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## STAFF MEMORANDUM

Meeting Date: **Wednesday, January 26, 2022**

DATE: January 21, 2022

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, 2020, 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:

1. Public Realm Updates
2. Building Updates for:
  - i. Building 3
  - ii. Building 5
  - iii. Building 6A
  - iv. Building 6B

## **Public Realm Updates**

Staff seeks recommendation from the Subcommittee regarding design consistency. Below are staff observations:

### **Mill Park**

#### **Modifications:**

- Five times more green space
- More diverse seating experience
- Preservation of historic fabric

Staff recommends applicant provide more detail regarding the cultural / historical connectivity. It's not clearly shown in this submission. There are some variations as compared to the special permit drawings, but Mill Park appears to be consistent with other aspects of the design guidelines.

### **Mobility Plaza**

#### **Modifications:**

- Larger central plaza
- Improved screening of utilities
- Two times more green space
- More diverse seating experience

There are some variations as compared to the special permit drawings, but Mobility Plaza appears to be consistent with the design guidelines.

### **Laneways**

#### **Modifications:**

- Improved screening of utilities
- 17% more green space
- Three times more seating opportunities

There are some variations as compared to the special permit drawings, but Laneways appear to be consistent with the design guidelines.

## **Building 3 Design Consistency Review**

#### **Modifications:**

- South <> Projecting Balconies Relocated
- South <> Mill Park Facade Coordination

Staff seeks recommendation from the Subcommittee regarding design consistency. Below are staff observations:

### **Main Street West Façade**

There are some variations as compared to the special permit drawings, but west façade appears to be consistent with the design guidelines.

### **Main Street and Mill Park East Façade**

There are some variations as compared to the special permit drawings, but east façade appears to be consistent with the design guidelines.

### **South Amenity Deck Façade**

There are some variations as compared to the special permit drawings, but south façade appears to be consistent with the design guidelines.

## **Building 5a and 5b Design Consistency Review**

### **Modifications:**

- L2-L6 - Removed bridge
- L6 & L7 <> Curtain wall to Metal Panel
- L5 - Reduced floor plate footprint
- South <> Balconies to Juliet Balconies
- North/West <> Balconies to Juliet Balconies
- Laneway <> Balconies to Juliet Balconies

Staff seeks recommendation from the Subcommittee regarding design consistency. Below are staff observations:

### **South Elevation facing Main Street**

There are some variations as compared to the special permit drawings, but south elevation appears to be consistent with the design guidelines.

### **East Elevation facing Lattice Road**

There are some variations as compared to the special permit drawings, but east elevation appears to be consistent with the design guidelines.

## **Building 6a Design Consistency Review**

### **Modifications:**

- West - L1 Planted Ledge
- West - Inset Balcony Count Reduced
- North - Revised Inset Balconies
- North <> Glass Rail to Cable
- East <> Sintered Stone to Metal Panel
- East <> L1 Ivy Wall to Cast Decor Panels

Staff seeks recommendation from the Subcommittee regarding design consistency. Below are staff observations:

**East Facade facing Foundry Way**

There are some variations as compared to the special permit drawings, but east façade appears to be consistent with the design guidelines.

**West Facade facing Lattice Road**

There are some variations as compared to the special permit drawings, but west façade appears to be consistent with the design guidelines.

**North Façade facing the Laneway**

There are some variations as compared to the special permit drawings, but north façade appears to be consistent with the design guidelines.

**Building 6b Design Consistency Review**

**Modifications:**

- L7 Removed
- <> Sintered Stone to Terracotta
- Laneway Projecting Balconies

Staff seeks recommendation from the Subcommittee regarding design consistency. Below are some staff observations:

**West End Façade facing Lattice Road**

There are some variations as compared to the special permit drawings, but west façade appears to be consistent with the design guidelines

**South Facade facing the Laneway**

There are some variations as compared to the special permit drawings, but south façade appears to be consistent with the design guidelines.