Technical Review Committee

Outlined Revisions to Design based on comments from HDC October 15th, November 12th, and January 6th Submissions

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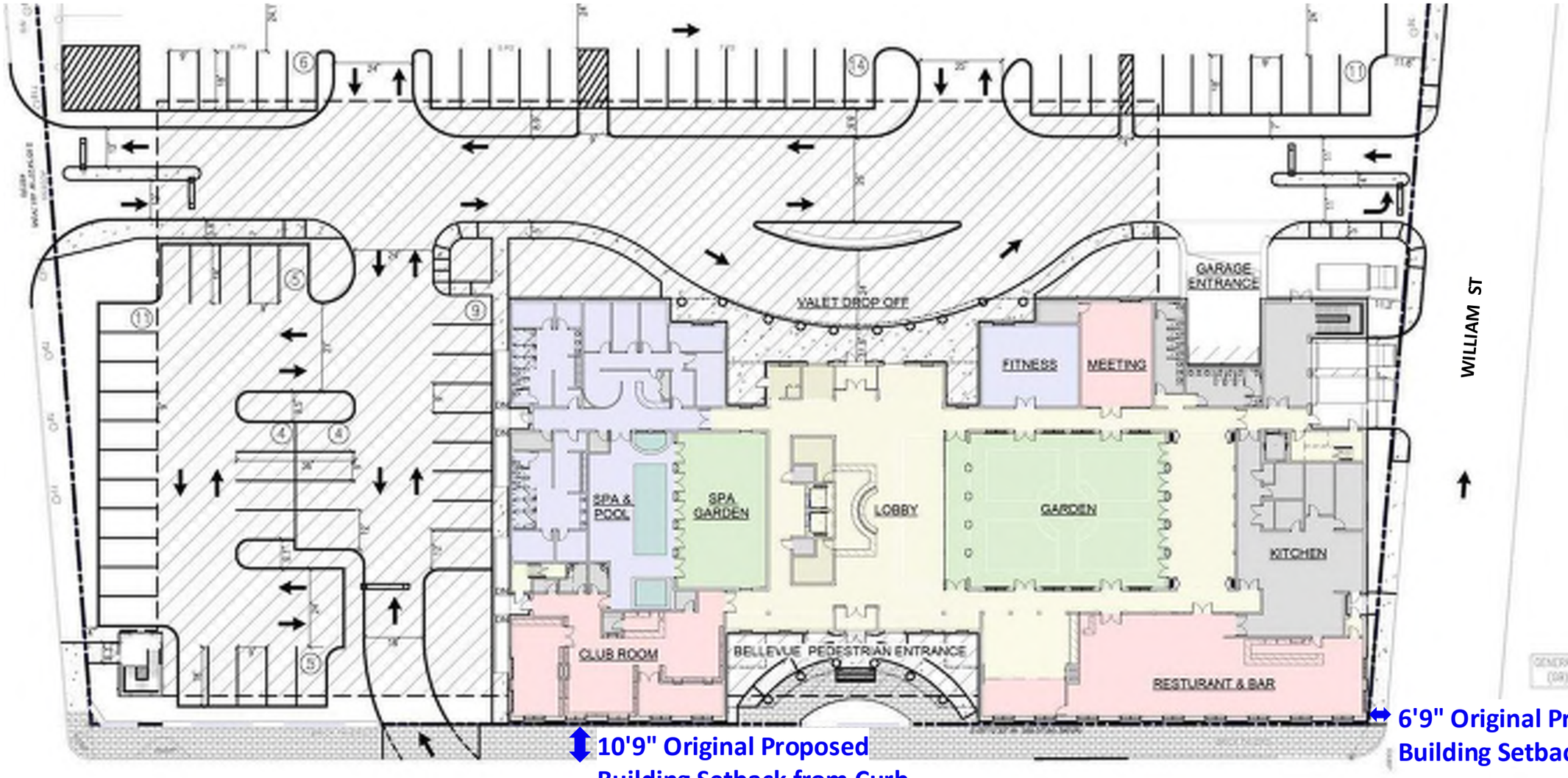
Original TRC Plan – 5/31/24



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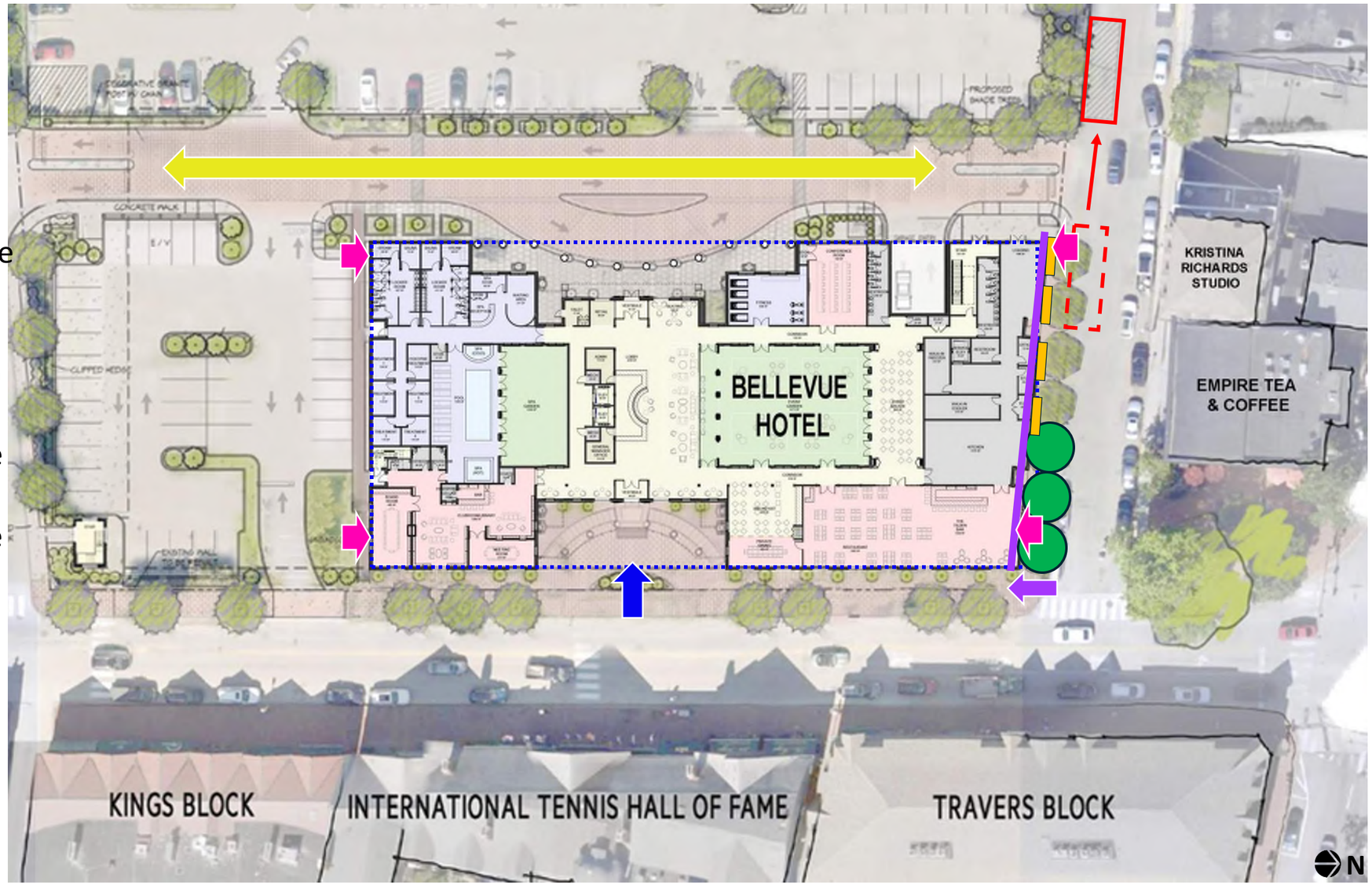
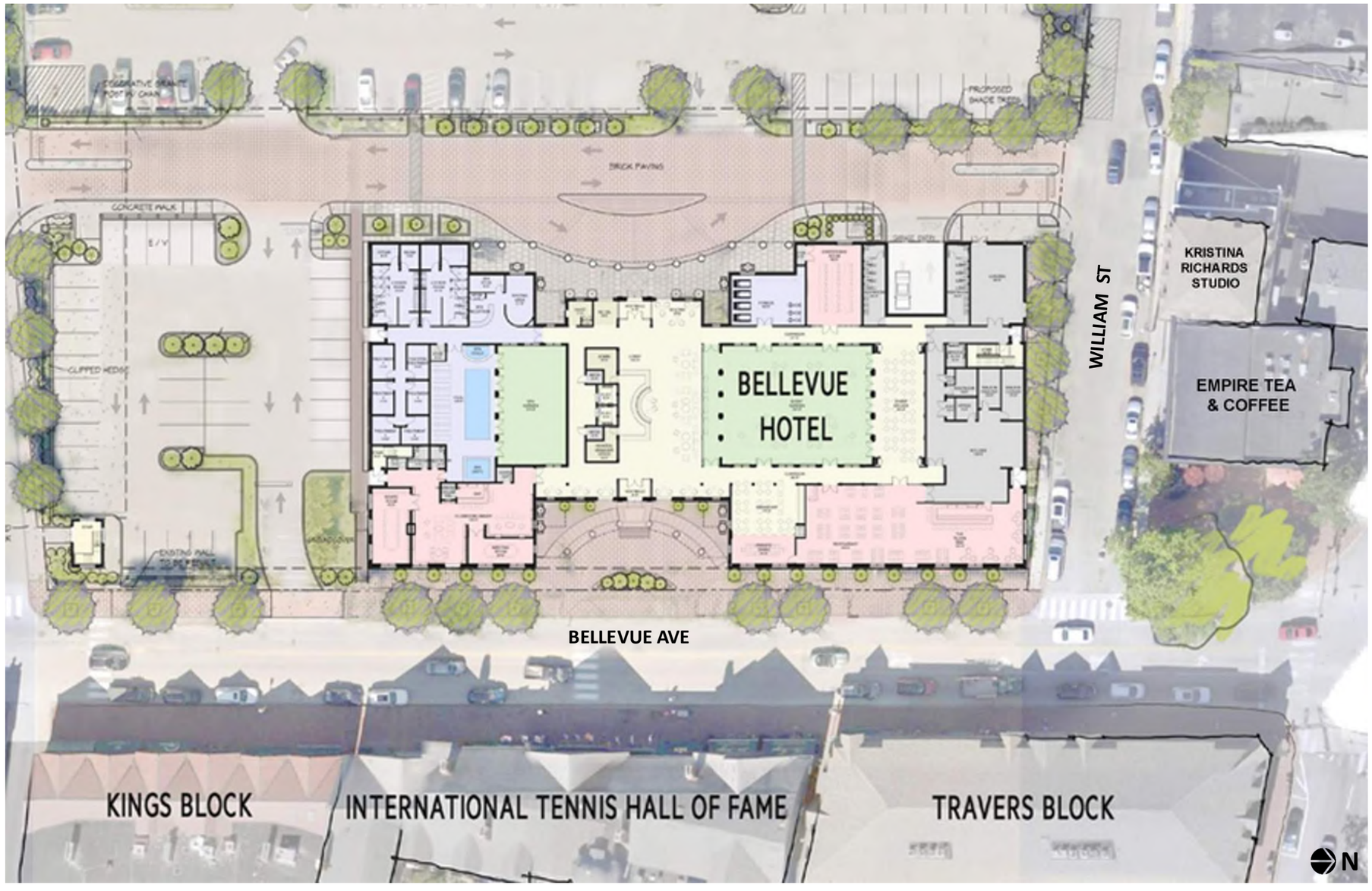
TRC & HDC Accommodations

