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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:\_\_1/26/16\_\_\_\_\_\_\_ 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 |  |  |  |  | More info requested: Drawing with overall building dimensions; up to 200’ allowed UT |
| Setbacks |  |  |  |  | No special conditions |
| Small Lot < 35’ |  |  |  |  |  |
| Side Yard less than 5’ |  |  |  |  |  |
| Special corner treatment |  |  |  |  |  |
| Attached Buildings |  |  |  |  |  |
| Landscaping & Screening |  |  |  |  |  |
| Surface Parking |  |  |  |  | Surface parking must be screened from view of Franklin sidewalk Sec 14-275.6 b)4. |
| 1st Lot Layer - Height |  |  |  |  |  |
| 1st Lot Layer – Perm. |  |  |  |  |  |
| Other Lot Layer - Height |  |  |  |  |  |
| 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 = 3,228sf |  |  |  |  | MIR: green roof details, area calculations that pervious at least 50% site area, dimensions that green roof is 50% of total combined roof area of new construction. See Civil comments for further info. |
| 1. Parking Standards |  |  |  |  | 23 spaces required, 28 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 |  |  |  |  | MIR: Drawing with overall building dimensions = 100’ max on Newbury |
| Additional Bldg Length |  |  |  |  | 125’ facing Franklin w/garage exemption |
| Fenestration Req. (UA) |  |  |  |  |  |
| **Setbacks** |  |  |  |  |  |
| Principal Building |  |  |  |  |  |
| Front Yard |  |  |  |  | MIR: 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 |  |  |  |  | No entry provided on Franklin façade – at least one is required Sec. 14-275.7 UT |
| Principal Entry Orientation |  |  |  |  | Principle entry on Newbury |
| Principal Entry Elevation |  |  |  |  | At grade |
| **Height Standards** |  |  |  |  |  |
| Principal Building |  |  |  |  |  |
| Height |  |  |  |  | Under 65’; more info requested for bonus |
| Stories |  |  |  |  | See above: Green roof information needed to confirm height bonus eligibility |
| Stepbacks (UT, bonus) |  |  |  |  | MIR: dimension stepbacks on plan/elevation  Please explain why stepback requirement is not applied to full length of building adjacent to UN properties. See drawing markup. |
| Accessory Building(s) |  |  |  |  |  |
| **Parking Standards** |  |  |  |  |  |
| Surface Parking Location |  |  |  |  | MIR: dimension showing surface parking space is at least 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 |  |  |  |  | MIR: Door width Under 20’ but is it less than 40% façade? Need façade dimension. |

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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. |
| 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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|  | **Complies** | **More Info** | **Does Not Comply** | **N/A** | **Comments** |
| 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 |
| 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 |  |  |  |  |  |