700	1,01

**CRI CONVERSION FACTOR  
LUMINOUS FLUX**

CRI (color render index)	Flux multiplier
70	1,00
80	0,93

(\*) See pag: Available optical system, to check the optic type availability.

(\*\*) See pag: Technical data, to check the colour temperature availability.

## Functions

### Standard functionality

#### Fixed current

During production, the light fixture is pre-set with a fixed current amongst the standard settings that appear in the tables on page 3. Upon customer's request, it is also possible to set a specific current (custom setting).

#### Virtual Midnight | Automatic dimming

The driver is programmed to automatically dim the light output according to the time. As required by regulations, the maximum output is set during initial hours and towards the end of the light fixture's operating time interval. During these hours there is statistically more traffic. The light output is then dimmed during the central hours of the operating time interval. This management is achievable through a self-learning process of the device, that establishes the centre point of the time interval. This moment is called "virtual midnight" and it is the point that the dimming profile refers to in order to know when to reduce the light output. We can manage up to 8hrs of programming that evolve around the virtual midnight and up to 5 steps of dimming. This way the light output will adjust automatically, adapting throughout the year to the duration of the nighttime, by referring to the pre-set parameters based on the centre point of the operating time interval.

#### CLO Constant Lumen Output

LEDs over time are inevitably subject to performance depreciation. This light reduction may be compensated by gradually increasing the LED's current during its lifespan, this corresponds to a gradual increase of lumen output proportional to the amount that is naturally depreciated.

### On request functionality

#### 1-10V Analog control system

On request, the fixture can be equipped with 1-10V dimming interface. This protocol provides the possibility of dimming a single device or a public lighting line through a 1-10V control bus.

#### DALI - DALI2 Control and monitoring system

On request, the fixture can be fitted with a DALI2 communication interface. This protocol allows it to be monitored and controlled remotely through use of Dali control buses.

#### DALI SENSOR (D4i)

On request, the fixture can be equipped with a D4i certified power supply. This is the ideal solution for wireless sensors and/or controls. This system was developed to integrate various systems to address smart city requirements. Included is DALI2 protocol + auxiliary power (AUX) to supply power to devices and sensors. This system is usually required when using a Zhaga Lumawise socket.

#### LINESWITCH

This functionality by using an extra wire within the streetlight's power line, allows to dimmer to a pre-set level. For example, a centralised timer can change this value from 100% to 50%, and vice versa.

#### AMPDIM

This feature allows dimming using the power line controlled by an upstream flow regulator. For this feature, the flow controller must use amplitude modulation (AM).

### On request connectors and external sockets

#### NEMA | Nema Socket (7 PIN)

The Nema Socket is a 7 PIN connector/socket with IP66 rating, that is fitted on the fixture to make it interfaceable with various ANSI C136 compliant devices and remote-control gear.

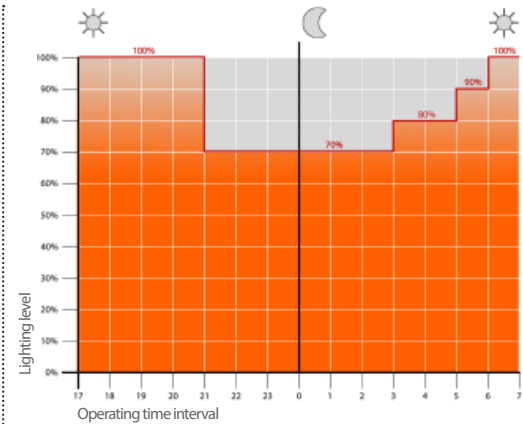
These devices can be installed during or after installation of the light fixtures. The NEMA socket can provide power interruption and is interfaceable with DALI buses and/or 1-10V dimming. It is compatible with point-to-point node connection, and twilight sensors ect.