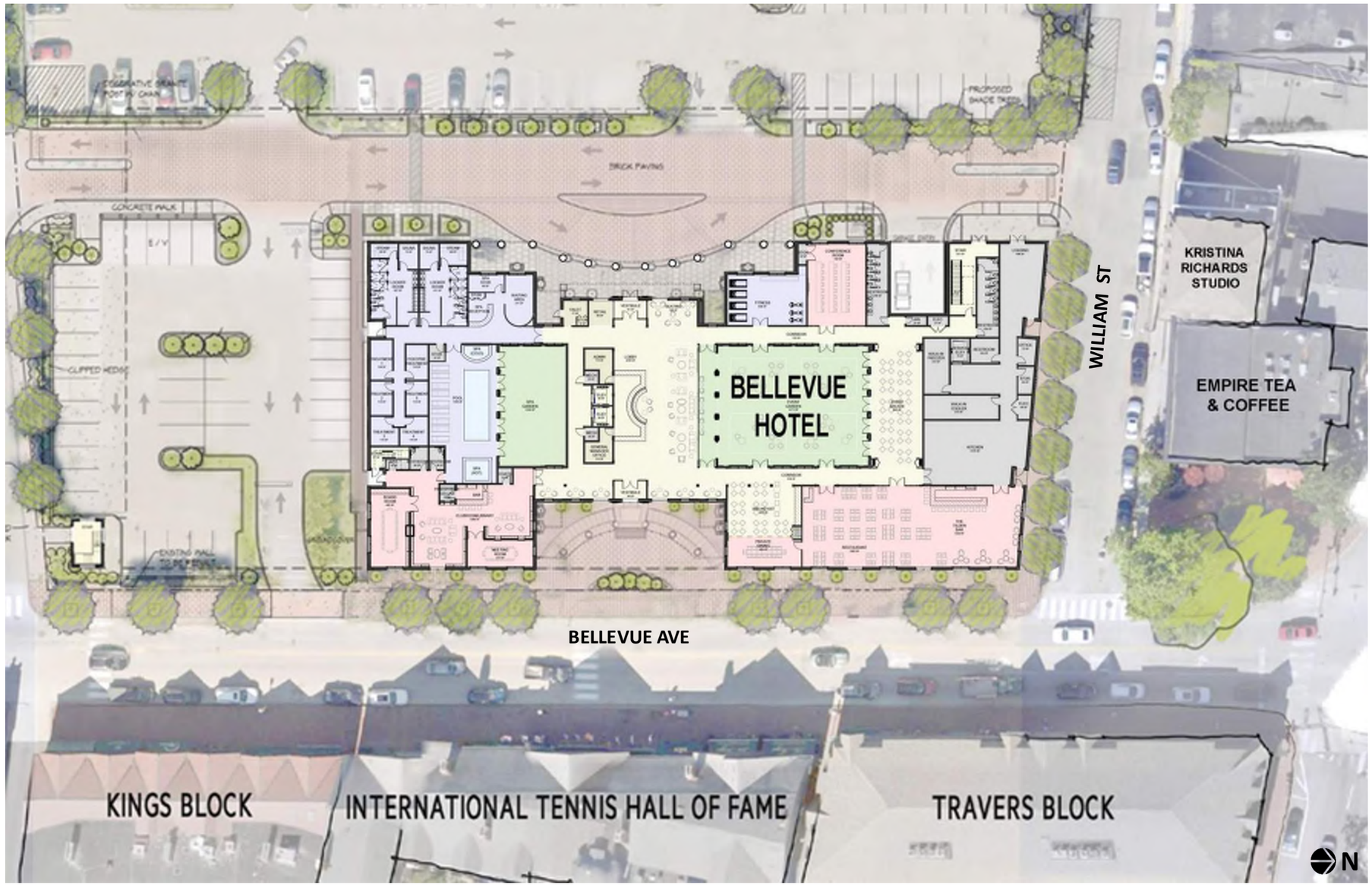
- Addressed TRC comment to move hotel 8'6" off Bellevue Ave.
  - -Bellevue Ave sidewalk gained 1760 sf
- Moved hotel from William St to accommodate HDC comment, so that the entire North face is 10' from the curb.
  - -William St sidewalk gained 530 sf
- Addressed HDC Walk through request to include public benches along William St.
- Loading zone relocated to accommodate William Street parking.
- Extended brick paving along historic side street per HDC request.
- Added trees along William Street side of the site.
- Added windows on the corner of the upper levels per HDC admin. request.
- Reduced total room count to accommodate glazing request.



First Floor Plan – Previously Proposed



First Floor Plan – 11/12 HDC Request



Streetscape Compatibility - Existing

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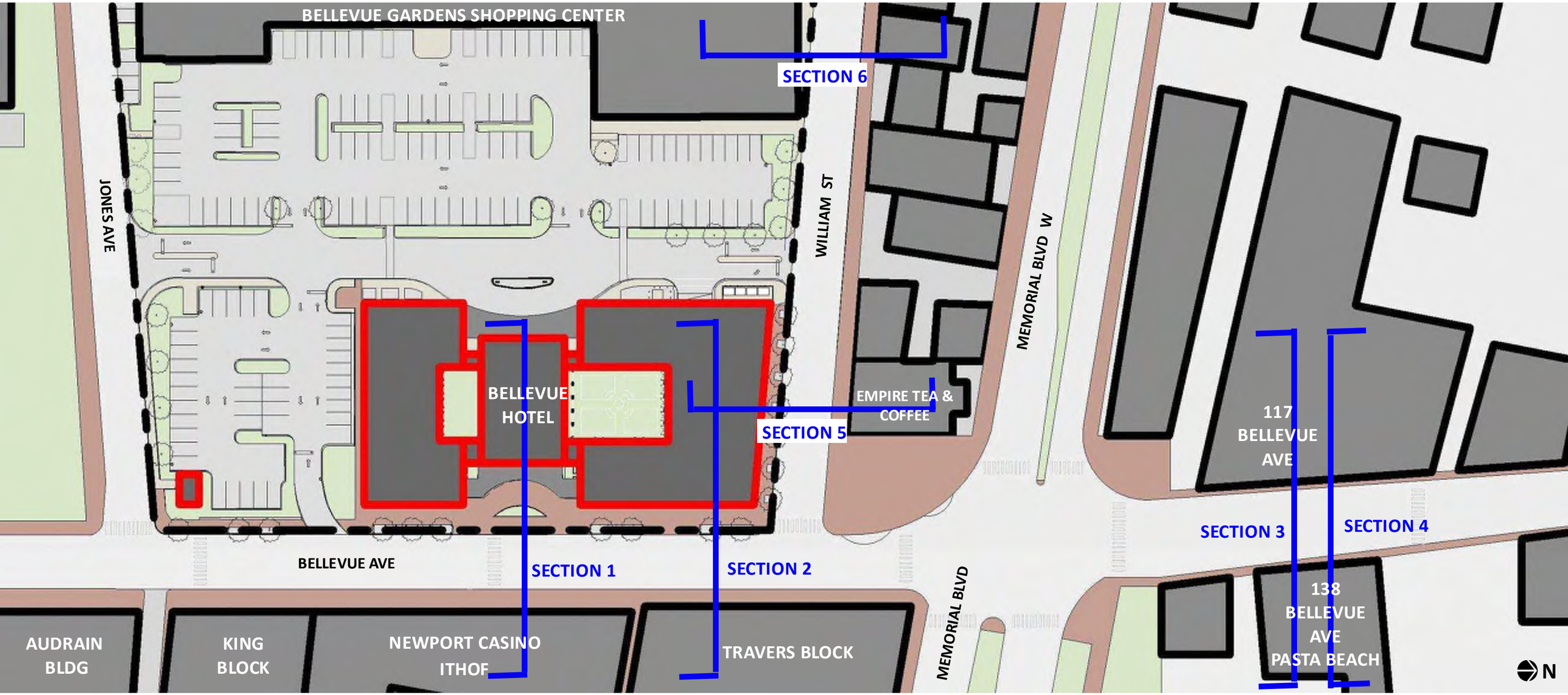
Streetscape Compatibility - Proposed

