

DESIGN REVIEW CHECKLIST: CENTRAL PLAZA PRE-SUBMITTAL REVIEW

Date/Time:	Original meeting 8/20/2018 6:30 pm	Recommendation Due (45 days max)	October 4, 2018
Location:	Public Safety Building	Earliest Neighborhood Meeting (14 days min)	October 17, 2018
DRC Members in Attendance:	Sarah Radding, Jordan Smith, and Frank Valdes Deborah Fennick recused herself.		

6.7.5.D.4.c General Design Review Criteria - Civic Spaces

Section	Design Guideline	N/A?	Vote	Recommended Design Modification or Additional Guidance
...ii.b.2.a	The appropriateness of the proposed design for the site, with specific regard solar orientation, integration with nearby buildings, and type and use of other nearby civic spaces.	<input type="checkbox"/>	<u>0</u> to <u>3</u> Not currently compliant	<p>If this plaza is always shaded in the morning, analyze the other nearby public spaces to show how this is appropriate because one of them has morning sun.</p> <p>Examine other locations within the block to protect the civic space from the noise and pollution of Prospect Street.</p> <p>Provide more study on the connection between the civic space and the green line entrance by providing drawings and renderings.</p> <p>Diagram how the civic space will function with the flow of people between the green line station and The Ride stop.</p> <p>North of the substation should be designed to allow for future connections across the street between parcels D2.1 and D6.1.</p> <p>Northern terminus at building D2.1 needs better integration to create a strong link to the heart of the square.</p> <p>Show landscape design or art options for the bike storage/train parking at the plaza's southern terminus.</p>
...ii.b.2.b	The maximization of the actual utility of a civic space for its intended use through landscape design and accommodation of pedestrian desire lines.	<input type="checkbox"/>	<u>0</u> to <u>3</u> Not currently compliant	<p>The current design is mostly a pedestrian circulation route with pockets of activity, alternate designs should be explored to add definition to activity pockets.</p> <p>Applicant should consider access and numbers of pedestrians from south of Union Square Station (future Boynton Yards developments) and from across Prospect Street to design the staircase at the bridge.</p> <p>Revisit the accessible path from the south (currently 750' longer than the path with stairs) and investigate providing an elevator adjacent to the electrical room and transformer vault with the City and MBTA.</p> <p>Bicycle access and infrastructure must be shown - avoid conflicts with parking/loading traffic in the alley, and vehicle drop-off at the woonerf ("Arrival Court").</p> <p>Relocate the bike parking relative to the access points and the T platform.</p>
...ii.b.2.c	The appropriateness of	<input checked="" type="checkbox"/>	__ to __	Insufficient information to evaluate this requirement at this

	irrigation and drainage systems to effectively reduce water use, minimize or eliminate storm water runoff into the sewer or storm system, address unique site conditions, and meet the specific needs of the type of civic space.			time - will be reviewed later in the process.
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6.7.9.C Plaza Design Guidelines

Section	Design Guideline	N/A?	Vote	Recommended Design Modification or Additional Guidance
...6.c.i	A central plaza should contain substantial areas of hardscape complemented by planting beds or arrangements of trees with open canopies.	<input type="checkbox"/>	<u>3</u> to <u>0</u> Yes	The ratio of hardscape to planting is appropriate.
...6.c.ii	Plantings should contribute to the spatial definition of the space as an outdoor room.	<input type="checkbox"/>	<u>0</u> to <u>3</u> Not currently compliant	<p>The 'memory of the river' concept is attractive but it doesn't currently facilitate the definition of outdoor rooms - the eddy idea should be further developed.</p> <p>There should be a greater diversity in trees and plantings to highlight different use areas of the civic space.</p> <p>The design should go beyond minimum number of required trees (20 of 20 required) to increase the greenery in this space.</p> <p>The seating emphasizes the linear character and does not meet this guideline – see the outdoor rooms comment above.</p> <p>Remove the two large planters along the west façade of D2.2 that create 2 separate, and possibly redundant, sidewalk zones.</p> <p>Enlarge the spaces called out as “performance, gathering, dining, meeting” to better accommodate the intended uses.</p> <p>Redesign the southern end of the plaza as it suffers from too many service adjacencies and needs more definition. See also 6.c.iv below.</p>
...6.c.iii	Benches and seating ledges or walls should be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian circulation paths, but should be out of the flow of pedestrian traffic.	<input type="checkbox"/>	<u>2</u> to <u>1</u> Yes	<p>Though the space provides for such seating and gathering – it is in the flow of pedestrian circulation and that is linear nature. Strengthen the activity pockets out of the pedestrian path.</p> <p>A greater number of seats maybe necessary to meet the convenience and comfort of visitors for public space at a T station (more pedestrian traffic than usual). Currently barely exceeds minimum linear feet of seating required - 699LF of 650 LF required.</p> <p>See also comments to 6.c.ii above. Seating details should be reviewed as the design progresses.</p>
...6.c.iv	The perimeter of a pocket plaza should be well	<input type="checkbox"/>	<u>0</u> to <u>3</u> Not	Though the current civic space design seems to comply with this for part of the space, the outdoor rooms should be better defined.

	integrated into its surroundings and free from fences, hedges, and other barriers that would impede movement into the space and obscure visibility from adjacent streets or building frontages.		currently compliant	Review the perimeter conditions at the southern end of plaza – the most generous part of the space – it should not be a strictly utilitarian precinct.
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Attest, by the Design Review Committee

Frank Valdes, Interim Chair

