



# **DESIGN GUIDELINES**

## **EVALUATION TEMPLATE**

### **NORTHLAND NEWTON DEVELOPMENT**



**Prepared by the City of Newton, MA  
November 2019**

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# BUILDING DESIGN

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

General city comments:

Consistent

Not Consistent



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# BUILDING DESIGN NO. 1

## OVERALL ARCHITECTURAL CHARACTER

**GOAL** | The architectural character of a building should be judged holistically for its relatedness to its surrounding context, not purely by its style or vernacular.

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### A. A HOLISTIC APPROACH WITHIN A DEVELOPMENT

#### A.01 | Consistency in Design

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

#### A.02 | Purposeful Variation

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

BUILDING DESIGN | NO. 1

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# BUILDING DESIGN NO. 2

## BUILDING HEIGHT / MASSING

**GOAL** | The overall height and bulk of a building, or collection of buildings, should be appropriately scaled for the public realm that it is helping to define, and make a meaningful contribution towards activating its immediate context.

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### A. HEIGHT

#### A.01 | Variation in Height

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_



**B. MASSING**

**B.01 | Major and Minor Volumes**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**B.02 | Hierarchical Moments**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**C. CONSISTENCY OF THE BASE**

**C.01 | Ground Floor Continuity**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**C.02 | Building Alignment**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

BUILDING DESIGN NO. 3  
**FACADE  
ARTICULATION**

**GOAL** | The articulation of facades should reinforce the qualities of a human-scaled environment by providing visual interest in ways that create both harmony as well as moments of hierarchical importance.



**A. CREATING AN UNDERSTANDABLE FRAMEWORK**

**A.01| Use an Organizing Rhythm**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**A.02| Human-Scaled Proportions**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**A.03| Dynamic Qualities**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**B. HIERARCHY OF ARTICULATION**

**B.01| Articulation on Key Frontages**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**B.02| Architectural Detail a Focal Points**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_



**C. ARCHITECTURAL ELEMENTS**  
**C.01 | Additive and Subtractive Components**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**D. FENESTRATION**

**D.01 | Contextual Typologies**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**D.02 | Transparency and Use**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**D.03 | Detail Thoughtfully**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

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**BUILDING DESIGN NO. 4**  
**GROUND**  
**LEVEL DESIGN**

**GOAL** | In mixed-use environments, an active and engaging ground level is essential for defining a lively pedestrian streetscape.

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**A. FAÇADE DEPTH**

**A.01 | Engaging Storefronts**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**A.02 | Protection from the Elements**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**B. TRANSPARENCY**

**B.01 | Ground Floor Pedestrian Environments**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**B.02 | Activate Secondary Spaces**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**C. CONTINUITY**

**C.01 | Architectural Framework**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_



**C.02| Articulate Storefronts**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**D. ENTRIES**

**D.01| Primary Entry Design Quality**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**D.02| Primary Entry Location**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**D.03| Seperate Service Locations**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**D.04| Connect Interior and Exterior Spaces**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_





**E. BUILDING SIGNAGE**

**E.01| Integrate into Facade Design**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**E.02| Ground Floor Signage Location**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**E.03| Contribute to Streetscape Environment**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

BUILDING DESIGN NO. 5  
**ROOFSCAPE DESIGN**

**GOAL** | The design of roofs should consider the visual impact on abutters, while looking for opportunities to incorporate sustainable design features and amenities.

**A. ROOF FORMS**

**A.01| Compliment Surrounding Context**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_



**B. VISUAL IMPACTS**

**B.01| Low Roofs**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**B.02| Cluster and Screen Equipment**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

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**BUILDING DESIGN NO. 6**  
**MATERIALS**

**GOAL** | The selection of a high-quality palette of materials should be both contextual and forward-thinking in terms of design and sustainability.

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**A. VISUALLY COMPATIBLE WITH CONTEXT**

**A.01| Complement Existing**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**A.02| Mindful of Architectural Goals**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_



**A.03| Consistent with Street and Site**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**B. HIGH QUALITY, DURABLE, GENUINE**

**B.01| Context Appropriate**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**B.02| Authentic Detailing**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**B.03| Ground Level Importance**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

**B.04| Focus on Building Entries**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_



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# BUILDING DESIGN **no. 7**

## BUILDING EXTERIOR LIGHTING

**GOAL** | Lighting should accentuate architectural expression and enhance the quality and safety of pedestrian environments.

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### **A. ACCENTUATE ARCHITECTURAL EXPRESSION**

#### **A.01 | Highlight Key Features**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

### **B. ENHANCE THE SURROUNDING PUBLIC**

#### **B.01 | Focus on Ground Plane**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

#### **B.02 | Create a Safe Environment**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

### **C. LIGHT POLLUTION**

#### **C.01 | Avoid Animation**

Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_



**C.02| Prevent Light Trespass**  
Applicant response: (100 word max.)

City Response:

Document references: \_\_\_\_\_

