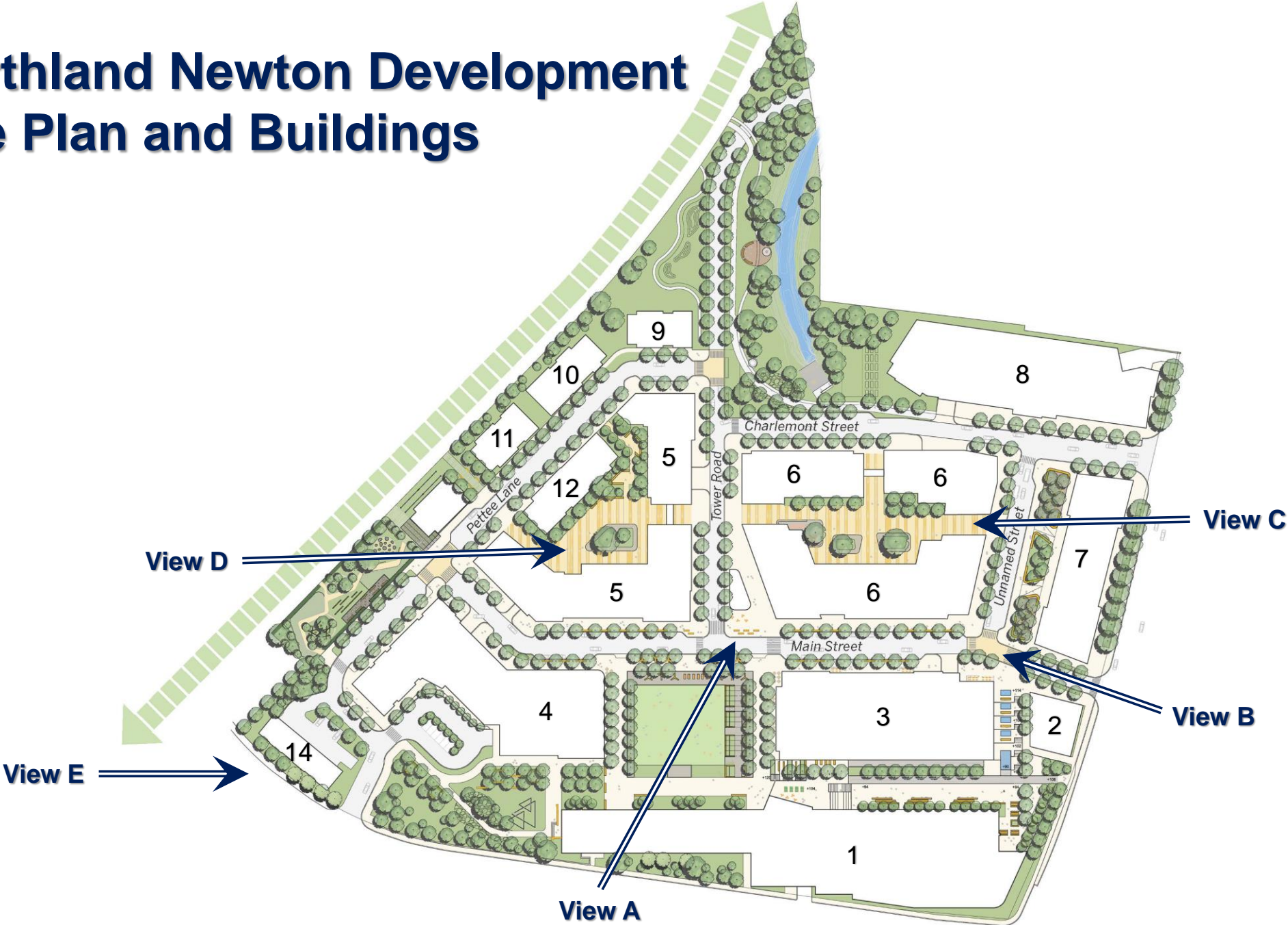




Select Design Elements from Submitted Documents and Hearing Presentations

October 24, 2019

Northland Newton Development Site Plan and Buildings



Building 6 From Main St & The Village Green View A



Building 6 From Main St & Needham St View B



**Building 6
Laneway from Unnamed St
View C**



Building 5
Laneway from Pettee Lane
View D



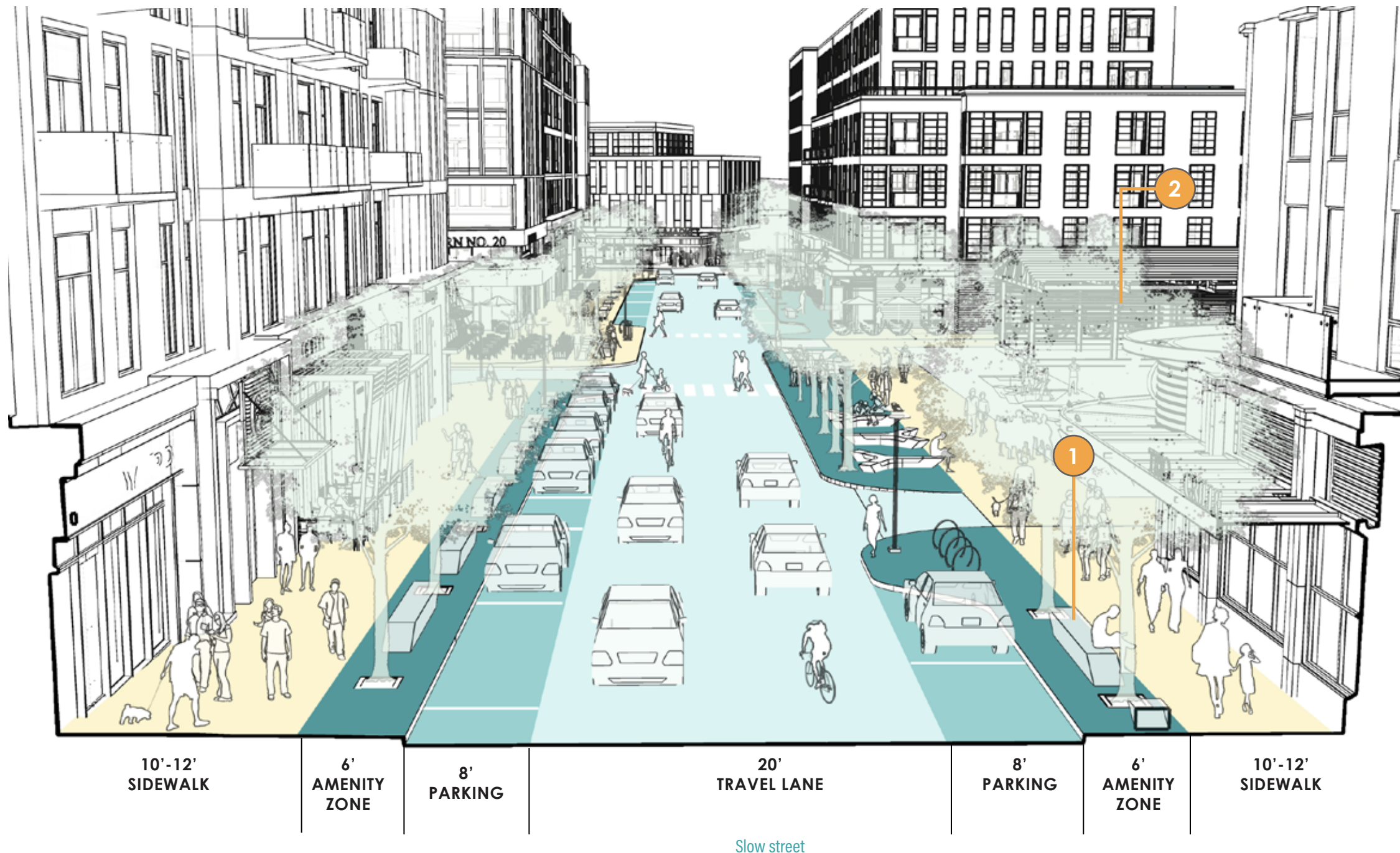
Building 14 From Oak Street View E



1.3.B. Street sections

Design “complete” streets that accommodate all forms of mobility (vehicles/transit, bikes, pedestrians) and prioritize convenient, safe, and comfortable bike and pedestrian circulation. Emphasize pedestrian facilities and sidewalk widths along retail and main streets. Buildings lining streets should include pedestrian-scaled ground floor uses, details, and/or articulation that reinforce the street’s functional and placemaking roles as well as the pedestrian’s comfort and engagement.

Main Street—Typical Street Section-Perspective (Looking east)

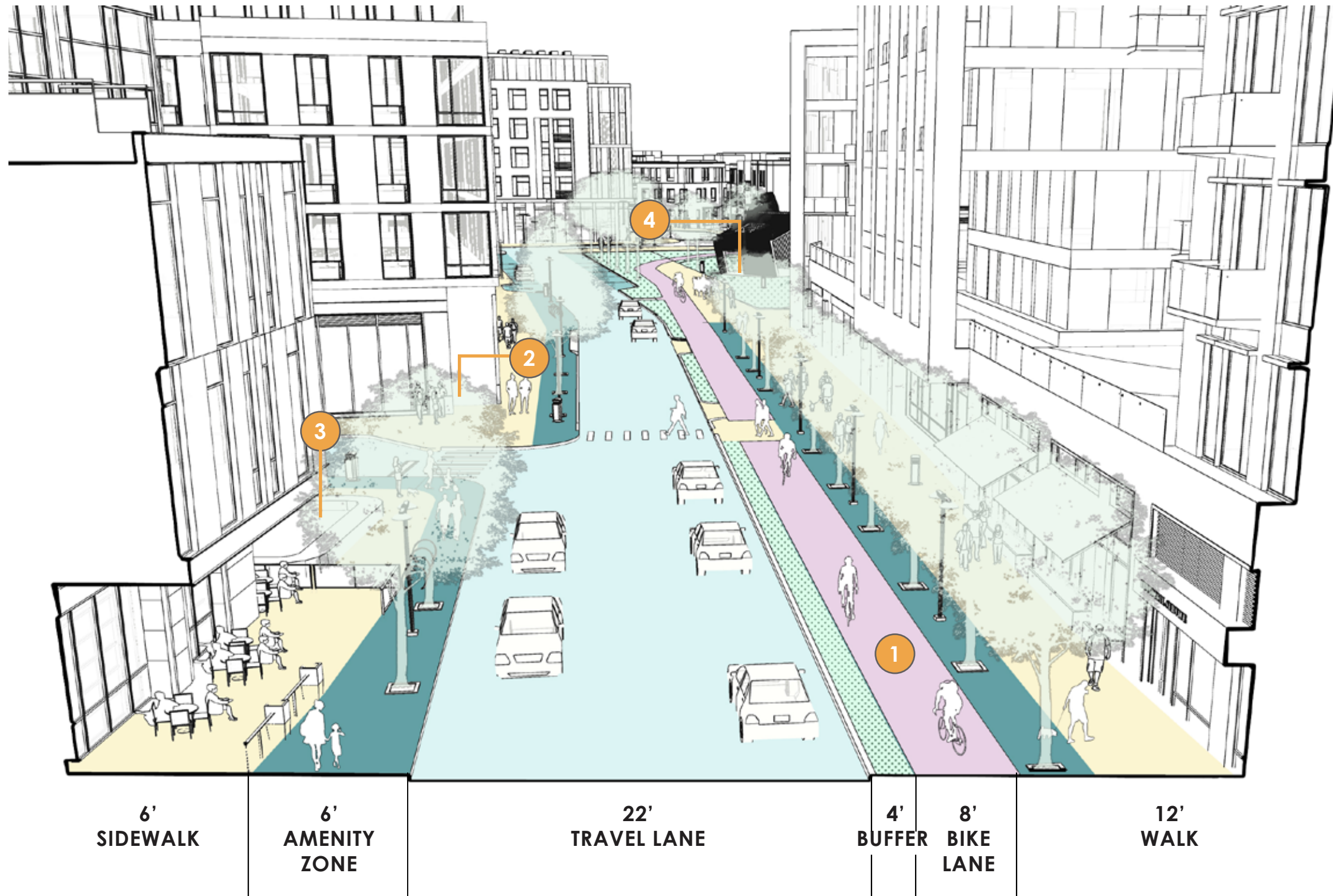


Placemaking character

- ◆ Gateway
- ◆ Tree lined road in bio-planters
- ◆ Bench and cafe seating
- ◆ Bike racks
- ◆ Shared street

