Ruthanne Fuller
Mayor

**City of Newton, Massachusetts**
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

## PUBLIC HEARING/WORKING SESSION VI MEMORANDUM

**DATE:** March 20, 2020

**MEETING DATE:** March 24, 2020

**TO:** Land Use Committee of the City Council

**FROM:** Barney Heath, Director of Planning and Development
Jennifer Caira, Deputy Director for Planning and Development
Neil Cronin, Chief Planner for Current Planning

**CC:** Petitioner

In response to questions raised at the City Council public hearing, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the Land Use Committee public hearing.

**PETITIONS #26-20 & #27-20** **355 and 399 Grove Street**

**Petition #26-20** for a change of zone to Mixed Use 3/Transit Oriented District for portions of land located at 355 Grove Street (currently zoned BU-2) and 399 Grove Street (currently zoned BU-5), also identified as Section 42, Block 11, Lots 3 and 4

**Petition #27-20** for a SPECIAL PERMIT/SITE PLAN APPROVAL construct a mixed use, transit-oriented development of residential units, office, retail, personal services, restaurant, hotel, and related commercial uses not to exceed 1,025,000 square feet of gross floor area, with residential uses comprising not less than 60% of the total gross floor area with a residential density of not less than 800 square feet per unit with not less than 560 units nor more than 620 units with special permit relief and/or waivers as follows: a development of more than 20,000 square feet of gross floor area, building height of up to 170 feet, buildings up to 11 stories, Floor Area Ratio of up to 2.5, beneficial open space of not less than 15%, increase of height of certain buildings with the Grove Street Area Corridor (to the extent necessary), and reduction in setback from Grove Street for certain buildings within the Grove Street Corridor Area (to the extent necessary); waiver of the sustainable development design standards and placement of a retaining wall greater than 4 feet in height within a setback; for-profit educational use, retail sales of over 5,000 square feet, restaurant with more than 50 seats, personal service use of over 5,000 square feet, place of amusement, health club on ground floor, animal services, hotel, bank up to and over 5,000 square feet, theatre/hall, laboratory/research facility, parking facility, accessory,

multi-level, parking facility, non-accessory, single level; reduction of the residential parking requirement to 1.25 stalls per unit, reduction of the overall parking requirement by 1/3, and waiver of parking stalls not to exceed 685 stall; and waivers to the requirements of parking facilities containing more than five stalls; waiver of the number, size, type, location, and design requirements, all at 355 and 399 GROVE STREET on land known as Section 42, Block 11, Lots 3, 4 and 4A, containing approximately 13.05 acres of land in districts zoned Mixed Use 3 Transit Oriented (MU3), BU2 (a portion to be rezoned to MU3), BU5 (to be rezoned to MU3). Ref: Sec. 4.2.2.B, 4.2.3, 4.2.4, 4.2.4.A.4, 4.2.4.B.3, 4.2.4.G.2, 4.4.1, 5.1.4, 5.1.4.A, 5.1.4.C, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.4, 5.1.8.B.6, 5.1.8.D.1, 5.1.8.D.2, 5.1.9.B, 5.1.10.A.1, 5.1.10.B.3, 5.1.10.B.5, 5.1.12, 5.1.12.B.4, 5.1.13, 5.2, 5.2.13, 5.4.2.B, 5.12, 6.4.29.C.5, 7.3.3, 7.3.5, 7.4 of the City of Newton Revised Zoning Ordinance, 2017. Additionally, as to infiltration and inflow mitigation, an abatement of the infiltration/inflow mitigation fee pursuant to Section 29-170 of the City of Newton Revised Zoning Ordinance, 2017.

The Land Use Committee (the "Committee") opened the public hearing on these petitions on January 28, 2020. A tentative schedule for future Committee public hearings is included as an attachment to this memorandum (**Attachment A)**. This memorandum is focused on the design guidelines document which will govern the urban design, the architecture of individuals buildings, and the comprehensive sign package of the so-called "Riverside Development" proposed for the subject parcels.

**Background**

The petitioners are requesting a change of zone for a portion of 355 Grove Street, currently the Massachusetts Bay Transportation Authority (the "MBTA") rail yard, and all of 399 Grove Street, currently the Hotel Indigo, to the Mixed Use 3/Transit Oriented Zone (the "MU-3/TOD Zone"). The petitioners are also seeking special permits to allow a ten-building development on 13 acres. The petition includes 617 dwelling units, 250,887 square feet of office space, of which 7,500 square feet will be dedicated to the MBTA, 150 hotel rooms, and 43,242 square feet of retail space (the "Project").

The petitioners engaged Speck and Associates LLC., Stantec Urban Spaces, David M. Schwarz Architects, Inc., and Halvorson Design Partnership (together, the "Design Team") to develop a master plan for the Project and the Planning Department retained Form + Place to review the master plan and to develop a document to govern the development of the site and the individual buildings (the "Design Guidelines"). The Design Team's master plan was previously submitted, the draft Design Guidelines created by Form + Place can be found as an attachment to this memorandum **(Attachment B)**.

**Design Guidelines**

The Project is different from typical special permit or comprehensive permit petitions with respect to the plans under review. Those petitions include detailed architectural and civil plans that show, among other details, unit layouts, exterior materials, and window locations as well as sizes. Those plans and details must remain consistent from the time the petition is approved to when the plans are refined in preparation of a building permit application, and ultimately upon completion of construction. Given the scale of the Project and that the Project will be built over several years, it did not seem feasible, nor desired, for the petitioners to submit plans that included the level of detail expected of a special permit or comprehensive permit petition. Designing a project to that level of detail now would make revisions, resulting from the special permit process more difficult to incorporate and track, would result in more significant changes during development of construction documents (and potential

amendments to the Council Order), and could result in the buildings looking outdated, rather than as if they were constructed over time. These details may seem minor compared to the size, shape, and location of buildings, but they are extremely important to the success of the Project. For these reasons, Form + Place developed draft Design Guidelines that will provide a framework to guide the development of the site and the individual buildings. The goals of the Design Guidelines are to provide a degree of flexibility in the architectural details, to respond to evolving development realities, and to ensure the project, when complete, matches the expectations set forth in the petitioners' master plan. The Design Guidelines will also account for obligations to sustainability goals such as designing and constructing all buildings to be Leadership in Energy Efficiency and Design ("LEED") Gold certifiable and further commitments to designing and constructing the residential portions of Buildings 7, 8, and a third building yet to be determined to be Passive House certified. These obligations and commitments, which will be conditions of the Council Order, may require alterations to the design i.e. window location and sizes, and façade treatments.

The Design Guidelines are intended to guide the architectural details of the Project as the plans cited in the Council Order evolve from conceptual design to final design and to ensure the details that are not yet shown meet the City's high expectations for quality design. If approved, many elements of the Project will be fixed, and could not be changed. For example, increases to any of the following would not be allowed: the heights of buildings, the total number of units within the Project, and total Project square footage. Only minor changes to building locations, footprints, uses, driveway locations, parking stalls, interior road network, and open spaces could be expected without an amendment to the Council Order. What the Design Guidelines will regulate are the types of materials, overall fenestration, details such as balconies and awnings, building entrance location and design, wayfinding and building signage, location and treatment of loading and trash, street treatments including furniture, landscaping, and paving materials, and detailed design of amenity and open space areas. If the petitioners were to make significant changes to the Project via an amendment to the Council Order, the Design Guidelines would be used to guide those changes.

