

# 1314 WASHINGTON STREET

WEST NEWTON, MA



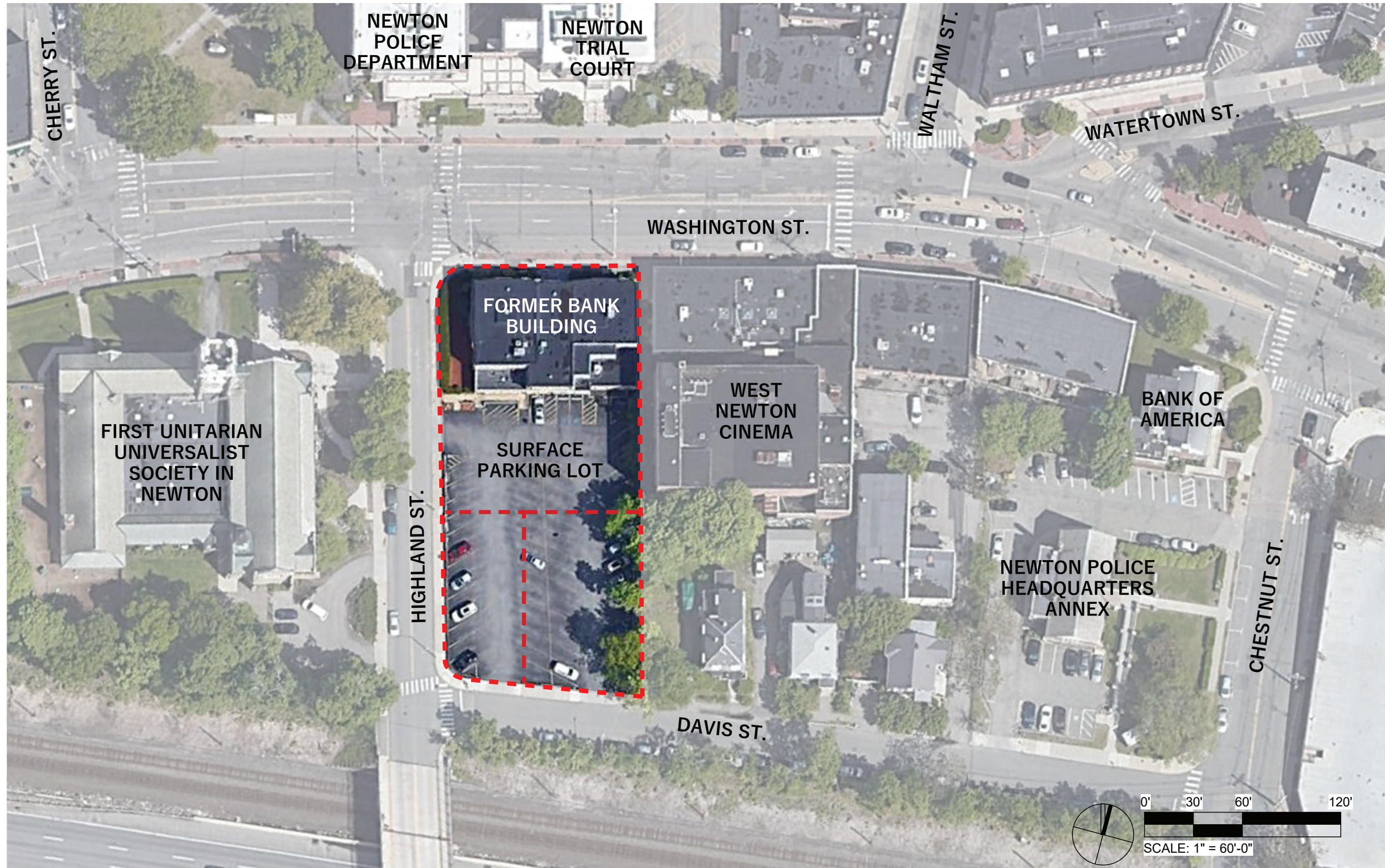
DAVID M. SCHWARZ ARCHITECTS

COMMUNITY MEETING PRESENTATION

SEPTEMBER 8, 2022

MARK  
DEVELOPMENT





## EXISTING SITE AERIAL VIEW





PORTION OF BANK TO BE RETAINED

PORTION OF BANK TO BE REMOVED



**1314 Washington Street**

Program Summary	GSF	# of Units
Retail	3,873	n/a
Residential	70,699	50 units
Parking - Level 1		13 stalls
Parking - Basement		50 stalls

Residential Units	Avg. Size (NSF)	# of Units	% of Total	# of Market Rate	# of Affordable
1 Bedroom	833	22	44%	17	4
2 Bedroom	1,231	22	44%	19	4
3 Bedroom	1,545	6	12%	5	1
<b>Total</b>	<b>1,100</b>	<b>50</b>	<b>100%</b>	<b>41</b>	<b>9</b>

