



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
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Barney Heath
Director

STAFF MEMORANDUM

Meeting Date: **Wednesday, July 13, 2022**
DATE: July 7, 2022
TO: Urban Design Commission
FROM: Shubee Sikka, Urban Designer
SUBJECT: **Additional Review Information**

The purpose of this memorandum is to provide the members of the Urban Design Commission (UDC) and the public with technical information and planning analysis which may be useful in the review and decision-making process of the UDC. The Department of Planning and Development’s intention is to provide a balanced view of the issues with the information it has at the time of the application’s review. Additional information may be presented at the meeting that the UDC can take into consideration when discussing Sign Permit, Fence Appeal applications or Design Reviews.

Dear UDC Members,

The following is a brief discussion of the sign permit applications that you should have received in your meeting packet and staff’s recommendations for these items.

I. Roll Call

II. Regular Agenda

Sign Permits

1. 188-192 Needham Street - Ferguson

PROJECT DESCRIPTION: The property located at 188-192 Needham Street is within Mixed Use 1 zoning district and has a free-standing sign authorized by a special permit via Board Order # 385-03 (attachment A). The applicant is proposing to replace and install the following signs:

1. Reface of one free-standing directional sign, non-illuminated, with approximately 7 square feet of sign area perpendicular to Needham Street.

2. Reface of one wall mounted principal sign, internally illuminated, with approximately 42 square feet of sign area on the western façade facing Needham Street. The size of the sign shown on drawing is 168" x 35.207".
3. Reface of one wall mounted principal sign, internally illuminated, with approximately 42 square feet of sign area on the southern façade facing the parking lot. The size of the sign shown on drawing is 168" x 35.207".
4. Reface of one perpendicular secondary sign, non-illuminated, with approximately 26 square feet of sign area on the southern façade facing Needham Street.

TECHNICAL REVIEW:

- It was determined by the Commissioner of Inspectional Services Department (ISD) in a letter dated January 17, 2014, that the free-standing sign is a Directory Sign (attachment C). The reface of free-standing directory sign appears to be consistent with the special permit.
- In the letter from the Commissioner, it is also stated that 188 Needham Street is a building on a "corner" and "corner lot" so 188 Needham Street can have two primary signs, each up to 50 sq. ft. Both the proposed wall mounted principal signs appear to be consistent with the determination from the Commissioner allowing two primary signs, each up to 50 sq. ft.
- The letter also states that the applicant is allowed the second 50 sq. ft. sign. The proposed perpendicular sign appears to be consistent with the determination from the Commissioner.

STAFF RECOMMENDATION: Staff recommends approval of reface of the proposed directional sign, both principal signs, and perpendicular secondary sign.

2. 309 - 321 Walnut Street – Union Pharmacy

PROJECT DESCRIPTION: The property located at 309-321 Walnut Street is within Business 1 zoning district. The applicant is proposing to install the following sign:

1. One wall mounted principal sign, non-illuminated, with approximately 24 square feet of sign area on the eastern façade facing Walnut Street.

TECHNICAL REVIEW:

- The proposed wall mounted principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 29.5 feet, the maximum size of the sign allowed is 88.5 sq. ft., which the applicant is also not exceeding.

STAFF RECOMMENDATION: Staff recommends approval of the principal sign as proposed.

3. 1349 Centre Street – Unique Boutique

PROJECT DESCRIPTION: The property located at 1349 Centre Street is within a Business 2 zoning district. The applicant is proposing to install the following sign:

1. One wall mounted principal sign, non-illuminated, with approximately 9 sq. ft. of sign area on the eastern building façade facing Centre Street.

TECHNICAL REVIEW:

- The proposed principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 264 feet, the maximum size of the sign allowed is 100 sq. ft., which the applicant is also not exceeding.

STAFF RECOMMENDATION: Staff recommends approval of the principal sign as proposed.

4. 56 Winchester Street – The Village Bank

PROJECT DESCRIPTION: The property located at 56 Winchester Street is within Mixed Use 2 zoning district. The applicant is proposing to replace and install the following signs:

1. One wall mounted principal sign, internally illuminated, with approximately 34 square feet of sign area on the western façade facing Winchester Street.
2. One perpendicular secondary sign, internally illuminated, with approximately 19 square feet of sign area on the western façade facing Winchester Street.
3. One wall mounted secondary sign, internally illuminated, with approximately 34 square feet of sign area on the northern façade facing parking lot.