- 1 Benches
- 2 Tree-lined street in structural soil

Charlemont Street—Typical Street Section-Perspective (Looking west)

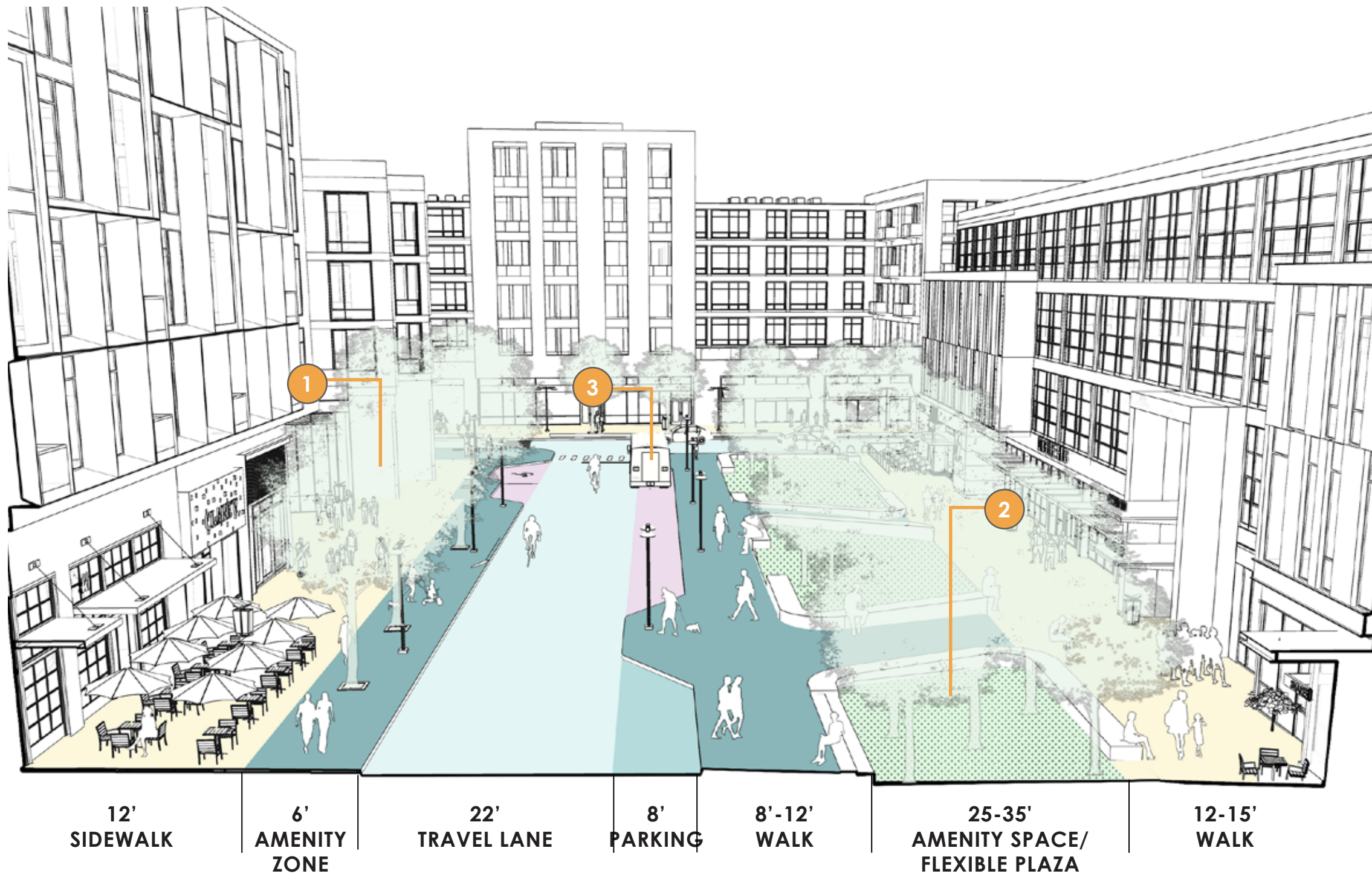


Placemaking character

- ◆ Gateway off Needham St
- ◆ Signage/wayfinding
- ◆ Tree lined road, in grates and structural soil
- ◆ Dedicated bike lane
- ◆ Enhanced South Meadow Brook

- 1 Dedicated bike lane
- 2 Tree-lined street in structural soil
- 3 Pocket parks
- 4 South Meadow Brook Park

(Unnamed) Street—Typical Street Section-Perspective (Looking north)

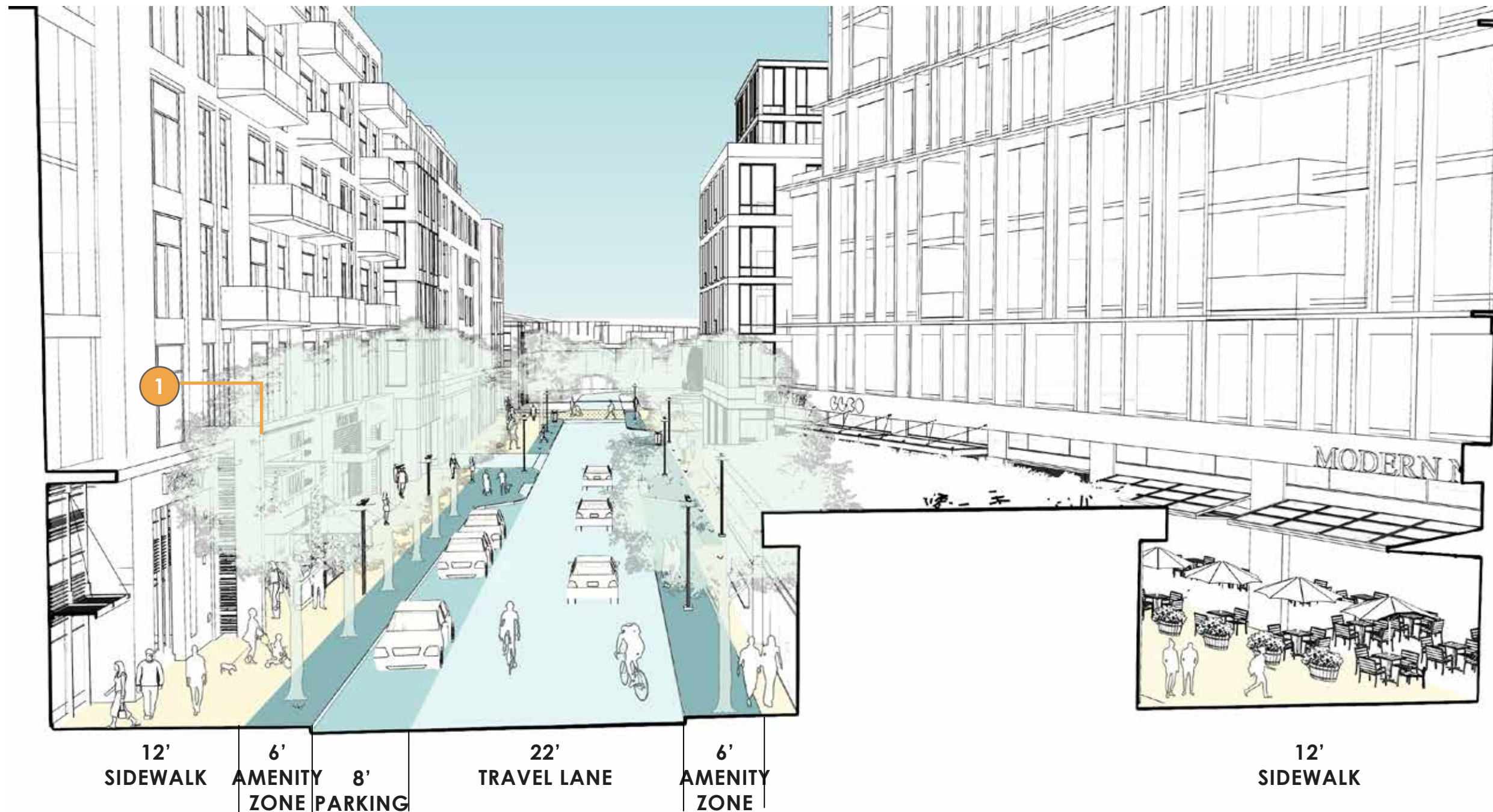


Placemaking character

- ◆ Mobility/ transportation corridor
- ◆ South Meadow Brook surface marker
- ◆ Plaza, flexible gathering space
- ◆ Tree lined road, in grates
- ◆ Drop-off/pick-up
- ◆ Loading zone
- ◆ Shuttle pick-up/drop-off
- ◆ Bike racks

- 1 Tree-lined street in structural soil
- 2 Flexible plaza space
- 3 Shuttle/loading service parking

Tower Road—Typical Street Section-Perspective (Looking north)

