



DRB Memorandum 87 Hayward Road, Haartz Corporation

Project Location: 87 Hayward Road, two locations on the Haartz Campus
Project Description: Building and Parking Lot Expansion
Architect Plans: R-1, A-1 dated 4-1-1
Engineering Plans: C-1.0 through C-10, dated May28, 2015

Property Owner and Proponent: Not present
Architect: David Saltzman Architects, Inc – Not present
Civil Engineer: MBL Land Development and Permitting Corp. – Not present

Date of DRB Review for this project proposal: 06-17-2015

The DRB, upon review of the submitted documents, notes the following:

In general the DRB supports the proposed addition of the café and parking lot and the efforts to make the building more 'green' with solar panels and on-site run-off containment but question the need for the net gain of 28 parking spaces. The DRB has the following comments on the plans below:

Site Plan:

- It seems that at the low point of the proposed parking a single outlet to the basin is provided; could this potentially clog up and cause standing water/icing during rain events?
- The DRB counted a net gain of 28 spaces, is this due to a net gain of employees as well or what is the reasoning behind this? We are questioning this addition as it will increase the amount of impervious surfacing on the site.
- The minimal planting bed between the parking area and the new café does not provide enough space for plantings that could provide shade for the façade or a separation between the uses. The DRB recommends removing a few additional parking spaces and increasing the size of the planting beds.

Architecture:

- The DRB has no comments about the layout of the new café space.
- The new building has a large glass wall facing due south which will get very hot in the summer months, the DRB suggests shading the building face with either plantings or awnings.
- Will bollards be located between the glass wall of the building and the parking lot? If not, the DRB suggests they be added for safety.

Respectfully Submitted,

Design Review Board

Members in attendance: Holly Ben-Joseph, Peter Darlow, Michael Dube, David Honn, Kim Montella