

RESIDENCES ON THE CHARLES

PROPOSED MIXED-USE DEVELOPMENT



15 Riverdale Avenue, Nonantum

Site Locus



Residences on the Charles

CRITERION DEVELOPMENT PARTNERS



Lumiere, Medford

Riverbend on the Charles, Watertown



RE 150, Medford

Quinn 35, Shrewsbury

Vox on Two, Cambridge



15 Riverdale Avenue

SITE CHARACTERISTICS

Existing Conditions



View from Los Angeles Street

Recent Tenants:

- C&K Switches
- The Boston Globe



View from Riverdale Avenue

Site Benefits - Walkability



RECREATION

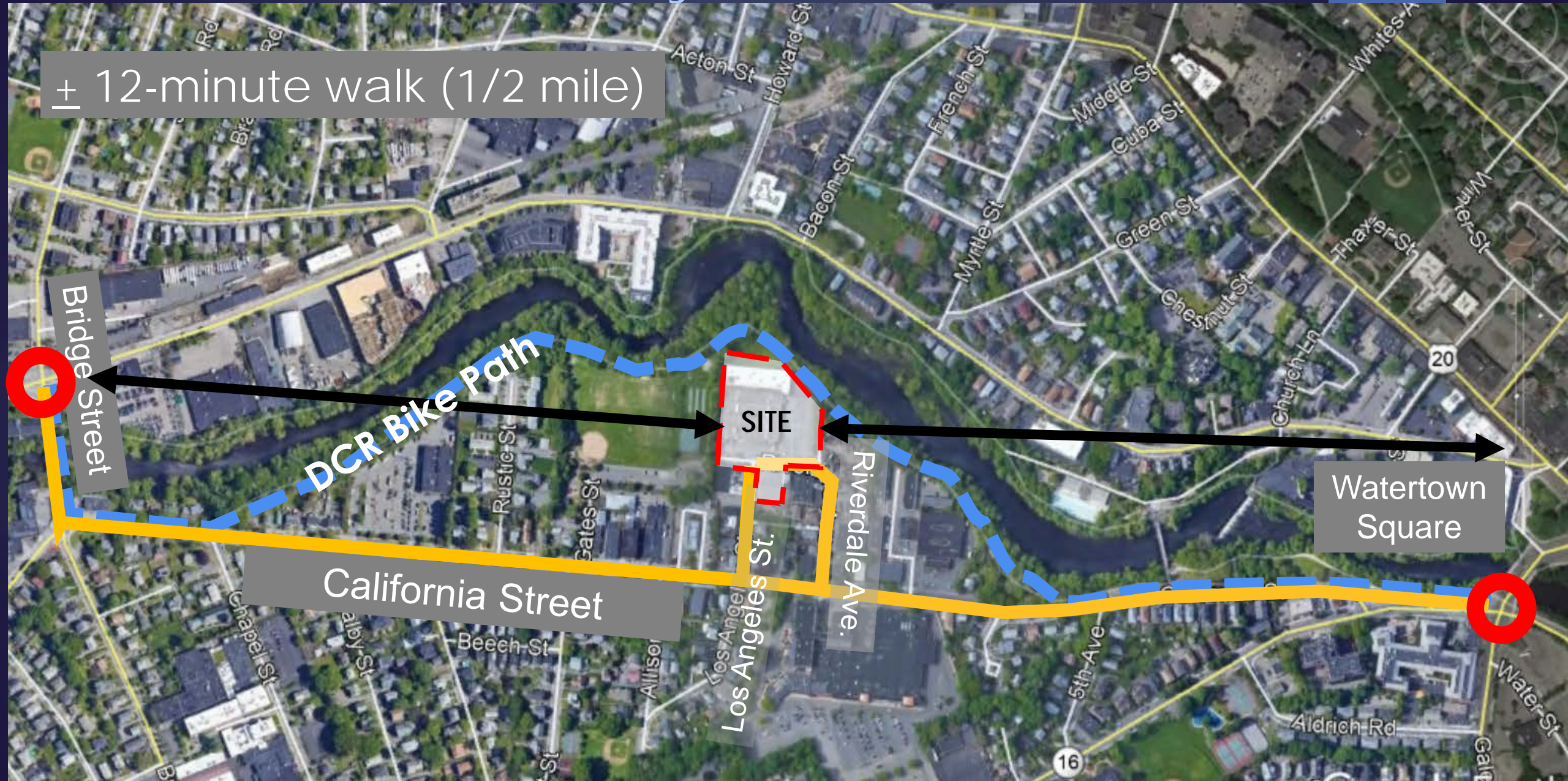
- DCR Bike Path
- Forte Park

SERVICES

- Supermarket
- Pharmacy
- Banks
- Post Office
- Restaurants
- Dance Studios
- Fitness
- Hardware Store
- Pet Care

Site Benefits – Nearby Public Transit

+ 12-minute walk (1/2 mile)



Residences on the Charles

Development Highlights

- 204 Rental Units (51 Affordable, 2 Live/Work Lofts)
- 17,782 SF Innovation Office Space
- 4,600 SF Retail - Neighborhood Amenity Space
- 227 Parking Spaces (Garage & Surface)
- Public Green Space

Residences on the Charles

Unit Mix

		<u>Total Units</u>	<u>Market Rate</u>	<u>Affordable*</u>
Studio	11%	22	17	5
1 Bed	48%	99	75	24
2 Bed	30%	61	45	16
<u>3 Bed</u>	<u>11%</u>	<u>22</u>	<u>16</u>	<u>6</u>
Total	100%	204	153	51