# GROUND FLOOR LEVEL SUBMITTED



# REVISED

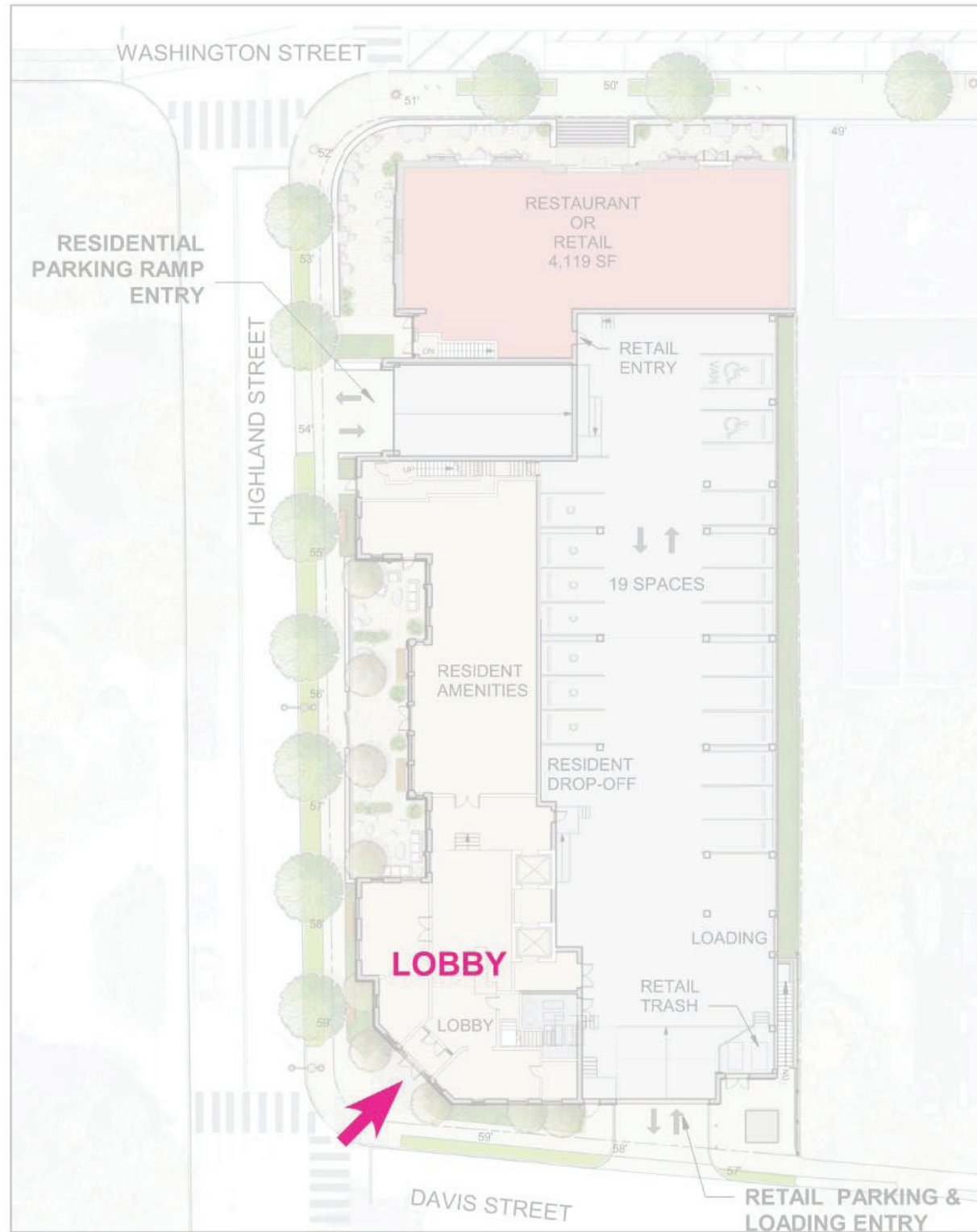


## PLAN COMPARISON

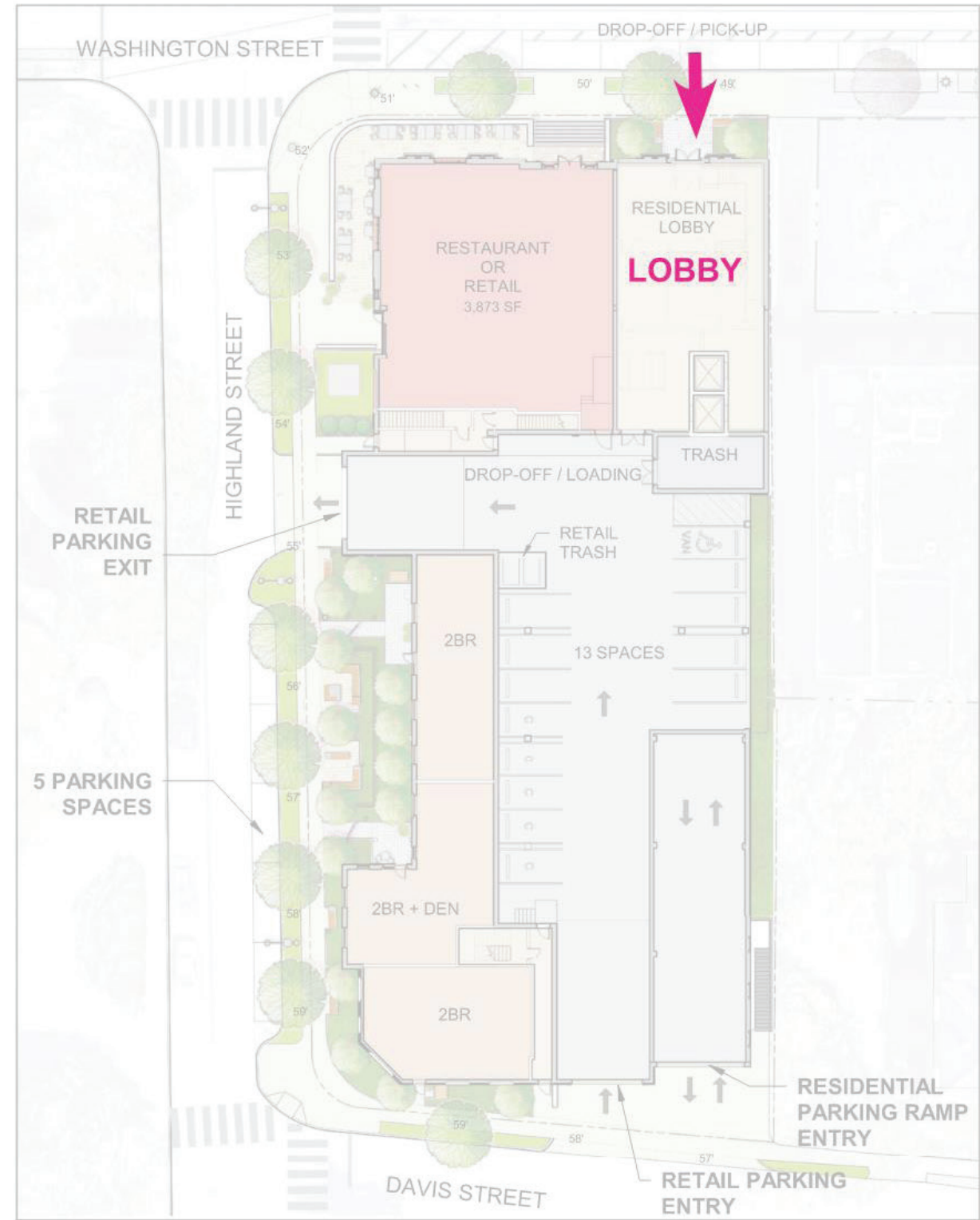


# LOBBY LOCATION

## SUBMITTED



## REVISED

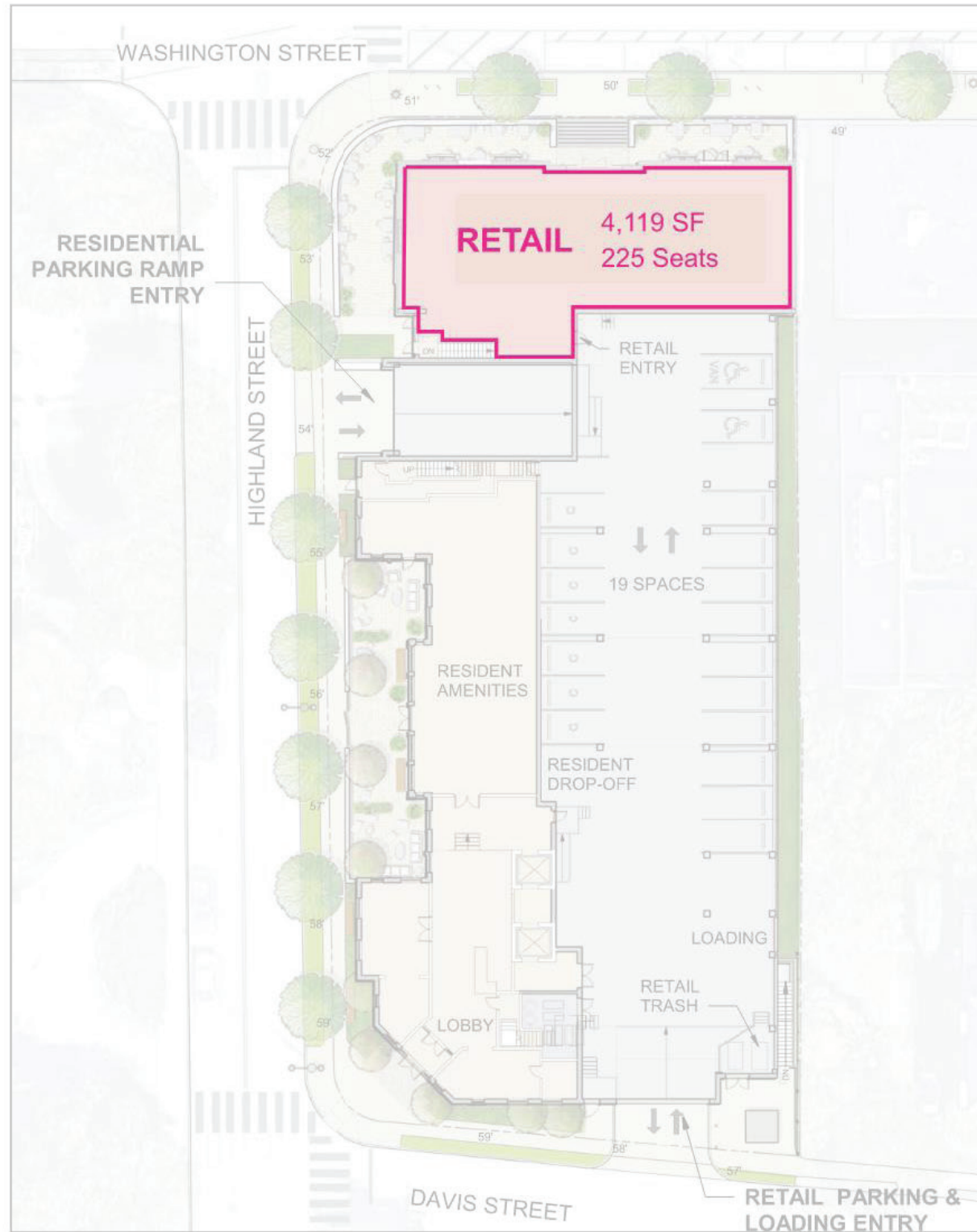


### PLAN COMPARISON

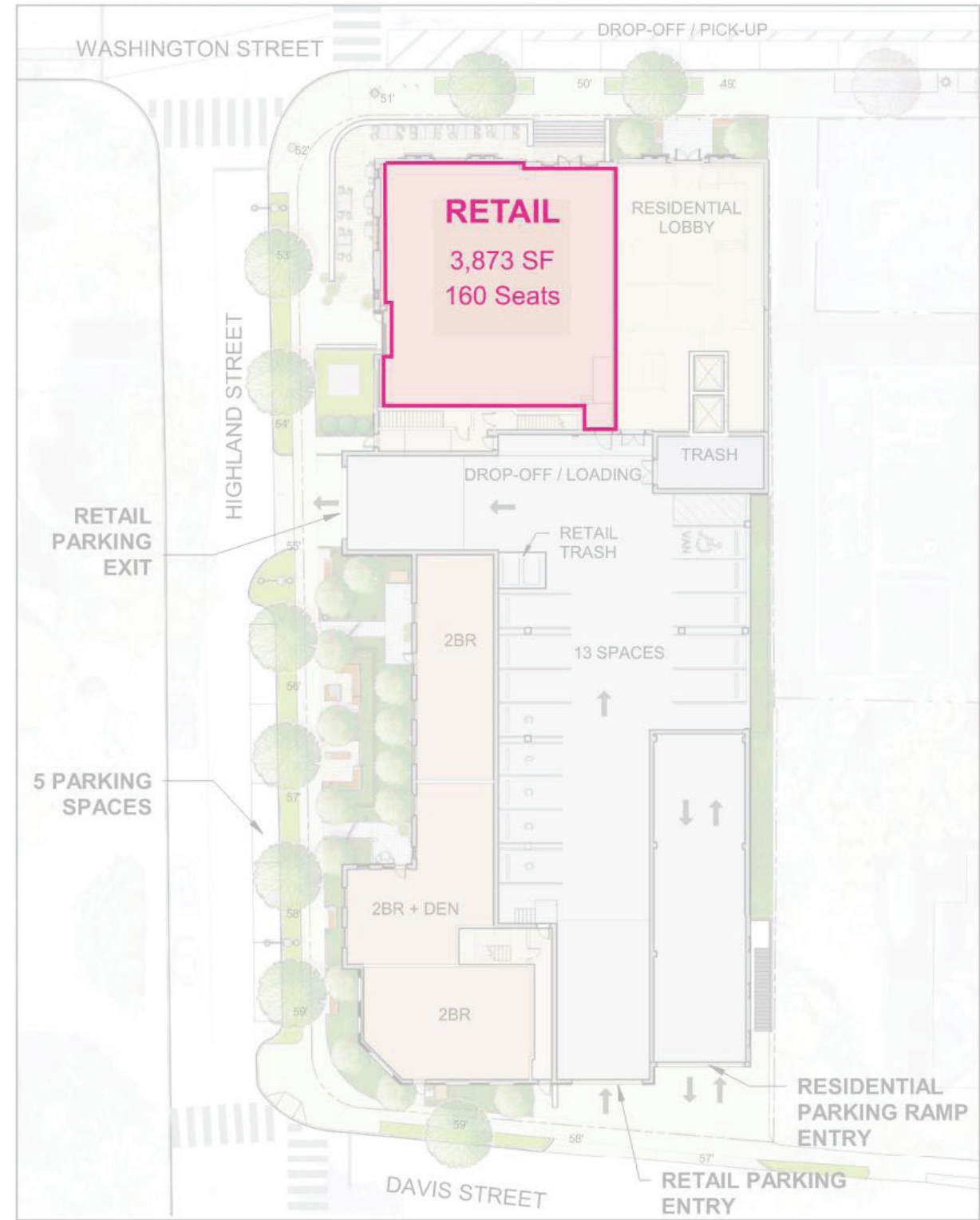