Site Plan Key



Section 1 - Bellevue Avenue Section at Hotel Entry & ITHoF

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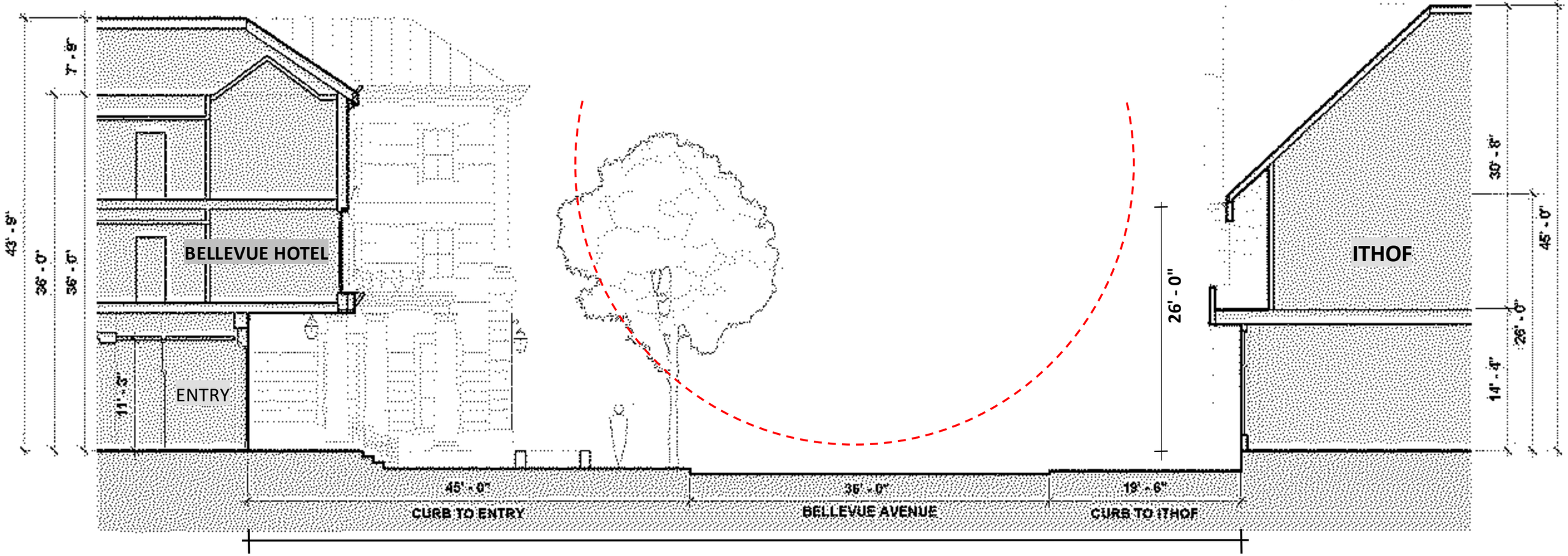
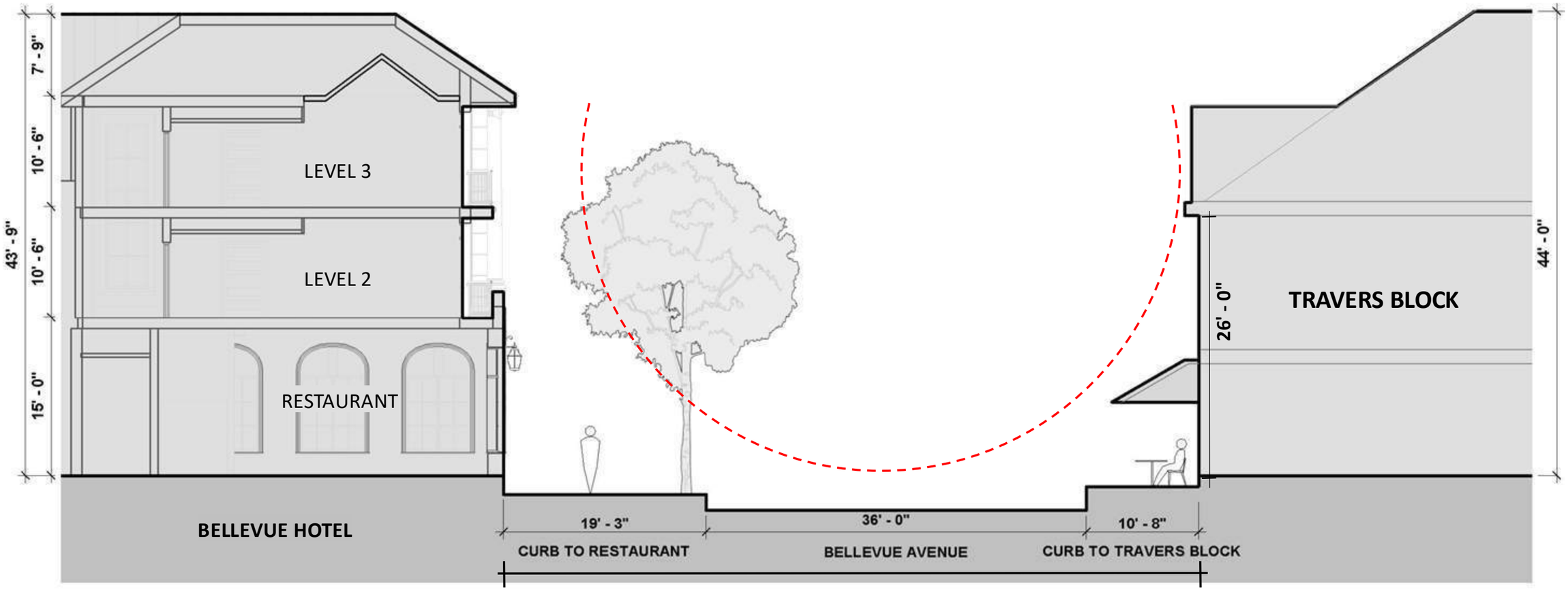
Section 1 - Bellevue Avenue Section at Hotel Entry & ITHoF



ENTRY SECTION DIAGRAM

0 4 8 16

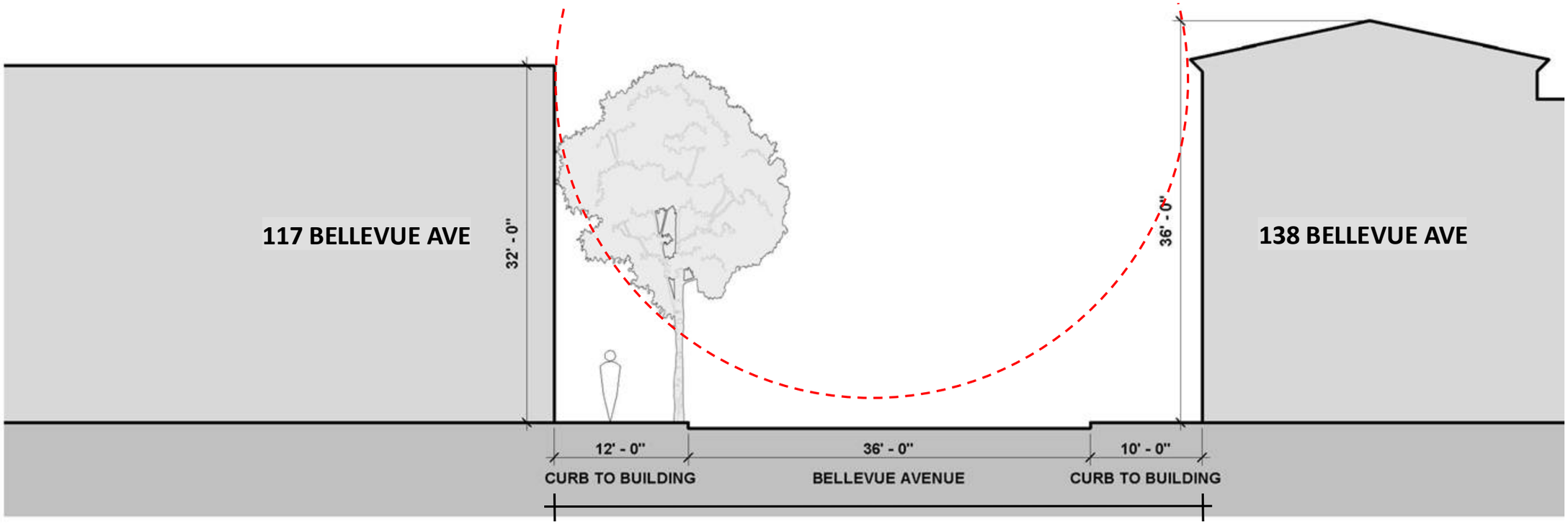
Section 2 - Bellevue Avenue Section at Hotel & Travers Block



RESTAURANT SECTION DIAGRAM

0 4 8 16

Section 3 - Existing Bellevue Avenue Section North of Site



EXISTING NORTH OF SITE SECTION DIAGRAM

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Section 4 - Existing Bellevue Avenue Section North of Site

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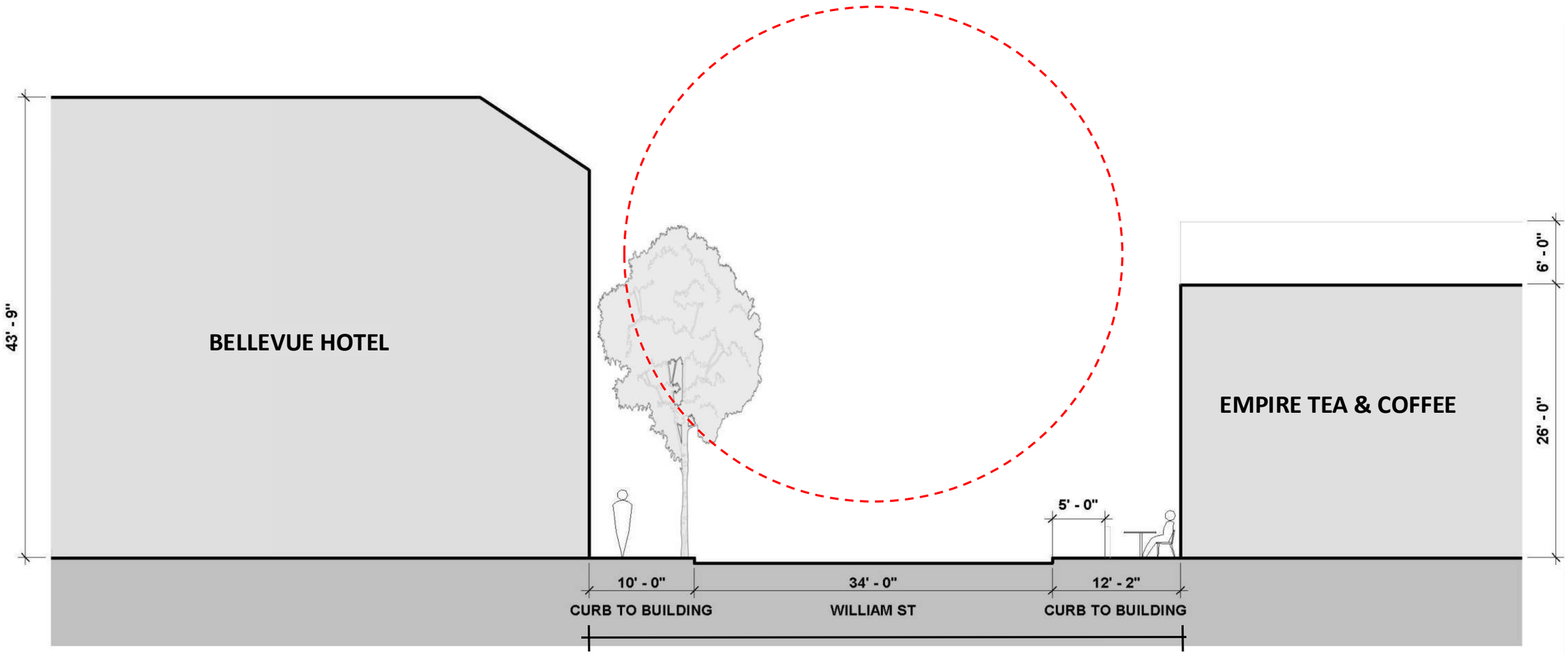
Section 5 - William St Section at Hotel & Empire Coffee