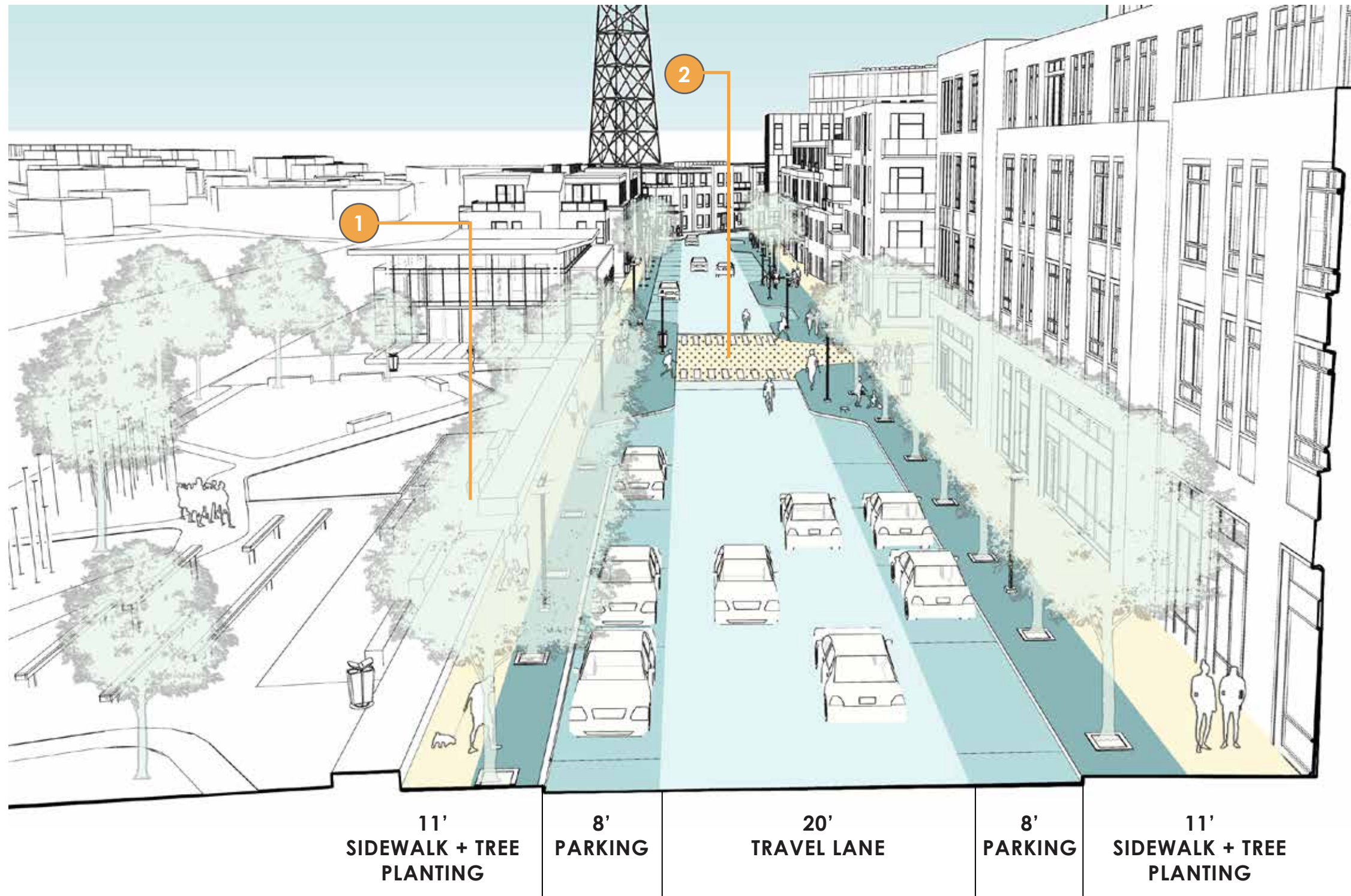


Placemaking character

- ◆ Tree lined road, in grates and structural soil
- ◆ Front yards and garages
- ◆ Connection to Upper Falls Greenway
- ◆ Tabled intersection to slow traffic

1 Tree-lined street in structural soil

Pettee Lane—Typical Street Section-Perspective (Looking North)



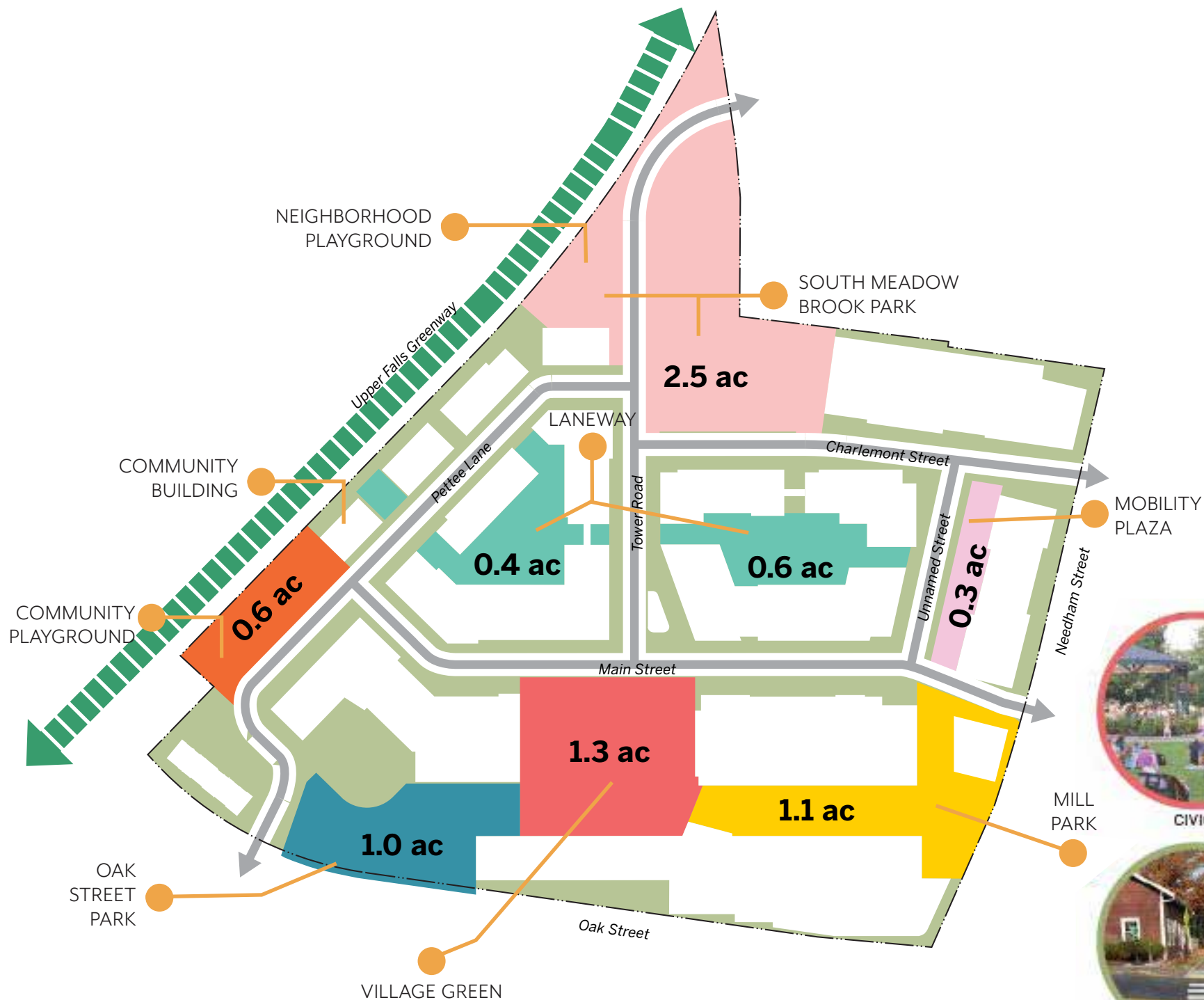
Placemaking character

- ◆ Tree lined road, in planting islands
- ◆ Front yards
- ◆ Connection to Upper Falls Greenway
- ◆ Tabled intersection to slow traffic

- 1 Tree-lined street in structural soil
- 2 Tabled intersection to slow traffic

1.4.A. Diverse open space network

Establish a variety of open spaces contributing a broad mix of programmatic and experiential features such as civic/gathering (flexible/programmable), recreation, contemplation (historic/educational), community, and restoration (sustainable, natural). Dovetailing with street and sidewalk networks, interconnect open spaces for fluid pedestrian circulation between different environments (including within the development and transitioning into/out of it).



Parks and open spaces mix and character

The development includes a diverse, networked mix of parks and open spaces that range in size and character to create broad design and programmatic variety.

Key	Open space	Acres	Character
■	Village Green	1.3	Civic; verdant;
■	Mill Park	1.1	Industrial heritage; dramatic grade change
■	Mobility Plaza	0.3	Flexible; active; animated
■	South Meadow Brook Park	2.5	Restorative; ecological; immersive
■	Community Park	0.6	Neighborhood connection; recreation
■	Oak Street Park	1.0	Landscape setting; passive use
■	Laneway	1.1	Access; service; permeability
■	Streetscape	2.5	Active; tree-lined; amenity filled

Total open space area 10.4



1.5.B. Signage distribution and wayfinding system

Distribute branding and wayfinding signage logically across the site to promote intuitive access and circulation into/out of and within the project.








Wayfinding circulation and decision points

Signage and wayfinding elements will follow methodologies that include:

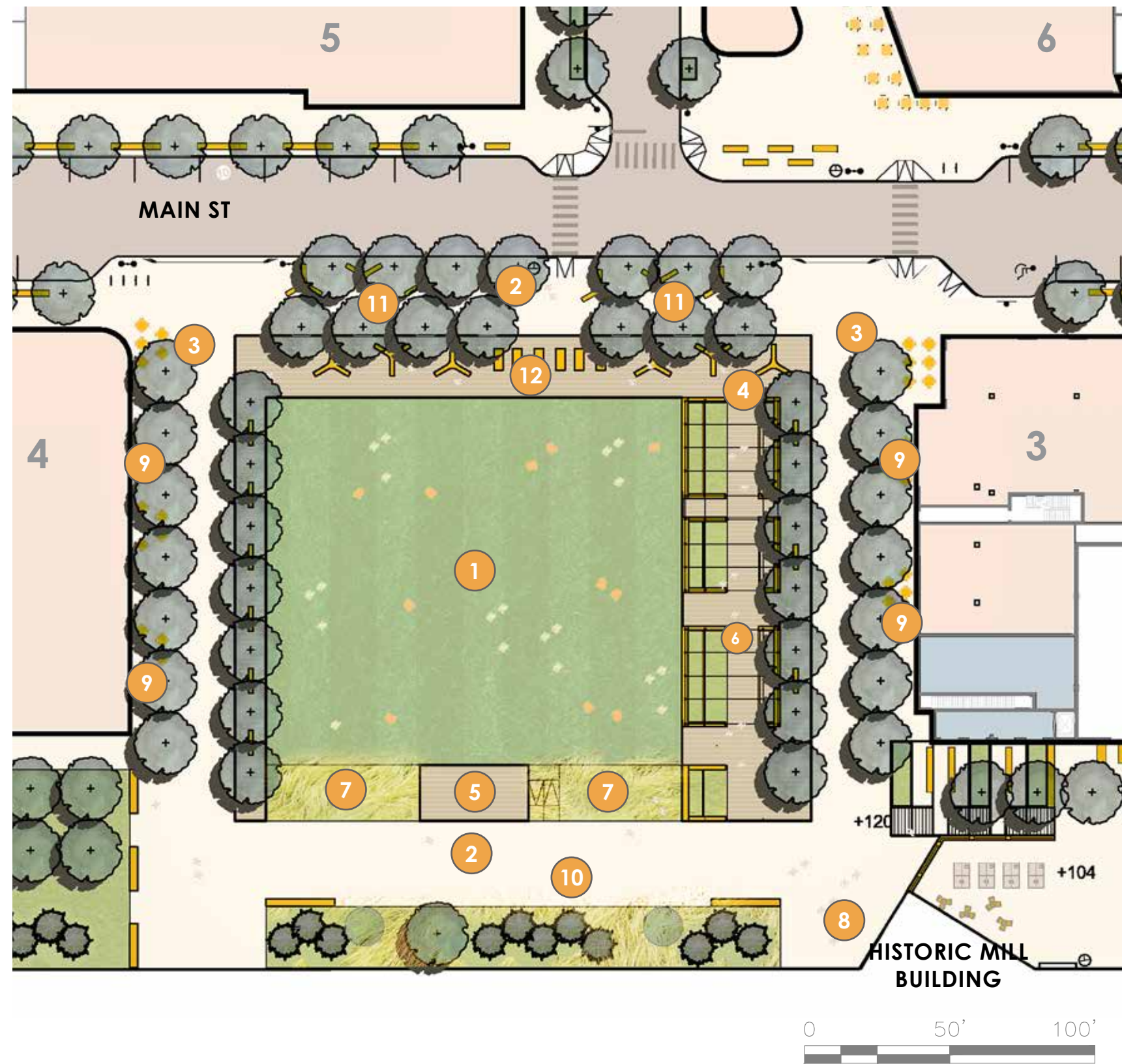
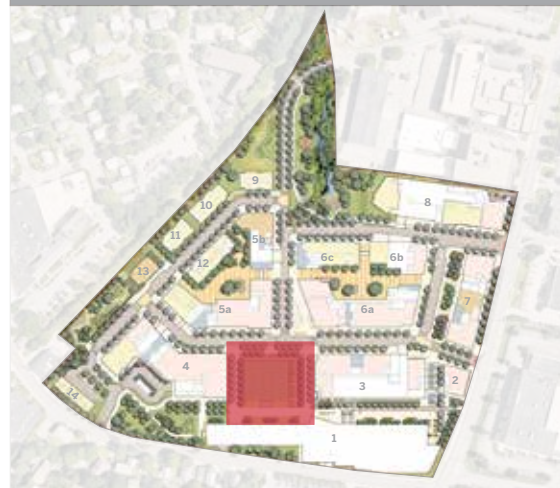
- Evaluate site pedestrian and vehicular circulation (including bicycles), through the public spaces, buildings, transit connections, surrounding areas, and landmarks.
- Identify key decision points and program sign locations.
- Establish concise, consistent nomenclature/messaging for all signs
- Link all site components including buildings, village green, parking, transit connections, and other amenities through a unified visual language standard. The signs will integrate with the landscape, lighting, and architecture.
- Streamline signage and wayfinding on campus to minimize signage pollution
- Create a phaseable plan that will provide for immediate needs but will also be modular and flexible to allow for future expansion.