The Design Guidelines are broken down into three categories: Buildings and Urban Design, Buildings and Architectural Design, and Building Façade and Materials to allow for consideration of the Project at a variety of scales. The Buildings and Urban Design Guidelines consider the Project holistically; how it fits into the surrounding context and how the buildings invite abutters into the site via streets, open spaces, and pocket parks. The Buildings and Architectural Design section takes a more detailed look at place-making and the urban realm within the site, while the Building Façade and Materials section puts forth parameters for how the buildings will be developed to create a human-scaled environment. Additionally, these parameters identify "vista terminations" which are building elevations that are framed by long perspective views down a street and should therefore respond with a building element of appropriate size and architectural impact to terminate the vista meaningfully. Form + Place also created a three-tiered hierarchy of facades that prioritizes which facades receive greater architectural detailing and higher quality materials.

In the Design Guidelines, the Planning Department will put forth a process for review at the building permit stage akin to the review that is in effect currently. The building permit plans would be reviewed for consistency i.e., building height and footprint, building location, square footage, setback (if applicable,) with the approved architectural and civil plans cited in the Council Order. The petitioners would review the applicable guidelines for that building or site-wide improvement and complete an

evaluation form. The evaluation form is still in progress, staff expects to produce a sample form at a future public hearing. The form requires the petitioners to consider the overall goals for each category as well as how the building complies with individual guidelines. The template also has space for references to the plan sheets that illustrate how the proposed building or site-wide improvement meets said guideline. City staff (and potentially on-call consultants) would review in detail and the petitioners would also be required to present to the Urban Design Commission for their assessment of consistency with the Design Guidelines. It is anticipated that most building permit applications would then be presented to the Land Use Committee of the City Council (as is done for other consistency rulings) for the committee's review and recommendation to the Commissioner of Inspectional Services. The Planning Department recommends that minor permit requests such as tenant fit outs and signs which are consistent with the Design Guidelines may be able to request a consistency from the Commissioner of Inspectional Services with just a staff recommendation.

**ATTACHMENTS:**

**Attachment A:** Tentative Land Use Committee Schedule, dated March 20, 2020
**Attachment B:** DRAFT Design Guidelines, dated March 20, 2020
**Attachment C:** DRAFT Design Review & Master Plan Consistency Conditions

**ATTACHMENT A**

TENTATIVE LAND USE COMMITTEE SCHEDULE

As of March 20, 2020

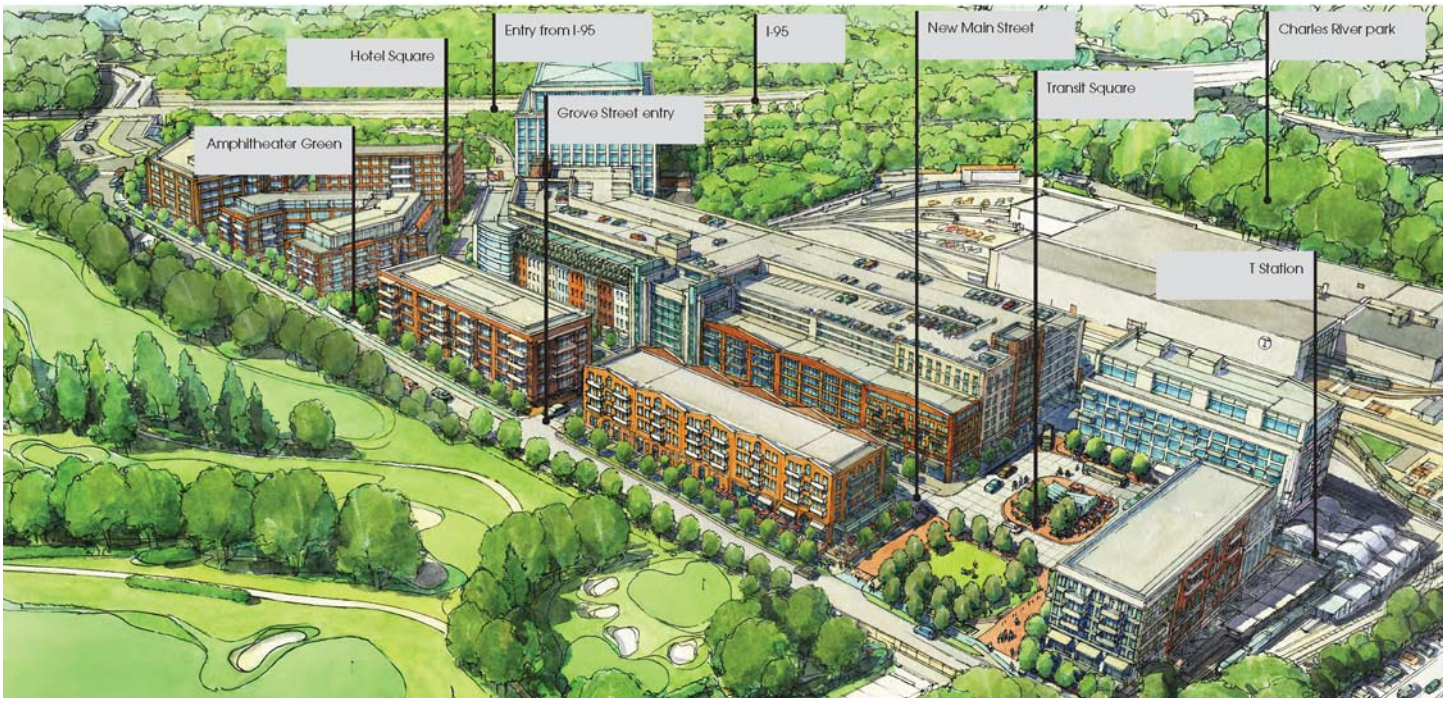
#26-20 Request to Rezone and #27-20 Special Permit

355 AND 399 Grove Street “RIVERSIDE”

| Land Use Committee Date | Topic | Description |
|---|---|---|
| 3/24/2020 | Design Guidelines and Project Review | Guidelines that will regulate architecture of individual buildings as well as signage and Review of Project to date |
| 4/7/2020 | Transportation | Review of Traffic Impacts, Shared Parking Analysis, and Transportation Demand Management Plan |
| 4/28/2020 | Construction Phasing, Construction Management, Project Recap | Description of Construction and its Related Impacts, and Review of Project to Date |

# DESIGN GUIDELINES

## RIVERSIDE STATION DEVELOPMENT




**Prepared by the City of Newton, MA**

**March 2020**
**DRAFT**

# RIVERSIDE STATION DEVELOPMENT
# DESIGN GUIDELINES

## INTRODUCTION

This Design Guideline document was created by the City of Newton Planning & Development Department to provide a framework for the incremental execution of the Riverside Station development. Crafted in collaboration with the City's Urban Design On-Call consultant, Form + Place, Inc., the proponent Mark Development and the proponent's design team, these guidelines were adopted by the Newton City Council during the Special Permit approvals process. This document is intended to be a tool for both the proponent, providing a degree of design flexibility to respond to evolving development realities, and the City, ensuring that the realized project matches expectations set forth in the master plan.

These Design Guidelines were formulated to embody the goals and objectives of the Riverside Vision Plan, which was adopted in May of 2019. This community-driven Vision Plan provides recommended implementation strategies for future development of the Riverside site along the Grove Street corridor and in surrounding neighborhoods, identifying environmental, transportation, land use and design aspirations.

The guidelines are organized into three distinct categories – Buildings and Urban Design, Buildings and Architectural Design, Building Façade Design and Materials - to allow for careful consideration of the proposed development at a variety of scales. Guidelines at the Urban Design level are intended to evaluate the implementation of the project holistically, taking into consideration the overall quality of the public realm and the projects connectivity to the surrounding context. Architectural design and Facade design criteria are intended to allow the City to take a more detailed look at the architectural qualities of the proposed buildings and their role in reinforcing place-making goals within the development.