TECHNICAL REVIEW:

- The proposed principal sign appears to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, one principal sign is allowed, which the applicant is not exceeding, and on this façade of 103 feet, the maximum size of the total signage allowed is 100 sq. ft., which the applicant is also not exceeding.
- Both the proposed secondary signs appear to be consistent with the dimensional controls specified in §5.2.8. Per the Zoning Ordinance, two secondary signs are allowed, which the applicant is not exceeding, and on this façade of 103 feet, the maximum size of each sign allowed is 50 sq. ft., which the applicant is also not exceeding.

STAFF RECOMMENDATION: Staff recommends approval of principal sign and both secondary signs as proposed.

Design Review

1. 1135-1137 Washington Street – West Newton Armory Design Review

The Commission reviewed this project in April and provided recommendations and comments at that meeting (Attachment D). The applicant has provided revised drawings which incorporates feedback about improved accessibility, making the headhouse more inviting, and improving the relationship between the headhouse and the new construction addition. These, and other design changes, are detailed in the revised package.

PROJECT OVERVIEW

The subject property is located at 1135-1137 Washington Street. The proposed redevelopment involves preserving the existing headhouse and demolishing the fieldhouse. 43 100% affordable apartment units are proposed to be constructed in the former location of the fieldhouse. The new construction addition will meet Passive House standards. The headhouse will be minimal altered. On the interior, the first floor will include a community room and management office, as well as a publicly accessible historic exhibit space. The second floor of the headhouse will be office space for Metro West CD. Since there will be no residential units in the headhouse, window openings will not be altered; however, the applicant plans to add a new window at the rear of the headhouse (facing Cheesecake Brook) in the community room facing the courtyard. The applicant proposes a raised patio off the west side of the headhouse. This will provide residents an outdoor amenity accessible from the community room.

UNIT MIX

43 units rental housing

- (15) one BR @ 600+ SF
- (21) two BR @ 800+ SF
- (7) three BR @ 950+ SF

PARKING

- 28 garage parking spaces
- Up to 2 parallel street spaces (*reduction in one space since last reviewed by UDC*)
- 5 head-in angle parking spaces (*addition of five spaces since last reviewed by UDC*)
- 43 covered bike storage spaces

III. Old/New Business

1. Approval of Minutes

Staff will provide meeting minutes before the meeting.

Attachments

- Attachment A: 188-192 Needham Street – Board Order 385-03
- Attachment B: 188-192 Needham Street – Board Order Drawings
- Attachment C: 188-192 Needham Street – Letter from ISD Commissioner

- Attachment D: 1135-1137 Washington Street – Armory Street Design Review Memo



3
6

CITY OF NEWTON

IN BOARD OF ALDERMEN

November 17, 2003

2003 DEC - 1 PM 4: 31
CITY CLERK
NEWTON, MA. 02159

ORDERED:

That the Board, finding that the public convenience and welfare will be substantially served by its action and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, hereby grants the following SPECIAL PERMIT and SITE PLAN APPROVAL for a freestanding sign in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor, through its Chairman, Alderman Susan M. Basham:

1. The Board finds that the freestanding sign is part of a comprehensive sign package and will result in removal of illegal signs on the building.
2. The new sign will help to promote businesses located at the site.
3. The new sign will allow for vehicular traffic to identify businesses at the site more easily.

PETITION NUMBER: #385-03

PETITIONER: 188 Needham Street Ltd. Partnership

LOCATION: 188 Needham Street, Ward 8, Newton Highlands, Section 83, Block 28, Lot 84, and containing approximately 98,679 sq. ft. of land.

OWNER: 188 Needham Street Ltd. Partnership

ADDRESS OF OWNER: 217 West Central Street
Natick, MA 01760

TO BE USED FOR: 72 sq. ft. freestanding sign

CONSTRUCTION: Double faced aluminum with painted steel tube supports and lintel.

EXPLANATORY NOTE: Section 30-20(1) to allow a freestanding sign and for an exception to the size limit.

Suzanne C. Brown
Attest. Middlesex S. Register

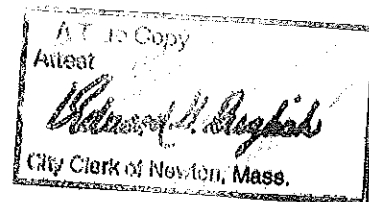
A True Copy
Attest
William J. English
City Clerk of Newton, Mass.

