

Updated Material – April, 2021

- Added Washington Street parcels:
 - Expanded Building 3
 - 244 to 302 residential units
 - 12,442 to 6,247 sf commercial space
 - 286 to 322 parking spaces
- Updates to design of both courtyards & Kempton Place
- Revised stormwater report (May, 2021)

Site Design – April 2021



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Zoning Summary Chart¹

Zoning District(S)	BLD	Floodplain District
Zoning Regulation Requirements	Required²	Provided
LOT AREA	10,000 SF	19,212 SF ³
LOT AREA PER UNIT	1,300 SF	1,042 SQFT/UNIT ⁴
PERMITS	N/A	37/1,746
FRONT YARD SETBACK	5.0m ⁵	6.34m ⁶
SIDE YARD SETBACK	60.5 mm ⁷	6.03m ⁸
REAR YARD SETBACK	60.5 mm ⁹	60.27m ¹⁰
MAXIMUM FLOOR AREA RATIO ¹¹	2.0	2.01
MAXIMUM BUILDING HEIGHT	48' max	61.17m ¹²
NUMBER OF STOREYS	4 ¹³	6
MAXIMUM LOT BUILDING COVERAGE ¹⁴	N/A	62.4%
UNITS PER ACRE	N/A	84.21
UNITS PER BUILDABLE ACRE ¹⁵	N/A	87.72

1. ZONING DISTRICTS SHOWN IN RED INDICATE A DISCREPANCY BETWEEN THE REQUIREMENTS OF THE ZONING DISTRICT AND THE FLOODPLAIN DISTRICT.
2. ZONING REGULATION REQUIREMENTS TO CORRECT DISCREPANCIES FOR A ZONING DISTRICT.
3. ZONING DISTRICT AS DESCRIBED IN SECTION 2.3.5.4.1.3 OF THE ZONING ORDINANCES.
4. 1.0% SIDEYARD SETBACK.
5. 1.0% SIDEYARD SETBACK.
6. 0.5% SIDEYARD SETBACK.
7. 0.5% SIDEYARD SETBACK.
8. 0.5% SIDEYARD SETBACK.
9. 0.5% SIDEYARD SETBACK.
10. 0.5% SIDEYARD SETBACK.
11. 2.0% FLOOR AREA RATIO.
12. 61.17 METERS.
13. 4 STOREYS.
14. 62.4%.
15. 87.72.

Parking Summary (Provided)

Description	Provided
GARAGE	102
ON STREET	18
TOTAL SPACES	120

¹ SEE TO ARCHITECTURAL PLANS FOR PROVIDED PARKING COUNTS WITHIN THE GARAGES.

² ON STREET PARKING SPACES AND 1 HOUR ON-STREET ZONE ARE LOCATED ON WASHINGTON STREET BETWEEN CONANTON STREET AND KEMPTON PLACE.



Dunstan East
Washington Street
West Newton, Massachusetts

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY DRAFT	08/10/2020	DM
2	CONCEPTUAL PLANNING	08/10/2020	DM
3	2D PLANNING FOR PERMITTING	08/10/2020	DM