## PROCESS

Following Special Permit approval, and at each phase of implementation of the master plan, the proponent will be required to file a building permit application. In each instance, the proponent will fill out the Design Guideline Evaluation Template, explaining how the proposed development responds to the recommended design criteria and is consistent with the approved Special Permit application. In addition to the written responses to the Design Guidelines, the proponent can reference site and architectural drawings required in the Building Permit application to illustrate the design intent.

The City will then undertake a consistency determination process, which will include a review and recommendation by Planning & Development Department staff and/or their Peer Review consultants. The application will then be reviewed by the Newton Urban Design Commission, followed by the Land Use Committee of the City Council, each providing input as to the consistency of the submittal, before final consideration for approval by the Commissioner of the Newton Inspectional Services Department.

RIVERSIDE STATION DEVELOPMENT

# DESIGN GUIDELINES

## ACKNOWLEDGMENTS


**Prepared by:**
**CITY OF NEWTON STAFF:**

**BARNEY HEATH**
Director of Planning & Development

**JENNIFER CAIRA**
Deputy Director of Planning and Development

**NEIL CRONIN**
Chief Planner

**SHUBEE SIKKA**
Urban Designer

**ON-CALL URBAN DESIGN CONSULTANT:**

FORM + PLACE

**MICHAEL A. WANG, AIA, LEED AP**
Principal

**JOHN M. RUFO, AIA**
Principal

**AIDAN COLEMAN, ASSOC. AIA**
Project Designer

**In collaboration with:**
**RIVERSIDE STATION DEVELOPER:**

MARK DEVELOPMENT

**DEVELOPER'S CONSULTANT TEAM:**
**Stantec Urban Places, Speck and Associates LLC, Halvorson Design Partnership, David M. Schwarz Architects, Inc.**


## REFERENCED DOCUMENTS

**CITY OF NEWTON COMPREHENSIVE PLAN [2007]**
http://www.newtonma.gov/civicax/filebank/documents/53304

**RIVERSIDE VISION PLAN [2019]**
http://www.newtonma.gov/civicax/filebank/documents/96820

**NEWTON CITY ORDINANCES, CHAPTER 30: ZONING ORDINANCE [Updated 2019]**
http://www.newtonma.gov/civicax/filebank/documents/69436

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# BUILDINGS AND URBAN DESIGN

These Building and Urban Design guidelines are intended to support overall place-making goals by promoting the quality design of individual buildings within a larger development context. While each context has a unique set of variables, new buildings should be sited to appropriately respond to context as they seek to promote and enhance continuity of the streetscape environment and help to define the public realm on which they front. The integration of public open space can happen at many different scales, and through-block connections [pedestrian mews], pocket parks and back alleys all play important roles in implementing a meaningful place-making strategy. A highly articulated public realm should include quality design elements, ranging from urban furniture and lighting to landscaping and paving. The location of, and access to, parking and service areas should be considered carefully to minimize visual impacts on pedestrian environments and abutters. The integration of sustainable site design practices is encouraged in order to support the City of Newton's overall environmental goals.

# BUILDINGS AND URBAN DESIGN NO. I

# CONNECTIVITY TO SURROUNDING CONTEXT

**GOAL |** Large-scale developments should focus on addressing transitions to their abutting contexts – which can be diverse in nature – knitting together with existing fabric in ways that are sensitive to surrounding communities.

## A. NEIGHBORHOOD EDGE DESIGN

### A.01| Relationship to Surrounding Streets

Buildings at the perimeter of new large-scale developments - individually and collectively - should be sited in a way that is consistent with surrounding, desirable development patterns. Their role in defining appropriately scaled streetscapes should focus on accommodating pedestrian and bike activity, as well as contextual landscaping.

### A.02| Visual Permeability

While buildings generally should be sited to provide a consistent street wall, it is desirable to have a high degree of visual permeability along neighborhood edges in order to welcome abutters. Vehicular and pedestrian gateways, including streets, major open spaces and pocket parks can all afford opportunities for visual connectivity.

## B. HIERARCHY IN DESIGN: ADDRESSING VARIED FRONTAGES

### B.01| Grove Street

Buildings along the Grove Street frontage should be lower in scale to help transition to the existing open space that exists along the corridor. The siting of buildings should integrate thoughtfully with the changing topography and ensure visual connectivity into the development.

### B.02| Route 128

Buildings facing the Route 128 should be designed to address multiple scales, helping to brand the project from distant viewpoints along the highway corridor while providing an appropriate level of architectural detail to enhance the local context.

### B.03| MBTA Rail Yard

Facades of buildings facing the MBTA rail yard will not have a great deal of visibility from surrounding contexts and, as such, can have a simpler approach to architectural detailing. Quality materials that have an acceptable degree of durability are still expected.

Buildings and streetscapes define neighborhood edges

Open space and gateways encourage connectivity

Changing scale to transition to surrounding context

## C. BUILDINGS DEFINING GATEWAYS

### C.01| Transition Zones

Buildings that define gateways into the development should be designed to help with transitions in scale from the surrounding area by having a contextually appropriate architectural character and by utilizing thoughtful massing strategies. Buildings should be purposefully sited to frame vehicular and pedestrian entry points by incorporating high quality materials and architectural elements that provide a higher level of visual interest.

Designing transitions through gateway buildings

BUILDINGS AND URBAN DESIGN

# NO. 2 BUILDING-SITE RELATIONSHIPS

**GOAL |** Internal to the development, buildings should thoughtfully define streetscapes and enhance the experiential qualities of usable public spaces. At an urban design scale, the siting of buildings and the detailing of their facades must reflect their roles as both fabric and focal points.

## A. PLACEMAKING

### A.01| Role of Buildings in Defining Public Open Spaces

Buildings, or sections of buildings, that have an immediate relationship to significant public greens and squares within the development should have design features that complement the design qualities and scale of the spaces on which they front. While facades should be thought of as a holistic composition, sections should be detailed to reflect their role as an urban wrapper, while placing architectural emphasis in location that are more ceremonial.

Buildings defining a significant public open space

### A.02| Role of Buildings in Defining Street Walls

The overall bulk and alignment of buildings should be designed in conjunction with the street sections that they help to define, in order to provide appropriately scaled pedestrian environments. On commercial and mixed-use streets, continuity of the street wall is generally considered to be preferable though some variation in building alignment can be desirable to facilitate outdoor dining and other activities. Depending on the orientation and width of streets, the stepping back of upper floors may be desirable in order to allow for more pleasant streetscapes. The ground floor level of buildings, particularly on hierarchically more important streets, should strive to reinforce a vibrant pedestrian environment by incorporating active uses.


Multiple buildings creating a consistent streetscape

### A.03| Secondary Spaces

Pocket parks and pedestrian mews that provide through-block connections are an important aspect of any finely grained urban environment. These smaller public spaces can be activated through the careful placement of lighting, landscaping and urban furniture. Buildings can contribute to their activation by including transparent storefronts that turn the corner.

Pocket parks can offer a unique experience

## B. BUILDINGS AND VIEWS

### B.01| Framing Visual Corridors

In an urban setting, buildings often work together to delineate significant visual axes. Whether at a gateway location or at a transition point from a significant open space to a related streetscape, consideration should be given to how adjacent buildings - usually at their corners - complement each other and frame views.

### B.02| Terminating Views/ Focal Points

Certain buildings, by the nature of their location at the head of significant streets or their prominent positioning on public spaces, play a role as focal points in the urban landscape. These buildings, or sections of buildings, should receive a higher level of architectural articulation consistent with their hierarchically important role in the neighborhood.