BELLEVUE HOTEL WILLIAM ST SECTION DIAGRAM

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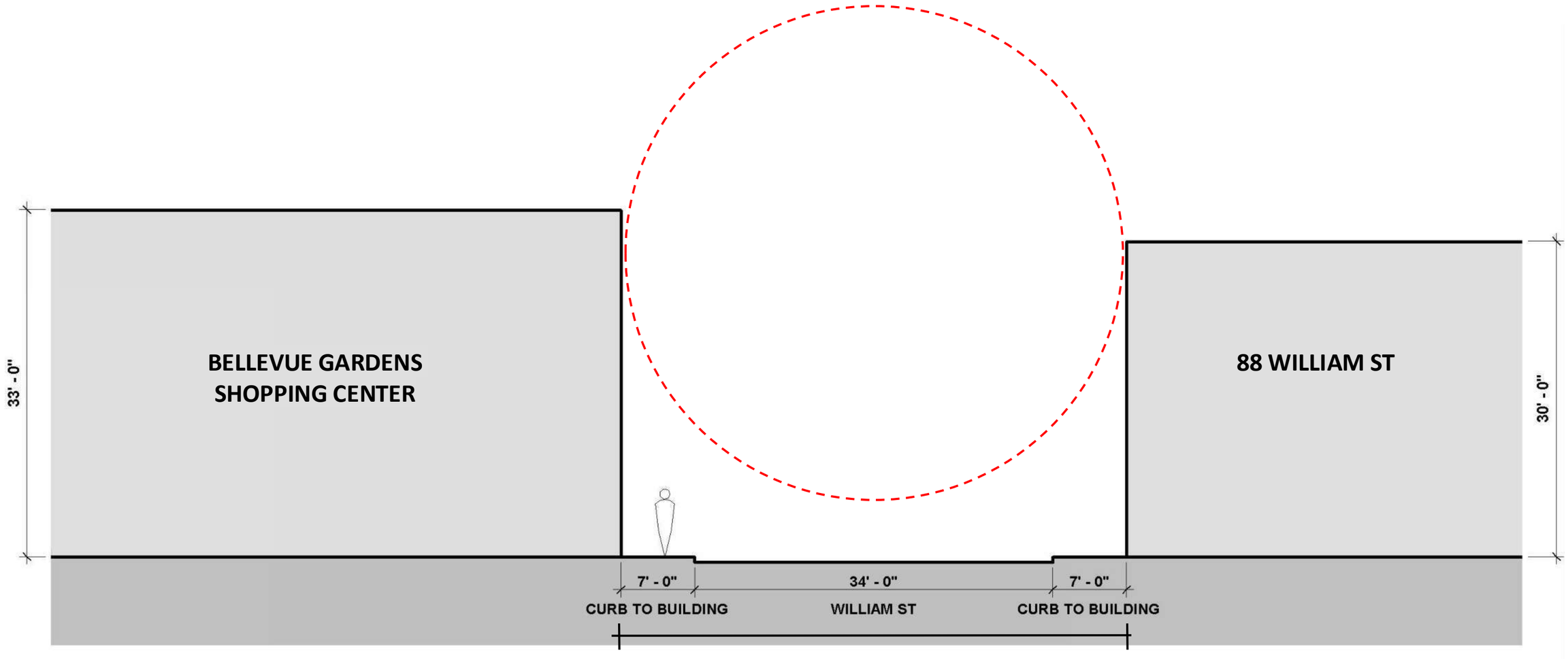
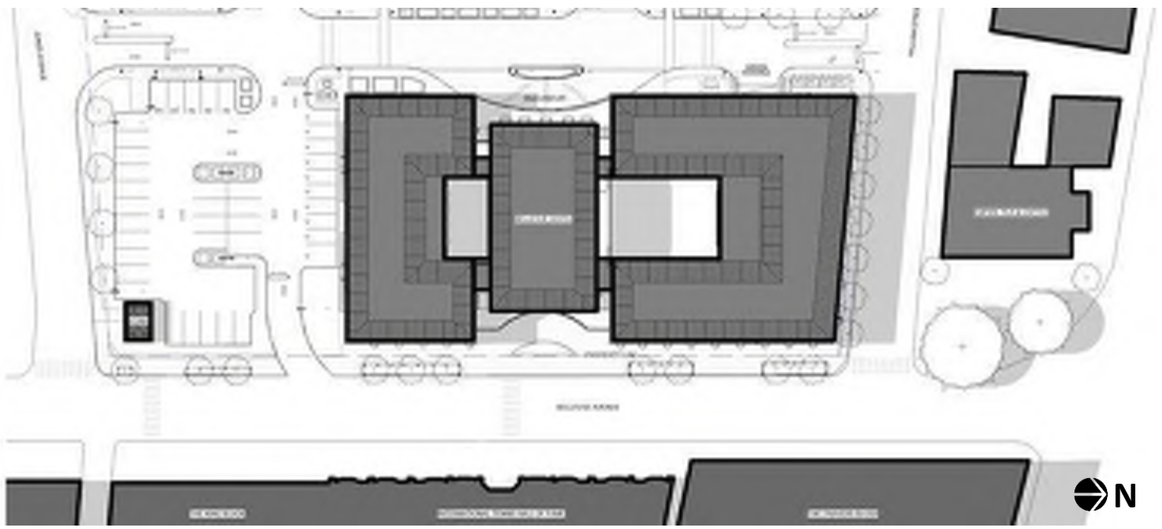
Section 6 - Existing William St Section at Shopping Center



