

DESIGN REVIEW CHECKLIST: BUILDINGS - USQ D2.2 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.		

Design review takes place prior the submittal of an application for development review. The purpose of design review is to provide guidance to the Applicant during the conceptual design phase of a development project and to assist in the selection of a preferred design for further design development.

6.7.5.D.4.c General Design Review Criteria - Buildings

Section	Design Guideline	N/A?	Vote	Recommended Design Modification or Additional Guidance
...ii.b.1.a	The prioritization of ground floor space for commercial uses rather than lobbies to upper story uses.	<input type="checkbox"/>	3 to 0 Yes	The Lobby (i) takes up a small percentage of the ground floor area, and (ii) has its entrance off of the Arrival Court and not the Civic Space.
...ii.b.1.b	The continuity of the street wall and spatial definition of the public realm by the building facade in relationship to neighboring buildings.	<input type="checkbox"/>	1 to 2 Not currently compliant	Sidewalk at the access alley does not relate to the residential nature of the adjacent neighborhood and residential buildings set generously back from the sidewalk. The section should be redesigned to accommodate multiple modes of transportation.
...ii.b.1.c	The location, alignment, and massing techniques of high-rise elements to mitigate shadow impacts cast on nearby sites or on-site activities, reduce impacts on view corridors, and increase the actual or perceived separation distance between towers.	<input type="checkbox"/>	3 to 0 Yes	The overall massing of D2.2 serves to visually break the massing of the taller adjoining buildings on D2.1 and D2.3.
...ii.b.1.d	The local microclimate including pedestrian level winds, weather protection, air quality, the reflection of sunlight, and the casting of shadows.	<input checked="" type="checkbox"/>	__ to __	Applicant admits in own submittal that this is in progress, and so does not provide sufficient information to analyze this component. Will be reviewed later in the process.

6.7.10.H Architectural Design Guidelines

Section	Design Guideline	N/A?	Vote	Recommended Design Modification or Additional Guidance
...1.a.i	Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.	<input type="checkbox"/>	1 to 2 Not currently compliant	The residential building is well designed. The parking garage façade needs more detailed design - the long vertical banding of metal that at points stretches three stories serves to <i>emphasize</i> the mass of the building, especially since it crowds against the access alley and has few plan articulations to break the long run of the façade. The garage should be treated as a building – regardless of the accessory use.
...1.a.ii	Architectural bays should be derived, in general, from the building’s structural bay spacing.	<input type="checkbox"/>	2 to 1 Yes	The parking garage façade needs more detailed design - the spacing of the metal panels does not appear to follow any structural spacing.
...1.a.iii	Architectural bays should have pilasters, columns, or piers that extend either all the way to the ground or to the cornice and sign band of ground level storefronts.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...1.a.iv	Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.	<input type="checkbox"/>	2 to 0 Yes	Guideline met.
...1.a.v	Building facades should be horizontally articulated with a clearly defined base, middle, and top. Visual differentiation between the base, middle, and top should be achieved using a cornice, band, or other architectural features(s) that visually indicates a horizontal line of expression and creates surface relief, depth, and shadow.	<input type="checkbox"/>	0 to 2 Not currently compliant	The parking garage façade needs more detailed design - there is only a base and a top, and no distinct band that breaks the bottom and middle for the otherwise three story rise of the façade that occurs in a number of places. Third vote: “N/A - given the design team's decision to express variation vertically rather than horizontally, this guideline does not apply”

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...1.a.vi	In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a façade, excluding the cornice, band, or other architectural feature(s) used to differentiate the base, middle, and top of a building from one another.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.b.i	Changes in fenestration patterns should be used to help differentiate the base, middle, and top of buildings.	<input type="checkbox"/>	2 to 1 Yes	The parking garage façade needs more detailed design - there is only a base and a top, and no distinct band that breaks the bottom and middle for the otherwise three story rise of the façade that occurs in a number of places.
...2.b.ii	Within the base, middle, and top of a building, Fenestration should align vertically within each architectural bay and horizontally across each story of a building.	<input type="checkbox"/>	2 to 1 Yes	In the areas of the building where the parking garage is exposed below the residential level, these elements do not vertically align in a number of places so this elevation should be redesigned.
...2.b.iii	Upper stories should have a window to wall area proportion that is lower than that of the ground floor.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.b.iv	Windows should be punched into walls and glass should be inset from exterior wall surfaces.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.b.v	Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.b.vi	Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.

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...2.c.i	The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.	<input type="checkbox"/>	3 to 0 Yes	Guideline met. Quality of materials and detailing will be critical for review later in process. Show actual material samples as design develops.
...2.c.ii	Acceptable wall materials include architectural concrete or precast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.	<input checked="" type="checkbox"/>	__ to __	Applicant admits in own submittal that this is in progress, and states that "acceptable materials will be specified". This will be reviewed later in the process. Quality of materials and detailing will be critical for review later in process. Show actual material samples as design develops.
...2.c.iii	Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.c.iv	Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should only be used for smaller scale apartment buildings.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.c.v	Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.

