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| Development Review Checklist | | Level I / Level II / Level III / Master PlanProject Name:\_\_Luminato\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Address:\_\_169 Newbury Street\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Description: Alteration / Addition / New Construction  Date Received:\_\_03/28/16\_\_\_\_\_\_\_ Prelim / Final  Planner:\_\_Caitlin Cameron\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Subdistrict UN / UT / UA | | | |
|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments**  **Comments** |
| **PURPOSE** |  |  |  |  |  |
| General Guiding Principles |  |  |  |  |  |
| Subdistrict Intent |  |  |  |  | UT |
| **GENERAL DEV. STANDARDS** |  |  |  |  |  |
| 1. Prohibited Uses |  |  |  |  | residential |
| 1. Siting Standards |  |  |  |  |  |
| Mid-Block Permeability |  |  |  |  |  |
| Frontage Req. – Additional  Building Length |  |  |  |  | 124’11” at Franklin Street, 54’10” at Newbury Street = structured parking exemption on Franklin Street |
| Setbacks |  |  |  |  | No special conditions |
| Small Lot < 35’ |  |  |  |  |  |
| Side Yard less than 5’ |  |  |  |  |  |
| Special corner treatment |  |  |  |  |  |
| Attached Buildings |  |  |  |  |  |
| Landscaping & Screening |  |  |  |  |  |
| Surface Parking |  |  |  |  | Surface parking is screened at Franklin St. |
| 1st Lot Layer - Height |  |  |  |  | Fence at Franklin is 6’ tall |
| 1st Lot Layer – Perm. |  |  |  |  | Fence at Franklin was changed to landscaping |
| Other Lot Layer - Height |  |  |  |  | Fence at side yard is 6’ tall |
| Building Addition - Length |  |  |  |  |  |
| Building Addition - Stories |  |  |  |  |  |
|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments**  **Comments** |
| 1. Height Standards |  |  |  |  |  |
| Height Bonus - Eligible? |  |  |  |  | UT are eligible streets |
| Height Bonus – Conditions  Green Roof+Pervious = 5,135sf  50% roof = 3,368sf |  |  |  |  | 5,135 sf pervious provided on lot. 3,874 sf of green roof provided. |
| 1. Parking Standards |  |  |  |  | 23 spaces required, 27 spaces provided |
| Existing Parking - Addition |  |  |  |  |  |
| **SUBDISTRICT DIMS REQ.** |  |  |  |  |  |
| **Siting Standards** |  |  |  |  |  |
| Orientation |  |  |  |  | UT principal facade |
| Corner Condition |  |  |  |  | UT/UT intersection |
| Lot Coverage |  |  |  |  | 76% |
| **Frontage Requirements** |  |  |  |  |  |
| Building Length |  |  |  |  | 124’11” at Franklin St, 54’10” at Newbury St |
| Additional Bldg Length |  |  |  |  | 125’ facing Franklin w/garage exemption |
| Fenestration Req. (UA) |  |  |  |  |  |
| **Setbacks** |  |  |  |  |  |
| Principal Building |  |  |  |  |  |
| Front Yard |  |  |  |  | Front yard setback dimensions missing |
| Side Yard |  |  |  |  | At least 10’ on both side yards |
| Side Yard |  |  |  |  |  |
| Exceptions? |  |  |  |  |  |
| Rear Yard |  |  |  |  | It appears at least 10’ from back prop line |
| Accessory Building(s) |  |  |  |  |  |
| Side Yard |  |  |  |  |  |
| Rear Yard |  |  |  |  |  |
|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments**  **Comments** |
| **Building Entries** |  |  |  |  |  |
| Frequency |  |  |  |  | One entry provided each on Franklin and Newbury façade |
| Principal Entry Orientation |  |  |  |  | Principle entry on Newbury |
| Principal Entry Elevation |  |  |  |  | At grade |
| **Height Standards** |  |  |  |  |  |
| Principal Building |  |  |  |  |  |
| Height |  |  |  |  | Under 65’; height bonus of one floor 77’ total |
| Stories |  |  |  |  | 6 stories + 1 bonus story = 7 total |
| Stepbacks (UT, bonus) |  |  |  |  | Stepbacks required along UN edge |
| Accessory Building(s) |  |  |  |  |  |
| **Parking Standards** |  |  |  |  |  |
| Surface Parking Location |  |  |  |  | One surface parking space, shown 35’ from street-facing property line |
| Garage Door Setback |  |  |  |  | 1st lot layer determined by façade plane, door is setback from building façade |
| Garage Door Opening |  |  |  |  | Door is 18’, 32% of façade length |

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| IS-FBC: Building Design Standards (BDS) | | | | | |
|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments**  **Comments** |
