

RIVERSIDE

Architecture Plan Changes Since December 2019 Submission

March 25, 2020

- Building 1
 - The Office Building Gross Floor Area (GFA) increased approximately 2,940 SF.
 - The Building core been redesigned to allow flexibility for lab/life science.
 - Level 1.5 (mezzanine level) was deleted.
 - Level 10 and Mechanical Penthouse footprints have been increased to match the floors below.
 - The Floor-to-floor heights below Level 10 changed; Level 10 and above heights remain unchanged.
 - Overall height of Building 1 has not increased and remains under 170FT.

- Building 2
 - No changes

- Building 3
 - The Building GFA has been reduced by 138 SF, which reduces the amount of residential GFA accordingly.
 - The residential unit mix and distribution has been revised.
 - Level 1: Minor changes to lobby and mail/package areas.
 - Level 1: Indicated Phase 1 Leasing Area.
 - Level 3: Removed units to increase the amount of amenity space.

- Building 4
 - The Building GFA has been reduced by 854 SF
 - Residential Use GFA increased 1,776 SF.
 - Retail Use GFA decreased 2,631 SF.
 - Residential unit count increased by 6 to 113.
 - The residential unit mix and distribution has been revised.
 - Level 1: Go Bus moved to Garage 10.
 - Level 1: Retail space reduced.
 - Level 1: Residential units added.
 - Level 2: Leasing Office has been moved to Building 3 and this space has been converted to Tenant Storage.
 - Levels 3-7: Southern 'leg' of building decreased in width to increase courtyard.
 - Level 3: Residential amenity space has been removed.

- Level 7: Setback along Grove Street increased from 10'-0" to 12'-10".
- Building 5
 - Residential unit count decreased by 1 to 49 units.
 - Throughout: changes to unit mix and distribution
 - Level 1: Residential unit added at Northeast corner
 - Level 1: Changes to amenity, storage, bicycle room, and mail/package areas distribution
- Building 6
 - Residential Use GFA decreased 64 SF.
 - Retail Use GFA increased 64 SF.
 - The residential unit mix and distribution has been revised.
 - Level 1: Utility room locations adjusted.
- Building 7
 - Building GFA reduced 2,026 SF.
 - Residential Use GFA reduced 1,309 SF.
 - Retail Use GFA reduced 717 SF.
 - Residential unit count increased by 4 to a total of 50 units.
 - Building length reduced by 5' to increase transit entry between Buildings 7 & 8.
 - The residential unit mix and distribution has been revised.
 - Level 1: MBTA bicycle room added near transit entry.
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- Building 8
 - Building GFA increased 61 SF.
 - Residential Use GFA increased 107 SF.
 - Retail Use GFA decreased 47 SF.
 - Residential unit count decreased by 19 to 57 units.
 - Average unit size is 857 SF (increased by 233 SF)
 - Throughout: changes to unit mix and distribution
 - Northern egress stair relocated to opposite side of residential corridor
 - Level 2: Amenity space replaced by residential units
- Building 9
 - Building GFA decreased 107 SF.
 - Residential Use GFA increased 781 SF.
 - Retail Use GFA decreased 887 SF.
 - Residential unit count decreased by 8 to 36
 - Average unit size is 830 SF (increased by 150 SF)
 - Throughout: changes to unit mix and distribution.
 - Level 1: Residential lobby and mail/package areas updated, reducing Southern Retail space.
 - Level 1: Bicycle room added along South wall of building.
- Building 10
 - Building and Residential Use GFA increased 127 SF.
 - Residential unit count decreased by 17 to 83 .

- Average unit size is 865 SF (increased by 152 SF)
 - Throughout: changes to unit mix and distribution
 - Level 1: Residential lobby and amenity spaces adjusted
- Building 9 Garage
 - Parking stalls increased by 1 to 1,139.
 - Distribution of accessible parking spaces adjusted
 - Level 1: Retail loading adjusted to accommodate larger trucks
 - Level 1: MBTA short-term parking spaces added
- Building 10 Garage
 - Parking stalls decreased by 10 to 842.
 - Distribution of accessible parking spaces adjusted.
 - Level 1: Go Bus moved to Building 10 Garage from Building 4.

NEWTON RIVERSIDE
PROGRAM

OVERALL												
	Building GFA	Residential GFA	Gross Unit Area (GUA)	GUA / GFA	Residential Units	Hotel GFA	Hotel Keys	Office GFA	MBTA GFA	Retail GFA	Parking GFA	Structured Parking Spaces
Building 1	253,827							246,328	7,500			
Building 2	77,300					77,300	150					
Building 3	153,545	153,545	119,521	77.84%	137							
Building 4	125,747	124,586	98,256	78.87%	113					1,161		
Building 5	57,200	57,200	44,682	78.11%	49							
Building 6	72,020	65,198	50,212	77.02%	57					6,822		
Building 7	60,024	52,956	37,676	71.15%	50					7,068		
Building 8	65,425	62,253	48,844	78.46%	57					3,171		
Building 9	63,784	43,111	29,871	69.29%	36					20,673	369,784	1,139
Building 10	96,129	96,129	71,767	74.66%	83						292,171	842
TOTAL	1,025,000	654,977	500,829	76.47%	582	77,300	150	246,328	7,500	38,895	661,955	1,981
% OF TOTAL		63.9%				7.5%		24.0%	0.7%	3.8%		

