

The Station at Riverside



EXISTING CONDITION



OVERVIEW OF PROJECT

225,000 square feet of office space

571 parking spaces

290 Apartment Units (including 44 Affordable Units)

18 studios

157 one-bedrooms

103 two-bedrooms

12 three-bedrooms

441 parking spaces

20,000 square feet of retail space

11,000 square feet of community space

181,400 square feet of open space

MASTER PLAN

ISSUES:

Circulation

- Pedestrians
- Bikes

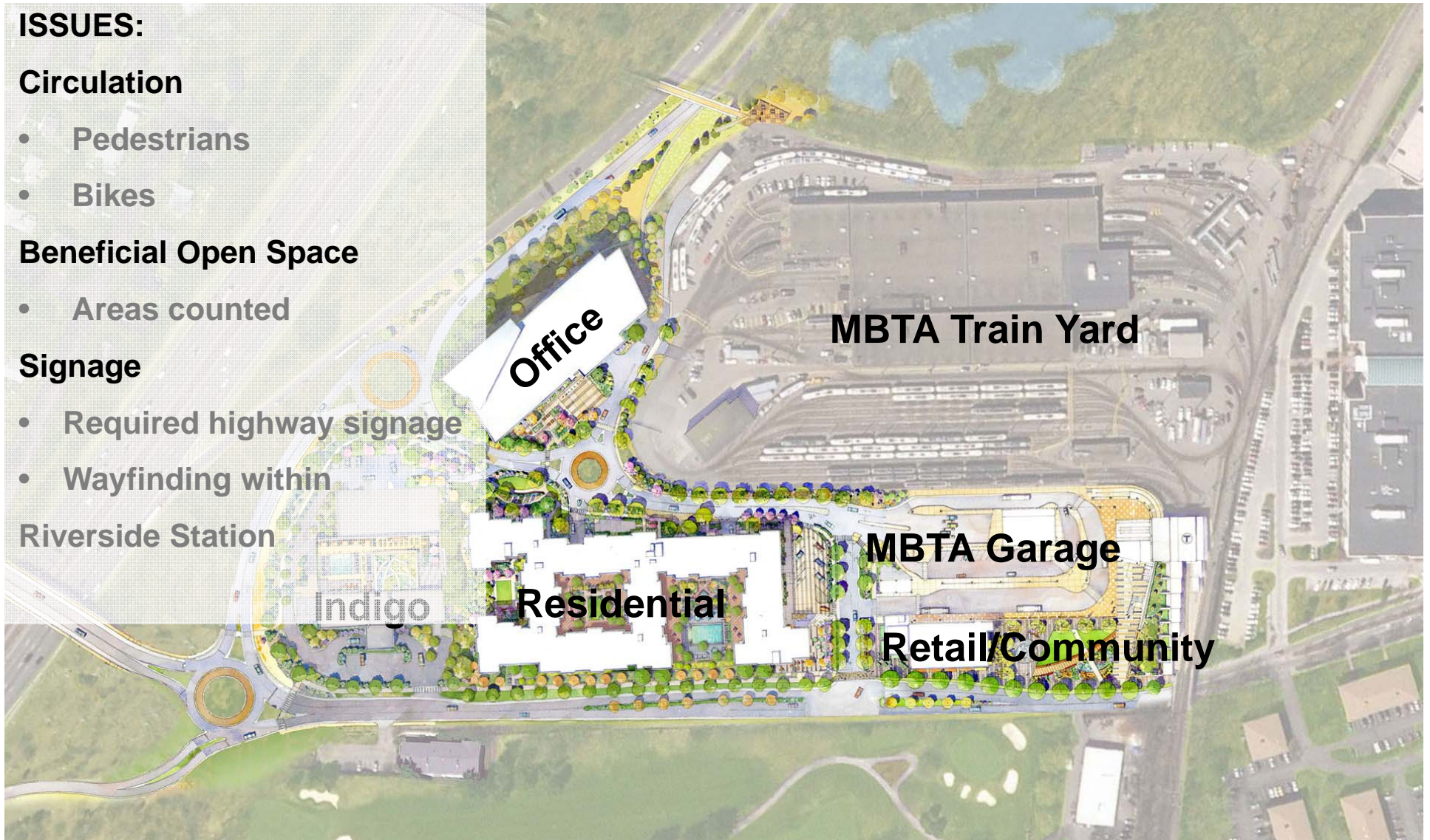
Beneficial Open Space

- Areas counted

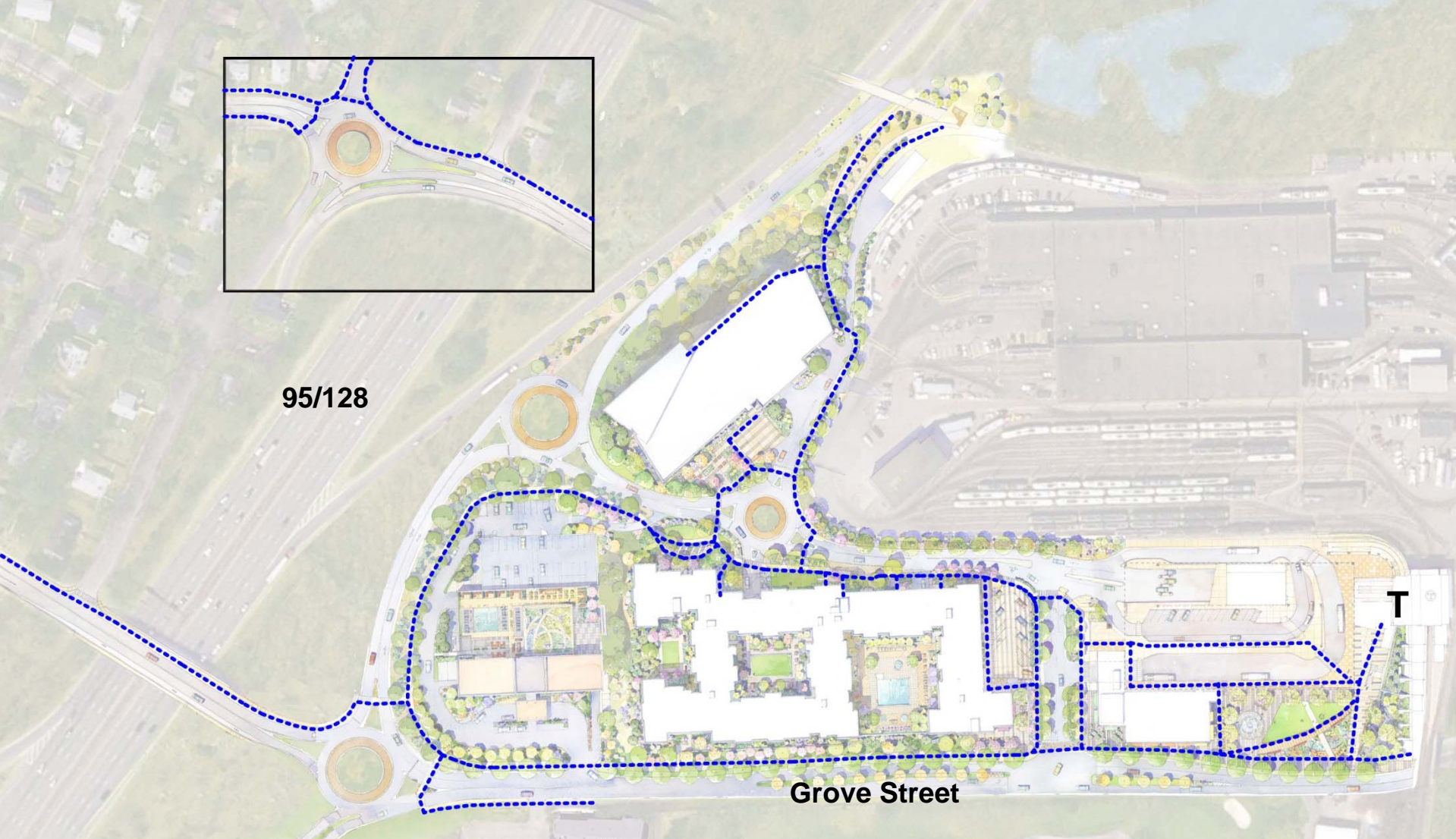
Signage

- Required highway signage
- Wayfinding within

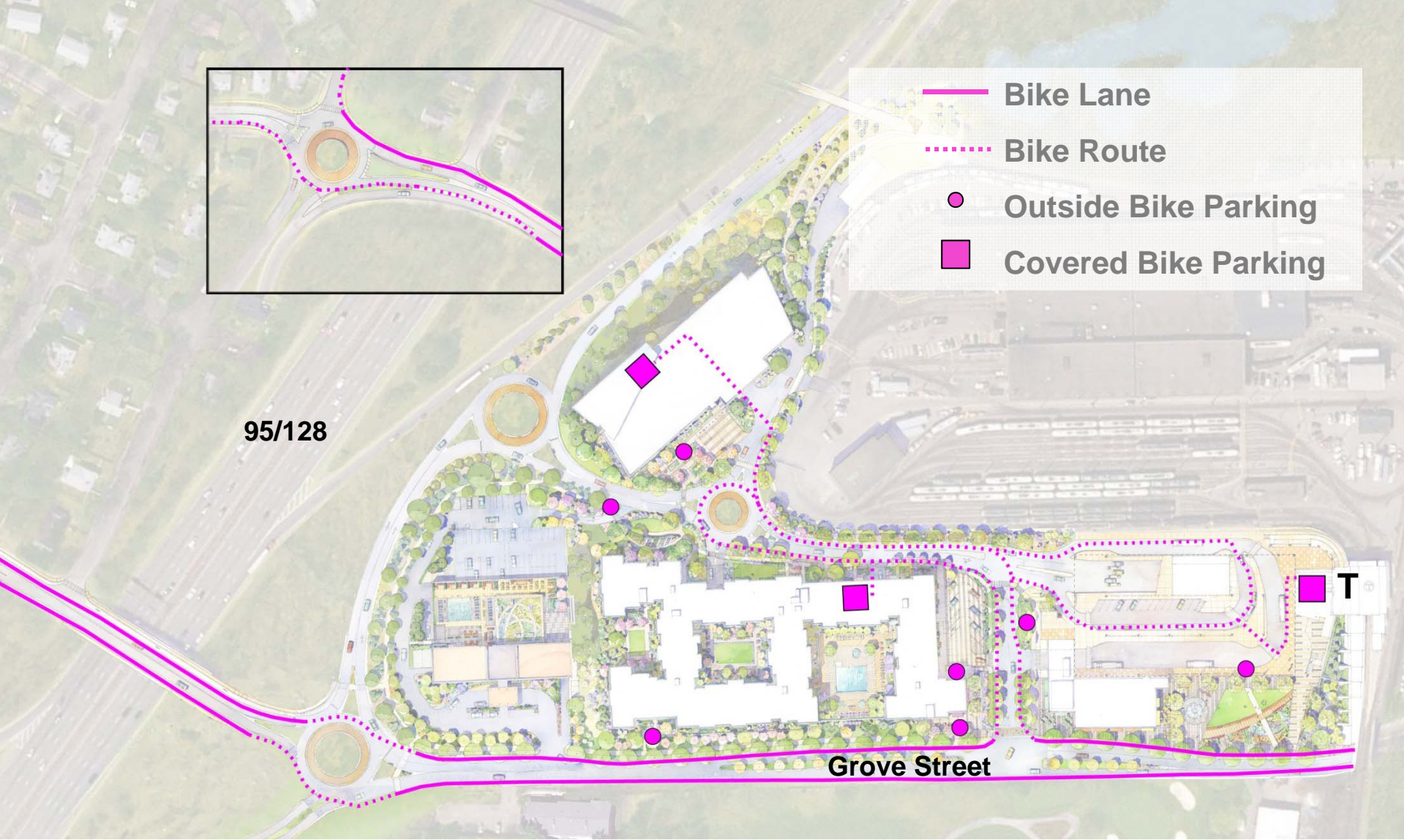