* 25 % of total units

Site Design & Architecture

ICON ARCHITECTURE

Context: Manufacturing and Mills

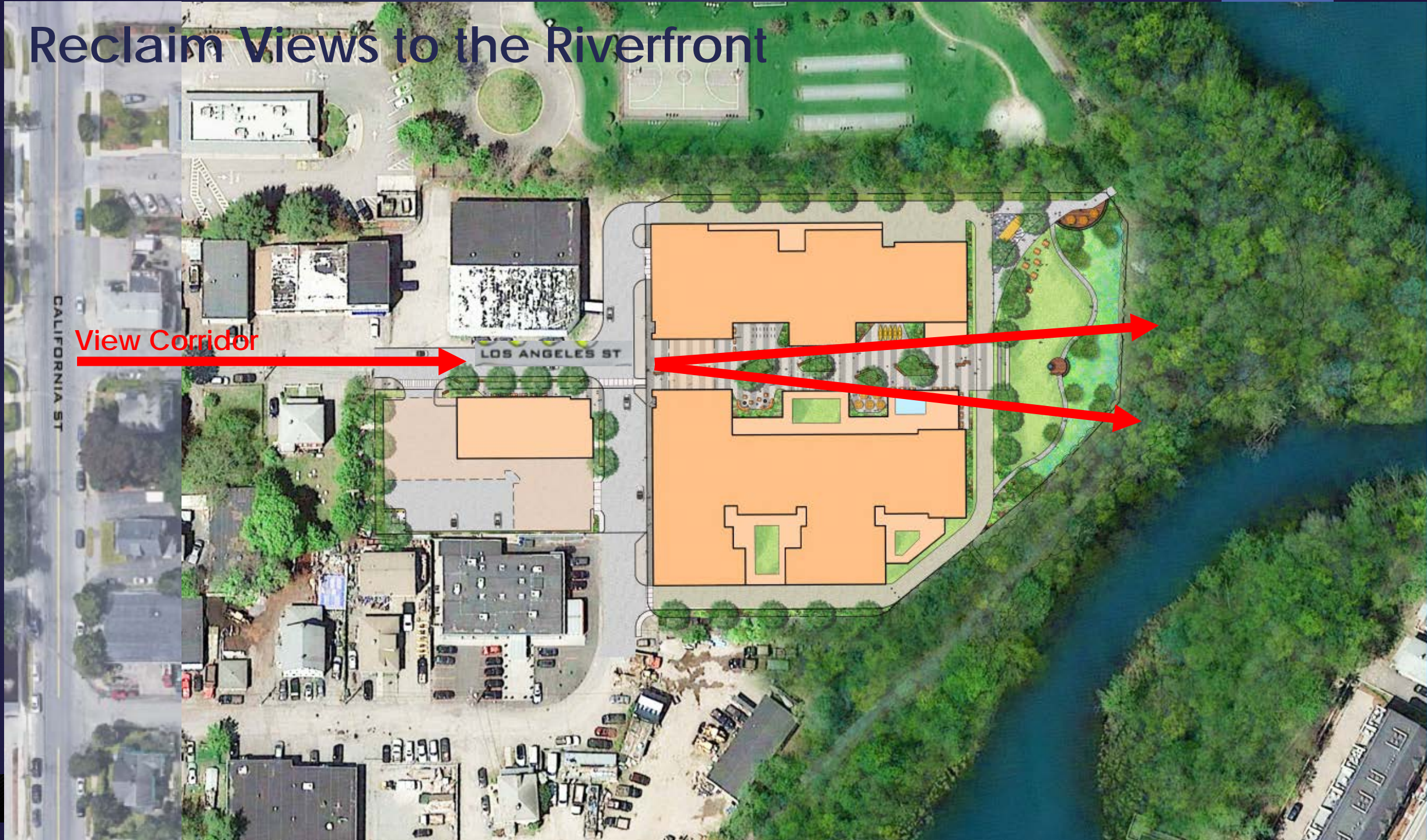


Residences on the Charles

Design Goals

- *Mix of New Uses* --Residential/Innovation/Amenity
- *Re-connect* this part of Nonantum to the Charles River
- *Add Activity* – recreation & food
- *Respect Mill* character, but add strong **Residential** feel
- *Reduce Building Scale* –
 - *Break up into Smaller Blocks*
 - *Vary heights*
 - *Extend into landscape* –with natural materials