Focal points / Terminating visual corridors

## C. PARKING AND SERVICE

### C.01| Location and Access

Parking and service areas should be visually unobtrusive and clustered, where possible, to allow access points that minimize impacts on key pedestrian environments [excessive curb cuts], primary building entries and abutting properties.

### C.02| Liners, Screening and Landscaping

For above-grade structured parking, building "liners" or significant architectural façade treatments should be incorporated to screen important pedestrian environments. Additional visual buffers, including fences and site walls, can be utilized as well and should feature materials consistent with adjacent building architecture. Integrating landscaping to embellish the public side of site walls is recommended.

Building corners can be significant transition


Ground floor commercial liner in parking structure

# D. BUILDING/ STREET INTERFACE

## D.01| Paving

Specialty paving should be chosen to compliment building materials and enhance the building – street interface, especially at key focal points such as primary entries. Paving should be employed to reinforce streetscape and open space zones, such as areas in front of storefronts, areas for outdoor dining and areas featuring urban furniture. Paving should be durable and be able to handle seasonal impacts.

## D.02| Urban Furniture

While built-in furniture [large benches, terraced seating] can be an integral part of placemaking design, movable furniture [tables and chairs, benches, lounge chairs] provides a degree of flexibility for multi-purpose spaces.

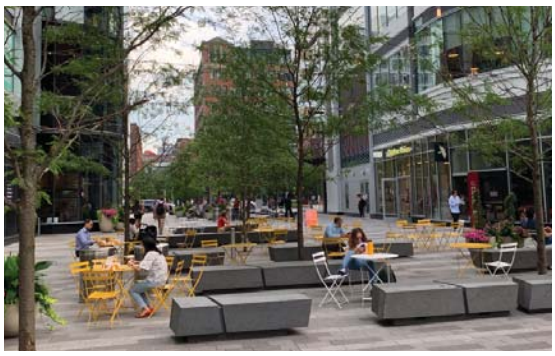
## D.03| Accessibility

All places of public accommodation must be accessible to persons with disabilities and meet the standards set forth in the Americans with Disabilities Act [ADA].

## D.04| Wayfinding Signage

Establish a "Sign Family" that promotes consistency in design across the full spectrum of site / development-level signage - whether building-mounted or free-standing - including pylons, monuments, kiosks, etc. Fabricate signs out of high-quality materials that are durable and consistent with both landscaping features and building architecture.

Specialty paving in pedestrian environments



Combine movable and fixed furniture for flexibility


Wayfinding signage integrated into the public realm

# BUILDINGS AND ARCHITECTURAL DESIGN

These Building and Architectural Design guidelines have been developed to ensure that the architectural character of new construction enhances the land use and design goals outlined in the Comprehensive Plan. In addition to larger scale issues that define how buildings should relate to their surrounding community context, these guidelines are intended to describe design parameters for how buildings contribute to creating highly articulated, human-scaled environments. At the immediate site context level, it is the ground floor interface that is often most critical for creating vibrant streetscapes. As such, these guidelines offer both recommendations for overall façade organization and articulation as well as specific ground floor design strategies that include transparent storefronts, high quality materials and thoughtfully integrated signage and lighting. Buildings should also strive to utilize best building practices and incorporate the tenets of green design to minimize adverse impacts on the environment.



# BUILDINGS AND ARCHITECTURAL DESIGN NO. I

# OVERALL ARCHITECTURAL CHARACTER

**GOAL |** The architectural character of a building should be judges holistically for its relatedness to its surrounding context, not purely by its style or vernacular.

## A. HOLISTIC APPROACH TO LARGE-SCALE DEVELOPMENT

### A.01| Context Appropriate

The design of buildings in large-scale developments often relies on architectural clues from a varied surrounding context that can include a mix of traditional and more current, innovative vernaculars. While style is not something that guidelines should mandate, an overall consistency to building design that results in a high-quality human-scaled environment is preferred.

### A.02| Balancing Consistency and Variation

In large-scale developments with multiple buildings, the related siting and architectural qualities of each building should be considered as part of the larger whole, contributing to defining a well-articulated public realm. Purposeful variation in design, such as integrating a signature building in a prominent location, can be appropriate, provided that its relationship to adjacent buildings and the public realm is thoughtfully considered.

## B. BUILDING HEIGHT

### B.01| Variation in Height

Some variation in height within a development can be desirable to create visual interest or transition to lower scale surrounding contexts. Variation in overall height should be balanced with tying together buildings with unifying architectural elements, such as intermediate cornice lines or other datums.

### B.02| Impact on Open Space and Streetscapes

Building height should be considered in conjunction with building orientation for its impacts on adjacent open space and streetscapes, in response to influences of nature such as wind, heat and natural light and shadows.

Contextual building design that is human-scaled

Contextual building with a modern vernacular

Varying height to transition scale

Height variation with a consistent base reading

# C. BUILDING MASSING

## C.01| Relation to Human Scale

Break down the facades of buildings with larger footprints to appear as multiple buildings that are more likely to relate to human scale and follow existing development patterns in the community.

## C.02| Major and Minor Volumes

Incorporate secondary volumes to achieve major and minor readings to address overall building scale and avoid large monotonous elevations.

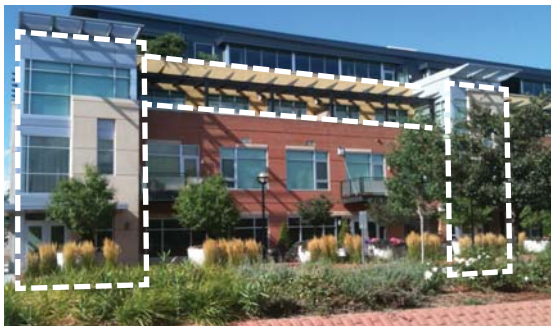
## C.03| Step-backs

Step back facades at upper floor levels, where appropriate, to make buildings more compatible with narrower streets and minimize impacts on abutting properties.

## C.04| Consistency at the Base

Building alignment and continuity of storefronts can help establish human scale and give a sense of completeness to the pedestrian environment. Utilize a consistent base height, together with high quality materials and detailing, to provide a framework against which hierarchical moments, such as primary building entries, can be rendered.

Breaking down a facade to appear as multiple buildings



Multiple volumes and step backs address human scale

Continuity of storefronts at the ground level

# D. FACADE ARTICULATION

## D.01| Creating an Understandable Framework

Regardless of architectural style, establish human scale and proportions through façade design techniques such as the traditional vertical breakdown of elevations into a base, middle and top.

## D.02| Organizing Rhythms

Utilize an organizing rhythm, such as the regular expression of structure or changes in materials to avoid the appearance of endless, unarticulated lengths of façade.

## D.03| Dynamic Qualities

Utilize purposeful massing shifts, plane changes and stepping volumes to create depth, generate a dynamic quality [sense of movement] and provide hierarchy to facades.

## D.04| Emphasis/ Focal Points

Incorporate areas of elevated architectural expression at key focal points such as at primary entries, building corners and in response to surrounding urban design conditions, including vistas.

## D.05| Architectural Elements

Include architectural elements – both additive and subtractive – that provide visual interest, depth and rhythm, such as bay windows, balconies, porches/ stoops, canopies/awnings, pilasters and cornices. Utilize these components to refine scale and proportions, particularly on hierarchically more important frontages.

