

MEMO: Updated compliance with PSMUOD Administrative Procedures as outlined in 8.9.1 – following substantial redesign to both massing and site plan for the Special Permit application at 501 Pond Street.

- 1) Scale – The building and hardscape has been modified from its original massing to create visual interest on all street facing facades, and to create accessible pedestrian pathways and communal open space adjacent to the street for use by the public.
- 2) Entrances – The building has been modified from its original massing to include a larger commercial component (*nearly 3 times the size of the initially proposed commercial space*). All primary entrances are located on the front of the building, facing the right of way- all of which are accessible by sidewalk from Pond Street
- 3) Architectural detail – existing buildings NOT APPLICABLE
- 4) Exterior materials and appearance – The building massing has been modified from its original plan to include a “Commercial” treatment on the entirety of the street facing ground floor of the structure. More than 50% of the façade surface at ground level will be transparent “storefront” windows. Cladding materials consist of brick, and wood look fiber cement siding- consistent with guidelines outlined in the bylaw.
- 5) Roof form – The building has been designed to include a flat roof, concealed behind a parapet. All mechanical equipment (AC condensers, plumbing exhaust, and elevator penthouse) will be concealed behind the parapet and will not be visible from any pedestrian ways.
- 6) Service areas, utilities, and equipment - A marked loading area has been added in the rear of the development near the rear building entrance- so to not be visible from the street. As mentioned, all mechanical equipment will be located on the roof concealed behind a parapet. A fenced and screened dumpster pad is located on site near the dog park. Trash will be collected inside the building by management and brought to the dumpster- so to limit noise and visibility for neighboring properties.
- 7) Sustainable building design – the building is designed to meet criteria for Energy Star Certification. Multiple locations for electric vehicle charging have been added to the site plan. All of the residential and commercial units will be 100% electric, utilizing electric appliances, 2 stage heat pumps, etc.