LEGEND

-  Primary vehicular path
-  Secondary vehicular path
-  Pedestrian path
-  Primary decision point
-  Secondary decision point



KEY PLAN



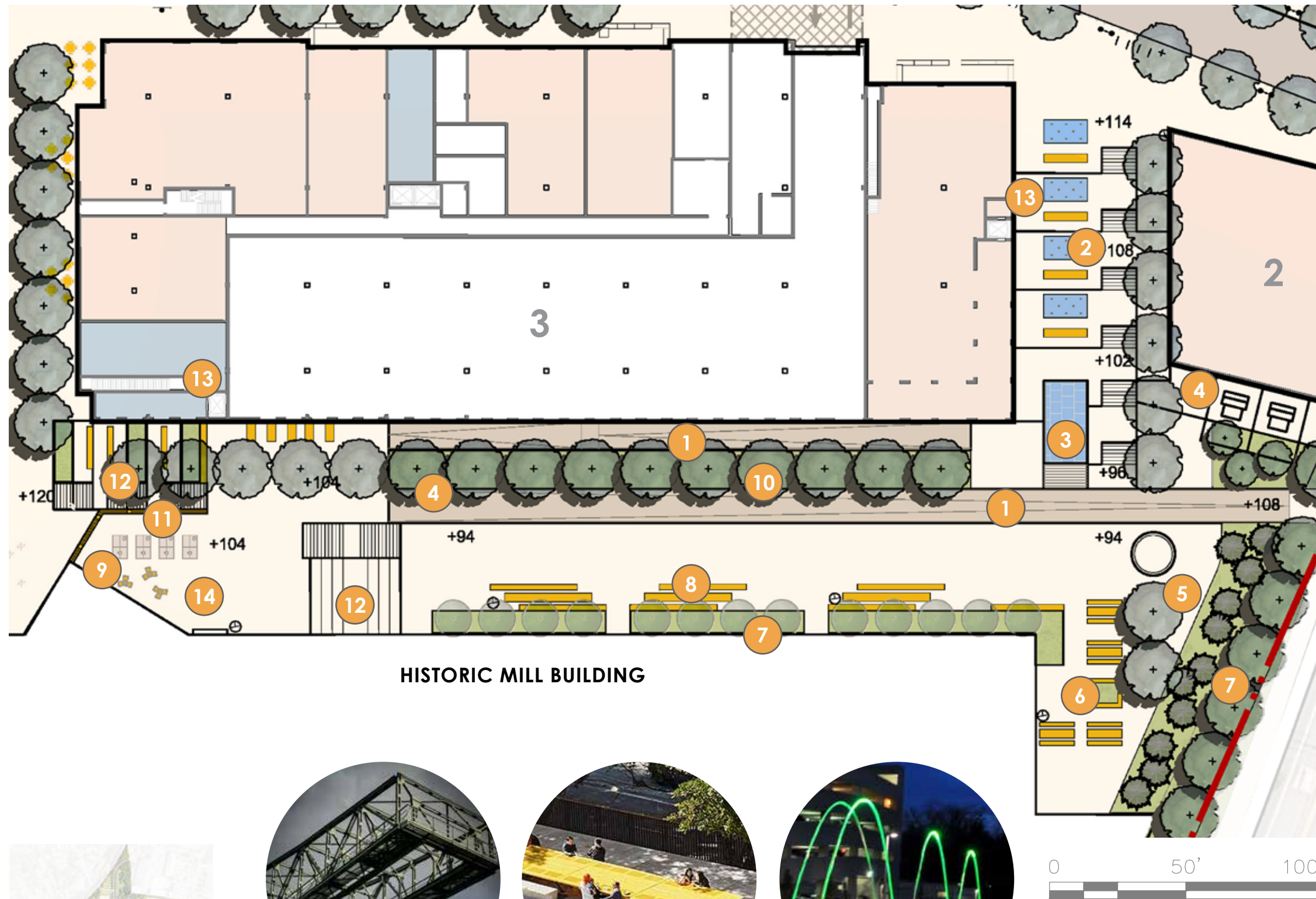
Village Green

At 1.3 acres, the heart of the development is the Village Green — a "civic" space for community gatherings, seasonal celebrations, and special events.

Flexible, open and accessible, the Village Green provides a civic space for community events and casual recreation — throwing a Frisbee, playing catch, or reading a book.

Design Goals

- 1 Central lawn (Green area: 0.4 ac)
- 2 Pedestrian plaza
- 3 Allee
- 4 Boardwalk deck
- 5 Platform / stage
- 6 Artifact edge
- 7 Meadow plantings
- 8 Entry to mill building
- 9 Cafe seating
- 10 Emergency vehicle access
- 11 Custom furnishing
- 12 Lounge seating



Mill Green

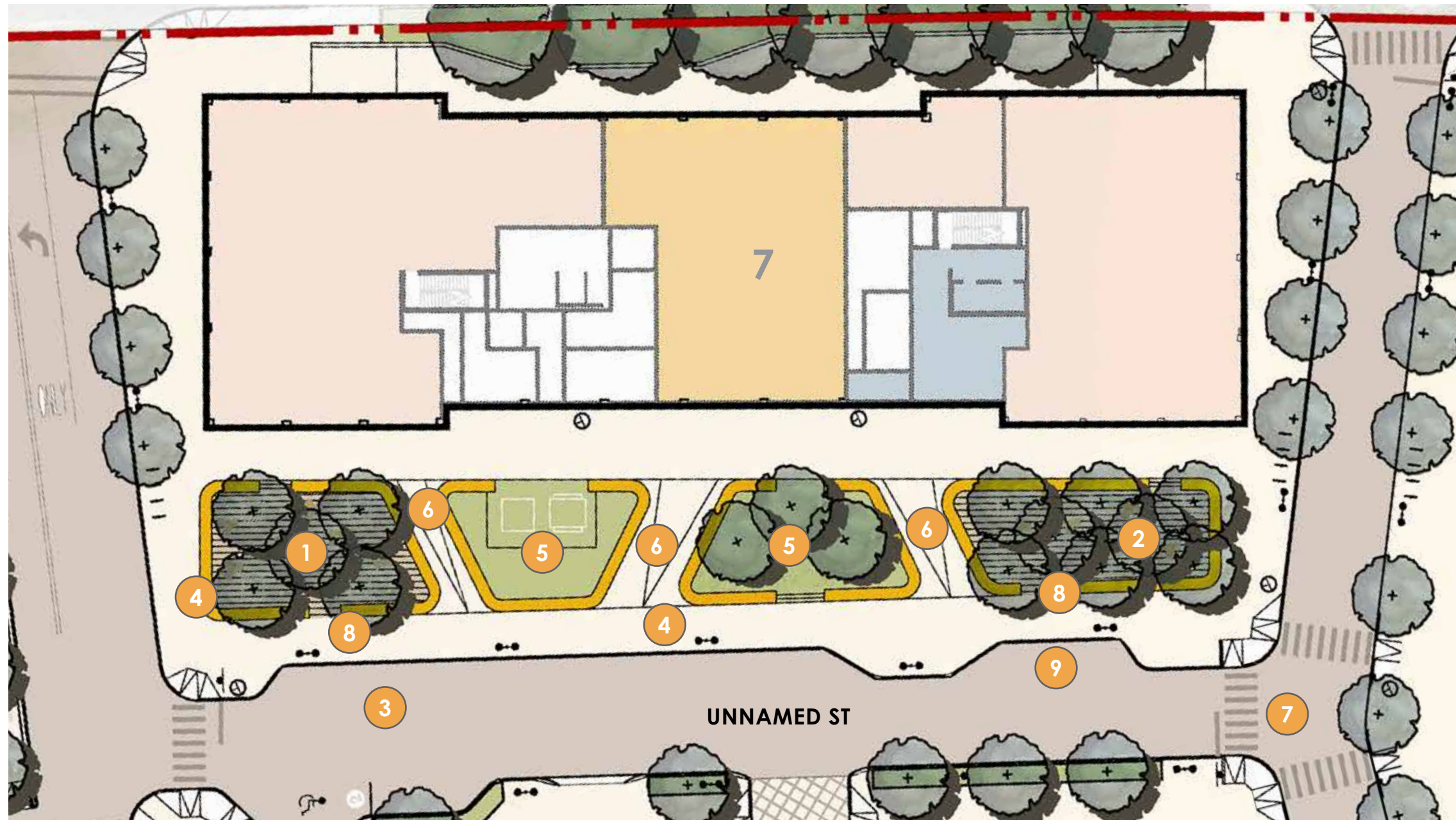
Mill Park is a 1.0 acre linear space, adjacent to the historic Mill building. It reflects the rich history of the site through the integration of industrial artifacts, embrace of significant changes in elevation, and day-lighting of the underground brook.

Terracing down from Main Street, sloping dramatically down from Needham Street, and connected to the Village Green by wide stairs and broad bleacher seating steps, Mill Park is experienced as a series of dramatic changes in grade celebrated by unique landscape features.

Design Goals

- 1 Bridge / ramp connection
- 2 Water terraces
- 3 "Day-lit" brook
- 4 Overlook
- 5 Sunken plaza with historic artifact
- 6 Dining terrace
- 7 Buffer plantings
- 8 Picnic tables
- 9 Feature wall
- 10 Canopy trees
- 11 Monumental stairs
- 12 Seating steps
- 13 Lobby / elevator
- 14 Game terrace





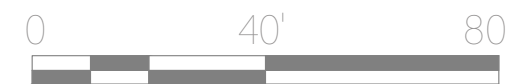
Mobility Plaza

At just over 1/4 of an acre, the Mobility Plaza will serve as an outdoor extension of the Mobility Hub providing a comfortable waiting area for transit connections and an outdoor space for the retail and commercial users and the residents.