# RETAIL REDUCES

## SUBMITTED



## REVISED



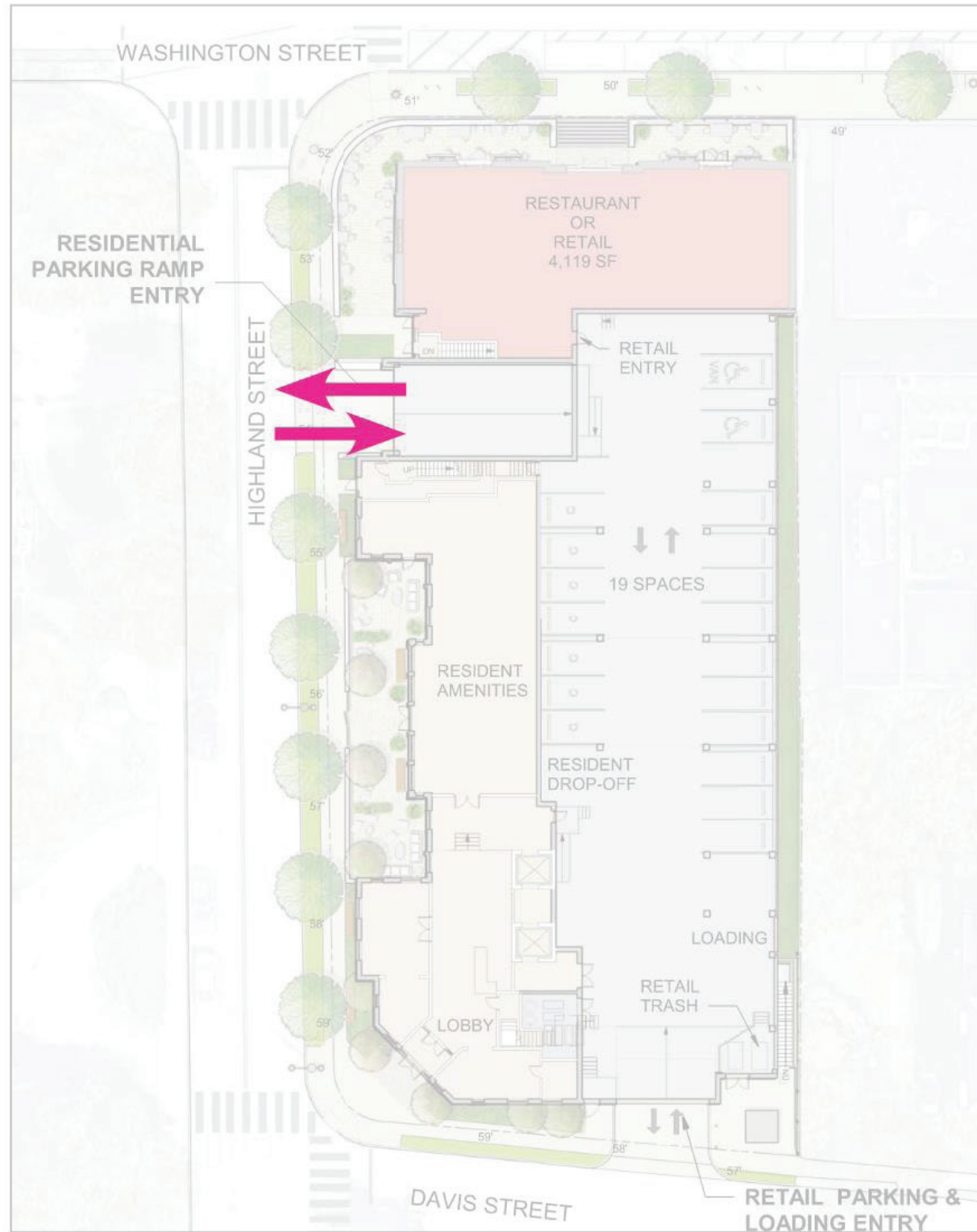
### PLAN COMPARISON



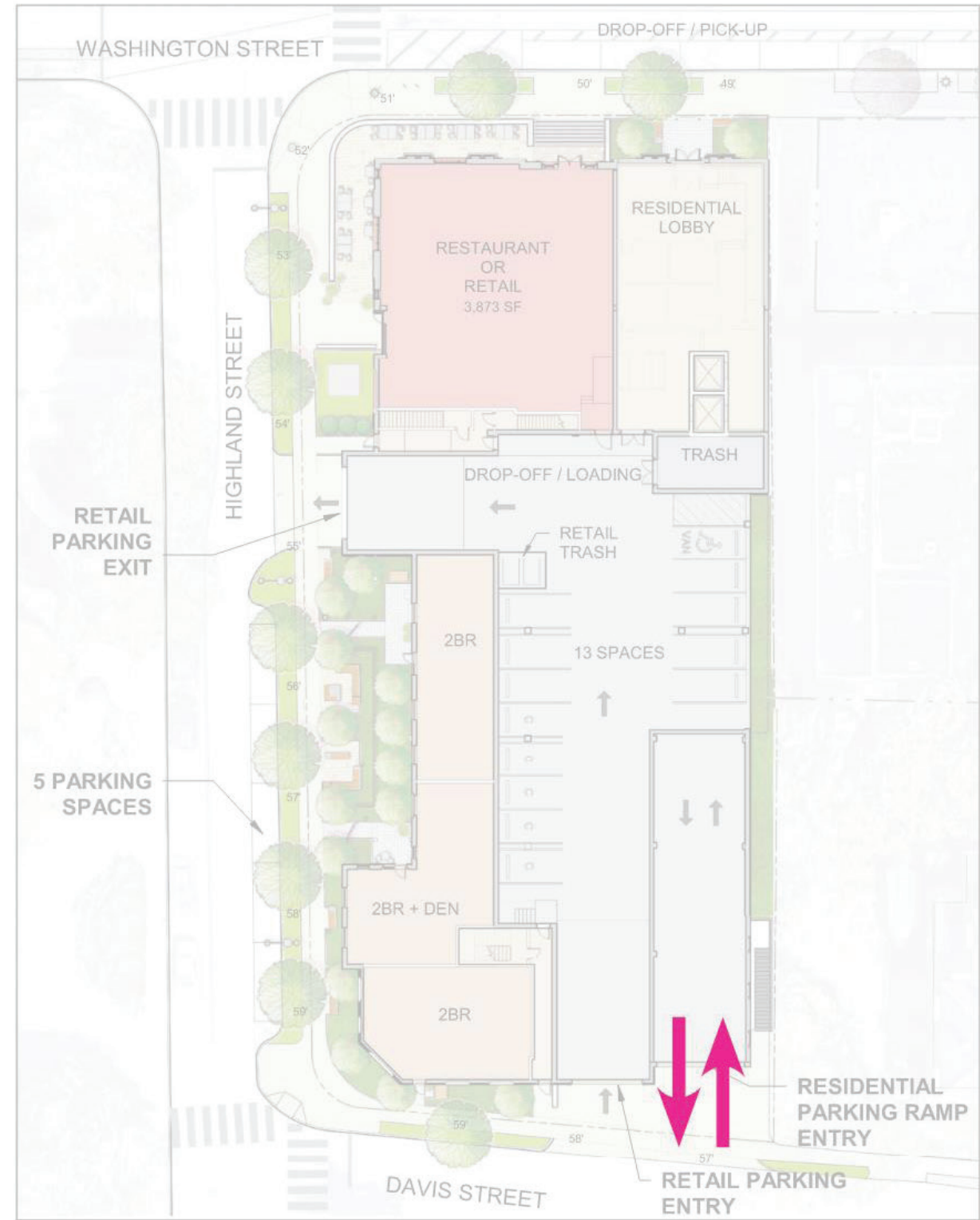


# RESIDENT PARKING ENTRANCE

## SUBMITTED



## REVISED



PLAN COMPARISON

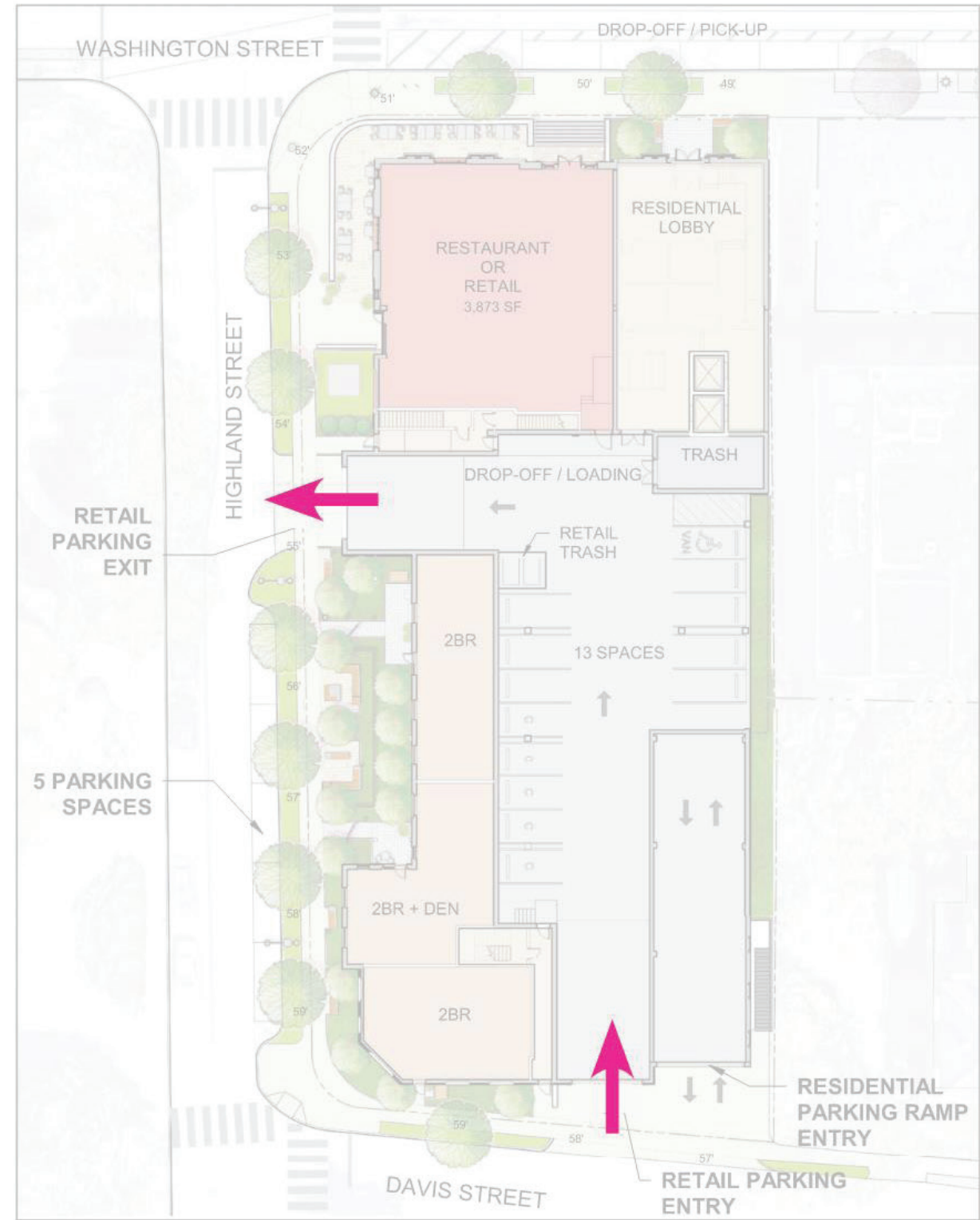


# LEVEL 1 PARKING CIRCULATION

## SUBMITTED



## REVISED

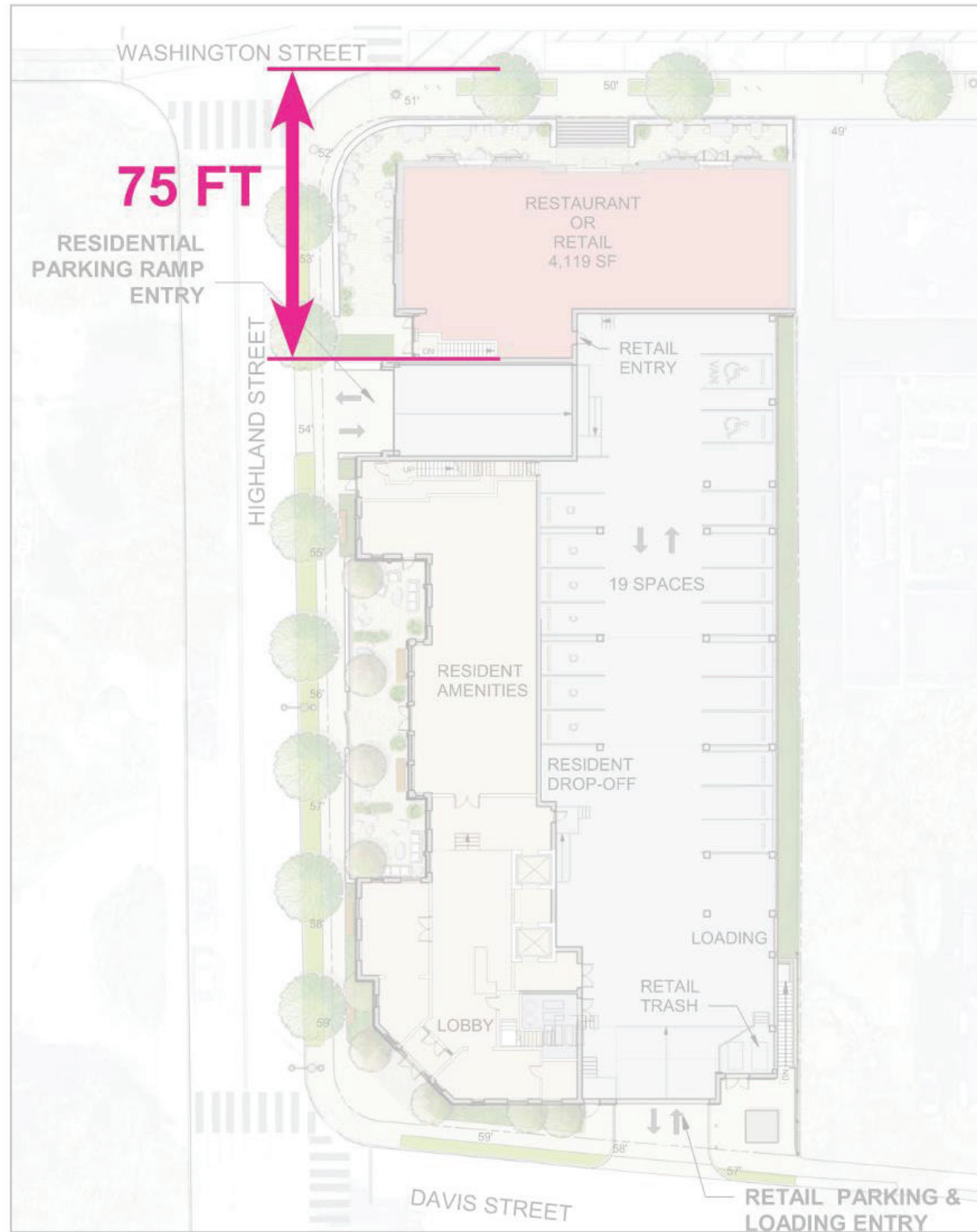