#### ZHAGA Lumawise Zhaga Socket (4 PIN)

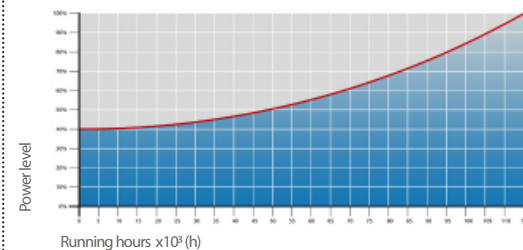
The Lumawise Zhaga socket is a small and compact 4 Pin connector/socket, that is fits ideally with the design of GMR ENLIGHTS fixtures. With ZHAGA Lumawise sockets it is possible install the devices, sensors, ZHAGA remote controls during or after installation of the light fixtures. This socket is usually required in conjunction with the DALI Sensor feature, which involves a DALI2/D4i communication protocol in addition to 12/24V auxiliary port to supply power to the sensors. It is compatible with point-to-point wireless control solutions and SMART CITY applications to control and monitor the public lighting infrastructure.

#### Third-party remote control

GMR ENLIGHTS fixtures are compatible with most third-party remote controls, powerline communication systems, wired systems (buses) and wireless systems.

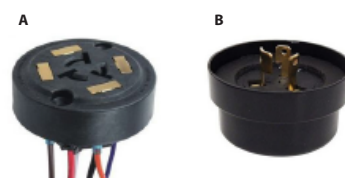


Example of 4-step adjustment with virtual midnight



CLO Light Flow Compensation

#### 7 Pin Nema Socket 7 (A) and IP66 shorting cap (B)



#### 4 Pin Lumawise Zhaga Socket (C) and IP66 cap (D)



#### Installation example of Lumawise Zhaga



## Protection cycles

rev. 2021.01

GMR ENLIGHTS works with cast iron, steel and aluminum. The materials are selected and processed to maximize performance and quality.

### GALVANIZED STEEL

#### Protection of galvanized steel surfaces for poles

The protection of galvanized steel elements is achieved by following steps:

- Micro sandblasting;
- First epoxy layer application followed by: Wilting > Drying > Cooling;
- Acrylic glaze layer application followed by: Wilting > Drying > Cooling;
- Packing at least after 24-hour-drying at room temperature.

#### Protection of galvanized steel surfaces for brackets and pastorals

The protection of the galvanized steel elements is achieved thanks to:

- Micro sandblasting;
- Phosphoric pickling bath at a pH level ranging from 1.5 to 3;
- Rinsing with demineralised water;
- First powder layer application;
- Kiln firing;
- Application of a final powder layer;
- Kiln roasting of the final powder layer at 180°C (356°F);
- Cooling.

### CAST IRON

#### Protection of cast iron surfaces for bases

The protection of cast iron elements is achieved by the following treatments:

- Surface micro shotblasting;
- Mono-component dip galvanizing followed by: Wilting > Drying > Cooling;
- Epoxy micaceous primer application followed by: Wilting > Drying > Cooling;
- Acrylic enamel application followed by: Wilting > Drying > Cooling;
- Packing at least after 24-hour-drying at room temperature.

### DIE-CAST ALUMINIUM

#### Protection of die-cast aluminium surfaces for lighting fixtures, tops, collars, brackets and pastorals

Lighting fixtures, brackets, pastoral, and die-cast accessories undergo a cycle of powder painting which creates a barrier against the corrosion of metal parts. Moreover this barrier makes the finished product comply with design specifications in terms of surface roughness, color and reflectance.

The cycle consists of the following steps:

- Micro sandblasting;
- Hot pickling bath in a zinc-based phosphodegreasing solution;
- Specific process for the preparation of surfaces before painting;
- Washing with water;
- Rinsing with demineralised water and subsequent drying;
- First powder layer application followed by kiln baking at 180°C (356°F);
- Final powder layer application using a High Durability product and final kiln roasting at 180°C (356°F).



#### Salt spray test

The top quality of such treatments is confirmed by salt spray tests performed in accordance with standard ISO 9227:2017 Neutral Salt Spray test (NSS).

The test was carried out for 8.000 hours at 35°C (95°F) and demonstrated through the report test released.



