



City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

PATRICK J. SULLIVAN
DIRECTOR

STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

June 6, 2016

LOCATION: 51 Elm Street –Elm Street Garage (Map 53 Lot 19)

APPLICANT: Mount Vernon Group Architects (on behalf of the City of New Bedford)

OVERVIEW: The City of New Bedford has planned a comprehensive rehabilitation for the Elm Street Parking Garage.

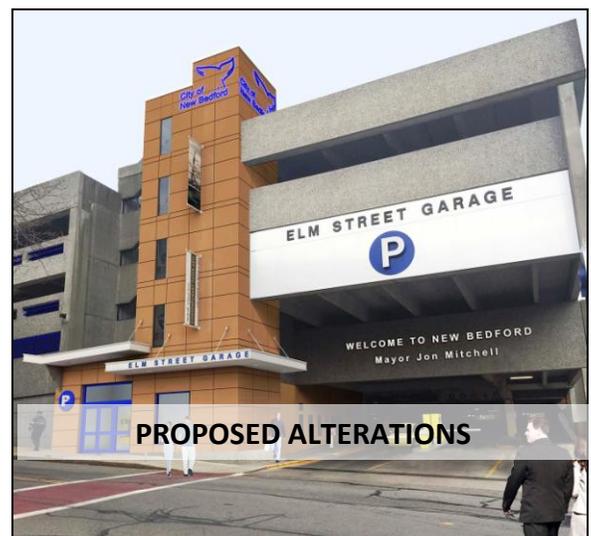
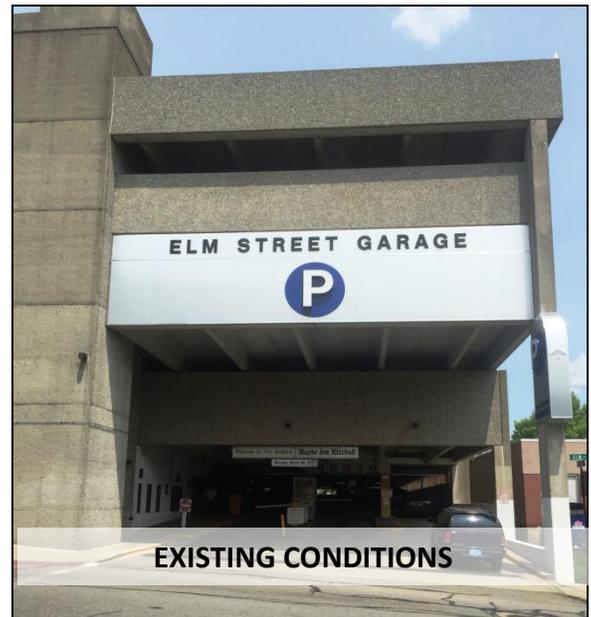
EXISTING CONDITIONS: Constructed in 1976 in the Brutalism form of architecture, this reinforced concrete structure has experienced deferred maintenance. Past repairs, improvements and the addition of signage have been undertaken in a piecemeal fashion due to funding constraints.

PROPOSAL: In an effort to make the garage structure safe and attractive, the city is now putting for a comprehensive rehabilitation plan that includes structural repairs and stabilization, facade and lobby improvements, lighting and security upgrades, installation of auto pay units, door and window replacement, areas of façade resurfacing and new signage.

STATEMENT OF APPLICABLE GUIDELINES: *The Bedford Landing District Design Guidelines* state the following relative to this proposal:

▪ NEW BUILDINGS

When considering a new structure within the District the designer shall study the appearance and character of the entire neighborhood and pay particular attention to immediate abutters. The District has a unique character based on its history and development patterns. These characteristics express themselves in the scale, setback, roof form and materials and detail of its historic buildings. A new building should be designed so that it shares and is compatible with these qualities. New construction should be in harmony with the old and at the same time be distinguishable from the old so that the evolution of the District can be interpreted correctly.