EXCLUDED FROM TABULATIONS		
Building 1	Mechanical Penthouse	25,902
Building 1	Loading	3,082
Building 3	Mechanical Basement	3,044
Building 8	Loading	1,235
Building 8	Riverside Station Ticketing and Operations	2,500
Building 10	Go Bus	1,218
TOTAL		36,981

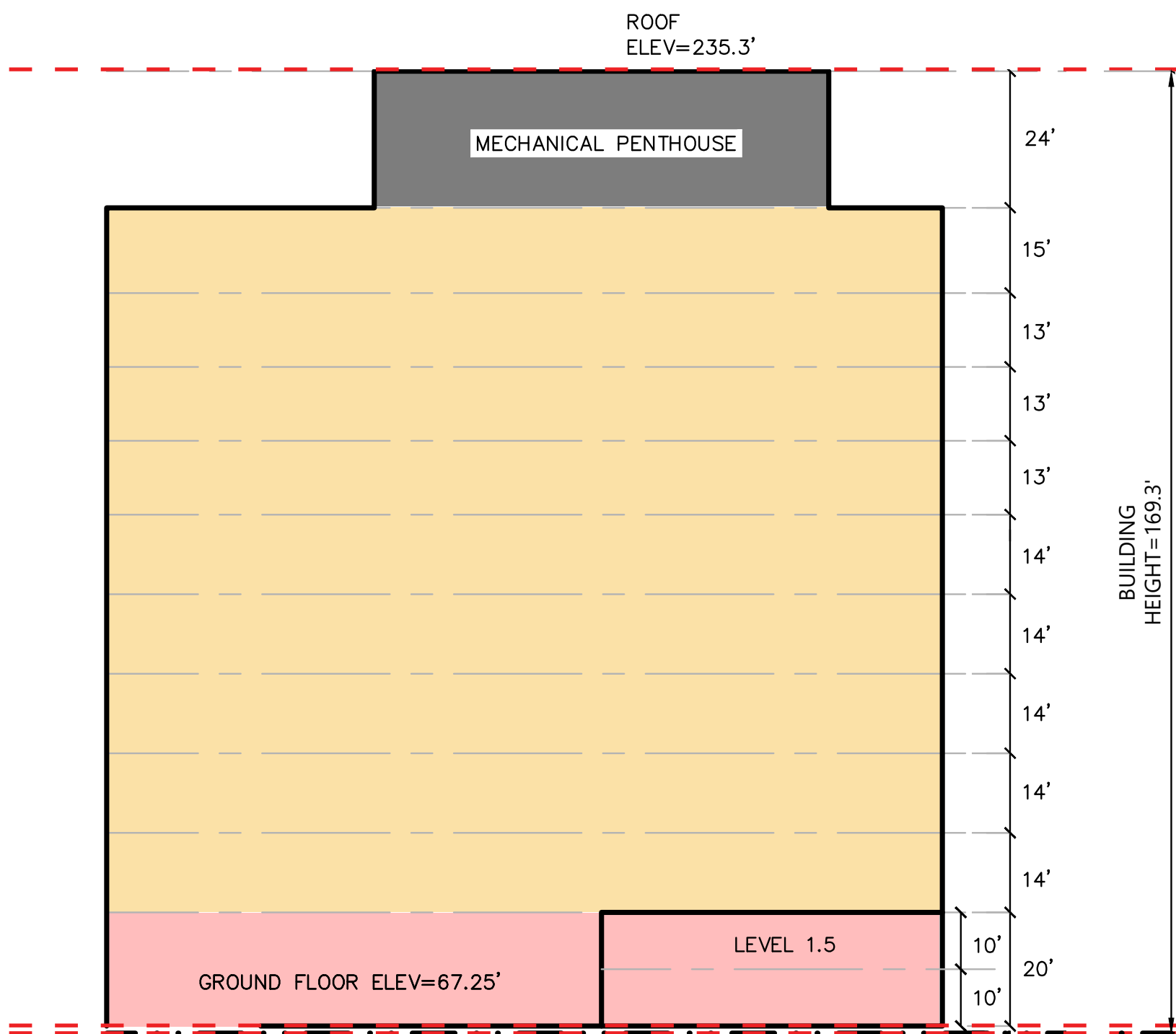
Program Matrix Comparison

	[A]	[B]	[C]
	Special Permit Re-Filing		
	December 2019	March 2020	DIFFERENCE
Total GFA	1,025,000	1,025,000	0
Residential GSF	653,570	654,977	1,407
Residential Units	617	582	-35
Retail GFA	43,242	38,895	-4,347
Office GFA	250,887	253,828	2,941
Hotel Keys	150	150	0
Parking Spaces	2,041	2,030*	-11
% Residential	63.8%	63.9%	0.1%
% Commercial	36.2%	36.1%	-0.1%

