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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 (2/17/16) Caitlin Cameron, Rick Knowland, Jean Fraser |
| 1. **Neighborhood Context** |  |  |  |  |  |
| Intent |  |  |  |  |  |
| Guidelines |  |  |  |  | The material palette appears dark compared to the context – samples? The review panel was concerned about the building in context of Hampshire Street, attention should be given to those parts of the building visible from the street. |
| 1. **Massing & Proportion** |  |  |  |  |  |
| Intent |  |  |  |  | The panel is concerned about the scale of the garage façade on Franklin – the proportion of the garage to the overall building is quite tall and very little makes the two-story wall comfortable at pedestrian scale. |
| Guidelines |  |  |  |  | Bring more emphasis to the corner: see sketch attached for notes. The stepbacks help to mitigate the scale of the new, large building compared with the smaller context. Stepback at back corner would alleviate the scale and height impacts for the 2 and 3-story buildings. |
| Standard 2.1 |  |  |  |  |  |
| 1. **Articulation & Composition** |  |  |  |  |  |
| Intent |  |  |  |  | The Franklin garage façade does not, yet, meet the articulation standards. |
| Guidelines |  |  |  |  |  |
| Standard 3.1: 3 required |  |  |  |  | This standard is not met for the garage façade: see comments in Section 8 |
| Standard 3.2 |  |  |  |  |  |
| Standard 3.3: Blank Wall |  |  |  |  | Franklin garage façade – more articulation is requested to break up the blank wall. |

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|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments** |
| 1. **Fenestration** |  |  |  |  |  |
| Intent |  |  |  |  |  |
| Guidelines |  |  |  |  | Consider adding fenestration to the garage level – façade is lacking variation and scale. Why does the fenestration jog at the corner of Newbury and Franklin? |
| Standard 4.1 (UA only) |  |  |  |  |  |
| Standard 4.2 |  |  |  |  |  |
| Standard 4.3 |  |  |  |  | What kind of glass? |
| Standard 4.4 |  |  |  |  | Will there be spandrel glass used? |

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| 1. **Building Materials** |  |  |  |  |  |
| Intent |  |  |  |  |  |
| Guidelines |  |  |  |  | See comments in Section 3 and 8 regarding Franklin garage façade. |
| 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. |
| Standard 6.2 (UA only) |  |  |  |  |  |
| Standard 6.3 |  |  |  |  |  |
| Standard 6.4 |  |  |  |  |  |
| Standard 6.5 |  |  |  |  |  |
| Standard 6.6 |  |  |  |  |  |
| Standard 6.7: Frequency |  |  |  |  | At least one entry is required on each facade |
|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments** |
| 1. **Roof Lines** |  |  |  |  |  |
| Intent |  |  |  |  |  |
| Guidelines |  |  |  |  |  |
| Standard 7.1 |  |  |  |  |  |
| Standard 7.2 |  |  |  |  |  |
| 1. **Structured Parking** |  |  |  |  |  |
| Intent |  |  |  |  | The Franklin Street garage façade does not meet the intent of minimizing the impact of a two-story garage on the street. No part of the façade is activated. |
| Guidelines |  |  |  |  | The current design of the Franklin garage façade does not use materials and architectural detailing found in the floors above – the result is a base that does not feel integrated into the design. Suggestions: bring the plane changes and cladding materials from the residential floors lower onto the façade. Refer to the sketch for further notes and clarification. |
| Standard 8.1 |  |  |  |  | The review panel feels this standard is not yet met – there is a lack of articulation and visual interest on a long and prominent façade. Suggestions: carry the plane changes all the way down the façade; bring the cladding material further down the façade; incorporate openings or windows into the upper parking deck; chose a base material color that better relates to the upper floors; incorporate lighting; incorporate landscaping. The panel was especially concerned with CPTED when it comes to visibility and safety along this façade. Refer to the sketch for further notes and clarification. |
| Standard 8.2 |  |  |  |  |  |
| Standard 8.3 |  |  |  |  |  |
| Standard 8.4 |  |  |  |  |  |