▪ MATERIALS

The selection of materials and textures for a new building should be compatible with and complement the surrounding buildings

In addition to these local guidelines, Massachusetts General Law, Chapter 40c Section 7 states the following:

▪ FACTORS TO BE CONSIDERED BY COMMISSION

In passing upon matters before it the commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area.

The commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district.



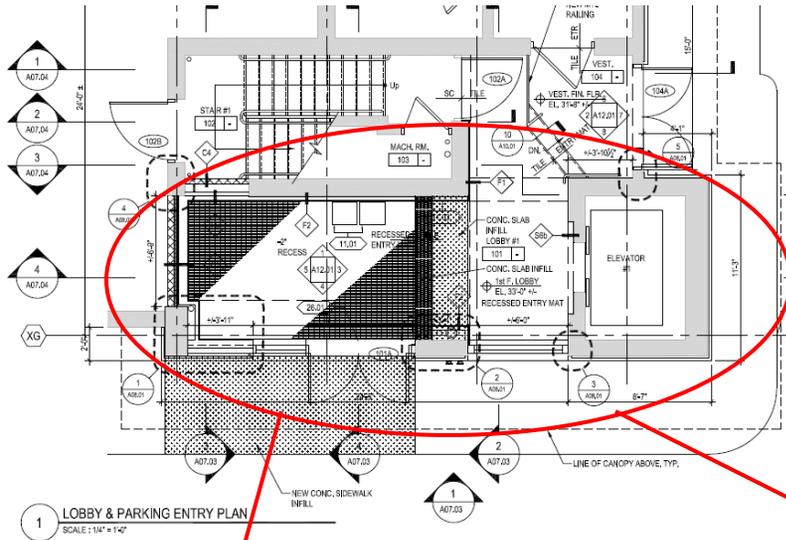
FOR BOARD MEMBER CONSIDERATION: The Elm Street Garage forms the northern boundary of the District and does not contribute to the integrity of the District. Of particular note is the abutting building across Elm Street from the garage is the New England Telephone Telegraph Building (circa 1924). This building experienced extensive alterations in the 1970's when it was enlarged and modernized with contemporary features. The north façade, which fronts Elm Street and the garage, has a raised cornice, infill original window openings on the first story and modern fenestration on the upper story.



Although it is a modern intrusion and a non-contributing building to the District, the Elm Street Garage is nevertheless located within the District; as such it is within the Commission's authority to consider the effect alterations to the building will have both on surrounding buildings and to the District.

STAFF RECOMMENDATION: Because the proposed alterations to the Elm Street Garage are for an existing modern structure whose style of architecture is not interpreted within the District, it is appropriate for the alterations to continue the differentiation of architectural style which currently exists between the garage and the contributing District buildings as proposed. Additionally, the intended alterations are compatible to the structure and improve the façade aesthetic by reducing the monolithic massing of the structure while neither weakening nor compromising the District setting. The additions of the proposed task and architectural lighting have the potential to improve the urban design of this portion of Elm Street and provide both a positive pedestrian experience and vehicular corridor.

For these reasons, staff finds this request consistent with applicable guidelines but qualifies that counsel with a recommendation that the Commission further review the proposed lighting and signage requested as part of this overall project. Specifications from the architect were not available at the time these comments were produced; as such staff recommends Commission review prior to its final action on those two elements of the proposal.