Property: 188 Needham Street, Newton, MA
For title, see deed at bk229888 pg 549

Return to:
Rosenberg, Freedman & Goldstein
246 Walnut Street
Newton, MA 02460-1639 *JAG*

Approved, subject to the following conditions:

1. The freestanding sign associated with this special permit shall be located and constructed consistent with the following plans:
 - a. "Building Elevations," 188 Needham St, dated November 11, 2003, Lafreniere / Taketomo Architecture Planning Design, Cambridge Ma. and;
 - b. "Pylon Sign," 188 Needham Street, dated October 21, 2003, Margulies & Associates, Boston, Ma.
2. Except as amended by this board order, all conditions of Board Orders # 592-87, 195-91, 472-92, 255-94, and 299-99 shall remain unchanged and in effect.
3. The petitioner shall remove "Needham Street" from the sign address panel.
4. The sign shall be limited to nine (9) ten inch (10") panels.
5. The sign shall not be lighted earlier than one-half hour prior to the opening of the business or later than one-half hour after the closing of the business in accordance with the Zoning Ordinance.
6. Genesis cannot be on the free-standing sign unless the Genesis sign on the front façade of the building is removed.
7. No building permit for the freestanding sign shall be issued pursuant to this SPECIAL PERMIT/SITE PLAN APPROVAL until:
 - a. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a Certified copy of this Board Order granting this special permit and site plan approval.
 - b. A certified copy of such recorded notice shall have been filed with the City Clerk, the Inspectional Services Department and the Department of Planning and Development.
 - c. The petitioner has submitted a final landscaping plan, indicating the location, number, size and type of landscaping and landscape materials to be installed to the Director of Planning and Development for review and approval, and statement certifying such approval shall have been filed with the City Clerk and the Department of Inspectional Services.
8. No Certificate of Occupancy for the freestanding sign shall be issued pursuant to this SPECIAL PERMIT/SITE PLAN APPROVAL until:



- a. All illegal signs are removed from the site.
- b. There shall have been filed with the City Clerk and the Department of Inspectional Services a statement by the Director of Planning and Development approving final location, number and type of plant materials and final landscape features.
- c. Notwithstanding the provisions of Condition #7a hereof, the Commissioner of Inspectional Services may issue one or more certificates of temporary occupancy for the sign prior to installation of final landscaping provided that the petitioner shall first have filed with the Director of Planning and Development a bond, letter of credit, cash or other security in the form satisfactory to the Director of Planning and Development in an amount not less than 135% of the value of the aforementioned remaining landscaping to secure installation of such landscaping.

Under Suspension of Rules

Readings Waived and Approved

17 yeas 3 nays (Ald. Mansfield, Sangiolo, and Lipsitt) 3 absent (Ald. Ciccone, Lipof, and Schnipper) 1 excused (Ald. Hess-Mahan)

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the CITY CLERK on December 1, 2003. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:



(SGD) EDWARD G. ENGLISH, City Clerk

Clerk of the Board of Aldermen

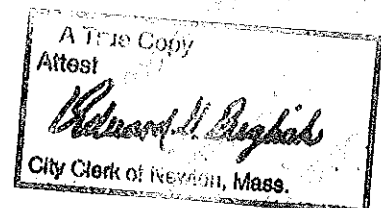
I, Edward G. English, as the Clerk of the Board of Aldermen and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that Twenty days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on 12/1/03 and that NO APPEAL to said decision pursuant to M.G.Laws Chapter 40, Section 17 has been filed thereto.

ATTEST:



(SGD) EDWARD G. ENGLISH, City Clerk

Clerk of the Board of Aldermen



DOW BROOK

188 NEEDHAM ST.
EXISTING BUILDING
2 STORIES
26,069± S.F. (FOOTPRINT)

SOUTH MEADOW
BROOK DRAIN
EASEMENT
(40' WIDE)

EXISTING
BUILDING

EXISTING PAVEMENT

EXISTING DOOR
(TYP)

