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Director

PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: May 22, 2020

MEETING DATE: May 26, 2020

TO: Land Use Committee of the City Council

FROM: Barney Heath, Director of 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 within 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 and architectural qualities 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 582 dwelling units, 253,827 square feet of office space, of which 7,500 square feet will be dedicated to the MBTA, 150 hotel rooms, and 38,895 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 Design Team's master plan puts forth the multi-faceted intent to create a walkable, mixed use development that creates a sense of place by reinforcing the site's identity as a transit hub, reflects the region's history, celebrates the site's connection to the Charles River, and connects Lower Falls and Auburndale. The master plan illustrates these goals with buildings that resemble New England mill buildings with active ground floor uses, open spaces, and pedestrian as well as bicycle accommodations. Given the scale of the Project, and that the Project will be built over several years, the Planning Department retained Form + Place to take the master plan and create a framework of actionable criteria to measure the Project against as the design evolves from conceptual design to final design.

The Design Guidelines are broken down into three categories: Buildings and Urban Design, Buildings and Architectural Design, and Building Façade Design and Materials to allow for consideration of the Project at a variety of scales. The Buildings and Urban Design section considers the Project holistically; how the buildings are detailed to be compatible with the surrounding context and invite abutters into the site via streets, open spaces, and pocket parks. The Buildings and Architectural Design section takes a more in-depth look at overall architectural character and how this promotes place-making and urban design goals within the site, while the Building Façade Design and Materials section puts forth parameters for how the building facades will be detailed to create a human-scaled environment. Additionally, these parameters identify "vista terminations" which are building elevations that are framed by perspective views 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 due to the prominence of their location within the Project.

The Design Guidelines are intended to provide a framework for 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 not yet shown meet the City's high expectations for quality design. If the petition is approved, many elements of the Project would be fixed, and could not be changed because the site is governed by the MU-3/TOD zone and the Project would be governed by the Council Order. For example, the MU-3/TOD zone prescribes the square footage of the Project as well as the allocation of that square footage amongst the three uses. Two such criteria are that the Project may not exceed 1,0250,000 square feet, and at least 60% of the square footage must be dedicated to residential use. The MU-3/TOD zone also sets a minimum requirement on the amount of Beneficial Open Space open to the public. Furthermore, the MU-3/TOD zone also regulates the heights of all buildings except Buildings 8, 9, and 10 and the setbacks of Buildings 3, 4, 5, 6 and 7 from Grove Street.

Additionally, the Council Order, and the approved site plan, will fix total number of buildings, the number of dwelling units and the breakdown between market rate and deed-restricted units, the locations of buildings, the sustainability commitments as well as other improvements, e.g., the infrastructure improvements and the Grove Street frontage.

The Planning Department is suggesting a three-step process for review of all buildings (except the garage located within Buildings 9 and 10) to ensure the Project is constructed in accordance with the Design Guidelines. The steps reflect three stages of the design process: schematic design, design development, and construction documents. At each stage the Planning Department, and their consultant, as well as the Urban Design Commission (the "UDC") will review the plans for each building utilizing the design guidelines. This process will allow the Planning Department as well as their consultant, and the UDC to be more involved during the design process and will allow the petitioner to receive feedback as to the alignment with the Design Guidelines before investing resources into a building permit plan set. At the schematic design stage, individual building plans, and their relationship to the overall site plan, will be reviewed. In addition to exterior renderings, preliminary building elevations, representative wall sections, and outline specifications would be available. At this stage, the petitioners would be required to present the schematic design to the UDC, and the Planning Department as well as their consultant. After the presentation, staff and the UDC would be able to compare the proposed building(s) with the MU-3/TOD zone, the Council Order, and the approved site plan. If the building were consistent with those three items, the Planning Department as well as the

UDC would file a record of such finding and the petitioners would be able to advance the design to the design development stage.

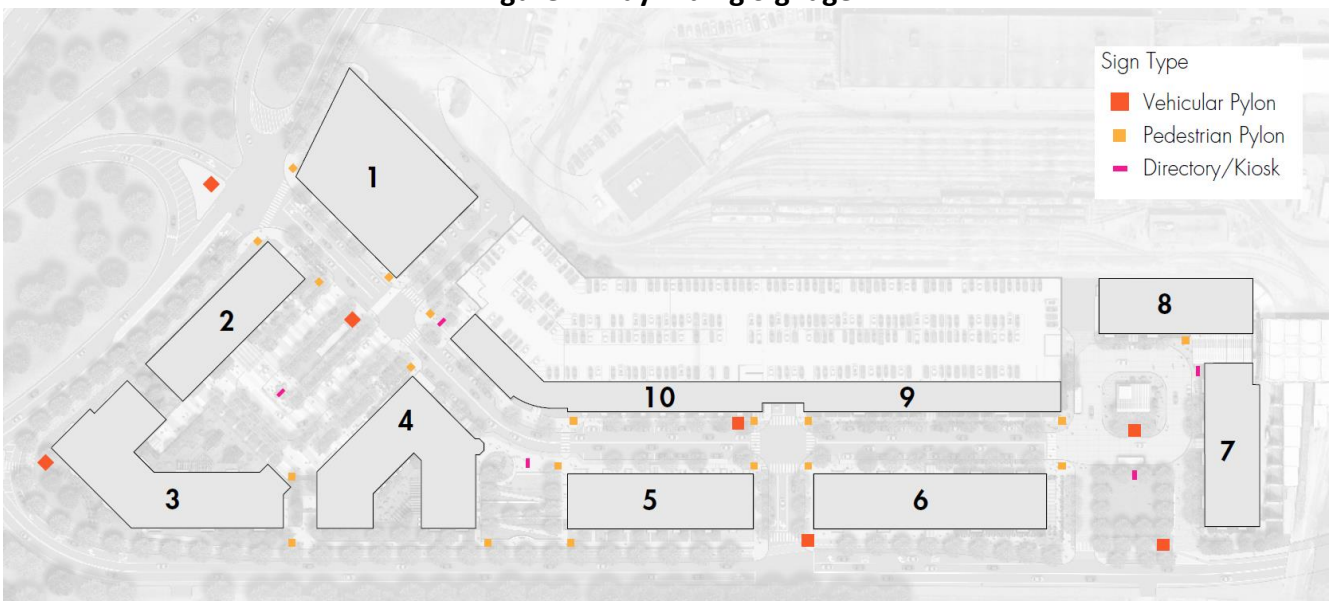
The design development stage would yield greater detail on building plans and elevations, as well as civil and landscape plans. A design development drawing set would also include window and door schedules, enlarged elevation details and wall sections, as well as substantially completed structural and mechanical, electrical, plumbing, fire protection ("MEP/FP") plans. At this stage, the Planning Department as well as the UDC would be able to see whether the petitioners have abided by the materials required of primary, secondary, and tertiary façades and how the vista terminations are treated and detailed. The petitioners would submit the design development drawings along with a completed Design Guidelines Evaluation Template to the Planning Department, the UDC, the Commissioner of Inspectional Services, and the Commissioner of Public Works. Within 60 days the Planning Department, with the help of their consultant, and the UDC would determine whether the drawings and the evaluation template result in a building that is consistent with the approved design guidelines. If so, the petitioners would further refine the plans to the construction documents phase. If not, the petitioners could either revise the plans or seek a consistency determination from the Commissioner of Inspectional Services. Such request may be referred to the Land Use Committee.

The construction documents phase would be the final stage of the review process. Between this stage and the design development stage the plans would be refined, with full coordination among specialties such as MEP/FP and structural engineers. To ensure that the details of buildings presented during the design development stage are still intact, the petitioners would be required to fill out a final version of the Evaluation Template, with attention to any changes made since design development, and submit it to the UDC, the Planning Department and their consultant. Accordingly, the Planning Department and their consultant and the Urban Design Commission would review the plans and template with the MU-3/TOD zone, the Council Order, and the approved site plans. If the building is still consistent with those three items and approved design guidelines, the written opinions from the Planning Department and the UDC would accompany the building permit application to the Commissioner of Inspectional Services to review and approve the permit.

Comprehensive Sign Package

The MU-3/TOD Zone requires the petitioners to submit a comprehensive sign package "which shall supersede any other sign requirements and shall be complementary to the architectural quality of the mixed-use development and character of the streetscape." The petitioners submitted a comprehensive sign package on March 18, 2020; to view the images of each sign type please click on the following link: http://www.newtonma.gov/civicax/filebank/documents/103102. The petitioners filed a revised sign package after meeting with the UDC on April 15th **(Attachment C).** The petitioners appeared before the UDC again on May 13, 2020 to discuss the building and the tenant signage; the UDC suggests that the petitioners be required appear before the UDC for the approval of any free standing or wayfinding signs **(Attachment D)**. The petitioners' comprehensive sign package consists of three categories: *wayfinding and site signage*, *base building signage*, and *commercial/retail tenant signage*.

Figure I: Wayfinding Signage



Wayfinding and Site Signage

Vehicular Pylon Signs

The petitioners are proposing seven vehicular pylon signs which may be up to 20 feet in height and may contain up to 240 square feet of sign area. These signs would be located at the following locations:

- Grove Street/Recreation Road Extension
- Highway ramp/Main Street/Recreation Road
- Hotel Green at Main Street/Road A
- Main Street at Road B
- Road B at Grove Street
- Road C/Transit Square
- Transit Square at Grove Street

The Planning Department recognizes the importance of signage in attracting and in directing people into the site, but suggests that the petitioners consider reducing the number of vehicular pylon signs along the Grove Street frontage, especially since the signs at Road B and Grove Street and Road C at the Transit Square are within a few hundred feet of each other.

