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WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING  
2020.01.07

# CONVERSE PLACE

**HACIN + ASSOCIATES**  
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# MEETING AGENDA

## 1. Team Introduction

*Paul Soughley, Ad Meliora*

## 2. Site Observations + Analysis

*David Hacin, Hacin + Associates*

## 3. Zoning Review

*Lawrence Beals, Beals Associates, Inc.*

## PROJECT TEAM

### **Ad Meliora**

*Development Team*

**Paul Soughley**, *Main Client Contact*  
**Jan Steenbrugge**, *President + CEO*

### **Gillespie and Co., Inc.**

*Development Team*

**Ian S. Gillespie**, *President*

### **Johnson + Borenstein, LLC**

*Attorney*

**Mark B. Johnson**, *Attorney*

### **Hacin + Associates**

*Architect*

**David Hacin**, *Principal*  
**David Tabenken**, *Project Architect*  
**Matthew Arnold**, *Architect*  
**Dylan Forester**, *Designer*

### **Beals Associates, Inc.**

*Civil Engineer*

**Lawrence M. Beals**, *President*  
**Todd Morey**, *Vice President*

### **Copley Wolff Design Group**

*Landscape Architect*

**John Copley**, *Principal*  
**Marcus Cantu**, *Landscape Designer*

## How Did We Get Here?

- **2002 Envision Winchester**
- **2008 Master Plan Phase I**
- **2009-2010**
  - **Town Center Initiative**
  - **Demand studies (housing and retail markets)**
  - **Meetings with business and property owners**
  - **Multiple community surveys, public meetings**
- **2011 Smart Growth Alliance Grant**

## What Did We Hear?

- **Zoning badly out of date**
  - Review and approval process arduous
- **Little investment**
  - Only 2 developments in past 30 years
  - Moderate to heavy business turnover
- **Town Center very important to residents**
  - “Location, schools, and the town center”

## What Do We Want from Rezoning?

- Add residential housing
- Revitalize retail and restaurant businesses
- Maintain the look and feel of the town center
  - We value the character of Winchester's downtown
- Streamline the rules and regulations governing development in the center

## Residential Housing Market

- **Opportunity**
  - Add 200+ residential units over next 10-15 years
- **Challenge**
  - Zone for residences near commuter rail, retail stores and restaurants while respecting the existing character of downtown
- **Benefits**
  - Business activity, village atmosphere, property tax revenues

# The Proposal: Allow “Mixed Use” By-Right

- Common in 1800s
- “Out of style” in 1900s

Apartments and Condos
Apartments and Condos
Offices
Stores, restaurants, services

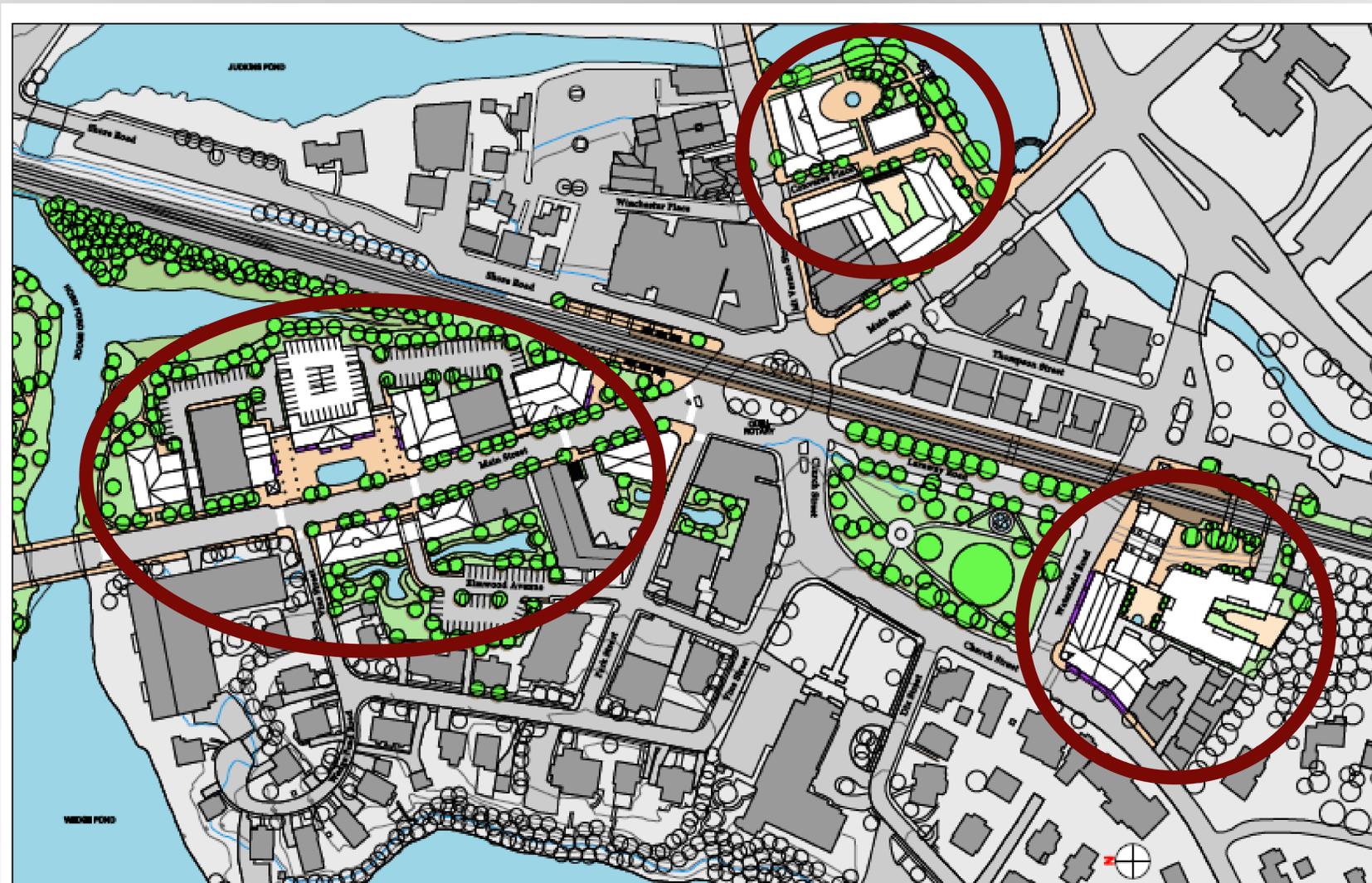


## Benefits

- Revitalize the Town Center
- Maintain the desired downtown aesthetic
- Increase property tax revenue



# Potential Areas of Development



Town of Winchester  
LDa Architecture & Interiors  
Carlone & Associates  
Architecture, Urban Design, Implementation

Downtown Conceptual Plan  
Winchester, Massachusetts

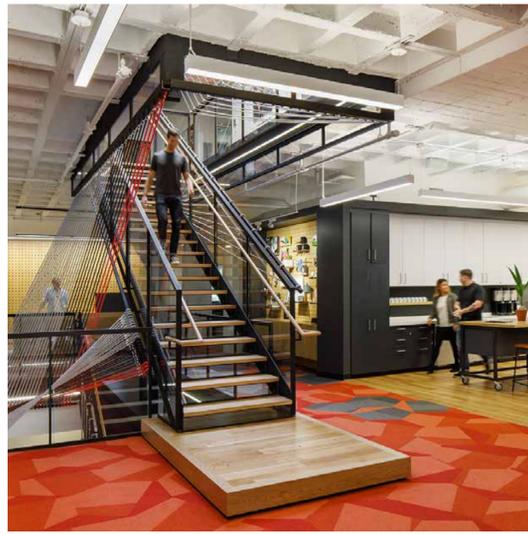
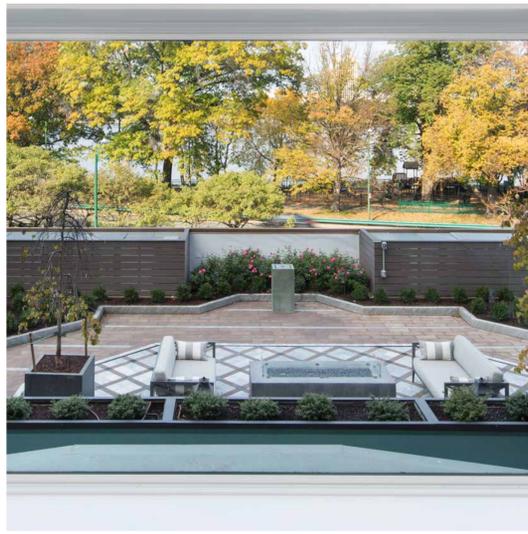
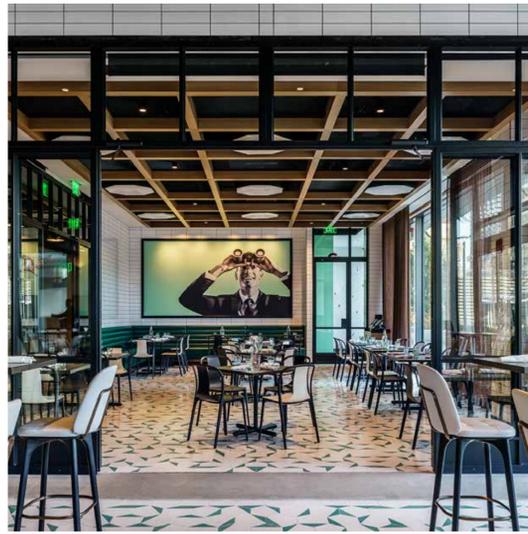
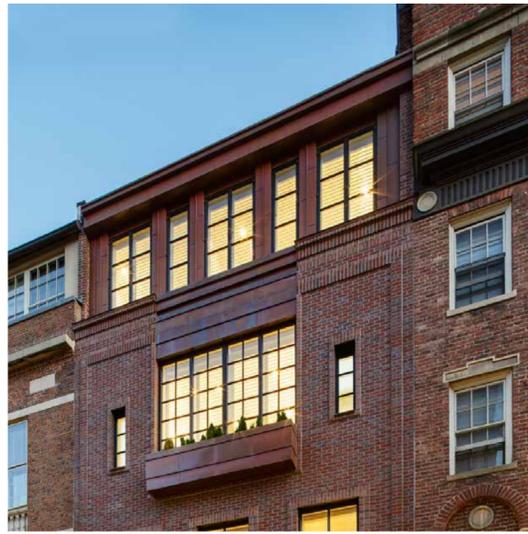
Town Design Plan  
February 16, 2015

Height of ~55 Feet



# Inclusionary Housing

- | <b>Currently</b>  | <b>Proposed</b>   |
|---|---|
| <ul style="list-style-type: none"> <li>▶ No formal requirement, but Housing Partnership and other boards/committees negotiate with developers for up to 10% of units to be Affordable (State calculation).</li> </ul>   | <ul style="list-style-type: none"> <li>▶ 10% of units required to be Affordable (State calculation) in the CBD only</li> <li>▶ 10% of units required to be Affordable (State calculation) and 5% of units to be middle income (80-120% AMI) for 25 units or more</li> </ul> |
| <ul style="list-style-type: none"> <li>▶ Affordable: ( \$72,320 family of 4: 20% of Winchester households currently qualify)                             <ul style="list-style-type: none"> <li>▶ Town Hall employees, DPW workers, teachers, single parents</li> </ul> </li> </ul> |   |



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Design is about more than building something—it's about creating connection, meaning, and a sense of place.



**Facing challenges and taking risks makes us better.**



Our clients hire us because they care about design, too.



Freedom and structure can coexist.



**We all add something.**



Setting high expectations is just as important as exceeding them.



Collaboration is directly related to success.



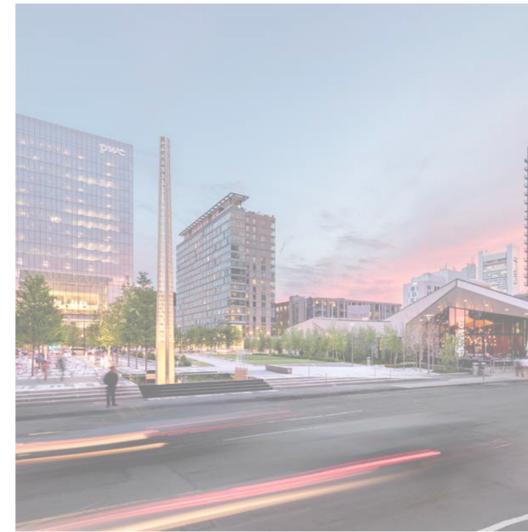
**We can be demanding without being difficult.**



The ability to change is a good thing.



