



55 Frank B. Murray Street
Suite 201
Springfield, MA 01103

Phone
(413) 733-6798

www.dietzarch.com

September 15, 2020

Richard Harris
Director, Planning and Conservation
Town of South Hadley
116 Main Street, Room U6
South Hadley, MA 01075

RE: Park at Woodlawn
Lyman and Newton Streets
Project No. 21826

Dear Mr. Harris,

In preparation for the upcoming Planning Board Hearing, we have prepared the attached checklist that enumerates each of your Design Standards from the Newton Street Smart Growth Zoning District and provides a response to each element.

We hope that you will find this useful in your review and for the hearing. If you have any questions, please do not hesitate to be in touch.

Sincerely,

A handwritten signature in cursive script that reads "Yvonne E. Cruz".

Yvonne Cruz AIA
Senior Project Architect
Dietz & Company Architects, Inc.

Attachment: Review of Design Standards, dated September 15, 2020

**REVIEW OF DESIGN STANDARDS
NEWTON STREET SMART GROWTH ZONING DISTRICT**

Prepared by

Dietz & Company Architects, Inc.

15-Sep-20

Item Number	Required Design Standard	Design Response
7.1 Massing		
7.1.1 Pedestrian scale	Development to reflect the importance of human interaction by respecting that the ground level is the pedestrian level. Blank walls are to be avoided. Pedestrian scaled lighting to be utilized	<ul style="list-style-type: none"> • Larger double-hung windows with transoms used, as well as storefront windows at the ground floor • Darker color of exterior horizontal siding at ground floor to differentiate from upper floors • Strong horizontal band on façade at top of ground floor provides visual separation from upper floors • 15' tall lights on poles light up walkways surrounding project
7.1.2 Front Façade Setback	Buildings within 100' of a street line shall have a minimum of 60% of their front facades located at the minimum setback line	<ul style="list-style-type: none"> • Not applicable, as proposed building is beyond 100' of Lyman Street and Newton Street
7.1.3 Building Step-Back Requirements	<p>The front and rear facades of four story buildings shall step back a minimum of five feet from their primary building face at either the second or fourth floors over 50% of their length</p> <p>Where buildings abut a residential district, the side yard step back shall be such that the building envelope is within a 1 to 2 (63.4 degree) ratio</p>	<ul style="list-style-type: none"> • At the fourth story, the front and rear facades of the building step back five feet for over 50% of their length • With our building setback from the adjoining residential lot line being 104'-6", and the maximum height of our building being 44'-8" at the setback 4th floor, our building envelope is within a 23 degree angle (or a 1 to 0.5 ratio) from the adjoining residential district
7.1.4 Mixed Use Buildings Shall Use Proportions to Convey Building Uses	A dominant horizontality for commercial and a dominant verticality for residential	<ul style="list-style-type: none"> • Not applicable, as our building is not mixed use (although the site is) • Wider, horizontal windows provided on the first floor in contrast to vertical smaller windows on upper floors
7.1.5 Spaces for Special Functions	Refers to movie theaters, educational use, etc.	<ul style="list-style-type: none"> • Not applicable, as proposed building is not a special function use

7.2 Appearance		
7.2.1 Projecting and Recessed Elements	<p>Projecting bays, recesses, and cornices are encouraged</p> <p>Building facades over 40 feet in length to have a change in plane articulated by projecting or recessed bays, balconies, or setbacks</p>	<ul style="list-style-type: none"> Projecting cornices provided to cap off third floor exterior wall and also at the top of the stepped back fourth floor Façade steps in and out along its length
7.2.2 Horizontal Elements	<p>Horizontal elements such as belt courses, canopies, and stepbacks should be combined with vertical elements such as recesses, projecting bays, parapets, and vertically aligned windows, to evoke facades that evoke historic buildings of the district</p>	<ul style="list-style-type: none"> Overhanging canopies are provided at both main entrances Windows are vertically aligned Horizontal elements such as projecting cornices and horizontal band above ground floor are provided
7.2.3 Façade Elements on all Visible Sides	<p>Façade elements shall continue to all sides of building</p>	<ul style="list-style-type: none"> Façade elements occur on all sides of proposed building
7.2.4 Roof Views	<p>Rooftop mechanical equipment shall be set back from facades so that it is not visible from street views, screened from view behind parapets, or enclosed within architectural elements designed as an integral part of the architecture</p> <p>If screening elements are used, they shall incorporate sound control</p> <p>Roofs shall not be visible from street views</p>	<ul style="list-style-type: none"> Mechanical equipment will be on top of fourth floor roof, will be set back from the parapets, and will not be visible from street views Roofs are flat and not visible from street view
7.2.5 Facades with Architectural Significance	<p>Regarding existing building facades</p>	<ul style="list-style-type: none"> Not applicable, as the proposed building is entirely new construction
7.2.6 Franchise Architecture	<p>Distinctive building design that is trademarked or identified with a particular chain or corporation</p>	<ul style="list-style-type: none"> Not applicable, as this a residential building and not a trademarked building or part of a chain or corporation