Reclaim Views to the Riverfront



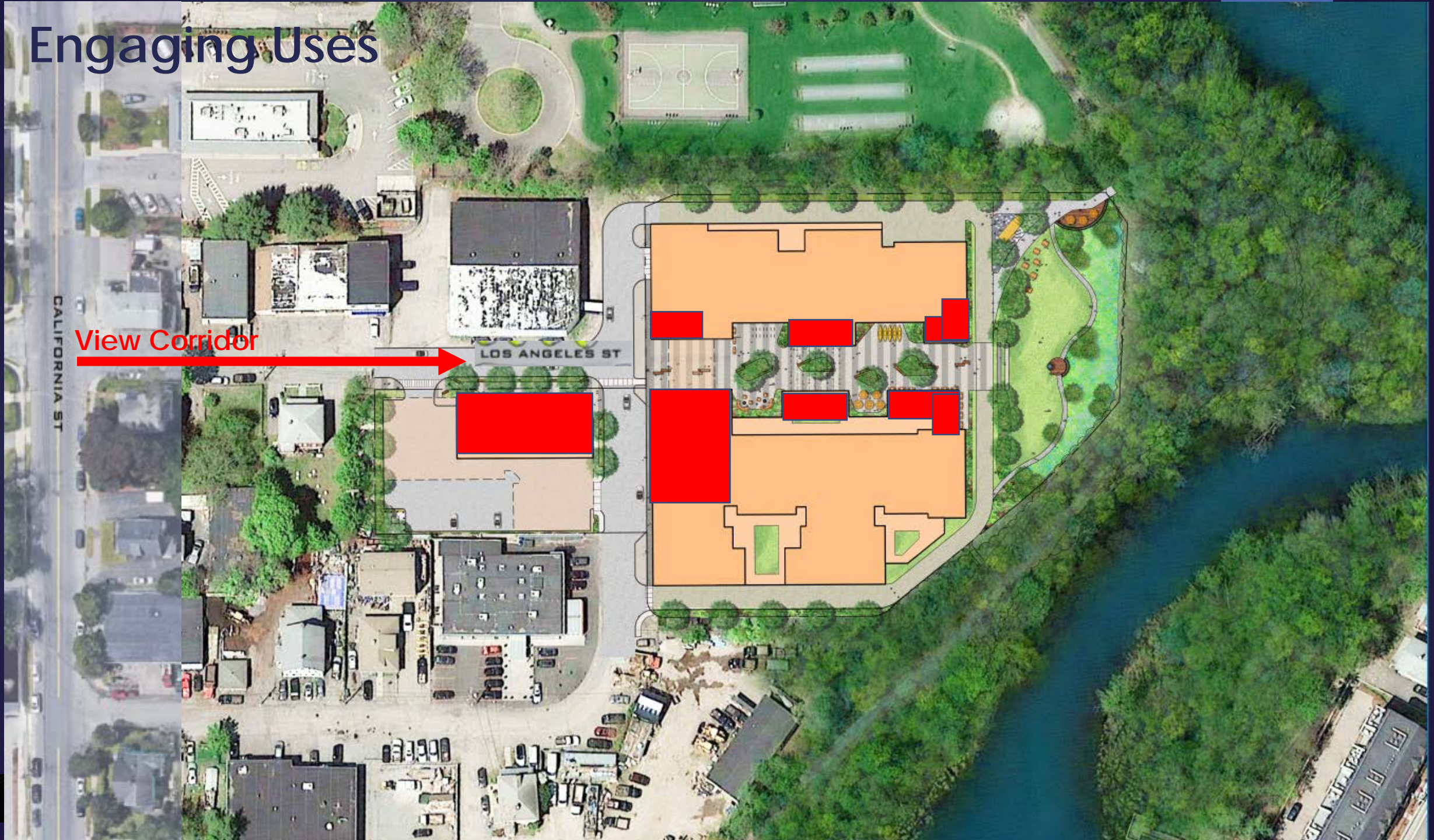
CALIFORNIA ST

LOS ANGELES ST

View Corridor

Engaging Uses

View Corridor



Engaging Uses along Connector



Activating Open Space

Connection to Forte Park & DCR Path

Public Connection to Riverfront



Food Truck Pad



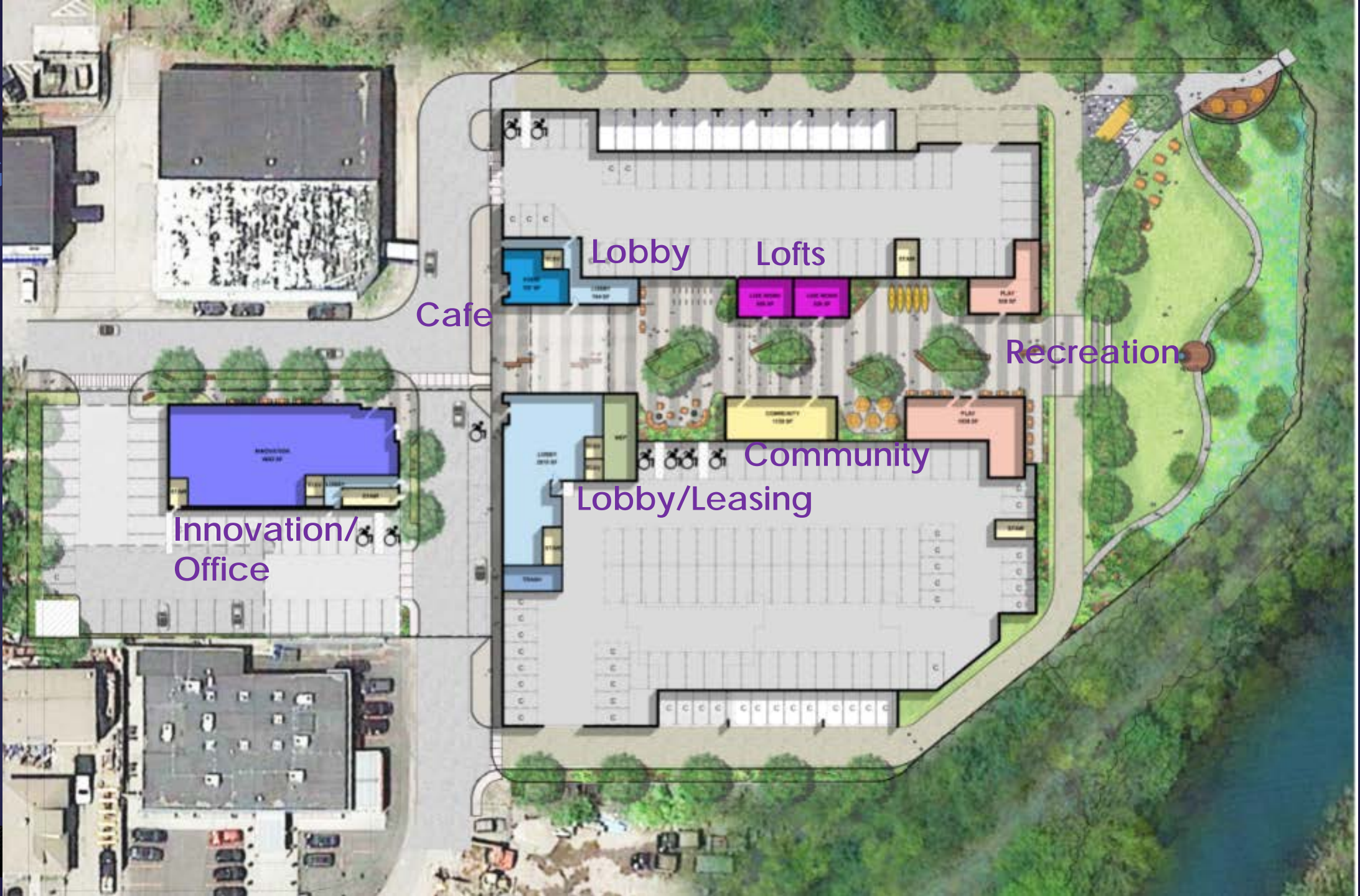
Active Lawn



Rain Garden & Native Plantings



G



Cafe

Lobby

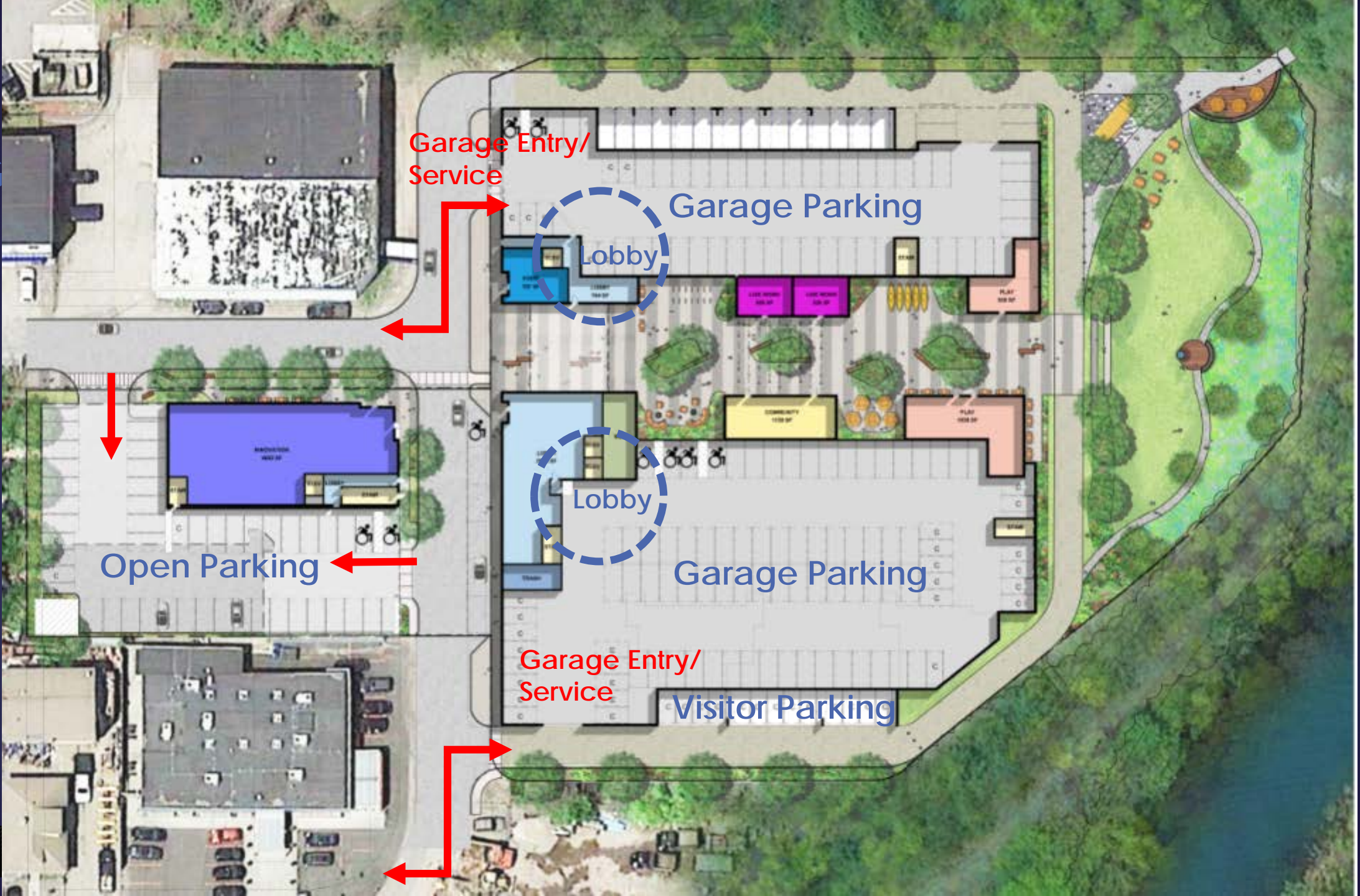
Lofts

Recreation

Innovation/
Office

Community
Lobby/Leasing

G



Garage Entry/
Service

Garage Parking

Lobby

Open Parking

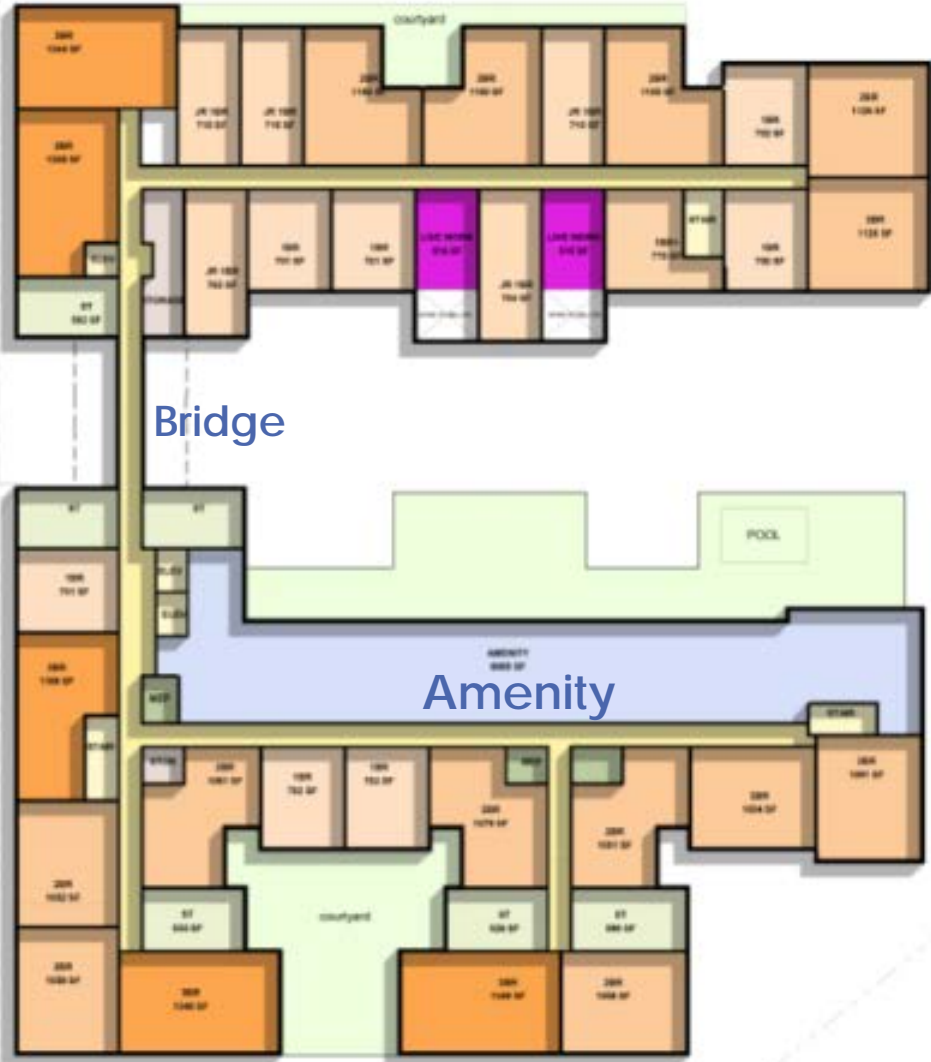
Garage Parking

Lobby

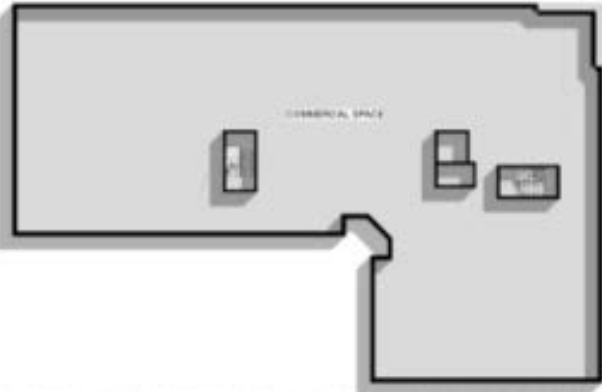
Garage Entry/
Service

Visitor Parking

Residential Building



Innovation Building

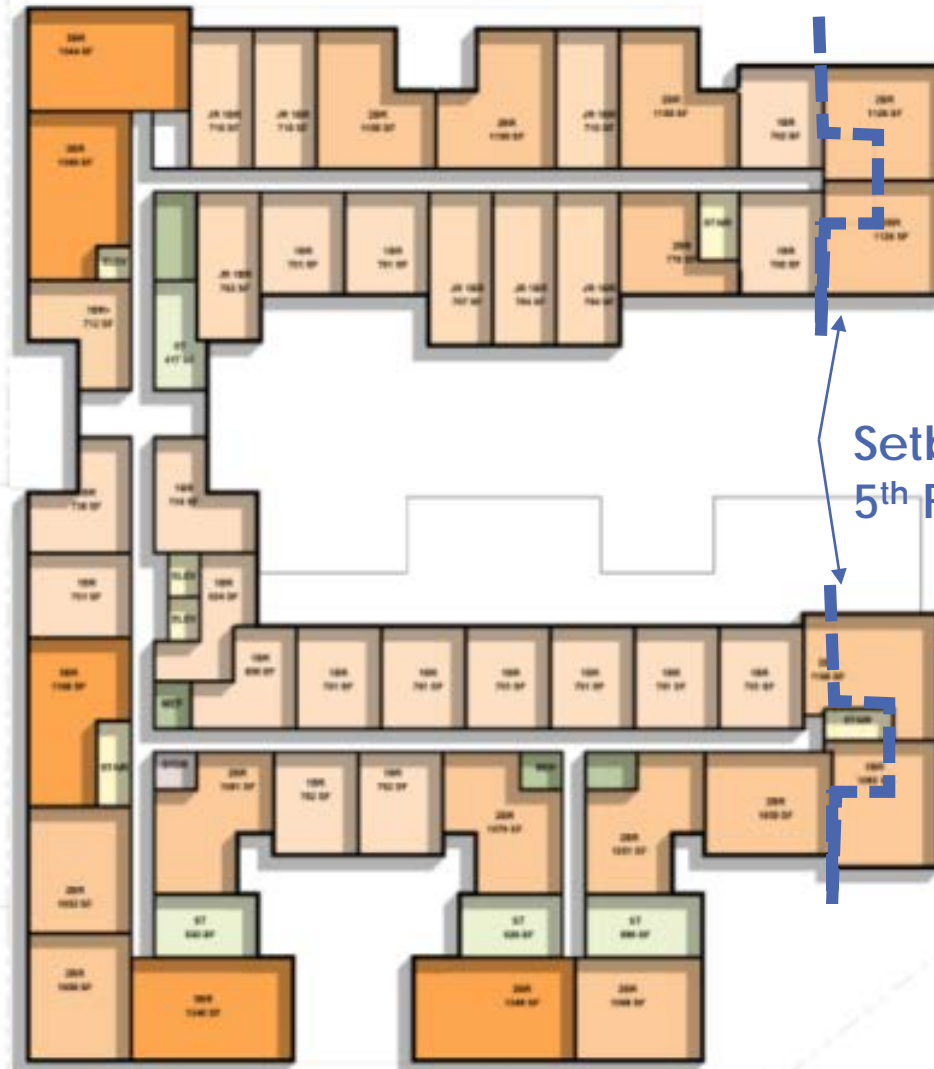


Second Floor Plan

Innovation Building

Residential Building

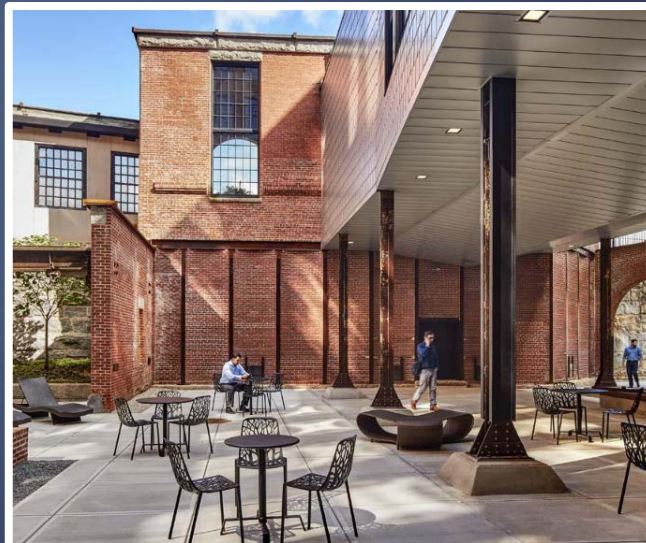
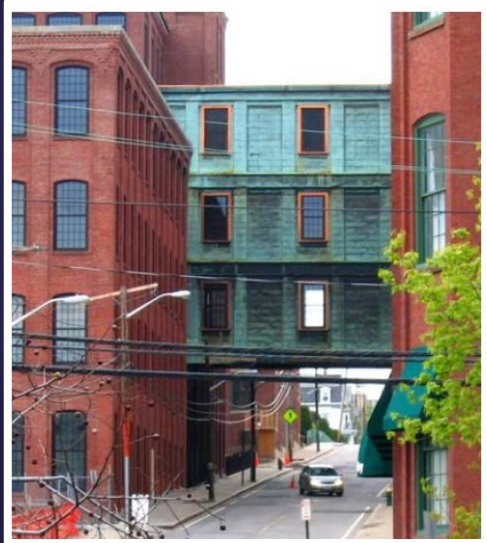
Residential on
3rd/4th Floor



Setbacks on
5th Floor

Third/Fourth Floor Plan

