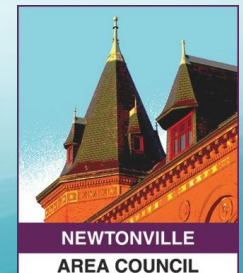


Newtonville Area Council

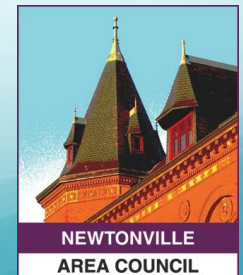
Architecture and Community Benefits

Orr Site and Building: Architecture, Landscape Architecture and Planning Discussion



Massing of Building

- A structure that looms over the street and sidewalks is not at all desired. The width of the sidewalks in front of the building should be generous. The building's upper stories should be set back.
- Reduce height of building to bring in line with other Newtonville "tall" buildings, i.e. the Masonic Lodge.
- Breaking up of the long facades is a welcome approach.

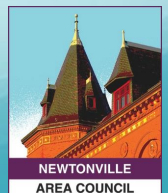


Public Space

Newton calls itself the Garden City and its abundance of trees and greenery is highly valued. The village may be built up on a more dense scale but that does not mean it should forego greenery.

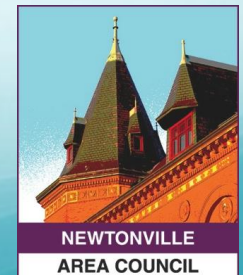
We would like to see:

- **Street trees**
- **Roof gardens**
- **Attractive planters along the sidewalks (framing the portal would be especially nice)**
- **Landscaping across Washington Street that screens off the Pike**
- **Outdoor seating/fountain area should include trees and other plants.**



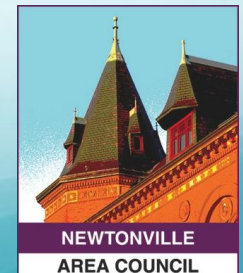
Public Space (cont.)

- **Passageways and façade openings should provide visual and pedestrian access to significant open space, not just parking.**
- **Sidewalks along Washington and Walnut Streets should be wider providing more space for benches and curb trees.**
- **Open areas at grade and roofs should be landscaped not paved.**



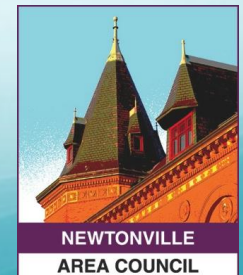
Retail Characteristics

- **Ground floor retail should be appropriately sized and configured with adjacent outdoor seating areas and rear loading areas to accommodate retail attractive to the village, i.e. restaurants.**
- **All ground floor space facing Walnut and Washington Streets should be used for building lobbies and retail.**
- **Possible use of 2nd floor for extended 2-story retail / restaurant spaces.**



Architectural Characteristics

- **Proposed use of brick as cladding material is good. The addition of other masonry materials to provide contrast and texture would also be welcome.**
- **Vertical setbacks creating less monolithic looking facades is welcome.**
- **Horizontal setbacks at top floors should be added to reduce perceived height of building.**

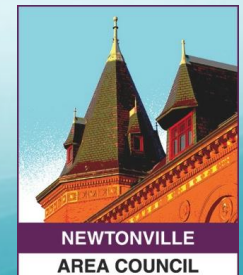


Architectural Characteristics

Accent Features

The 4 existing towers from the nearby churches, the Masonic Lodge, and the Bram Block Building are attractive features of this intersection.

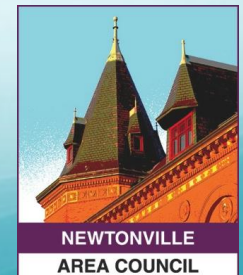
- Another beautiful tower is a nice addition.
- Active, interesting (not flat) rooflines of the red brick Masonic Lodge and the Bram Block Building are very appealing. The new development should strive to echo and continue this.



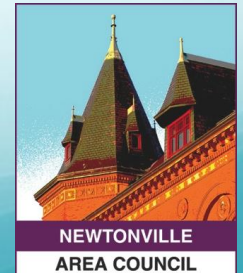
Architectural Characteristics

Neighborhood Impact

Great consideration should be paid to making this development less harmful to adjoining residents. The building should be carefully massed so that it does not block all views and cast these homes into shadow. Attractive rear facades are important. Roof gardens, trees interspersed throughout the surface parking lot, and dense, handsome landscaping along the shared rear border should be included in the project.