Pedestrian Pylon Signs

The petitioners are proposing 19 pedestrian pylon signs which may be up to ten feet in height and may contain up to 60 square feet of sign area. These signs would be located at any sidewalk corner to direct pedestrians to any destinations within the Project. Staff understands that these locations are only preliminary but akin the vehicular pylon signs there appear to be three pedestrian pylon signs in proximity along the Grove Street frontage.

Directory Signs/Directory Kiosks

The petitioners are proposing directory signs/directory kiosks which may be installed in pedestrian gathering places throughout the site. The petitioners are not sure of the exact number but have shown five such signs total at the following locations: at the hotel green, at the open space adjacent to Building 10, at the amphitheater, at the transit green and at the base of the stairs leading to the transit station platform. The Planning Department does not have concerns with the number or the location of these signs but suggests that the petitioners provide more information as to the dimensions of these signs.

Pole Mounted Signs

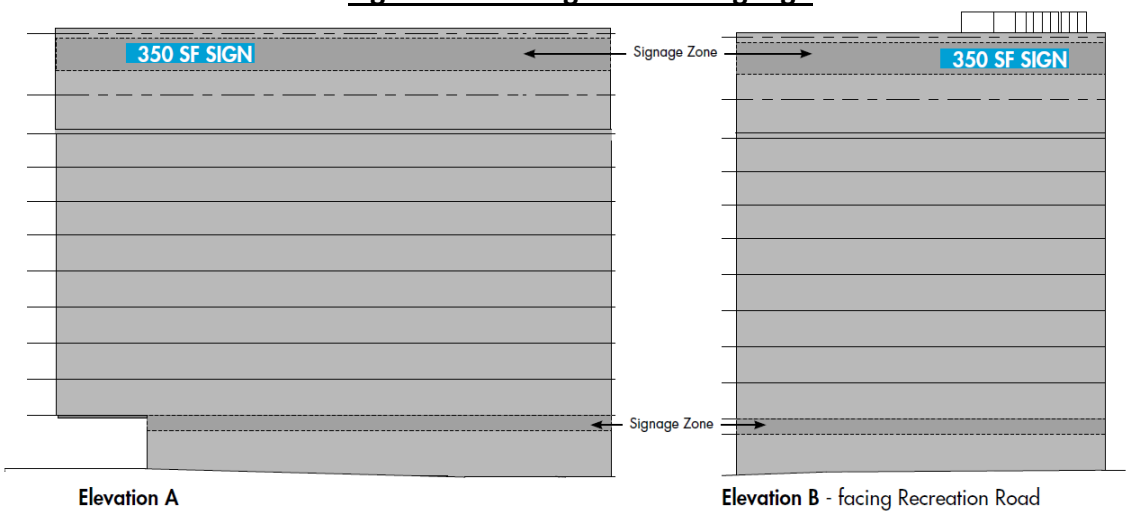
The petitioners are proposing pole-mounted signs which may be mounted ten feet above grade to direct visitors to destinations such as parking, or the transit station. The number or the location of these signs is not known at this time. The Ordinance allows such signs as of right provided they are no greater than three square feet and they do not contain the name of a business. If the signs do contain the name of a business, they are limited to one square foot. Staff suggests the petitioners provide some details as to the maximum number and dimensions of these signs.

Base Building Signage

Building Tenant Identification Sign

The comprehensive sign package indicates that Building Tenant Identification Signs may be installed on Buildings 1 and 2 and will contain either the logo/brand of the building or the logo/brand of a specific tenant; these signs may also be internally illuminated. The petitioners are proposing one sign per building elevation, up to ten feet in height and a sign area of up to 350 feet.

Figure II: Building 1 Tenant Signage

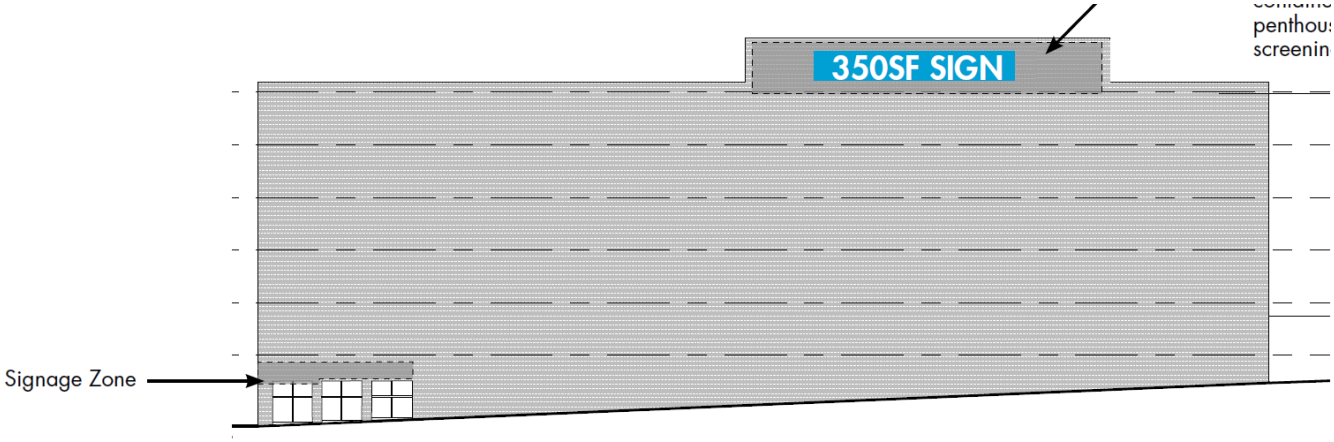


Note: In the graphic above, Elevation A is visible from Interstates 95 southbound, while Elevation B is visible from Newton Lower Falls.

The UDC recognized the desire of these signs for Building 1 but had concerns with the size and with allowing signs on the three facades facing Interstate 95. The UDC felt that too large and/or too many signs would act as billboards and would detract from the design of the building. The UDC suggested that the petitioners be allowed signs on the eastern and western facades (visible from Interstate 95 northbound and southbound) of up to 200 square feet with the opportunity to increase the size of each sign to 300 square feet dependent upon the final design of the building. The UDC also suggested that the petitioners be allowed the flexibility to install a third sign on the southern façade (Elevation B in the above graphic) dependent upon the final design of the building. However, such request may be denied by the UDC.

With respect to Building 2, the UDC suggested that the petitioners be allowed one 200 square foot internally illuminated sign, with the possibility of increasing the sign to 300 square feet on the southern facade. Given that the hotel does not close, the sign would be allowed to be lighted all night. The UDC suggested that the lumens of the sign be decreased after 11 a.m. The UDC also suggested that a second size may be allowed on the northern side of Building 2 (fronting the hotel square) dependent upon the final design of the building.

Figure III: Building 2 Tenant Signage



Building Identification Sign

The comprehensive sign package suggests that Building Identification Signs may be located on Buildings 4 through 10 and may include the logo/brand of the building. These signs may be up to 8.5 feet in height with a total sign area of 300 square feet and may be internally illuminated.

The UDC suggested that Buildings 3, 7, and 9 each be allowed one 65 square foot building identification sign due to the prominent locations. Building 3's sign would be visible from Interstate 95 northbound, Building 7's sign would be visible from the transit square and from Main Street, while Building 9's sign would be visible from the intersection of Grove Street and Road B. The UDC suggested that this sign be coordinated with the Massachusetts Bay Transportation Authority because it will indicate the parking garage.

Building Entrance Identification Sign

These signs may be located at the primary pedestrian entrance for all buildings, containing either the logo/brand of the building itself or the logo/brand of a specific tenant. These signs may be up to five feet in height with a total sign area of 100 square feet.

The UDC suggested that each building be allowed a 25 square foot building identification sign per lobby entrance.

Flag-Mounted/Perpendicular Sign

These signs may be located at any pedestrian or vehicular building entrance. These signs may be installed to identify building features such as entrances, parking, bike storage and may include the branding/logo of a building or the brand/logo of a tenant. These signs may be up to 20 square feet and may be mounted to the building façade or canopy of not greater than 20 feet above grade.

Commercial/Retail Tenant Signage

Commercial Tenant Primary Sign

These signs may be located on the building façade or mounted on the building canopies. These signs may include the logo/brand of a specific building tenant, may be up to five feet in height with a total sign area of 100 square feet and may be internally illuminated.

Commercial Tenant Secondary Sign

These signs may be located on any building façade that does not include a primary sign. These signs may include the logo/brand of a specific building tenant, may be up to three feet in height with a total sign area of 60 square feet and may be internally illuminated.

Flag-Mounted/Perpendicular Sign

These signs may be located along the commercial tenant façade. These signs may include the logo/brand of a specific building tenant and may be up to 20 square feet.

Window Graphics/Door

These signs may be temporarily or permanently affixed to ground level windows and doors of all buildings. The comprehensive sign package indicates that these signs will not an area greater than 25% of the window light or door to which they are affixed. This criterion aligns with the Ordinance; therefore, all such signs would be as of right.

The UDC suggested that all commercial tenant signs comply with the standards of the Ordinance to which the petitioners agreed. As such, the petitioners require relief for the below signs:

- Vehicular pylon signs
- Pedestrian pylon signs
- Directory signs/Directory kiosks
- Pole-Mounted Signs (provided they are greater than what the Ordinance allows)
- The three Building Identification Signs (Buildings 3, 7, and 9)

- The Building Entrance Identification Signs
- The Commercial Tenant Signs on Buildings 1 and 2

ATTACHMENTS:

Attachment A: Tentative Land Use Committee Schedule, dated May 22, 2020
Attachment B: DRAFT Design Guidelines, dated May 2020
Attachment C: Petitioner's Revised Building Comprehensive Sign Package, dated May 4, 2020
Attachment D: Urban Design Commission Memorandum, dated May 22, 2020

Attachment A

TENTATIVE LAND USE COMMITTEE SCHEDULE

May 22, 2020

355 AND 399 GROVE STREET "RIVERSIDE"

*This schedule is tentative. The Land Use Committee is scheduled to meet on the below dates; however, the topics are subject to change.

