

PLACE Memorandum

September 14, 2017

At the PLACE meeting held September 14, 2017 the following recommendations made.

Belmont Bridge:

1. It is suggested that the design team considers, and perhaps shows, locations for future elevators to serve both ends of the primary span.
2. Way-finding should be included making clear the accessible routes to be included in the project.
3. The fence desired by the railroad companies serves as a disruption to views from the bridge and does not contribute to good place-making or the integration of the bridge into the large City fabric. We strongly urge working to eliminate this element.
4. The raised sidewalk (mezzanine) under the north side of the bridge is awkward and clumsy. We recommended that it be removed. Having double flights of stairs from each of the landings-facing both east and west could provide a similar circulation shortcut.
5. The “knuckle” space at the north end of the main span, next to the Pavilion, is public in nature and its design should reflect that quality. Attention should be given to how this space best serves the public, with possible elements such as public seating; and not exclusively how it best serves current Pavilion operations.
6. The concrete color is depicted as a bright white in the renderings yet is described as not receiving and special color treatment in its specifications. This leads to a potential reality that falls short of the illustrated “promise”. Attention should be given to achieving the right custom color for this element avoiding the use of the standard mix employed in regular sidewalk construction.
7. The pedestrian underpass (tunnel) located at the south end of the main span was not fully explained. It is unclear what it intends to connect or how it would be a safe, clean space.

Zoning Ordinance Height Measuring:

1. Place unanimously voted to recommend the following changes to the Zoning Ordinance on how to measure height:
 - a. In urban conditions where buildings abut (or nearly so) the sidewalk and/or property line, height shall be measured from the street upon which the building faces. Lot boundaries without street frontage will not be considered when measuring height. (See elsewhere in the ordinance for transition requirements at those conditions). If multiple streets are involved, each street will generate its own result(s). **Corner conditions remain to be resolved with this approach and the Ordinance should remind readers of other transitional requirements affecting height.**
 - b. Buildings will be measured at the median point of grade along each principle building façade segment. If the building presents only one façade segment there will be a single point of measure at the median grade along that façade. If the building steps in height, multiple points of measure will be established at the center of the several façade segments.

Note- the language here is not meant to be a complete Zoning Text Amendment but rather a draft for review. Notes in red are explanatory. Diagrams can help explain both provisions. There are non-urban conditions that would need further clarification.