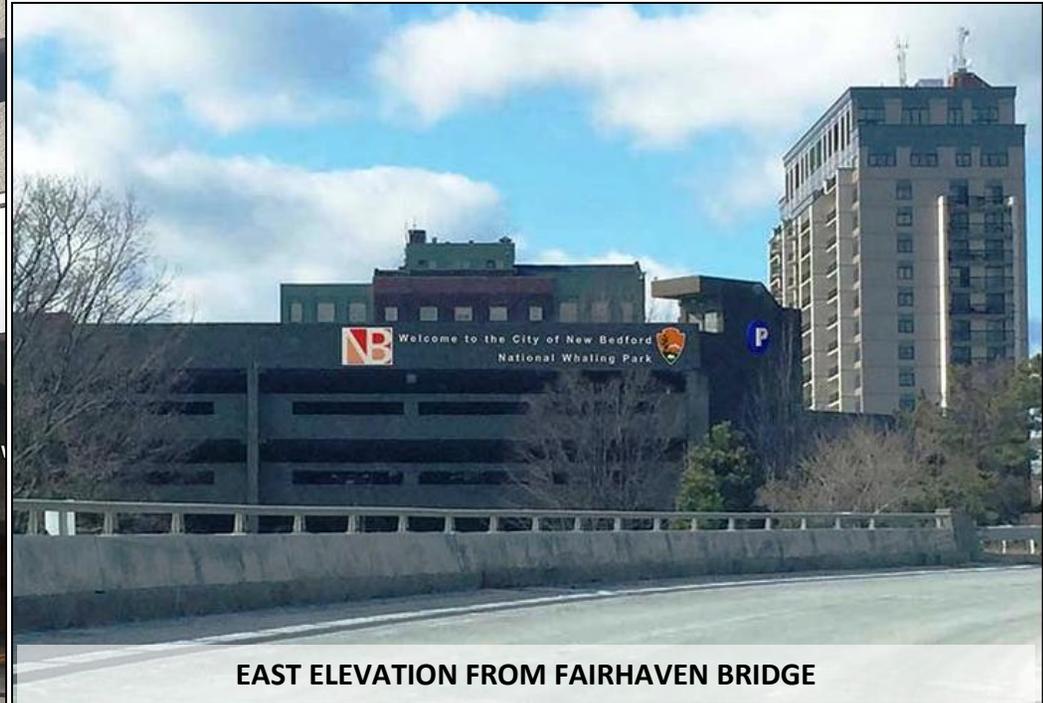
LOBBY BUILD-OUT: The lobby area of the garage is to be expanded with a glass entry and awning which will provide a more uniform elevation at the sidewalk level and provide improved pedestrian scale in relation to the vertical articulation of the existing façade.



LOBBY INTERIOR: The rehabilitation of the garage structure includes new interior finishes, lighting, interpretive panels, maps and directories.

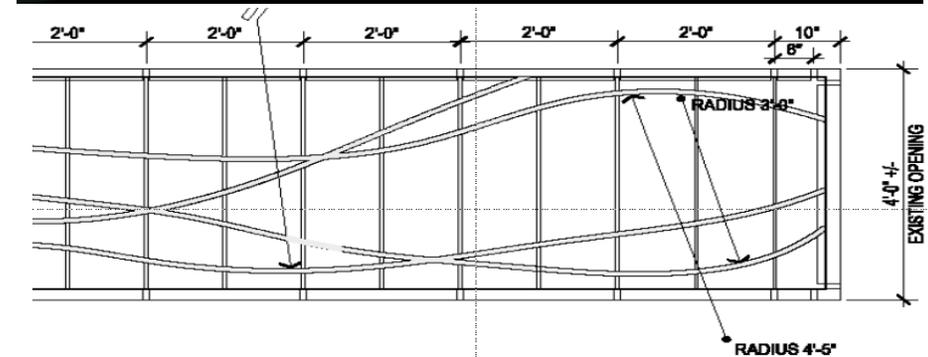
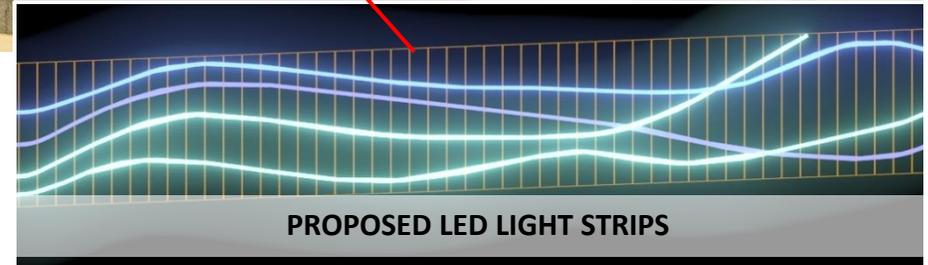