Meeting Date	Topic	Description
5.26.20	Design Guidelines & Signage	Guidelines that will regulate architecture of individual buildings as well as signage
6.2.20	Transportation	Review of Traffic Impacts, Shared Parking Analysis, and Transportation Demand Management Plan

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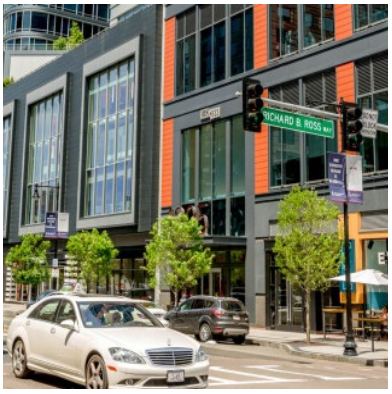
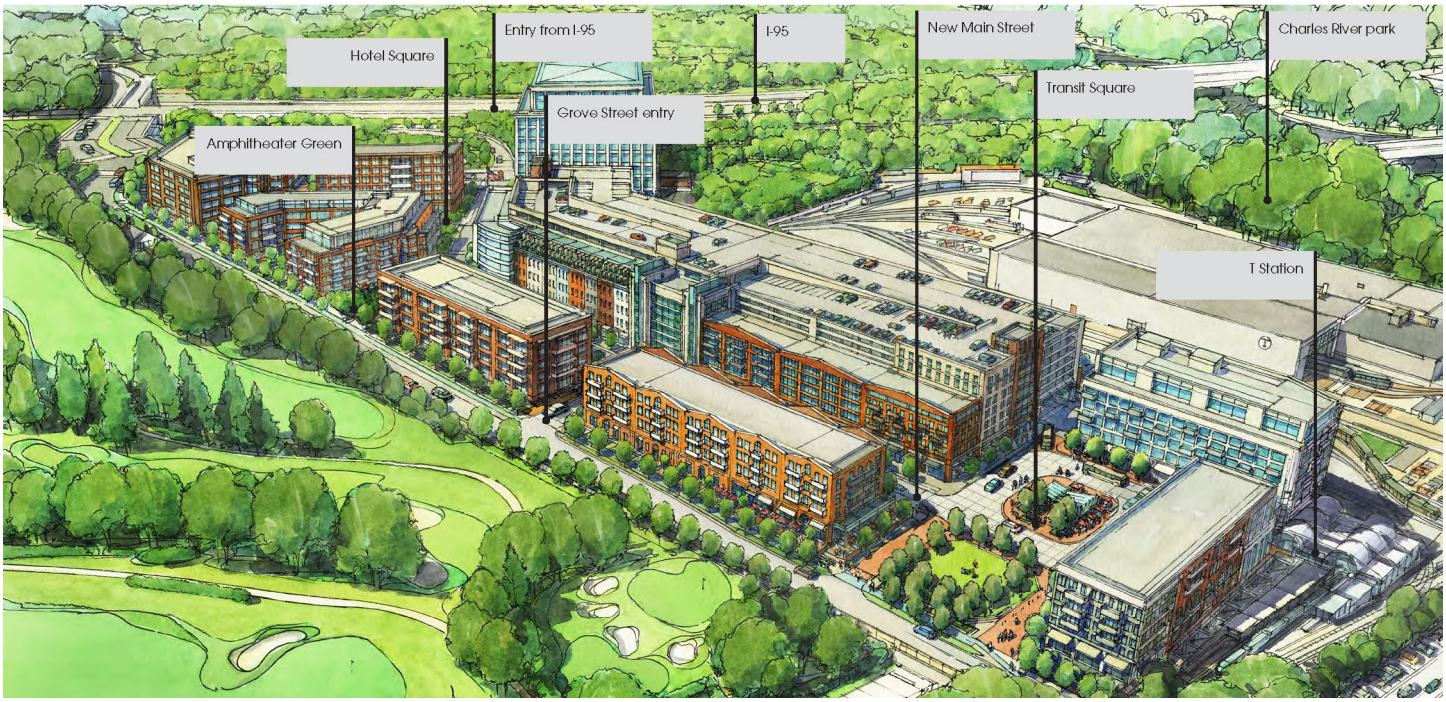


DESIGN GUIDELINES

RIVERSIDE STATION DEVELOPMENT



Prepared by the City of Newton, MA

May 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, prior to the application filing, 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 reviews and recommendations by Planning & Development Department Staff [Staff] and/or their Peer Review consultants, as well as the Urban Design Commission [UDC]. Since the Special Permit is being granted at an early stage of design and is based on architectural drawings that consist of site plans, building floor plans and exterior renderings, among other exhibits, the proponent will be required to have a series of consistency reviews, at regular intervals, as the design evolves from schematic design through design development to contract documents.

Once Staff and UDC consistency determinations have been completed, a recommendation will be forwarded to the Commissioner of the Newton Inspectional Services Department for consideration and final approval

RIVERSIDE STATION DEVELOPMENT

DESIGN GUIDELINES

ACKNOWLEDGMENTS

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MARK DEVELOPMENT

DEVELOPER'S CONSULTANT TEAM:
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REFERENCED DOCUMENTS

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

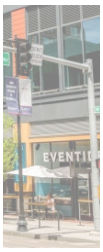
RIVERSIDE VISION PLAN [2019]
http://www.newtonma.gov/civicax/filebank/documents/96820

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

TABLE OF CONTENTS

BUILDINGS AND URBAN DESIGN

1. Connectivity to Surrounding Context
2. Building-Site Relationships



BUILDINGS AND ARCHITECTURAL DESIGN

1. Overall Architectural Character
2. Sustainable Design: Green Buildings

BUILDING FACADE DESIGN AND MATERIALS

1. Facade Hierarchy
2. Facade Materials
3. Facade Design

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, not only sited but, detailed 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, design of and access to, parking and service areas should minimize visual impacts on pedestrian environments and abutters. Integrate sustainable site design practices in order to support the City of Newton's overall environmental goals.

1 | CONNECTIVITY TO SURROUNDING CONTEXT

- A. Neighborhood Edge Design
- B. Hierarchy in Design: Addressing Varied Frontages
- C. Buildings Defining Gateways

2 | BUILDING-SITE RELATIONSHIPS

- A. Placemaking
- B. Buildings and Views

BUILDINGS AND URBAN DESIGN **NO. I**

CONNECTIVITY TO SURROUNDING CONTEXT

GOAL | Large-scale developments shall 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 - shall be detailed in a way that is consistent with their siting, and that promotes compatibility with surrounding, desirable development patterns. Their role in defining appropriately scaled streetscapes shall focus on accommodating pedestrian and bike activity, as well as contextual landscaping.

A.02| Visual Permeability

The detailing of buildings, and the open spaces between them, should allow for a high degree of visual permeability along neighborhood edges. Vehicular and pedestrian gateways, including streets, major open spaces and pocket parks, should incorporate a mix of hard-scape and soft-scape environments that are functionally and aesthetically welcoming.

B. HIERARCHY IN DESIGN: ADDRESSING VARIED FRONTAGES

B.01| Grove Street

Detail buildings along the Grove Street frontage to achieve a human scale that appropriately relates to the existing open space along the corridor. The siting and architectural treatment on facades shall allow buildings to integrate thoughtfully with the changing topography and ensure visual connectivity into the development.

B.02| Route 128

Design buildings facing Route 128 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. Durable and quality materials shall be used.

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

Design buildings that define gateways into the development to provide a transition from the surrounding area by having a contextually appropriate architectural character and by utilizing thoughtful massing strategies. Buildings shall 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

A. PLACEMAKING

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

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

A.02| Role of Buildings in Defining Street Walls

Mass and align buildings in conjunction with the street sections that they help to define, in order to provide appropriately scaled pedestrian environments. Buildings on commercial and mixed-use streets shall contribute to the continuity of the street wall, though some variation in building alignment can be used to facilitate outdoor dining and other activities. Depending on the orientation and width of streets, consider stepping back upper floors to allow for more pleasant streetscapes. The ground floor level of buildings, particularly on hierarchically more important streets, shall reinforce a vibrant pedestrian environment by incorporating active uses.

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.

Buildings defining a significant public open space

Mixed-use building with well-defined street edge

A.03| Secondary Spaces

Activate smaller public spaces, like pocket parks and pedestrian mews, that provide through-block connections, by the careful placement of lighting, landscaping and urban furniture. Include transparent storefronts that turn the corner to contribute to the activation of secondary spaces.

Pocket parks can offer a unique experience

B. BUILDINGS AND VIEWS

B.01| Framing Visual Corridors

Design buildings to delineate significant visual axes. Whether at a gateway location or at a transition point from a significant open space to a related streetscape, design adjacent buildings - often at their corners - to 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, shall 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

Design parking and service areas to be visually unobtrusive and clustered together, 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" [sections of buildings with occupied space, such as single-loaded residential units] or significant architectural façade treatments shall be incorporated to screen important pedestrian environments. Additional visual buffers, including fences and site walls, featuring materials consistent with adjacent building architecture, can be utilized as well. Integrate landscaping to embellish the public side of site walls.