Two bosques of trees and landscape plantings will provide shade, greenery, and seasonal interest.

Design Goals

- 1 North bosque
- 2 South bosque
- 3 Shuttle drop-off / pick-up
- 4 Custom bench seating
- 5 Planted garden
- 6 Sloped access
- 7 Crosswalk
- 8 Accessible deck
- 9 Residential drop-off / pick-up





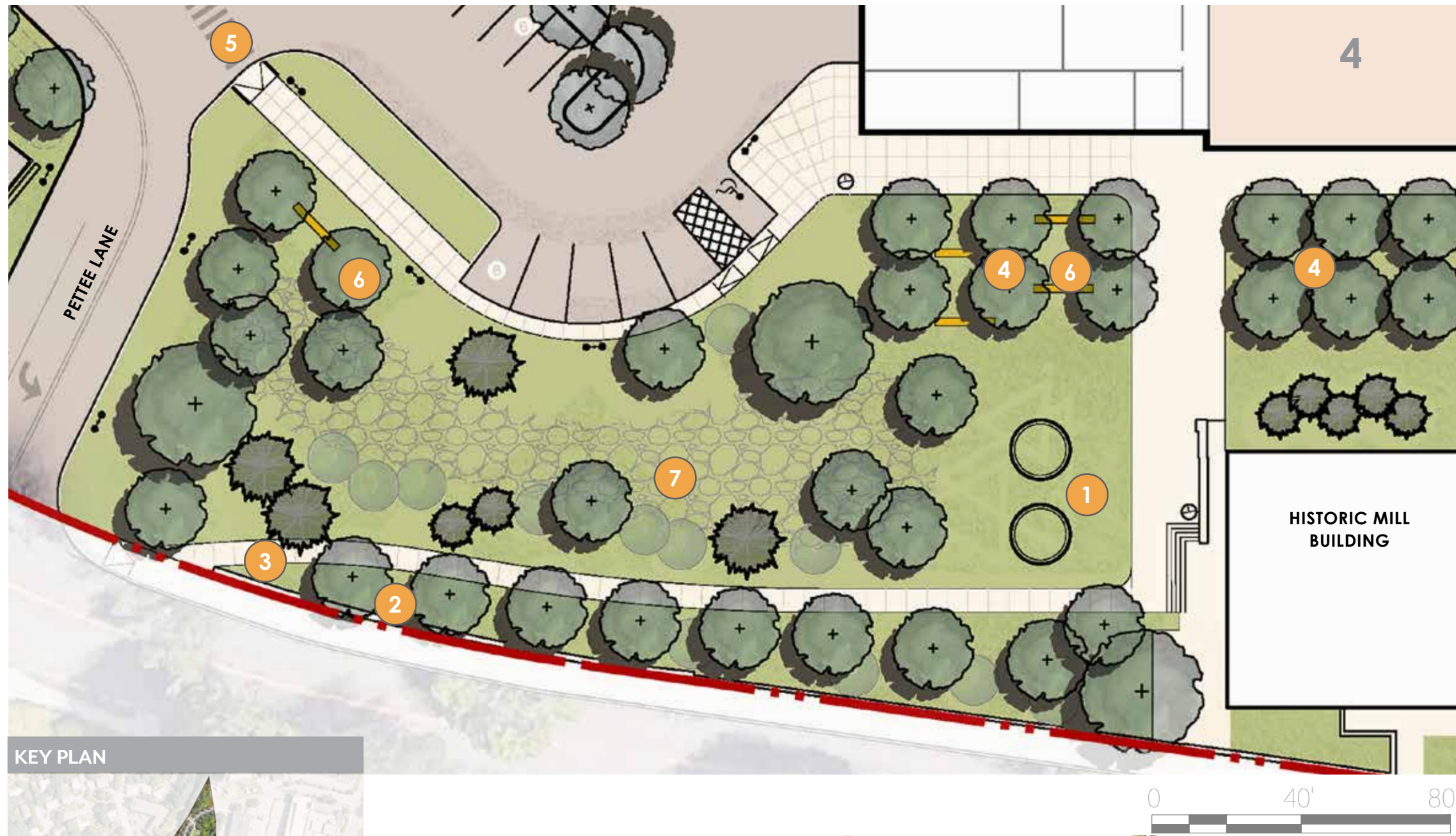
South Meadow Brook Park

At 2.5 acres, South Meadow Brook Park straddles the north entry from Tower Road and provides greenway access for the bike path. This Park is focused on ecology, restoration, and habitat and is intended to be largely preserved with limited improvements and selective maintenance.

An expanded and improved overlook will have generous seating and shade. A "Woodland Pavilion" will provide a sitting area for wildlife viewing and potential use as an outdoor classroom. A series of small "tree houses" will line Tower Road providing a unique spot for kids to play.

Design Goals

- 1 Overlook / woodland pavilion
- 2 Treehouse / outdoor classroom
- 3 Pedestrian trail
- 4 Bike path
- 5 Meadow
- 6 Community gardens
- 7 Greenway connection
- 8 Large dog run
- 9 Small dog run
- 10 "Tree houses"
- 11 Bioretention basin
- 12 Shared emergency vehicle access + bike path



Oak Street Park

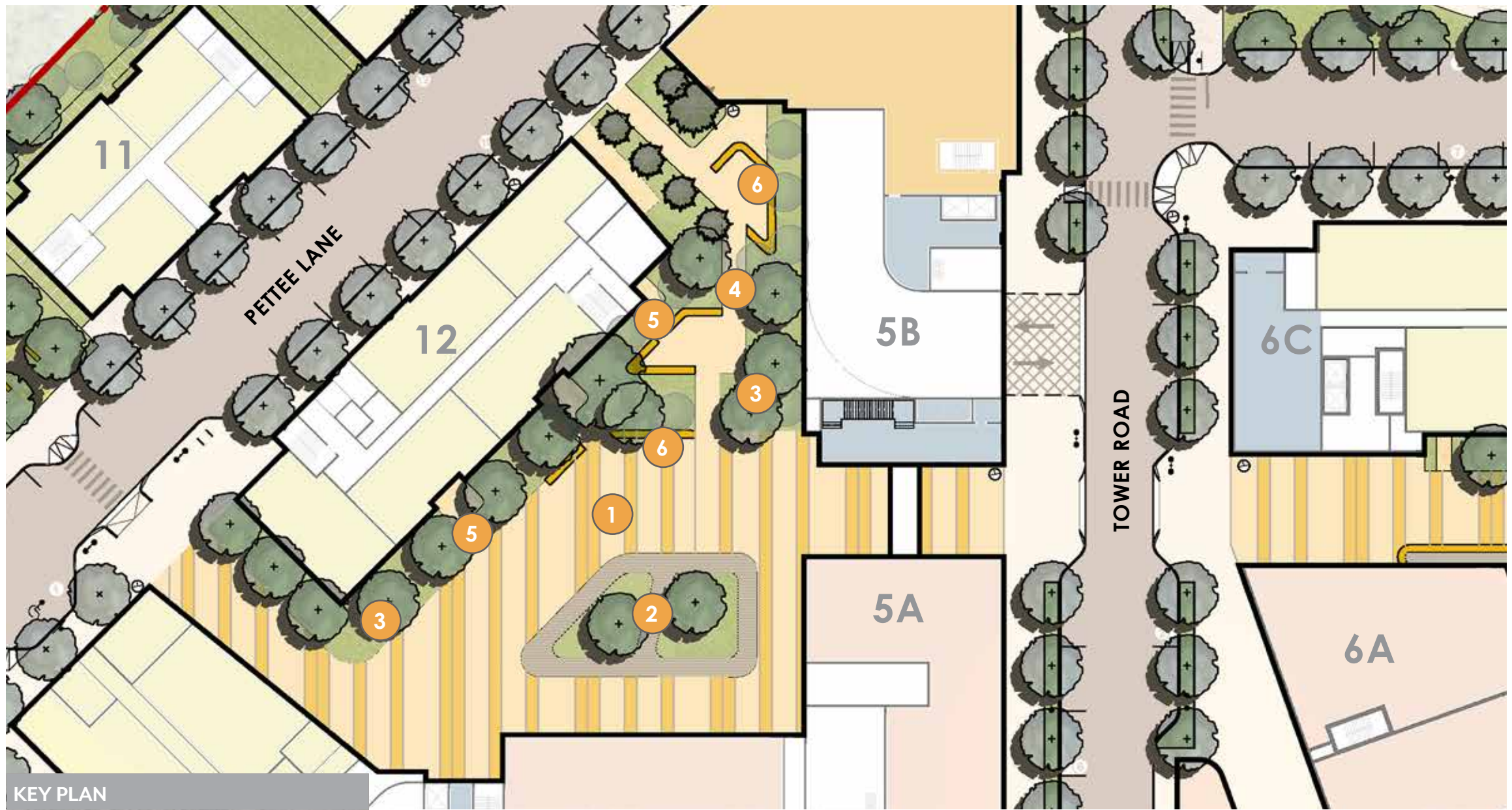
The Oak Street Park will provide a lush landscape buffer along the western portion of the Oak Street frontage.

As the quietest and most contemplative of all the open spaces, the 1 acres Oak Street Park will include a setting for historic silos; simple pathways, canopy trees, a stormwater bioretention basin, and generous seating.

It is designed as a quiet green space and will serve as a primary pedestrian access from Upper Falls.

Design Goals

- 1 Historic silo
- 2 Existing stone wall
- 3 New sidewalk access via Oak Street
- 4 Tree bosque
- 5 Pedestrian crossing
- 6 Furnishings
- 7 Bioretention basin



Laneway (West)

