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## STAFF MEMORANDUM

Meeting Date: **Thursday, February 18, 2021**

DATE: February 12, 2021

TO: Subcommittee for Northland Design Consistency Review

FROM: Shubee Sikka, Urban Designer

**SUBJECT: Additional Review Information**

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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.

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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:

- Unresolved items for:
  - i. Site Design
  - ii. Building 3
  - iii. Building 6a, 6b, and Laneway

## **Site Design Diagrams**

Staff recommended the applicant provide following additional items:

- **Site plan showing all locations for transformers, gas meters, and any other utilities.** Note from the applicant: All the buildings in NND (except, B1, the Saco Pettee Mill) are essentially “all-electric”. Gas is only being provided for restaurant cooking, fire pits, outdoor cooking grills and the pools in B3, B6a and B8. This allows the placement of the few meters each building may have in a meter room rather than on an outside wall.
- **Site plan showing location of all public bike racks.** Note from the applicant: The plan does include 80 covered bike parking spaces in the Mobility Hub that are part of the 1,100 covered spaces required by the Special Permit. The balance of the 1,100 covered spaces are located on the first floor and/or parking garage of each building.
- **Site plan showing all service areas for each building.** Note from the applicant: The diagram shows the locations of the all the service areas on one plan.

Site design appears to be consistent with the design guidelines.

## **Building 2**

Note from the applicant regarding building 2: The “Unresolved Items” for Building 2 (the Needham Street Façade and the Service Entry from Main Street) will be re-submitted to the UDC for review when a tenant is identified, and the program requirements are better defined.

## **Building 3**

- **Transformer Vault screen:** access door options.  
The Subcommittee requested the applicant to show more detail for screening of the transformer. Applicant has included three options for the screening.

Staff seeks recommendation from the Subcommittee regarding the screening.

## **Building 6a/6b Laneway**

The Subcommittee requested the applicant provide more detail about the following items:

- Garage Vent screen options/direction and landscape buffer.
- Transformer screening.
- B6a Laneway lobby entry.

Staff seeks recommendation from the Subcommittee regarding the above listed items.

## **Comprehensive Sign Package**

Applicant has indicated that the Comprehensive sign package will be submitted later to Urban Design Commission.

## **Lighting**

Applicant has indicated that the lighting details will be submitted later.