Respecting Industrial Character

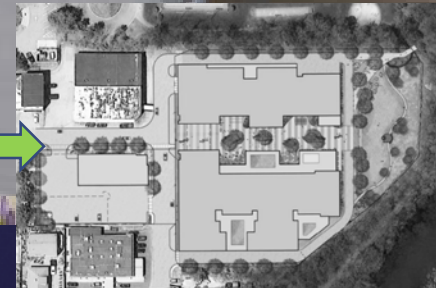


Bridge Connectors

Mix of Scales / Layered Facades

Regular Grid

View looking down Los Angeles Street



View into Courtyard



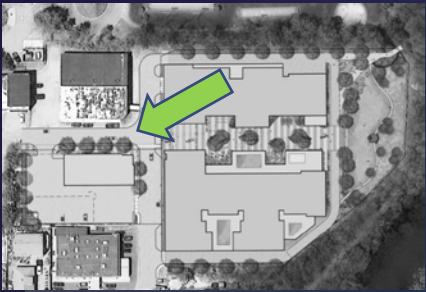
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RESIDENCES

Views along Midland Avenue



Innovation Building





Walk through Courtyard



Courtyard from River

Views from DCR Parkland



Green Building Highlights

Passive House + All Electric – for two Residential floors (22 units) above Innovation Center

LEED Silver Certifiable – for all other apartments – including fresh air into each apartment

Exploring All Electric HVAC (VRF or Heat Pump) for all apartments

EV Charging –

- ▶ 5% of Parking Spaces (11spaces)
- ▶ But . . . wired for 10% (22 spaces)

Energy Efficient Building Systems:

- ▶ Water saving domestic plumbing fixtures
- ▶ LED light fixtures
- ▶ Programmable thermostats
- ▶ Building and Unit water & Electrical Metering
- ▶ Building systems commissioning