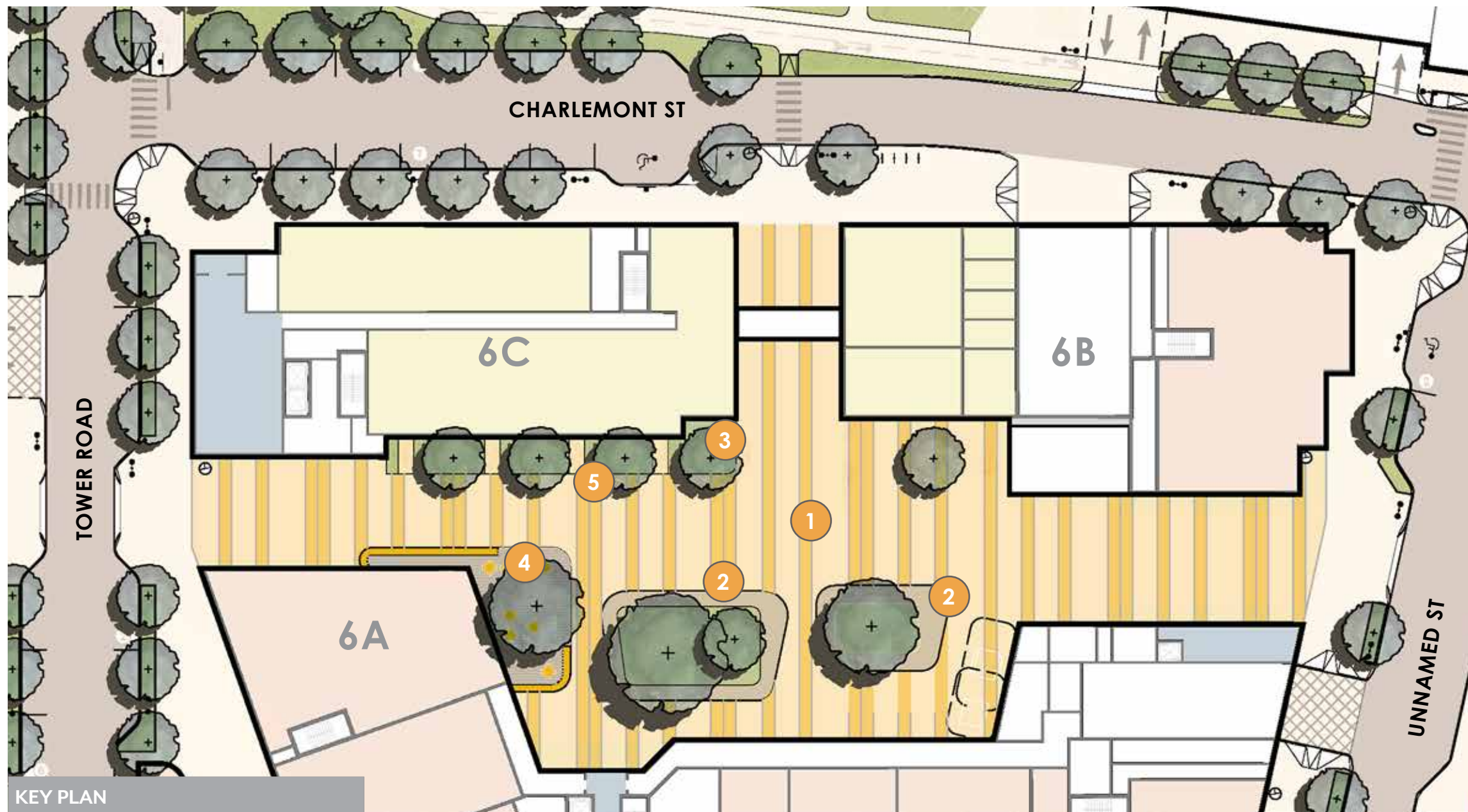
At 1.1 acres, the Laneways are new "flexible" spaces that serve pedestrians, accommodate service vehicles and resident drop-offs, and allow convenient access to some commercial uses and residential units.

They provide an alternative pedestrian circulation route between the Mobility Hub and the Community Building/ Greenway Connection and will include high quality paving, lighting, and landscape features.

Most of the plantings are concentrated on the north and to the west where they will get the most sun and understory plantings will be carefully selected to provide seasonable interests.

Design Goals

- 1 Flexible plaza courtyard
- 2 Wooden deck and plantings
- 3 Plantings
- 4 Garden pathway
- 5 Residential walk-ups
- 6 Furnishings
- 7 Bioretention basin



KEY PLAN



Laneway (East)

At 1.1 acres, the Laneways are new "flexible" spaces that serve pedestrians, accommodate service vehicles and resident drop-offs, and allow convenient access to some commercial uses and residential units.

They provide an alternative pedestrian circulation route between the Mobility Hub and the Community Building/ Greenway Connection and will include high quality paving, lighting, and landscape features.

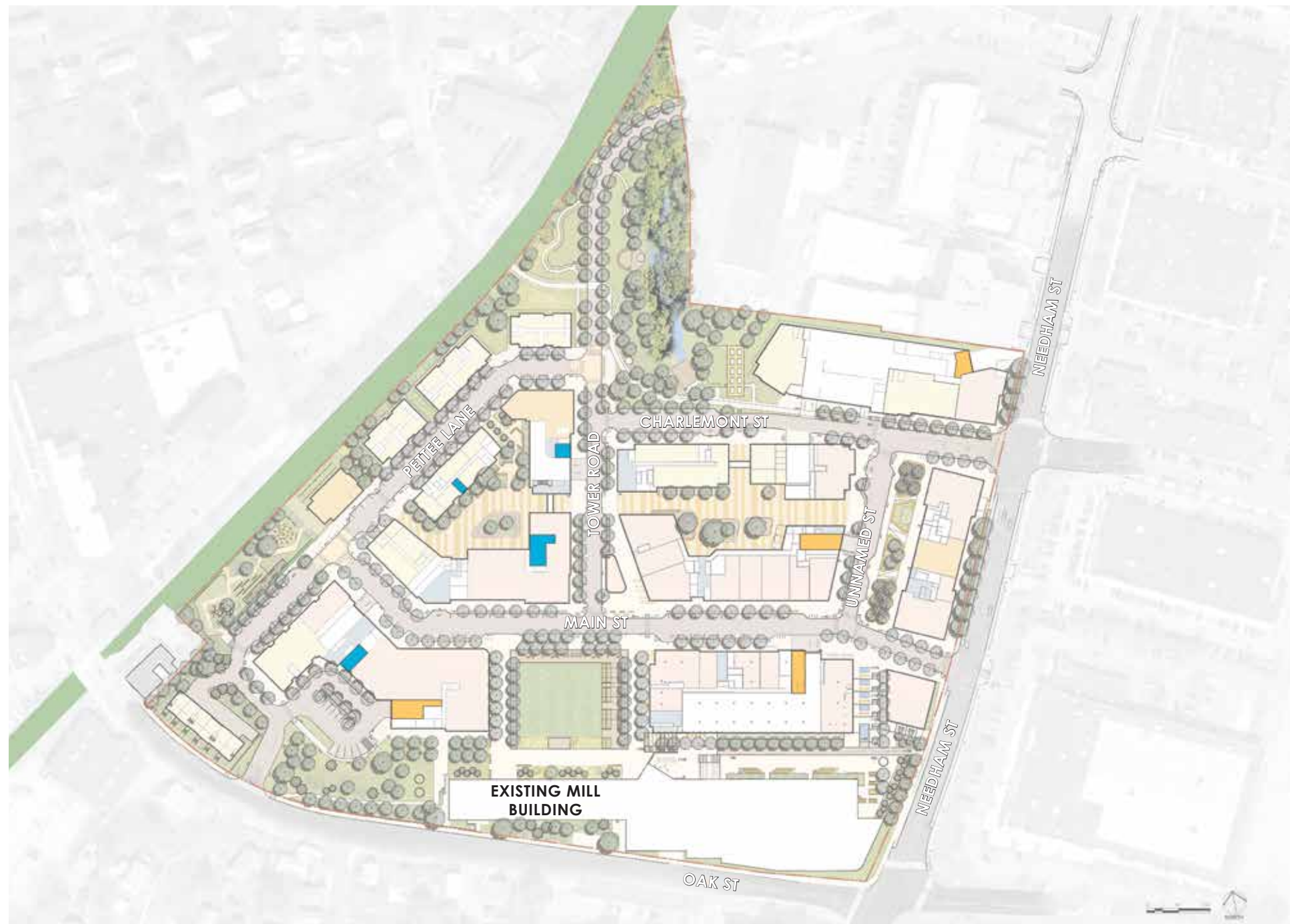
Most of the plantings are concentrated on the north and to the west where they will get the most sun and understory plantings will be carefully selected to provide seasonable interests.

Design Goals

- 1 Flexible plaza courtyard
- 2 Wooden deck and plantings
- 3 Plantings
- 4 Restaurants terrace
- 5 Residential walk-ups

2.4.D. Service

Minimize visual impacts of service facilities on the public pedestrian environment with strategies such as clustering/shifting to building interiors or lower-priority streets and frontages, minimizing curb cuts and service bay widths, and screening equipment behind attractive walls, plantings, or retractable partitions.



Building service areas

Service areas such as loading access and trash rooms generally have been relegated to less prominent or active public realm locations such as parking lots, laneways, and secondary streets. When located on a primary street, services areas are sized as small as possible and designed to minimize impacts on pedestrian safety, comfort, convenience, and enjoyment.

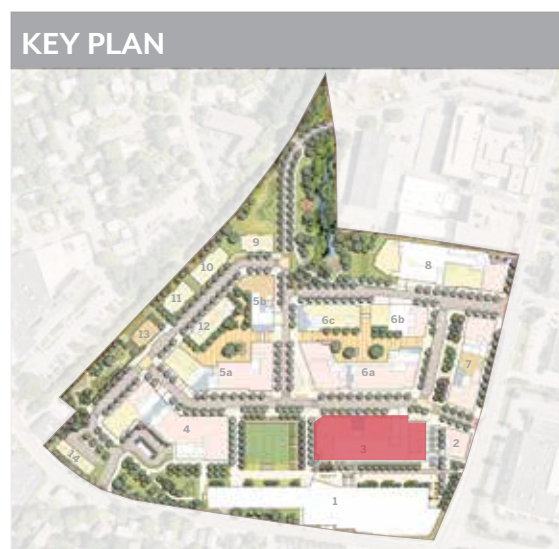
LEGEND

Primary Land Use

- Loading / Delivery Service
- Trash Compactor

3.1.A. External / contextual relationship

Integrate architectural elements and expressions that reflect historic and/or existing neighborhood structures and stylistic traditions.

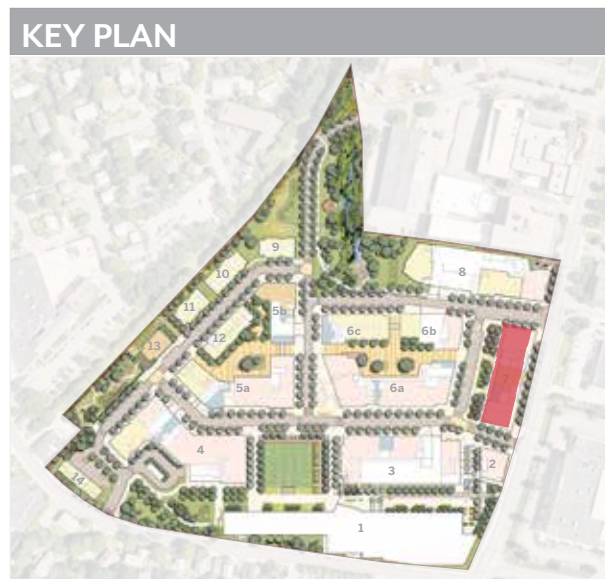


Building 3 – South

Mill Park elevation

Representative example of the project's incorporation of the guideline in architectural design.

