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## Memorandum

**To:** City of Woburn

**From:** MAPC

**On:** April 9, 2019

**Re:** Woburn Mall Smart Growth Overlay District Application Design Standards Supplemental Review

This memorandum supplements MAPC's review of the Woburn Village Site Plan Review Application Submission (March 25, 2019) and provides an update based on the Applicant's response to MAPC's comments (April 5, 2019).

Based upon the April 5 memorandum and subsequent discussion at the April 8 Special Permits Committee, MAPC believes the outstanding issues related to the Design Standards have been addressed and discussed. Below is a summary.

**Building Placement, Parking Placement, Parking Orientation.** In the 3.25 memo MAPC found that the parking adjacent to the Retail C1 building resulted in multiple standards not to be fully compliant. MAPC suggested a major change to the site plan by moving the location of Retail E to be adjacent to Retail C, thus replacing the parking and creating a more substantial "main street." Recognizing that this would be a major change, MAPC suggested as a second option substantially increasing the landscape buffering adjacent to the parking. The Applicant proposed to implement this latter option. MAPC recommends that the landscaping be substantial enough to largely shield the parking, e.g., with box hedges, trees, or other tall shrubs.

**Concealing unappealing functions.** Artistically painting/shielding transformers and adding climbing vines to the trash enclosures will greatly improve the distinctiveness and sense of place of the Woburn Village. The Committee, MAPC, and the Applicant also discussed the desirability of installing stairs to better connect Mishawum Road to the Retail C buildings; however, it was determined that the presence of sidewalks at both site entrances provide adequate pedestrian connectivity and a direct connection could encourage pedestrians to cross Mishawum Road at a location lacking crosswalks.

**Curb Cuts, Visible and well-marked crosswalks.** The Applicant will install high visibility "ladder" or "continental" style crosswalks at site entrances, which will improve pedestrian safety.

**Parking Landscape.** MAPC believes the addition of a 10' wide pedestrian walkway, oriented north-south, to connect Retail D to Building B is a major improvement to the original submission.

This connection greatly improve pedestrian comfort by providing an alternative to walking among parking vehicles. It will also greatly improve the appearance of the parking lot by providing landscaping and reduce the heat island effect of the parking lot. MAPC suggests a crosswalk on the north end of the pathway to provide a safer crossing to Building B.

**Doorways.** The 4.5.19 memo clarifies that all retail spaces will meet the requirements for doorways, canopies, awnings, and the like.

**Façade Design.** As originally proposed, there were several instances of potentially “blank walls” greater than 75’ in length. The 4.5.19 memo proposes numerous treatments that bring this standard into compliance. MAPC believes the proposed treatments will greatly improve Woburn Village’s sense of place and improve the pedestrian experience.

**Corner radii.** It was discussed at the 4.8.19 Committee Meeting that curb radii at site entrances should be balanced between the benefits to pedestrians and vehicles. The improved crosswalks will substantially improve pedestrian safety while crossing.

**Bicycle use.** The proposed addition by the Applicant of Share the Road and/or shared lane markings will bring this standard into compliance. The Applicant has also increased the availability of bicycle racks throughout the site.

**Open Space Details.** As discussed above, the Applicant has proposed several instances of public art which will bring this standard into compliance.