Building corners can be significant transition

Ground floor commercial liner in parking structure

D. BUILDING/ STREET INTERFACE

D.01| Paving

Choose specialty paving to compliment building materials and enhance the building/street interface, especially at key focal points such as primary entries. Use materials to reinforce streetscape and open space zones, such as areas in front of storefronts, areas for outdoor dining and areas featuring urban furniture. Use only durable paving materials that weather well and can withstand seasonal impacts.

D.02| Urban Furniture

Integrate built-in furniture [large benches, terraced seating] to help detail the design of streetscapes and open spaces. Providing movable furniture [tables and chairs, benches, lounge chairs] is also desirable as it allows a degree of flexibility for configuring multi-purpose spaces.

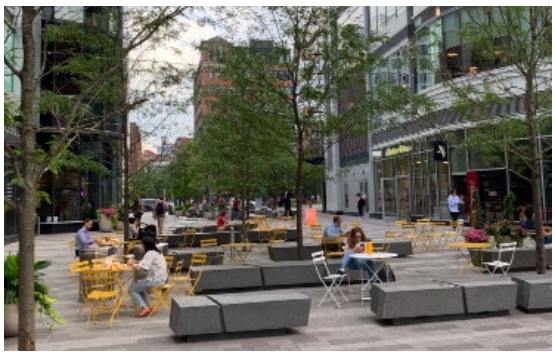
D.03| Accessibility

All places of public accommodation shall 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 shall 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, durable materials and thoughtfully integrated signage and lighting. Buildings shall utilize best building practices and incorporate the tenets of "green" design - using a life cycle approach to improve performance and promote efficiency - to minimize adverse impacts on the environment.

1 | OVERALL ARCHITECTURAL CHARACTER

- A. Holistic Approach to Large Scale Developments
- B. Building Height
- C. Building Massing
- D. Facade Articulation
- E. Ground Level Design
- F. Roofscape Design
- G. Materials
- H. Building Exterior Lighting

2 | SUSTAINABLE DESIGN: GREEN BUILDINGS

- A. Passive House
- B. LEED Building Design and Construction
- C. LEED Neighborhood Development

OVERALL ARCHITECTURAL CHARACTER

GOAL | The architectural character of a building shall be judged 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, there shall be an overall consistency to building design that results in a language and scale that reinforces a high-quality human-scaled environment.

A.02| Balancing Consistency and Variation

In large-scale developments with multiple buildings, the related siting and architectural qualities of each building shall help define a well-articulated public realm. Purposeful variation in design, such as placing a signature building in a prominent location, can be appropriate, provided that its relationship to adjacent buildings and the public realm is thoughtfully articulated through massing, detailing and material selection. For example, buildings that terminate significant view corridors or front on major squares, should incorporate more elaborate architectural features.

B. BUILDING HEIGHT

B.01| Variation in Height

Within a development, where there is variation in height from building to building, utilize unifying architectural elements, such as intermediate cornice lines or other datums, to tie together streetscapes.

B.02| Impact on Open Space and Streetscapes

Building height and building orientation will have an impact on adjacent open spaces and streetscapes. Detail buildings with architectural elements that help mitigate environmental impacts, such as excessive heat.

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. This can be achieved through architectural treatments such as stepping building volumes, adding secondary elements, changing materials and varying roof forms.

C.02| Major and Minor Volumes

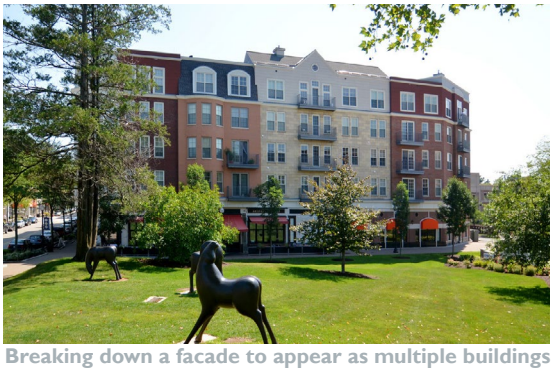
Incorporate secondary volumes to achieve major and minor readings to address overall building scale and avoid large monotonous elevations.

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

Use building alignment and continuity of storefronts to 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 to set off hierarchical moments, such as primary building entries.



Breaking down a facade to appear as multiple buildings

Adding volumes to avoid large monotonous facades

Step backs and multiple volumes 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 articulation 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. Use windows to enhance the visual coherence of a building and utilize them in ways that avoid creating large, unarticulated areas of glass or overly repetitive patterns. Use window detailing – trim, mullions, color, materials – to promote depth and a high level of articulation.

Organizing rhythm and an understandable framework

Base, Middle & Top with integrated elements

Composition with varying fenestration typologies

E. GROUND LEVEL DESIGN

E.01| Programming/ Uses

Use architectural design at the ground level of buildings to reinforce the streetscape onto which it fronts. Promote vibrancy along storefronts by incorporating qualities that invite pedestrian engagement, such as transparency or areas for outdoor dining. For residential areas, 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

Design commercial storefronts to support the vitality of pedestrian environments by incorporating the following guidelines:

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

b. Commercial storefronts shall 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. Use storefront canopies to provide shade and shelter, especially at entry points. Design canopies to enhance the architectural style of the storefront.

d. Design individual tenant storefronts to allow for ample brand expression while being respectful of the architectural style of the base building.

e. Achieve continuity of commercial storefronts to promote an active pedestrian experience, including wrapping building corners to activate secondary frontages. Avoid large stretches of unarticulated storefront.

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

Design primary building entries to 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. Generally, locate primary entries on hierarchically more important streets and, particularly in mixed-use contexts, space them to promote active streetscapes.

E.04| Building Signage

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

Added architectural detail at building entries

Integrating a variety of signage into facade design

F. ROOFSCAPE DESIGN

F.01| Roof Forms

Integrate roof forms – flat or pitched – into the overall building composition and ensure that they are complimentary to the surrounding context. Low roofs shall 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.

F.02| Rooftop Equipment

Cluster mechanical equipment near the center of buildings to allow for usable amenity space and to maximize the potential for integrating "green" technologies. Adequately screen mechanical equipment from pedestrian view, as well as adjacent buildings, with quality materials that are consistent with overall building design.

Unique roof forms where context appropriate

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 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 important frontages. Elevate the quality of materials and 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

Select building materials that are compatible with adjacent 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 the most 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. Do not use flashing or irregular lights, except where mandated for safety reasons.

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

As the project is located 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 shall 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 a minimum level of 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 costing 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

Ensure 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.07| Regional Priority

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

C. LEED NEIGHBORHOOD DEVELOPMENT [LEED ND]

Employ low impact development techniques; Incorporate green infrastructure to promote climate resiliency in restored and new open spaces; Design principles will include:

C.01| Smart Location and Linkage

Compact development on a previously developed site with access to transit minimizes environmental impacts of new development.

C.02| Neigborhood Pattern and Design

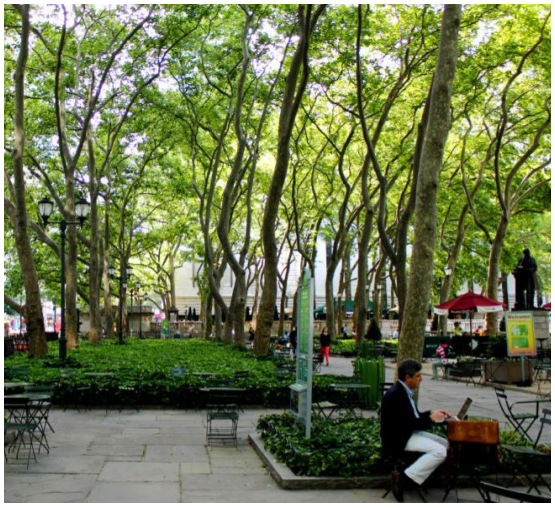
Achieve compact, walkable, mixed-use development with pedestrian-focused environments that provide access to usable public space.

C.03| Green Infrastructure and Buildings

Reduce the adverse environmental impacts of the construction and operation of buildings and neighborhood infrastructure. Utilize energy efficiency and conservation strategies, as well as clean energy sources, to reduce 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 describes the desired level of finishes and façade articulation for buildings in specific areas within the Riverside Station development. Different locations within the project merit different design responses – including types of materials - and these guidelines address this through the delineation of a specific hierarchy of primary, secondary and tertiary façade areas. Facade design and material selection shall reinforce the desired overall architectural character of buildings, as outlined in the Buildings and Architectural Design section.