Riverside Station



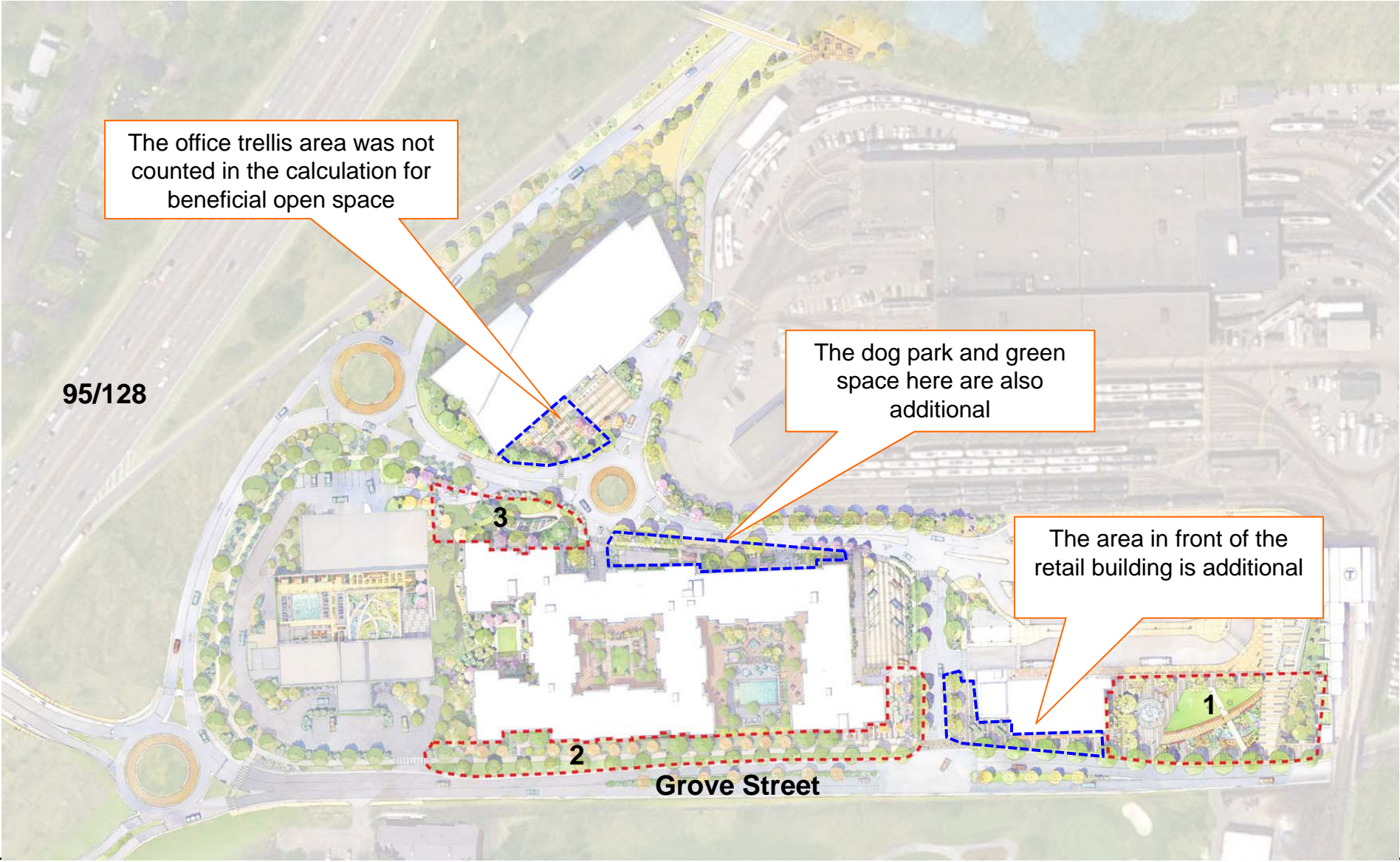
MASTER PLAN : Pedestrian Circulation



MASTER PLAN : Bike Circulation



MASTER PLAN : Beneficial Open Space > 15%



The office trellis area was not counted in the calculation for beneficial open space

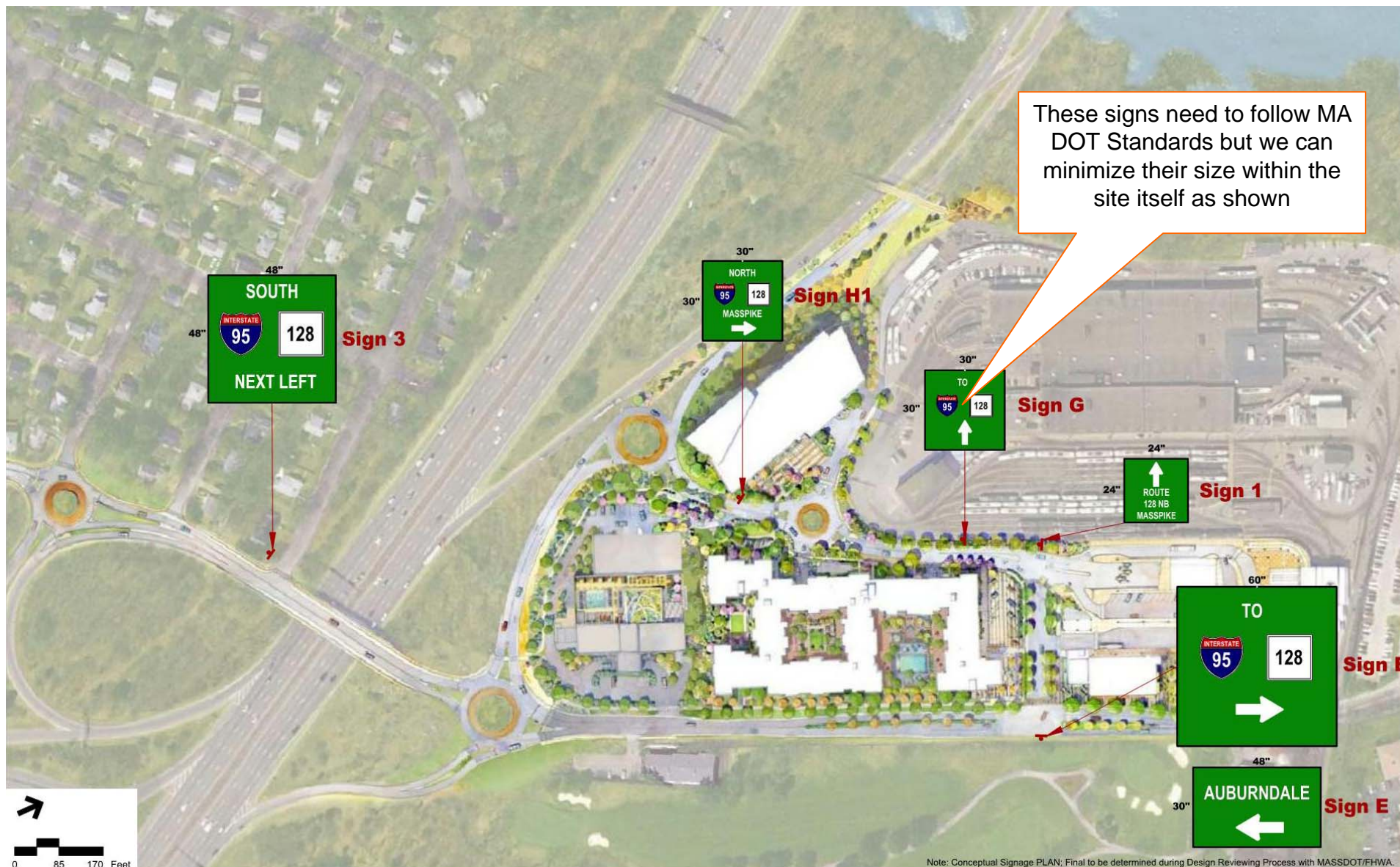
The dog park and green space here are also additional

The area in front of the retail building is additional

95/128

Grove Street

Signage Plan – Exiting Traffic



Signage Plan – Entering Traffic

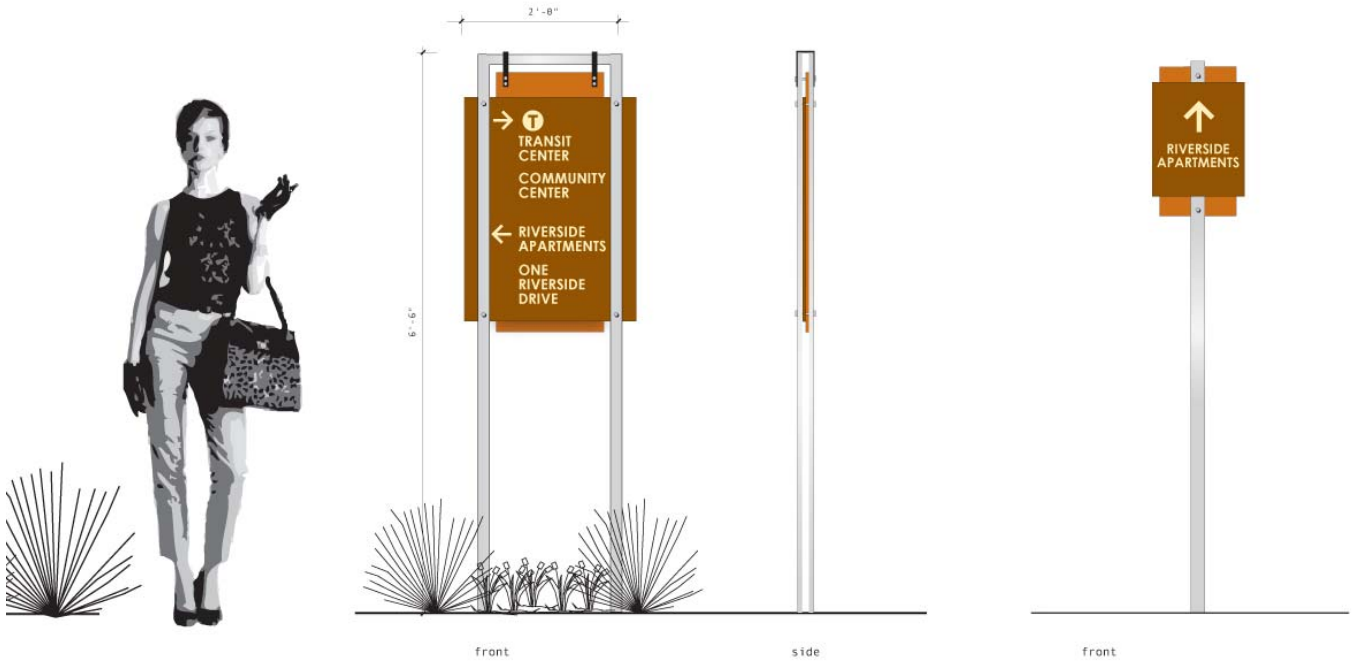


Note: Conceptual Signage PLAN; Final to be determined during Design Reviewing Process with MASSDOT/FHWA