MATERIALS: The lobby, elevator shaft and stairwell section of the garage will have new applied finishes to the exterior. The lower section, below the awning, will consist of cast stone and the upper section consists of aluminum facing panels in the colors indicated. Both the cast stone and aluminum panels can be cut to custom size, resulting in the depicted configuration on the facade. Material samples will be provided for review at the public hearing.



EAST ELEVATION FROM FAIRHAVEN BRIDGE

SIGNAGE: The proposed signage has been provided as conceptual images only. There are no specification sheets at this time.



PARTIAL ELEVATION OF LED GRAPHIC
SCALE: 1/2" = 1'-0"

CURRENT LIGHTING: The structure currently has black exterior sconces which provide up and down lighting features along the south and west facades. The existing “P” parking signs located at the garage entry consist of a non-illuminated blue circle with an illuminated white “P”.

PROPOSED LIGHTING: There is a series of proposed lighting applications which consist of new pole lighting on the upper deck, new interior lighting, new façade uplight/downlight sconces, and wall wash lighting which will have the ability to change color. The plan also includes LED light strips to be used as an architectural element attached to the first level of railings on the Elm Street façade. Please refer to the following Specification Sheets.

SNTA	Project Name:	Catalog Number:	Type
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Specifications

Square Non Tapered Aluminum Pole

Pole Shaft

- Extruded from 6063 alloy aluminum tubing. Shaft is furnished with aluminum ground lug inside pole, opposite hand hole opening. Pole shaft includes a reinforced hand hole opening with cover. Center line of hand hole is 12" from base plate.

Base

- One-piece, high quality aluminum alloy casting for strength and durability. Base is circumferentially welded to pole shaft. Furnished with (4) flush mount vandal resistant anchor bolt covers. Consult factory for pole base templates.
- Base templates provided with order. Do not pre-pour.

Pole Cap

- Color-impregnated polymer snap-to-close pole cap provided in black.

Finish

- All poles are lightly shot-blasted prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 °F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years.

Anchor Bolts

- Poles are provided with hot-dip galvanized anchor bolts, with a "J" bend on one end and two flat hex bolts end and two flat washers per bolt. Anchor bolts meet or exceed a minimum of 36,000 PSI. Anchor bolts conform to ASTM F1554 grade 36 and are provided.

POLES + BASES

Model	Shaft Size	Wall Thickness	Height	Base	Anchorage	Mounting	Finish	Options
SNTA	4" x 4" (4S)	.125 <i>*4" only up to 14 feet (125)</i>	10'	Cast Aluminum Base (AKB)	¾" x 30" (343)	<u>Bolt-On Arm</u>	Bronze (BZ)	GFI Receptacle <i>*Standard location is in hand hole (GFI)</i>
		.188 (188)	12'	Custom Base <i>*Consult factory (CB)</i>		Single (S1)	Black (BK)	Coupling <i>*Specify size and location (CUP)</i>
			14'			D180 (D2)	White (WH)	Custom Bolt Circle <i>*Consult factory (CBC)</i>
	5" x 5" (5S)	.250 (250)	16'	Direct Burial <i>*Specify below-grade length in the form of DB-xx where "xx" indicates number of feet (DB__)</i>		• •	Tennis Green (GN)	
		18'	20'			T90 (T9)	Forest Green (FG)	Double Banner Arms (DBA)
						• • •	Quad (QD)	
				<u>Tenon Options</u>	Silver Metallic (SL)			
					2 3/8" (T238R)	Custom Color (CC)		
					3" (T3R)	Anodized <i>*Consult factory for color options (ANO)</i>		

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.