**We are a family, and design is in our DNA.**



**The best spaces have stories to tell.**



Every project is an opportunity to make our city better.



**We design for people. People and dogs.**



We specialize in not specializing.

**Growing and getting bigger don't always mean the same thing.**



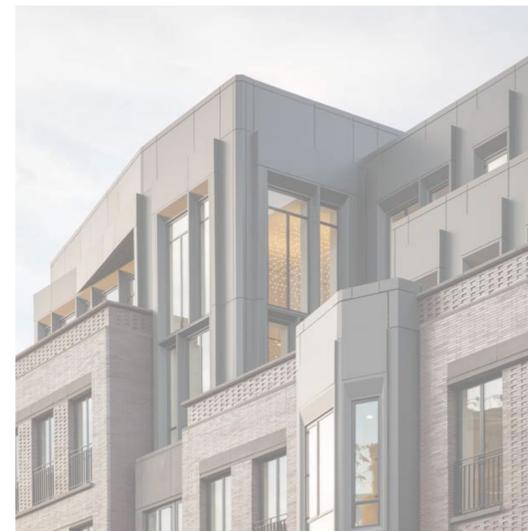
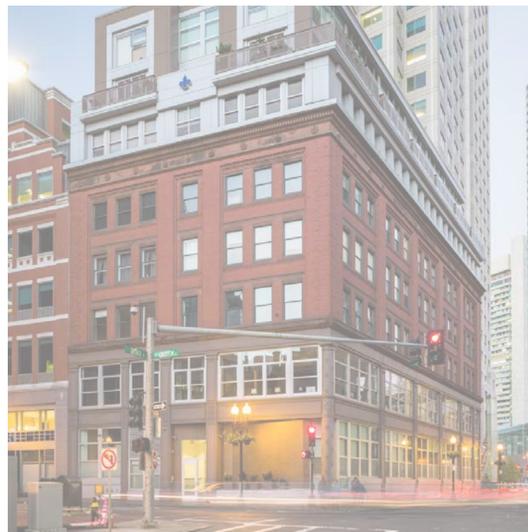
Recognition makes us feel good...and we feel good...a lot.



**We can't stop learning and won't stop improving.**



We don't settle for mediocrity.



# WHY **H+A** ?

## OUR TEAM

- Design focused studio founded by David Hacin, FAIA
- Located in Boston's historic South End neighborhood for over 25 years
- Fully integrated team of 30+ experienced Architects + Urban Designers
- Experience partnering with communities + stakeholders



## OUR EXPERTISE

- Planning + Urban Design
- Work in Historic Districts
- Private + Multi-Family Housing
- Integrating Buildings + Landscape
- Civic + Community Work
- Mixed-Use Projects
- Historic Preservation



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## JORDAN LOFTS

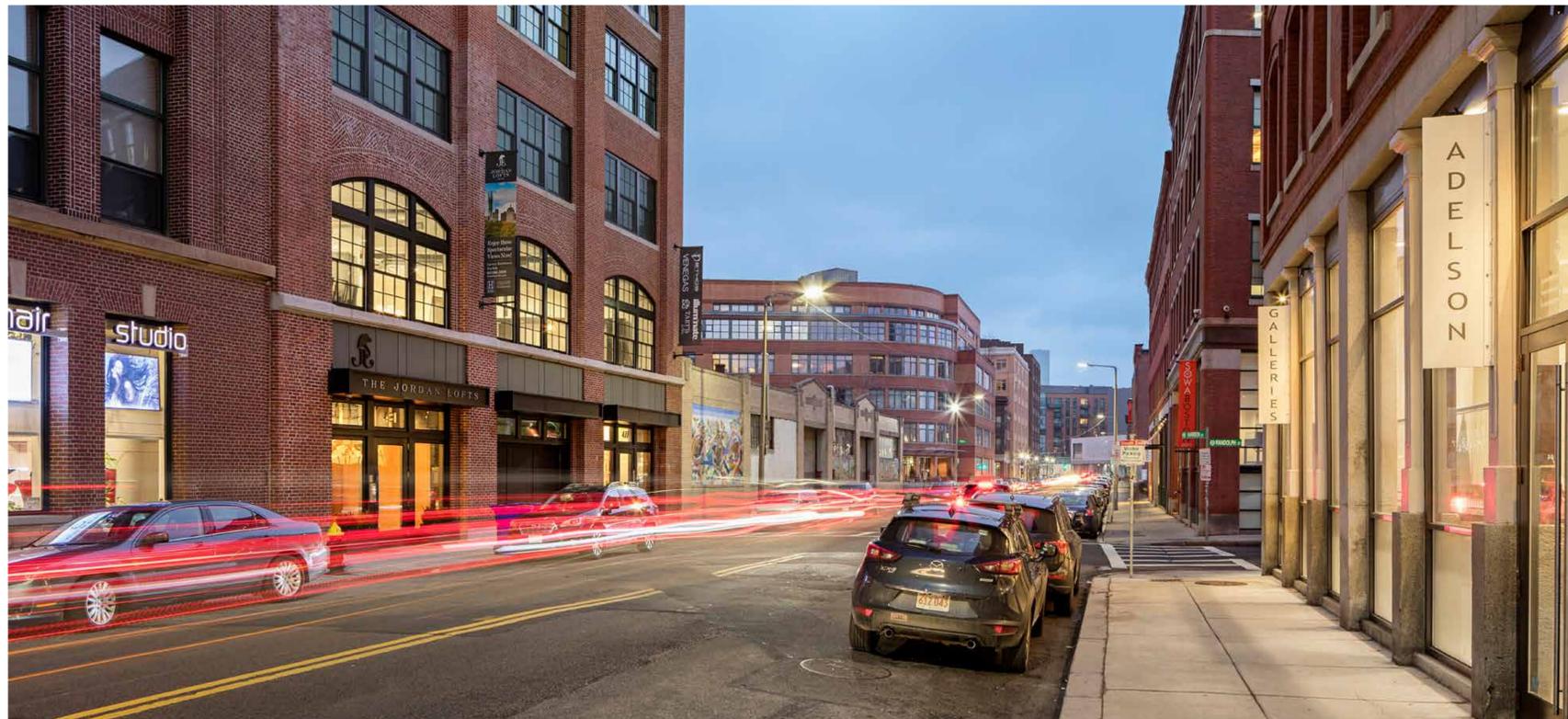
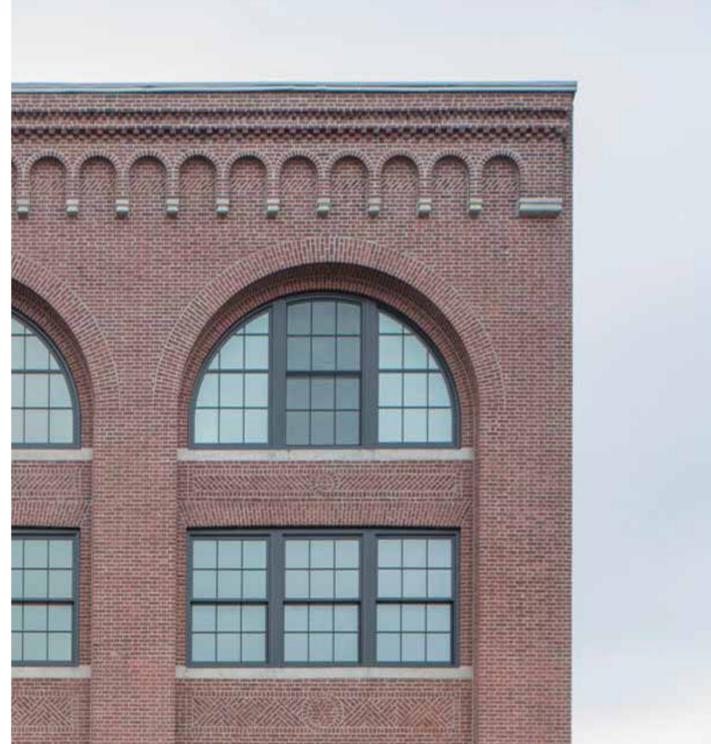
- WHO The Holland Companies
- WHAT An adaptive reuse, multi-family housing, and mixed-use project in Boston's South End
- WHERE 477 Harrison Ave, Boston, MA
- OBJECTIVES
- Reinforce the neighborhood's character through historic facades and contemporary exterior interventions
  - Support an active streetscape at the ground level with an array of lifestyle-related businesses
  - Pay homage to the building's original identity as a commercial stable with a crafted lobby space

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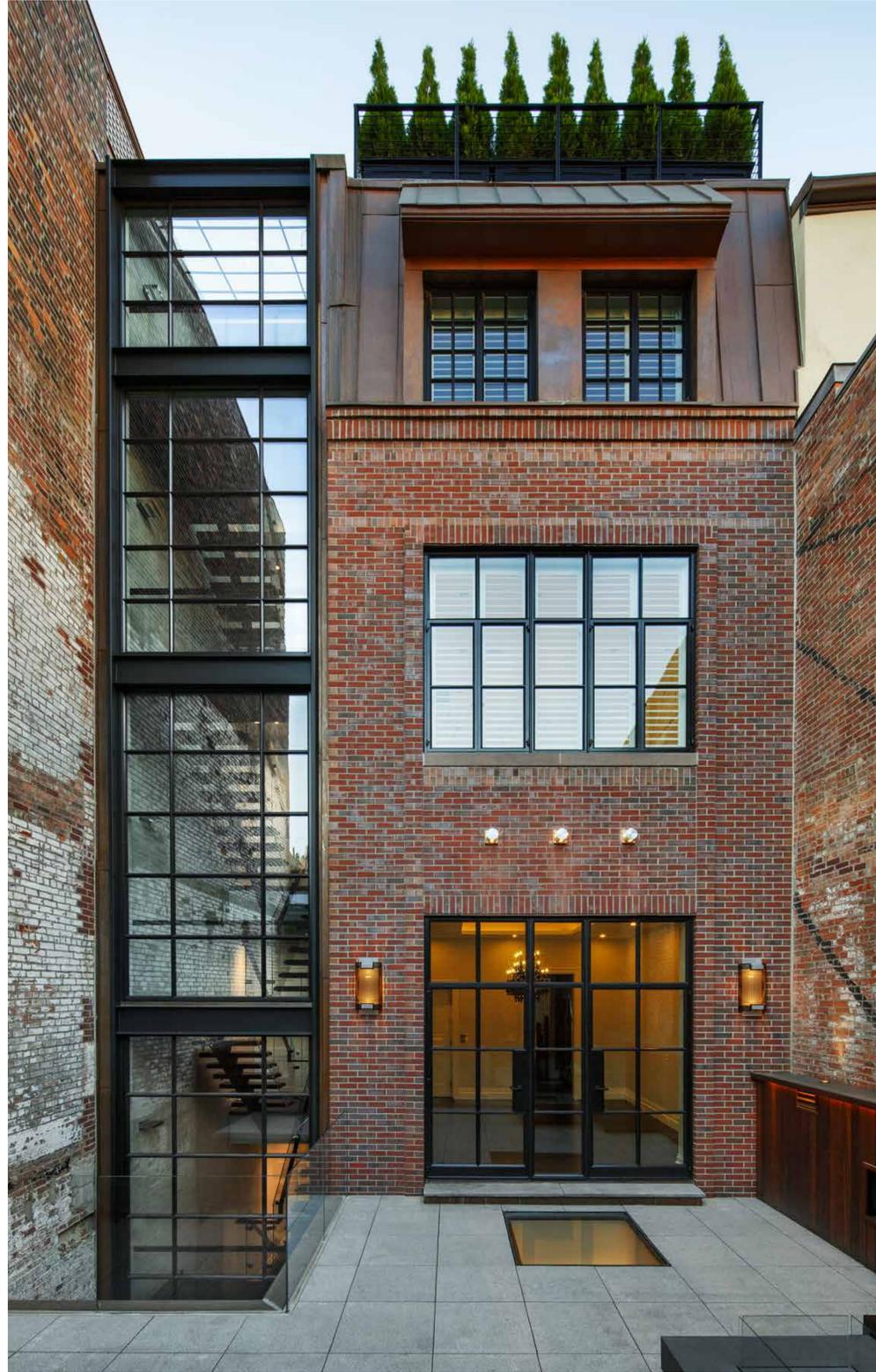
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## CHESTNUT STREET TOWNHOUSE

- WHO (Private Residence)
- WHAT The first new-construction townhouse to be built on Beacon Hill in the past 50 years
- WHERE 124 Chestnut Street, Boston, MA
- OBJECTIVES
- Contribute to the existing urban fabric through well-proportioned windows and balconies
  - Draw inspiration from original building facade elements, such as the unique, large loft-style window at the center of its composition
  - Create a contextually sensitive neighborhood addition with modern interpretations of Beacon Hill's historic aesthetic and architectural details