MASTER PLAN : Wayfinding Signage



MASTER PLAN : Wayfinding Signage



 **Primary Wayfinder**

 **Secondary Wayfinder**

MASTER PLAN : DETAIL AREAS

ISSUES:

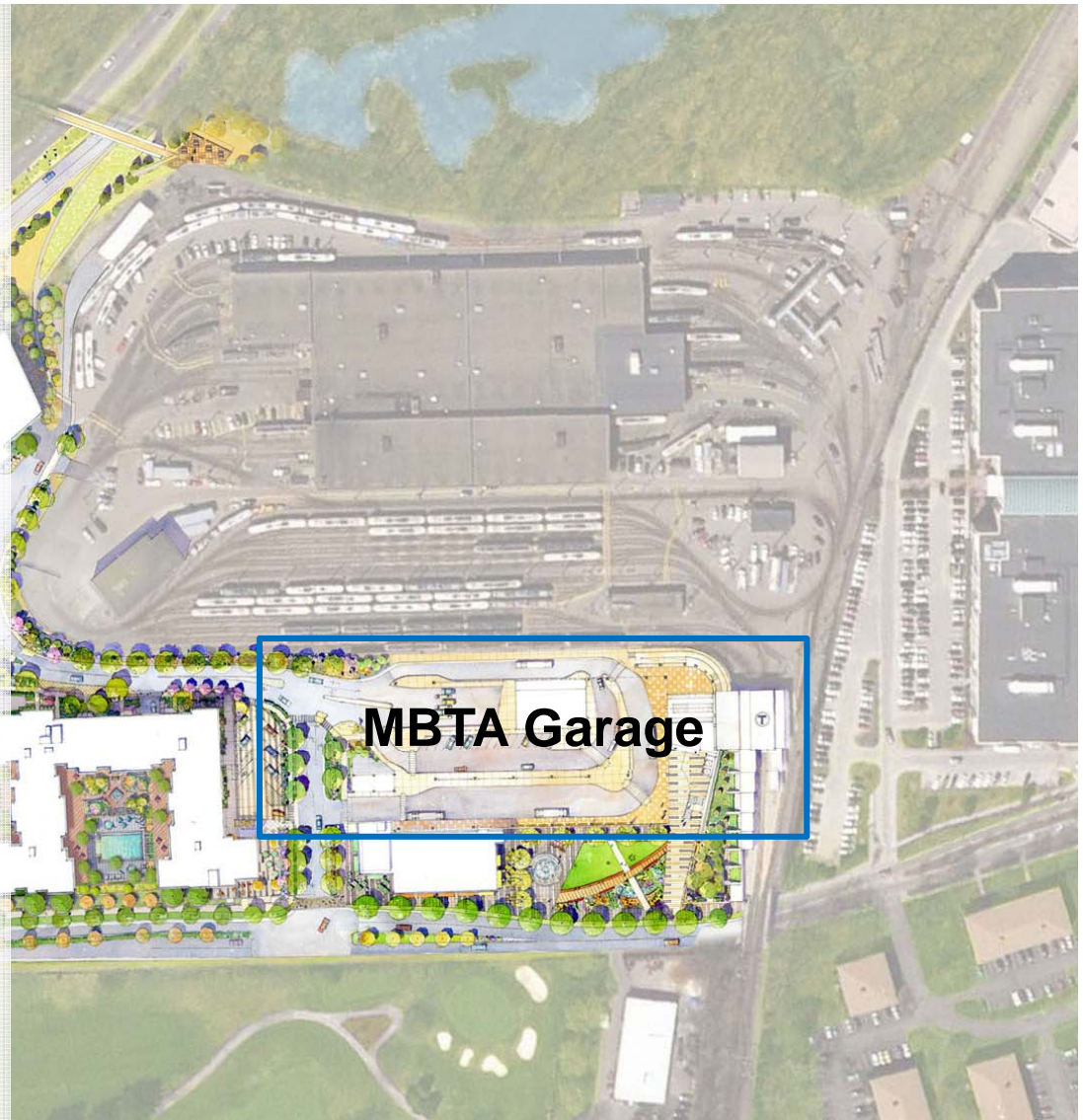
Function

- That what is planned is close to what will actually be built
- That loading for the retail is allowed by the MBTA
- That pedestrian circulation works well through and around the garage

Parking Agreement for community center and retail spaces

Exterior design of garage

- That there is a budget for façade screening, material detail
- That light spill will be controlled
- That there will be a community process to review the design

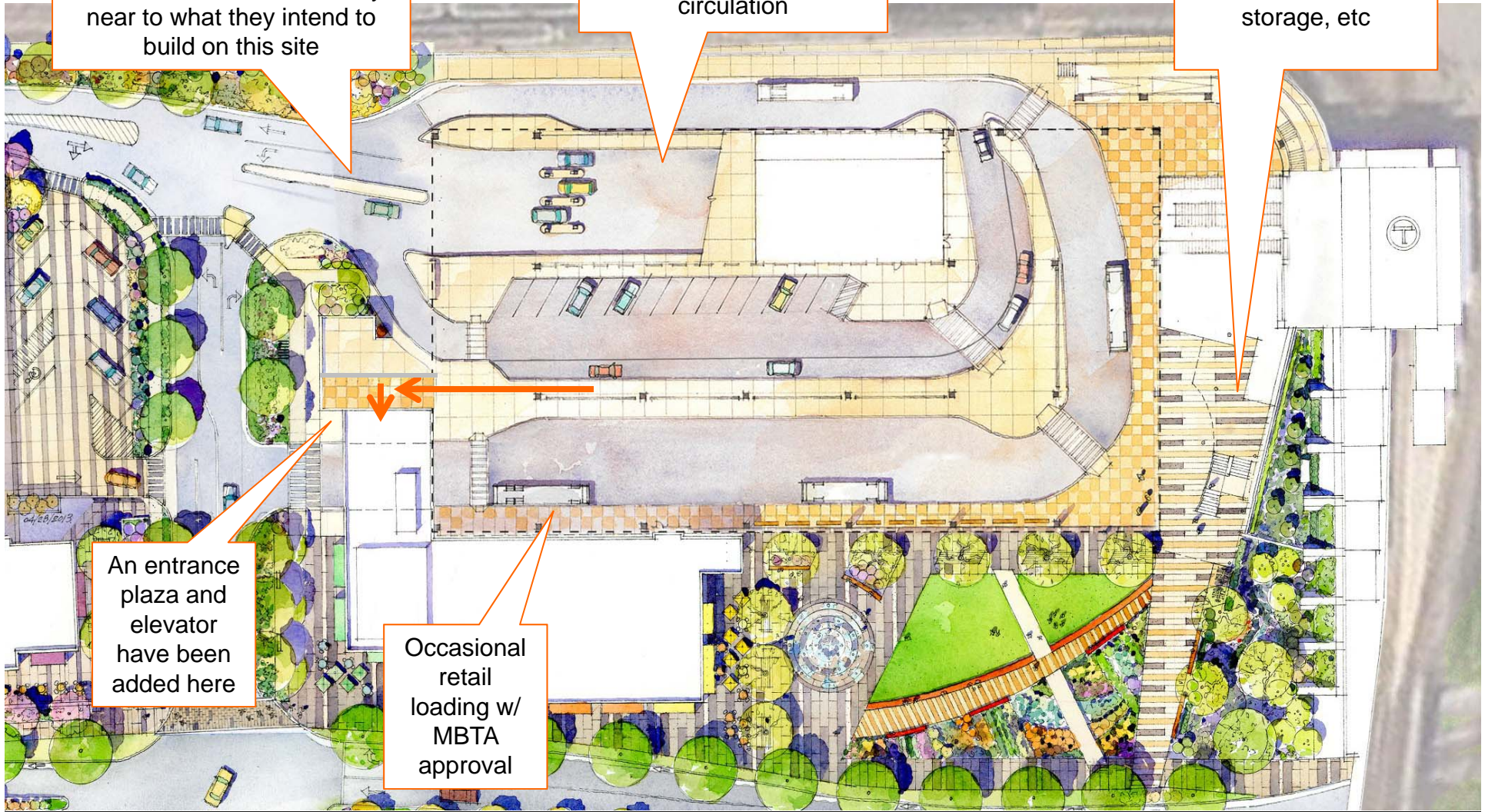


MBTA PARKING GARAGE

The MBTA agrees that this plan represents their functional needs and is very near to what they intend to build on this site