## PLAN COMPARISON

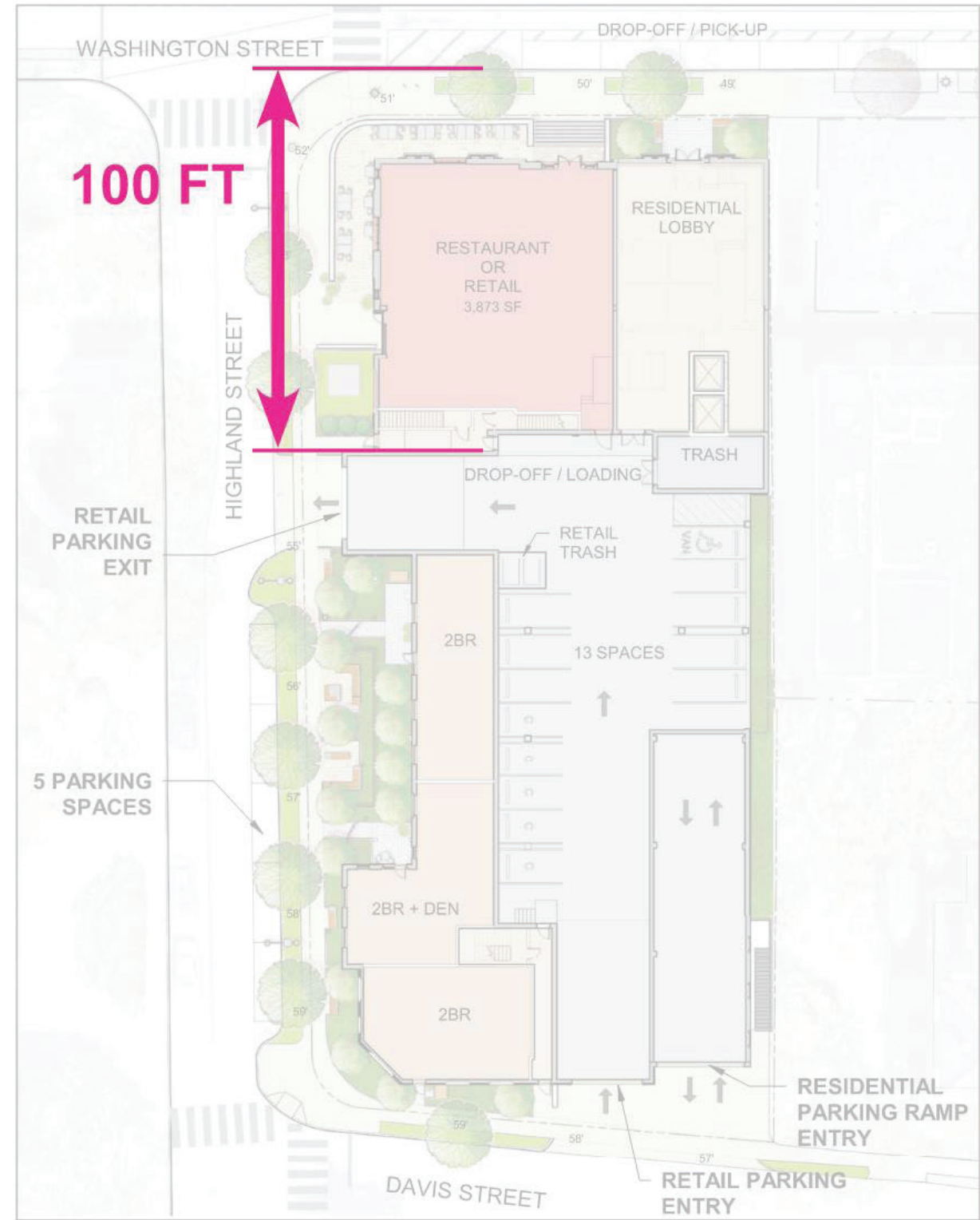


# CURB CUT FURTHER FROM INTERSECTION

## SUBMITTED



## REVISED

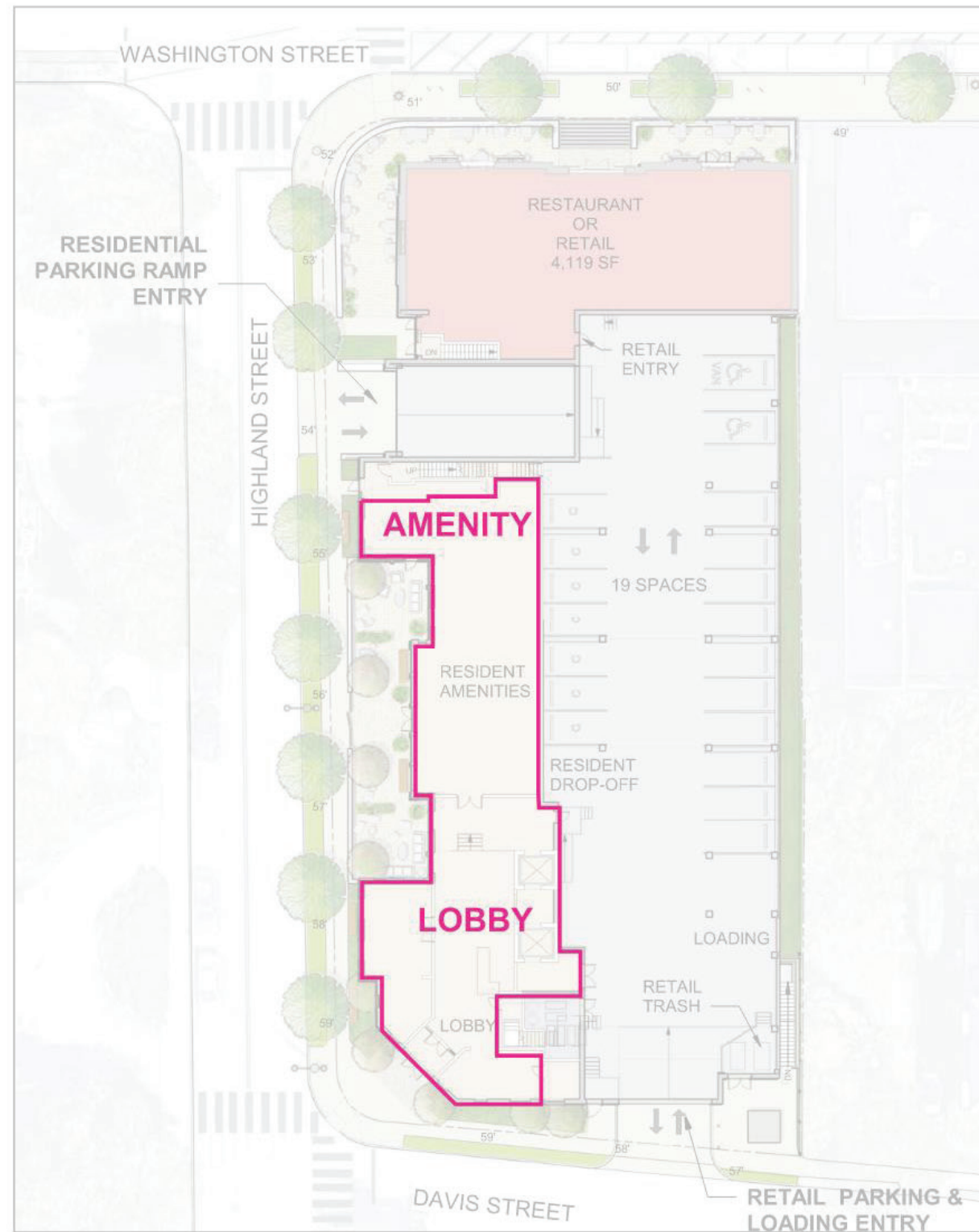


### PLAN COMPARISON



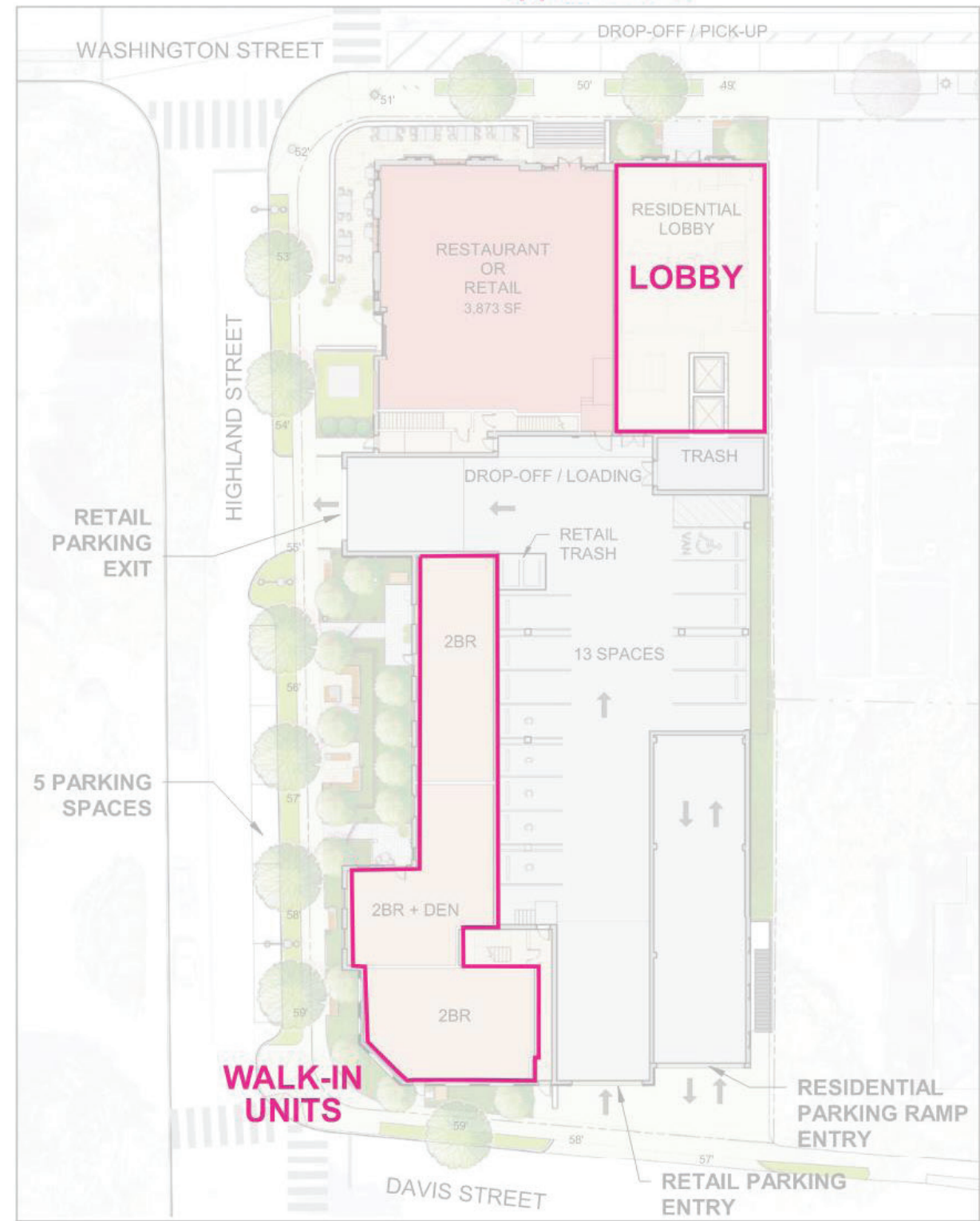
# RESIDENTIAL GROUND FLOOR USE

## SUBMITTED



## REVISED

Amenity space moves to upper floors.