## D.06| Fenestration

Incorporate fenestration typologies that are contextual and thoughtfully composed. Windows should enhance the visual coherence of a building and be utilized in ways that avoid creating large, unarticulated areas of glass or overly repetitive patterns. Window detailing – trim, mullions, color, materials – should promote depth and a high level of articulation.

Organizing rhythm and an understandable framework

Architectural elements: visual interest and emphasis


Composition with varying fenestration typologies

# E. GROUND LEVEL DESIGN

## E.01| Programming/ Uses

Architectural design at the ground level of buildings should reinforce the street typology onto which it fronts. Commercial storefronts should promote vibrancy by having qualities that invite engagement of the pedestrian, such as transparency or areas for outdoor dining. Residential areas should incorporate design approaches that offer a degree of privacy by utilizing strategies such as landscape buffer zones or changes in elevation between first floor units and grade.

## E.02| Ground Floor Commercial Storefronts

Commercial storefronts should support the vitality of pedestrian environments by incorporating the following guidelines:

a. Entrances to commercial storefronts should be spaced as close together as is practical, especially to enliven hierarchically more important streetscapes. Façade treatments such as pop-out bays and recessed storefront areas are desirable and can help create visual interest and an engaging pedestrian environment.

b. Commercial storefronts should provide a high degree of visual transparency into ground floor spaces, especially between 2 feet and 8 feet in height above the sidewalk level.

c. The use of storefront canopies is encouraged to provide shade and shelter, especially at entry points. Canopies should be designed to enhance the architectural style of the storefront.

d. Individual tenant storefronts should be given the opportunity for ample brand expression while being respectful of the architectural style of the base building.

e. Continuity of commercial storefronts is encouraged and promotes an active pedestrian experience. Transparent storefronts that wrap building corners are desirable and help activate secondary frontages. Large stretches of unarticulated storefront should be avoided.


Outdoor dining enlivens the streetscape

Multiple commercial entries and wrapping storefronts

Active storefronts with visual transparency


Protective canopies at storefront transition zone

### E.03| Entries

Primary building entries should receive a higher level of architectural treatment by utilizing transitional elements such as canopies and awnings and by integrating high quality materials, enhanced lighting, paving and signage. Primary entries should generally be located on hierarchically more important streets and, particularly in mixed-use contexts, be spaced to promote active streetscapes.

Added architectural detail at building entries

### E.04| Building Signage

Building signage should be fully integrated into the overall façade architectural design and be located and scaled appropriately relative to the use it is referencing. Signage for mixed-use buildings with ground floor commercial uses and upper level residential uses should be located, generally, below second floor windowsills. Signage for office uses can be located higher on buildings and scaled appropriately for more distant viewing but should still be thoughtfully integrated into the building's architectural framework. In no instance shall signage be placed above a roof parapet. Sign materials, illumination and attachment methodology should be compatible with the overall building design.


Integrating a variety of signage into facade design

## F. ROOFSCAPE DESIGN

### F.01| Roof Forms

Roof forms – flat or pitched – should be integral to the overall building composition and be complimentary to the surrounding context. Low roofs should receive extra design attention to mitigate visual impacts on abutting buildings. This might include incorporating thoughtfully designed penthouses, green roofs, roof terraces or other amenities.

Unique roof forms where context appropriate

### F.02| Rooftop Equipment

Cluster mechanical equipment near the center of buildings and adequately screen it from pedestrian view with quality materials consistent with overall building design.

Cluster roof equipment to allow for usable space

## G. MATERIALS

### G.01| High Quality and Supportive of Overall Architectural Goals

Select materials that are both durable and genuine in their appearance, as well as appropriate for the surrounding context and climatic conditions. Materials should reinforce overall architectural goals related to the scale and proportions of buildings.

### G.02| Authentic Application and Detailing

Utilize building materials in a manner that is appropriate to their intrinsic formal properties, including their structural capacities. Detail materials in a way that is authentic, promotes longevity and helps maintain a high level of appearance.

### G.03| Ground Level and Focal Points

Utilize high quality materials at the ground level that are suitable to meet grade conditions and are capable of withstanding physical impacts while maintaining their appearance, especially on hierarchically important frontages. Elevate the quality of materials and their detailing at primary building entry areas and at other architectural focal points, such as at significant corners, gateways, vista terminations or around major public spaces.

### G.04| Consistency with Site Design Materials

Building materials should be consistent and compatible with streetscape and site design materials.


Genuine materials that compliment the context

High quality and well-detailed use of materials

## H. BUILDING EXTERIOR LIGHTING

### H.01| Accentuate Architectural Expression

Position building-mounted lighting to highlight hierarchically important features of facades – parapets, piers, corners, entries – providing a sense of scale and proportion during the nighttime hours.

### H.02| Enhance the Public Realm

Coordinate building lighting with site lighting to enhance the quality of the pedestrian environment by focusing on illuminating the ground plane, particularly in active use areas. Increase safety by enhancing wayfinding, marking key building entry points and helping vehicular traffic to see pedestrians.

### H.03| Minimize Impacts

Follow commonly accepted standards for preventing light trespass – shielding, intensity, orientation – to avoid negative impacts on the night sky and abutting properties. Avoid using flashing or irregular lights.

Highlighting architectural features of a building

Highlighting architectural features of a building

A range of light sources creating a vibrant environment

## A. PASSIVE HOUSE

Employ Passive House standards to achieve the necessary level of building energy efficiency by encompassing stringent energy usage intensity thresholds combined with field performance testing to validate overall building performance. Design principles will include:

### A.01| Passive House Building Standards

a. High performing thermal envelope with continuous insulation
b. Airtight construction with low air change rates
c. Balanced mechanical ventilation systems for improved indoor air quality and comfort
d. High performance windows and doors to manage solar energy and minimize leakage

## B. LEED BUILDING DESIGN AND CONSTRUCTION

### B.01| Location and Transportation

Locate the project on a previously developed site, enhance connectivity to public transportation and make accommodations for alternative transportation modes.

### B.02| Sustainable Sites

Utilize sustainable site strategies to protect natural habitat, provide open spaces, manage rainwater and minimize heat islands and light pollution.

### B.03| Water Efficiency

Employ project-specific water-saving strategies including indoor water use, irrigation water and water metering.

### B.04| Energy and Atmosphere

Utilize a holistic approach to energy use reduction including energy-efficient design strategies and renewable energy sources.



# SUSTAINABLE DESIGN: GREEN BUILDINGS

**GOAL |** All new construction should utilize best practices and, at a minimum, be designed to be Leadership in Energy & Environmental Design [LEED] certifiable to a gold level standard, as developed and overseen by the United States Green Building Council [USGBC]. The residential portions of buildings 7 and 8, as well as a third building to be determined, are required to be Passive House certified, as administered by the Passive House Institute US, Inc. [PHIUS]. In addition, adherence to LEED Neighborhood Development standards is strongly encouraged.

NOTE: These Design Guidelines are subordinate to the requirement that all buildings be designed and constructed to LEED Gold certifiability, and that the residential portions of certain buildings must be designed and constructed to obtain Passive House certification. Where these Design Guidelines conflict with the above-stated sustainability requirements and commitments, the sustainability goals and commitments shall supersede the Design Guidelines.

Sophienhof, a multi-family development in Frankfurt, Germany designed to Passive House standards

Incorporating renewable materials

### B.05| Materials and Resources

Incorporate a life-cycle approach to improving performance and promoting resource efficiency that focuses on minimizing the embodied energy and other impacts associated with the extraction, processing, transport, maintenance and disposal of building materials.

### B.06| Indoor Environmental Quality

Address indoor air quality, as well as thermal, visual and acoustic comfort, through design strategies that enhance air quality, lighting quality, acoustic design and control over one's surroundings.