The next slides are diagrams of pedestrian, bike, and vehicle circulation

Addition to existing station contains elevators, stairs, bike storage, etc

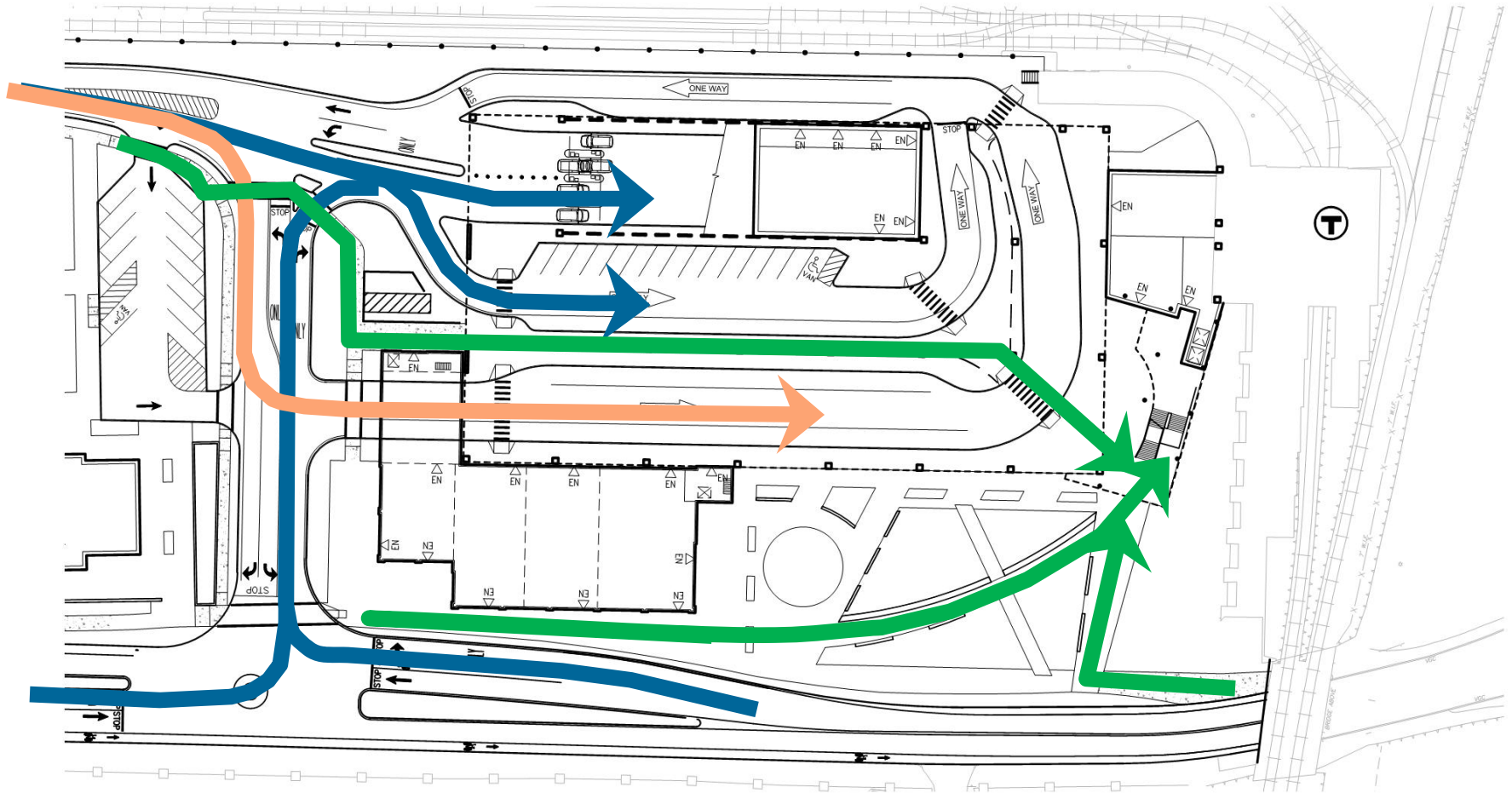


An entrance plaza and elevator have been added here

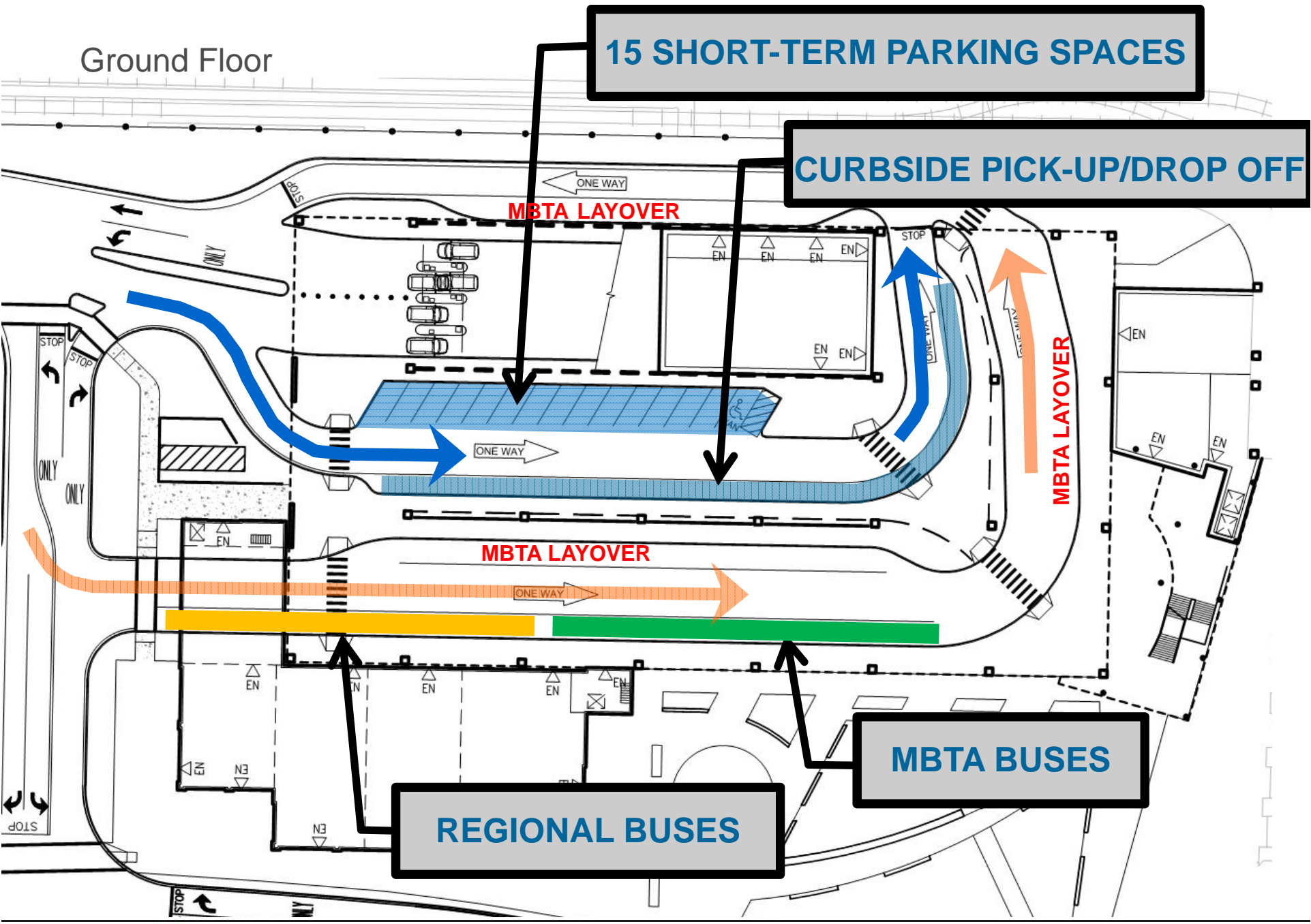
Occasional retail loading w/ MBTA approval

