

MAY 9, 2024

57 Main Street

Revised Site Plan
and Architectural Elevations

Three areas of concern:



Design Guidelines

Additional design elements and masonry

No Bolton Street Lot Usage

Off-site parking must be in other parking lots

Increased On-site Parking

Exceeding Requested 60 spaces by providing all required parking on-site

Design Guidelines: Revised Design



Approved



Revised per Settlement

Design Guidelines: Revised Design



Approved



Revised per Settlement

Design Guidelines: Revised Design



Design Guidelines: Revised Design



Approved



Revised per Settlement

Design Guidelines

Building Scale

Design a moderate-scale structure: The MVD zone allows for a height of 84 feet where 52 was proposed and 59 is now proposed
Articulate the Base, Middle and Top: A cornice element is included to distinguish between the middle and top of the building, the Base is now an appropriate height for quality retail

Roof Form

Reduce Building Bulk: Projecting and recessed sections are included as suggested
Screen Mechanical Equipment: Residential-scale HVAC equipment will be located towards the center of the roof to avoid visibility from the street

Entrances

Entrances shall be visible and include a direct entry from the sidewalk

Materials

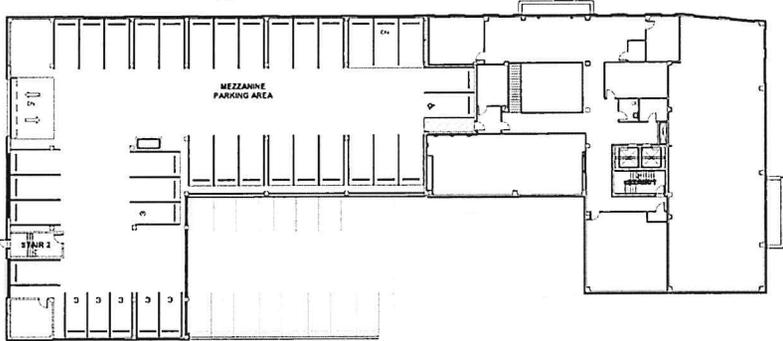
Predominant Materials shall be red brick, stone or precast materials where not adjacent to residential districts: The primary facades are now predominantly brick
Lap siding is used where adjacent to residential zones. Additional brick is added at the park

Off-Site Parking

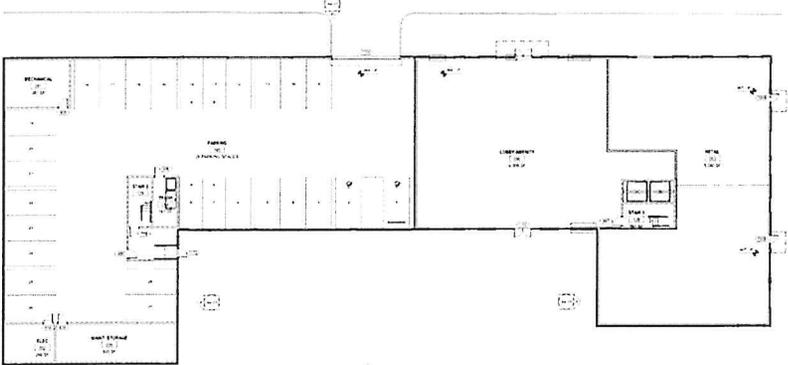
All Parking on-Site The requested Payment-in-Lieu will be eliminated

Bolton Street Lot Proponent will agree to a complete restriction from using the Bolton Street Lot

On-site Parking: Revised Design

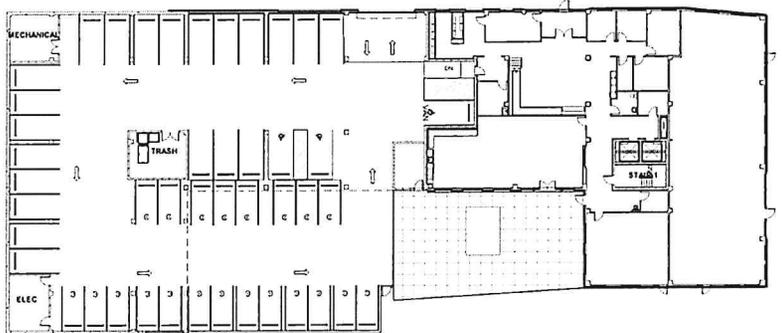


20 BOX PLAN OVERALL FLOOR PLAN - LEVEL 1M
Scale: 1/16" = 1'-0"



15 OVERALL FLOOR PLAN - LEVEL 1
Scale: 1/16" = 1'-0"

Previous Proposal



10 BOX PLAN OVERALL FLOOR PLAN - LEVEL 1
Scale: 1/16" = 1'-0"

Current Proposal

On-Site Parking

Increased Count

The On-Site parking count will be tripled from 28 to 82 spaces

Reduced Amenity

The increased parking requires a reduction in outdoor common residential amenity space. While this is a difficult concession to make, the overall layout still includes some common outdoor space for residents

Reduced Retail

The retail area is reduced for 5,000 to 3,500 SF