1 | FACADE HIERARCHY

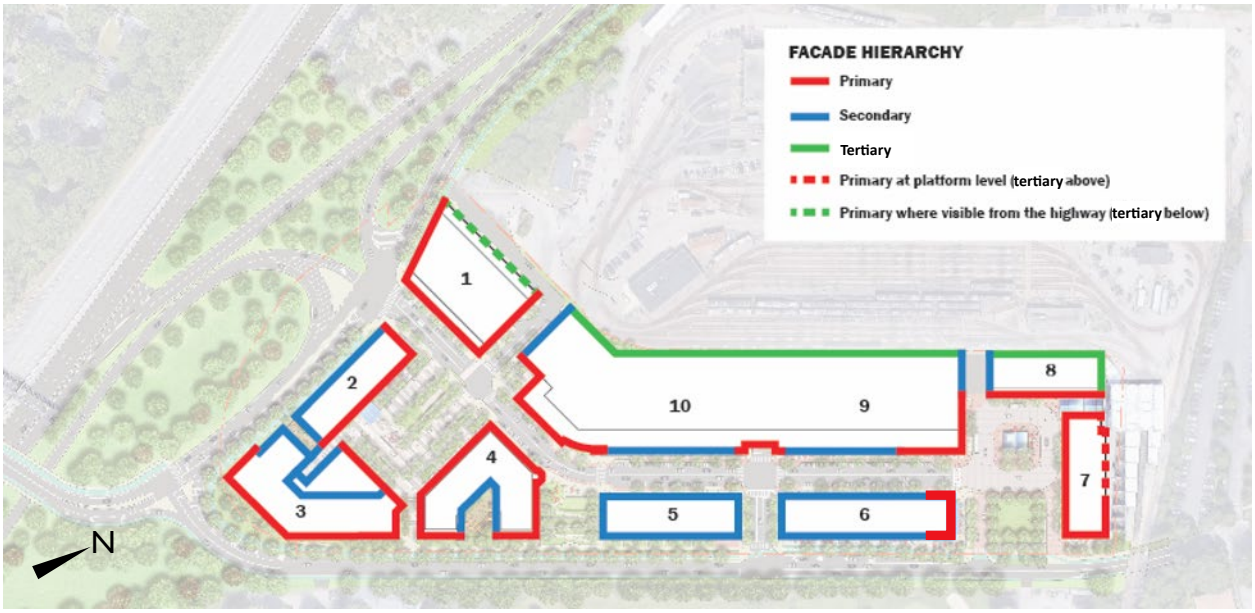
2 | FACADE MATERIALS
- A. PRIMARY FACADE MATERIALS
- B. SECONDARY FACADE MATERIALS
- C. TERTIARY FACADE MATERIALS

3 | FACADE DESIGN
- A. PRIMARY FACADES
- B. SECONDARY FACADES
- C. TERTIARY FACADES
- D. VISTA TERMINATIONS
- E. DEMISE LINES

BUILDING FACADE DESIGN AND MATERIALS NO. I

FACADE HIERARCHY

The materials and configurations of building facades shall respond to the relative importance and visibility of that façade. There will 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 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 general instructions: [Note: additional detail is provided in subsequent sections]

- When a façade type changes around a corner, the higher quality façade type shall wrap the corner, with the transition happening in an way that provides for a reasonable continuity of architectural expression.
- 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 shall 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 shall 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.

BUILDING FACADE DESIGN AND MATERIALS NO. 2

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 with a high quality, durable coating (zinc, Kynar or equal)
- Metal trim
- Aluminum curtain wall
- Structurally reinforced windows (not including vinyl windows, except where needed to meet Passive House standards)
- 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
- Fiberglass windows
- Vinyl windows (where needed to meet Passive House standards)
- High density polyurethane – trim elements only

C. TERTIARY FACADE MATERIALS

- Any material acceptable under Massachusetts codes and City of Newton ordinances, provided it is durable and maintains a quality finish over time.

BUILDING FACADE DESIGN NO. 3 AND MATERIALS

FACADE DESIGN

A. PRIMARY FACADES

Primary Facades are exterior building elevations that front onto and give shape to key public spaces and street edges. Primary facades shall receive the highest level of architectural facade treatments and detailing commensurate with their prominent locations. See the preceding diagram for the location of Primary Facades.

A.01| Materials & Finishes

Primary Facades shall utilize exterior finish materials acceptable for Primary Facades, as listed separately under Façade Materials [See list in section 2A]. Primary Facades shall utilize a single primary wall material, except at the ground level or uppermost stories, where a second primary material may be utilized.

A.02| Incorporating Secondary and Tertiary Facade Materials

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 shall 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 shall 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 shall 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 shall be consistent with the façade's architectural style or aesthetic. Avoid the application of materials and elements that appear thin, under or over-scaled, or inappropriate to the building's architectural expression.

A.04| Punched Window Openings

For facades, or portions of facades with punched window openings, provide enhanced details, 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, or in addition, set the window back from the leading face of the window unit.

A.05| Larger Fenestration

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

A.06| Storefronts

At commercial storefronts, 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 ground level, use a masonry base material where the facade meets a paved surface. Utilize a durable, masonry material, different from the primary siding 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 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 the base extends beyond the plane of the facade above and the material is durable enough to maintain a high quality finish over time.

A.08| Building Vent Terminations

Through-façade building vent terminations should be located to minimize visual impact. Where feasible, vent terminations should be located near an inside corner (e.g. next to a balcony or bay projection). Where visible, vent terminations shall be integrated architecturally [e.g. aligned and centered vertically and horizontally within a façade area] to the greatest extent possible. Avoid fixtures with domed or sloped profiles 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]. While not key focal points, secondary facades play an important role in defining streetscapes and, as such, should have a high level of architectural facade treatments and detailing. See the preceding diagram for the location of Secondary Facades.

B.01| Materials & Finishes

Secondary Facades shall utilize exterior finish materials acceptable for Secondary Facades listed separately under Façade Materials [See list in section 2A]

B.02| Incorporating Tertiary Facade Materials

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

B.03| Upper Facade Zone

Though not as pronounced as on Primary Facades, Secondary Façades shall 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). These accents shall provide an architectural transition that caps the building facade.

B.04| Punched Window Openings

Provide a projecting sill detail at window openings that utilizes the primary façade material, or a secondary material. In lieu of this detail, or in addition, set the window back from the leading face of the window unit.

B.05| Larger Fenestration

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

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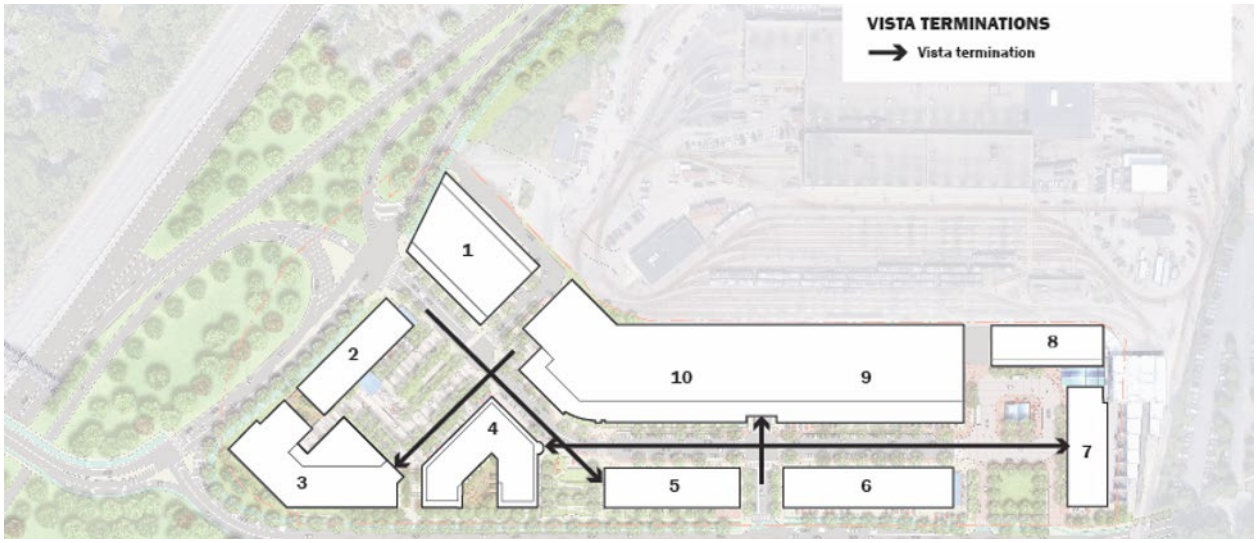
C. TERTIARY FACADES

Tertiary facades may consist of any material acceptable under Massachusetts codes and City of Newton ordinances provided it is durable and maintains a quality finish over time.

D. 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.



For example: The vista termination aiming at Building 3 shall aim at its tower.
The vista termination aiming at Building 5 shall aim at its end façade or the corner of the building.

D.01| Special Architectural Treatments

Utilize architectural treatments such as raised roof lines, stacks of balconies, grouped window compositions, towers and cupolas to properly frame and terminate vistas.

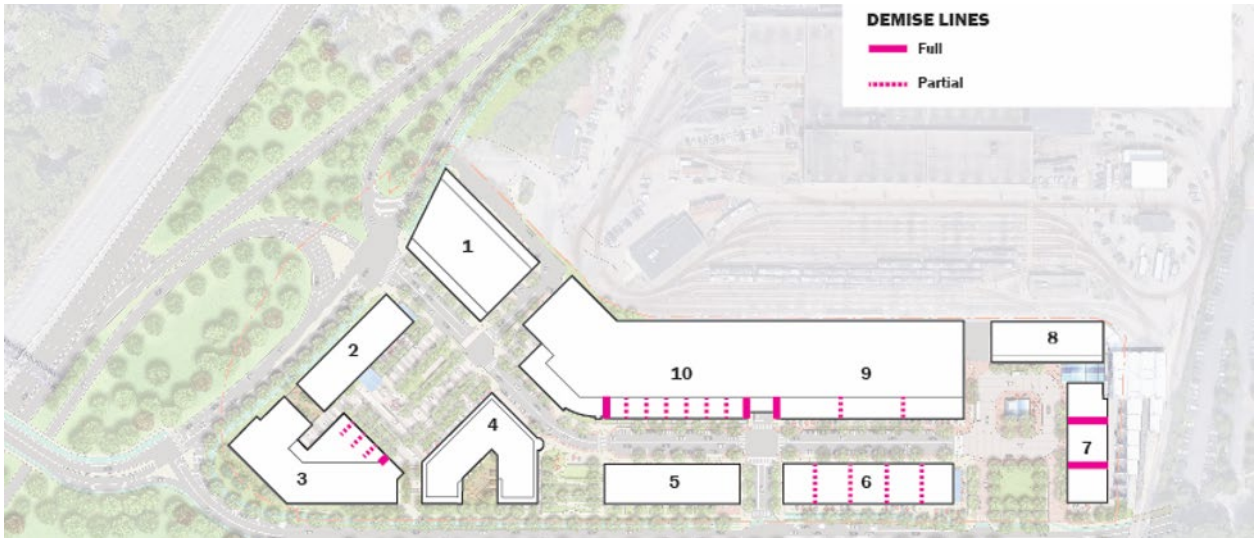
E. DEMISE LINES

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 row houses.