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UPPER DECK POLE

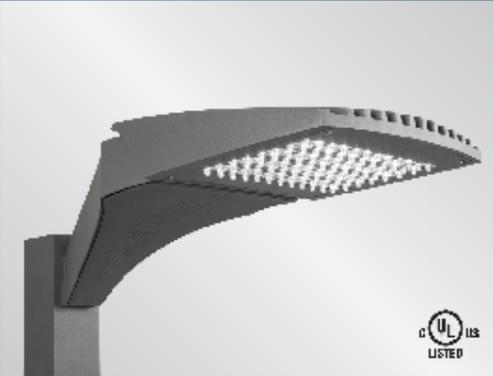
VMX LED

Project Name:

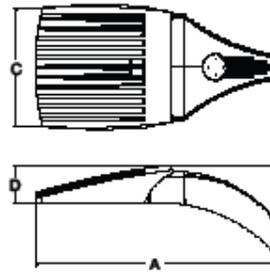
Catalog Number:

Type

AREA



Dimensional Drawings



Fixture	A	B	C	D	Max. Watts	Lbs
VMX-1	29"	10.75"	15.5"	4"	214	49

The new VMX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 32 to 96 LEDs. Seven optical distribution patterns are available. Choose between 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VMX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options
VMX-1	Type II (T2)	32 (32LC)	350 (3)	4000K *Neutral white (4K)	120-277 *Universal voltage (UNV)	Arm Mount (AM)	Bronze (BZ)	Photocell & Receptacle *Specify voltage (PCR120) (PCR208) (PCR240) (PCR277) Photo Receptacle (PER) *See wiring cap Round Pole Plate Adaptor For 3" Pole (RPP3) For 4" Pole (RPP4) For 5" Pole (RPP5) Cast Wall Plate (BAWP) 0-10v Dimming Driver No Controls (DIM) Motion Sensor *Watts with PIR-211 (WBC-8) *Mounting Height (WBC-20) 8-27 Mounting Height (WBC-40) 21-48 Mounting Height *This option will require PBR 100 inside for programming Wireless Control Control Facility (WC) Universal Pole Mount Adaptor (UPMA) Cutoff Louver Shield (L8)
	Type III (T3)	64 (64LC)	530 (5)	5000K *Cool white (5K)	480* (5)	Wall Mount *Cast Wall Plate (BAWP) to be ordered separately (WM)	Black (BK)	
	Type IV (T4)	96 (96LC)	700 (7)		347* (8)	Round Pole Plate Adaptors (RPP) are to be ordered separately.	Smooth Black (SBK)	
	Type IV-A (T4A)	*Not available in 1000mA	*1000 (10)		*347V & 480V no available in 32LC 350mA	VMX DRILL DIAGRAM	White (WH)	
	Type V (T5)						Smooth White (SWH)	
	Type V-W (T5W)					*UPMA to be ordered separately	Graphite (GP)	
							Grey (GY)	
							Silver Metallic (SL)	
						Custom Color (CC)		

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixture, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.



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UPPER DECK POLE MOUNTED LIGHT