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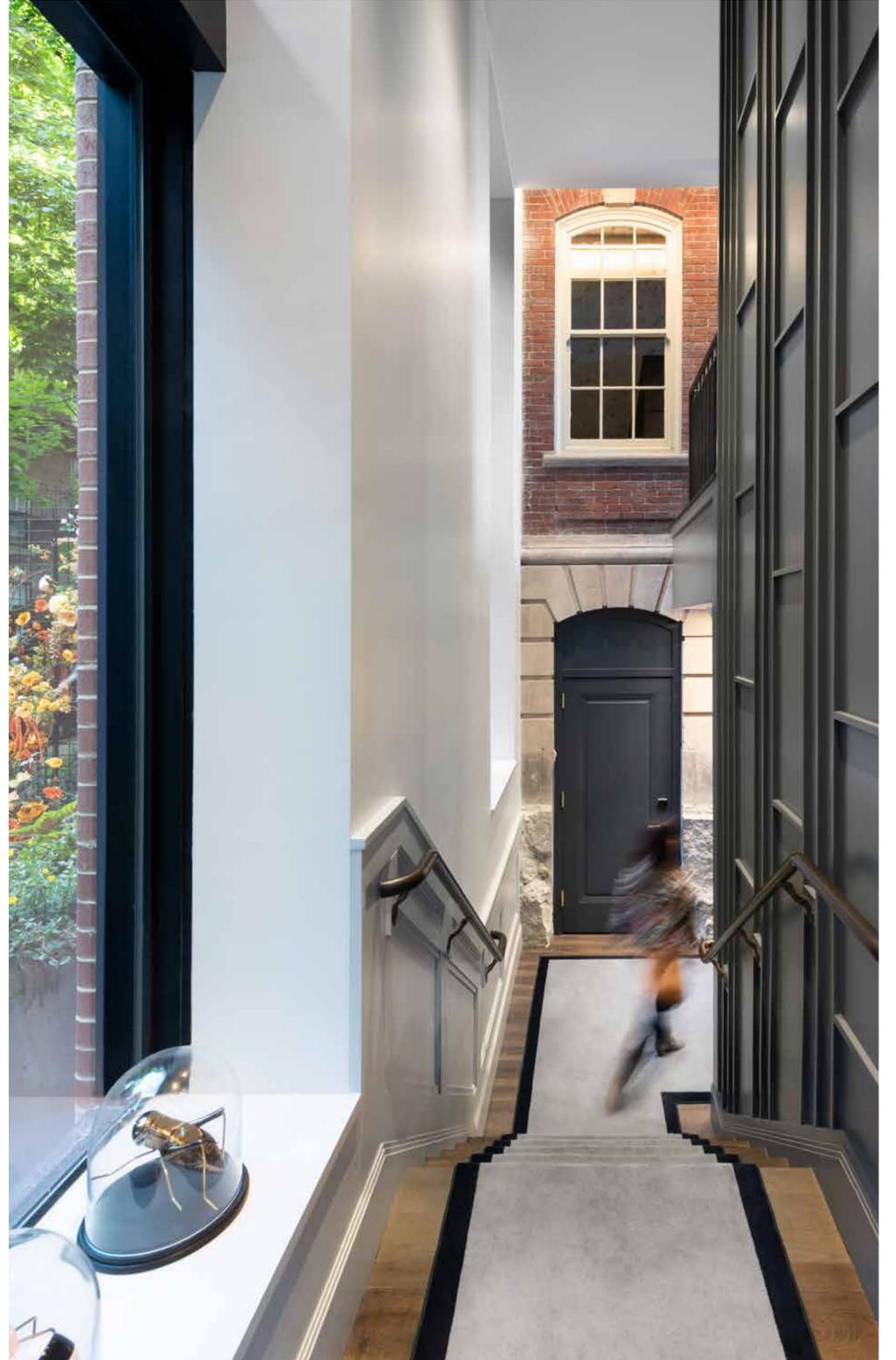
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## THE WHITNEY HOTEL

- WHO Related Beal
- WHAT A renovation and expansion of the historic John Jeffries House for a 65-room hotel
- WHERE 170 Charles Street, Boston, MA
- OBJECTIVES
- Create a prominent gateway to the historic Beacon Hill neighborhood
  - Extend the pattern of storefront and facades along Charles Street, including a new entrance, lobby and restaurant
  - Provide a rear courtyard for hotel guests with indoor / outdoor connections



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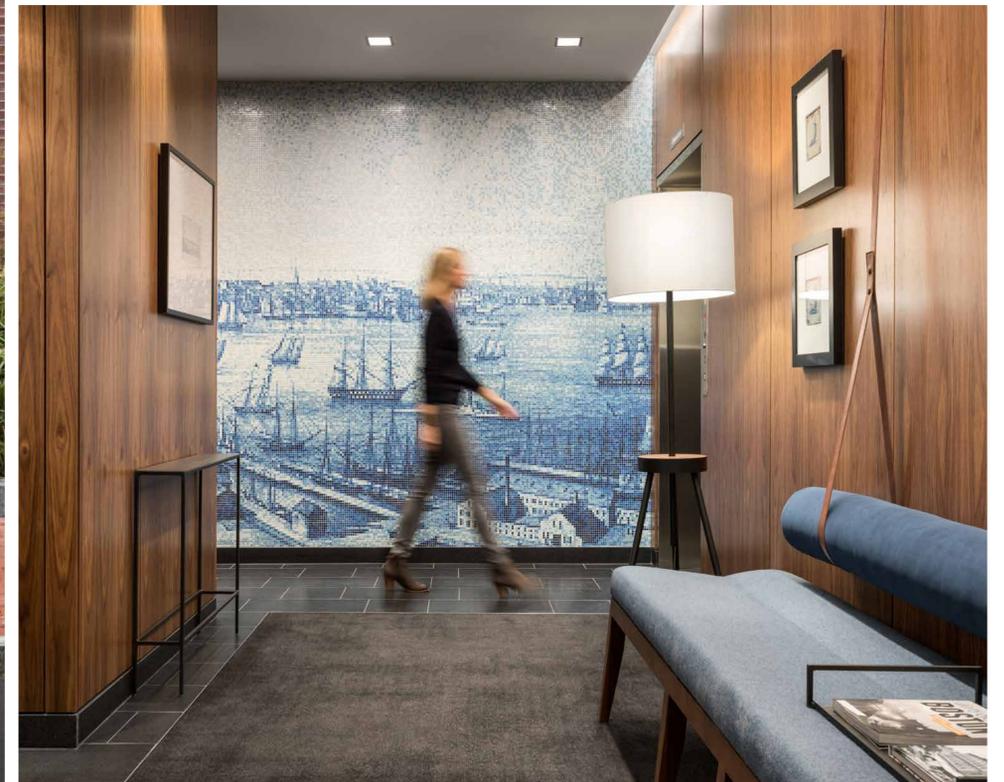
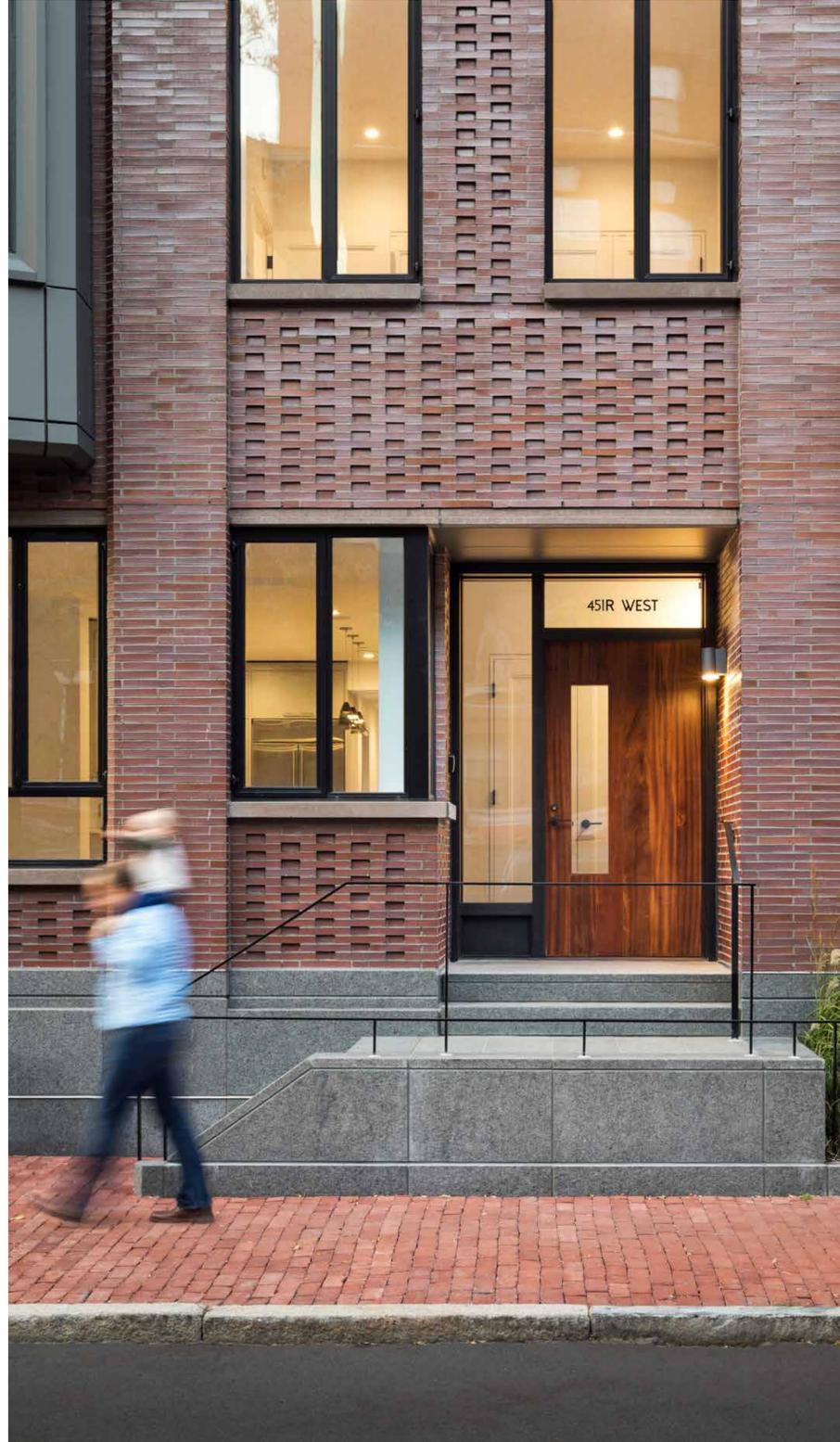
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## FOUR51 MARLBOROUGH

- WHO The Holland Companies
- WHAT New multi-family residence in Boston's historic Back Bay neighborhood
- WHERE 451 Marlborough Street, Boston, MA
- OBJECTIVES
- Create a contemporary, multi-family building while prioritizing contextual sensitivity
  - Reinforce the scale of the neighboring buildings through simple massing
  - Pay homage to the character and texture of the historic street through materials found throughout the neighborhood



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“New infill amongst historic structures is one of the most difficult challenges architects face. Four51 Marlborough shows that careful consideration of context and significant detailing can be respectful and appropriately referential to historic design while creating a thoroughly modern building... The building is fascinating to examine in the richness of its façade and how it plays off its surroundings.”

-Greg Galer, Boston Preservation Alliance's Executive Director

## DESIGN APPROACH / PROCESS

- Visit, document, and analyze the **site**.
- Research the **history** of the site and its **context**.
- Review **zoning, design guidelines**, and other requirements.
- Identify the **program** requirements.
- **WE ARE HERE** → Meet with key **stakeholders** to understand **project goals**.
- **NEXT MEETING** → Generate conceptual **design options**.
- Present to the **community** and **public agencies** for feedback.
- Develop the design through an **iterative process**.