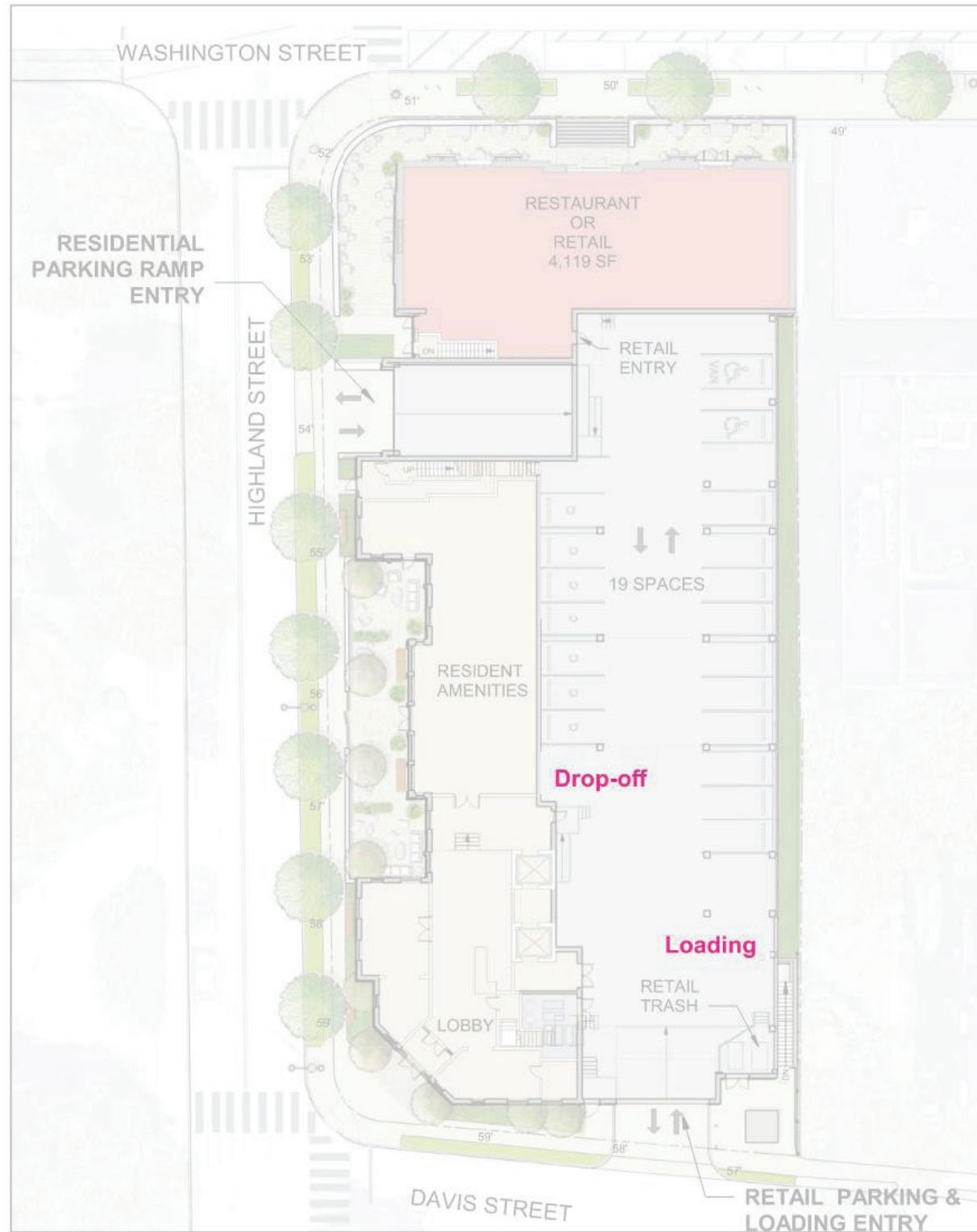


## PLAN COMPARISON

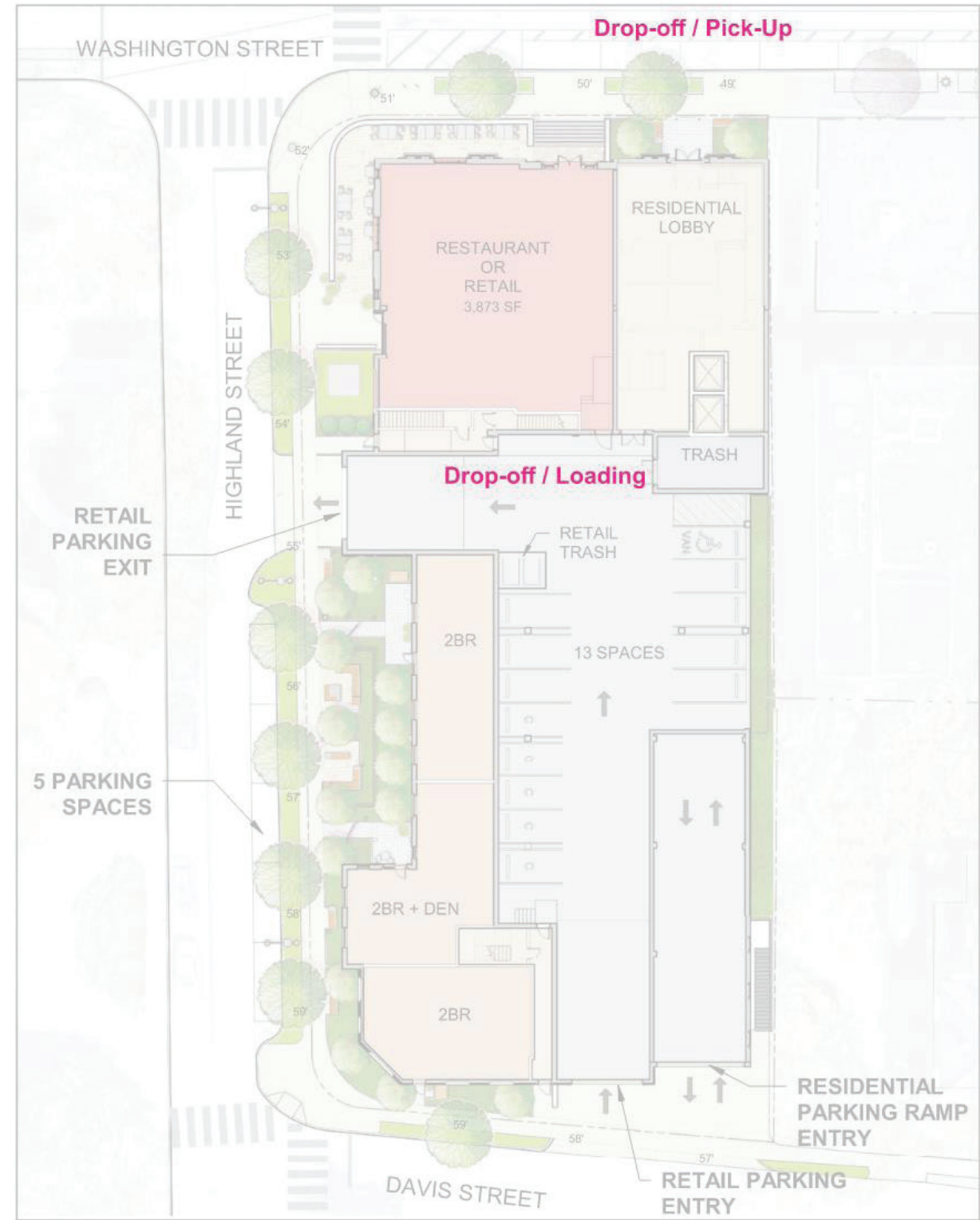


# Drop-Off & Pick-Up

## SUBMITTED

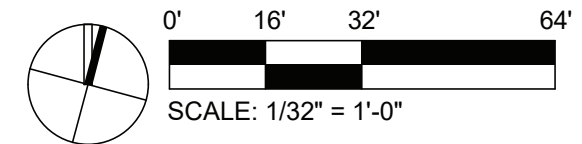
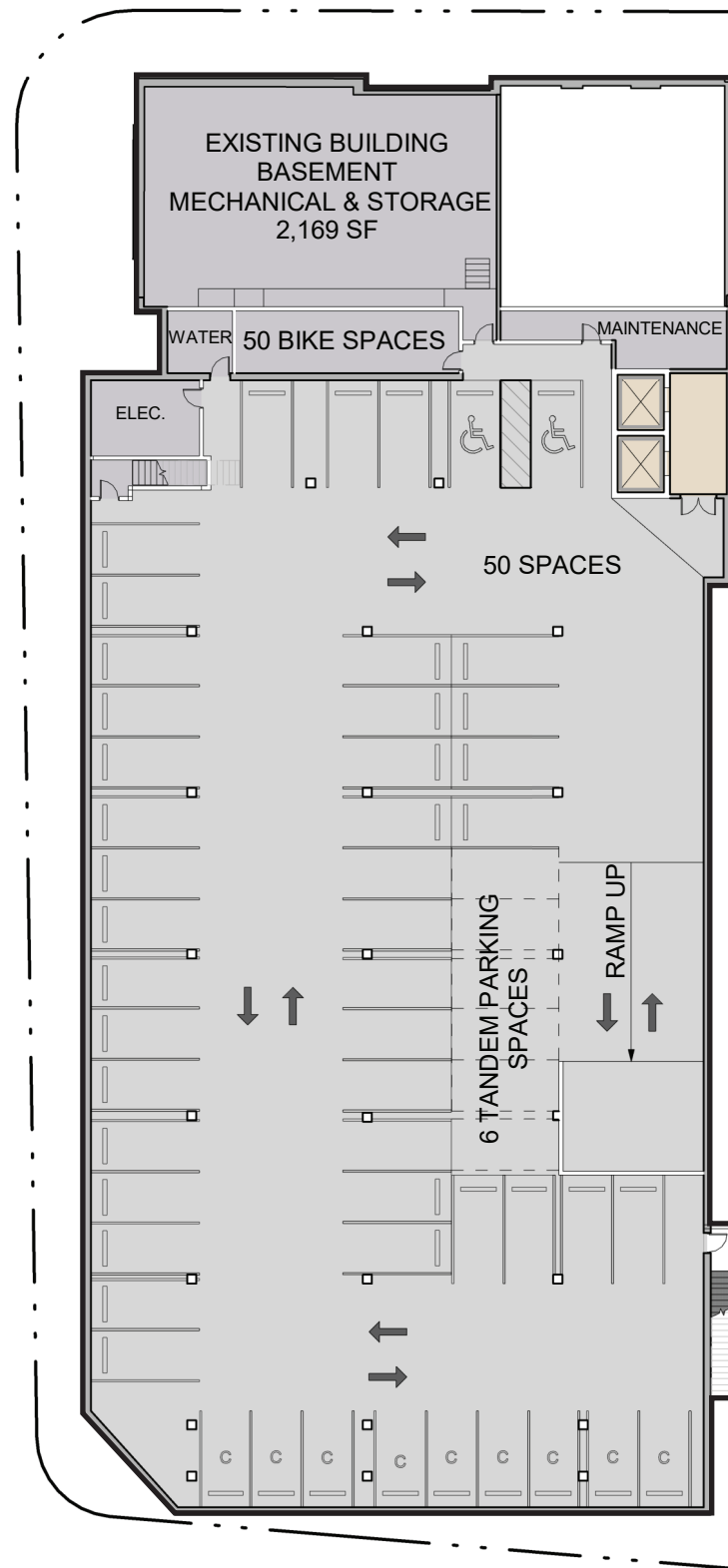