**GMR ENLIGHTS s.r.l.**

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Administrative and operational headquarters:  
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T +39 0543 462611  
F +39 0543 449111

**sales@gmrenlights.com**  
**www.gmrenlights.com**





**Job Name:**  
DUNSTAN EAST

**Catalog Number:**  
TWS-T4-16L-35-40K-UNV-WM-XXX

**Type:**  
**SL2**

Notes:

BOST20-145563



# TWS

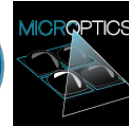
## ARCHITECTURAL WALL SCONCE

TWS is a combination of security, beauty and vandal resistance that blends beautifully into any architectural environment.

TWS is constructed of extruded aluminum, the most durable long-lasting light solution. Using silicone Micro Optics, TWS distributes light uniformly as its LEDs are recessed and hidden; Full Cut-off design.

Available from 10 to 56 watts with three different Kelvin temperatures—3000 (warm), 4000 (neutral) and 5000 (cool). IES distributions T2, T3, T4.

TWS conforms to strictest Made in America Standards. Designed, tooled, fabricated and assembled in the USA.



### MICRO OPTIC SYSTEM

Our new cell-inclosed, micro optic silicone modules produce high clarity and outstanding performance.

### LED WATTAGE CHART

	16L
175 milliamps	10w
350 milliamps	18w
530 milliamps	26w
700 milliamps	35w
1050 milliamps	56w

Project Name: \_\_\_\_\_ Type: \_\_\_\_\_

Cat #	Light Dist	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	ADVISE	Options
							Color	
	Type 2 (T2)	16 (16L)	175 (175)	3000K (30K)	120-277 (UNV)	Wall Mount (WM)	Bronze (BRZ)	Marine Grade Finish (MGF)
	Type 3 (T3)		350 (35)	4000K (40K)			White (WHT)	Photocell (PC) <i>*Universal Voltage 120-277</i>
	Type 4 (T4)		530 (53)	5000K (50K)			Silver (SVR)	Surge Protector (10K)
			700 (7)				Black (BLK)	Emergency Battery Pack (EBP) <i>*Up to 700mA Only</i>
			1050 (1)				Graphite (GPH)	Internal Microwave Motion Sensor (IMMS)
							Grey (GRY)	
							Custom (CS)	



## PRODUCT SPECIFICATIONS

**Housing:** Aluminum Extruded and Die Formed

**LED:** Lumileds Luxeon MX. CRI 70

**Optics:** Micro Optics Types 2, 3 and 4

**Watts:** 10-56

**L70 Depreciation:** 483,000 Hours (@77°F/ 25°C)

**Listings:** Conforms to UL 1598 Standards, Fixture IP65 Rated



**Driver:** 0-10V Dimming driver as standard by Philips Advance

THD @ Max Load < 15%

Power Factor @ Max Load < 0.95

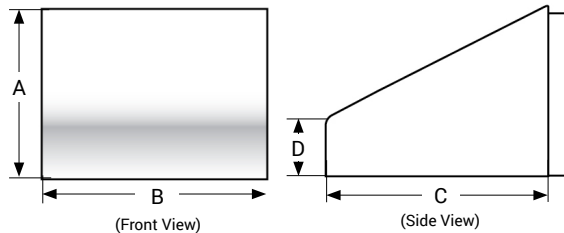
**Kelvin:** 3000, 4000, or 5000

**Finish:** 3-5 mils Powder Coat

**Warranty:** Standard Warranty is 5 years for Driver and LEDs

## PRODUCT DIMENSIONS

TWS- LUMEN DATA CHART							
PART NUMBER	T2 OPTIC	Lm/W	T3 OPTIC	Lm/W	T4 OPTIC	Lm/W	WATTS
TWX-16L-175-30K	990	99	972	97	1017	102	10
TWX-16L-175-40K	1071	107	1053	105	1098	110	10
TWX-16L-175-50K	1152	115	1134	113	1233	123	10
TWX-16L-35-30K	1980	110	1944	108	2034	113	18
TWX-16L-35-40K	2142	119	2106	117	2196	122	18
TWX-16L-35-50K	2304	128	2268	126	2466	137	18
TWX-16L-53-30K	3080	110	3024	108	3164	113	28
TWX-16L-53-40K	3220	115	3276	117	3416	122	28
TWX-16L-53-50K	3584	128	3528	126	3836	137	28
TWX-16L-7-30K	3960	110	3888	108	4068	113	36
TWX-16L-7-40K	4140	115	4212	117	4392	122	36
TWX-16L-7-50K	4608	128	4536	126	4932	137	36
TWX-16L-1-30K	6160	110	6048	108	6328	113	56
TWX-16L-1-40K	6440	115	6552	117	6832	122	56
TWX-16L-1-50K	7168	128	7056	126	7672	137	56