210 NEEDHAM ST.
EXISTING BUILDING
1 STORY
23,650± S.F. (FOOTPRINT)

EXISTING
PARKING

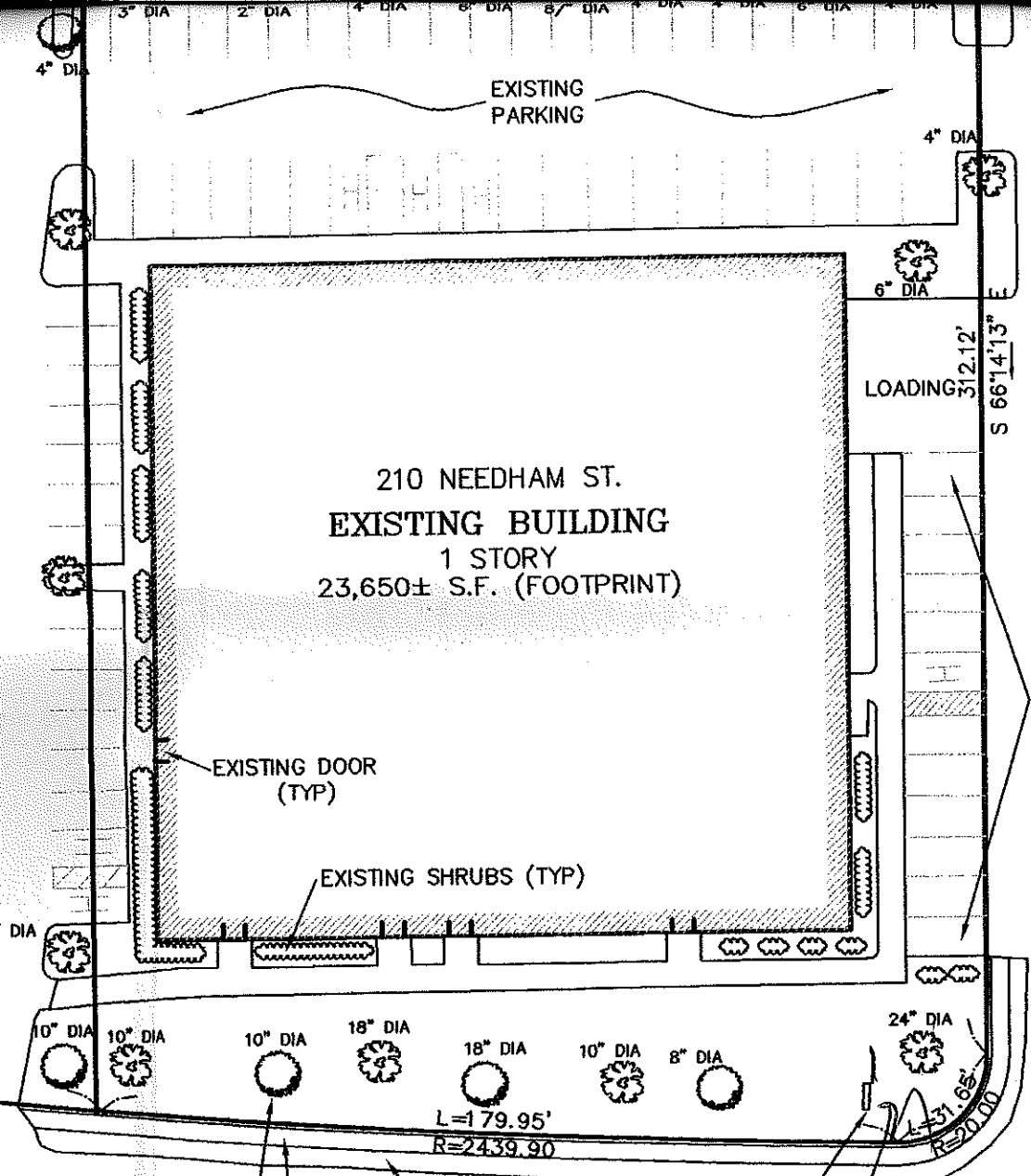
INDUSTRIAL PLACE

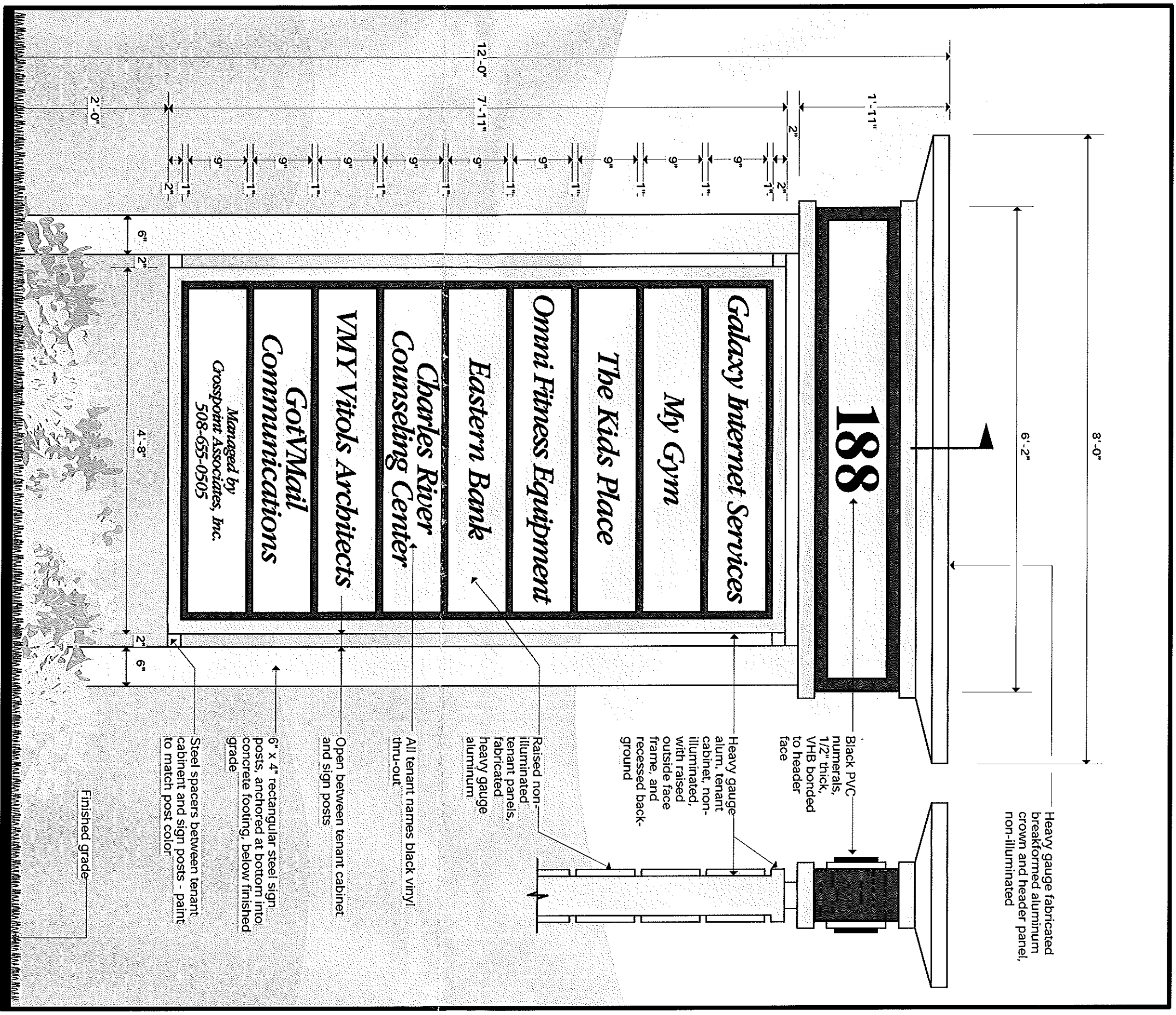
EXISTING
PARKING

EXISTING CAPE COD BERM
PROPOSED SIGN
LANDSCAPING
EXISTING DRIVEWAY
NEEDHAM STREET
EXISTING SIGN TO BE REMOVED
EXISTING DECIDUOUS TREES (TYP)
EXISTING SIDEWALK
GRASS STRIP
EXISTING SIGN TO BE REMOVED

L=168.07'
R=239.26'
L=166.96'
W=66.91'
S 30° 25' 15" W
S 30° 25' 15" W
S 30° 25' 15" W
L=128.97'
R=2439.90
L=74.65'
R=2439.90
L=179.95'
R=2439.90
L=31.65'
R=20.00'

LOADING
S 66° 14' 13" E
S 66° 14' 13" E





1 ELEVATION AND PARTIAL END VIEW
3/4" = 1'-0"

Double face non-illuminated pylon sign, with crown, header cabinet, tenant cabinet and faces all fabricated from heavy gauge aluminum, with internal structural reinforcement as required. All aluminum surfaces to be painted Matthews Acrylic Polyurethane, satin finish, in 25833 beige, 30136 silver metallic and 28073 medium blue, as shown in details above. "188" numerals to be non-illuminated 1/2" thick black CAD-milled PVC, VHB bonded to finished surface of header panel. All tenant text to be black vinyl. Typefaces shown: "188" = Times Roman Bold; all tenant text = Garamond Black Italic.

60 Arsenal Street
Watertown, MA 02472
617-924-0292
fax 617-924-0279

SignWorks Group, Inc.

<i>project:</i>	188 Needham Street	<i>date:</i>	03-23-04
<i>location:</i>	Newton, MA	<i>scale:</i>	Noted
<i>description:</i>	Pylon Sign	<i>Revise colors</i>	05-03-04
		<i>Revise tenant text</i>	04-13-04
		<i>revisions:</i>	<i>date:</i>
		<i>file:</i>	NDST1734.CDL
		<i>sheet:</i>	1 of 1
		<i>dwg:</i>	1734

The drawing is shown in confidence and may not be used or duplicated in any way without the written consent from the Company. All common law and copyright laws are hereby specifically reserved.

