

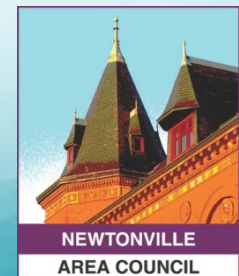
# Newtonville Area Council

Washington Place Review

# Washington Place

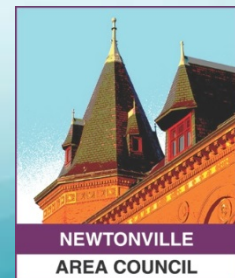
## The Area Council's Focus:

- What will it take to get a great project here?
- How do we make this development a real amenity to the entire village?



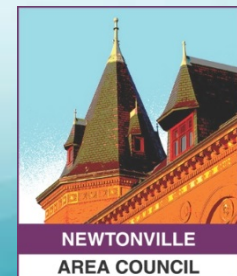
# Goal 1: An Attractive Building

- A building that is distinctive and responds to the surroundings.



# An Attractive Building

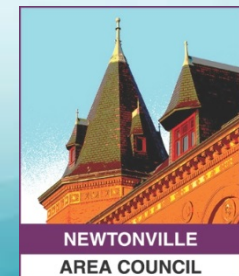
- Has a ground floor level that is open and interesting.





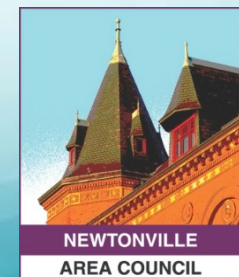
# An Attractive Building

- Has an active roofline – shape, setbacks, tower, materials – with emphasis at prominent corners



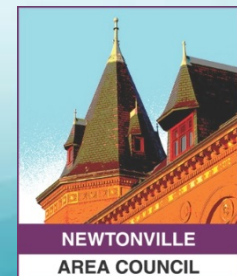
# An Attractive Building

- Has high-quality materials
- Dominant features such as columns should have character and add to the pedestrian experience.



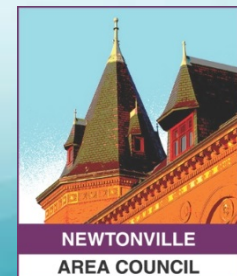
# What We Like About the New Design

- **Reduced massing via setbacks.**
- **Height reductions near neighboring areas.**
- **Expanded sidewalks and improved landscaping.**
- **Contrasting materials on street level facades.**
- **Improved pedestrian facilities at intersection.**



# What we feel needs improvement

- A more active, interesting (not flat) roofline.
- A tower at Walnut and Washington intersection.
- Greater emphasis at prominent corners.
- Brick & masonry skin continued on west face.

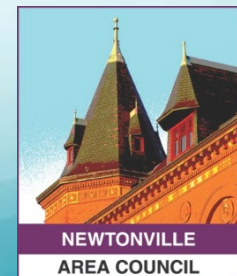




# **Architectural Characteristics**

## ***Neighborhood Impact Information is still needed...***

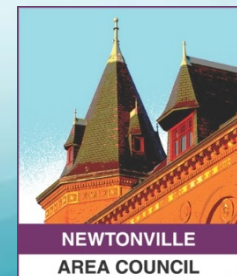
- **Shadow studies should be provided**
- **Rear elevations should be presented**
- **Sections are needed showing relationship to abutted residential areas**



# Architectural Characteristics

## *Residential Impact*

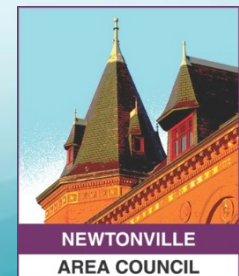
- Maximize setbacks from abutting property lines.
- High quality materials on rear facades.
- Well landscaped parking lot.
- Dense landscaping along the shared rear border.



# Goal 2: Great Public Space

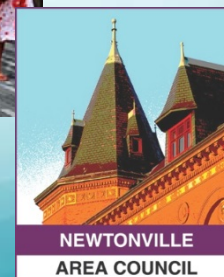
## What we like:

- **Wide sidewalks with attractive paving, trees, canopies.**
- **Public plaza and paseo.**
- **Pocket park.**



# Pedestrian Experience

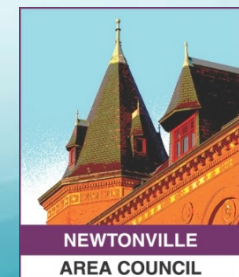
- Revised design provides excellent sidewalk width.
- Strongly support attractive lighting fixtures.
- Canopies in revised design are a plus.
- Durable, decorative paving adds character.





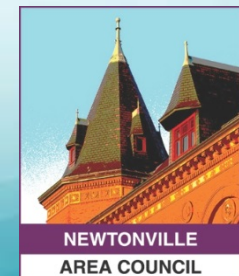
# Public Space — Plaza

- **Spacious Plaza with outdoor seating and lush planting.**
- **Wide Paseo with carpet like paving invites pedestrians into the plaza area.**
- **Tradeoffs aren't free: Addition of bike lanes on Walnut Street resulted in a narrower plaza and paseo.**
- **The value of the plaza is dependent on the retail businesses surroundings of the plaza.**

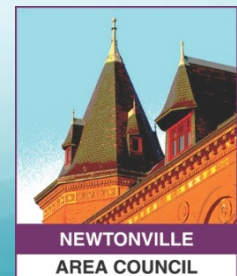


# Pocket Park

- A positive addition.
- Open space provides a visual break.
- A playground would be valuable for the children of the development.
- Possible public performance space
- Could be a pleasant “carry-out” eating space.