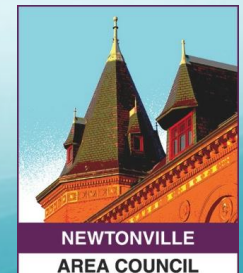


Community Benefits Discussion



Community Benefits Discussion

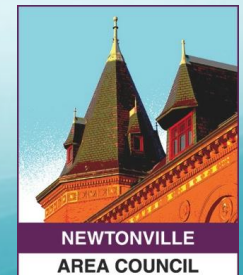
Other Cities



Community Benefits Discussion



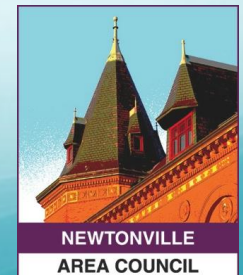
- **Feasibility and cost study for improving access to the Newtonville MBTA station. We would like two options reviewed – making the existing 2-stair system (stairs on Harvard and Walnut St. entrances) handicap accessible; and investigating shifting to a single Washington St. entrance (lower in height; linear space for ramps; handicapped accessible; no need for elevators).**



Community Benefits Discussion



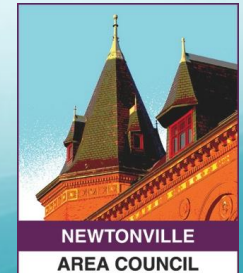
- Feasibility and cost study for construction of a pedestrian “flower” bridge over the turnpike connecting the Orr project with Newtonville’s commercial center. The bridge would parallel the existing bridge (west side) and be handicap accessible.



Community Benefits Discussion



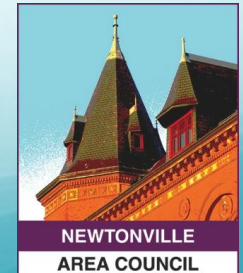
- **Feasibility and cost study to construct a new multi-modal public transportation shelter to support commuter rail and bus users (corner of Walnut and Washington Streets).**



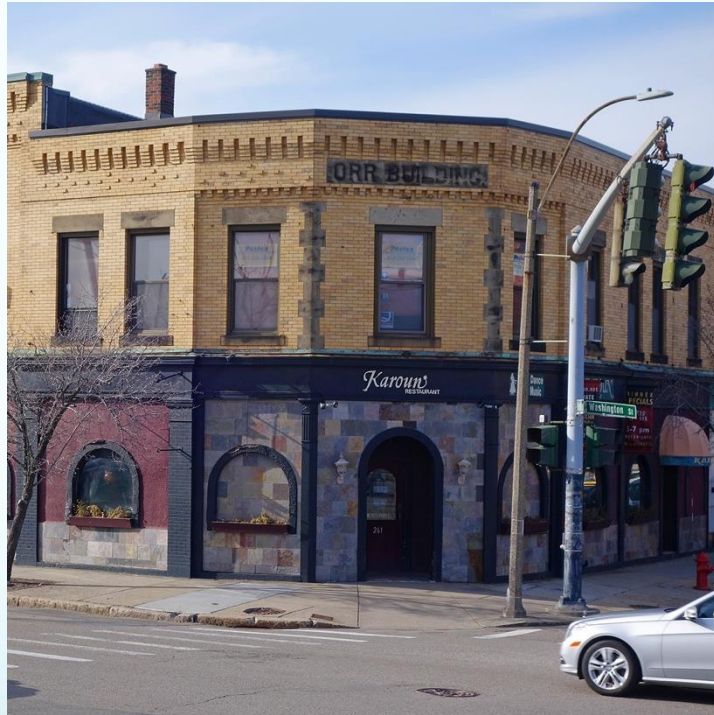
Community Benefits Discussion



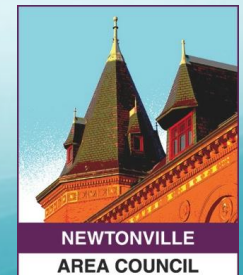
- Prepare a master plan for the Orr project should it encompass the entire block running from Walnut to Lowell along Washington St. Investigate the impact on the village center.



Community Benefits Discussion



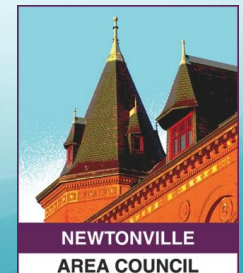
- Road and traffic light improvements at the corners of Walnut and Washington streets and Washington St. and Lowell Ave.



Community Benefits Discussion



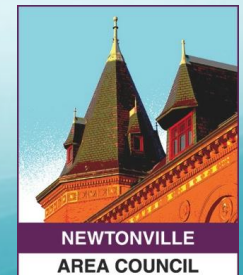
- **Landscape city and MBTA land abutting the MBTA train tracks (south side of Washington St.) running from Walnut St to Lowell Ave.). Approx. 325 linear feet.**



Community Benefits Discussion



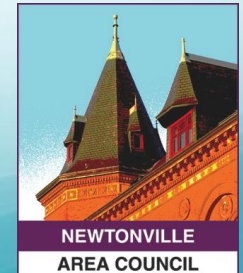
- Work with city councilors and the NAC to identify the types of commercial tenants to pursue in the new building.



