

July 25, 2024

Kate Newhall-Smith  
Principal Planner  
City of Salem | Department of Planning & Community Development  
98 Washington Street, 2nd Floor | Salem, MA 01970

RE: **SRA response memo**

Kate,

In general, the project has not changed in its aesthetic since April of 2023. There are changes brought about by the more detailed unit layouts and the introduction of more informed structure. We have initiated development of the unit configurations and upper penthouse specifically. We have also designed decks for the upper penthouse which were always proposed but not delineated. For the project itself we have been granted a variance to reduce the parking requirement to a 1:1 ratio which was helpful for the parking required off-site. As noted below, a darker color and more detailed aesthetic was added to the facades not fronting Essex Street and Summer Street (east and south). We added a deck/railing on the back/south elevation that is visible from the Summer Street elevation, some window reconfiguration but, of little impact to the design aesthetic presented previously.

Below is a summary of items to be addressed and changes from the 4/12/2023 meeting.

## **1. Findings**

### **Building Height Step-backs, Standard 3:3-B(6)**

- The building setback as approved, for the most part, has not changed and is consistent with the previous SRA/ DRB approval. A stair tower on the east elevation extends above the parapet to the 3<sup>rd</sup> level for access. This is a change which was required to accommodate the egress stair as the only intrusion into the 8' setback proposed.

### **Architectural Treatments, Standard 3:3-C(2)**

- The proposed material palette as approved has not changed and is consistent with the previous SRA/ DRB approval

### **Proportion and pattern of Windows, Standard 3:3-C(3)**

- The window pattern as approved has slight modifications to accommodate better informed structural information and unit layouts. The patterns, ratio proportions and materials are fundamentally consistent with the previous SRA approval

## **2. Façade Articulation**

- no change in aesthetic, only further development

### **3. Color Palette**

- no change in aesthetic, only further development. Red brick has been re-introduced to the facade

### **4. Retail Space**

- no change in program, only further development

### **Conditions of Approval**

1. noted
2. completed
3. completed – see revised submission
4. Revised as noted – see revised submission
5. Mechanicals will be located on the roof and set back from parapet, and in the basement, pending
6. Further refinement of the schematic design and coordination addressed – see revised submission

### **Additional documents requested**

- a. Materials have been indicated for historic restoration. The Team will be working with a preservation consultant for masonry, cast iron and steel restoration when Contract Documents commence
- b. Parking has been allocated on and off-site. A variance for 1:1 ratio parking has been granted. (12) vehicles parked on site, (8) off site
- c. Site Safety has been reviewed and approved through the Planning Board process. Signalization at vehicle ingress and egress will provide pedestrian safety. Accessibility has been addressed
- d. Street trees have been reviewed and approved through the Planning Board process