GL-6540



GL-6541

CYLINDER

www.gilighting.com

sales@gilighting.com

EXTERIOR WALL SCONCE LIGHTING



CYLINDER

Outdoor ADA Wall Sconce

GLighting

9777 Reavis Park Drive
St. Louis, MO 63123
800.331.2425 or 314.631.6000
Fax 314.631.7800

sales@glighting.com www.glighting.com

SAMPLE CATALOG NUMBER: GL-6540- B- R2-R2 TBL- D-				
MODEL NO.	LAMPING	REFLECTOR	FINISH	OPTIONS
GL-6540 	B. 12W	Up R2 20° Fresnel Lens R3 30° Flat, Clear Lens Down R2 20° Fresnel Lens R3 30° Flat, Clear Lens	Textured: TLV - Light Verdigris TFR - Faux Rust TBL - Black TS - Silver TBN - Terra Brown TBZ - Bronze Premium: SA - Satin Aluminum	<p>Nominal Beam Angle = 20°</p> <p>Nominal Beam Angle = 30°</p> <p>Nominal Beam Angle = 50°</p> <p>Complete LM-79 and Lighting Facts data available at glighting.com</p> <p>LM-79 lighting facts LED Product Partner</p>
GL-6541 	B. 12W	Up R5 50° Flat, Clear Lens CC Closed Cap Down R5 50° Flat, Clear Lens CC Closed Cap	A. No Options D. Dimming E. Emergency Ballast Must be remotely mounted in a controlled environment with an area temperature range of 32°-131°F.	
GL-6542 	B. 12W	Up R2 20° Fresnel Lens R3 30° Flat, Clear Lens Down R5 50° Flat, Clear Lens CC Closed Cap		
GL-6543 	B. 12W	Up R5 50° Flat, Clear Lens CC Closed Cap Down R2 20° Fresnel Lens R3 30° Flat, Clear Lens		

* All dimensions are nominal.

<p>LED</p> <ul style="list-style-type: none"> - 12W 3500K 80CRI high power LED - 510 delivered lumens per side - No ultra violet light - Lumen maintenance +90% over 50,000 hour life - Light source is field replaceable - RoHS compliant, mercury free <p>Mounting</p> <ul style="list-style-type: none"> - Driver mounted in 4" square by 2 1/8" deep junction box: Steel City #52171 or equivalent (supplied by others) 	<p>Driver</p> <ul style="list-style-type: none"> - Polarized quick connect for ease of installation and replacement - Protection: electronic internal, resettable short circuit protection, thermal protection, and overload regulation - Prior to shipping, all fixtures are tested by the manufacturer to ensure quality - Available in 120 or 277 volt <p>Fixture is ETL listed for wet location</p>
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G Lighting reserves the right to modify existing designs to improve appearance or function



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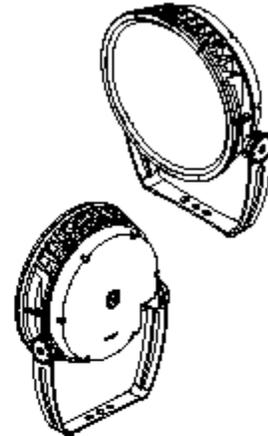
Client _____ Project name _____

Order# _____ Type _____ Qty _____

FEATURES AND BENEFITS

Physical :

- Low copper content high pressure die-cast aluminum housing
- Heavy aluminum formed yoke (standard yoke included)
- Stainless steel hardware
- Silicone sealing devices
- Clear tempered glass
- Patent pending dual chamber design for heat management and ease of maintenance
- Electro-statically applied polyester powder coat finish
- 16.33 kg / 36 lbs
- EPA: Front = 2.75 sq. ft./ 0.26 sq. m. Side = 1.17 sq. ft./ 0.12 sq. m.
- IP66
- IK09 rated
- Meets 3G ANSI C136.31 Vibration standard for bridge applications
- Corrosion-resistant coating for hostile environments™



Performance :