**SITE OBSERVATIONS**  
HISTORICAL CONTEXT



MATERIAL RICHNESS AND VARIETY



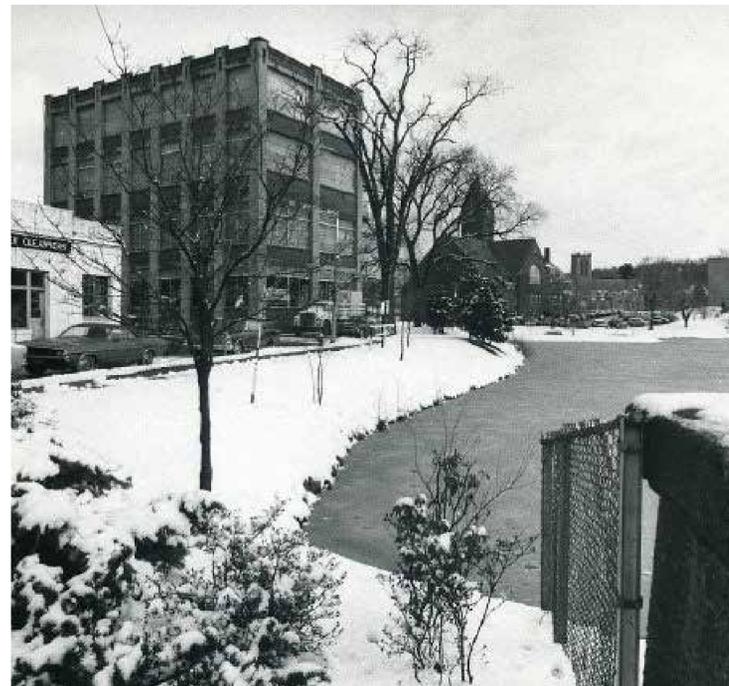
DIVERSE DOWNTOWN DEVELOPMENT



CULTURAL LANDMARKS



ACTIVATED STOREFRONTS AND TRANSPARENCY



NATURAL BEAUTY

**CONVERSE PLACE**

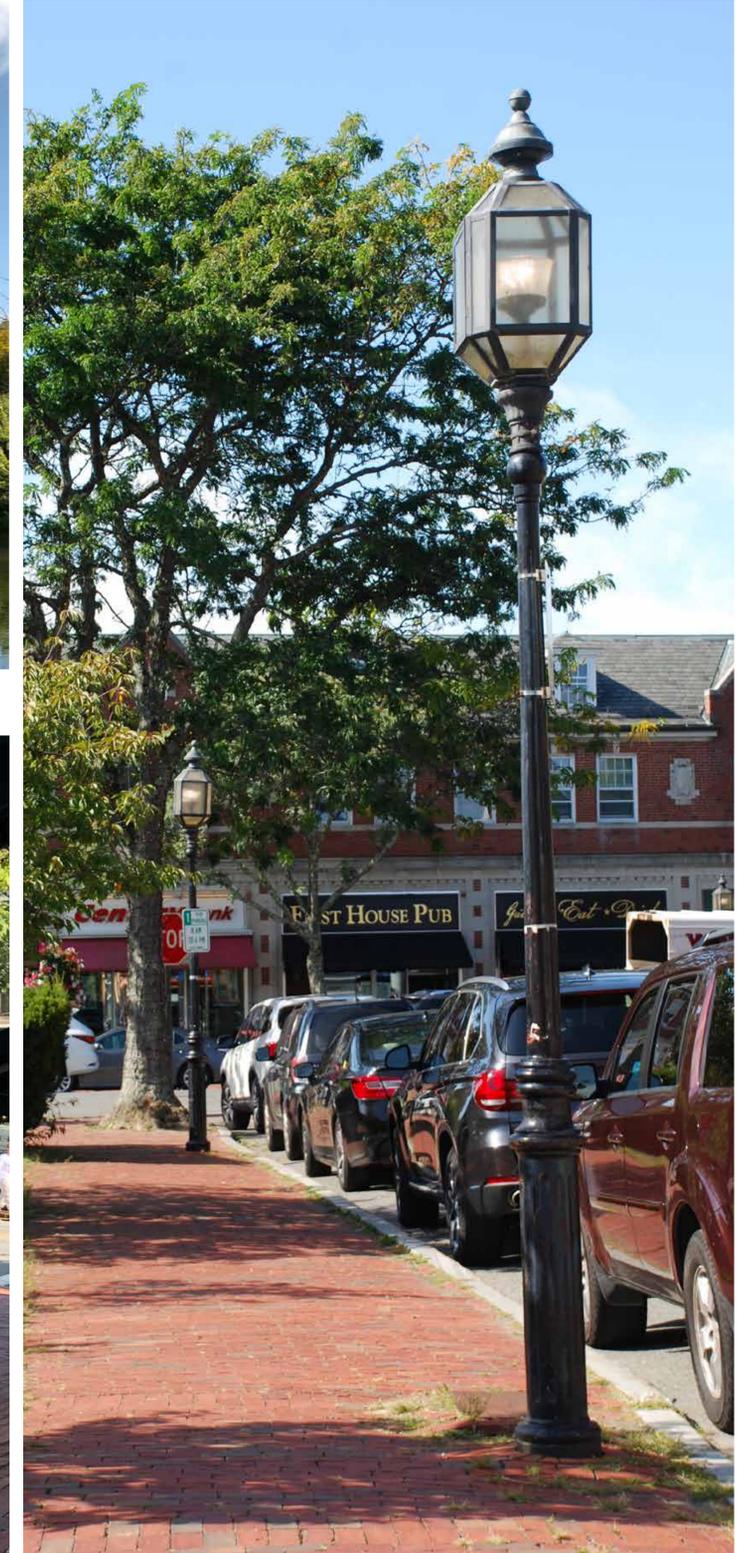
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# SITE OBSERVATIONS

## ESTABLISHED FABRIC AND CHARACTER OF WINCHESTER CENTER



ACCESS TO WATERWAYS AND OPEN SPACE NETWORK



VIBRANT PUBLIC SPACES



ACTIVE STREETSCAPES

MATERIALS & LIGHTING

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# URBAN SITE ANALYSIS

## CENTER BUSINESS DISTRICT AND PLANNED URBAN DEVELOPMENT AREAS

### KEY

- ..... CBD BOUNDARY
- EAST CORE ZONING DISTRICT
- ..... PUD BOUNDARY



**N**  
SITE PLAN  
SCALE: 1/128" = 1'-0"

# URBAN SITE ANALYSIS

## HISTORICALLY SIGNIFICANT BUILDING OVERLAY

### KEY

-  CBD BOUNDARY
-  NR BOUNDARY
-  HISTORICALLY SIGNIFICANT STRUCTURES WITHIN THE CBD
-  NR CONTRIBUTING BUILDINGS OUTSIDE THE CBD



**N**  
  
**SITE PLAN**  
 SCALE: 1/128" = 1'-0"

# SITE OBSERVATIONS

## ARCHITECTURAL DIVERSITY OF HISTORICALLY SIGNIFICANT BUILDINGS



**(A) BROWN AND STANTON BUILDING**

BUILT: 1879  
 ARCHITECT: GEORGE D. RAND (RAND & TAYLOR)  
 STYLE: QUEENE ANNE, ROMANESQUE



**(B) WINCHESTER TOWN HALL**

BUILT: 1887  
 ARCHITECT: GEORGE D. RAND (RAND & TAYLOR)  
 STYLE: RICHARDSONIAN ROMANESQUE



**(C) WHITE BLOCK**

BUILT: 1890  
 ARCHITECT: SAMUEL B. WHITE  
 STYLE: GEORGIAN REVIVAL



**(D) WINCHESTER SAVINGS BANK**

BUILT: 1892  
 ARCHITECT: WILLIAM E. & EDWIN K. BLAIKIE  
 STYLE: ROMANESQUE



**(E) LINCOLN ELEMENTARY SCHOOL**

BUILT: 1904  
 ARCHITECT: HERBERT D. HALE  
 STYLE: BEAUX-ARTS



**(F) WINCHESTER POLICE AND FIRE STATION**

BUILT: 1914  
 ARCHITECT: EDWARD R. WAIT  
 STYLE: NEOCLASSICAL, COLONIAL REVIVAL



**(G) WINCHESTER PUBLIC LIBRARY**

BUILT: 1931  
 ARCHITECT: ROBERT COIT  
 STYLE: ENGLISH NORMAN, GOTHIC REVIVAL



**(H) WINCHESTER TERRACE / LOCATELLI BUILDING**

BUILT: 1935-36  
 ARCHITECT: UNKNOWN  
 STYLE: COLONIAL REVIVAL

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"Although each style of architecture has unique characteristics, **successful Town Center architecture incorporates a relatively similar scale of building elements: size, rhythm and depth of windows; materials; cornices; dormers; projecting bay windows; expressed structural bays; entry points, signage; etc."**

-Excerpt from the Regulations Governing Section 7.3 Center Business District (CBD) of the Town of Winchester, Massachusetts Zoning Bylaw dated January 10, 2017 (Page 17)



**SITE INSPIRATION**  
**ARCHITECTURAL CHARACTER-DEFINING FEATURES**

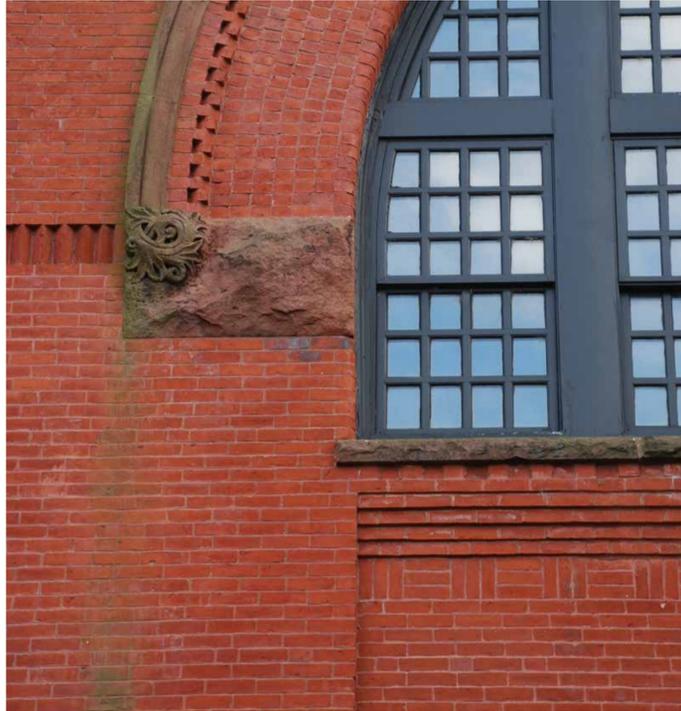


ANIMATED ROOFLINES

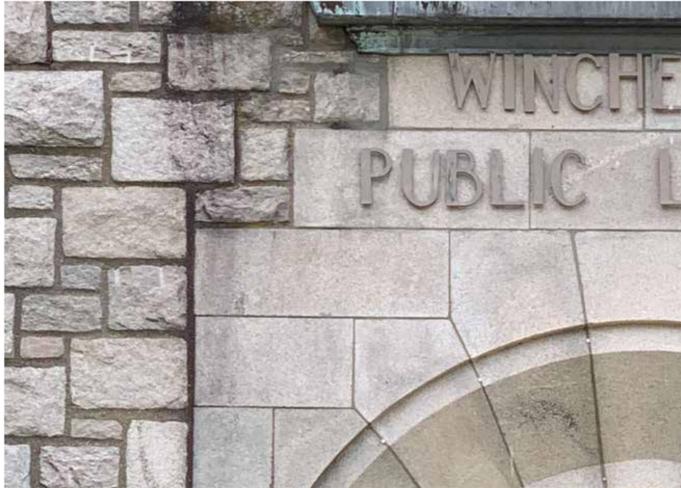
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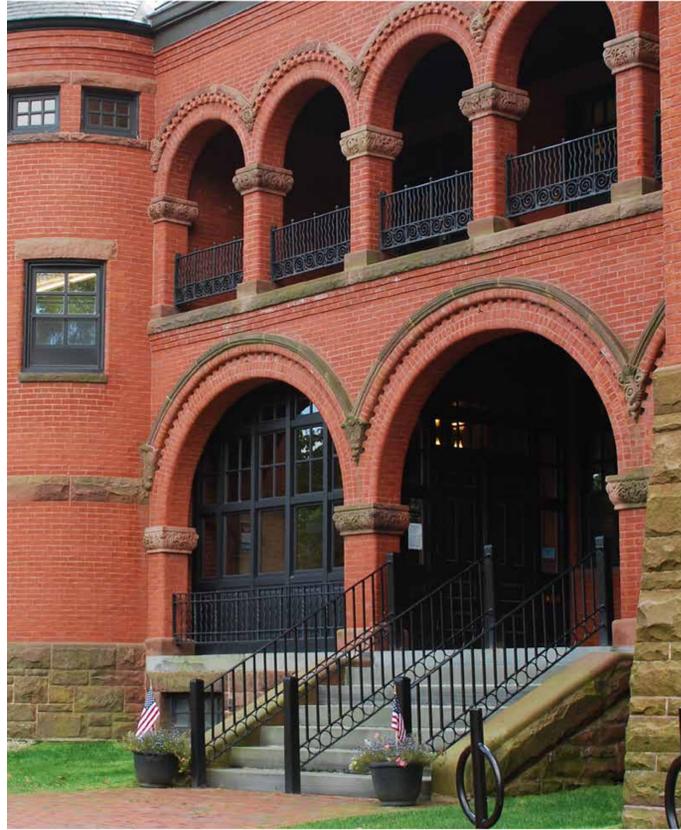
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MASONRY ARTICULATION AND PATTERNING