Ground Floor

Passenger Vehicles
Buses
Pedestrians



Ground Floor



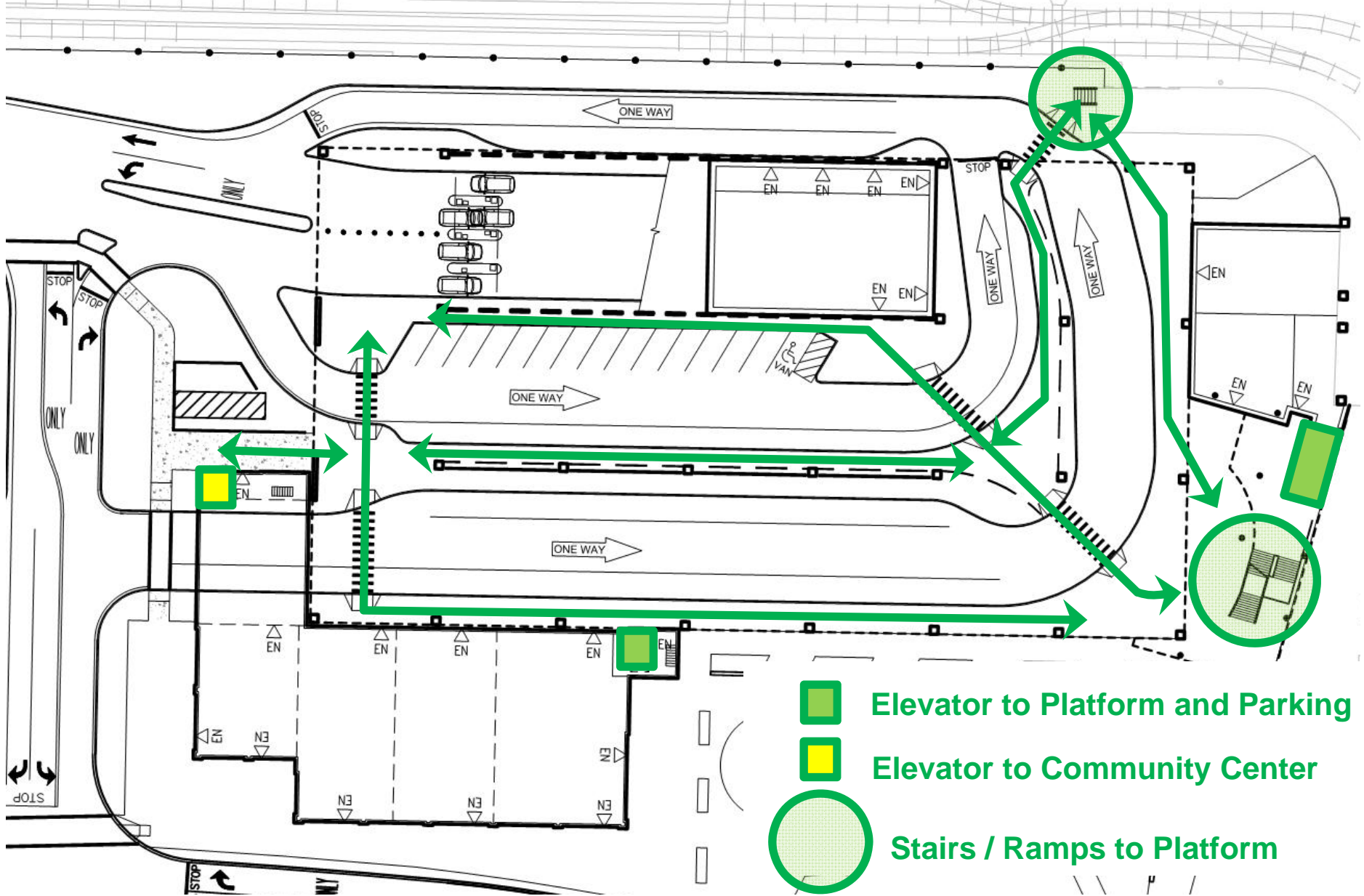
15 SHORT-TERM PARKING SPACES

CURBSIDE PICK-UP/DROP OFF

REGIONAL BUSES

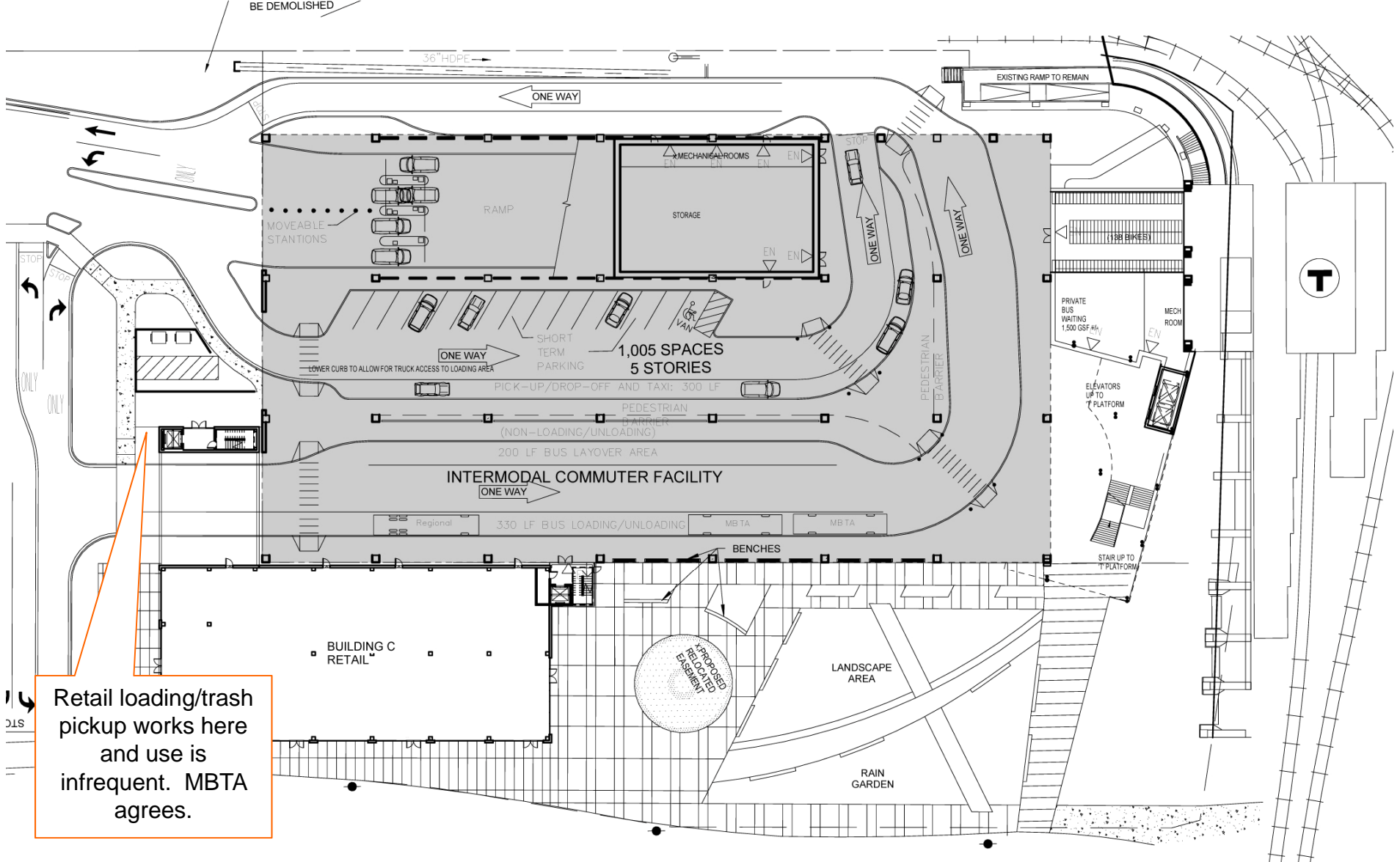
MBTA BUSES

Ground Floor Pedestrian Circulation



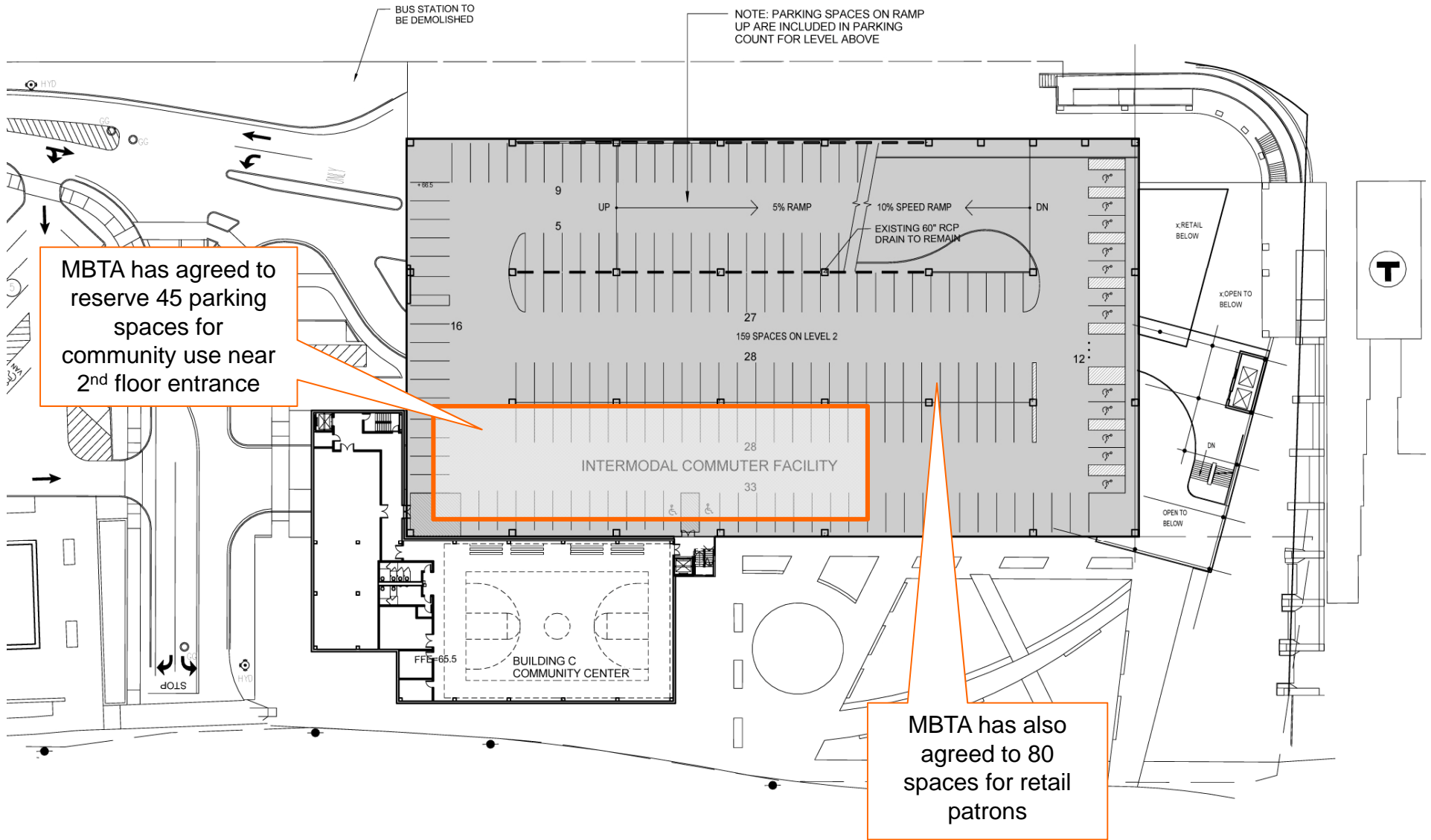
- Elevator to Platform and Parking
- Elevator to Community Center
- Stairs / Ramps to Platform

RIVERSIDE GARAGE : GROUND FLOOR



Retail loading/trash pickup works here and use is infrequent. MBTA agrees.

RIVERSIDE GARAGE : FLOOR 2



RIVERSIDE STATION : Grove Street Elevation

This is a conceptual design placeholder. The design goals are to mask the 6 levels of parking with 2 rows of screens and create a nice backdrop for the plaza.



RIVERSIDE GARAGE : ADD Inc Parking Garage Examples



Translucent plastic panels and photographic prints mask the Nouvelle at Natick condominium's garage

Glass, corrugated metal and patterned precast concrete at the Natick Mall public parking garage



Fabric panels on metal substructure at Cambridge Discovery Park parking garage

RIVERSIDE GARAGE : MBTA Examples



- *Salem*
- *Beverly Depot*
- *Arborpoint at Woodland*
- *Wonderland*

November 15, 2012 Salem News

MBTA earns kudos for Salem garage process

“What we appreciate is the T’s willingness to come back, over and over again, listen to what Salem residents have to say and then do its best to respond. It’s the way government should work.”

RIVERSIDE GARAGE : Salem Example

Every MBTA Parking Garage has a community review process and budget \$\$ are allotted to façade design elements



FENNICK | McCREDIE
ARCHITECTS

RIVERSIDE GARAGE : Salem Example



RIVERSIDE GARAGE : MBTA Example



Rantoul Street Perspective View

RIVERSIDE GARAGE : Revere Example

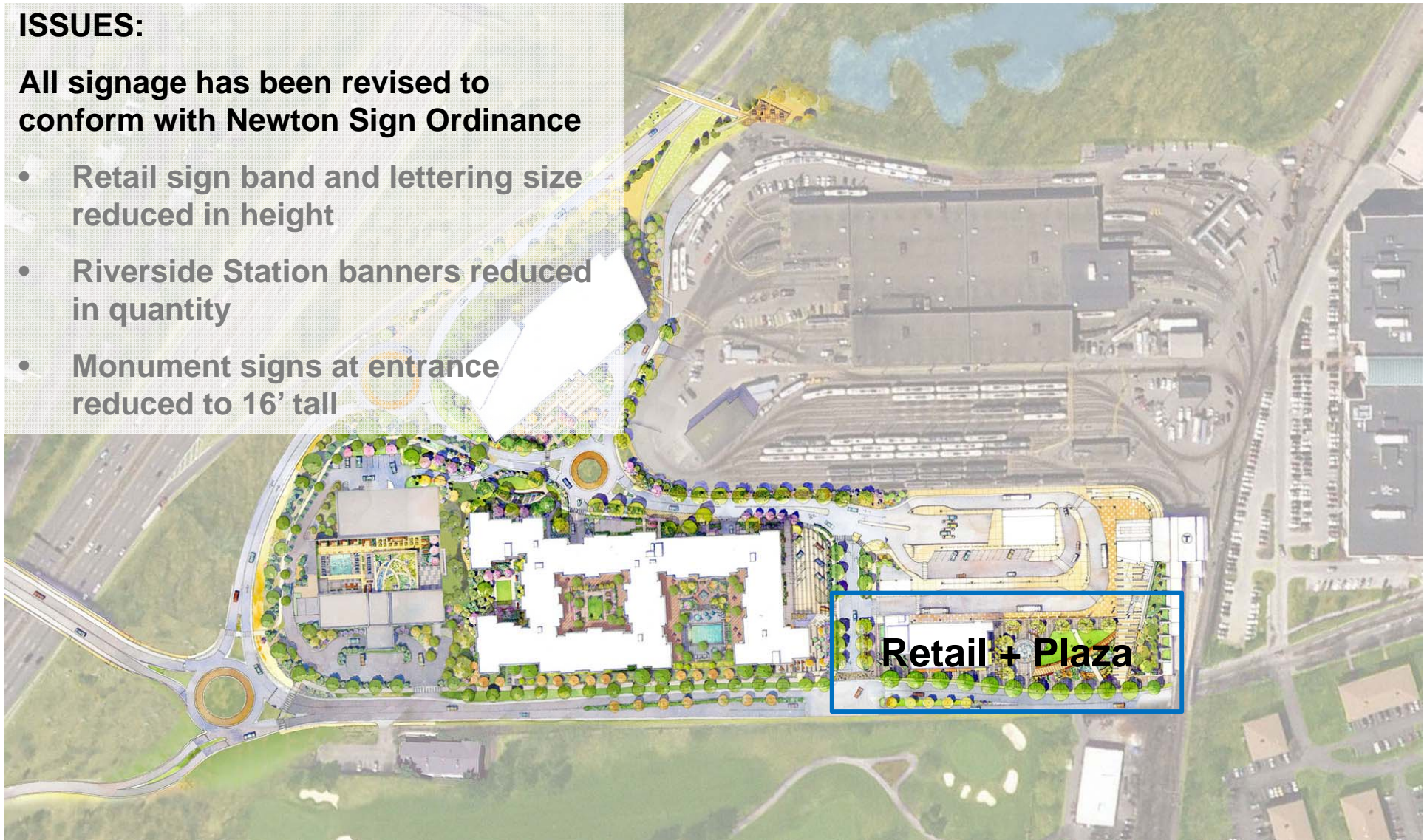


MASTER PLAN : DETAIL AREAS

ISSUES:

All signage has been revised to conform with Newton Sign Ordinance

- Retail sign band and lettering size reduced in height
- Riverside Station banners reduced in quantity
- Monument signs at entrance reduced to 16' tall



RIVERSIDE COMMUNITY : Elevations



RIVERSIDE PLAZA : Perspective



MASTER PLAN : DETAIL AREAS

ISSUES:

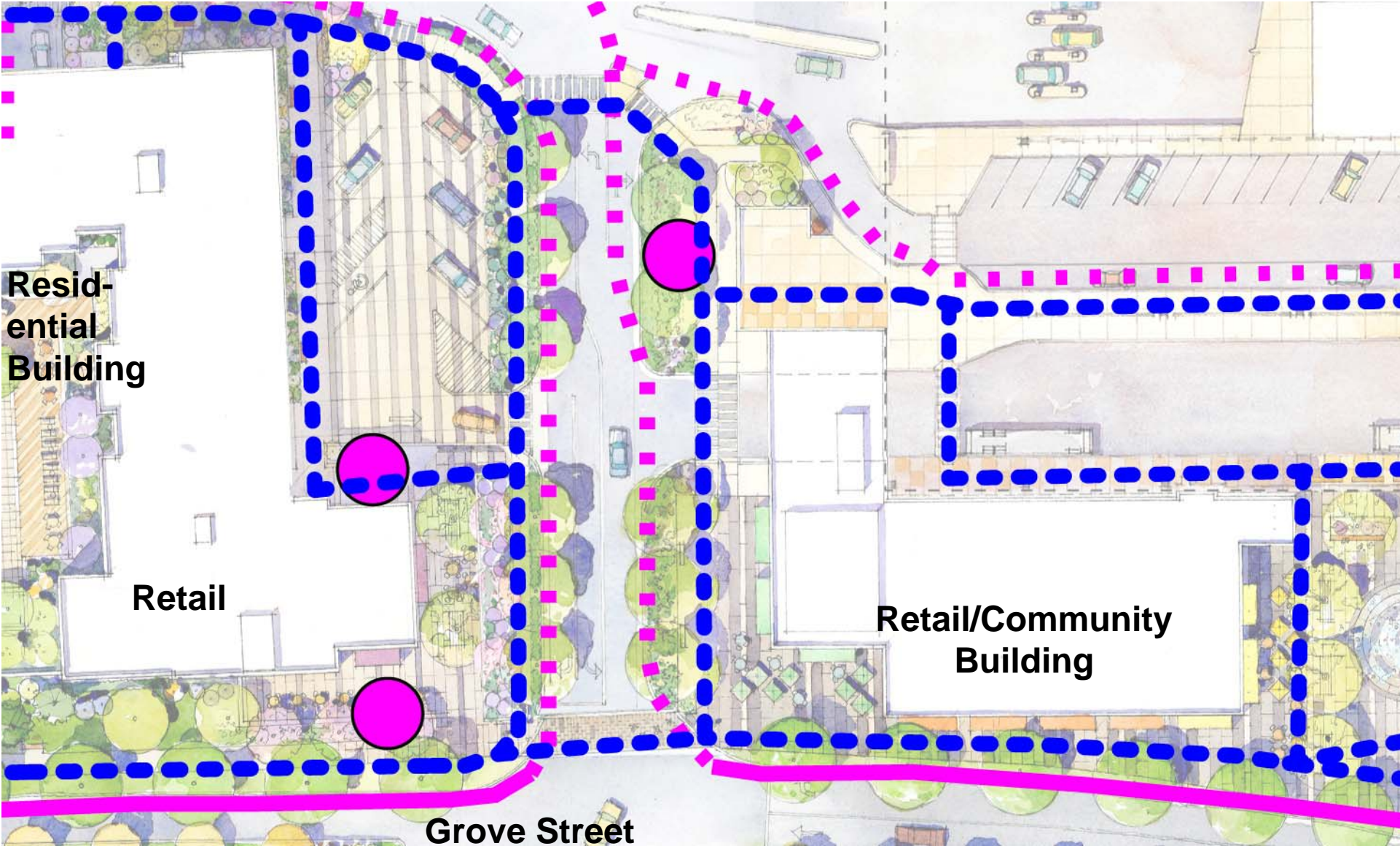
- Pedestrian, bike, and vehicular circulation



GROVE STREET ENTRANCE : Open Space Plan



GROVE STREET ENTRANCE : Open Space Plan



MASTER PLAN : DETAIL AREAS

ISSUES:

Beneficial Open Space along Grove St.

- Explain in more detail benches, lighting, planting, etc.

Exterior Design

- Show more of a 'townhouse' character, less boxy
- Have entrances along Grove Street



RIVERSIDE RESIDENTIAL : Open Space Plan



Public benches and lighting spaced evenly along the 8' sidewalk parallel to Grove Street

Between 36' and 48' of planting dimension

Grove Street

RIVERSIDE RESIDENTIAL : Open Space along Grove St.



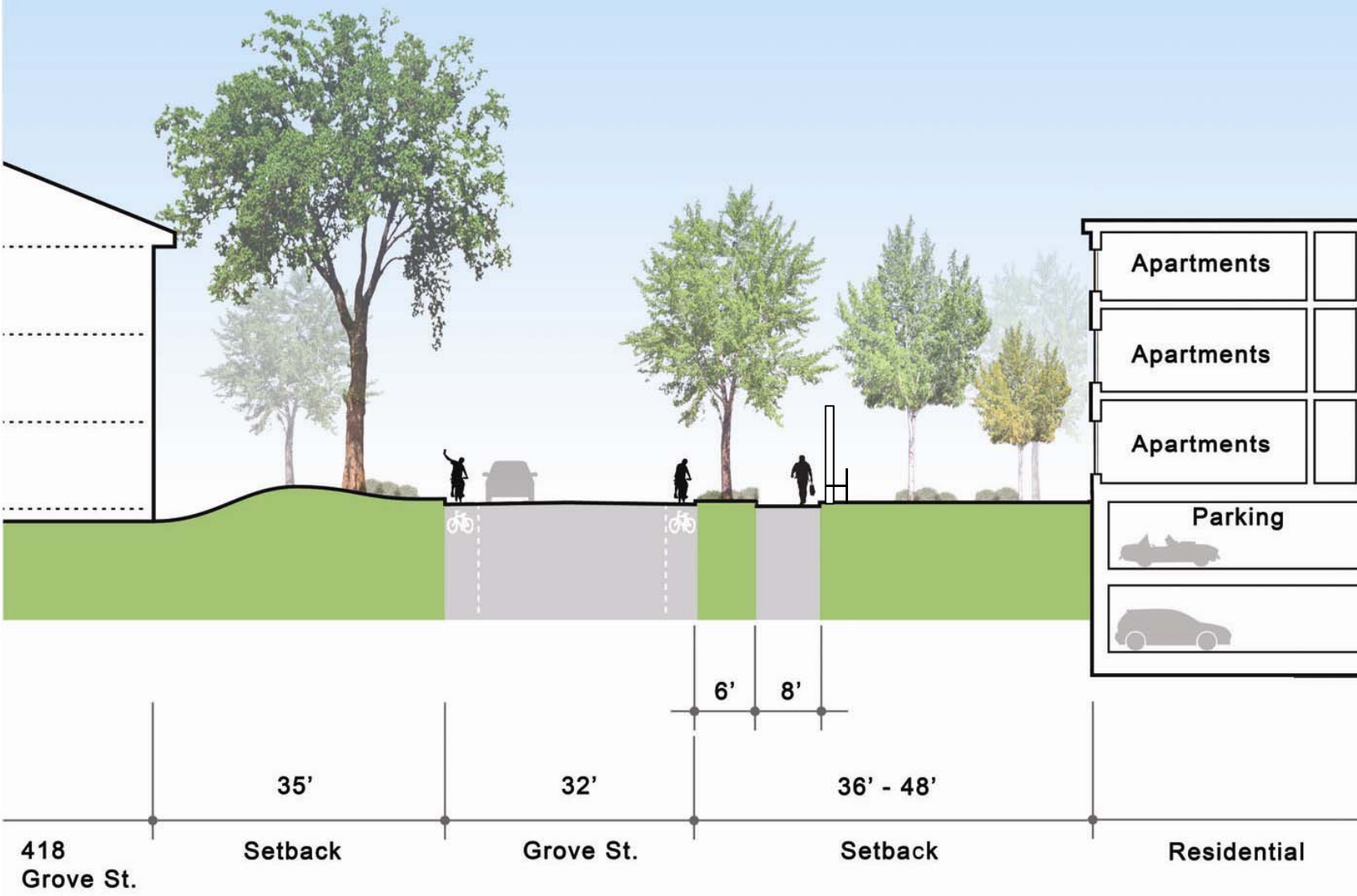
Public benches and lighting spaced evenly along the 8' sidewalk parallel to Grove Street

RIVERSIDE RESIDENTIAL : Open Space along Grove St.



Between 36' and 48' of planting dimension

RIVERSIDE RESIDENTIAL : Beneficial Open Space



RIVERSIDE RESIDENTIAL : Townhouse Character



Grove Street elevation



Without trees

RIVERSIDE RESIDENTIAL : Materials, Scale Elements



Vertical bays have large living room windows, bedrooms have two variations of window arrangements

Precast concrete base in field stone pattern; metal panel at retail to match the other retail building

RIVERSIDE RESIDENTIAL : Materials, Scale Elements



MASTER PLAN : DETAIL AREAS



ISSUES:

Traffic Circulation Improvements and New Roundabout

- Indigo Hotel exit added

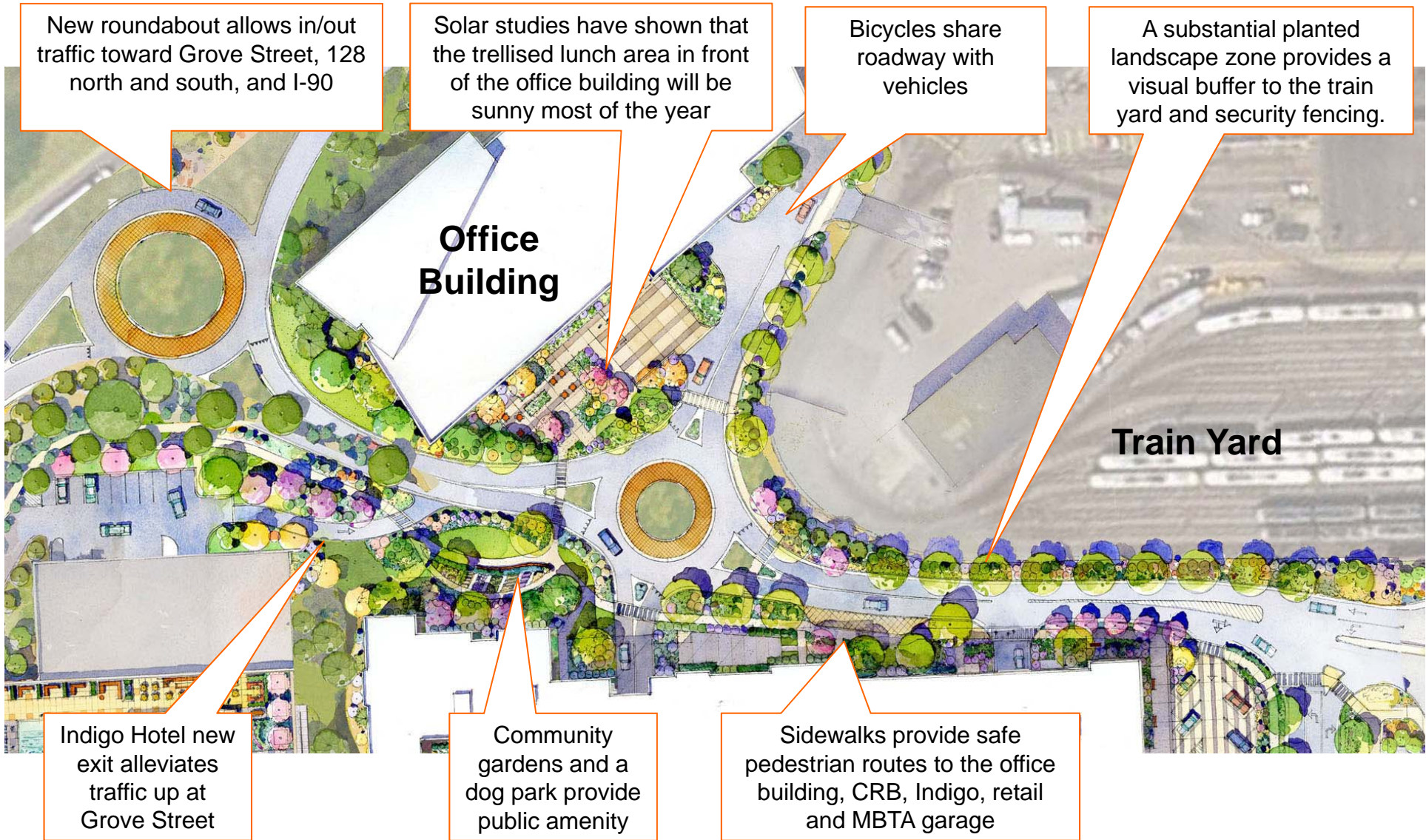
Landscape

- Community Gardens, Dog Park, Lunch area, Pedestrian & Bike routes

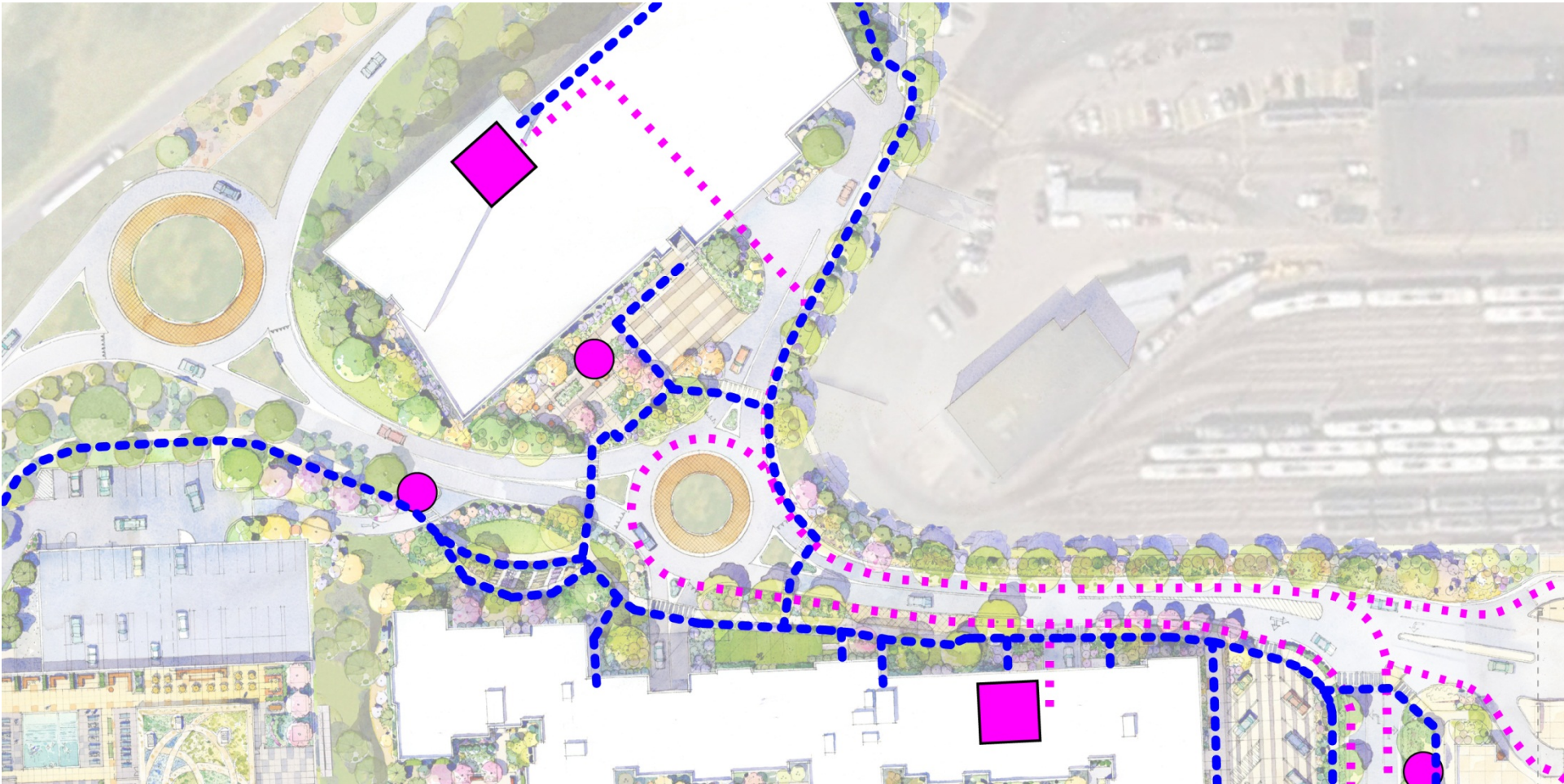
Office Building

- Remove rooftop signage facing the residential; limit hours on the signage facing the highway
- Show highway elevation with and without the rock outcropping

RIVERSIDE OFFICE : Open Space Plan



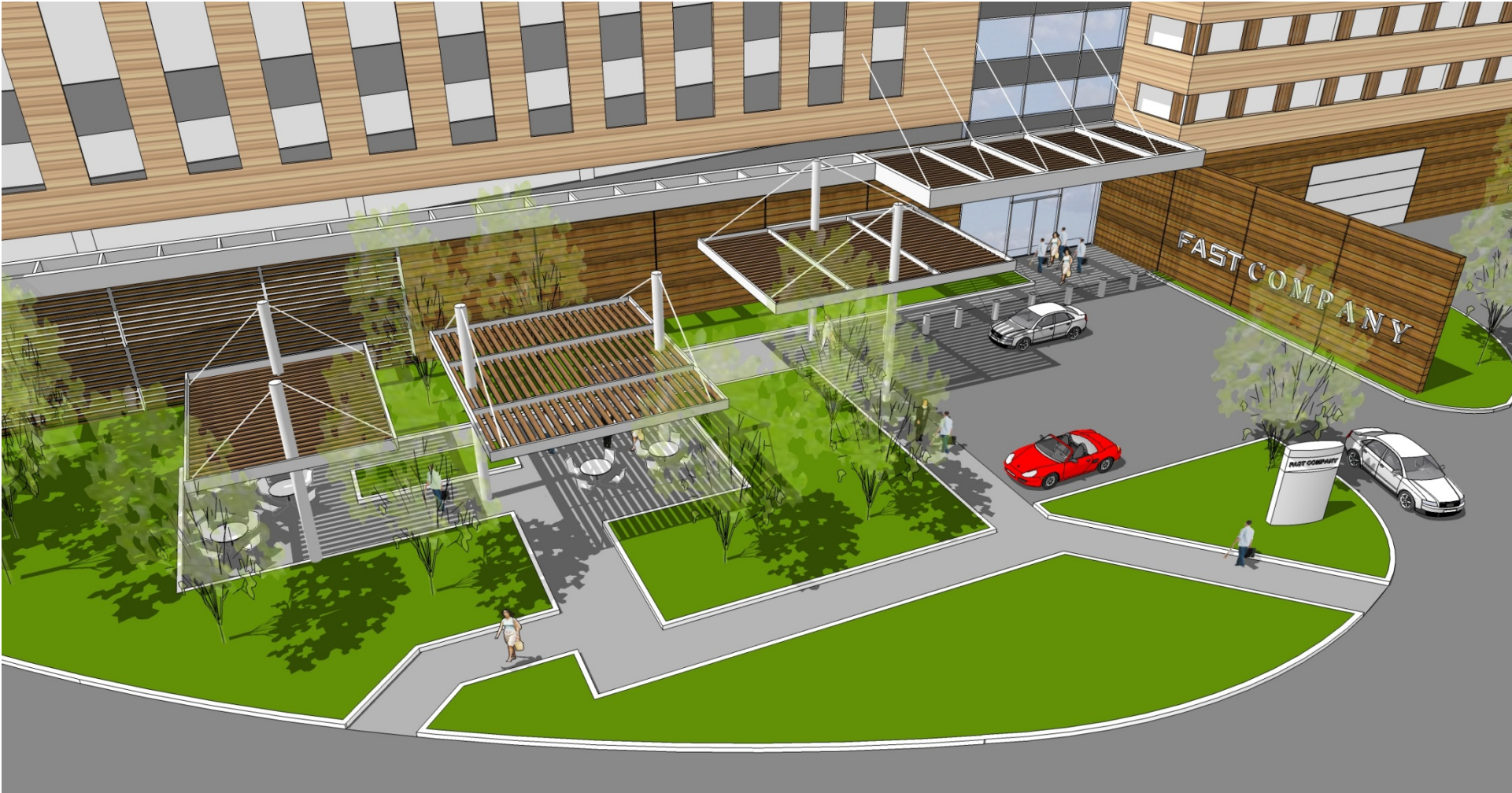
RIVERSIDE OFFICE : Ped + Bike Circulation



RIVERSIDE OFFICE : Perspective



RIVERSIDE OFFICE : Trellised lunch area birds-eye view



RIVERSIDE OFFICE : Trellised lunch area perspective



RIVERSIDE OFFICE : Highway view without outcropping



View from the CD road

RIVERSIDE OFFICE : Highway view with outcropping

The lighting of this sign will have limitations on its hours of operation



This is a photo from Google of the actual rock outcropping

RIVERSIDE OFFICE : Elevations



MASTER PLAN : DETAIL AREAS

ISSUES:

Landscape design

- Path materials
- Size and location of platform



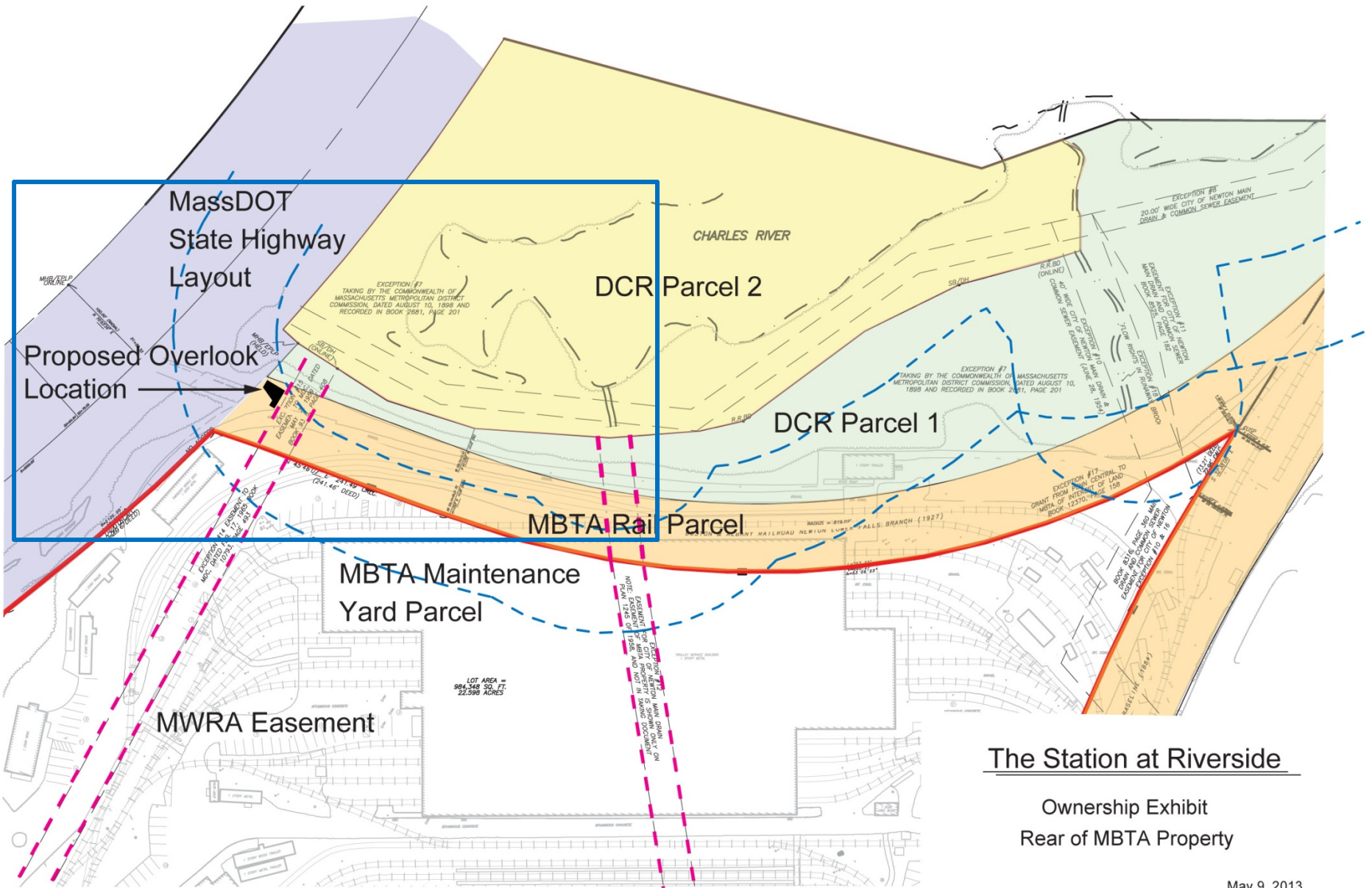
Potential connection to Charles River Basin