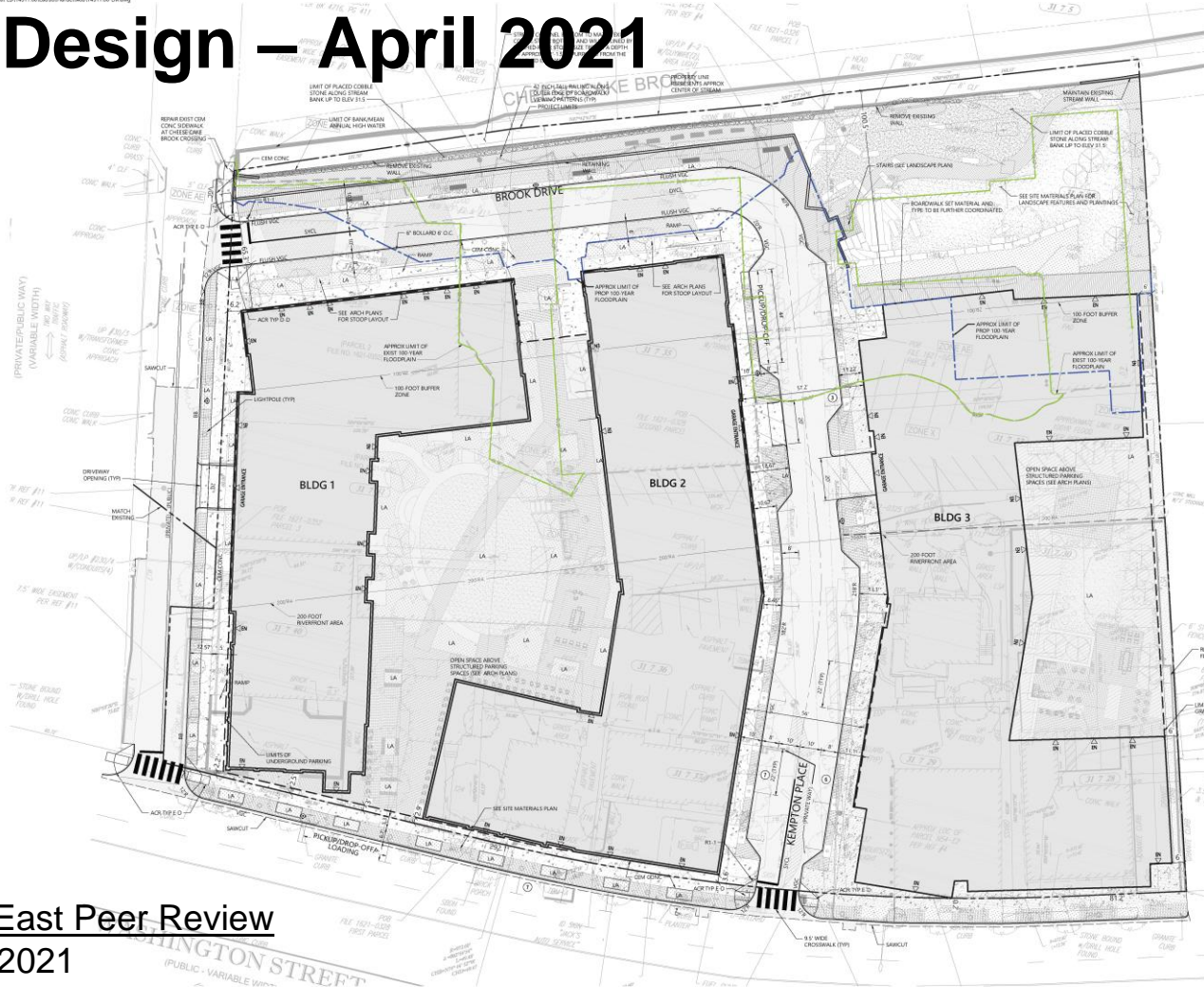
DRM
Local Approvals
April 8, 2021

Not Approved for Construction

Site Plan

C-3.0

3 9
4/8/2021 14517.00



Dunstan East Peer Review
June 10, 2021

Site Design – April 2021



Dunstan East Peer Review
June 10, 2021

Site Design & Sustainability

- Site framework is generally consistent with the 2020 submittal and the Washington Street Vision Plan:
 - Limit visible parking, make a more comfortable environment
 - Design streets & plazas as places to linger
 - Provide opportunities for public art, including music and community events
 - Improvements to Cheesecake Brook, reduce heat island & flooding
 - New and well-connected open spaces to break down block scale
- Kempton Place design updates are positive.
- Pickup/dropoff locations need coordination.
- Commitment to LEED Gold, EV stations, & solar ready.

Site Design – More Information Needed

- Brook Drive design details for flush condition & transitions.
- Kempton Place cross sections.
- Update courtyard exhibits.
- Trash/recycling, deliveries, and pickup/dropoff locations.
- Site design & photometrics clarifications.
- Shadow study.

Stormwater Management

- Development located within 200-foot Riverfront Area therefore required to meet Massachusetts Stormwater Management Standards.
- Increased Site Area from 3.3 to 3.6 acres from 2020 design.
- Revised proposed development reduces impervious by ~10,000 sf, therefore qualifies as Redevelopment.
- Redevelopment is required to meet MSWMS to the maximum extent practicable.
- Applicant is providing two sand filters to improve water quality. The sizes have been increased from the 2020 design to manage the additional site area.
- Plans, details, and calculations are not always consistent. Request revised documents to verify system will be constructed as designed.

Compensatory Flood Storage

- Development is located within Bordering Land Subject to Flooding.
- During 100-year flood Cheesecake Brook overtops existing parking lot.
- Applicant is required to provide storage equal or greater than existing on a foot-by-foot basis.
- Applicant is providing storage within proposed open space in northeast corner.
- The compensatory flood storage calculations need to be revised once the architectural design and landscaping design area are finalized.
- Require additional documentation for Building 3 and the intended piers to verify that the Applicant is providing adequate flood storage beneath the building.

Cheesecake Brook

- Property boundary is the centerline of Cheesecake Brook.
- Cheesecake Brook is contained on both sides by stone walls.
- Applicant is proposing to remove most of the existing stone wall along the south side of Cheesecake Brook from Dunstan Street to the property boundary.
- Applicant is working with Charles River Watershed Association.
- Encourage the Applicant to continue to coordinate with CRWA to remove the wall and integrate the brook into the landscaping features.
- 60-inch pipe carries stormwater from the Mass Turnpike to Cheesecake Brook. Erosion control and long-term maintenance will be required.
- Applicant is providing some improvements associated with the outfall of the 60-inch pipe to reduce erosion into Cheesecake Brook.