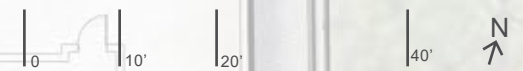
DIMENSION	TWS
A	6 in
B	8 in
C	8 in
D	2 in
WEIGHT	7.13 lbs



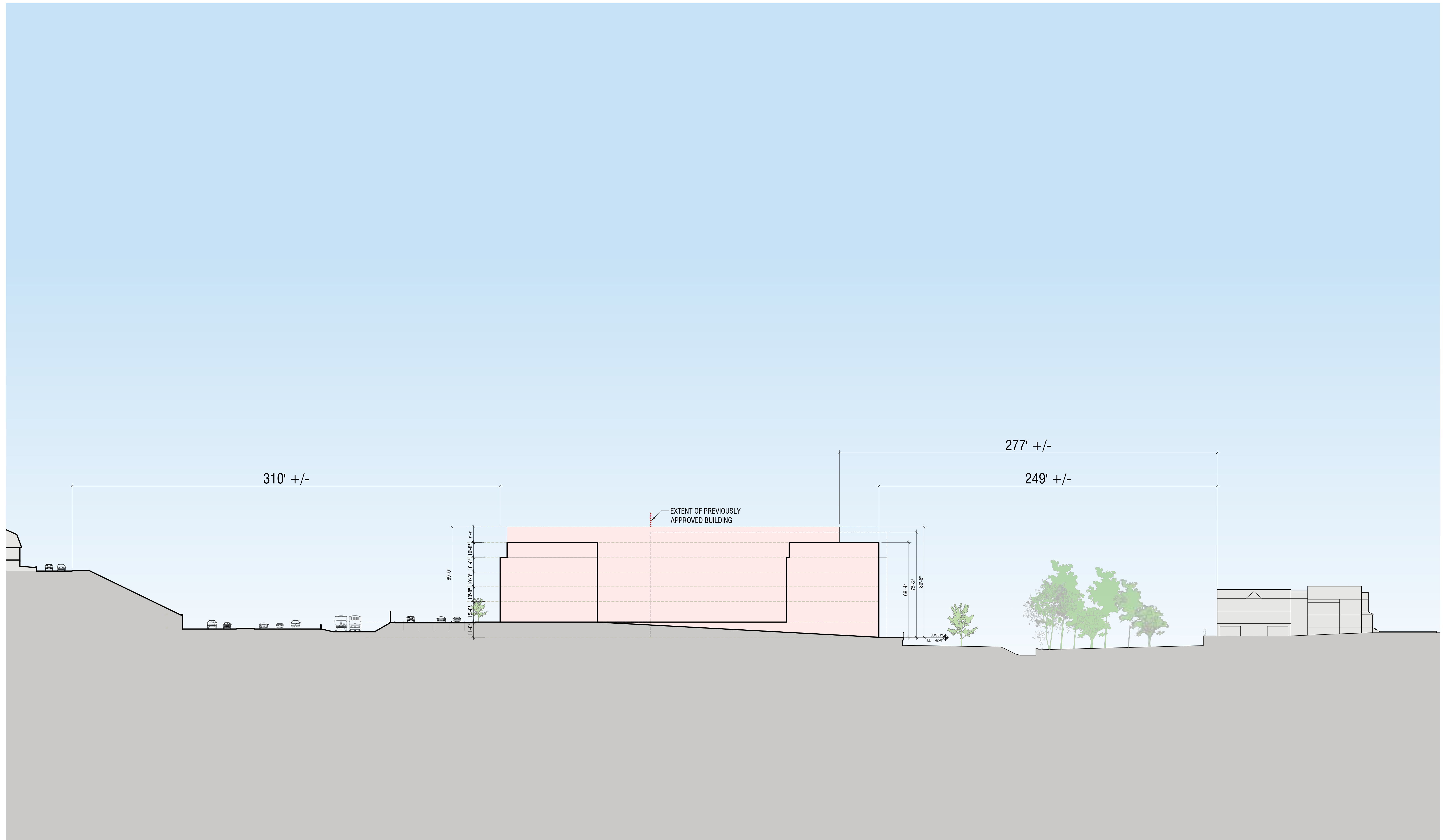


A. Interpretive Signage  
B. Nature path & bridge  
C. Storytime shelter

D. Rugged seating & wildlife habitat  
E. Sloped lawn



# Proposed Public Open Space Vision



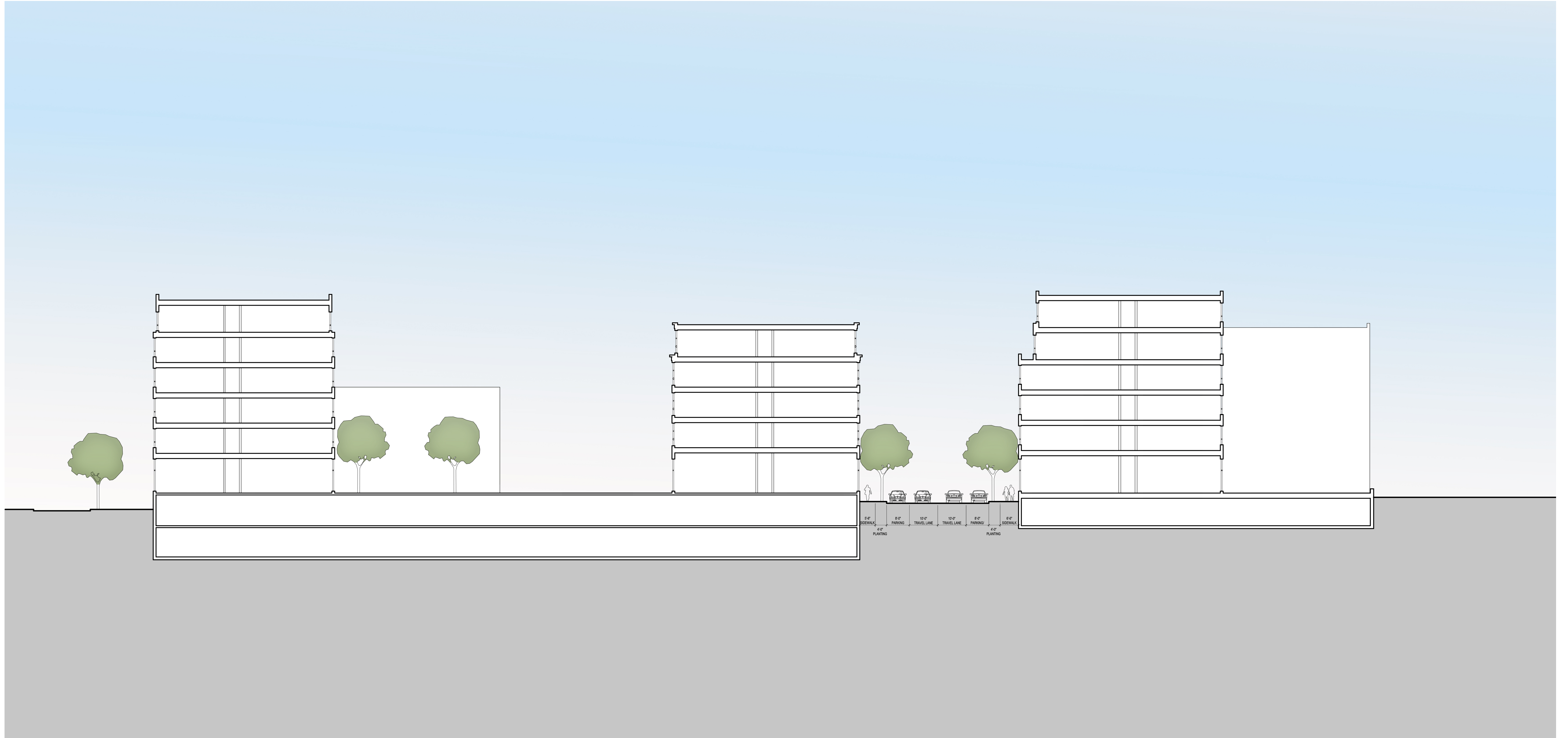


DUNSTAN EAST  
NEWTON, MASSACHUSETTS

SECTION DIAGRAM 1  
MAY 26, 2021

**MARK**  
DEVELOPMENT

ELKUS | MANFREDI  
ARCHITECTS





101 Walnut Street  
PO Box 9151  
Watertown, MA 02471  
617.924.1770

**HALVORSON**  
Tighe & Bond STUDIO

25 KINGSTON ST. BOSTON MA 02111-2200  
(PHONE) 617.535.0390  
WWW.HALVORSONDESIGN.COM



**MATERIALS LEGEND**

TAG	DESCRIPTION	DETAIL
<b>PAVING</b>		
A1	BITUMINOUS CONCRETE PAVING - VEHICULAR - SEE CIVIL DRAWINGS	
A2	POURED IN PLACE CONCRETE PAVING - PEDESTRIAN (4" THK) - SEE CIVIL DRAWINGS	
A3	POURED IN PLACE CONCRETE PAVING - VEHICULAR (6" THK) - SEE CIVIL DRAWINGS	
