Union Street Project Mission Statement:

To develop a high quality, transformative, energy efficient, sustainable, mixed use building that compliments the historical character of downtown New Bedford and becomes home to many working individuals, seniors and families for years to come.
AERIAL VIEW ATN 2nd ST
AERIAL VIEW AT BARKERS LANE
SITE PLAN
127 UNION STREET AT BARKER’S LANE

- Brick HC markings
- Transformer
- Future art wall
- Art TBD
HISTORIC DISTRICT HEIGHT STUDY
View from Historic District: Building Height: # of Floors
Site Analysis: Building Height:
# of Floors
PARKING ANALYSIS
New Bedford Automobile Ownership
Source: American Community Survey 2012-2016
Metropolitan Area Planning Council /Mass Smart Growth

<table>
<thead>
<tr>
<th></th>
<th>%</th>
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</thead>
<tbody>
<tr>
<td>% Rental Households with 0 Vehicles</td>
<td>32%</td>
</tr>
<tr>
<td>% Rental Households with 1 Vehicle</td>
<td>49%</td>
</tr>
<tr>
<td>% Rental Households with 2 Vehicles</td>
<td>16%</td>
</tr>
<tr>
<td>% Rental Households with 3 Vehicles</td>
<td>3%</td>
</tr>
</tbody>
</table>

In New Bedford, 81% of Rental Households have 0 or just 1 vehicle.
New Bedford Parking Requirement for 43 apartments at 117 Union Street = 86 spaces

Potential Parking Demand For 117 Union Street based on ACS 2012-2016

- 32% of 43 Households with 0 cars = 0 cars
- 49% of 43 Households with 1 car = 21 cars
- 16% of 43 Households with 2 cars = 14 cars
- 3% of 43 Households with 3 cars = 4 cars

Total Potential Demand = 39 cars
Transportation Demand Management (TDM) Plan

- Full Time TDM Coordinator
- Shared Electric Cars
- Bicycle Parking and Maintenance Program
- Bike Share Program Membership
- Real Time Transportation Information Displays
- On-Site Delivery Support Amenities
HISTORIC COMMISSION
STUDIED ITEMS
PROJECTING CANOPIES AT UNION AND BARKERS

3' PROJECT FROM FACE OF BRICK

UNION STREET
CORNICE PROJECTIONS

MASONRY CORNICE
- 20" Tot.
- 16"h x 3/4"d Brick Soldier Projection

METAL CORNICE
- 20" Tot.
- 16"h x 6"d Metal Projection
- 2"h x 2"d Metal Cornice Projection

23
CORNICE REPRESENTATIVE DETAILS ENLARGED

20" Tot.

METAL CORNICE

MASONRY CORNICE

20" Tot.
Balcony rail example

- 2"x 2" Painted aluminum frame + mid-rail. ½" round pickets. Mounted into jam opening
- 42" Height. 4" max picket spacing
Second St design: Aerial view showing general layout of planters, awnings, seating, trees.

Door shifted 1 bay towards Union and recessed 18”.
CAFÉ ZONE SEATING AREA AND LANDSCAPE SHOWN IN CONCEPTUAL LAYOUT.

FINAL DESIGN SUBJECT TO H.C. STAFF REVIEW DURING POST-APPROVALS DOCUMENTATION PHASE
POTENTIAL FUTURE VESTIBULE FOR 2nd RETAIL TENANT

NORTH 2nd STREET VIEW - NEW
ROOF SCREEN AND SHADOW STUDY
Mechanical rooftop screen

- Support Options:
  - Non-penetrating support feet (shown)
  - Structural steel mounting
  - Rooftop installation
  - Ground mounted

- Panels slide into variable width tracks for easy removal

- Welded frames are primed and painted

- Supports can be attached to ballasted stabilizers (shown) or to rooftop equipment

- Telescoping support members are removable for maintenance (height & width)
VARIABLE SCREEN HEIGHT OPTIONS STUDIED

12’-0” ‘High Screen’ to 4’-0” ‘Low’

ROOFTOP MECHANICAL EQUIPMENT SHOWN CONCEPTUAL.
FINAL DESIGN SUBJECT TO H.C. STAFF REVIEW DURING POST-APPROVALS DOCUMENTATION PHASE.
SOLAR SHOWN IN ALL OPTIONS.
VARIABLE SCREEN HEIGHT OPTIONS STUDIED
2'-0" High Parapet - ‘All High’ Screen
8" Low Parapet - ‘High - Low’ Screen
8” Low Parapet - ‘High - Low’ Screen
June 21, 10am

June 21, 3pm
PLEASE SEE SUBMITTED ELEVATIONS, MATERIAL CUT SHEETS AND SCHEDULE FOR REFERENCE.

UNCHANGED FROM 3/25 HISTORIC COMM MEETING
Questions?
117 Union Street, New Bedford
Presentation of Submission