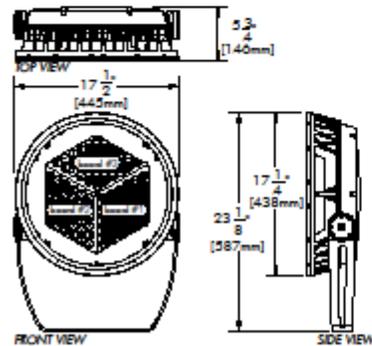
- Minimum 1fc (10,7 lux) @ 462 feet (140m) distance (RGB full white, 6" optic, RO version)
- Color mixing options: RGB (3 channels) or RGBW (4 channels)
- 6", 10", 20", 40" or 60" optics available
- Lumen maintenance 120,000 hrs [L70 @ 25°C] (RO and HO RGB versions, RO RGBW version)
- Lumen maintenance 60,000 hrs [L70 @ 25°C] (HO RGBW version)
- RGB color mixing option: 108 LEDs (12x Red, 12x Green, 12x Blue per board)
- RGBW color mixing option: 72 LEDs (6x Red, 6x Green, 6x Blue, 6x White 4000K per board)
- Resolution per board or per fixture (configured with lumenID V3 software & DMX/RDM)
- Lumen measurements comply with LM - 79 - 08 standard
- Operating temperatures: -25° C to 50° C [-13F to 122F]



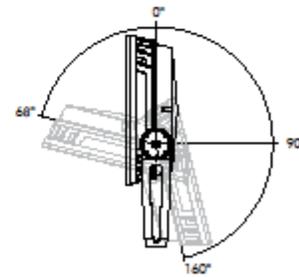
Electrical :

- Line voltage luminaire for 100 to 277V
- Power and data in 1 cable, 3ft/1 m cord (#16-5)
- Regular Output version: 140 watts / High Output version: 205 watts
- DMX/RDM enabled

6" Optic (VN)	Delivered Output (lm)	Intensity (peak cd)
RO RGB	5,185	213,484
RO RGBW	5,033	292,725
HO RGB	5,730	224,394
HO RGBW	6,842	352,034



Standard Yoke (as shown, included)



Standard Yoke Mounting
Adjustable Pivot Limits
(Adjustable in 6 degree increments)

* Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure!

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1751 Richardson, Suite 1505
Montreal (Quebec) Canada
H3K 1G6
1.877.937.3003
P.514.937.3003
F.514.937.6289
info@lumenpulse.com
www.lumenpulse.com

5-year limited warranty.

Consult www.lumenpulse.com
for our complete Standard Terms
and Conditions of Sales.



Lumenpulse reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.

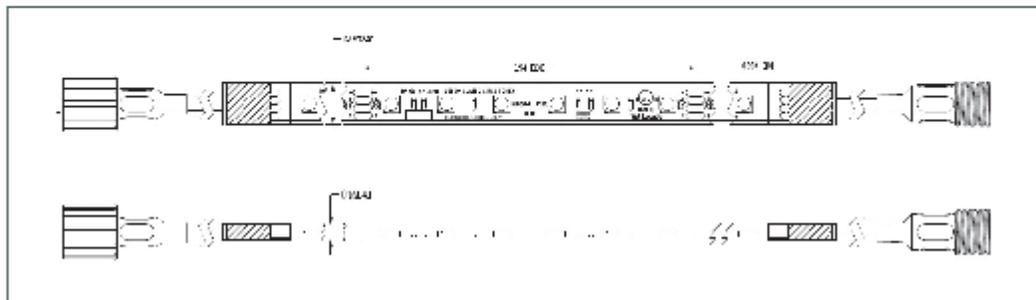
WALL WASH LIGHTING

TaskWork LED Tape Light

24 Volt DC Wet Location RGB

Project:

Location:



Description	Professional grade 24 volt High Output LED Tape Light
Features	<ul style="list-style-type: none"> • Expected life 50,000 hrs • Sections can connect together end-to-end or be used individually • Tape can be cut every 4" at the end of a run • Once tape has been cut, the excess cannot be reused • 3M™/VHB professional grade adhesive backing for an easy peel-and-stick installation
Construction	Flexible, epoxy and silicone sealed. Tape is clearly marked where it is cuttable every 4".
Operating Voltage	24V DC
CRI	N/A
Light Source	6 High Powered LED per 4" section
Beam Angle	120°
Operating Temperature	-10°C to +50°C (-30°F to +120°F)
Power Supply	Remote electronic Class 2 transformer. 120VAC 50/60Hz input, 24VDC output.
Certification	FCC compliant, UL & CUL listed. UL 2108 and UL 1838 wet location rated, ROHS compliant, IP67 Rated
Warranty	5 year warranty. See www.landscapelighting.com or www.Kichler.com for full warranty information