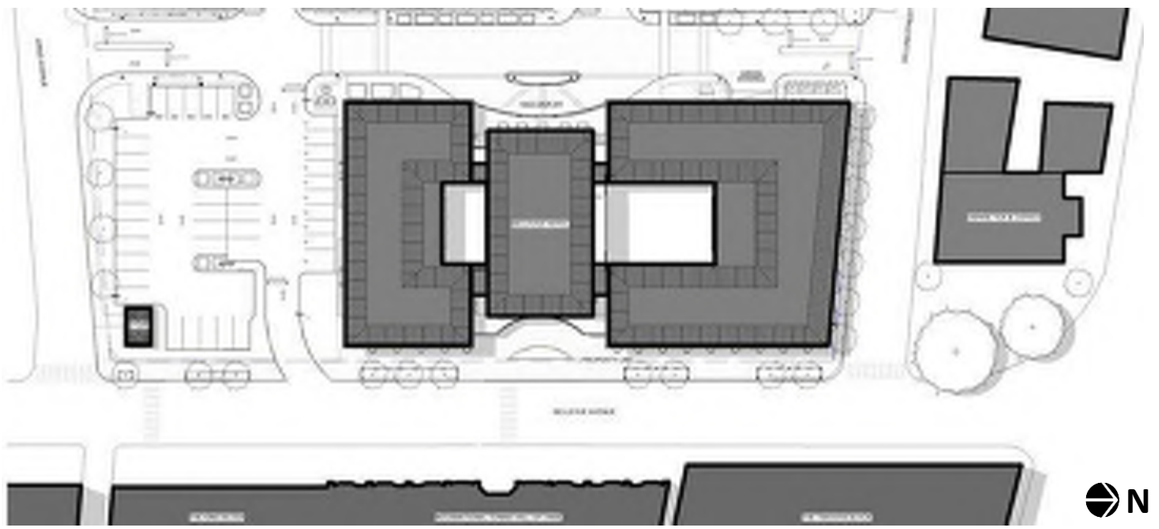
BELLEVUE GARDENS SHOPPING CENTER WILLIAM ST SECTION DIAGRAM

0 4 8 16

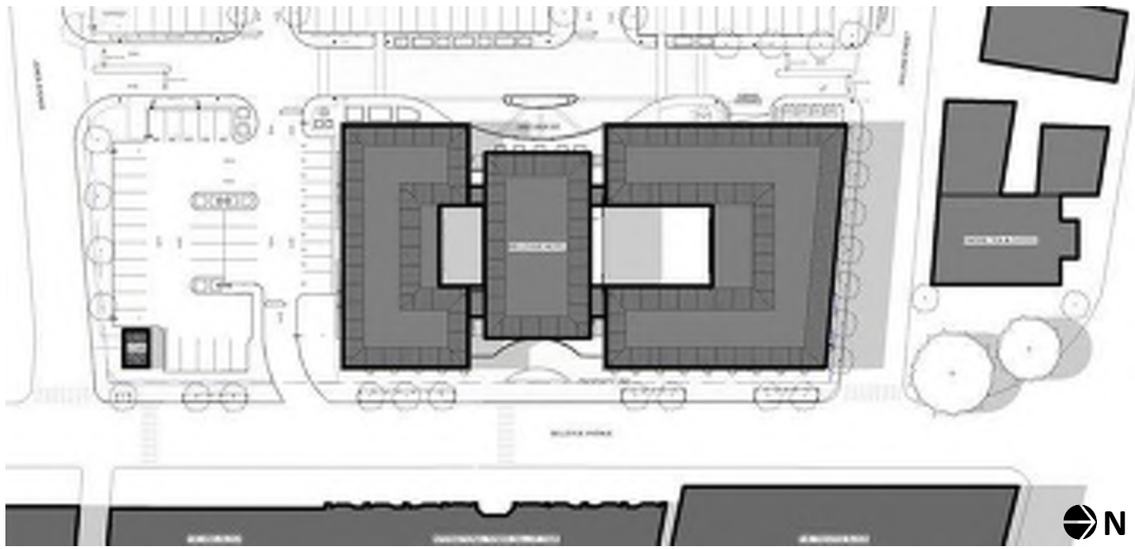
Shadow Study



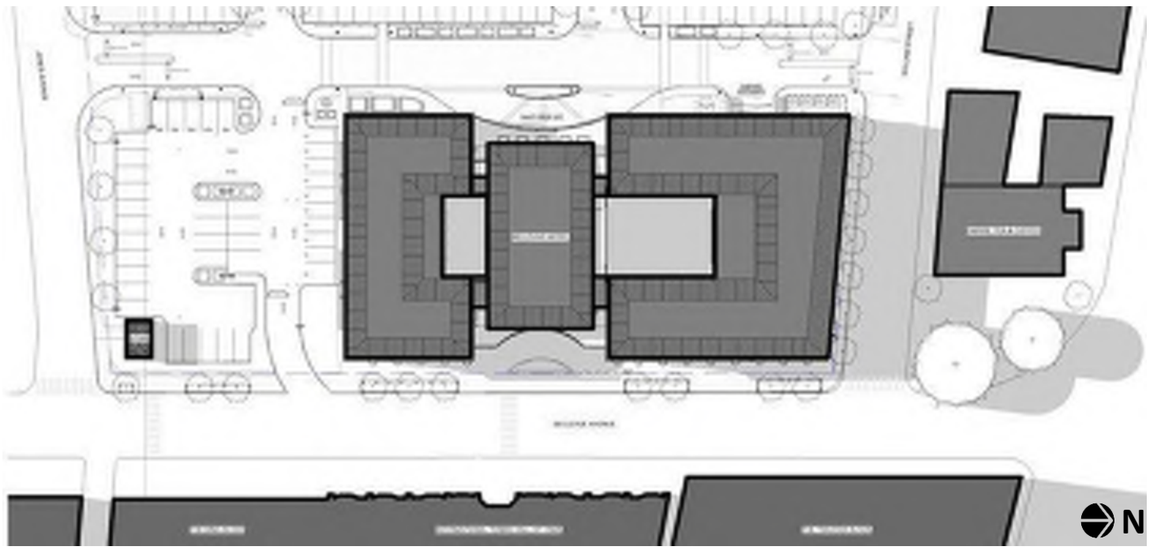
Spring Equinox Shadow



Summer Solstice Shadow



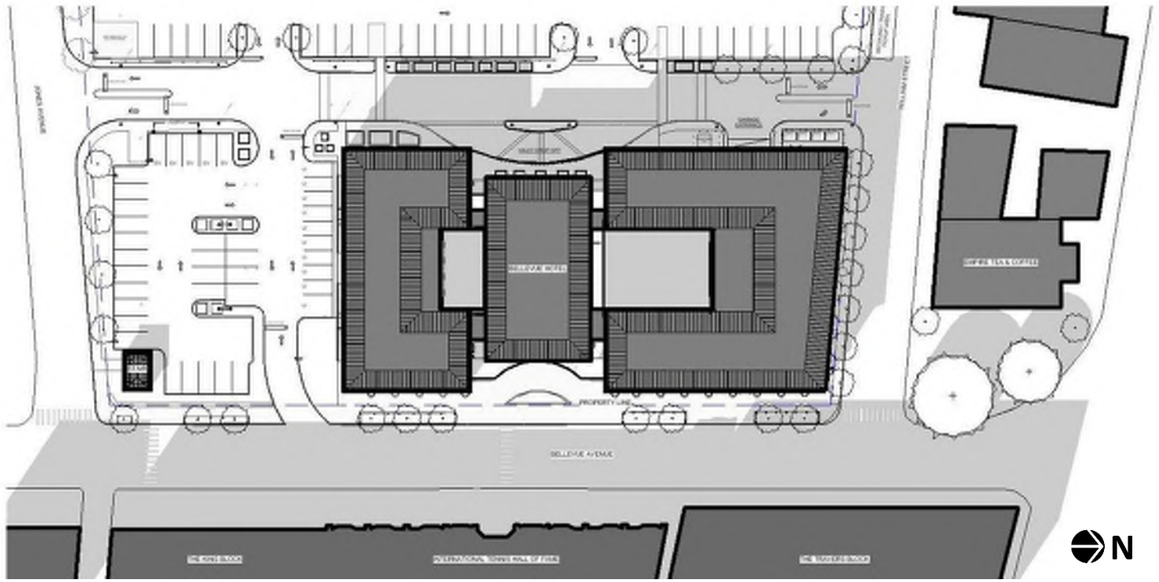
Fall Equinox Shadow



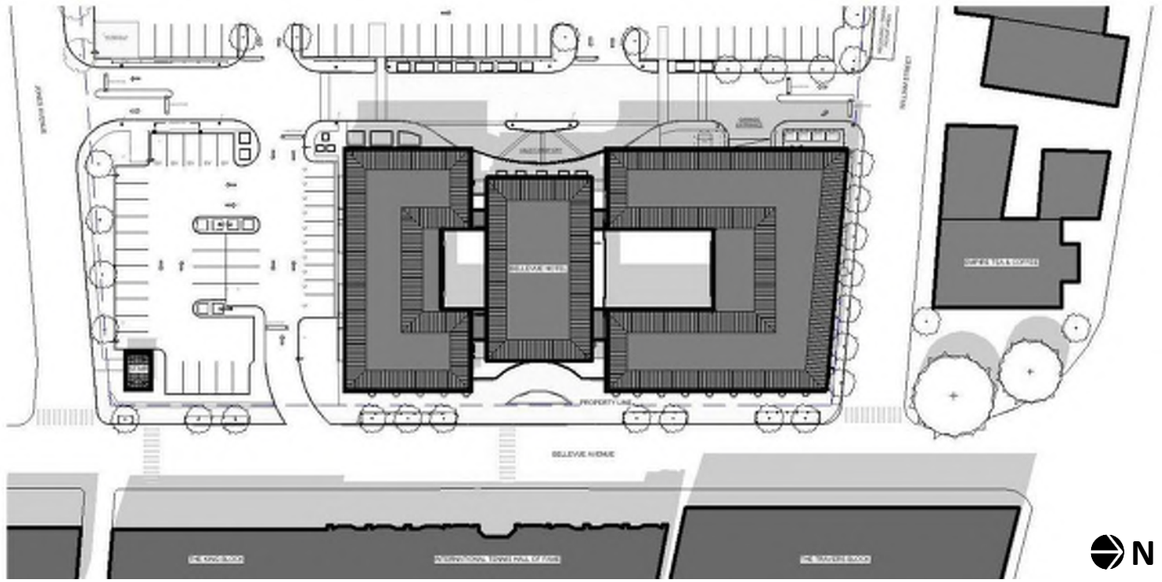
Winter Solstice Shadow

CENTERBROOK

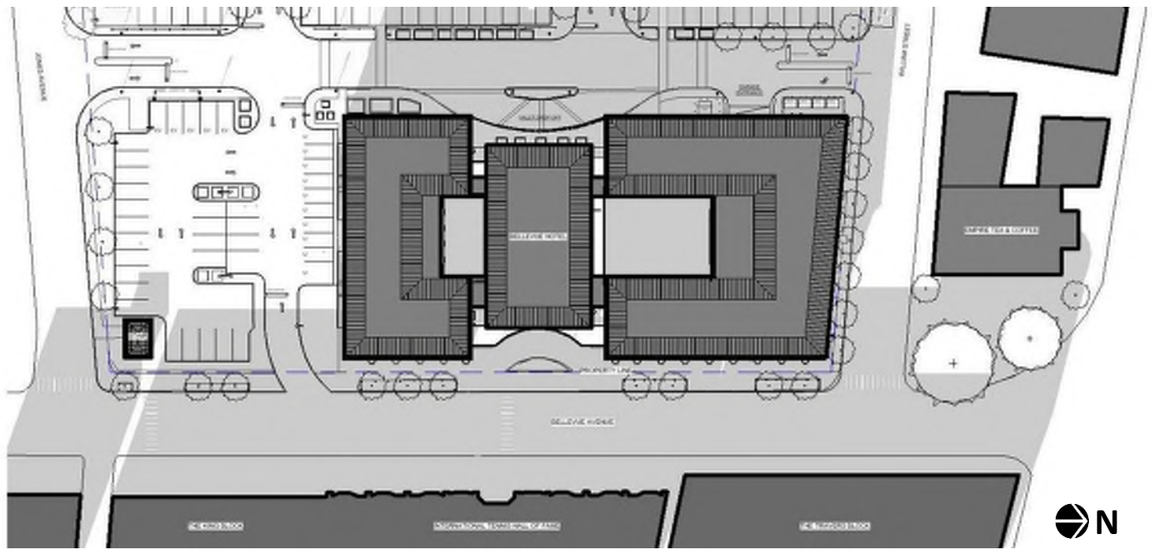
Shadow Study



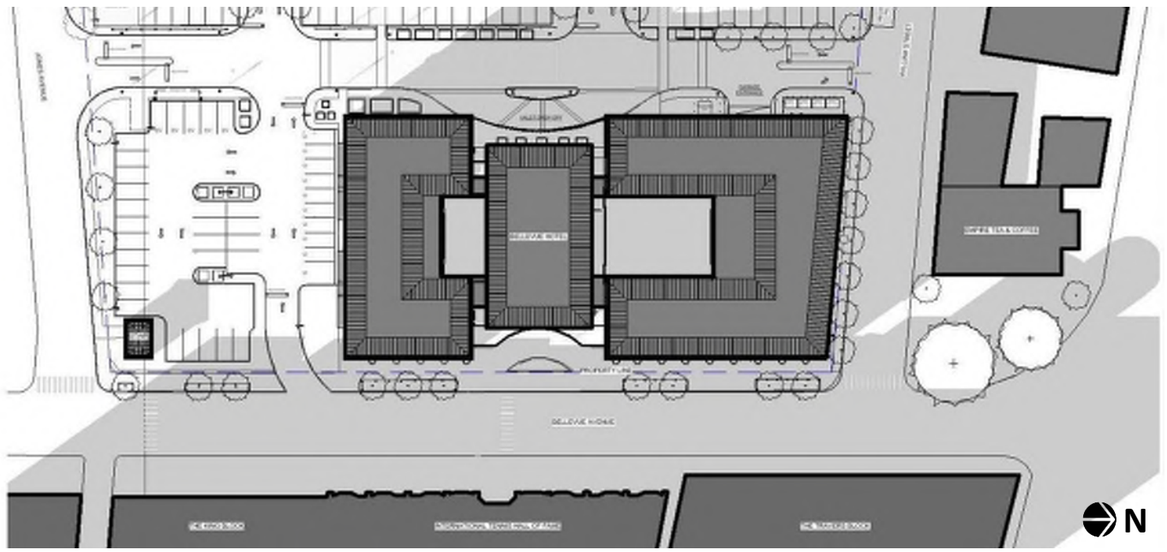
Spring 9AM Shadow



Summer 9AM Shadow



Fall 8AM Shadow



Winter 8AM Shadow

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TRC Recommendations

Outlined Revisions to Design based on comments from May 31st Submission

1. Engineering.
   a. Zoning calculation for lot coverage needs to be recalculated to account for area of underground garage because that is technically a structure.
   b. Compact car spaces should be considered for the under ground parking and on-grade parking.
   c. Add Scooter Spaces.
   d. Elevator access from the garage to the surface area out side of the hotel should be added (southeast corner).
   e. Pedestrian circulation should be reconsidered behind the hotel to the shopping areas.
   f. Add sidewalks along Jones Street.
   g. Reconsider location of bike racks. Detail existing bike racks.