MONOCHROMATIC MATERIALS



DEEP RECESSED ENTRIES AND BALCONIES

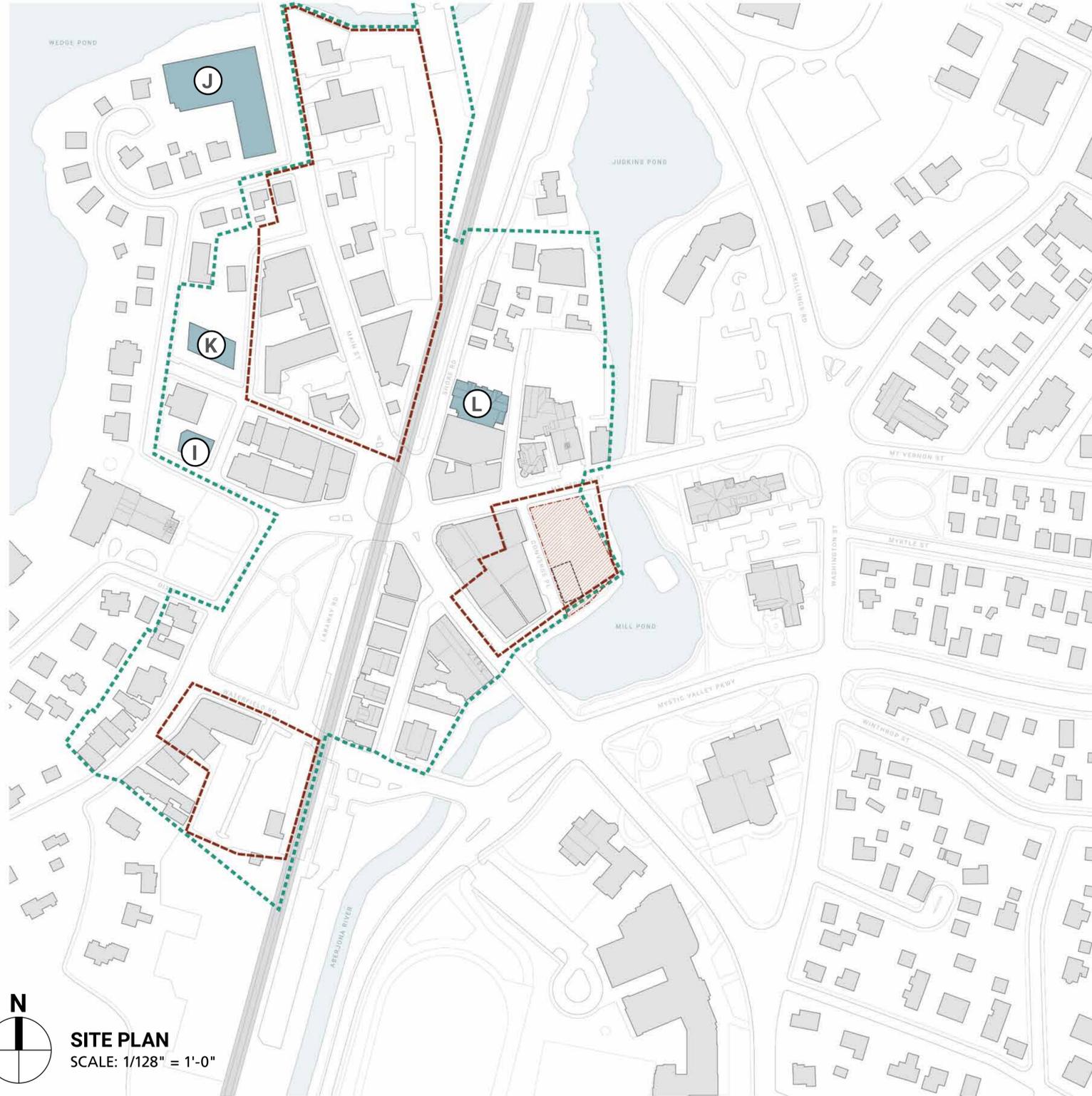


# URBAN SITE ANALYSIS

## LOCAL MULTI-FAMILY BUILDINGS

### KEY

- CBD BOUNDARY
- PUD BOUNDARY
- LOCAL MULTI-FAMILY BUILDINGS



**SITE PLAN**  
SCALE: 1/128" = 1'-0"

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**SITE OBSERVATIONS**  
**LOCAL MULTI-FAMILY BUILDINGS**



**I** 2 ELMWOOD AVE (ELMWOOD PLACE)

BUILT: 1929  
 UNIT TYPE: APARTMENT  
 UNIT COUNT: 27  
 HEIGHT: 6 STORIES



**J** 666 MAIN ST (WEDGEWOOD PLACE)

BUILT: 1982  
 UNIT TYPE: CONDOMINIUM  
 UNIT COUNT: 48  
 HEIGHT: 4 STORIES



**K** 35 VINE ST

BUILT: 1985  
 UNIT TYPE: CONDOMINIUM  
 UNIT COUNT: APPROX. 20  
 HEIGHT: 4 STORIES

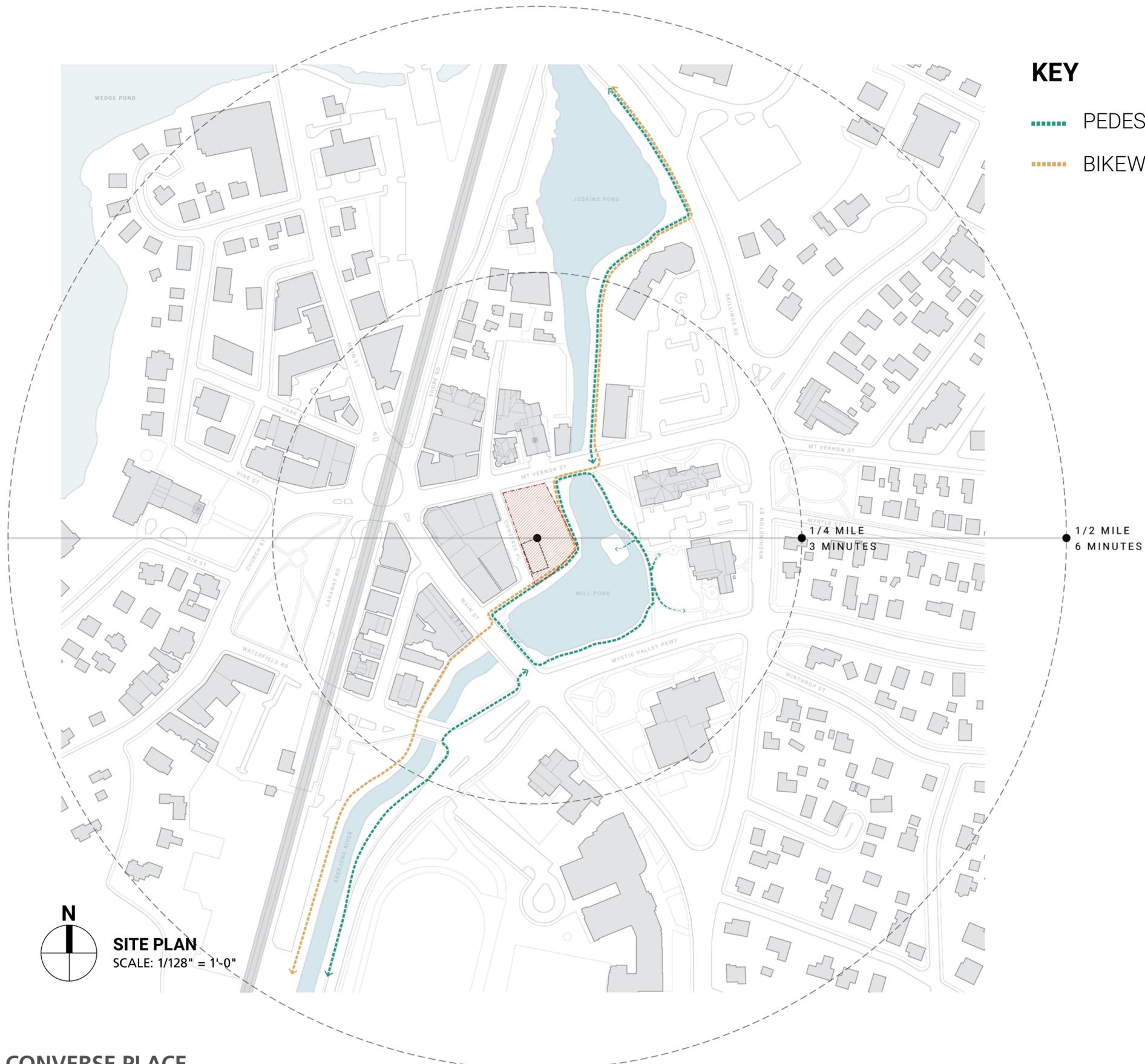


**L** 10 WINCHESTER PLACE

BUILT: 2002  
 UNIT TYPE: CONDOMINIUM  
 UNIT COUNT: 12  
 HEIGHT: 5 STORIES

# URBAN SITE ANALYSIS

## NATURAL PEDESTRIAN LOOP



### KEY

- - - PEDESTRIAN PATHS
- - - BIKEWAY



JUDKINS POND



MILL POND



MILL POND



BRIDGE TO SANDY'S ISLAND

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# URBAN SITE ANALYSIS

## CULTURAL ASSETS



**N**

**SITE PLAN**  
SCALE: 1/128" = 1'-0"



GRIFFIN MUSEUM OF PHOTOGRAPHY



WINCHESTER COMMON



WINCHESTER PUBLIC LIBRARY



WINCHESTER TOWN HALL

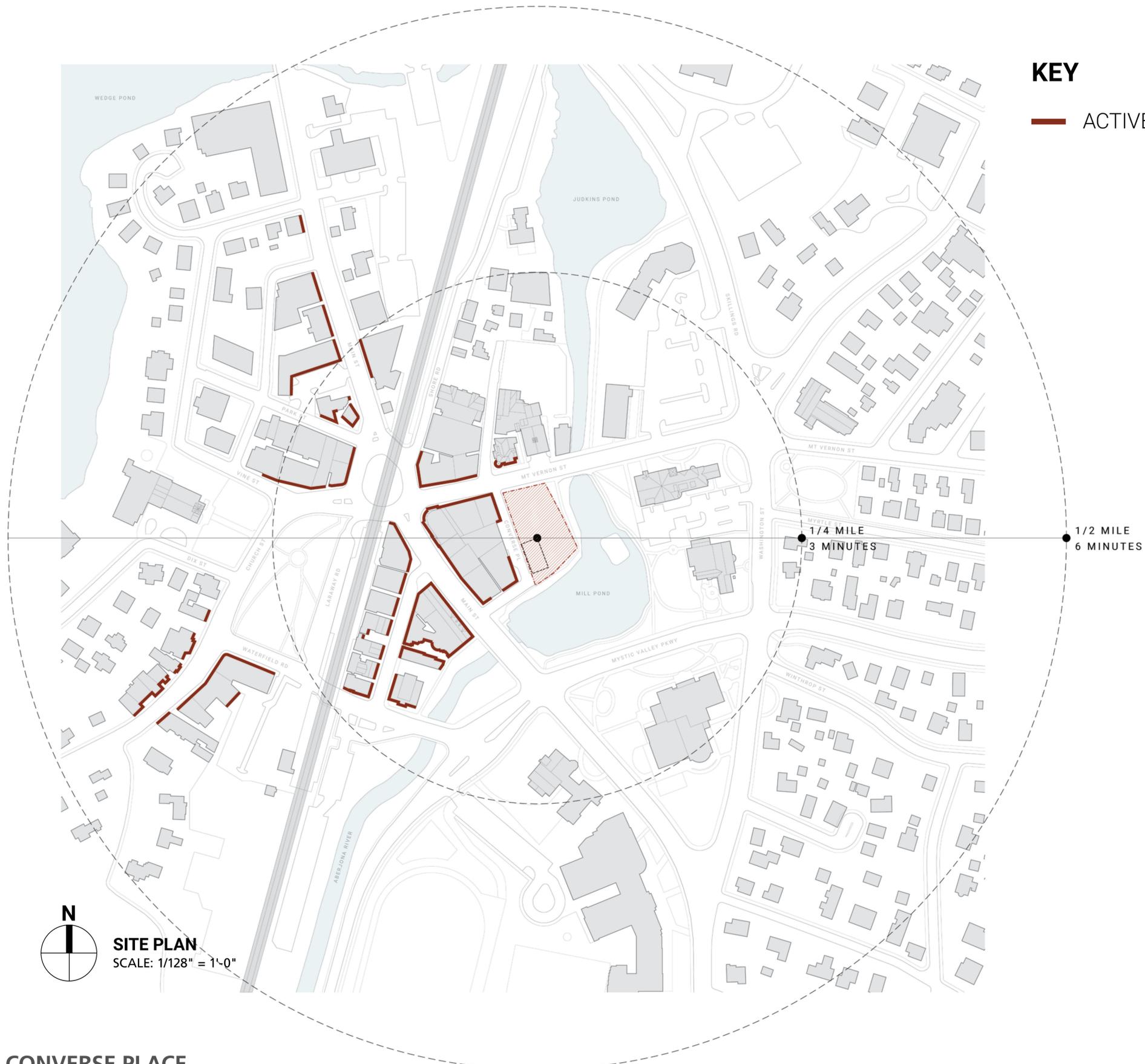
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# URBAN SITE ANALYSIS