Sign Permit Application Form

Submit a separate form for each sign.

This is sign # 1 of 1

Owner/Representative Information

The Representative is the contact for this application and may be an employee of the estab. seeking the sign, a contractor hired to design or erect the sign, or an individual or lawyer representing the estab.

Name of Representative: ViewPoint Sign & Awning
 Phone number of Representative: 508-393-8200 ext.21
 Email address of Representative: rstgermain@viewpointsign.com
 Mailing address of Representative: 35 Lyman Street Northboro, MA 01532

The establishment for which the sign has been ordered.

Establishment name: Modell's Sporting Goods
 Name of Business Owner: Modell's Sporting Goods

Property Information

Building/Property Owner

Name: 188 Neeham Street LTD Partnership c/o Crosspoint Associates Inc.
 Phone number: 508-655-0505

Property information (where sign will be installed)

Street Address: 188 Needham Street
 Zone: MU1

Use of the property (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Multi-family residence |
| <input type="checkbox"/> One or two-family residence | <input type="checkbox"/> Institutional Use |

Sign Information

The width of the storefront of the establishment on the side of the building where the sign will be placed.

Frontage (ft.): 102'

Sign category (check ONLY ONE):

- Principal
 Secondary

(An establishment is allowed one principal sign. The sign area must be the lesser of 3 times the frontage or 100 sq. ft.)

(An establishment is allowed secondary sign(s) on other frontages which do not already have a sign. The sign area must be the lesser of the frontage or 50 sq.ft.)

Sign type (check ONLY ONE):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Wall | <input type="checkbox"/> Marquee | <input type="checkbox"/> Window |
| <input type="checkbox"/> Projecting | <input type="checkbox"/> Directory | <input type="checkbox"/> Gasoline station sign |
| <input type="checkbox"/> Canopy | <input type="checkbox"/> Free standing | <input type="checkbox"/> Directional |

Sign Dimensions:

Sign Width (inches): 169.5" Sign Area (sq. ft.): 50
 Sign Height (inches): 42.5"

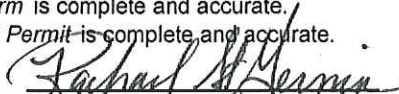
Illumination (check ONLY ONE):

- Non-illuminated
 Externally illuminated
 Internally illuminated

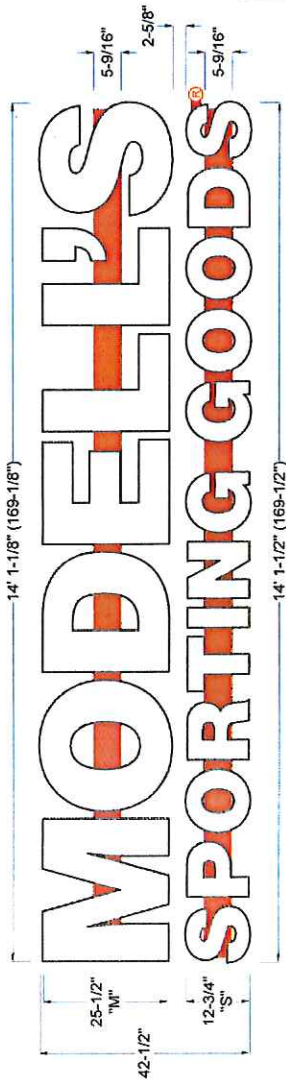
APPLICANT SIGNATURE -- By signing below, I certify as follows:

- Building owner has approved proposed sign and authorized its installation.
- Business owner has approved proposed sign and authorized its installation.
- Sign Form is complete and accurate.
- Building Permit is complete and accurate.

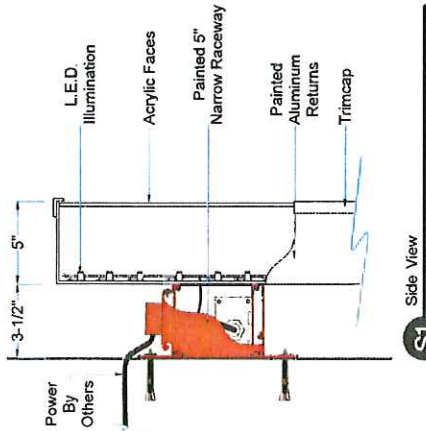
Rachael StGermain
 Print Name of Representative


 Required Signature of Representative

October 21, 2013
 Date



E1 Elevation: (Qty: 1) #4976.1 New Channel Letters Mounted to Raceways. (Side)
 42-1/2" x 169-1/2" = 50 Sq. Ft.