## REVISED



## PLAN COMPARISON



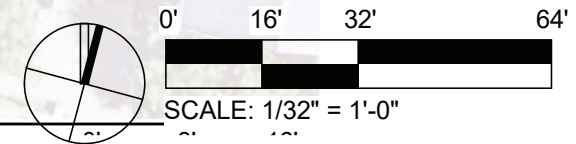


**PARKING LEVEL**



**LEVEL 1**

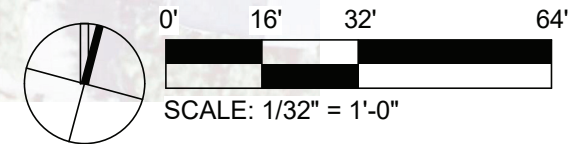
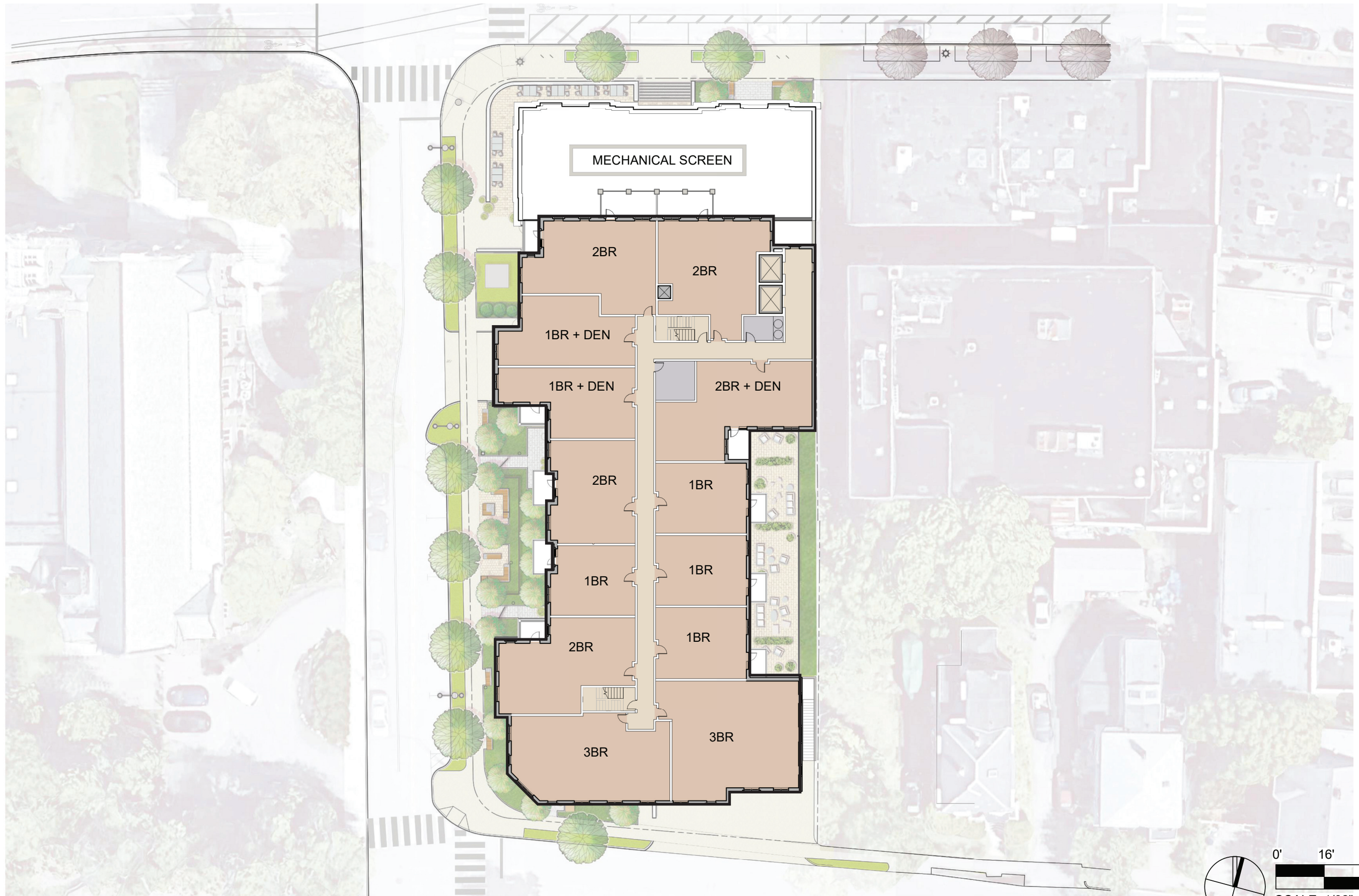




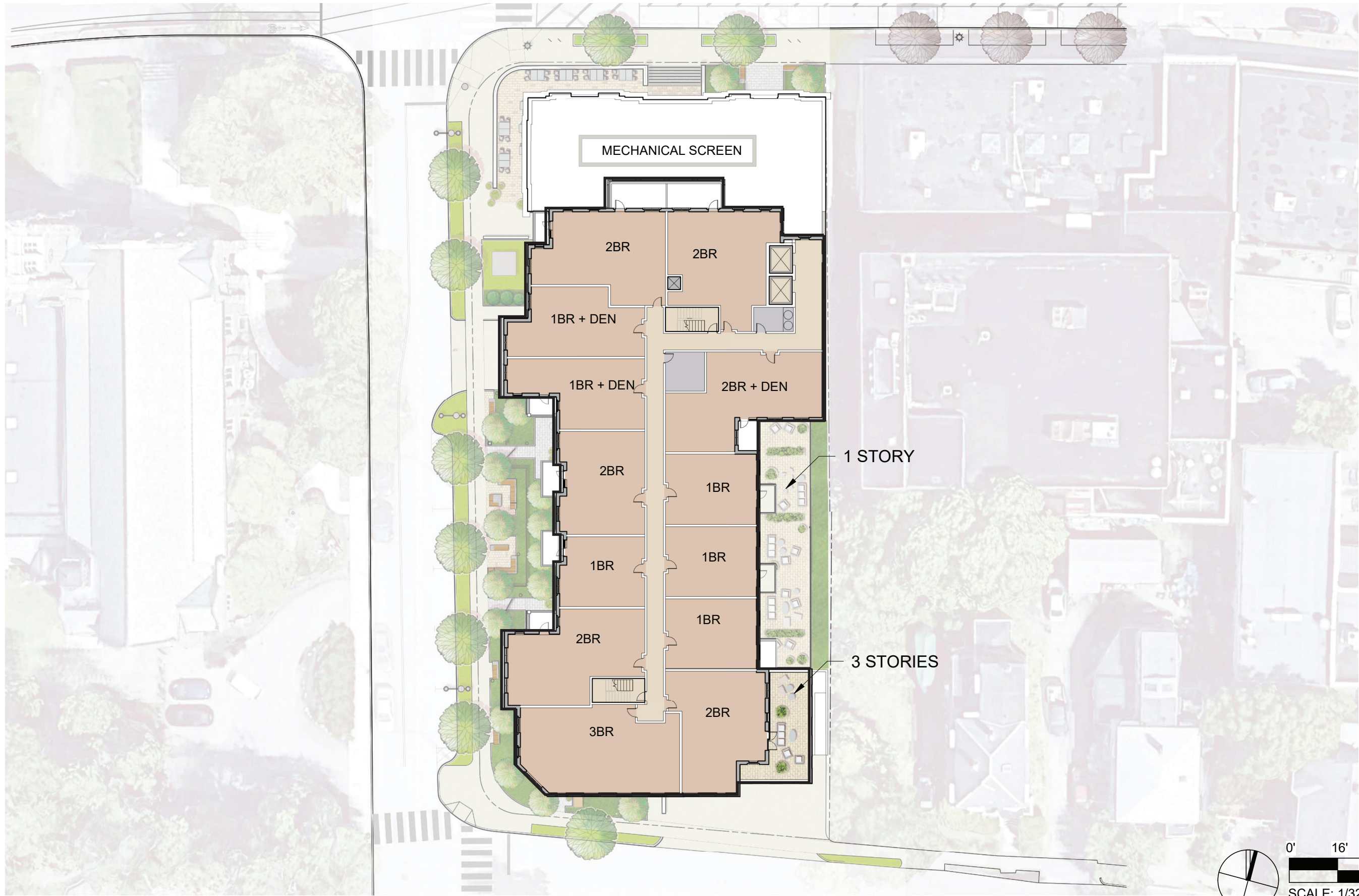
**LEVEL 2**





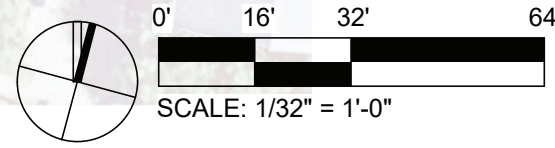
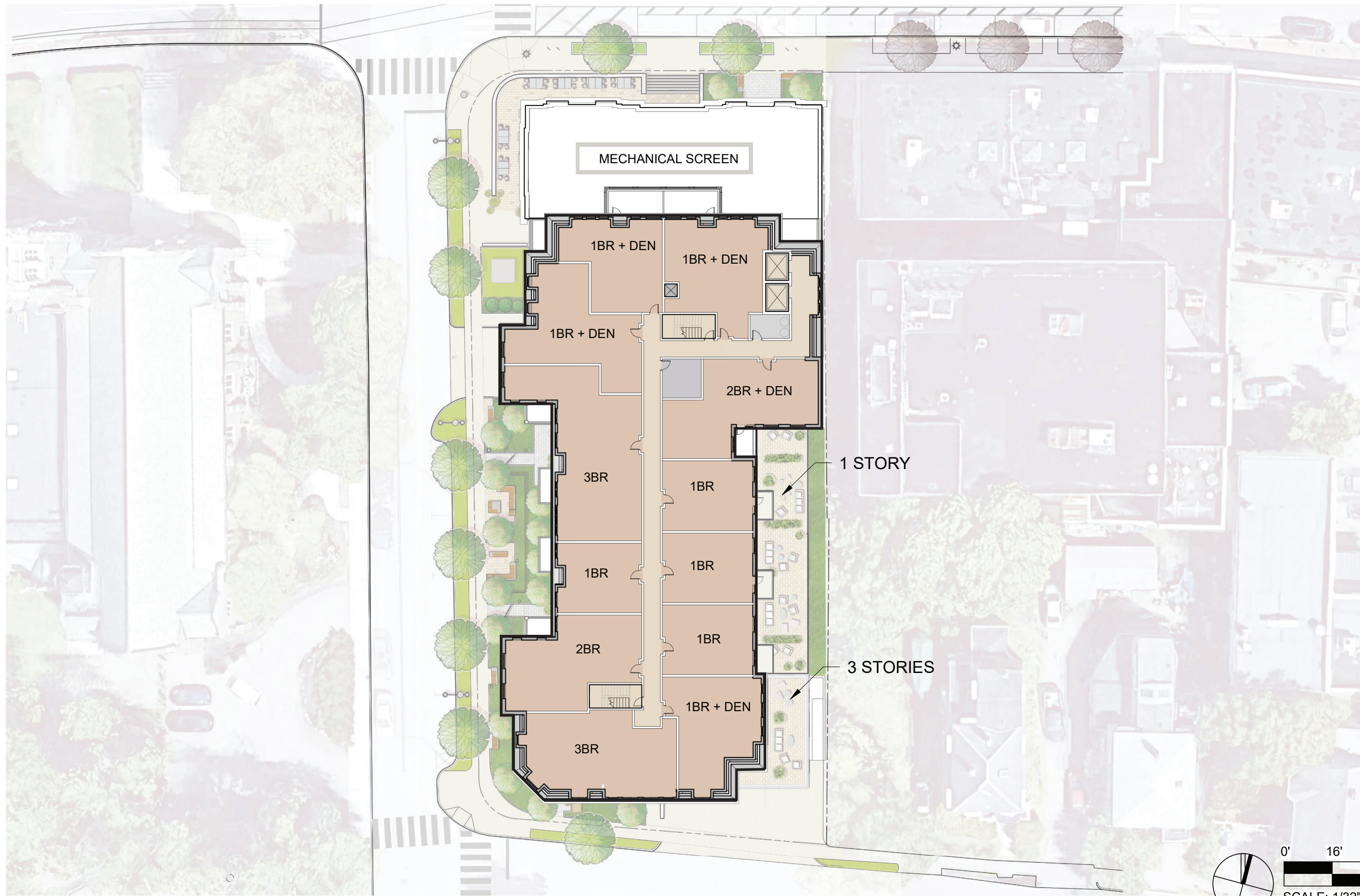