## ACTIVE RETAIL FRONTAGE



THOMPSON ST



THOMPSON AND MAIN ST



BOOK ENDS



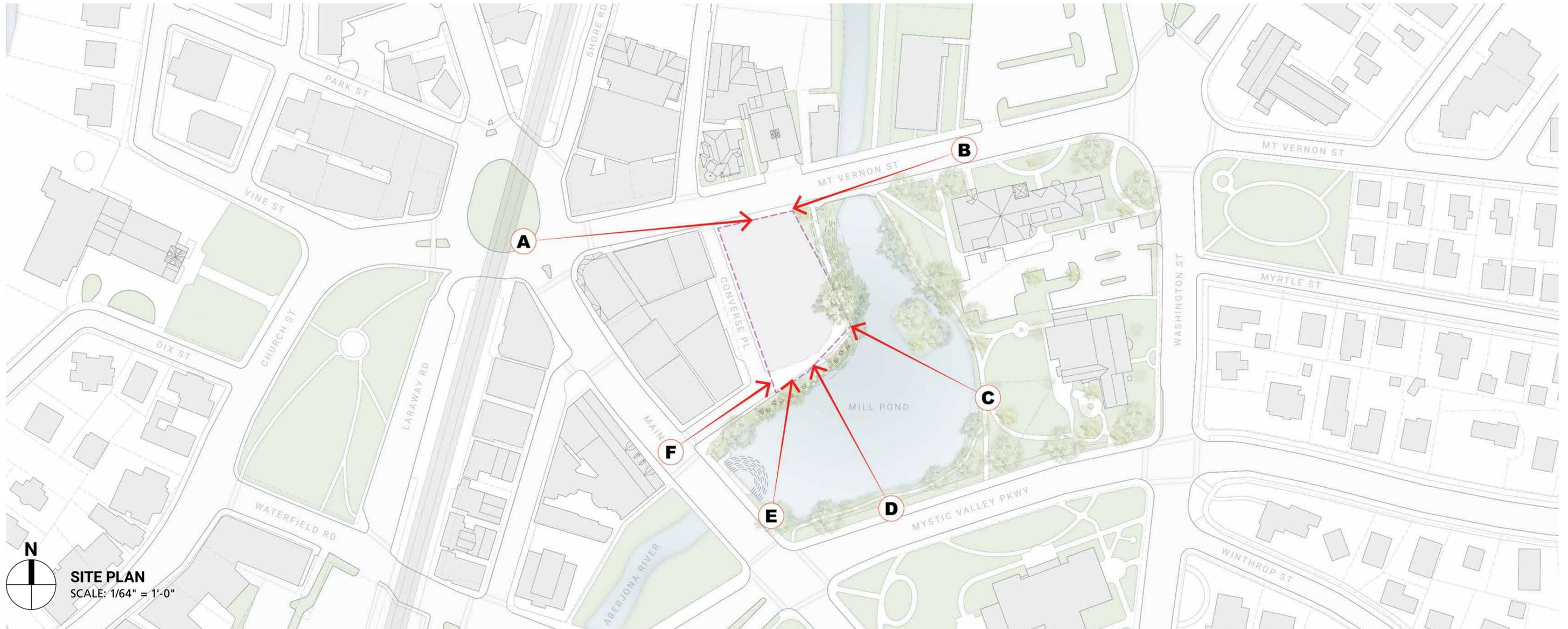
WINCHESTER TERRACE

### CONVERSE PLACE

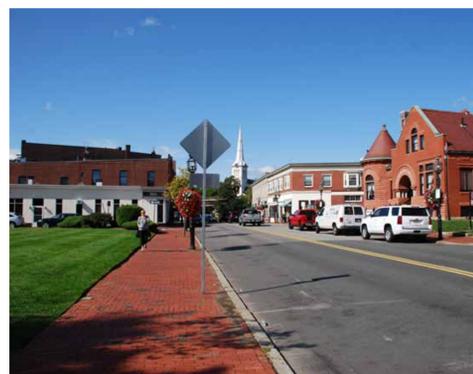
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# URBAN SITE ANALYSIS

## KEY VIEWS TO SITE



**A:** FROM MT VERNON ST



**B:** FROM TOWN CENTER



**C:** FROM LIBRARY LAWN



**D:** FROM MYSTIC VALLEY PKWY



**E:** FROM MAIN STREET



**F:** VIEW DOWN CONVERSE PLACE

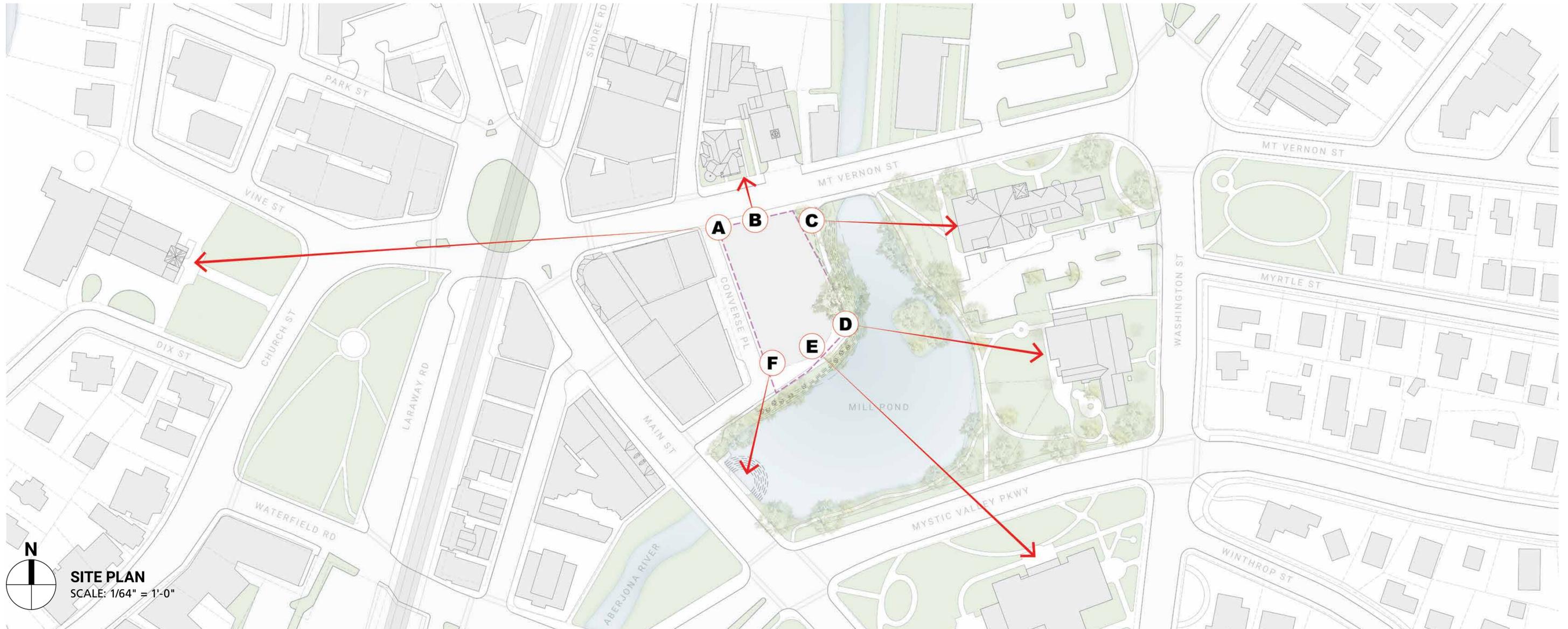
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# URBAN SITE ANALYSIS

## KEY VIEWS FROM SITE



**N**  
**SITE PLAN**  
 SCALE: 1/64" = 1'-0"



**A: FROM NORTHWEST CORNER**



**B: FROM NORTH EDGE**



**C: FROM NORTHEAST CORNER**



**D: FROM EAST EDGE**



**E: FROM SOUTH EDGE**



**F: FROM SOUTHWEST CORNER**

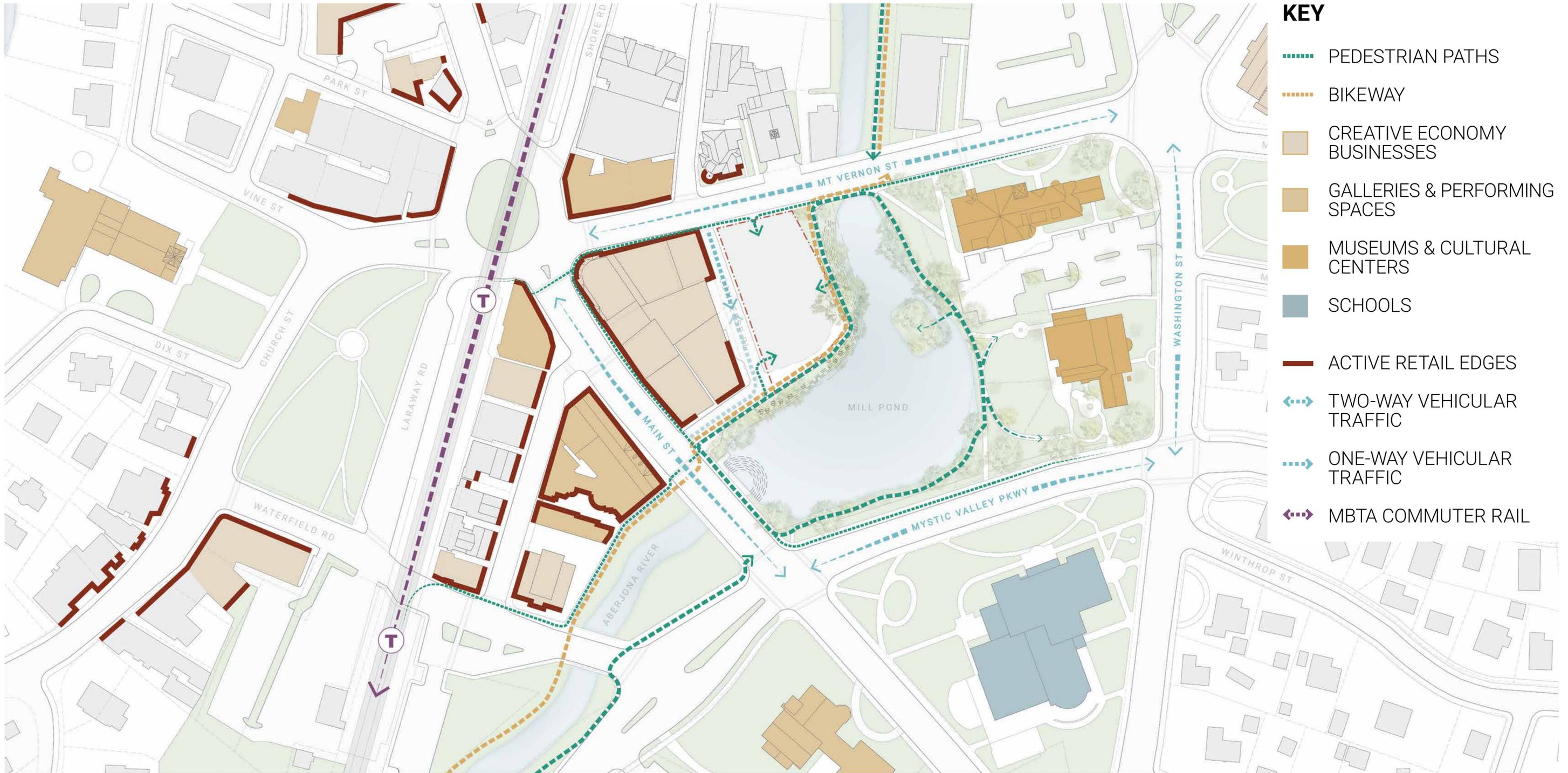
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# URBAN SITE ANALYSIS