| **BUILDING DESIGN STANDARDS (BDS)** |  |  |  |  | Review (3/14/16) Caitlin Cameron, Rick Knowland, Jean Fraser  Comment: 3rd Floor Plan missing |
| 1. **Neighborhood Context** |  |  |  |  |  |
| Intent |  |  |  |  | Primary context is considered to be Franklin Street, but project was also reviewed in context with the smaller residential UN streets. Though the project is not expected to follow the form or scale of single-family or triple-decker, the design should have consideration for the multiple scales within the context. Clear urban character, private architecture, street wall created on both street frontages. |
| Guidelines |  |  |  |  | The review panel was concerned about the building in context of Hampshire Street – strategies to reduce the impact include recessive material choices, dynamic windows at upper floors, glazing at upper floors to make circulation towers appear less solid/tall. Screening from Hampshire will also be provided by a fence and trees. |
| 1. **Massing & Proportion** |  |  |  |  |  |
| Intent |  |  |  |  |  |
| Guidelines |  |  |  |  | Emphasis at Franklin/Newbury corner as prominent car approach. The stepbacks help to mitigate the scale of the new, large building compared with the smaller context. |
| Standard 2.1 |  |  |  |  |  |
| 1. **Articulation & Composition** |  |  |  |  |  |
| Intent |  |  |  |  | The Franklin garage façade was revised to meet the intent, guidelines, and standards. Visual interest with |
| Guidelines |  |  |  |  |  |
| Standard 3.1: 3 required |  |  |  |  | Projections – overhangs, stoop; Recessed entries; Expression lines at floors, trim; Changes in material type and texture |
| Standard 3.2 |  |  |  |  |  |
| Standard 3.3: Blank Wall |  |  |  |  |  |
| 1. **Fenestration** |  |  |  |  |  |
| Intent |  |  |  |  | East Elevation does not match floor plans. |
| Guidelines |  |  |  |  |  |
| Standard 4.1 (UA only) |  |  |  |  |  |
| Standard 4.2 |  |  |  |  |  |
| Standard 4.3 |  |  |  |  | No tinting |
| Standard 4.4 |  |  |  |  | No spandrel glass |

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|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments** |
| 1. **Building Materials** |  |  |  |  |  |
| Intent |  |  |  |  | See comments in Section 3 and 8 regarding Franklin garage façade. The material palette references clapboard context, otherwise, contemporary selection. |
| Guidelines |  |  |  |  | Fiber cement products, concrete at ground floor; metal canopies and trim details. Fiber cement panels are appropriate for this scale building and are broken up with fenestration/trim details and plane changes. Additional comment: Review panel was concerned about the visual impact to the directly neighboring buildings – mitigated by lighter material, fence, and trees. However, the suggestion was made to use the Nichiha panel at the lower three floors of the second stair tower. |
| 1. **Building Entries** |  |  |  |  |  |
| Intent |  |  |  |  |  |
| Guidelines |  |  |  |  | More information on the entry is requested – lighting, side lights? The entry door and windows are too diminutive for a principal entry – more emphasis. |
| Standard 6.1 |  |  |  |  | Principal entrance faces Newbury Street. Second entry added on Franklin Street. |
| Standard 6.2 (UA only) |  |  |  |  |  |
| Standard 6.3 |  |  |  |  |  |
| Standard 6.4 |  |  |  |  |  |
| Standard 6.5 |  |  |  |  |  |
| Standard 6.6 |  |  |  |  |  |
| Standard 6.7: Frequency |  |  |  |  |  |
| 1. **Roof Lines** |  |  |  |  |  |
| Intent |  |  |  |  |  |
| Guidelines |  |  |  |  |  |
| Standard 7.1 |  |  |  |  |  |
| Standard 7.2 |  |  |  |  |  |
| 1. **Structured Parking** |  |  |  |  |  |
| Intent |  |  |  |  |  |
| Guidelines |  |  |  |  | The design of the Franklin garage façade was revised to include include details and materials found elsewhere in the architecture. |
| Standard 8.1 |  |  |  |  | Articulation and visual interest was added to the Franklin garage façade. Elements include: plane changes carried all the way down the façade; upper floor cladding material carried further down the façade; windows incorporated into the upper parking deck; window details added; incorporated landscaping. |
| Standard 8.2 |  |  |  |  |  |
| Standard 8.3 |  |  |  |  |  |
| Standard 8.4 |  |  |  |  |  |