E.01| Full Demise Lines

A Full Demise Line is a mid-block division on a frontage where 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 distinctly different 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.

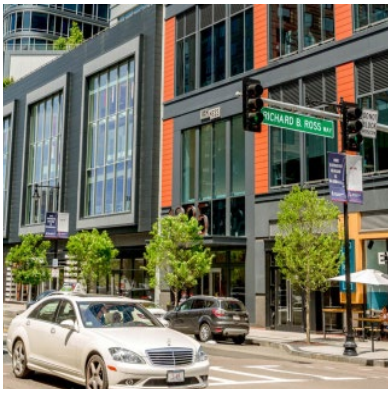


E.02| Partial Demise Lines

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 row houses 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:

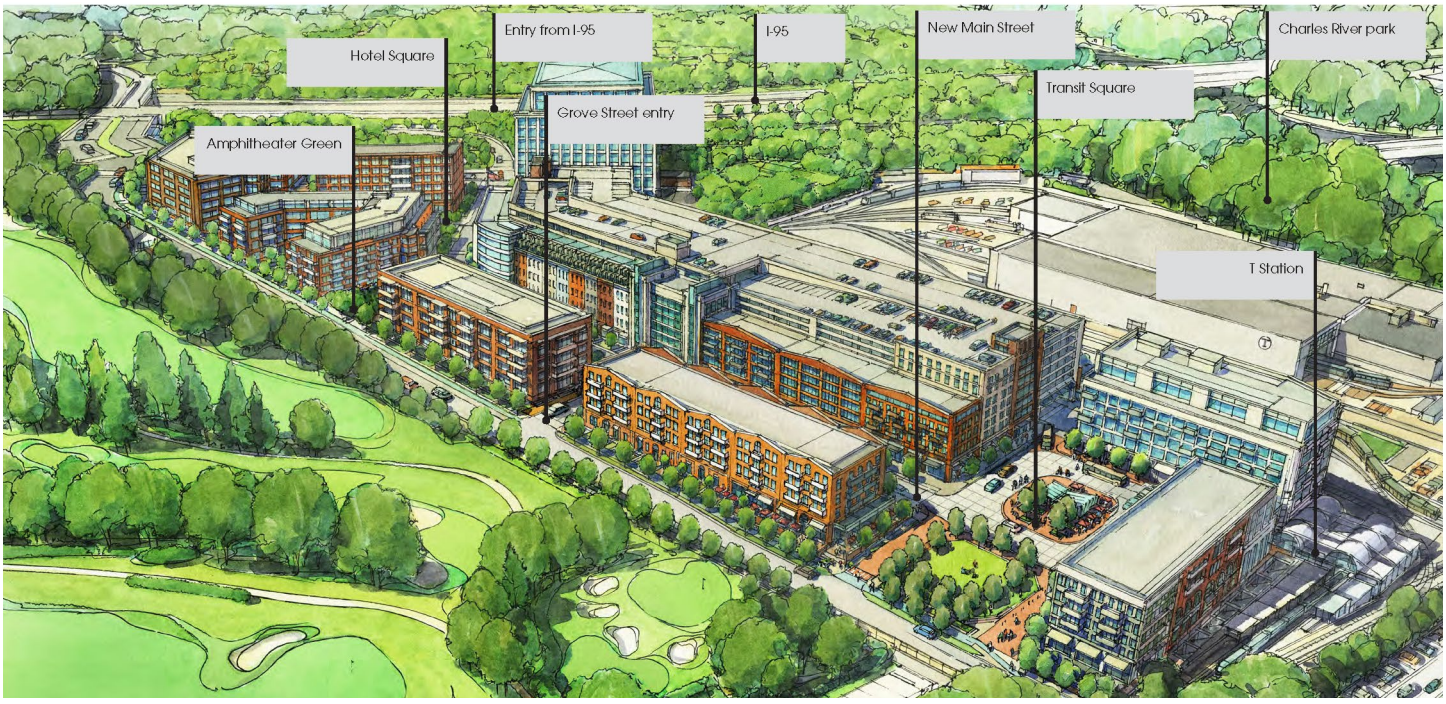
• Building 3: The lower building volume segment facing the Hotel Square shall be made to appear as no less than 3 and no more than 6 row houses, each with its own front door.
• Building 6: As viewed from both Grove Street and the Main Street, this building shall appear to be composed of between 4 and 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 row houses, each with its own front door."



DESIGN GUIDELINES

EVALUATION TEMPLATE

RIVERSIDE STATION DEVELOPMENT



Prepared by the City of Newton, MA

BUILDINGS AND URBAN DESIGN

Applicant general comments for building design: (250 word max.)

General city comments:

Consistent ☐ Not Consistent ☐

CONNECTIVITY TO SURROUNDING CONTEXT

GOAL | Large-scale developments shall 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

Applicant response: (100 word max.)

City Response:

Document references:

A.02| Visual Permeability

Applicant response: (100 word max.)

City Response:

Document references:

B. HIERARCHY IN DESIGN: ADDRESSING VARIED FRONTAGES

B.01| Grove Street

Applicant response: (100 word max.)

City Response:

Document references:

B.02| Route 128

Applicant response: (100 word max.)

City Response:

Document references:

B.03| MBTA Rail Yard

Applicant response: (100 word max.)

City Response:

Document references:

C. BUILDINGS DEFINING GATEWAYS

C.01| Transition Zones

Applicant response: (100 word max.)

City Response:

Document references:

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

Applicant response: (100 word max.)

City Response:

Document references:

A.02| Role of Buildings in Defining Street Walls

Applicant response: (100 word max.)

City Response:

Document references:

A.03| Secondary Spaces

Applicant response: (100 word max.)

City Response:

Document references:

B. BUILDINGS AND VIEWS

B.01| Framing Visual Corridors

Applicant response: (100 word max.)

City Response:

Document references:

B.02| Terminating Views/ Focal Points

Applicant response: (100 word max.)

City Response:

Document references:

C. PARKING AND SERVICE

C.01| Location and Access

Applicant response: (100 word max.)

City Response:

Document references:

C.02| Liners, Screening and Landscaping

Applicant response: (100 word max.)

City Response:

Document references:

D. BUILDING/STREET INTERFACE

D.01| Location and Access

Applicant response: (100 word max.)

City Response:

Document references:

D.02| Urban Furniture

Applicant response: (100 word max.)

City Response:

Document references:

D.03| Accessibility

Applicant response: (100 word max.)

City Response:

Document references:

D.04| Wayfinding Signage

Applicant response: (100 word max.)

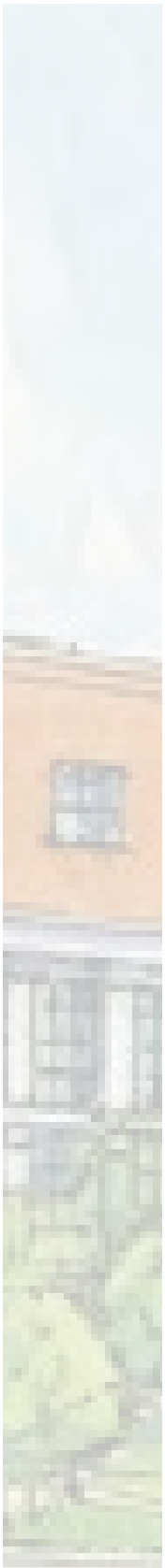
City Response:

Document references:

BUILDINGS AND ARCHITECTURAL DESIGN

Applicant general comments for building design: (250 word max.)

General city comments: Consistent ☐ Not Consistent ☐



OVERALL ARCHITECTURAL CHARACTER

GOAL | The architectural character of a building shall be judged 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

Applicant response: (100 word max.)

City Response:

Document references:

A.02| Balancing Consistency and Variation

Applicant response: (100 word max.)

City Response:

Document references:

B. BUILDING HEIGHT

B.01| Variation in Height

Applicant response: (100 word max.)

City Response:

Document references:

B.02| Impact on Open Space and Streetscapes

Applicant response: (100 word max.)

City Response:

Document references:

C. BUILDING MASSING

C.01| Relation to Human Scale

Applicant response: (100 word max.)

City Response:

Document references:

C.02| Major and Minor Volumes

Applicant response: (100 word max.)

City Response:

Document references:

C.03| Step-Backs

Applicant response: (100 word max.)

City Response:

Document references:

C.04| Consistency at the Base

Applicant response: (100 word max.)

City Response:

Document references:

D. FACADE ARTICULATION

D.01| Creating an Understandable Framework

Applicant response: (100 word max.)

City Response:

Document references:

D.02| Organizing Rhythms

Applicant response: (100 word max.)

City Response:

Document references:

D.03| Dynamic Qualities

Applicant response: (100 word max.)

City Response:

Document references:

D.04| Emphasis/ Focal Points

Applicant response: (100 word max.)

City Response:

Document references:

D.05| Architectural Elements

Applicant response: (100 word max.)