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...2.c.vi	Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.	<input type="checkbox"/>	0 to 2 Not currently compliant	The parking garage façade needs more detailed design - the parking garage metal panels are a dark, heavy color, and sit below the lighter colors of the residential building above. Third vote: "N/A - given the design team's decision to express variation vertically rather than horizontally, this guideline does not apply"
...2.c.vii	If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief. Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the façade of the building.	<input type="checkbox"/>	0 to 3 Not currently compliant	The parking garage façade needs more detailed design - the level of trim on the ground floor parking garage (east side) is not of the same level as the finishes on the lobby and retail areas (west side), and since the east side of the building will have significant traffic from commuters entering from the east side of Somerville, the level of finish should be increased to be commensurate with the level of finish on the west side.
...2.c.viii	Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the façade of the building.	<input type="checkbox"/>	0 to 3 Not currently compliant	The parking garage façade needs more detailed design - the level of trim on the ground floor parking garage (east side) is not of the same level as the finishes on the lobby and retail areas (west side), and since the east side of the building will have significant traffic from commuters entering from the east side of Somerville, the level of finish should be increased to be commensurate with the level of finish on the west side.
...2.c.ix	Balconies should have either metal railing or glass guardrail systems.	<input checked="" type="checkbox"/>	__ to __	None shown.
...2.d.i	The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.	<input checked="" type="checkbox"/>	__ to __	Applicant has not provided any specifications, renderings or drawings regarding lighting. This will be reviewed later in the process.
...2.d.ii	Monotonous and repetitive storefront and sign designs and types should be avoided.	<input checked="" type="checkbox"/>	__ to __	Not enough information provided to make a determination at this time. This will be reviewed later in the process.

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...2.d.iii	Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront bay on the side street.	<input type="checkbox"/>	1 to 2 Not currently compliant	There are no storefronts on the Access Alley. (However, given the size and intensiveness of the use of the "Access Alley", it is functionally a street.) Retail does wrap the NW corner
...2.d.iv	A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.d.v	Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.d.vi	Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.	<input type="checkbox"/>	1 to 2 Not currently compliant	The storefronts need more design detail shown - the very narrow protrusions provided do not provide the function of an awning, and do not provide protection against the weather and glare reduction as required by this provision given their very narrow profile.
...2.d.vii	Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.	<input checked="" type="checkbox"/>	__ to __	Not enough information provided to make a determination at this time. This will be reviewed later in the process.
...2.e.i	Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.e.ii	Each ground floor use should have an individual entrance with direct access onto a sidewalk.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.e.iii	Storefront doors should not obstruct pedestrians walking past or alongside a building.	<input type="checkbox"/>	3 to ? Yes	Guideline met.

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...2.e.iv	Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.e.v	Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed façade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.	<input checked="" type="checkbox"/>	__ to __	Applicant had not provided a rendering of the lobby space. This will be reviewed later in the process.
...2.f.i	Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.	<input checked="" type="checkbox"/>	__ to __	Not enough information provided to make a determination at this time. This will be reviewed later in the process. The street section of the access alley requires redesign and should include streetlights for pedestrian and cyclist safety.
...2.f.ii	Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.	<input checked="" type="checkbox"/>	__ to __	Not enough information provided to make a determination at this time. This will be reviewed later in the process. The street section of the access alley requires redesign and should include streetlights for pedestrian and cyclist safety.
...2.f.iii	The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.

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...2.f.iv	Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve. The proportion of screening to the rest of the building should be taken into consideration.	<input type="checkbox"/>	1 to 2 Not currently compliant	Not enough information provided to make a determination at this time. This will be reviewed later in the process.
...2.f.v	To every extent practicable, rooftop mechanical equipment should be centered in the roof area to limit its visibility from adjacent thoroughfares. Consideration should be given to the tradeoffs of individual or bundled stacks and requirements of uses internal to the building.	<input type="checkbox"/>	0 to 3 Not currently compliant	Not enough information provided to make a determination at this time. This will be reviewed later in the process.
...2.f.vi	Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.f.vii	Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.

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...2.f.viii	Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.	<input type="checkbox"/>	0 to 3 Not currently compliant	The parking garage façade needs more detailed design - the building is clearly divided by differences in façade articulation, building materials, and massing so that the base parking is not connected to the top residential.
...2.g.i	Parking spaces of the top floor of any above ground parking structure should be fully enclosed within the structure or, if unroofed, substantially covered by solar panels. When parking is fully enclosed within a structure, a green roof or athletic field is encouraged on the roof.	<input type="checkbox"/>	0 to 3 Not currently compliant	Provide roof plans of all buildings including the garage. Developer has not provided enough detail to understand how the parking garage roof area by the residential portion of the building will be used, except for a small portion fronting the green line appears to have a green roof.

Attest, by the Design Review Committee

Frank Valdes, Interim Chair