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STAFF MEMORANDUM

Meeting Date: **Wednesday, February 3, 2021**

DATE: January 29, 2021

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:

- Building 4
- Building 8
- Kiosk

Building 4 Design Consistency Review

Staff seeks recommendation from the Subcommittee regarding all facades. Below are staff observations:

North Elevation facing Main Street

- There are some variations as compared to the special permit drawings, but North elevation appears to be consistent with the Design Guidelines.

West, South, and East Elevation facing Carden Lane

- There are some variations as compared to the special permit drawings, but West, South, and East elevation facing Carden Lane appear to be consistent with the Design Guidelines.
- The retail spaces (as shown in special permit drawings) facing Carden Lane have changed to residential units. This change appears to be consistent with the Design Guidelines since Carden Lane is primarily a residential street.

South Elevation facing the driveway

- There are some variations as compared to the special permit drawings, but South elevation appears to be consistent with the Design Guidelines.

West and South Elevation facing Oak Street Park

- There are some variations as compared to the special permit drawings, but West and South elevation facing Oak Street Park appears to be consistent with the Design Guidelines.

East Elevation facing Village Green

- There are some variations as compared to the special permit drawings, but East elevation appears to be consistent with the Design Guidelines.

Building 8 Design Consistency Review

Staff seeks recommendation from the Subcommittee regarding all facades. Below are staff observations:

East Elevation facing Needham Street

- There are some variations as compared to the special permit drawings, but East elevation appears to be consistent with the Design Guidelines.

South Elevation facing Charlemont Street

- There are some variations as compared to the special permit drawings, but South elevation appears to be consistent with the Design Guidelines.

West Elevation facing South Meadow Brook Park

- There are some variations as compared to the special permit drawings, but West elevation appears to be consistent with the Design Guidelines.

North Elevation

- There are some variations as compared to the special permit drawings, but North elevation appears to be consistent with the Design Guidelines.

Courtyard Elevations

- There are some variations as compared to the special permit drawings, but all the Courtyard elevations appear to be consistent with the Design Guidelines.

Kiosk Design Consistency Review

Staff seeks recommendation from the Subcommittee regarding the Kiosk. There are some variations as compared to the special permit drawings, but the Kiosk appears to be consistent with the Design Guidelines.

Unresolved Items

Staff will provide a list of all unresolved items at each meeting. Applicant has indicated these items will be discussed at the February 17th Subcommittee meeting.

Site Design

Staff recommends the applicant provide following additional items:

- Site plan showing all locations for transformers, gas meters, and any other utilities.
- Site plan showing location of all bike racks.
- Site plan showing all service areas for each building.

Building 3

- More detail about screening of the transformer.

Building 2

- Needham Street façade
- Service entry from Main Street (visible from Needham Street)

Building 6a, 6b, and Laneway

- Garage venting
- Entry expression
- Transformer screening

Comprehensive Sign Package

- Comprehensive sign package will be submitted later to Urban Design Commission.

Lighting

- Lighting details will be submitted at a later date.