City Response:

Document references:

D.06| Fenestration

Applicant response: (100 word max.)

City Response:

Document references:

E. GROUND LEVEL DESIGN

E.01| Programming/ Uses

Applicant response: (100 word max.)

City Response:

Document references:

E.02| Ground Floor Commercial Storefronts

Applicant response: (100 word max.)

City Response:

Document references:

E.03| Entries

Applicant response: (100 word max.)

City Response:

Document references:

E.04| Building Signage

Applicant response: (100 word max.)

City Response:

Document references:

F. ROOFSCAPE DESIGN

F.01| Roof Forms

Applicant response: (100 word max.)

City Response:

Document references:

F.02| Rooftop Equipment

Applicant response: (100 word max.)

City Response:

Document references:

G. MATERIALS

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

Applicant response: (100 word max.)

City Response:

Document references:

G.02| Authentic Application and Detailing

Applicant response: (100 word max.)

City Response:

Document references:

G.03| Ground Level and Focal Points

Applicant response: (100 word max.)

City Response:

Document references:

G.04| Consistency with Site Design Materials

Applicant response: (100 word max.)

City Response:

Document references:

H. BUILDING EXTERIOR LIGHTING

H.01| Accentuate Architectural Expression

Applicant response: (100 word max.)

City Response:

Document references:

H.02| Enhance the Public Realm

Applicant response: (100 word max.)

City Response:

Document references:

H.03| Minimize Impacts

Applicant response: (100 word max.)

City Response:

Document references:

SUSTAINABLE DESIGN: GREEN BUILDINGS

GOAL | All new construction shall 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 a minimum level of 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.

A. PASSIVE HOUSE

A.01| Passive House Building Standards

Applicant response: (100 word max.)

City Response:

Document references:

B. LEED BUILDING DESIG AND CONSTRUCTION

B.01| Passive House Building Standards

Applicant response: (100 word max.)

City Response:

Document references:

B.02| Sustainable Sites

Applicant response: (100 word max.)

City Response:

Document references:

B.03| Water Efficiency

Applicant response: (100 word max.)

City Response:

Document references:

B.04| Energy and Atmosphere

Applicant response: (100 word max.)

City Response:

Document references:

B.05| Materials and Resources

Applicant response: (100 word max.)

City Response:

Document references:

B.06| Indoor Environmental Quality

Applicant response: (100 word max.)

City Response:

Document references:

B.07| Regional Priority

Applicant response: (100 word max.)

City Response:

Document references:

C. LEED NEIGHBORHOOD DEVELOPMENT [LEED ND]

C.01| Smart Location and Linkage

Applicant response: (100 word max.)

City Response:

Document references:

C.02| Neighborhood Pattern and Design

Applicant response: (100 word max.)

City Response:

Document references:

C.03| Green Infrastructure and Buildings

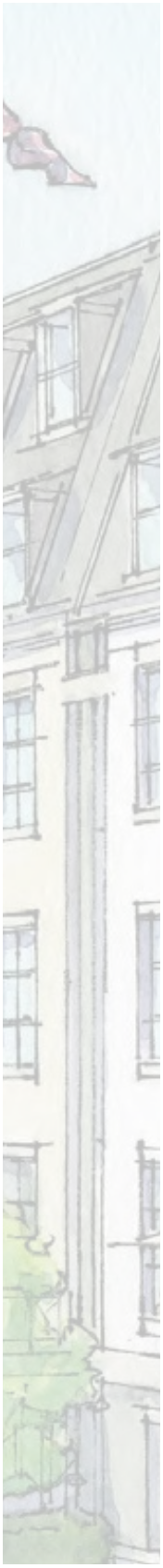
Applicant response: (100 word max.)

City Response:

Document references:

BUILDINGS FACADE DESIGN AND MATERIALS

Applicant general comments for building facade design and materials: (250 word max.)



General city comments: Consistent ☐ Not Consistent ☐

BUILDING FACADE DESIGN AND MATERIALS NO. 1

FACADE HIERARCHY

The materials and configurations of building facades shall respond to the relative importance and visibility of that façade. There will 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 determine which materials, configurations, and building details should be used in different locations.

Applicant general comments on facade hierarchy: (100 word max.)

City Response:

Document references:

BUILDING FACADE DESIGN AND MATERIALS NO. 2

FACADE MATERIALS

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. Proper Vista Terminations include architectural treatments such as raised rooflines, stacks of balconies, grouped window compositions, towers, and cupolas.

Applicant response: (100 word max.)

City Response:

Document references:

FACADE DESIGN

The materials and configurations of building facades shall respond to the relative importance and visibility of that façade. There will 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 determine which materials, configurations, and building details should be used in different locations.

A. PRIMARY FACADES

A.01| Materials & Finishes

Applicant response: (100 word max.)

City Response:

Document references:

A.02| Incorporating Secondary and Tertiary Facade Materials

Applicant response: (100 word max.)

City Response:

Document references:

A.03| Upper Facade Zone

Applicant response: (100 word max.)

City Response:

Document references:

A.04| Punched Window Openings

Applicant response: (100 word max.)

City Response:

Document references:

A.05| Larger Fenestration

Applicant response: (100 word max.)

City Response:

Document references:

A.06| Storefronts

Applicant response: (100 word max.)

City Response:

Document references:

A.07| Building Base

Applicant response: (100 word max.)

City Response:

Document references:

A.08| Building Vent Terminations

Applicant response: (100 word max.)

City Response:

Document references:

B. SECONDARY FACADES

B.01| Materials & Finishes

Applicant response: (100 word max.)

City Response:

Document references:

B.02| Incorporating Tertiary Facade Materials

Applicant response: (100 word max.)

City Response:

Document references:

B.03| Upper Facade Zone

Applicant response: (100 word max.)

City Response:

Document references:

B.04| Punched Window Openings

Applicant response: (100 word max.)

City Response:

Document references:

B.05| Larger Fenestration

Applicant response: (100 word max.)

City Response:

Document references:

B.06| Building Vent Terminations

Applicant response: (100 word max.)

City Response:

Document references:

C. TERTIARY FACADES

Applicant response: (100 word max.)

City Response:

Document references:

D. VISTA TERMINATIONS

D.01| Specialized Architectural Treatments

Applicant response: (100 word max.)

City Response:

Document references:

E DEMISE LINES

D.01| Full Demise Lines

Applicant response: (100 word max.)

City Response:

Document references:

D.02| Partial Demise Lines

Applicant response: (100 word max.)

City Response:

Document references:

May 4, 2020

MARK DEVELOPMENT

Riverside Building Signage

Building 1

- Three 350 SF signs, interior illumination.
- Appropriate signage at canopy or first floor level for branding and building identification.
- For each retail tenant, ground floor retail signage not to exceed 100 SF sign on primary façade and 60 SF sign on secondary façade, if applicable. Interior illumination.
- Each retail tenant may have one 15 SF blade sign per elevation.

Building 2

- 300 SF sign on highway frontage and additional signage on Hotel Square, interior illumination.
- Appropriate signage at canopy or first floor level for branding and building identification or third-party restaurant.
- Each restaurant may have one 15 SF blade sign per elevation.

Building 3

- 65 SF sign visible from highway, interior/Halo illumination.
- 25 SF sign for building name/address per lobby entrance.

Building 4

- No Grove Street signage, except for 25 SF sign for building name/address.
- For each retail tenant, ground floor retail signage not to exceed 100 SF sign on primary façade and 60 SF sign on secondary façade, if applicable. Interior illumination.
- Each retail tenant may have one 15 SF blade sign per elevation.

Building 5

- No Grove Street signage, except for 25 SF sign for building name/address per lobby entrance.

Building 6

- 25 SF sign for building name/address per lobby entrance.
- For each retail tenant, ground floor retail signage not to exceed 100 SF sign on primary façade, 60 SF sign on secondary façade, and 60 SF sign on tertiary façade, if applicable. Interior illumination.
- Each retail tenant may have one 15 SF blade sign per elevation.

Building 7

- 25 SF sign for building name/address per lobby entrance.
- 65 SF identification sign visible from Transit Square, interior/Halo illumination.
- For each retail tenant, ground floor retail signage not to exceed 100 SF sign on primary façade and 60 SF sign on secondary façade, if applicable. Interior illumination.
- Each retail tenant may have one 15 SF blade sign per elevation.

Building 8

- 25 SF sign for building name/address per lobby entrance.
- For each retail tenant, ground floor retail signage not to exceed 100 SF sign on primary façade and 60 SF sign on secondary façade, if applicable. Interior illumination.
- Each retail tenant may have one 15 SF blade sign per elevation.

Building 9

- 25 SF sign for building name/address per lobby entrance.
- For each retail tenant, ground floor retail signage not to exceed 100 SF sign on primary façade and 60 SF sign on secondary façade, if applicable. Interior illumination.
- Each retail tenant may have one 15 SF blade sign per elevation.
- Appropriate signage for Garage and Garage Elevator Lobby.
- 65 SF sign visible from Grove Street entrance, interior/Halo illumination.

Building 10

- 25 SF sign for building name/address per lobby entrance.
- Appropriate signage for GoBus.

- Appropriate signage for Garage and Garage Elevator Lobby.

General Note

- No blinking or flashing; no neon colors; hours of illumination as per the Sign Ordinance.

85 SF architectural monument sign (reference image attached) allowed at Grove Street entrance.

Note: All other free-standing signs (vehicular pylons, pedestrian pylons, kiosks, and pole mounted signs) will be discussed at UDC meeting on May 13th.

Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
Urban Design Commission

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Barney Heath
Director

DATE: May 22, 2020

TO: Neil Cronin, Chief Planner

FROM: Urban Design Commission

RE: 355 and 399 Grove Street - Riverside

CC: Land Use Committee of the City Council

Barney Heath, Director of Planning and Community Development

Petitioner

Lower Falls Improvement Association

Section 22-80 of the Newton City Ordinances authorizes the Urban Design Commission to act in an advisory capacity on matters of urban design and beautification.

At their regular meetings on March 11, April 15, and May 13 2020, the Newton Urban Design Commission reviewed the revised proposed project at Riverside Station at 355 and 399 Grove Street for design, the design guidelines, and comprehensive sign package.

The Urban Design Commission had the following recommendations regarding the design, the design guidelines, and comprehensive sign package:

Design Review

Building Massing, Height and Architecture

- One of the UDC members commented that the most interesting part of this project is Main Street, the look of it and how different façades are broken.
- Another member suggested that while the facades suggest vertical Town House type units, the units are actually flats accessed from long corridors at the rear.
- One of the UDC members commented that the way building façade for building 6 is divided is very interesting unlike the façade along Grove Street. The UDC recommended to break up the massing on buildings 5 and 6 along Grove Street. The applicant commented that "*the goal of the demise line approach is to create not just variety along the street but to create a variety of conditions of variety along the street. In other words, not every building should be broken down, and not every building that is broken down should be broken down*

in the same way. In that context, the approach to Building 6 is to break it down into 4 or 5 repetitive "pavilions." This makes it distinct from Building 7, for example which is meant to appear like three completely different buildings, and Building 10, which is meant to look like rowhouses. A similar approach with the use of demising lines could be taken for Building 5; however, we believe that its length and consistent architecture creates some variety between buildings."

- Another member commented that Building 10 and Building 9 are like a long wall. They are very different from the other Main Street buildings and is atypical in character for the residential neighborhoods as well as Main Streets in Newton. It is recommended that the building is divided into two distinct buildings. The applicant commented that "*buildings 9 and 10 are two distinct buildings with a break at the garage entrance. These will read structurally and architecturally as two distinct buildings. Furthermore, building 10, through the use of demise lines, has the appearance of several rowhouses with landscaped open space, with an additional building at its eastern end. Building 10 will be entirely distinct with its retail frontage at its base creating and an active walking experience*."
- The UDC recommended to treat corners of the buildings in a special way. The UDC recommended to create recess in facades, maybe balconies are recessed too. The UDC had questions about shutters. The UDC suggested to use materials to create the look of a shutter without using the shutters, maybe a different color. The applicant commented that "*special corners, recessed balconies, shutters, and other details will all be addressed in the architectural design process. We have started to address how this could be accomplished with alterations to Building 3 at both the corner of Grove Street and Recreation Road as well as the opposite corner within the Hotel Green*."
- One of the members suggested to avoid repetitive mullion on tall buildings and do something more innovative as the design progresses. The Grove Street elevations have improved but are still very vertical and not scaled down as much.

Landscape, Streetscape and Public Open Space

- The UDC had questions if parking will be available to access the trails. The applicant commented that the trails will most likely be used on weekends and holidays. On those days, there will be a lot of parking available because the office parking will be available. The UDC recommended to have a few parking spaces designated on the weekdays.
- The UDC also noted that no outdoor recreational facilities for children and adults such as a tot lot, basketball court, volleyball court, tennis court and swimming pool are provided. Since COVID-19, these types of public spaces are more important than ever.
- The UDC commented that the streetscape is good. One member of the UDC commented that the existing street scape along the scenic roadway is a wide swath about 30' wide of mature trees and planting that shield the view of the MTA parking lot. In the proposed scheme this will no longer exist and will be replaced by the facades of residential units of four to five floors. The proposed setback is generally 25'. This will be marked different from the adjacent Grove streetscape to the north.

One of the UDC members commented that the applicant has done a good job with the reduction of the total building area. This is probably the best site in Newton that can take height and it would have been good to keep the original height of the buildings.

Design Guidelines

Mr. Michael Wang from Form + Place presented the Design Guidelines at UDC's regularly scheduled meeting on April 15th. The UDC had the following comments:

- The UDC commented that the design guidelines were very comprehensive and a good start. It looks great.
- The UDC also commented that the design guidelines need to have some amount of flexibility. The UDC commented that it has concerns about absolute "shalls". The UDC recommends having flexibility in the design. Mr. Wang commented that these are not overly prescriptive like design standards, they are general guidelines incorporated here.
- The UDC had concerns about being very prescriptive about design elements that may change. As an example, mentioning a particular material by brand name may not be feasible by the time the last building is designed.

Comprehensive Sign Package

The applicant presented the comprehensive sign package at two scheduled UDC meetings on April 15th and May 13th. At both those meetings, some members of Lower Falls Improvement Association were also present. The UDC had the following commentary:

- The UDC members had concerns about the number (three) and size of the signs (350 sq. ft.) on buildings 1 and 2. The UDC was concerned at that size, the signs will act as billboards. The UDC was also concerned that too much signage will take away from the design of the building. The UDC commented that two integrated, well designed signs will be adequate.
- The UDC was also joined by Ms. Liz Mirabile and Ms. Barbara Gruenthal of Lower Falls Improvement Association (LFIA). Ms. Mirabile commented that LFIA agrees that 2 signs will be optimal for building 1. She also commented that those signs should be north and south facing so you could see them when you were going in either direction on the highway. She also commented that LFIA would prefer to have no sign facing Lower Falls neighborhood because there are houses just 400 feet from the office tower and that is an unusual condition on Rt. 128. Regarding building 2, currently Hotel Indigo has a 75 sq. ft. sign that faces Lower Falls. LFIA would like the sign to be no more than 75 sq. ft. Ms. Gruenthal also commented that she agrees with Ms. Mirabile comments.
- Ms. Mirabile also talked about Grove Street. She mentioned that currently as you pass by Grove Street, your experience is of trees and it is very different from some of the other areas in the city like Route 9 or Washington Street. LFIA would like to maintain the current character of Grove Street. Ms. Mirabile commented that LFIA does not support or want doors and signage on Grove Street. LFIA understands that the City Council does not want the development to "turn its back" on Grove Street but thinks that can be accomplished by breaking up the façade of building 6 and planting a lot of trees along the buildings. LFIA loves the look of the Riverside Center next door.

The UDC recommends the following signs in the comprehensive sign package:

Building 1

- Two 200 sq. ft. signs, internally illuminated, with a possibility of increasing the sign area to 300 sq. ft. subject to the design of the building and other factors at the discretion of UDC.
- The applicant can request a third sign but needs to come back to UDC for a possible third sign. A third sign may be rejected by the UDC. If a third sign is not rejected by UDC, it will be subject to review and control of size, location, and design dependent on the proposed design of the building and other factors at the discretion of the UDC.
- 25 sq. ft. sign for building identification sign per lobby entrance.
- The UDC recommends that all the business/retail signs be compliant with the Zoning Ordinance §5.2.
- The UDC also recommended that the intensity of the illumination (lumens) for any sign facing the Lower Falls neighborhood drop after 11:00 pm due to its proximity to Lower Falls neighborhood.

Building 2

- One 200 sq. ft. sign, internally illuminated, with a possibility of increasing the sign to 300 sq. ft.
- An additional sign on the eastern façade facing Hotel Square. The UDC recommends that the second sign be subject to discussion regarding size, location and design, dependent on the proposed design of the building.
- The UDC recommends that all the business/retail signs be compliant with the Zoning Ordinance §5.2.
- The UDC also recommended that the intensity of the illumination (lumens) for any sign facing the Lower Falls neighborhood drop after 11:00 pm due to its proximity to Lower Falls neighborhood.

Building 3

- One 65 sq. ft., internally illuminated sign.
- 25 sq. ft. sign for building identification sign per lobby entrance.

Building 4

- No Grove Street signage, except for 25 sq. ft. sign for building identification sign.
- The UDC recommends that all the business/retail signs be compliant with the Zoning Ordinance §5.2.

Building 5

- No Grove Street signage, except for 25 sq. ft. sign for building identification sign.

Building 6

- 25 sq. ft. sign for building identification sign per lobby entrance.
- The UDC recommends that all the business/retail signs be compliant with the Zoning Ordinance §5.2.

Building 7

- One 65 sq. ft. sign, internally illuminated, building identification sign visible from Transit Square.
- 25 sq. ft. sign for building identification sign per lobby entrance.

- The UDC recommends that all the business/retail signs be compliant with the Zoning Ordinance §5.2.

Building 8

- 25 sq. ft. sign for building identification sign per lobby entrance.
- The UDC recommends that all the business/retail signs be compliant with the Zoning Ordinance §5.2.

Building 9

- 25 sq. ft. sign for building identification sign per lobby entrance.
- One 65 sq. ft., internally illuminated, building identification sign visible from Grove Street. Appropriate signage for Garage and Garage Elevator Lobby. The applicant will need to work in coordination with MBTA.
- The UDC recommends that all the business/retail signs be compliant with the Zoning Ordinance §5.2.

Building 10

- 25 sq. ft. sign for building identification sign per lobby entrance.
- Appropriate signage for GoBus, Garage, and Garage Elevator Lobby. The applicant will need to work in coordination with MBTA.
- The UDC recommends that all the business/retail signs be compliant with the Zoning Ordinance §5.2.

Wayfinding Signs

- The UDC recommends that all wayfinding signs are reviewed by UDC after the detailed design of buildings.

The UDC recommends that the applicant come back to UDC for all sign applications including wayfinding signs and free-standing signs.