   h. Remove Loading docks along William St. Designated an area along the street as a Loading Zone only between certain designated hours. Early morning proposed.
2. Traffic Engineering.
   a. Evaluate if entrance along Bellevue is necessary.
3. Architecture.
   a. The siting of the hotel should be further setback from both Bellevue. Show proposed building scale in relation to ITHoF.
   b. Further detail should be provided on the Juliet balconies.
   c. Consider access to Restaurant from Bellevue Ave.
   d. Prepare a rendering that shows Bellevue/Williams Street view.
   e. Develop Signage drawings.
   f. Develop Trash Schedule
   g. Per our meeting with Preservation Planner, Jill Chin, the design team intends to add fenestration to levels two and three in areas indicated along the North and South sides of the buildings.
4. Landscaping.
   a. The tree canopy along Bellevue and along Williams are very important to the committee. Prepare a plan to show existing and proposed trees.

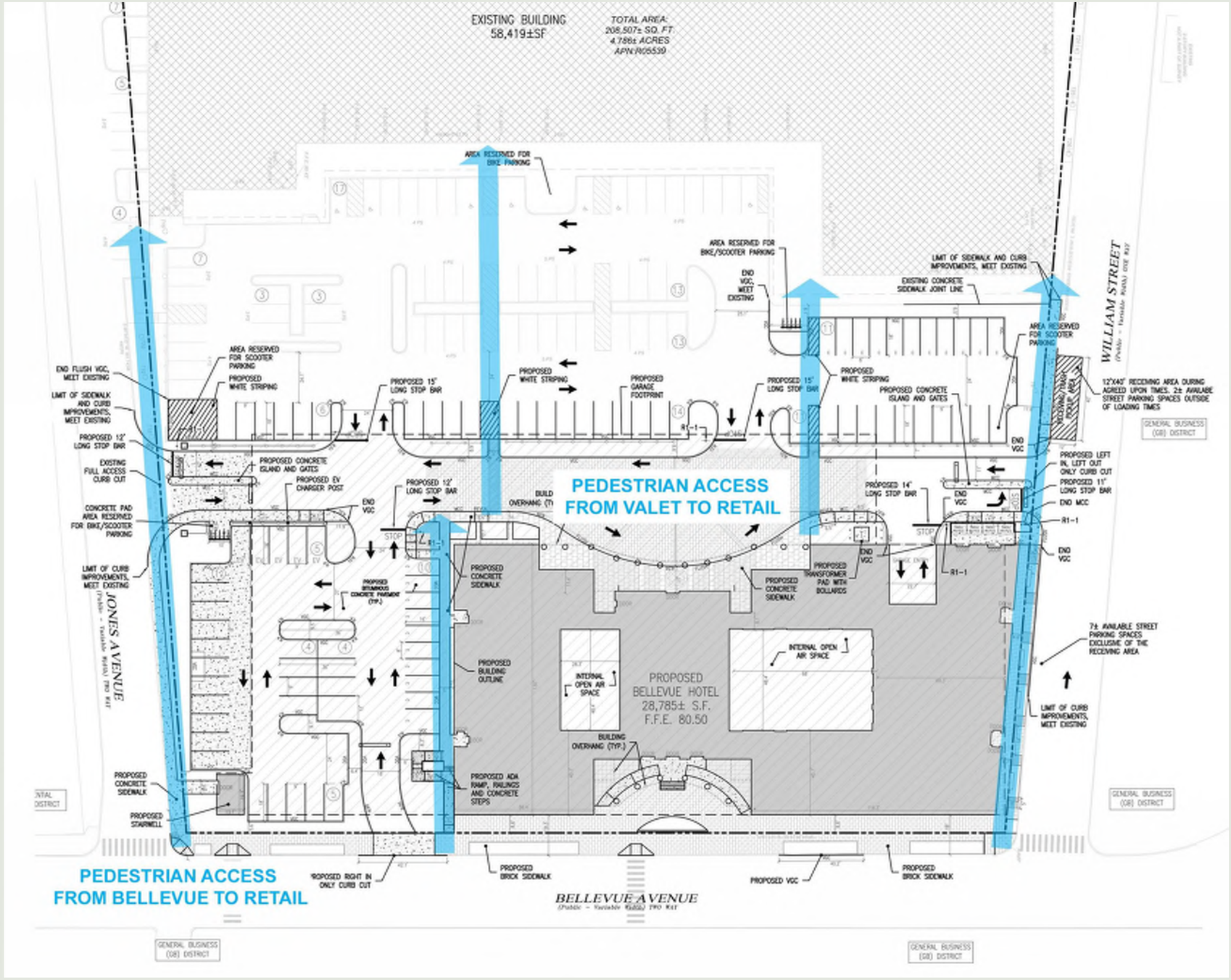
Parking Accomodations

Lower Level - Compact Car Spaces

LOWER LEVEL LEGEND

COMPACT CAR SPACE LOCATION

Pedestrian Circulation



Engineering

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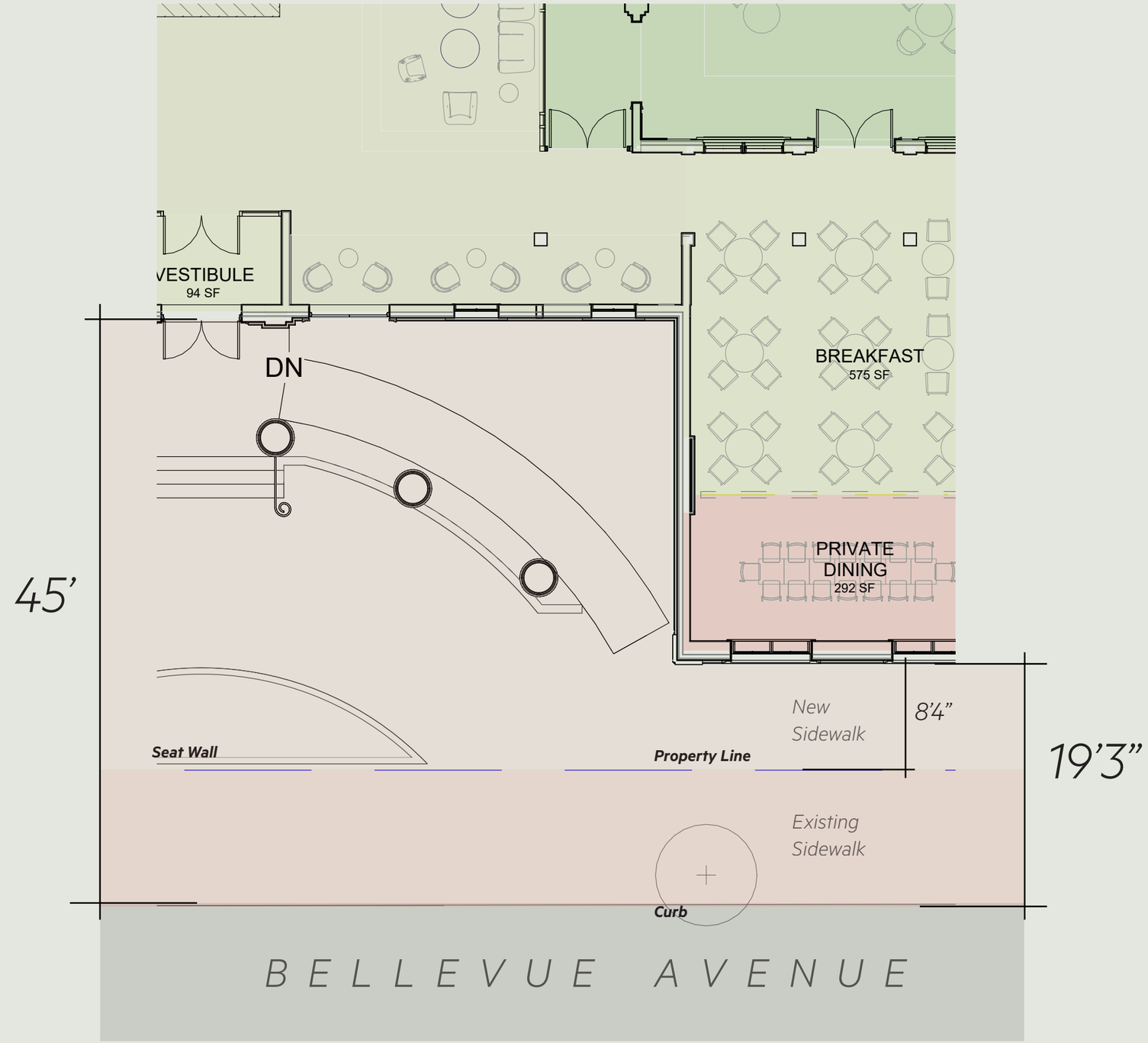
Bellevue Setback