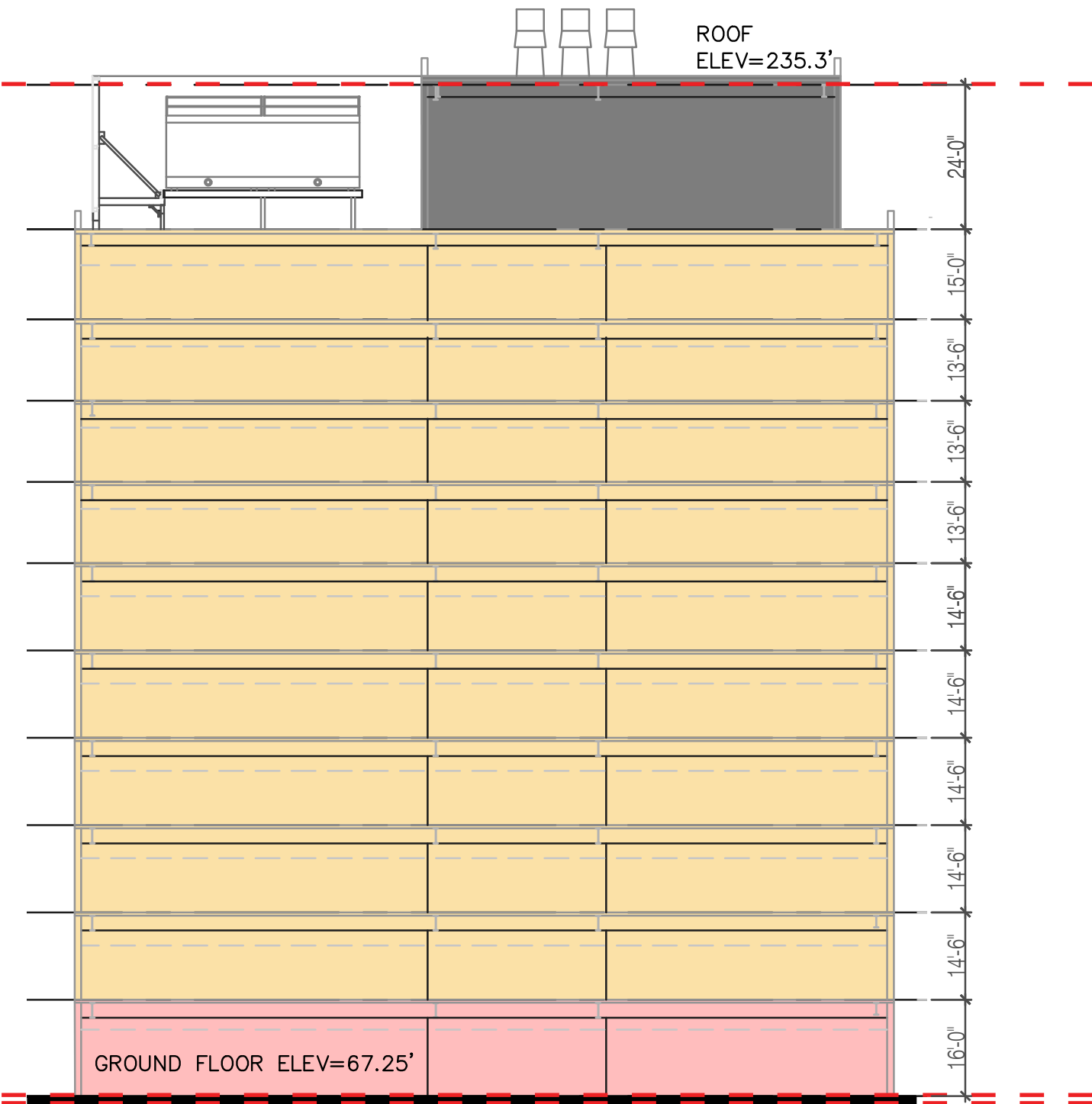
*In progress

Unit Mix and Sizes

	[A] Special Permit Re-Filing December 2019	[B] March 2020
Total Units	617 Units	582 Units
Average Size	808 SF	860 SF
Studio	59 Units 504 SF 9.6%	51 Units 516 SF 8.8%
1-Bedroom	314 Units 686 SF 50.9%	279 Units 715 SF 47.9%
2-Bedrooms	217 Units 1006 SF 35.2%	231 Units 1067 SF 39.7%
3-Bedrooms	27 Units 1304 SF 4.4%	21 Units 1346 SF 3.6%



December 2019



March 2020

Section is for illustrative purposes.
The building assumes full mechanical
penthouse floor.