7.3 Entries		
7.3.1 Clearly Articulated Entries	Entries are to be clearly articulated with projecting canopies or recesses	<ul style="list-style-type: none"> Both of the main entries have overhanging canopies
7.3.2 Ground floor Retail and Commercial Entries	Regarding retail or commercial uses...	<ul style="list-style-type: none"> Not applicable, as proposed building is not retail nor commercial use
7.3.3 Entry Lighting and Signage	Lighting and signage shall be integrated into the entry design	<ul style="list-style-type: none"> Lighting to be provided at main entries by exterior wall sconces at either side of the entries Front of entrance canopies to have building name and address
7.3.4 Entries to Upper Floors	Entries to upper floor residential and commercial uses are encouraged on commercial streets...	<ul style="list-style-type: none"> Not applicable, as proposed building is set back from streets

7.4 Fenestration		
7.4.1 Fenestration to Visually Reinforce Building Uses	Fenestration shall reinforce the dominant horizontality from commercial uses and dominant verticality for residential uses	<ul style="list-style-type: none"> Ground floor areas of residential common use have an exterior of storefront glazing with transoms above to visually separate residential living areas from residential common areas on the façade Upper floor windows are vertically aligned vertical double-hung windows smaller in scale than the ground floor windows
7.4.2 Ground Floor Retail and Commercial Entries	Ground floor commercial uses shall be a minimum of 60% glass	<ul style="list-style-type: none"> Not applicable, as the proposed building is not a commercial use Ground floor areas of residential common use have storefront glazing with transoms above to visually separate residential living areas from residential common areas on the façade
7.4.3 Protecting and Defining Ground Floor Fenestration	Protecting ground floor fenestration and defining commercial street fronts with overhanging awnings or canopies is encouraged	<ul style="list-style-type: none"> Both of the ground floor main entries are provided with overhanging canopies
7.4.4 Window Placement and Privacy	Placement of windows is to reflect an awareness of the need to protect the privacy of adjoining residential properties as well as the proposed development's residents	<ul style="list-style-type: none"> Large distance provided between the windows of the proposed development and any nearby properties

7.5 Materials

7.5.1 Exterior Finishes	Allowed exterior finishes include, but are not limited to, brick stone, cast stone, or other finished masonry, cementitious panels, glass, wood, and cellular PVC trim	<ul style="list-style-type: none">• The materials for the solid portions of the façade shall be fiber cement horizontal siding with painted metal horizontal bands and cornices and a simulated stone base
7.5.2 Changes in Material	Changes in material are encouraged to reinforce the massing requirements	<ul style="list-style-type: none">• A horizontal stone base and horizontal formed metal band along with a darker color and width of fiber cement siding all differentiate the ground floor from the upper levels of the building• The upper levels of the building shall have alternating shades of lighter colored fiber cement siding to further accentuate the façade stepping in and out along its length• The horizontal cornices at the upper portions of the building shall be white in color to have a lighter look as opposed to the darker colors at the ground floor façade
7.5.3 Continuity on All Sides	Materials shall continue around to all sides of buildings	<ul style="list-style-type: none">• The materials and general design of the façade is maintained on all sides of the proposed building

7.6 Roofs		
7.6.1 Building Roof Styles	<p>Roofs may be flat or peaked</p> <p>Where flat roofs are employed, a decorative cornice or parapet shall be employed</p>	<ul style="list-style-type: none"> The roofs of the proposed building will be flat. At the exterior edges there will be parapets with projecting cornices.
7.6.2 Above Third Floor	<p>In the case of a flat roof, the building story above the third floor is to be set back from the primary face</p>	<ul style="list-style-type: none"> The exterior façade of the fourth floor is set back five feet from the floors below on the front, rear, and sides of the proposed building
7.6.3 Not included in text	<p>This section is missing in the text of the design standards</p>	<ul style="list-style-type: none"> Not applicable
7.6.4 Snow, Ice, and Rainwater	<p>All roofs shall be designed to shed snow, ice, and rainwater in a matter that does not cause a safety hazard or interfere with pedestrians or vehicles</p>	<ul style="list-style-type: none"> The roofs will have roof drains that remove rainwater, as well as melted water from ice and snow internally down through leaders in the interior of the building
7.6.5 Large Roofs	<p>Large roofs must be broken into appropriately scaled masses to avoid large, continuous planes</p>	<ul style="list-style-type: none"> The proposed building is being provided with a setback at the fourth floor on both sides of the exterior, which breaks up the roof into portions being located over the third floor level, with the remainder of the roof over the fourth floor level

7.7 Special Setback Requirements		
7.7.1 Single Family Dwellings	<p>Where a development abuts the Stonybrook Village Development, the portion of said Stonybrook Village development which is developed with single-family detached buildings shall be treated as though it were a 'parcel with single family dwellings located thereon' in regards to the minimum side and rear setbacks of developments abutting a parcel with single family dwellings</p>	<ul style="list-style-type: none"> The proposed building is at a distance of about three hundred feet from the Stonybrook Village Development

7.8 Projections

7.8.1 Building Elements Integrated	Cupolas, dormers, chimneys, and other roof projections (but not signs) integrated into the design are encouraged where they do not appear as being used for adding vertical space to the building	<ul style="list-style-type: none">• These types of building elements are not part of the design of the development, however projecting cornices are being provided
7.8.2 Integral Elements	Projecting roof and other elements must be designed as integral parts of the structure and not appear as 'floating' or 'pasted on'	<ul style="list-style-type: none">• Not applicable, as the roofs over the proposed development are flat with parapets at their edges and the roofs do not project out past the exterior façade
7.8.3 Covered Pedestrian Walkways	Covered pedestrian walkways attached to, but which 'project' from, a building may be located within the building setback area	<ul style="list-style-type: none">• Not applicable, as covered pedestrian walkways are not being provided as part of the design