A4	PRECAST CONCRETE UNIT PAVERS - PEDESTRIAN CONDITION	
A5	PRECAST CONCRETE UNIT PAVERS - VEHICULAR CONDITION	
A6	PRECAST CONCRETE UNIT PAVERS - PERMEABLE CONDITION AT STREETScape	
A7	WOOD DECKING ON PEDESTAL SYSTEM	
A8	NOT USED	
A9	SUSPENDED WOOD DECK WITH TIMBER/GALVANIZED METAL FRAME AND SUPPORTS, WITH 3"-4" RIVER STONE BELOW	
A10	ACCESSIBLE CURB RAMP - SEE CIVIL DRAWINGS	
A11	DETECTABLE WARNING PANEL - SEE CIVIL DRAWINGS	
A12	RECLAIMED GRANITE SLABS - FLUSH	
A13	STABILIZED STONEDUST SURFACING	
<b>CURBS</b>		
B1	NEW OR RESET V44 GRANITE ROADWAY & PARKING LOT CURB - SEE CIVIL DRAWINGS	
B2	6" WIDTH FLUSH GRANITE ROADWAY CURB - SEE CIVIL DRAWINGS	
B3	4" WIDTH GRANITE LANDSCAPE CURB	
B4	4" WIDTH FLUSH GRANITE LANDSCAPE CURB	
<b>WALLS AND STAIRS</b>		
C1	LANDSCAPE SEAT WALL - CAST IN PLACE INTEGRALLY COLORED CONCRETE WITH FORMLINER FINISH - 18" WIDTH	
C2	RECLAIMED GRANITE BLOCKS - LANDSCAPE FEATURE	
C3	GREENROOF PARAPET WALL	
C4	CONCRETE STAIR, SEE ARCH DRAWINGS	