High Performance Building Envelope:

- ▶ Increased exterior wall insulation
- ▶ High Performance Windows
- ▶ Low VOC building materials and finishes
- ▶ Highly reflective roof surfaces
- ▶ Green Roof areas

High Indoor Air Quality:

- ▶ No CFC refrigerants
- ▶ Fresh air & kitchen exhaust for improved interior air
- ▶ MERV-rated air filters
- ▶ Recycled construction & demolition waste

Expanded infiltration + Native plantings

Encourage Alternative Transportation



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RESIDENCES

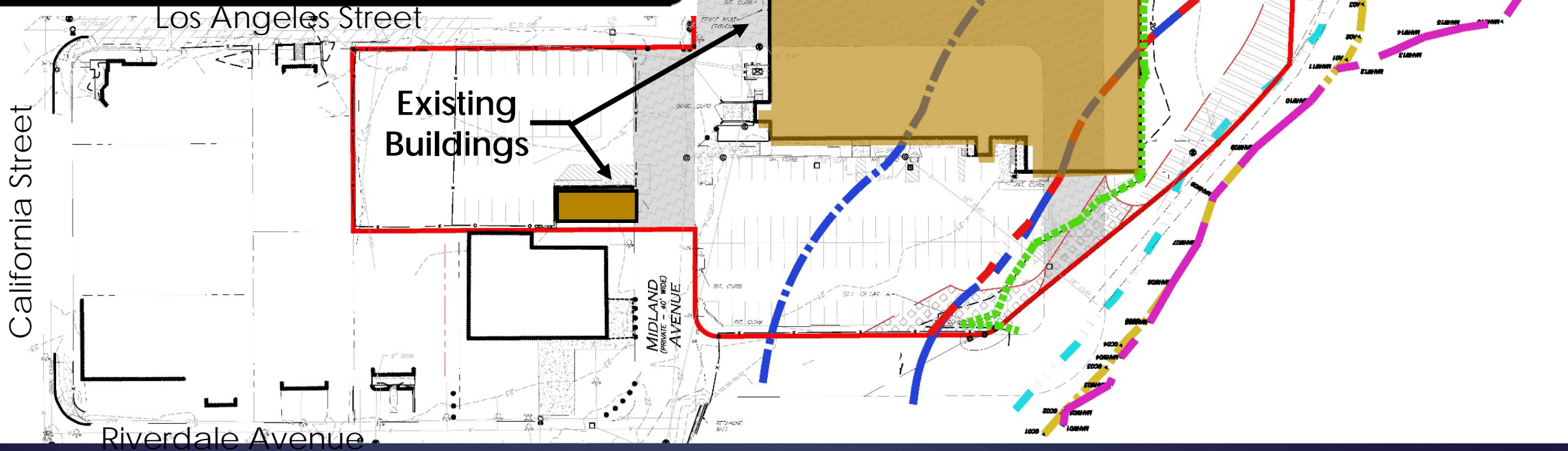
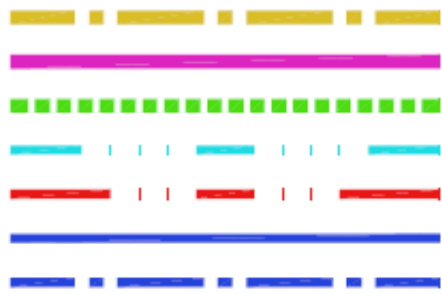
Engineering Design

ALLEN & MAJORS

Existing Resource Areas

RESOURCE AREA LEGEND

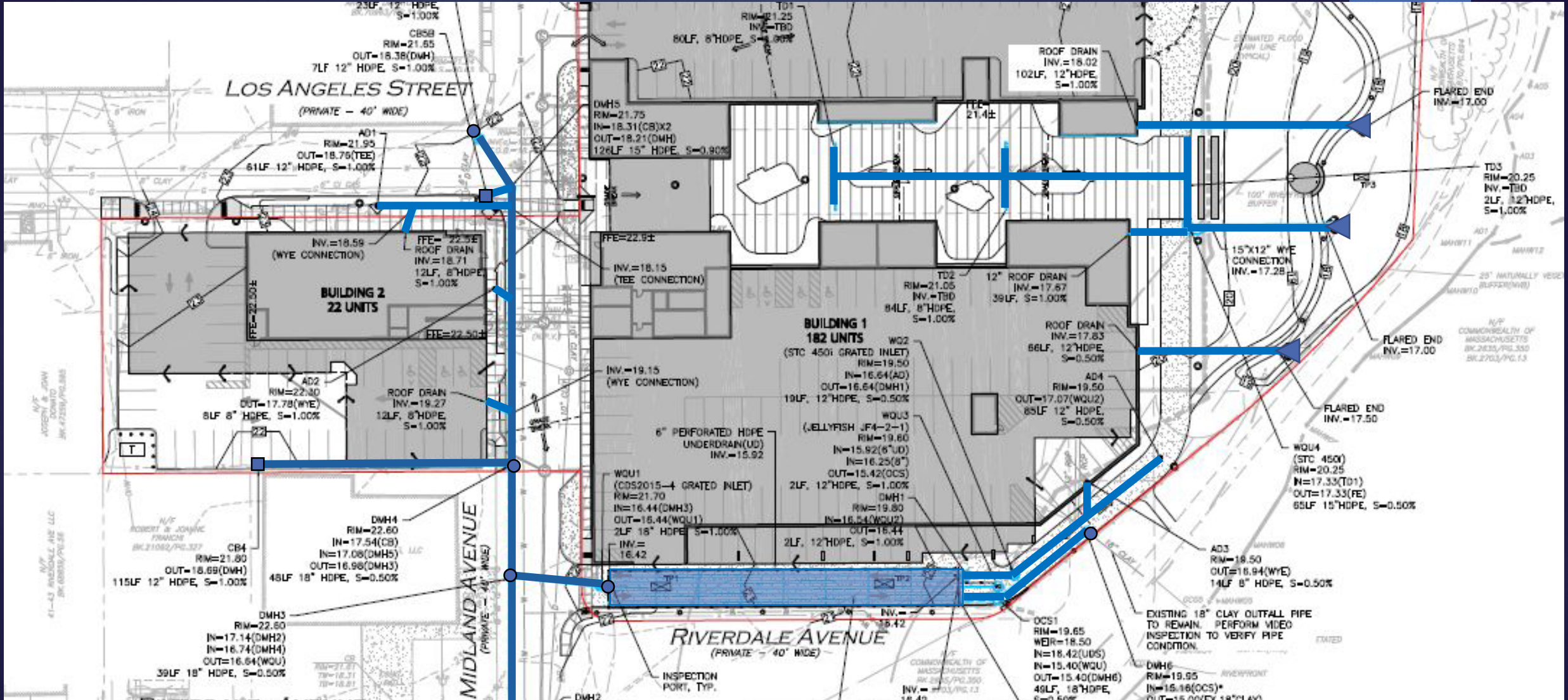
- BORDERING VEGETATED WETLANDS
- RIVERFRONT
- ESTIMATED FLOOD PLAIN LINE
- 25' NATURALLY VEGETATED BUFFER
- 100' WETLAND BUFFER
- 100' RIVERFRONT BUFFER
- 200' RIVERFRONT BUFFER