## DIAGRAM OVERLAY | SITE ACCESS & CIRCULATION



- KEY**
- - - PEDESTRIAN PATHS
  - - - BIKEWAY
  - CREATIVE ECONOMY BUSINESSES
  - GALLERIES & PERFORMING SPACES
  - MUSEUMS & CULTURAL CENTERS
  - SCHOOLS
  - - - ACTIVE RETAIL EDGES
  - ↔ - - - TWO-WAY VEHICULAR TRAFFIC
  - - - - ONE-WAY VEHICULAR TRAFFIC
  - ↔ - - - MBTA COMMUTER RAIL

**N**  
**SITE PLAN**  
 SCALE: 1/64" = 1'-0"

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## KEY DESIGN GUIDELINES

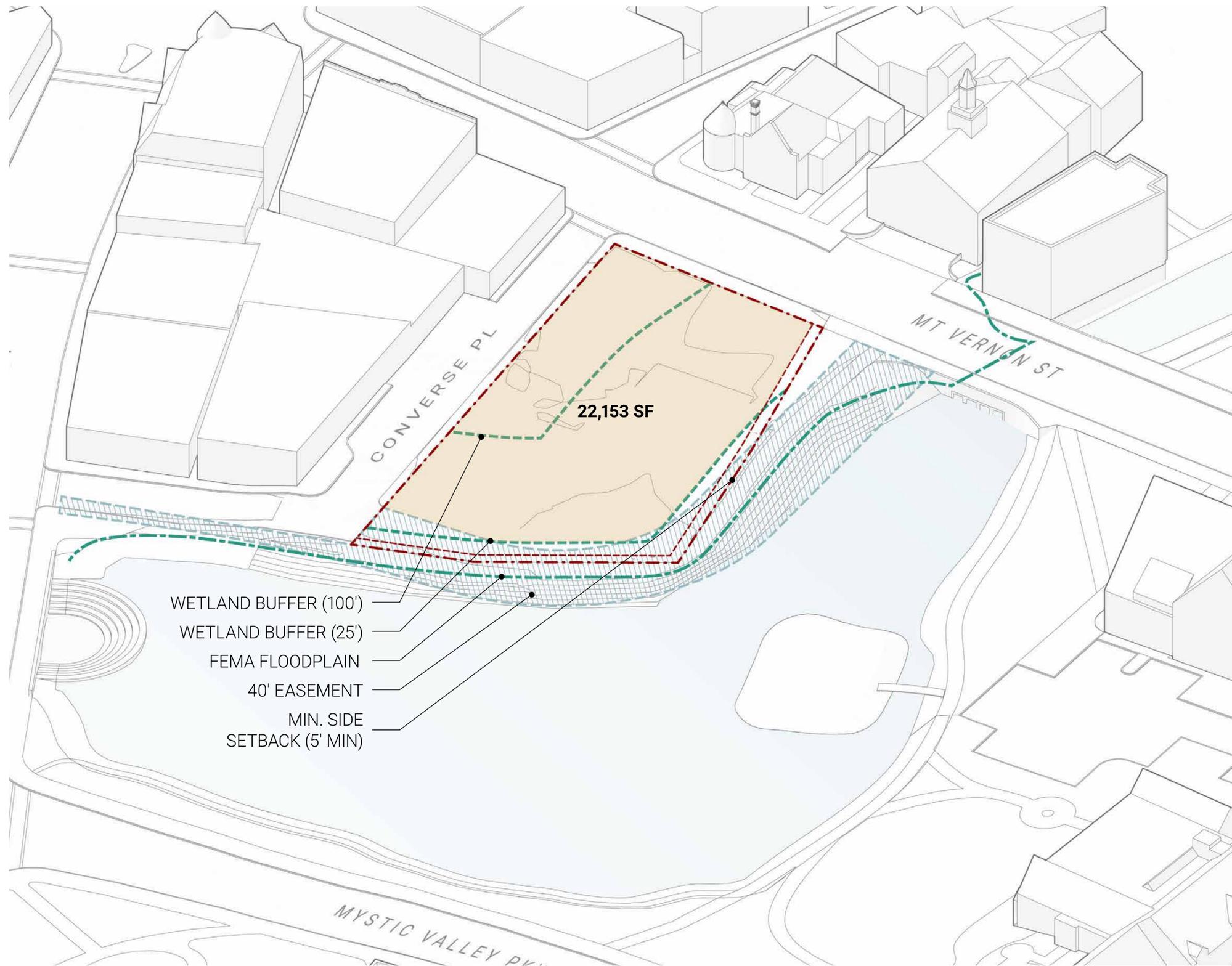
- Create functionally diverse and animated downtown development
- Focus on and strengthen the public ways and open space system in ways that maximize hours of downtown activity and improve public safety
- Provide new structures that are compatible with Winchester's historic architecture and sense of place.
- Create new buildings and additions that are timeless, subtle, and elegant structures that will always feel comfortable and inviting to the general public.
- Incorporate properly scaled windows, masonry articulation, setbacks, animated silhouettes, and use of materials that are warm, inviting, and supportive of other proposed buildings and the Town Center Plan.

## KEY PROJECT GOALS

- Meet the objectives of the design guidelines
- Remove the existing building
- Conceal parking below grade
- Create publicly accessible open space
- Create new multi-family residences including diversity of size and affordability
- Provide new retail space to reinforce the existing street character

# ZONING OVERVIEW

## ZONING SETBACKS AND RESOURCE AREA BUFFER ZONES



### KEY

- PROPERTY LINE
- MIN. SIDE SETBACK (5' MIN.)
- FEMA FLOODWAY
- WETLAND BUFFERS (25' AND 100')
- EASEMENT (40' SETBACK)
- TOTAL BUILDABLE AREA (22,153 SF)

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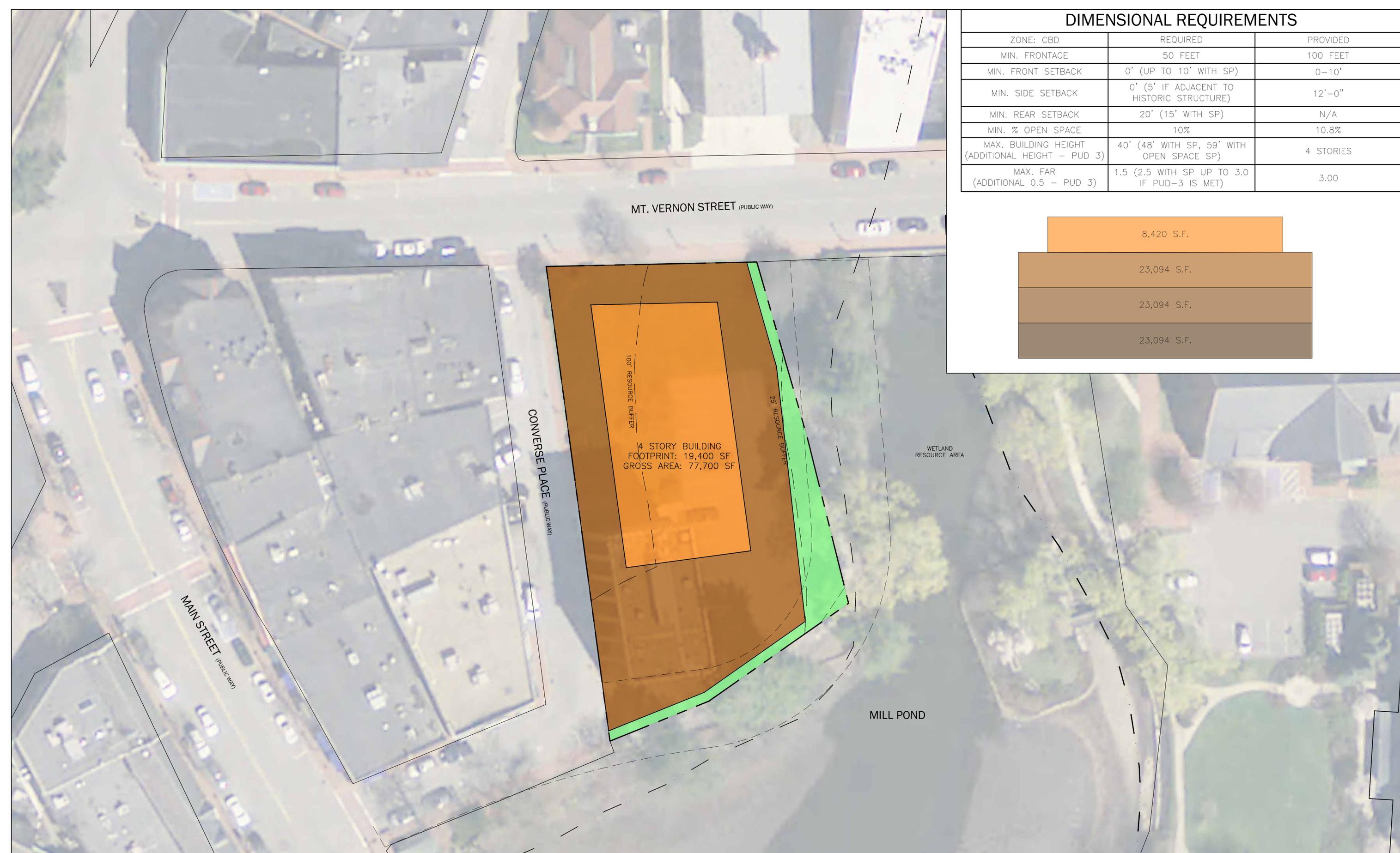
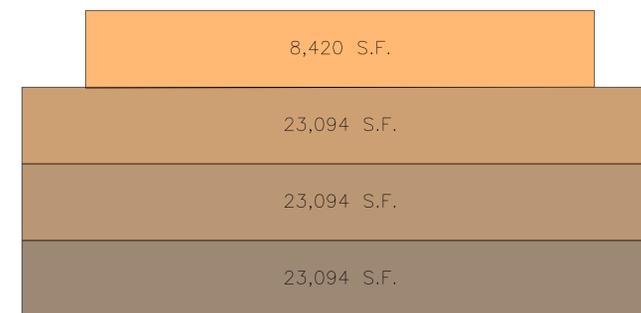
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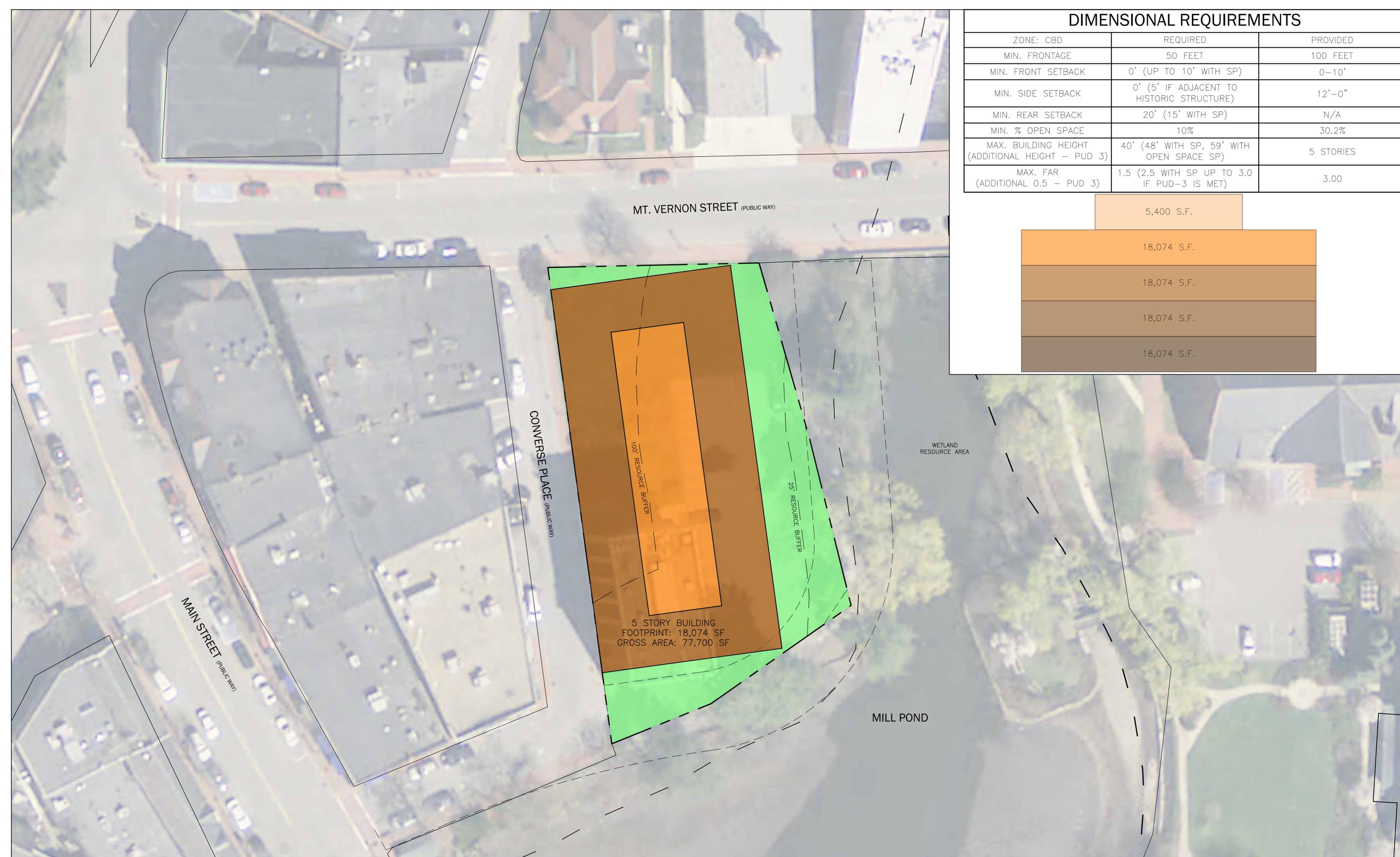
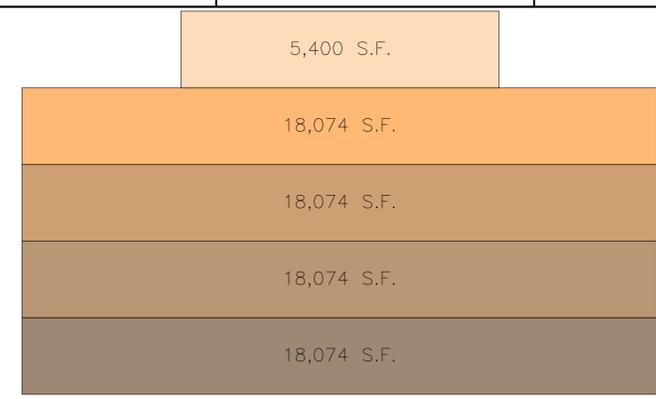
## DIMENSIONAL REQUIREMENTS