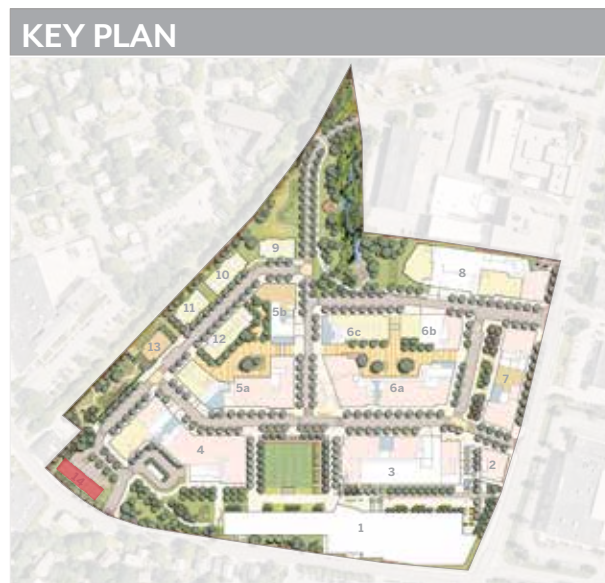
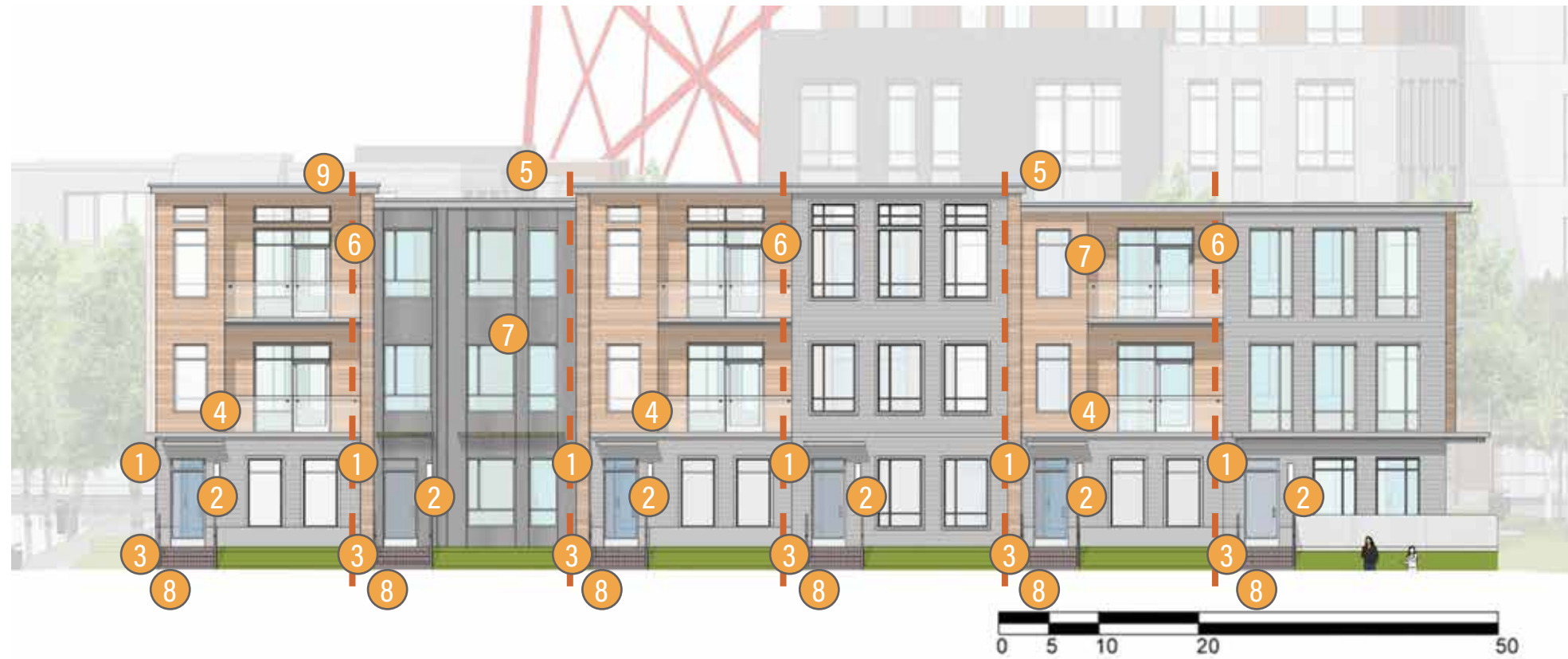
- 1 Base material (brick masonry) chosen to directly reflect adjacent mill building
- 2 Regular façade rhythm and traditional window opening details utilized to blend with mill building precedent
- 3 Clearly defined building massing setbacks
- 4 Some contemporary cladding materials (cementitious panels) at upper levels, chosen to blend with historic precedent materials



Building 7 — East Needham Street elevation

Representative example of the project's incorporation of the guideline in architectural design.

- 1 Wide-format residential windows reference commercial scale found on Needham Street
- 2 Glassy, open retail base connects to Needham Street commercial character
- 3 Massing setbacks open up base to facilitate ease of pedestrian circulation into site
- 4 Addition of scaled-down rhythm to break down facade length



Building 14 – North
Oak Street elevations

Representative example of the project’s incorporation of the guideline in architectural design.

- ① Covered entries
- ② Entry lighting
- ③ Stoop / raised entry
- ④ Balconies
- ⑤ Varied roofs planes
- ⑥ Varied Facade Planes
- ⑦ Varied Window Sizes
- ⑧ Individual Front Doors
- ⑨ Vertical Expression



21 Mechanic Street



24 Mechanic Street



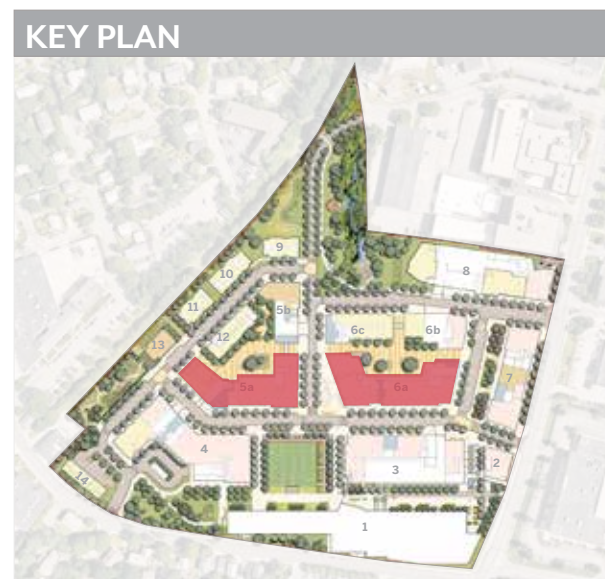
1195 Chestnut Street



260 Elliot Street

3.1.B. Internal / project relationship

Integrate contemporary architectural elements and expressions as informed by today's trends and best practices (in balance with above contextual relationships); create visual cohesiveness with other buildings in the development (while allowing for architectural diversity among building).

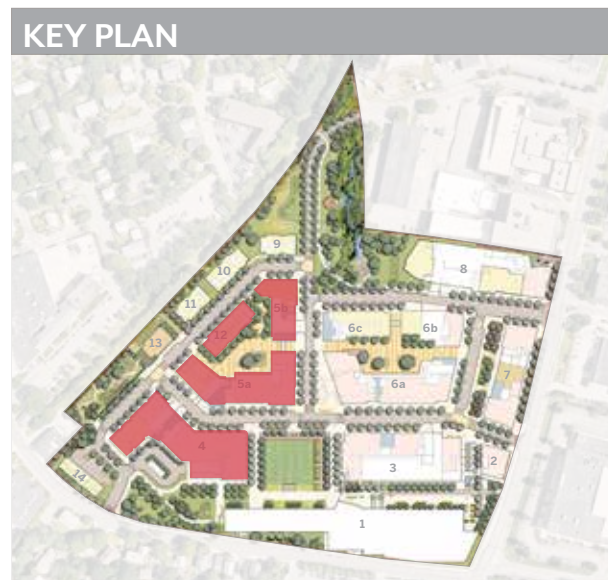


Buildings 5 + 6A — South

Main Street elevations

Representative example of the project's incorporation of the guideline in architectural design.

- ① Across site building façades are broken up along demise lines to mitigate visual impact of blocks
- ② Vertical elements employed to counteract horizontal read of blocks
- ③ Articulated feature façades placed at corners, relating to major public space
- ④ Massing heights that translate across streets to create defined street section
- ⑤ Contrast façades at retail bases with articulation and materials that emphasize the human scale



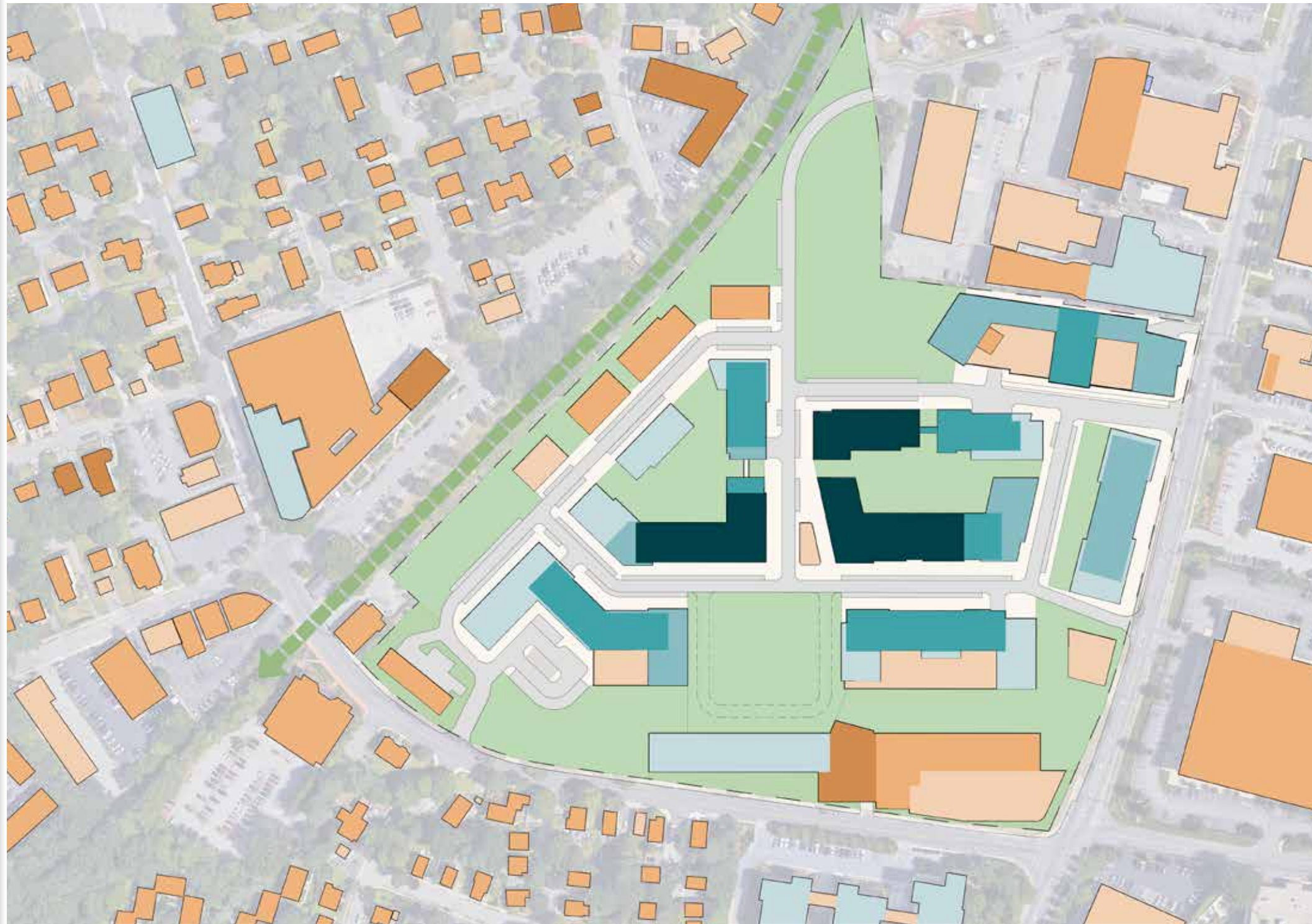
Buildings 5B, 12, 5A, + 4 (Left to right) – West
 Pettee Lane elevations

Representative example of the project's incorporation of the guideline in architectural design.