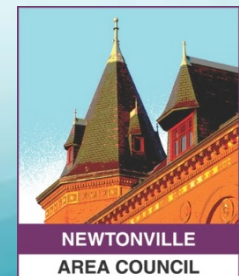


# Washington Place: Traffic and Parking



# Walnut and Washington Intersection

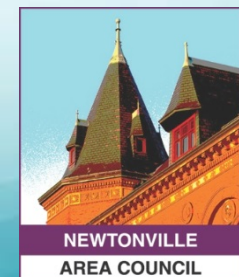
- **Strongly support two south-bound automobile lanes on Walnut to minimize queuing and improve turn performance.**
- **New design with shorter pedestrian crossing distances is good.**





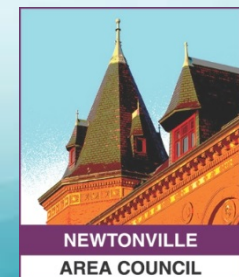
# Walnut and Washington Intersection

- **Two-block-long bike lanes on Walnut Street are a misuse of space and create unsafe conditions. Bike lanes cannot continue south of the bridge with wider sidewalks. Encourage bike traffic on Lowell instead of Walnut.**
- **Strongly support bike tracks on Washington Street from West Newton to Newton Corner, and encourage Washington Place to start this.**



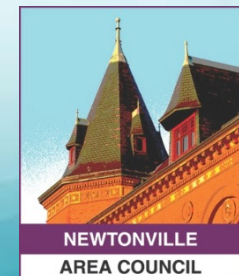
# Walnut and Lowell Intersection - Issues

- **Washington Place and Austin St. developments will likely shift traffic to Lowell from Walnut.**
- **Changes to Turnpike tolling may increase Washington St. traffic.**
- **Reduction of Washington St. from 4 travel lanes to 2 requires synchronization of intersections.**



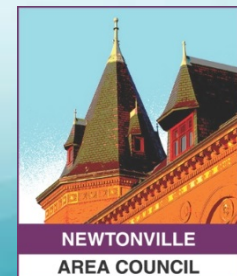
# Walnut and Lowell Intersection — Solutions

- Developer should include Lowell intersection re-signalization in addition to Walnut St intersection
- Walnut St and Lowell Ave signals should be synchronized.



# Traffic Planning

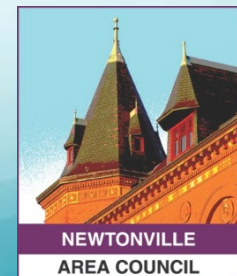
- **Viability of the traffic plan is dependent on what happens to Walnut Street south of the bridge.**
- **The City Council already agreed that mitigation was needed at the Austin – Walnut intersection in A.S.P. special permit.**
- **The City must stop postponing the design of Walnut Street improvements. The design is needed NOW to properly design the Washington Place dependent changes.**



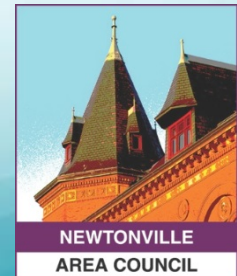


# Parking Resources

- **When A.S.P development is occupied, parking on south side of Washington will no longer be under-utilized.**
- **Increase availability of surface parking for customers by including employee, building staff and residential guest parking underground.**

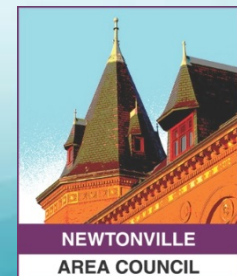


# Community Benefits



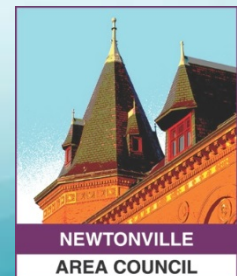
# Community Benefits

- **Link Washington Place (WP) to Village Center**
- **Continue landscape architecture from WP to the bridge, village center and Austin St. (WP lead)**
- **Coordinate landscape architecture among WP, Austin St., and DPW/Newtonville hardscape**
- **Improved Newtonville MBTA Station (Study)**
- **Community Space**
- **Sustainability (solar/photovoltaic)**



# Community Benefits: Unify the Village

- Some improvements to the bridge would help tie the two sides of the village together.
- Attractive lighting, with hanging baskets and compatible amenities visually tie a village together.

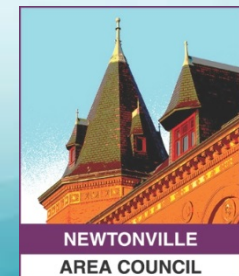




# Community Benefits Option

## Improve Transit

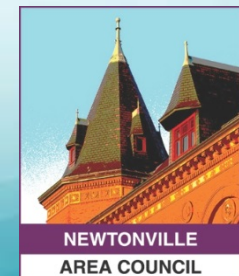
- **Contribute to a feasibility and cost study for improving access to the Newtonville MBTA station.**
- **Potential new train station entrance on Washington St.**



# Community Benefits: A more attractive Washington St.

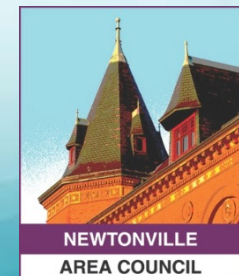


- Landscaping of city and MBTA land on south side of Washington Street from Walnut St to Lowell Ave.
- Landscaping should include trees and shrubbery to screen the Pike, plus seating.



# Community Benefits: Options?

- **Is Community space on second floor the best use of this allowance?**
- **Increase the number of affordable apartments so entire project would qualify for city inventory.**





# Community Benefits: Sustainability



- Solar installation could help reduce utility costs to make units more affordable.
- Micro-residential units could provide affordable market spaces for younger residents.