style to live by™ **KICHLER**

PGA LED

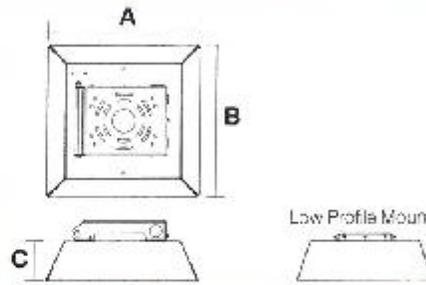
Project Name:

Catalog Number:

Type:



Dimensional Drawings



Feature	A	B	C	Max. LEDs	Lbs
PGA	15"	10"	4.5"	48	16

The new **PGA LED** luminaire from Visionaire, simplifies the task of selecting the best solution for LED parking garage lighting. The design of the luminaire, complements the design of the pre-cast concrete ceiling, creating an integrated lighting effect, and maximizes the perceived lighting coverage. It is an ideal replacement for the high maintenance fluorescent or HID fixtures of yesterday.

The LED housing is formed aluminum with internal heat sink for maximum heat dissipation, with either 16, 32 or 48 LEDs. The formed aluminum driver compartment allows the driver to operate cooler for long life. Available with a Low Profile Ceiling Mount Bracket, a Speed Mount Bracket for surface conduit mounting, or Pendant Mounting.

Six optical distribution patterns are available. Choose between 1000 or 5000 Kelvin temperature of the LED's.

A durable polyester powder coat finish is guaranteed for five years, and is available in standard or custom colors.

The **PGA LED** series is an exceptional choice for parking garage lighting and other ceiling mount applications.

PGA-1	T5	16	3	4K	UNV	PM12	BZ	WSC
Model	Optics	Source	Milliamps	Kelvin	Voltage	Mounting	Finish	Options
PGA-1	Type I (T1) 	# of LEDs 16 (16LC)	mA 350 (3)	4000K T40 (4K)	120-277 For some voltages (UNV)	Low Profile Mount No spacers No conduit feed (LPM)	Brnze (BZ)	0-10v Dimming Driver No Control (DIM)
	Type II (T2) 	32 (32LC)	530 (5)	5000K T40 (5K)	180 (5)	Speed Mount Bracket™ Using 1/2" conduit (SMB)	Black (BK)	Motion Sensor/Control Watt Stopper FSP-211 22' Diameter @ 8' CLG HT Must specify Dimming Driver (WSC)
	Type III (T3) 	48 (48LC)	700 (7)		347 (8)	Pendant Mount 12" (PM12) 24" (PM24) 36" (PM36)	White (WH)	The option will require 12" or 18" wires for programming
	Type IV (T4) 						Graphite (GP)	Motion Sensor 22' Diameter @ 8' CLG HT Must specify Dimming Driver Can use with Wireless Control (MS)
	Type V (T5) 					120V & 277V only 1-180C	Grey (GY)	This option will require 12" or 18" wires for programming
	Type V (T5) 					120V & 277V only 1-180C	Silver Metallic (SL)	10kV Surge Protector (10KV)
	Type V-W (TSW) 						Custom Color (CC)	Emergency Battery Pack (EBPL)

For more detailed information on mounting, wiring or installation instructions, please consult section 8 below or contact us with reference to our technical literature. The above information applies to Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. It is hereby warranted that our T5V LED's are continuous improvement. Visionaire Lighting, LLC. is not responsible for any modifications or changes without prior notice.



INTERIOR LIGHTING