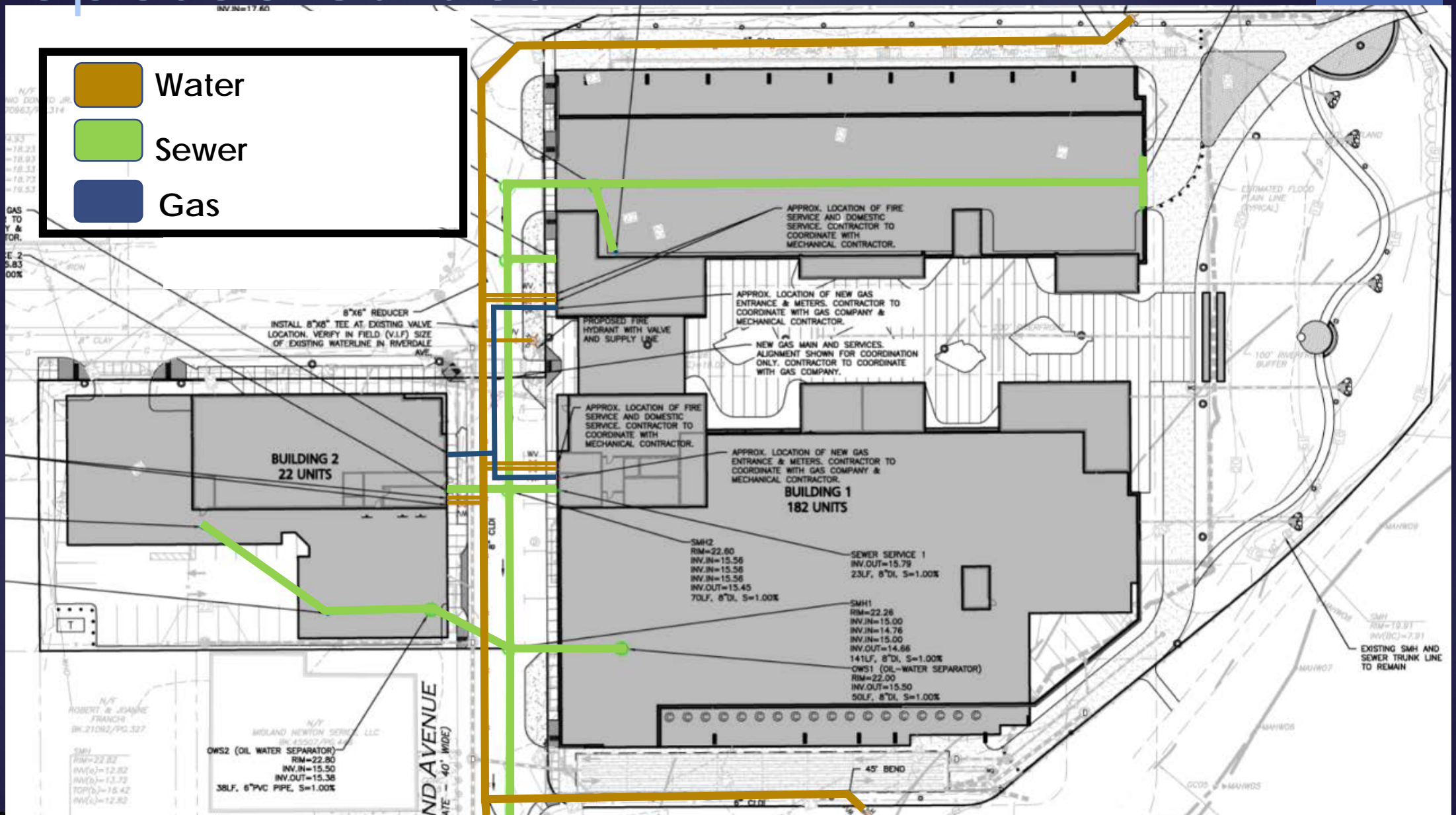
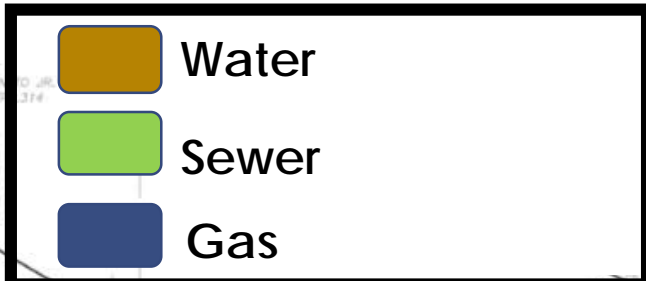
Building Overlay