- 1 Base / middle / top conditions
- 2 Activated base
- 3 Comparable window / wall ratios
- 4 Vertically grouped windows
- 5 Varied floor-to-floor heights offer depth and scale
- 6 Balconies of varied detail

3.2.A. Height

Building height should relate to the street section and/or public spaces fronted; use step-downs to transition to secondary streets and public spaces and/or surrounding context.



Building heights and setbacks

In general, the development's tallest building heights are concentrated in the core of the site. However, periphery heights trend taller along certain edges where existing buildings establish a taller context such as the north end of the Needham Street frontage. Stepping down in height from the core to the edges helps smoothly blend the overall project's massing with its lower surrounding context.

LEGEND

- Up to 96'
- Up to 84'
- Up to 72'
- Up to 60'
- Up to 48'
- Up to 36'
- 1 Floor

3.5.C. Sustainable rooftop features

Incorporate sustainable design features such as green roofs and solar arrays (or solar-ready design) as space and structure reasonably allow.



Preliminary / conceptual roof mapping

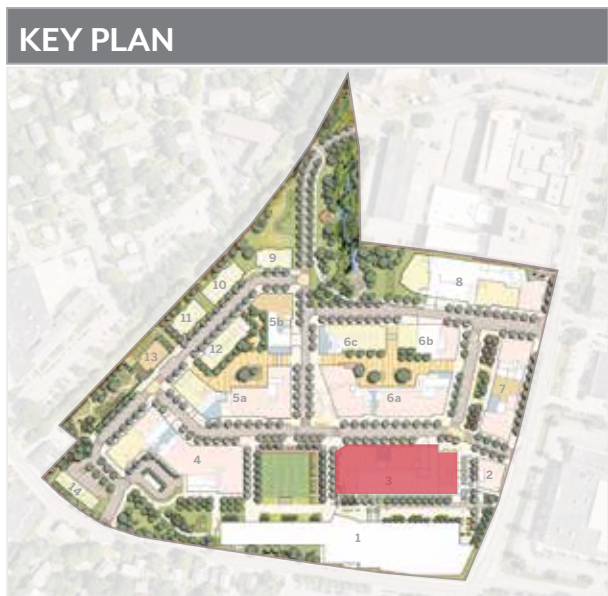
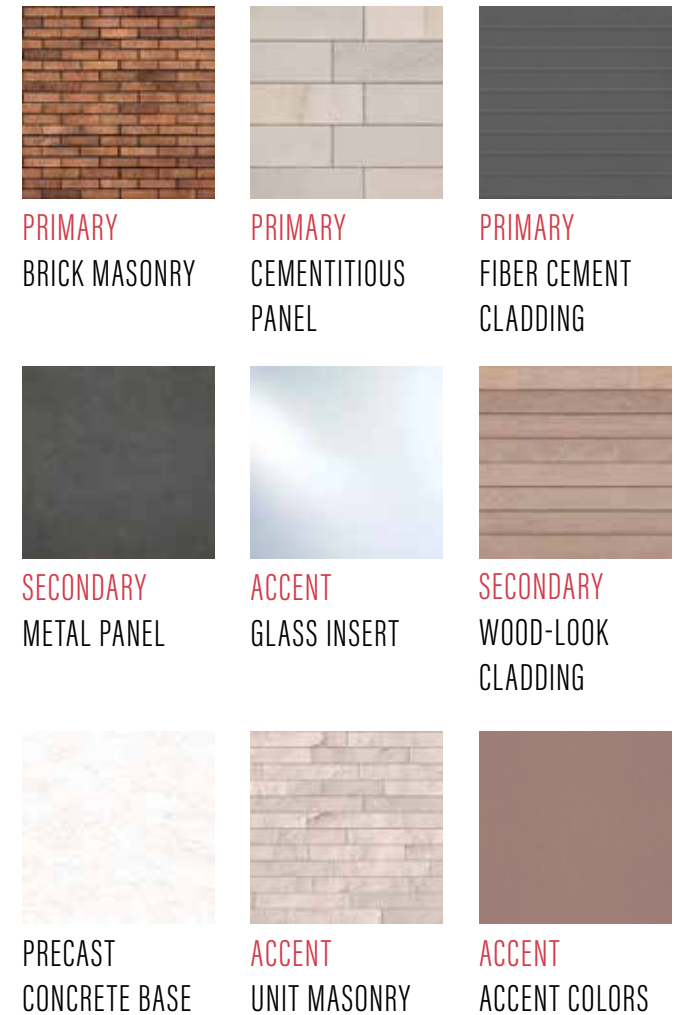
1. Final roof layouts subject to change during final design process;
2. All exposed roof membranes will be highly reflective;
3. Majority of all HVAC equipment will be located on high-roofs and screened; and
4. A minimum of 10' is to be maintained as a safety buffer between the parapet edge and any service area or equipment requiring regular maintenance.

LEGEND

	Potential sedum green roof
	Potential activegreen roof amenity
	Potential amenity roof deck / private terrace
	Anticipated rooftop equipment zones
	Potential skylights
	Potential solar-ready roof areas

3.6.A. Quality

Materials should achieve a high standard of quality, durability, and sustainable sourcing. In general, materials used on façades facing primary streets and public spaces should be held to a higher standard; façades facing secondary streets and spaces held to a lower standard.



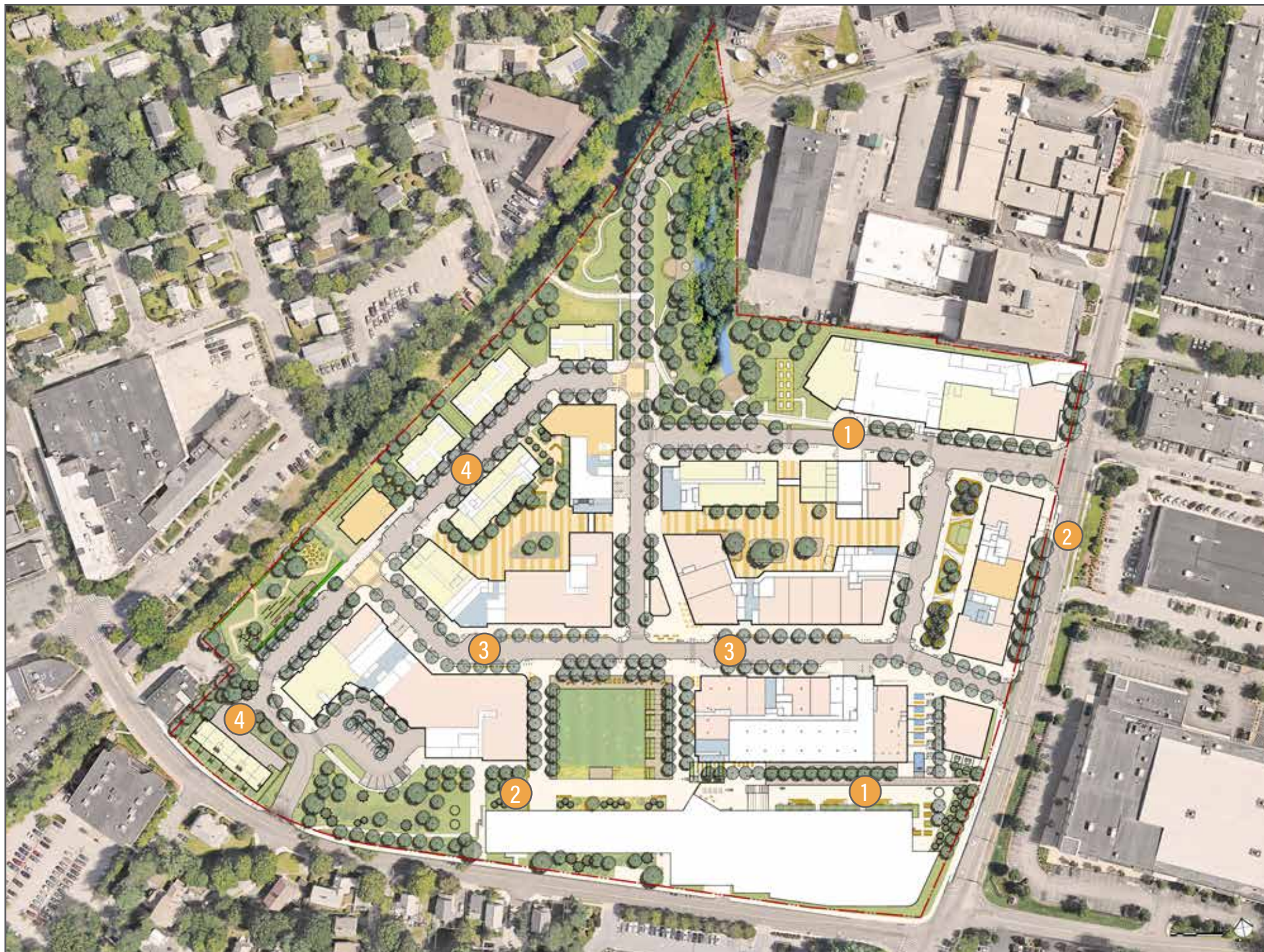
Building 3 – North Main Street elevation

Representative example of the project’s incorporation of the guideline in architectural design.

- 1 Brick masonry façade with range in brick tone and masonry reveals at openings
- 2 Cementitious cladding with textured finish and defined joint patterns
- 3 Fiber cement cladding includes façade relief trim and window accent elements
- 4 Metal panel with varying panel depths to accentuate shadow lines
- 5 Retail storefront designs to have eclectic mix of cladding with a focus on natural materials and premium textured finishes like stone and wood

3.6.B. Compatibility with surrounding built environment

A portion of the material palette should correspond to or be compatible with the surrounding built environment (especially historic and landmark structures).

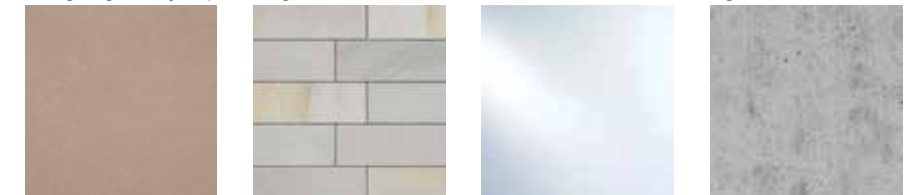


- 1** Closer to mill building, predominant use of brick masonry, metal accents and regular façade openings



BRICK MASONRY METAL ACCENTS FIBER CEMENT SECONDARY UNIT MASONRY BASE

- 2** Needham Street façades to reflect commercial corridor character. Large glassy openings, metal, and cementitious claddings



METAL PANEL CEMENTITIOUS PANEL LARGER SPAN GLAZING PRECAST ACCENT

- 3** Main Street to incorporate varied, urban mix of cladding groups, including glass wall, metal panel, and stone masonry accents



GLASS WALLS PRECAST CLADDING STONE MASONRY ACCENTS METAL PANEL CLADDING

- 4** Residential cladding palette towards Oak Street and Greenway. Fiber cement cladding, punched windows, and warm tone accents



FIBER CEMENT CLADDING FIBER CEMENT PANEL BRICK MASONRY SECONDARY WARM WOOD TONE ACCENT