**LEVEL 3**

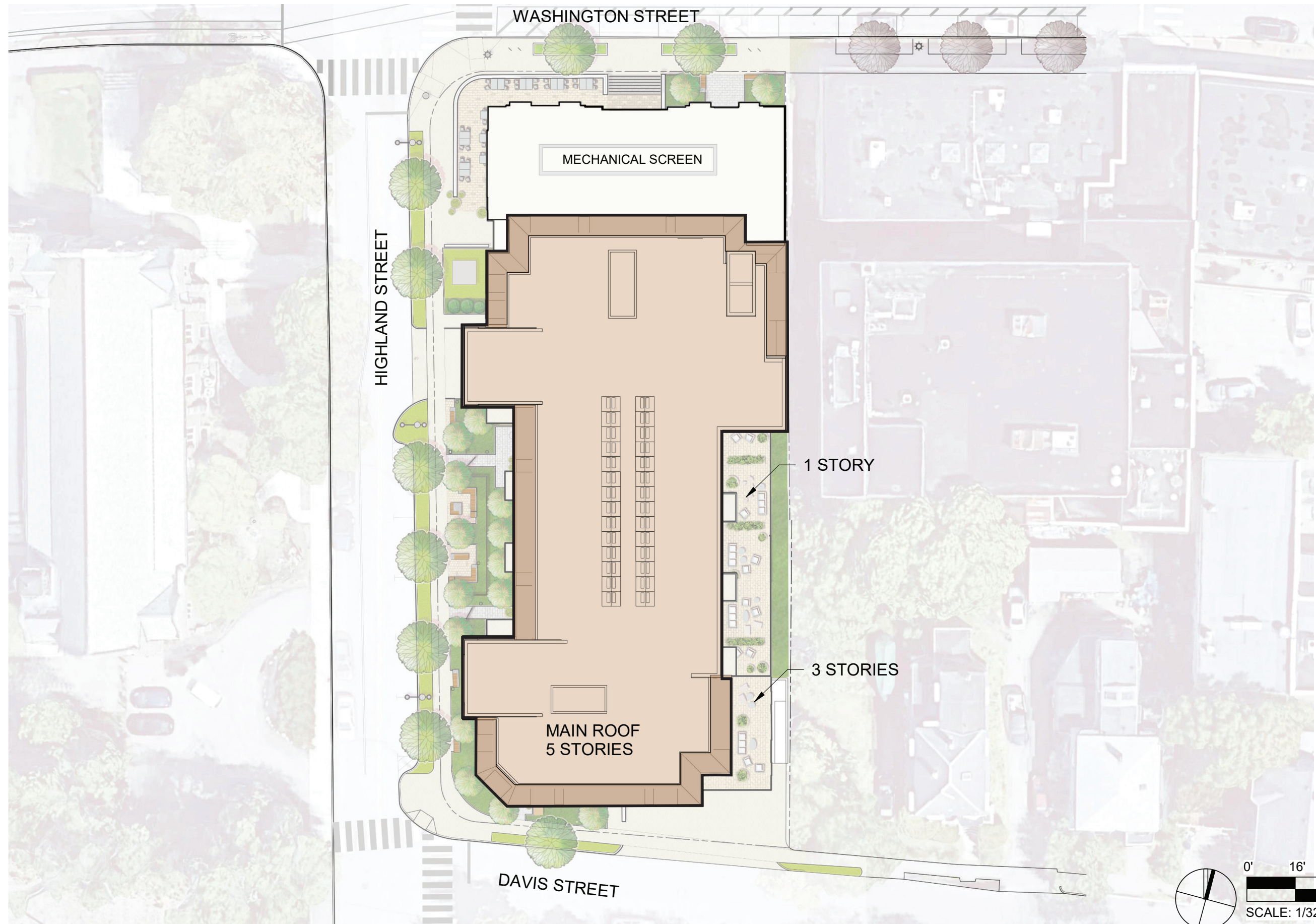


**LEVEL 4**





**LEVEL 5**



# ROOF PLAN





**SUBMITTED**



**PROPOSED**





SUBMITTED



PROPOSED

**NORTH ELEVATION COMPARISON**





## Residential Entry View 1

1314 Washington St.



**SUBMITTED**



**PROPOSED**







**SUBMITTED**



**PROPOSED**





**SUBMITTED**



**PROPOSED**

**VIEW FROM DAVIS STREET**

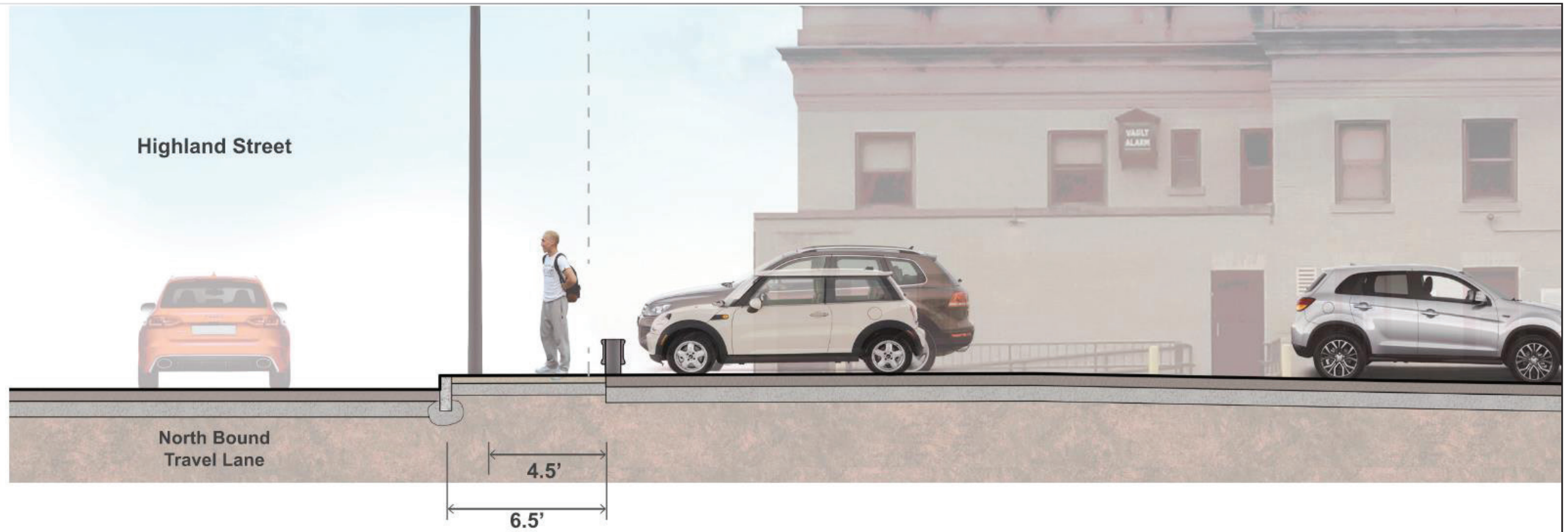




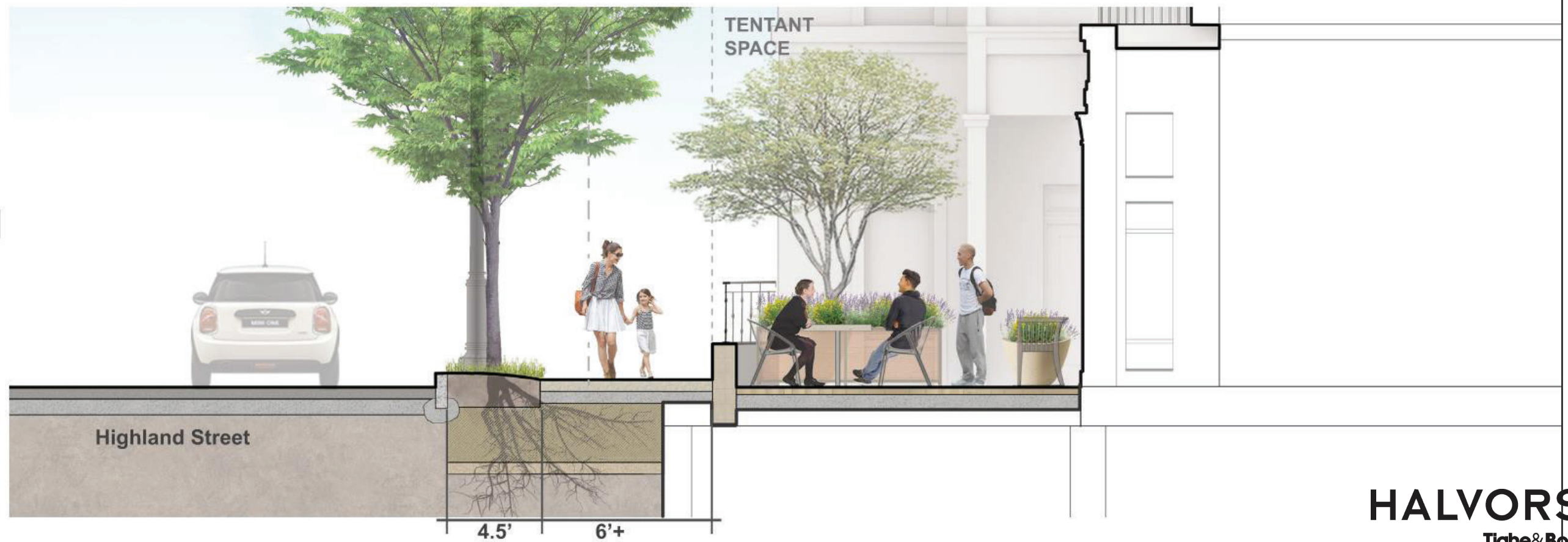
**LEVEL 1**



Existing



Submitted



**HALVORSON**  
Tighe&Bond STUDIO

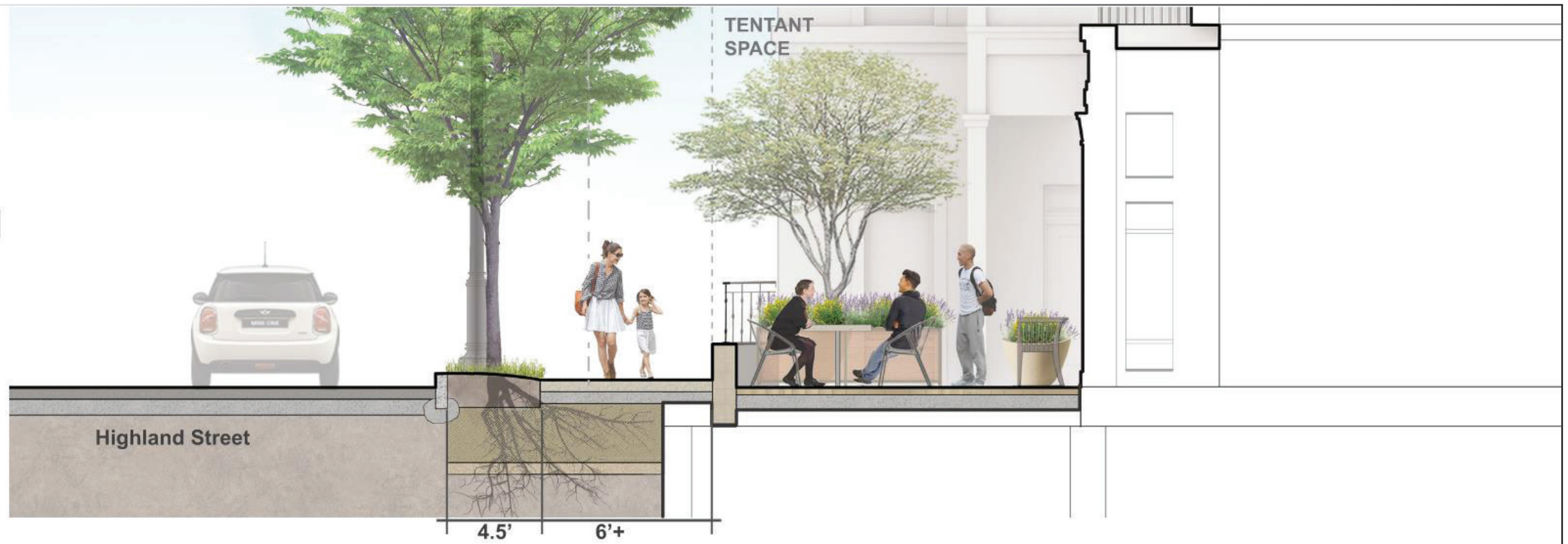


DAVID M. SCHWARZ ARCHITECTS

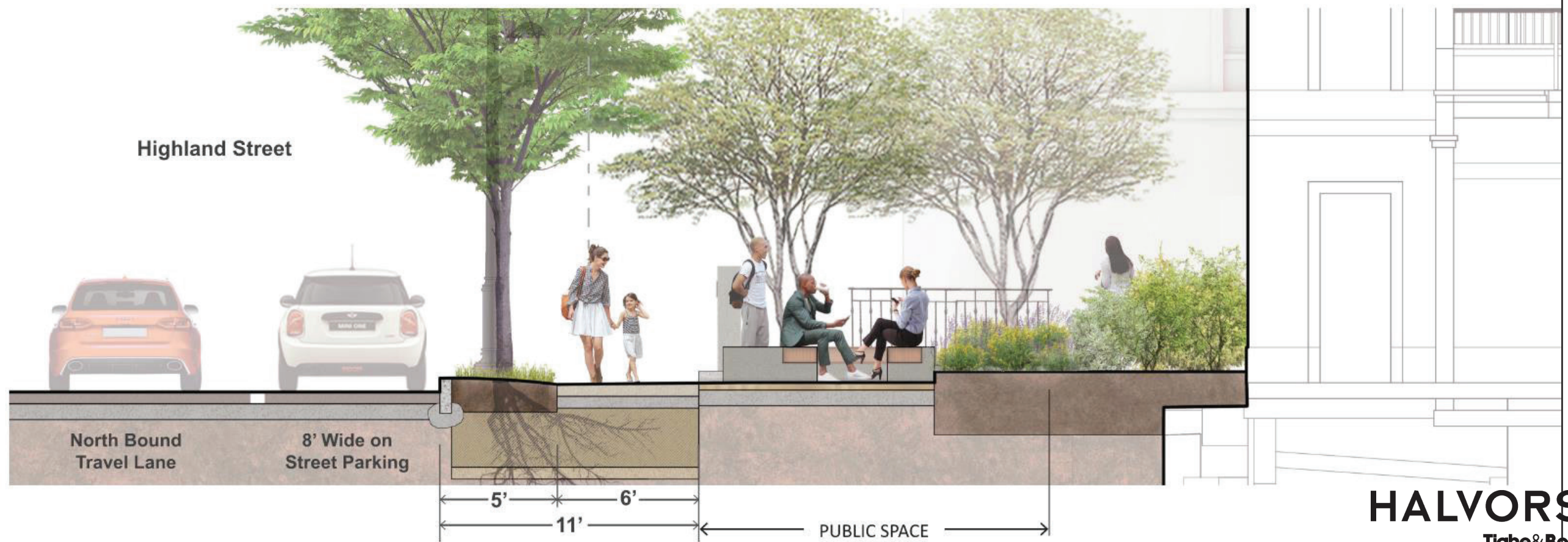
**SIDEWALK SECTION**

**MARK**  
DEVELOPMENT

Submitted



Revised



**HALVORSON**  
Tighe&Bond STUDIO



DAVID M. SCHWARZ ARCHITECTS

**SIDEWALK SECTION**

**MARK**  
DEVELOPMENT

# CAPTAIN RYAN'S EXISTING AND INSPIRATIONAL

CAPTAIN RYAN'S PARK WEST NEWTON



TITUS SPARROW PARK SOUTH END



**HALVORSON**  
Tighe&Bond STUDIO



DAVID M. SCHWARZ ARCHITECTS

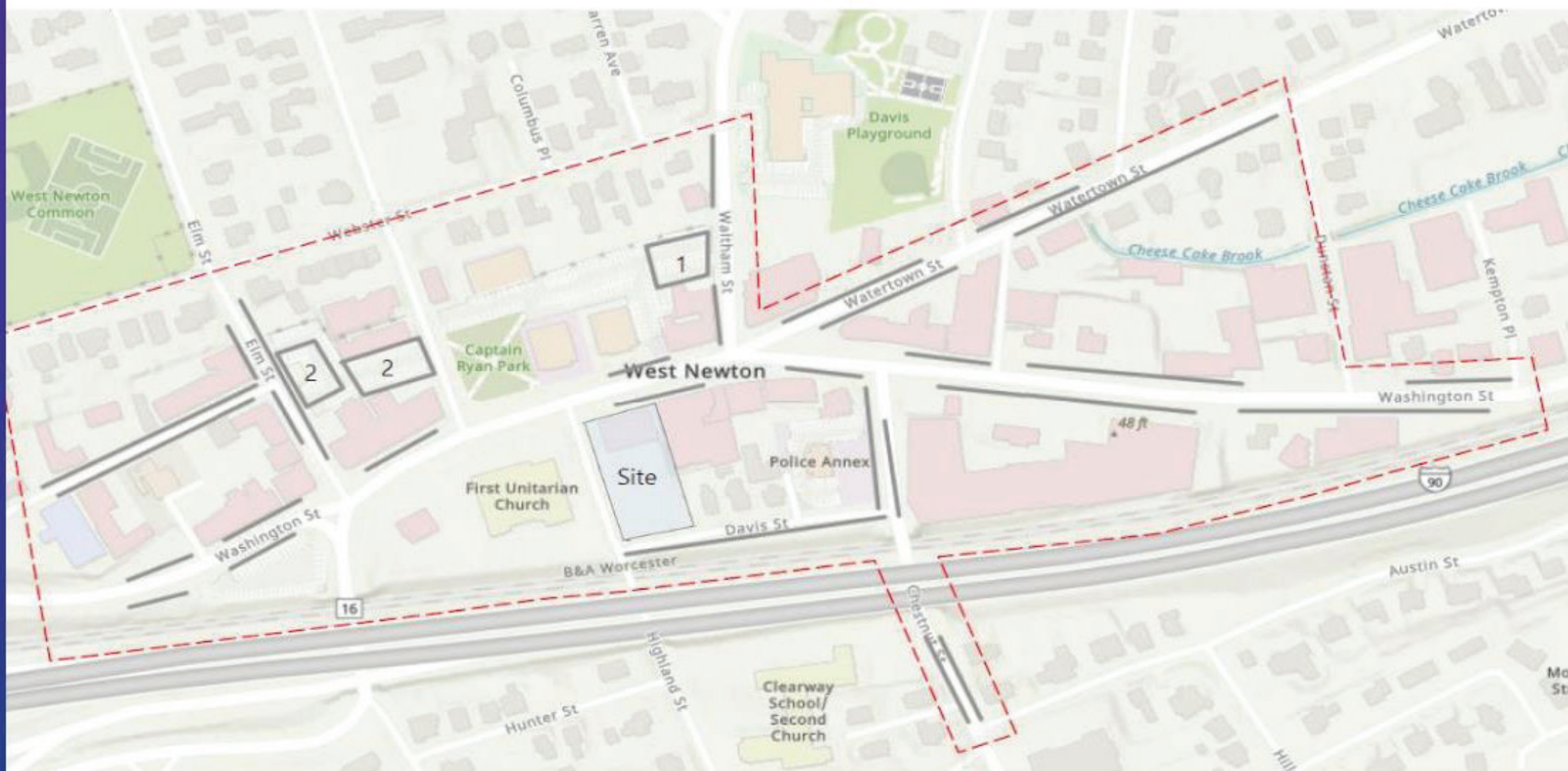
CAPTAIN RYAN PARK

**MARK**  
DEVELOPMENT

# On-Street Parking Occupancy Study Area

Figure 1: Parking Occupancy Study Area