### B.08| Regional Priority

Focus on local environmental priorities that address regional concerns and utilize environmental assets.

## C. LEED NEIGHBORHOOD DEVELOPMENT [LEED ND]

Low impact development, that includes restored and/or new open space, incorporates green infrastructure and promotes climate resiliency, is desirable. Design principles will include:

### C.01| Smart Location and Linkage

Minimize environmental impacts of new development. Compact development on previously developed sites with access to transit is preferable.

### C.02| Neigborhood Pattern and Design

Compact, walkable, mixed-use development with pedestrian-focused environments that provide access to usable public space is desirable

### C.03| Green Infrastructure and Buildings

Reduce the adverse environmental impacts of the construction and operation of buildings and neighborhood infrastructure. Utilize energy efficiency strategies for reducing pollution and green-house gas emissions. Minimize impacts to existing natural resources and mitigate heat island effect.

Quality indoor space through daylighting

Walkable transit-oriented environment

Mitigating heat island effect

# BUILDING FACADE DESIGN AND MATERIALS

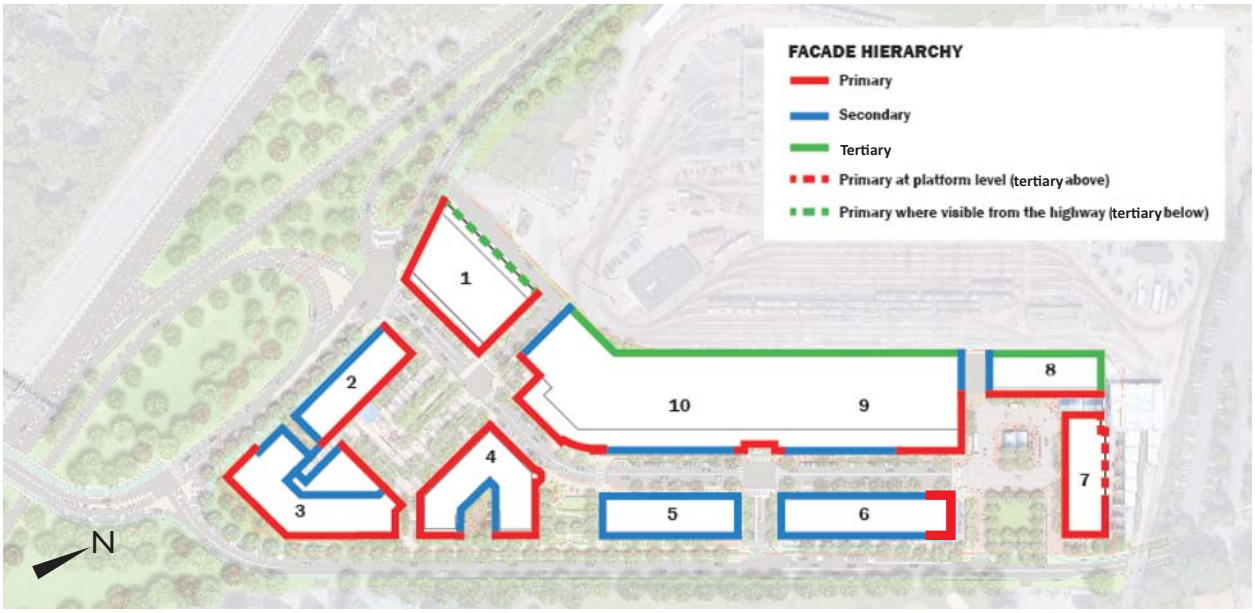
These Building Façade Design and Materials guidelines have been developed to ensure that the architectural character of new construction enhances the land use and design goals outlined in the Comprehensive Plan. This section of the guidelines is intended to describe the desired level of finishes and façade articulation for buildings in specific areas within the context of Riverside Station development. Different locations within the project merit different design responses – including types of materials - and the design guidelines address this through the delineation of a specific hierarchy of primary, secondary and tertiary façade areas. Facade design and material selection should also reinforce the desired overall architectural character of buildings, as outlined in the Buildings and Architectural Design section.



# BUILDING FACADE DESIGN NO. I AND MATERIALS

# FACADE HIERARCHY DIAGRAMS

The materials and configurations of building facades shall respond to the importance and visibility of that façade. There can be said to be three essential façade types: Primary, Secondary, and Tertiary. Primary Facades are located at the most important corners, gateways, and public spaces within the project. Secondary Facades are less prominent but are still open to public view. Tertiary Facades directly face the rail yard and are not generally visible from pedestrian environments within the development. These three categories are used to help determine which materials, configurations, and building details should be used in different locations.




The above figure lays out the location of the different façade types, with the following further instructions:

- When a façade type changes around a corner, the higher quality façade type shall wrap the corner, with the transition happening in an architecturally thoughtful way.
- Except for the segment closest to Grove Street, the upper floors of the north facade of Building 7 can be largely considered a Tertiary façade. On the lower level, the wall against the T platform should be considered a Primary Façade at the passenger level.
- The northwest facade of Building 1 is not generally visible from pedestrian environments within the development and can be considered Tertiary, except for its upper stories which can be seen from Route 128 South and should be considered a Primary Façade at those levels.
- The base of every Secondary Façade – generally comprised of the first story above grade - shall be built to Primary Façade standards.
- Facades, or portions thereof, designated as Secondary may, at the developer's option, be constructed to meet some or all requirements of Primary facades. Facades, or portions thereof, designated as Tertiary may, at the developer's option, be constructed to meet some or all requirements of Secondary or Primary facades.

## A. PRIMARY FACADES

Primary Facades are exterior building elevations that front onto and give shape to key public spaces and street edges. See the diagram above for location of Primary Facades.

### A.01| Finishes

Primary Facades shall utilize exterior finish materials acceptable for Primary Facades listed separately under Façade Materials [See list in section 4A]. The middle section [vertically] of Primary Facades may be limited to a single primary wall material. Variation of the primary material, or the introduction of additional materials, at ground floor levels and upper-most stories is encouraged.

### A.02| Secondary and Tertiary Facade Materials Incorporation

Secondary and Tertiary Façade materials may be incorporated into primary facades with the following two limitations. For the second floor and above, but not including the upper-most floor, no more than 20% of the total façade may utilize secondary materials and all secondary materials utilized must convincingly resemble primary materials. The upper-most floor of a Primary Façade may incorporate Secondary or Tertiary Facade materials at any ratio but in all cases these materials must convincingly resemble primary materials when viewed from the ground.

### A.03| Upper Facade Zone

The upper-most zone of the façade, located between the top of the upper floor windows and top of parapet should be articulated to create visual interest and provide a cap to the building façade. This can be accomplished with changes in plane, recesses or reveals, accent materials, or variation in parapet profile. Such treatments should be consistent with the façade's architectural style or aesthetic. Application of materials and elements that appear thin, under or over-scaled, or inappropriate to the building's architectural expression should be avoided.

### A.04| Punched Openings

For facades, or portions of facades with punched window openings, enhanced details should be provided, such as lintels or opening surrounds in a contrasting material, color or bond pattern (e.g. jack arch), as well as a projecting sill. In lieu of this added detail, or in addition, the window should receive a setback to the leading face of the window unit.

### A.05| Larger Fenestrations

Facades or portions of facades fenestrated with larger expanses of windows (e.g. curtain wall, window wall, ribbon windows), including larger punched openings, should subdivide glazed areas with a hierarchy of window framing members (e.g. frames, sashes, mullions, muntins) of varying sightline widths and depths to create rhythm and depth within the openings.