- *Building has been setback from property line 8’-4”*
- *Main Entry from Bellevue is 45’ from curb*
- *Proposed sidewalk at Restaurant is 19’3” matching width of sidewalk on opposite side of Bellevue near Tennis HoF*



Adjacent Building Heights

View from Memorial Blvd and Bellevue Avenue

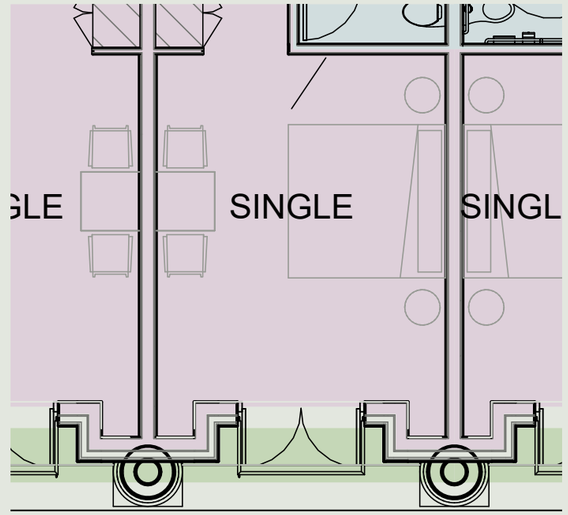
Actual Tree Canopy

Existing Tree Canopy adjusted to provide contextual view of proposed building

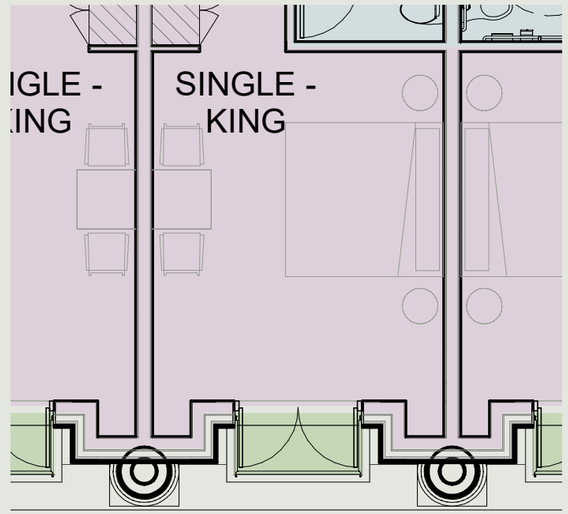
Juliet Balconies

Architectural

- *Juliet Balconies are not large enough to have permanent seating. They allow guest access to light and air.*



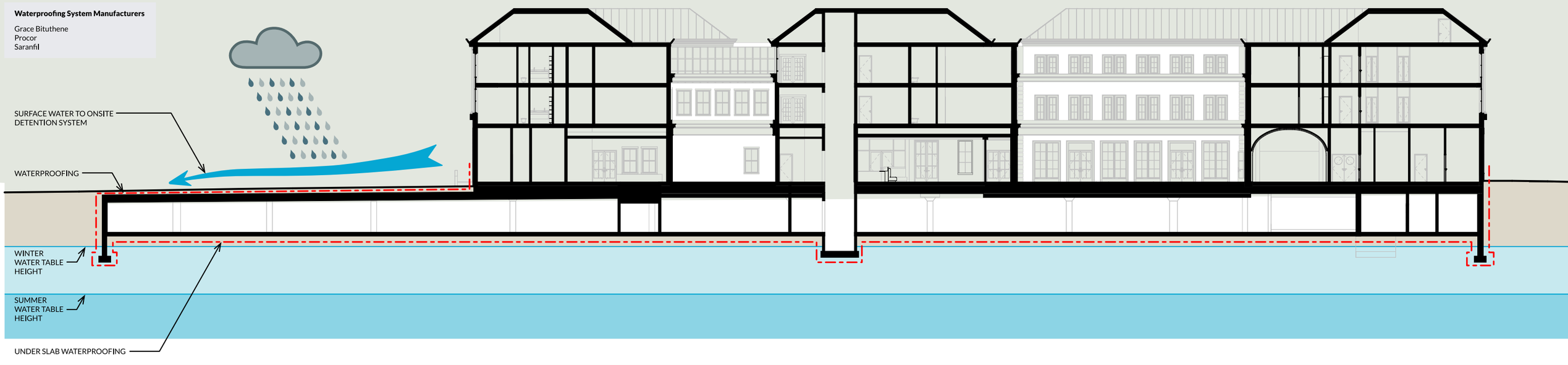
2nd Floor - Typical Unit



3rd Floor - Typical Unit

Below Grade Waterproofing

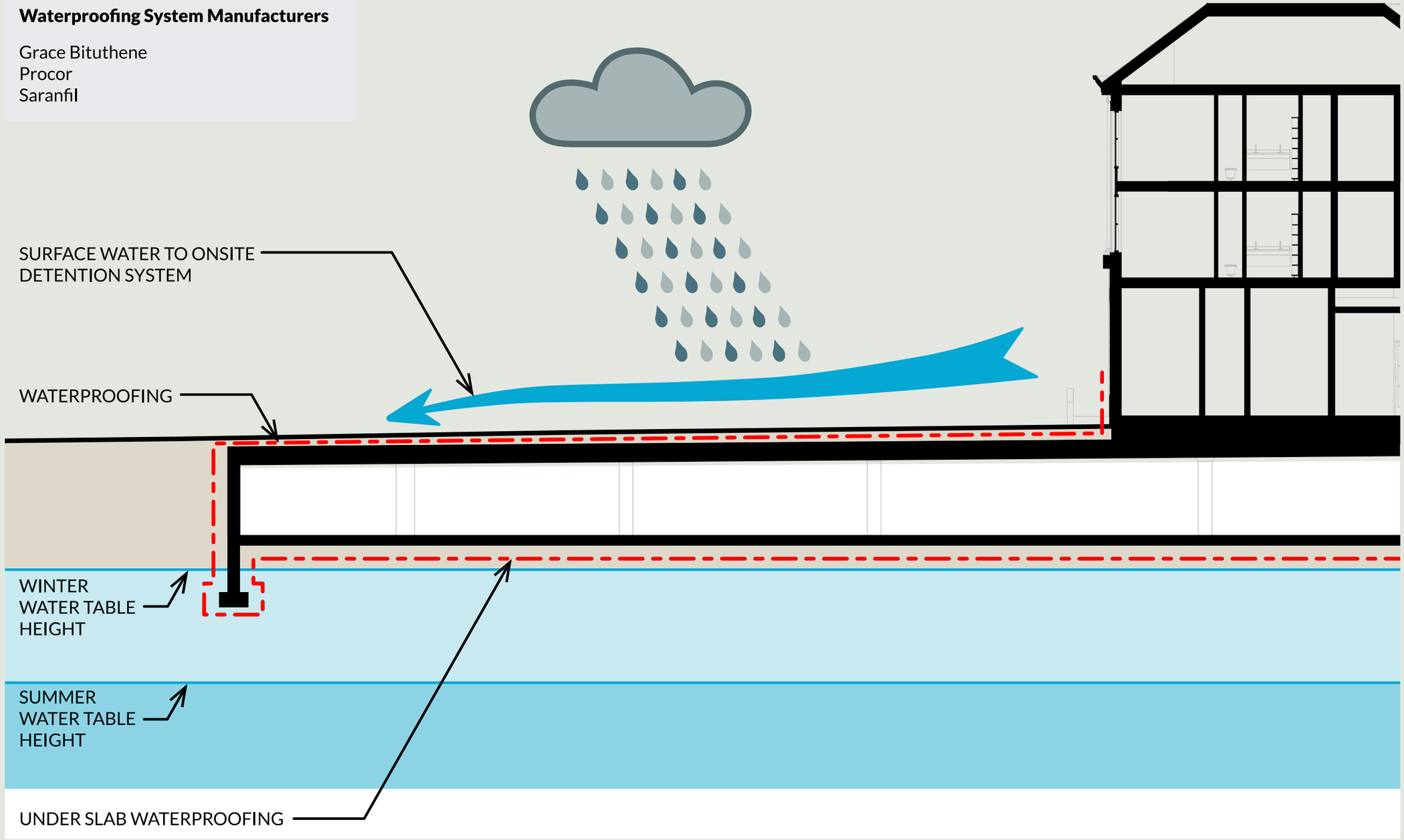
- *The water table at South end of site during late Winter was recorded below the proposed garage slab elevation. The new slab will be installed with underslab and side wall waterproofing systems per the manufacturers listed below.*



Below Grade Waterproofing

Waterproofing System Manufacturers

Grace Bituthene
Procor
Saranfil



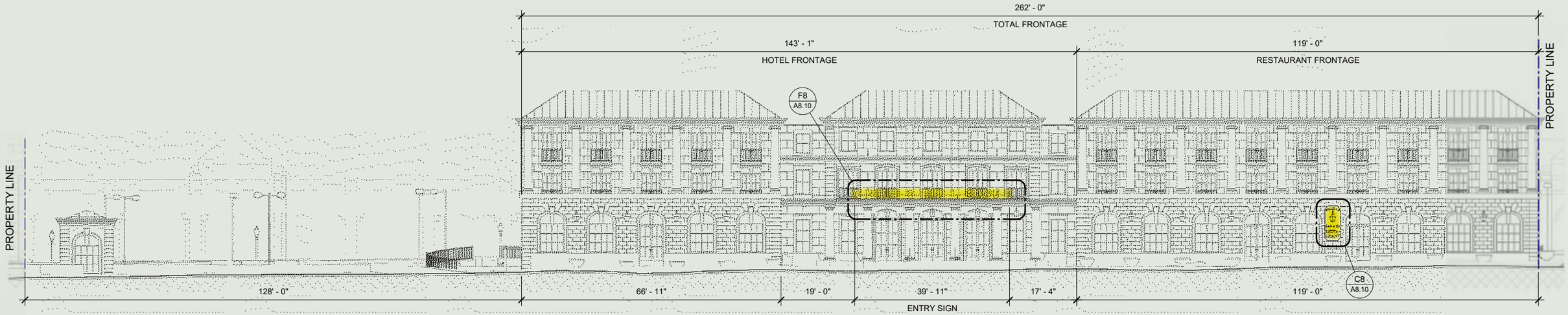
Access to Restaurant along Bellevue Ave

Additional Guest Entry

Main Entrance

Restaurant Access Points

Signage



	TOTAL FRONTAGE (LF)	TOTAL ALLOWABLE SF SIGNAGE *@ 1 SF / LF FRONTAGE*	TOTAL PROPOSED SF SIGNAGE
HOTEL	143'	143 SF	87 SF
RESTAURANT	119'	119 SF	38 SF