<b>RAILS AND FENCES</b>		
D1	42" HEIGHT PEDESTRIAN GUARDRAIL AT BOARDWALK	
D2	SCREEN FENCE, 6'-0" HT.	
D3	SECURITY FENCE, 6'-0" HT.	
D4	FENCE GATE	
<b>FURNISHINGS</b>		
E1	BIKE RACKS - LANDSCAPE FORMS 'RING'	
E2	WOOD & METAL SHADE STRUCTURE	
E3	'TOT LOT' PLAY AREA	
E4	WOOD & METAL FREESTANDING BENCH	
E5	WOOD & METAL PLANTER/SEAT WALL MOUNTED BENCH	
E6	'WETLAND RESOURCE AREA BOUNDARY' MARKER PLAQUE, APPROX. 100' O.C. FINAL LOCATIONS TBD.	
E7	TREE GRATE, 3'-6" x 6'-0"	
<b>LIGHTING</b>		
F1	NEW LIGHT POLE - STREETScape	
F2	NEW LIGHT POLE/BOLLARD AT COURTYARD	
F3	RECESSED LIGHT FIXTURES AT STAIR/RAMP WALLS	
F4	BOLLARD LIGHT	
<b>PLANTING (SEE SHEET L4.1 FOR ADDITIONAL INFORMATION)</b>		
G1	HIGH USE SOD LAWN	
G2	ORNAMENTAL SITE PLANTING BED	
G3	ROOFTOP PLANT BED WITH LIGHTWEIGHT GROWING MEDIA	
G4	NATURALIZED PLANTING AREA - SEE PLANTING SHEET L4.1 FOR ADDITIONAL INFORMATION	
G5	DECIDUOUS SHADE TREE	
G6	ORNAMENTAL TREE	
G7	ORNAMENTAL TREE - MULTI-STEM/CLUMP	