### A.06| Storefronts

At commercial storefront locations, window and door assemblies shall setback from the finished face of the adjacent wall plane to the leading edge of the window or door system.

### A.07| Building Base

At the first story, a masonry base material should be utilized where the facade meets a paved surface. The base should be a durable, masonry material, different from the primary material in order to create a visual accent that demarcates where the building meets the ground plane (e.g. cast stone base on a brick façade, brick base on a metal façade). At facades that employ a stone, or stone-like material (precast, cast stone, stucco scored to appear as stone) as the primary material, the base may be the same as primary material, provided a plane change is provided and the material is durable enough to maintain a high quality finish over time in its given location.

### A.08| Building Venting

Through-façade building venting should be located to minimize its visual impact. Where feasible, venting should be located near an inside corner (e.g. next a balcony or bay projection). Where visible, venting should be integrated architecturally [e.g. aligned and centered vertically and horizontally within façade areas] to greatest extent possible. Fixtures with domed or sloped profiles should be avoided in favor of fixtures with shallower profiles.

## B. SECONDARY FACADES

Secondary Facades are exterior building elevations that front onto and give shape to public spaces and street edges but are less prominent and not required to have Primary Façade materials [though they can be utilized]. See the diagram above for location of Secondary Facades.

### B.01| Finishes

Secondary Facades shall utilize exterior finish materials acceptable for Secondary Facades listed separately under Façade Materials [see list in section 4B]

### B.02| Tertiary Facade Materials Incorporation

The upper-most floor of a Secondary Façade may incorporate Tertiary Facade materials at any ratio but in all cases these materials must convincingly resemble primary materials when viewed from the ground.

### B.03| Accents

Though not as pronounced as on Primary Facades, Secondary Façades should incorporate an accent material, plane change or other type of minor articulation at the façade's upper-most portion (e.g. upper spandrel zone, parapet, eave)

### B.04| Window openings

Window openings should provide a projecting sill detail utilizing the primary façade material, or a secondary material. In lieu of this detail, or in addition, the window should receive a setback to the leading face of the window unit.

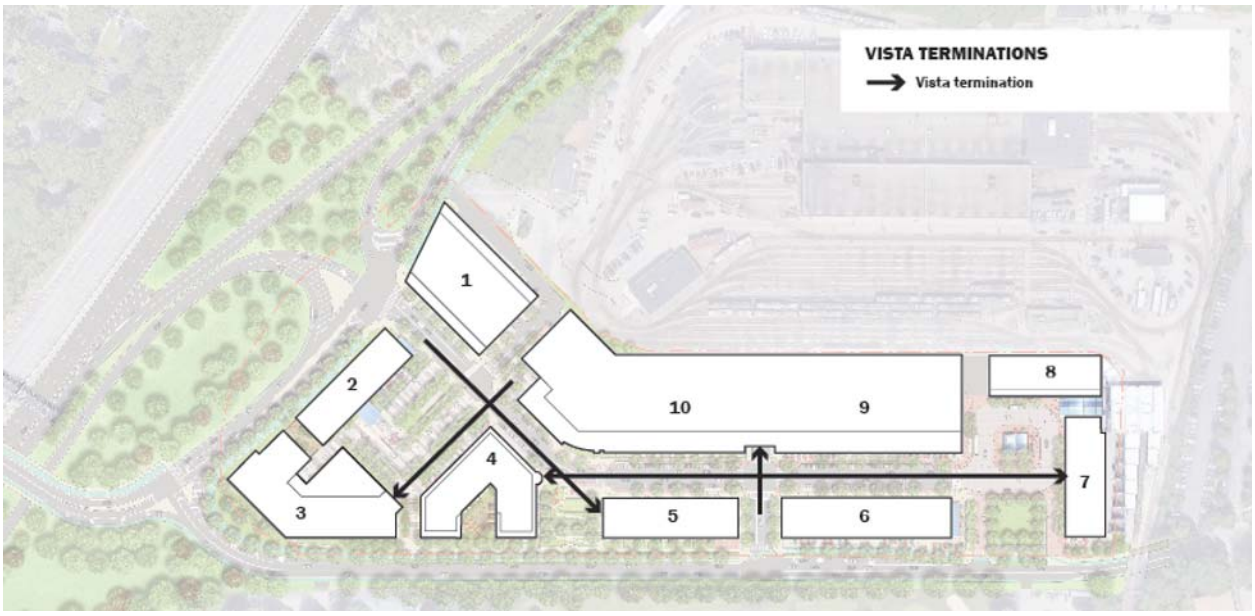
## C. TERTIARY FACADES

Tertiary facades may consist of any material acceptable under the codes and ordinances of the City of Newton, provided it has a reasonable level of quality and durability that is appropriate for its location.

# BUILDING FACADE DESIGN AND MATERIALS NO. 2

# VISTA TERMINATIONS

Portions of building elevations that are framed by long perspective views down a Street shall be known as Vista Terminations. Vista Termination areas shall respond with a building element of appropriate size and architectural impact to terminate the vista meaningfully. These shall be aligned properly to be framed in the vista [e.g. symmetrically]. Proper Vista Terminations include architectural treatments such as raised rooflines, stacks of balconies, grouped window compositions, towers, and cupolas.



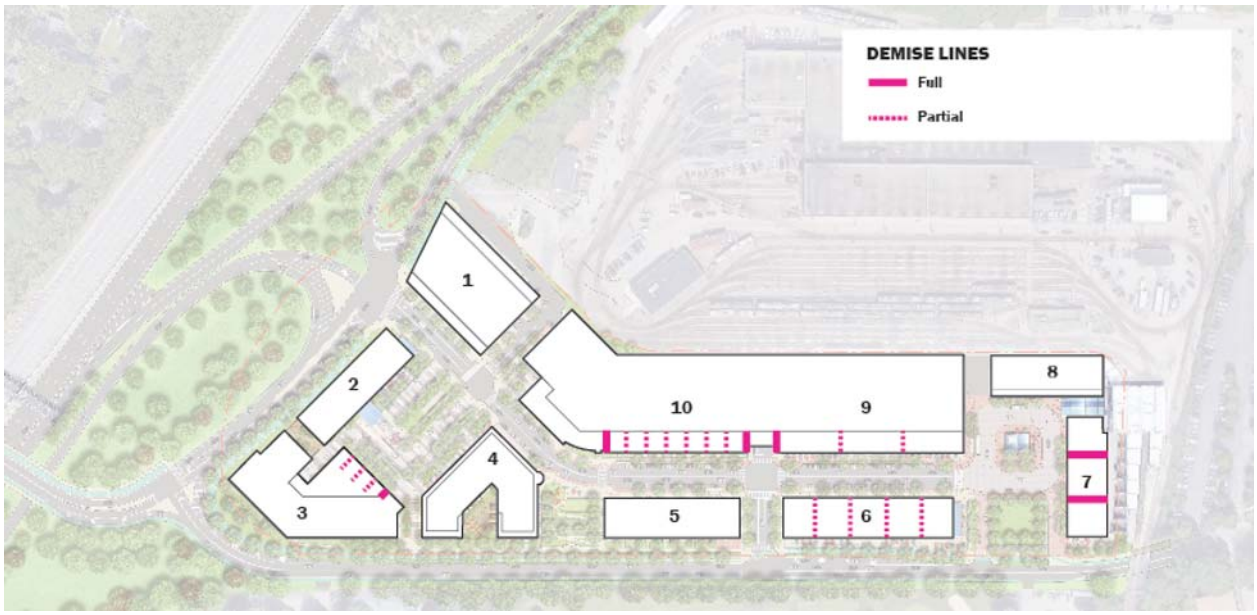

For example [per the diagram above]

- The vista termination aiming at Building 3 should aim at its tower.
- The vista termination aiming at Building 5 should aim at its end façade. or the corner of the building.