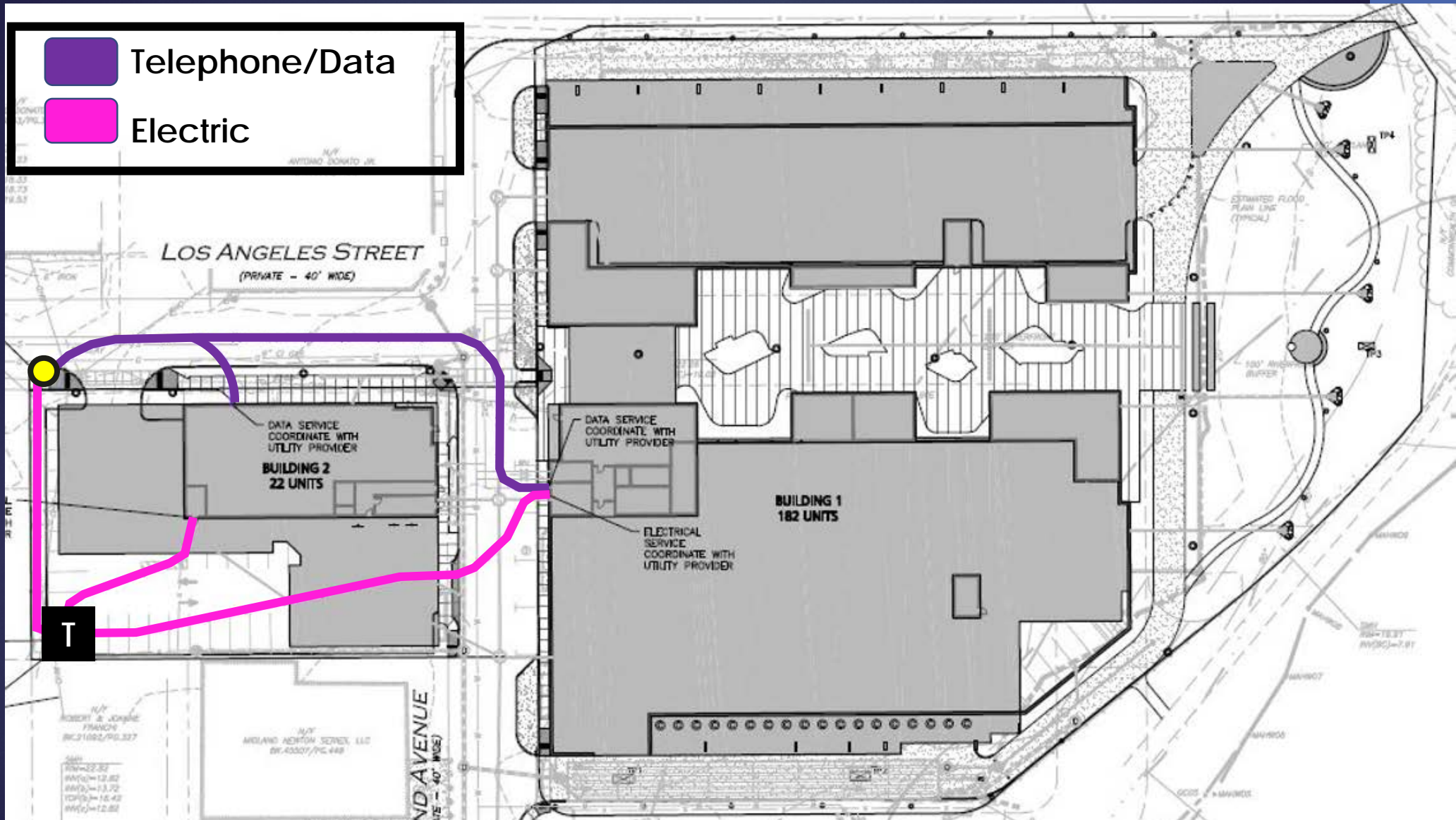
Proposed Drainage Design



Proposed Utilities



Proposed Utilities



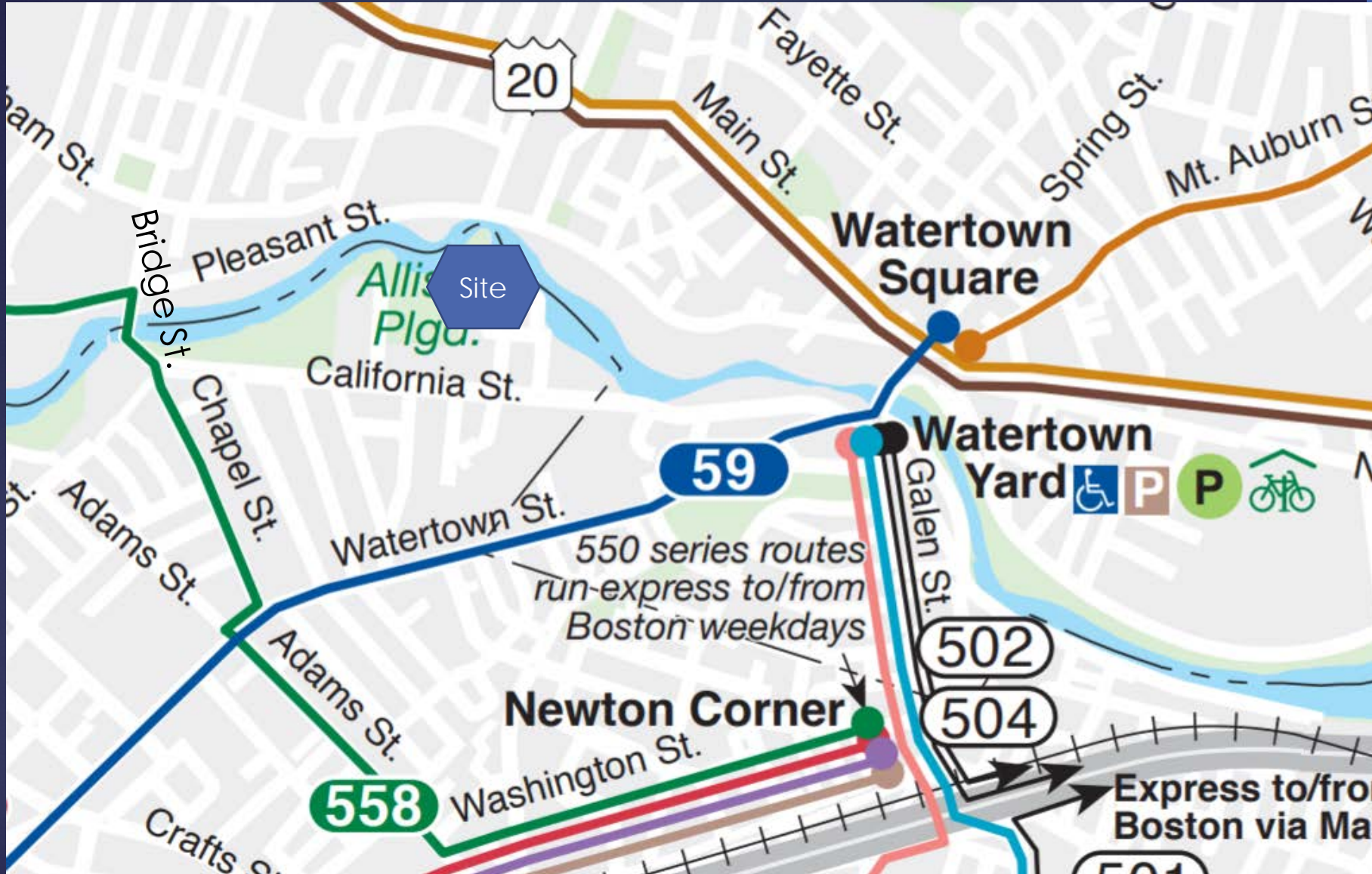
Transportation

MDM TRANSPORTATION CONSULTANTS

Key Study Area Intersections



Available Transit



- 558:
Riverside – Boston
- 504:
Watertown Yard – Boston
- 59:
Needham – Watertown Sq.
- 70/70A:
Cedarwood – Central Sq.

Access To:

- Worcester Commuter Rail
- Needham Commuter Rail
- Green Line – D Branch
- Red Line

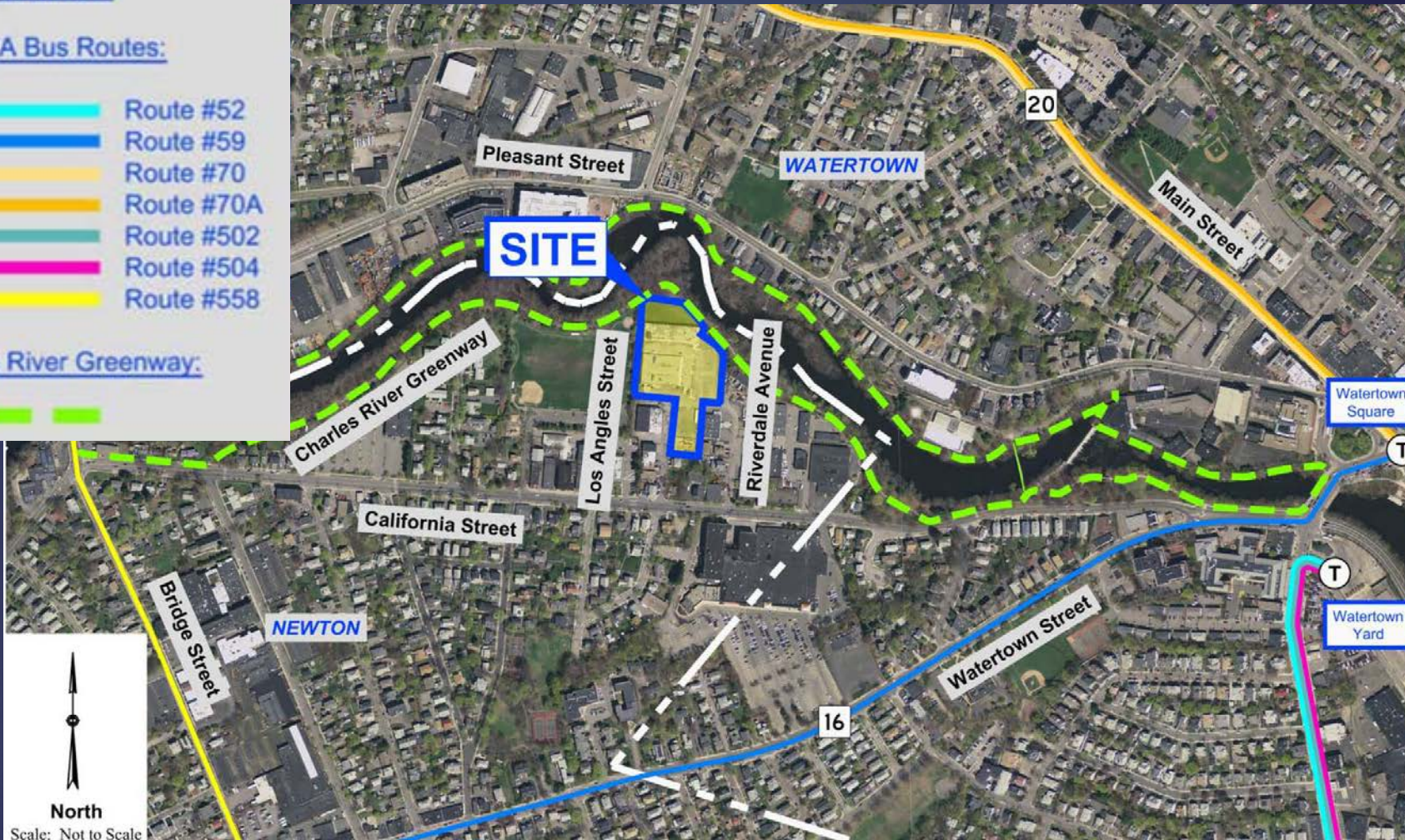
Transit-Oriented Development

LEGEND:

MBTA Bus Routes:

- Route #52
- Route #59
- Route #70
- Route #70A
- Route #502
- Route #504
- Route #558

Charles River Greenway:



Access To:

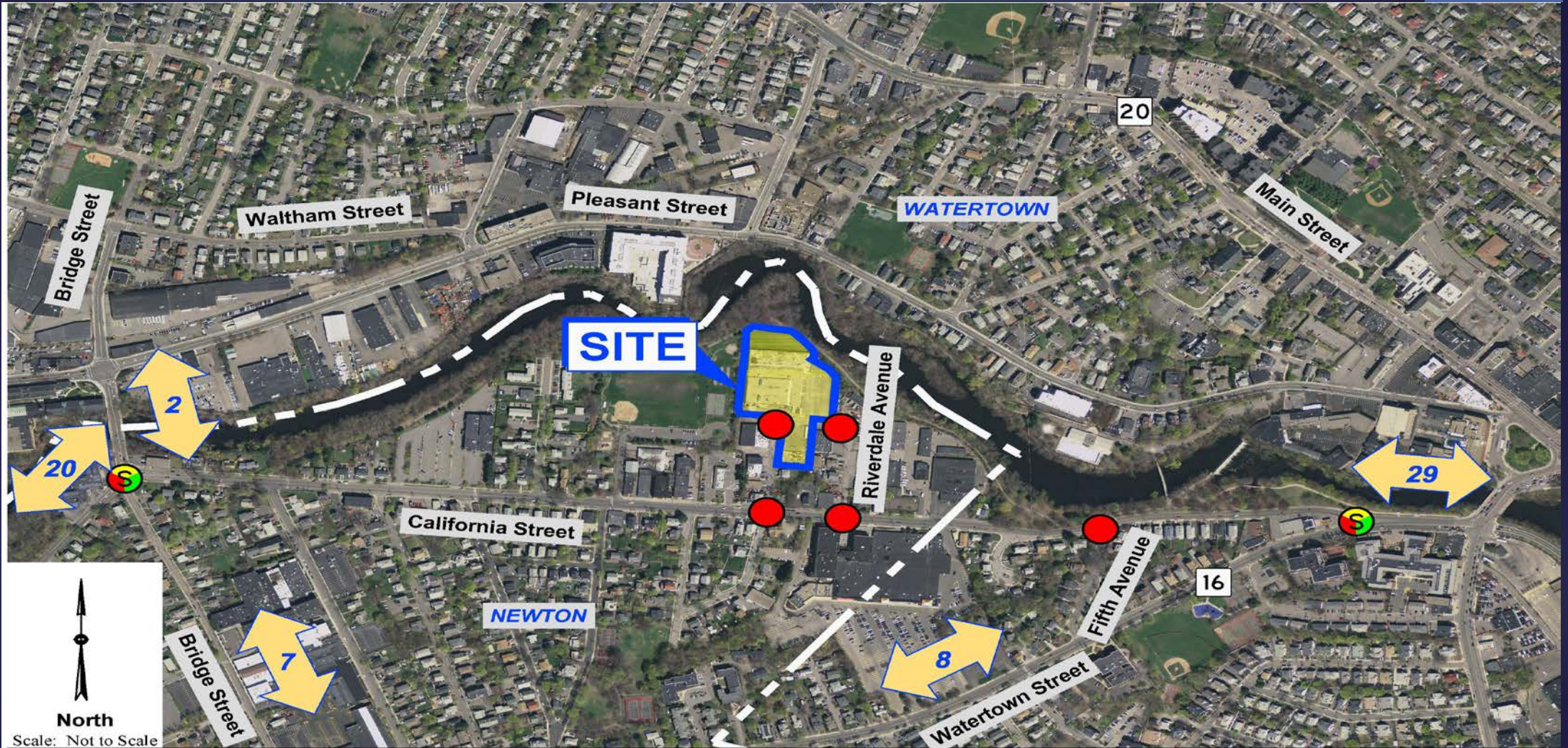
- Worcester Commuter Rail
- Needham Commuter Rail
- Green Line – D Branch
- Red Line

Trip Generation

<u>Peak Period</u>	<u>Direction</u>	<u>Residences on the Charles</u>	<u>As-of-Right Uses</u>		
			<u>Manufacturing</u>	<u>Office</u>	
Morning					
	Enter	26	25	52	
	<u>Exit</u>	<u>63</u>	<u>7</u>	<u>8</u>	
	Total	89	32	60	
Evening					
	Enter	58	11	9	
	<u>Exit</u>	<u>36</u>	<u>24</u>	<u>50</u>	
	Total	94	35	59	

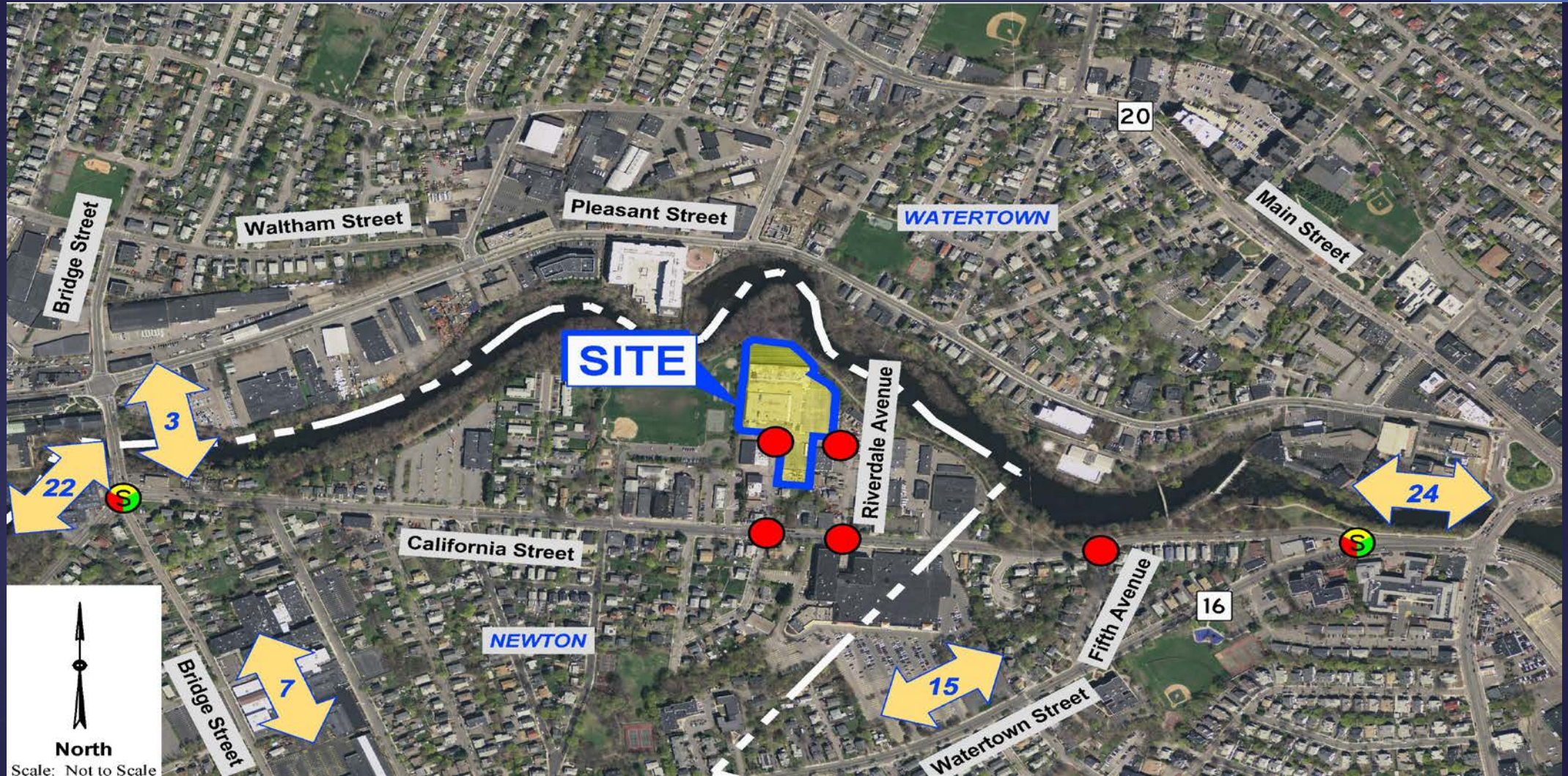
Trip Increases

AM Peak Hour



Trip Increases

PM Peak Hour



Project Impact



Incentives to Reduce Vehicle Use



- *Charlie Card subsidy* for new tenants (encourages use of public transportation)
- *Shared bikes* available for tenant use (short-term & daily)
- *Separate lease* for parking space
- Covered, secure, convenient *bike storage* for tenants
- *Watertown TMA* membership (ride-share matching, guaranteed ride home, etc)
- *Shuttle* funding for creation/maintenance of service

Traffic Mitigation – Signals & Roadways

- **Bridge Street Signals:** Improved signal coordination being designed by Watertown development proponents (CDP to participate as needed)
- **California Street at Bridge Street:** Modify the intersection to improve pedestrian safety, enhance traffic movement, & add vehicle capacity (CDP to implement)
- **California Street Pedestrian Crossing:** New crossing with beacon signal near Los Angeles Street (CDP to implement)

Permitting Process

SCHLESINGER & BUCHBINDER

Residences on the Charles

Thank You