**Dunstan East**  
Washington Street  
West Newton, Massachusetts

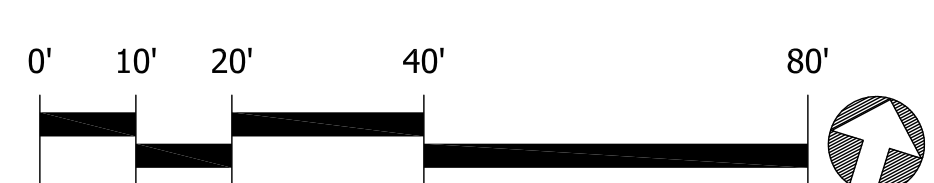
No.	Revision	Date	Appr.
1	RESPONSE TO COMMENTS	07/01/2020	RJA
2	MODIFIED PLANS FOR BUILDING 3	04/06/2021	RJA

Designed by	Checked by
SRL	RJA
Issued for	Date
Local Approvals	April 28, 2020

Not Approved for Construction

Drawing Title  
**L1.1 SITE MATERIALS**

Drawing Number





Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
Urban Design Commission

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
[www.newtonma.gov](http://www.newtonma.gov)

**Barney Heath**  
Director

---

**DATE:** June 23, 2021  
**TO:** Zoning Board of Appeals  
**FROM:** Urban Design Commission  
**RE:** 1149, 1151, 1157, 1169, 1171-1173, 1179, and 1185 Washington Street, 32 and 34 Dunstan Street, 12, 18, 24, and 25 Kempton Place – “Dunstan East”  
**CC:** Barney Heath, Director of Planning and Community Development  
Jennifer Caira, Deputy Director  
Neil Cronin, Chief Planner  
Petitioner

Section 22-80 of the Newton City Ordinances authorizes the Urban Design Commission to act in an advisory capacity on matters of urban design and beautification. At their regular meeting on June 9, 2021, the Newton Urban Design Commission reviewed the proposed project at 1149, 1151, 1157, 1169, 1171-1173, 1179, and 1185 Washington Street, 32 and 34 Dunstan Street, 12, 18, 24, and 25 Kempton Place for design. The Urban Design Commission had the following comments and recommendations:

- The UDC appreciates the applicant making some changes based on UDC’s recommendations from April. The applicant’s responsiveness, the information provided to UDC, its clear, very understandable, sections and scale references are incredibly helpful to understand the proposal, the relationship of building 3 to Cheesecake Brook is a dramatic improvement and looks incredibly interesting.
- The UDC commented that the changes are very positive and good, and the project has come a long way. The project has improved.
- The elevations and the massing look better, but it still feels massive along Kempton, 7 stories at the tallest.
- The UDC asked about getting natural light into the corridors. The applicant commented that it is not something they have done yet but not precluded it either, they will investigate it as the design progresses.
- The UDC recommended if the timing works out, it will be good if courtyard of building 3 can relate to the open spaces of the armory.



- The UDC commented that they appreciate all the effort that the applicant has put into the design and the studies provided.