# BUILDING FACADE DESIGN AND MATERIALS NO. 3

# DEMISE LINES

Full Demise Lines indicate where building facades are subdivided such that a single building appears as multiple buildings. Partial Demise Lines indicate where buildings are broken into repetitive segments such as rowhouses.




## A. FULL DEMISE LINE

A Full Demise Line is a mid-block division on a frontage around which the design of a large building breaks to give the appearance of a different structure on each side of the line. The intention of a Full Demise Line is to give the impression of adjacent party-wall buildings designed by multiple architects; this impression can be achieved by providing distinct wall materials and/or colors, different window types and patterns, changes in façade plane and different attachments like balconies and cornices. Importantly, each segment of a demised building should look like an independent composition if viewed on its own.

Full Demise Lines shall be located within 15 feet of the lines indicated on the drawing.

## B. PARTIAL DEMISE LINE

A Partial Demise Line is a mid-block division on a frontage around which the design of a large building breaks to give the appearance of repetitive segments on each side of the line, such as rowhouses or pavilions. Among these segments, the basic architecture remains largely unchanged, but each segment may, for example, be a different color, use different materials, or have different [or differently arranged] attachments.

Partial Demise Lines shown in the diagram above are representative and shall be further regulated as follows:

- Building 3: The lower building volume segment facing the Hotel Square shall be made to appear as no less than 3 and no more than 6 rowhouses, each with its own front door.
- Building 6: As viewed from both Grove Street and the Main Street, this building shall appear to be composed of between 4 and 6 repetitive segments of approximately equal size and shape.
- Building 9: As viewed from the Main Street, the upper floors of this building shall appear to be composed of between 2 and 4 repetitive segments of approximately equal size and shape.
- Building 10: The portion of Building 10 that sits opposite building 5 shall be made to appear as no less than 6 and no more than 10 rowhouses, each with its own front door."

# FACADE MATERIALS

## A. PRIMARY FACADE MATERIALS

- Brick
- Thin brick (detailed to resemble dimensional brick)
- Stone
- Cast stone
- Pre-cast concrete
- GFRC (glass fiber reinforced concrete)
- Tile (ceramic, porcelain, terra cotta)
- Stucco
- Metal panels
- Metal trim
- Curtain wall
- Structurally reinforced windows
- Metal storefront
- Wood storefront
- FRP (fiber reinforced plastic) – trim elements only

## B. SECONDARY FACADE MATERIALS

- Any Primary façade material listed above
- Cementitious siding or panels (e.g. "Hardieboard")
- Fiber cement
- Vinyl windows (of reasonable quality)
- High density polyurethane – trim elements only

## C. TERTIARY FACADE MATERIALS

- Any material acceptable under the codes and ordinances of the City of Newton, provided it has a reasonable level of quality and durability that is appropriate for its location.

The comparative matrix below demonstrates how materials might be designed and detailed in primary and secondary applications:

| MATERIAL | PRIMARY FACADE EXAMPLE | SECONDARY FACADE EXAMPLE |
|---|---|---|
| **BRICK** |  |  |
| **CURTAIN WALL** |  |  |
| **STONE** |  |  |

(PLACEHOLDER IMAGES PROVIDED BY MARK DEVELOPMENT)

# DESIGN REVIEW & MASTER PLAN CONSISTENCY CONDITIONS

1. Preliminary Submission Of All Building Permit Plans

    a. Prior to any application for a building permit (other than a demolition permit), the Petitioners must file the following with the Director of Planning and Development, the Commissioner of Inspectional Services, the Director of Public Works, and the City of Newton's Urban Design Commission (UDC):

        i. a copy of all plans necessary for the permit or determination being sought ("Request Plans");

        ii. a signed certificate from the Petitioner's architect and/or civil engineer certifying that the Request Plans are consistent and in full compliance with the Project Master Plans (the "Compliance Certificate");

        iii. a completed Evaluation Template in accordance with and in the form required by the Design Guidelines.

2. Preliminary Review Of All Building Permit Plans

    a. Within sixty (60) days of receipt of a complete submission of the materials set forth in Condition #7, the Director of Planning and Development will review and provide an opinion as to whether the Request Plans are in full compliance with the Project Master Plans and consistent with the Design Guidelines. If the Director of Planning and Development's review requires the input or assistance from a peer review consultant, the Petitioner shall pay the reasonable fees for such peer review. The Director of Planning and Development's opinion shall be submitted in writing to the Petitioner and the Commissioner of Inspectional Services. If it is the Director's opinion that the Request Plans are not compliant with the Project Master Plans or inconsistent with the Design Guidelines, such inconsistencies shall be expressly identified.

    b. Within sixty (60) days of receipt of a complete submission of the materials set forth in Condition #7, the UDC will provide an opinion as to whether the Request Plans are in full compliance with the Project Master Plans and consistent with the Design Guidelines. The UDC's opinion shall be submitted in writing to the Petitioner and the Commissioner of Inspectional Services. If it is the UDC's opinion that the Request Plans are inconsistent with either the Project Master Plans or the Design Guidelines, such inconsistencies shall be expressly identified.

    c. Upon reception of the written opinions, the Petitioner may file a formal building permit application with the Commissioner of Inspectional Services, which shall include a copy of the opinions. Alternatively, the Petitioner may revise the Request

Plans and resubmit them for a preliminary review in accordance with Conditions #7 and 9.

3. Formal Submission Of Building Permit Application

    a. Upon receipt of a complete building permit application, the Commissioner of Inspectional Services shall make a final determination, with due consideration given to the written opinions of the Director of Planning and Development and the UDC, as to whether the plans filed with such application are in full compliance with the Project Master Plans and consistent with the Design Guidelines.

    b. In making the final consistency determination, the Commissioner of Inspectional Services may elect to refer the matter to the Land Use Committee for the Committee's review and recommendation, provided however that referral to the Land Use Committee is required for any modifications or changes to the Project Master Plans concerning the following: (i) building locations; (ii) building massing or relative heights of building elements; (iii) footprints of buildings and other structures; (iv) program; (v) driveway and parking stall locations; (vi)interior road network; (vii) open space; (viii) increase in floor area; and (ix) significant changes to design elements. The Land Use Committee shall not be required to vote or to approve any matter referred to it in accordance with this condition.

    c. If the Commissioner determines that the application plans are inconsistent with either the Project Master Plans or the Design Guidelines, no building permit will be issued, and the Petitioner must either: (i) submit revised plans which the Commissioner deems to be consistent, or (ii) seek an amendment to this Special Permit/Site Plan Approval.

    d. Any increase to the maximum building heights, number of units, total square footage of the Project, or any material decrease to the amount of open space of the Project from what is shown on the Project Master Plans shall not be eligible for a consistency determination and such modification can only be done through amendment of this Special Permit/Site Plan Approval.

4. The procedure for preliminary review of building permit plans set forth in Conditions #7-8 may be utilized by the Petitioner earlier in the design process for one (1) or more buildings or public spaces in order to receive initial opinions on the consistency of schematic/architectural drawings. If the opinions of both the Director of Planning and Development and the UDC after such an initial schematic review are that the schematic drawings are in full compliance with the Project Master Plans and consistent with the Design Guidelines, the Commissioner of Inspectional Services may accept final building permit plans without further preliminary review so long as they do not include any additional design elements or change any design elements governed by the Design Guidelines as confirmed by the Director of Planning and Development.