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STAFF MEMORANDUM

Meeting Date: **Wednesday, November 4, 2020**

DATE: October 30, 2020

TO: Subcommittee for Northland Design Consistency Review

FROM: Shubee Sikka, Urban Designer

SUBJECT: Additional Review Information

At its regularly scheduled meeting on October 14, Urban Design Commission appointed a **Subcommittee for Northland Design Consistency Review**. The Subcommittee will make a recommendation to the full Urban Design Commission for final Determination.

The purpose of this memorandum is to provide the members of the Subcommittee and the public with technical information and planning analysis which may be useful in the review and decision-making process of the Subcommittee. The Department of Planning and Development's intention is to provide a balanced view of the issues with the information it has at the time of the application's review. Additional information may be presented at the meeting that the Subcommittee can take into consideration when discussing Northland Design Consistency.

Dear Subcommittee Members,

The following is a brief discussion of the Northland Design Consistency Review.

I. Roll Call

II. Regular Agenda

Northland Design Consistency Review

There will be discussion about the following items at the meeting:

1. Urban Design and key open space review, context for buildings

Please find staff comments regarding Site Design Consistency Review in the attached file "Design Guidelines Evaluation Template" as a response to the applicant comments.

Staff recommends the applicant provide a few additional materials for the following items:

- **Updated Road Network and Vehicular Access Diagram and Vehicular Circulation Diagram.** Staff recommends including the shuttle route in these diagrams and deleting the arrows (they are misleading).
- **Raised intersection detail**
- Details about how the **culture and history of the site** are being preserved and recorded.
- **Hierarchy of building design** at site plan scale.
- **Street section for Needham Street** (especially in front of Building 7).
- **Screening details** – for mechanical equipment at the splash park and electrical transformer at the Mobility Hub.
- Site plan highlighting areas where **permeable pavers** will be used.
- **Mobility Hub** detail. Please provide more detail about shuttle drop off/pick up area and parking.

Staff recommends reviewing the following items in upcoming building reviews for each building:

- **Hierarchy of building design**
- **Ground Level Facades**
- **Building Alignment**
- **Wrapping Storefronts**
- **Ground Floor Transparency**
- **Sidewalk continuity – at garage entrance / exit points**

The applicant has indicated the following items will be submitted at a later date:

- **Comprehensive Sign Package**, it will need to be reviewed by Urban Design Commission.
- **Urban Furniture**
- **Lighting**

Staff recommends additional following items for review:

- **Sidewalk design** – staff recommends change of paving materials to help define clear zones for activities and circulation. Staff recommends the applicant use the Newton Street Design Guide as a reference.

Newton Street Design Guide can be found at this link:

<http://www.newtonma.gov/civicax/filebank/documents/90912>

Special Permit documents:

All the documents submitted about this project can be found at the following link:

<http://www.newtonma.gov/gov/planning/current/devrev/hip/northland.asp>

Direct links to the key documents are as follows:

City Council Special Permit Approved Decision:

<http://www.newtonma.gov/civicax/filebank/documents/101327>

Site Plans April 12, 2019

<http://www.newtonma.gov/civicax/filebank/documents/99741>

Site Plans Addendum September 3, 2019

<http://www.newtonma.gov/civicax/filebank/documents/106965>

Northland Design Guidelines:

<http://www.newtonma.gov/civicax/filebank/documents/99716>

Design Guidelines Evaluation Template:

<http://www.newtonma.gov/civicax/filebank/documents/99717>

Select Design Elements:

<http://www.newtonma.gov/civicax/filebank/documents/99720>