- Description:**
 (Qty: 1) Channel letters mounted to raceways.
 • Painted aluminum returns
 • White Acrylic faces with White trimcap
 • L.E.D. internally wired illumination
 • Painted 5" narrow raceways
- Typeface / Logo:**
 • Art Supplied by Customer
- Colors:**
 • Raceway - Painted Red PMS#186c
 • Letter Connect - Painted Red PMS#186c
 • Returns - Painted White
 • Acrylic Faces - White
 • L.E.D.'s - White
 • Trimcap - White
 • Letter Connect Vinyl - Perfect Match Red H.P. Arlon #220
- Installation:**
 • By ViewPoint
 • Note: Power by Others
 • This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.



PE Photo Elevation View (Proposed)

Revisions: _____

Job: CrossPoint - Modell's
 Location: 188 Needham St., Newton, MA
 Account Manager: Bert Steele
 File: CrossPoint Modell's Newton side chris loggie layout

Date: 10.21.18 DL0

Designer: Pete Rivera

ViewPoint
 SIGN AND AWNING
 1.508.393.8200
 FAX 1.508.393.4244

Customer Approval: _____
 Act. Manager Approval: _____
 Production Approval: _____

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.



MORDELL'S
SPORTS CENTER

100

City of Newton



Setti D. Warren
Mayor

Inspectional Services Department

John D. Lojek, Commissioner
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449
Telephone: (617) 796-1060
Fax: (617) 796-1086
www.ci.newton.ma.us

Building/Zoning Inspectors
(617) 796-1060
Zoning Board of Appeals
(617) 796-1065
Plumbing and Gas Division
(617) 796-1070
Electrical Division
(617) 796-1075
TDD/TTY
(617) 796-1089

January 17, 2014

Howard A. Levine, Esq.
K & L Gates, LLP
One Lincoln Street
Boston, MA 02111

Re: Signage at 188 and 210 Needham Street

Dear Mr. Levine:

I am in receipt of your letter of January 7, 2014 with regard to the above referenced property and the signage thereon. I have reviewed the submitted materials and visited the subject site. Having done so I have concluded the following:

- a) That the Home Goods wall and freestanding signs proposed for 210 Needham Street, as depicted on Exhibit E, are consistent with the approved elevation plans, and the 1992 Special Permit for 210 Needham Street.
- b) That there has apparently been consistent use of 210 Needham Street since 1992 as retail and therefore the 1992 Special Permit has been fully and continuously exercised.
- c) That the Home Goods wall signs are a continuation of the Special Permit approved wall signs as long as 210 Needham Street continues to be used for retail uses.
- d) That the 1992 Special Permit authorized a freestanding sign for the retail tenant of 210 Needham Street and that; that Special Permit was exercised; that the prior tenant, not the Owner, chose not to reinstall the freestanding sign but also left the foundation in the ground; that Home Goods wishes to reinstall the sign approved in the 1992 Special Permit in the same location, and that because there was no intent to abandon the Special Permit sign, it can be continued.
- e) That 188 Needham Street is a building on a "corner" and "corner lot" so that the signage as depicted for Modell's in 188 Needham Street can have two primary signs, each up to 50 square feet.
- f) That, in the alternative, the frontage along Needham Street, is 164.3 feet and allows the second 50 sign for the Modell's business.

*Strict code enforcement makes the city safer
Before buying, renting or leasing check zoning*

- g) That the freestanding directional sign in front of 188 Needham Street, on the Needham Street frontage, as approved in the 1992 Special Permit is a directional sign and not a principal sign.

I hope this letter serves your client's purposes. Please contact this office if we can be of further assistance.

Sincerely,

John D. Lojek

cc: Dan Sexton, Senior Planner



Ruthanne Fuller
Mayor

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

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Barney Heath
Director

DATE: June 15, 2022
TO: Zoning Board of Appeals
FROM: Urban Design Commission
RE: 1135 Washington Street, Newton
CC: Barney Heath, Director of Planning and Community Development
Jennifer Caira, Deputy Director
Amanda Berman, Director of Housing and Community Development
Katie Whewell, Chief Planner
Eamon Bencivengo, Housing Development Planner
Department of Housing & Community Development
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 April 13, 2022, the Newton Urban Design Commission (UDC) reviewed the proposed project at 1135-1137 Washington Street for design. The Urban Design Commission reviewed the Plan sets submitted on March 30, 2022: 2022.03.30_Armory_UDC_SubmissionPackage

The Urban Design Commission had the following comments and recommendations:

The UDC commented this is a tremendous project and the scale of the project is appropriate. The project looks very well organized, wouldn't try to compete with Dunstan East in anyway and try to keep it clean, efficient, and handsome. The depth of affordability is wonderful and UDC supports this project.