West Newton Village | Newton, Massachusetts



Not to Scale

- Study Area Boundary
- Study Area Streets

- 1 – Waltham Street Municipal Parking Lot
- 2 – Cherry Street Municipal Parking Lot (displayed as eastern area and western area)

Note: Study area includes all on-street parking spaces and municipal parking lots within the study area (does not include privately-owned parking lots).



# On-Street Parking Occupancy Study Area

## Observations Were Conducted During The Following Four Time Periods:

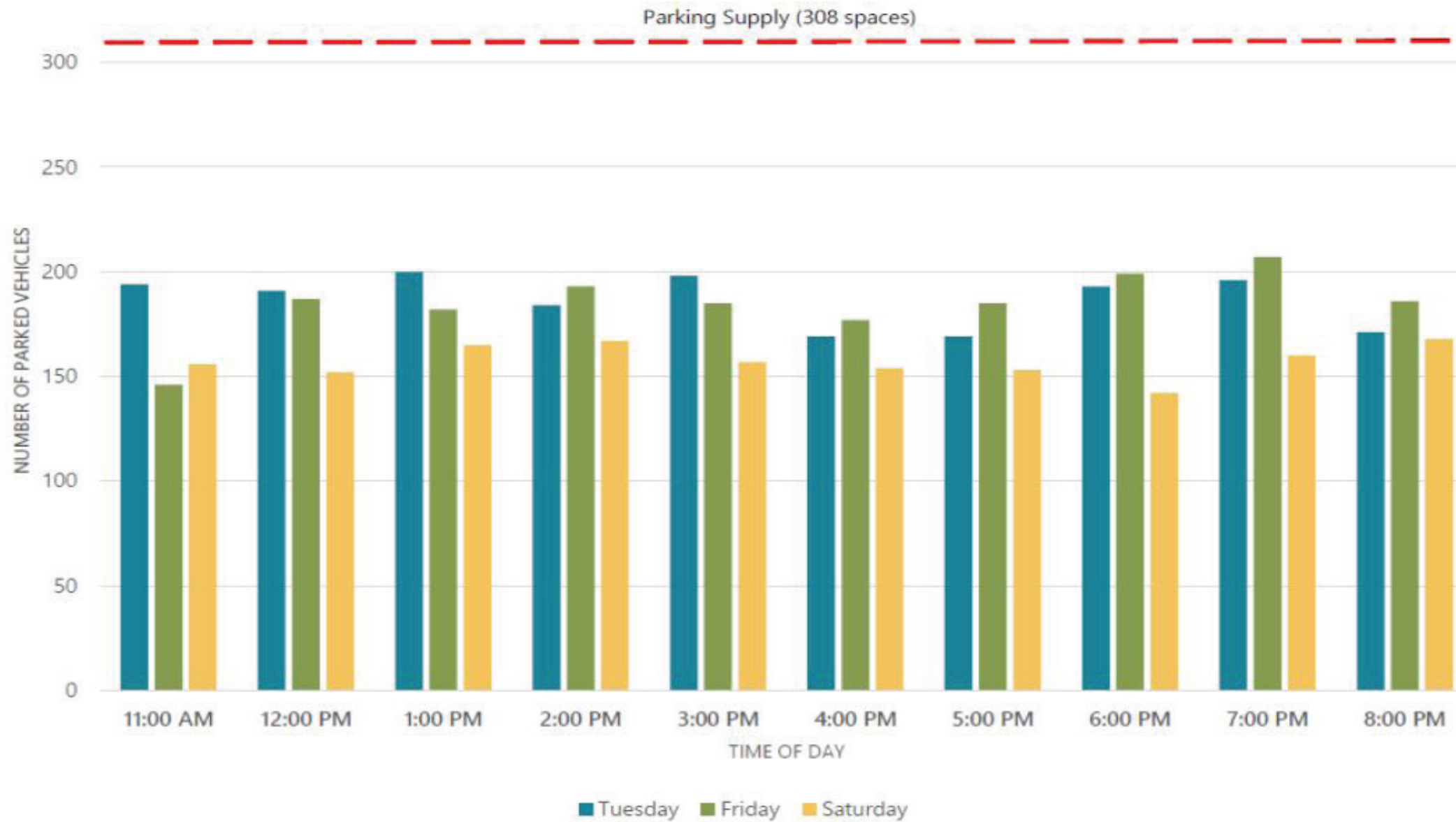
- **Typical Friday: August 5, 2022, between 11:00 AM and 9:00 PM**
- **Typical Saturday: August 6, 2022, between 11:00 PM and 9:00 AM**
- **Typical Weekday; Tuesday August 9, 2022, between 11:00 AM and 9:00 PM**





# Parking Occupancy

**Exhibit 1 West Newton Village Public Parking Occupancy**



- **Peak Tuesday 200 parked at 1PM (108 avail)**
- **Peak Friday 207 parked at 7pm (101 avail)**
- **Peak Saturday 168 parked 8PM (140 avail)**

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# Site Plan Access and Circulation

## SUBMITTED



## REVISED