Signage - Locations and Calculations

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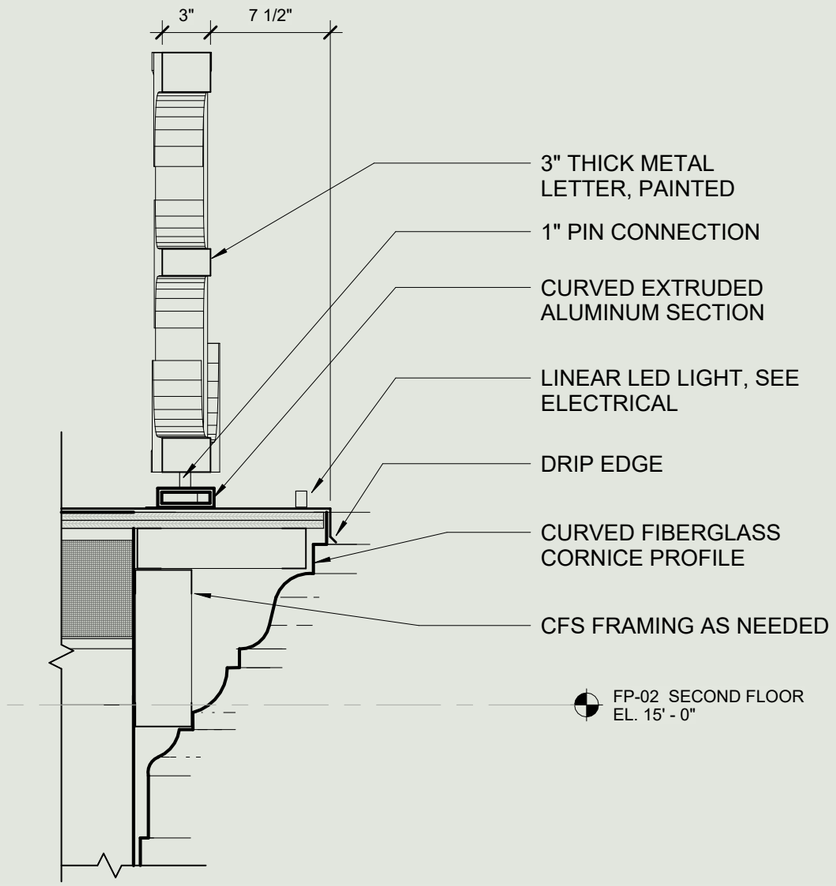
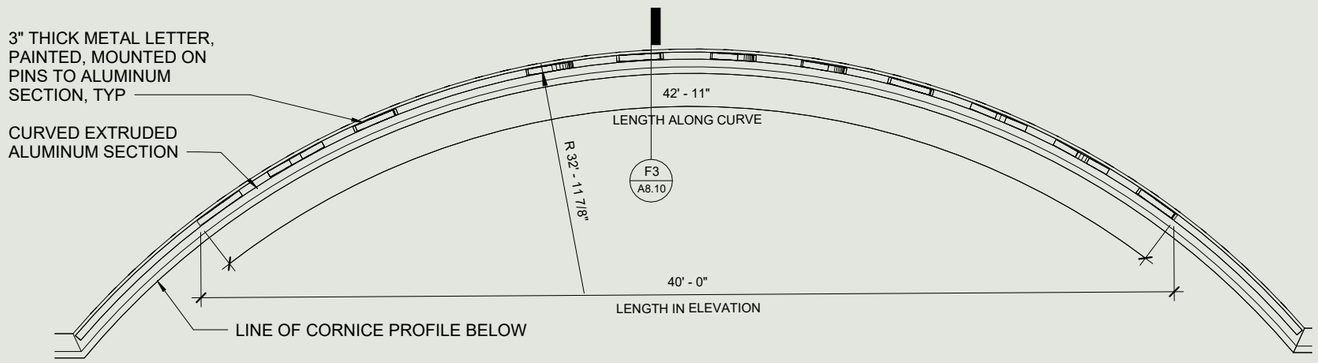
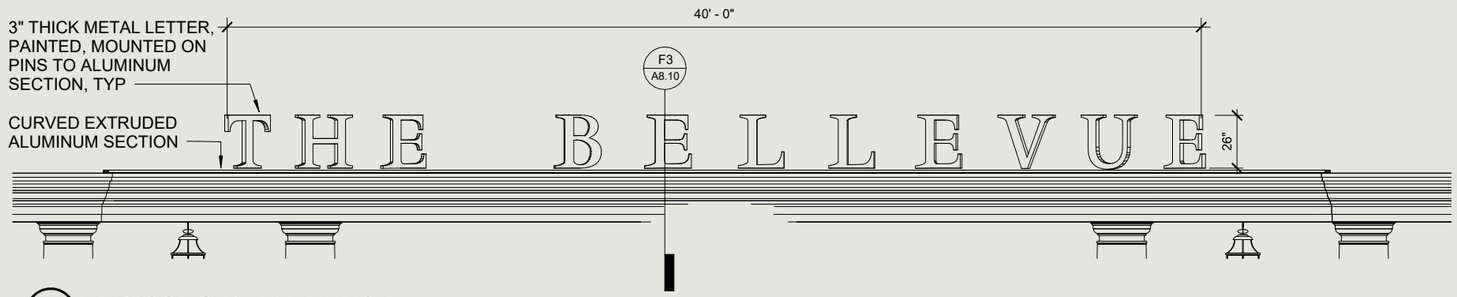
Signage





E8 ENTRY SIGNAGE DETAIL PLAN
1/4" = 1'-0"



F8 ENTRY SIGNAGE DETAIL ELEVATION
1/4" = 1'-0"

Hotel Entry Sign

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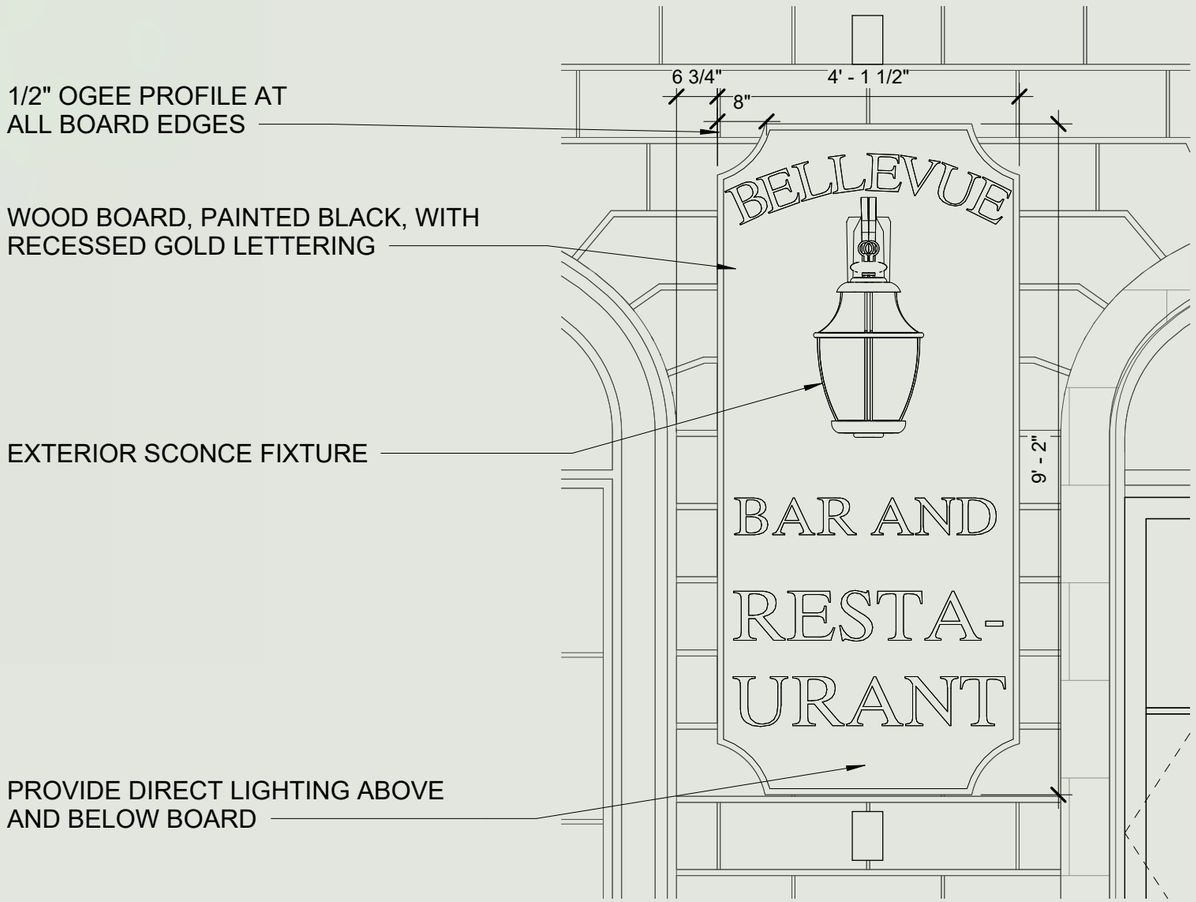
Signage



Restaurant Sign

Newport Signage Precedents