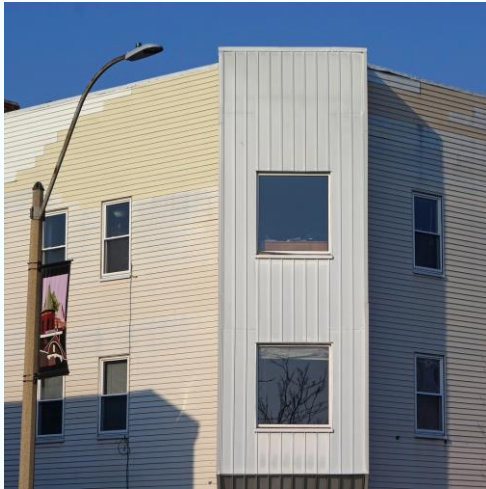
Community Benefits Discussion



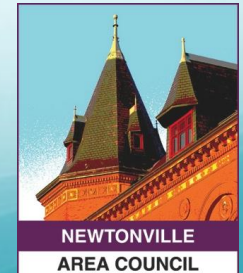
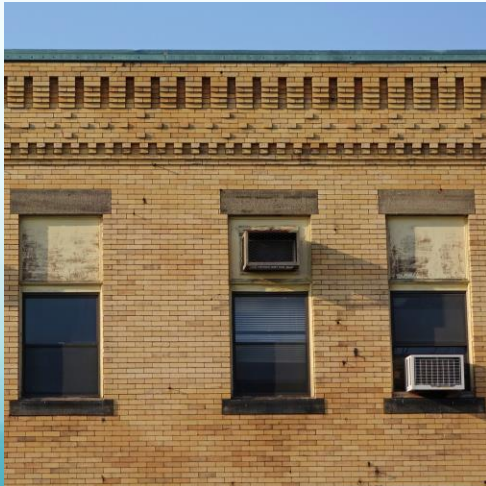
- **Contribute funds to the Austin St. public plaza entertainment fund created with a \$10,000 contribution from Austin Street Partners.**



Community Benefits Discussion



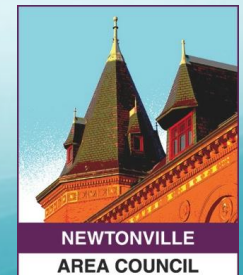
- Provide financial assistance to commercial and residential tenants being forced to leave their offices and apartments (to cover moving expenses).



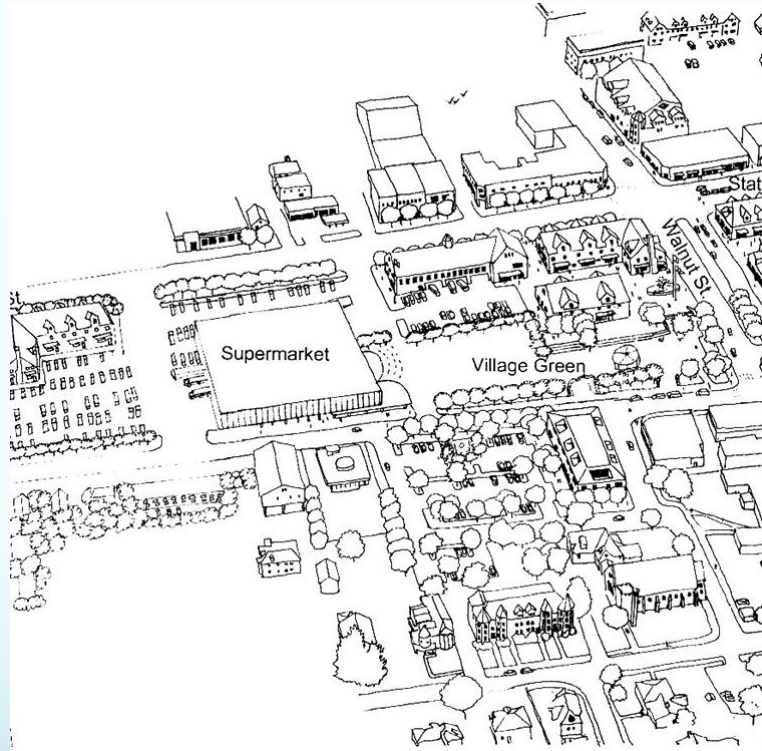
Community Benefits Discussion



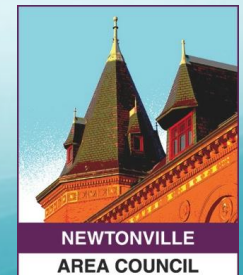
- Increase the number of affordable apartments beyond the percent required by a MU4 designation.
- Make the Orr project LEED Gold or Platinum certified. Include solar panels and/or photovoltaic panels.



Community Benefits Discussion



- Provide community meeting space in the new building.
- Provide political and financial support for “decking” / air rights development to rejoin Newtonville.



Community Benefits Discussion

Your Ideas

Talk to NAC & City Councilors

email info@newtonville.org