ZONE: CBD	REQUIRED	PROVIDED
MIN. FRONTAGE	50 FEET	100 FEET
MIN. FRONT SETBACK	0' (UP TO 10' WITH SP)	0-10'
MIN. SIDE SETBACK	0' (5' IF ADJACENT TO HISTORIC STRUCTURE)	12'-0"
MIN. REAR SETBACK	20' (15' WITH SP)	N/A
MIN. % OPEN SPACE	10%	10.8%
MAX. BUILDING HEIGHT (ADDITIONAL HEIGHT - PUD 3)	40' (48' WITH SP, 59' WITH OPEN SPACE SP)	4 STORIES
MAX. FAR (ADDITIONAL 0.5 - PUD 3)	1.5 (2.5 WITH SP UP TO 3.0 IF PUD-3 IS MET)	3.00



### DIMENSIONAL REQUIREMENTS

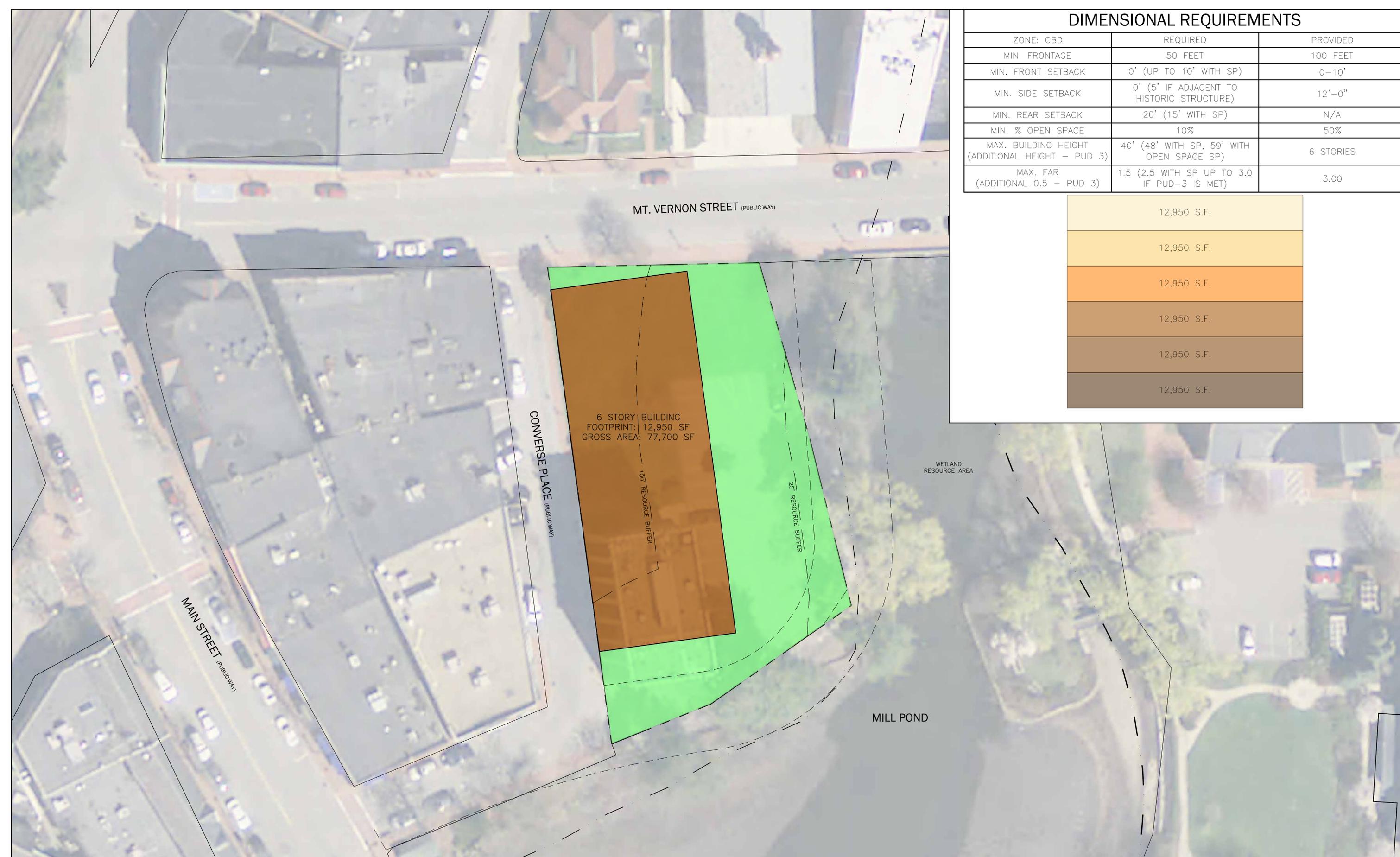
ZONE: CBD	REQUIRED	PROVIDED
MIN. FRONTAGE	50 FEET	100 FEET
MIN. FRONT SETBACK	0' (UP TO 10' WITH SP)	0-10'
MIN. SIDE SETBACK	0' (5' IF ADJACENT TO HISTORIC STRUCTURE)	12'-0"
MIN. REAR SETBACK	20' (15' WITH SP)	N/A
MIN. % OPEN SPACE	10%	30.2%
MAX. BUILDING HEIGHT (ADDITIONAL HEIGHT - PUD 3)	40' (48' WITH SP, 59' WITH OPEN SPACE SP)	5 STORIES
MAX. FAR (ADDITIONAL 0.5 - PUD 3)	1.5 (2.5 WITH SP UP TO 3.0 IF PUD-3 IS MET)	3.00

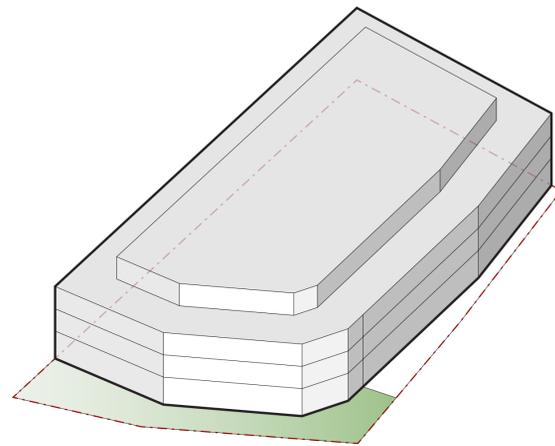


**DIMENSIONAL REQUIREMENTS**

ZONE: CBD	REQUIRED	PROVIDED
MIN. FRONTAGE	50 FEET	100 FEET
MIN. FRONT SETBACK	0' (UP TO 10' WITH SP)	0-10'
MIN. SIDE SETBACK	0' (5' IF ADJACENT TO HISTORIC STRUCTURE)	12'-0"
MIN. REAR SETBACK	20' (15' WITH SP)	N/A
MIN. % OPEN SPACE	10%	50%
MAX. BUILDING HEIGHT (ADDITIONAL HEIGHT - PUD 3)	40' (48' WITH SP, 59' WITH OPEN SPACE SP)	6 STORIES
MAX. FAR (ADDITIONAL 0.5 - PUD 3)	1.5 (2.5 WITH SP UP TO 3.0 IF PUD-3 IS MET)	3.00

12,950 S.F.





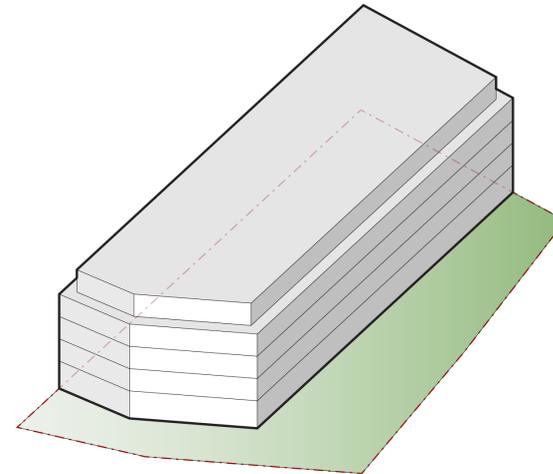
## 4 FLOORS

APPROX. GSF: 77,700 SF

FAR: 3.0

BUILDING HEIGHT: 4 FLOORS

**RESULTING OPEN SPACE: APPROX. 2,900 SF (11%)**



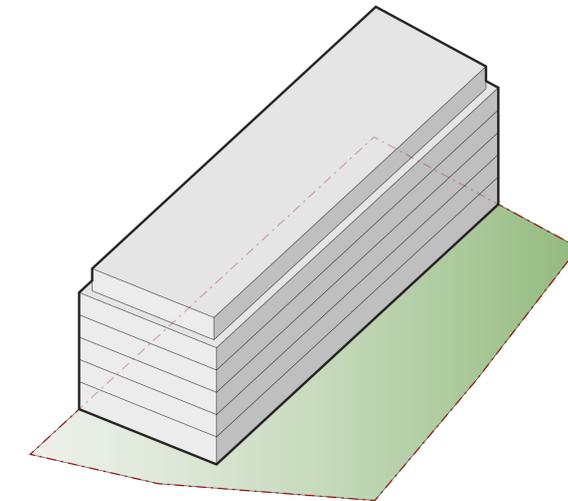
## 5 FLOORS

APPROX. GSF: 77,700 SF

FAR: 3.0

BUILDING HEIGHT: 5 FLOORS

**RESULTING OPEN SPACE: APPROX. 7,770 SF (30%)**



## 6 FLOORS

APPROX. GSF: 77,700 SF

FAR: 3.0

BUILDING HEIGHT: 6 FLOORS

**RESULTING OPEN SPACE: APPROX. 12,950 SF (50%)**



# QUESTIONS + FEEDBACK