Site Plan, Circulation and Connectivity

- There is concern about not having a public entrance on Washington Street. If the front of the current Armory is not an accessible entrance, then people are going to enter the historic exhibit from the residential lobby, how will they get there since they are not on the same level? The applicant responded that the lobby space will be shared by residents and members of the public who may want to come to the historic exhibition space in the community room. This will be the main entrance and it is down at the level of the sidewalk so its fully accessible and once you are

in, after you enter the lobby, you either take the stair or elevator half a flight up to reach the first floor of the Armory and this lobby has a secure separation from the residential zone and the common areas. UDC recommended if this is going to be a public entrance for the Armory then there will have to be a difference in security for the elevator and stairs, so members of the public are not going to residential floors above.

- The UDC also understands that it will be tricky to provide an accessible entrance and preserve historic character. Has the applicant talked to Historic Commission about any of this? The applicant responded that they would talk to them about this at the next meeting. The UDC understands that if you are looking to keep the headhouse historic looking and provide accessibility, it's going to be a bit of challenge.
- The UDC recommends a public entrance from Washington Street. If there is a community meeting and public will be invited, it will be very important that people are able to walk in through the front door and into the big lobby and into that community room. The entry from Armory Street for the residents still is a bit circuitous about what you must do to get in there, it's one small door that leads to the corridor for all the units, it seems that it needs to be played up a little more than shown. The applicant responded that they are exploring this.
- Stair from the lower lobby to the upper lobby could be larger so it's more inviting for that half level and then it can connect to the fire stairway above that.

Building Massing, Height and Architecture

- Dunstan East is too big; the scale of this project is appropriate.
- The elevation of this building looks simple, maybe somethings could be added to the elevation, for example add balconies, etc.
- Soften the façade of the headhouse, rather than having headhouse as the figure and the new building as the ground. Maybe the color of the new building could be darker and closer to the color value of the headhouse, it may help to soften the headhouse without taking away from the quality of either one of them.
- Marked difference between the elevations of this building and Dunstan East is the amount of glass, and the amount and types of windows. Compared to Dunstan East, this building appears to be lacking in windows. There are just not nearly enough windows which may be a conflict with passive house goals but probably can be done. There is a lot of blank wall. The applicant responded that they are working to increase the visual appeal of the elevation.

Landscape, Streetscape and Open Space

- The plan with the courtyard right adjacent to the courtyard of Dunstan East is great. The two courtyards will probably not be allowed to connect but it will be interesting to see if the landscaping between the two courtyards could be coordinated.
- The only access from the building to the courtyard is through the end door on the far-right side of the plan. The UDC asked if the applicant has looked at an option to look at the area between the first unit and the community room to provide an access to the courtyard? The applicant responded that they are studying that connection.

- Dunstan East is making a lot of improvements to Cheesecake Brook and the open space that will be for public use. It will be good to connect to Cheesecake Brook and the open space, provide a good path to Cheesecake Brook, Davis Field and Davis Playground.
- As this project moves forward, encourage better connections. The applicant responded that they are meeting with Mark Development and Dunstan East team with their landscape architect with the intent of hoping to start having meaningful conversations about it.
- The UDC asked about what is happening on the headhouse roof? There seems to be an opportunity to do stuff there. The applicant responded that there is opportunity to have walkout access on to the headhouse roof from the third floor of the addition. They are exploring ways with how the addition meets the headhouse, maybe there is some overlap of the addition on to the headhouse roof and some program spills out on to the roof, it could be with more glazing, with lighting, with exhibit or activity. Also thinking that roof deck and roof garden is probably better located on the headhouse roof and studying access and thinking about it as a way to activate or revitalize the headhouse. The UDC commented it is a wonderful opportunity, take advantage of it.

Parking Garage

- The UDC asked if bike storage can only be accessed through the garage? The applicant responded that the residents would have to go through the garage door to access bike storage room. There is some visitor or short-term bike parking (outdoor bike parking). The UDC recommended to make bike storage more accessible from street.
- EV ready spaces are great and just thinking ahead, it will probably be good to have chargers for all spaces.