RIVERSIDE OFFICE : Potential Access to Charles River Basin



MBTA fence line will be shifted to allow for accessible path to the outlook.

RIVERSIDE OFFICE: Property Lines



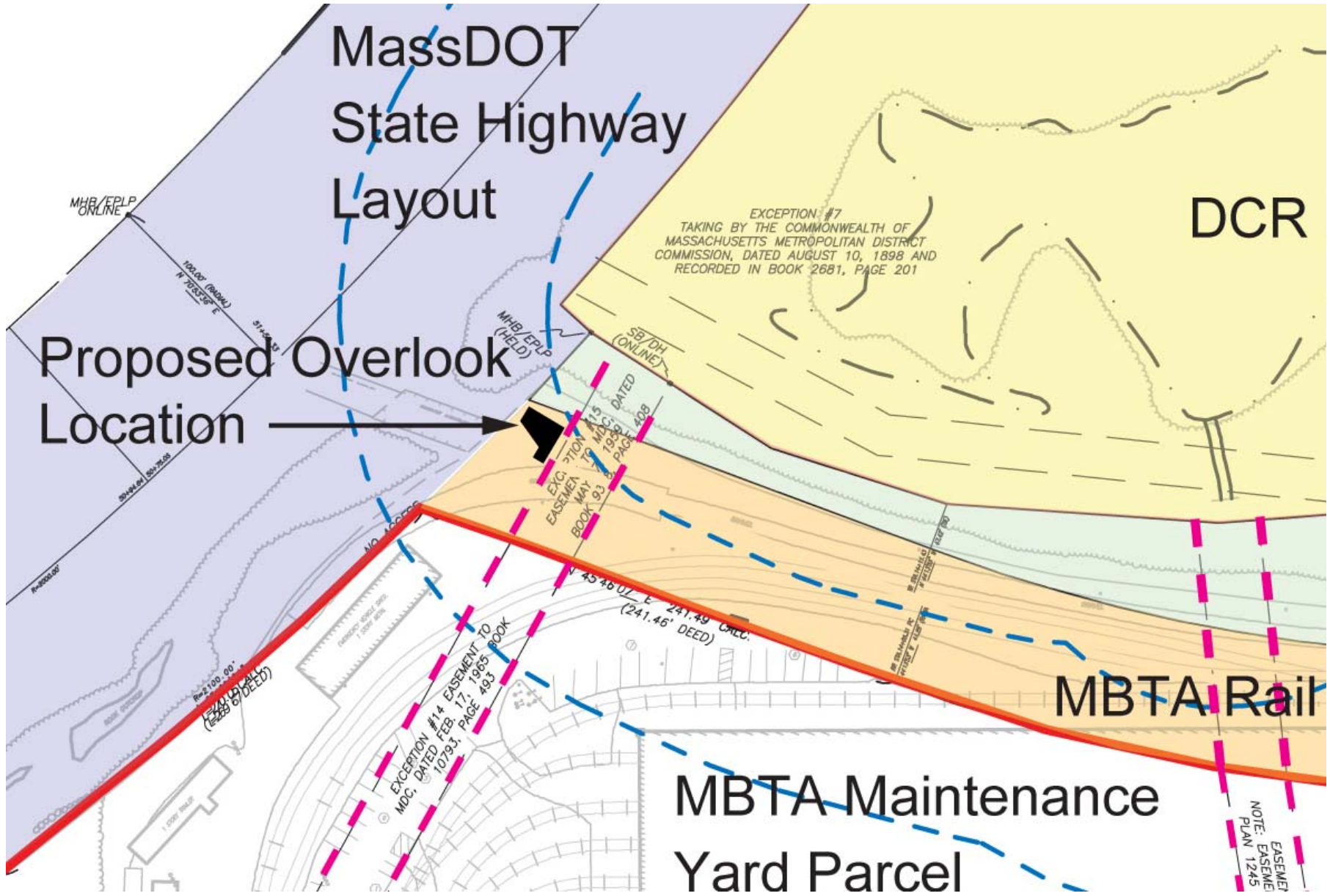
The Station at Riverside

Ownership Exhibit
Rear of MBTA Property

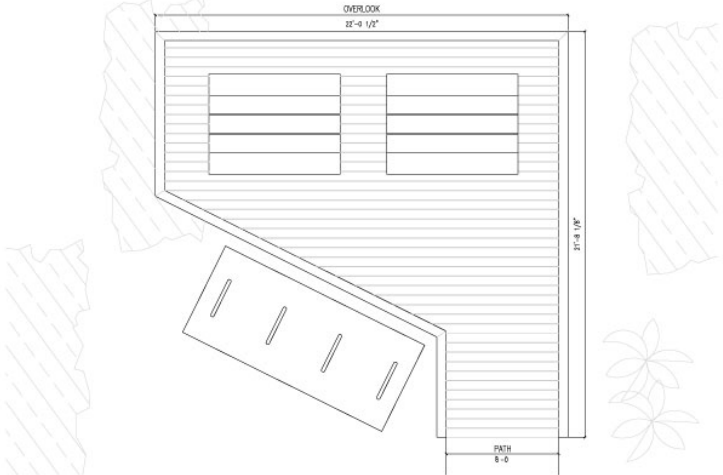
May 9, 2013

May 21, 2013

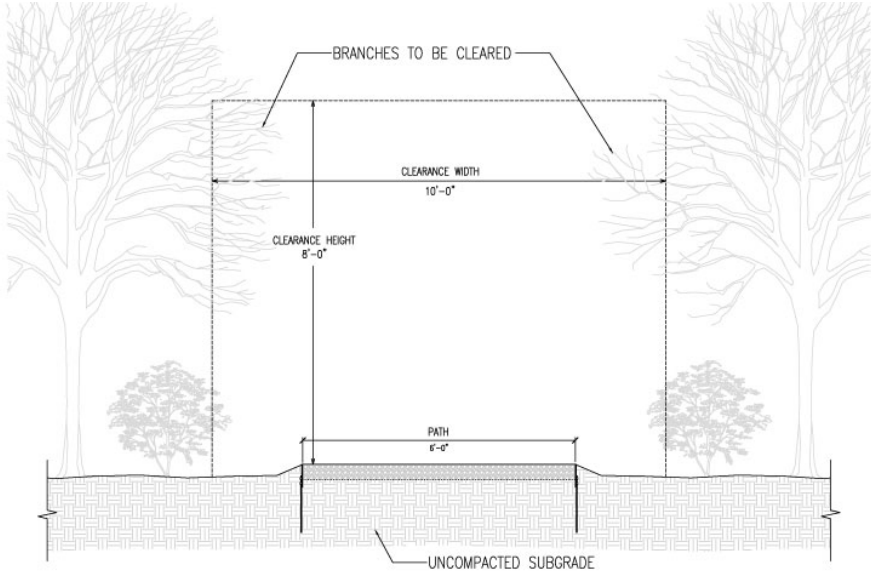
RIVERSIDE OFFICE: Property Lines



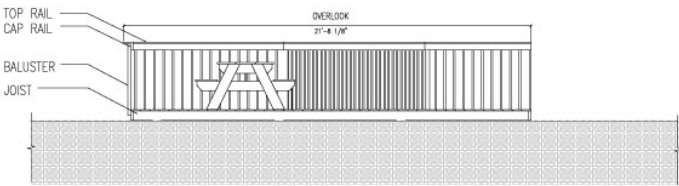
RIVERSIDE OFFICE: Outlook plan & section



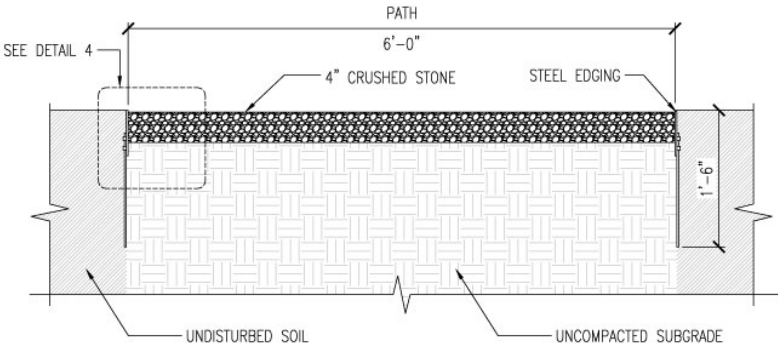
Overlook Plan



Clearances

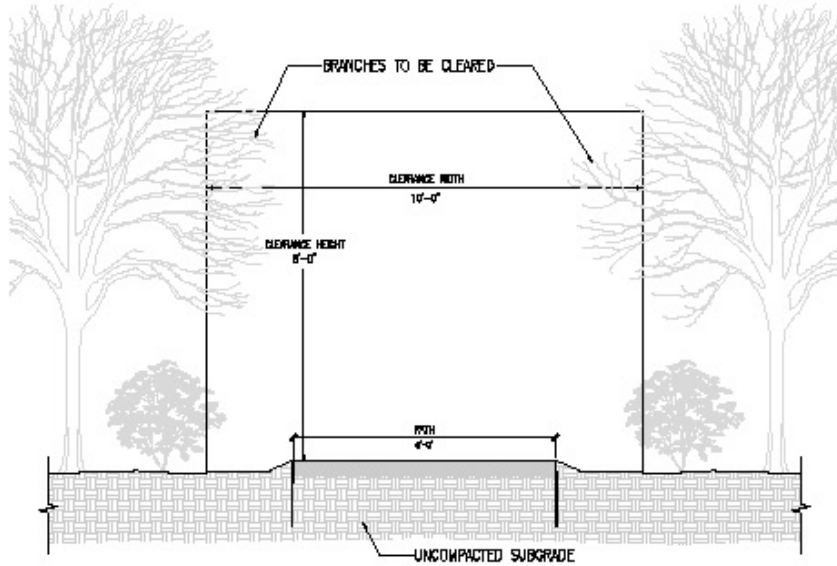


Overlook Section

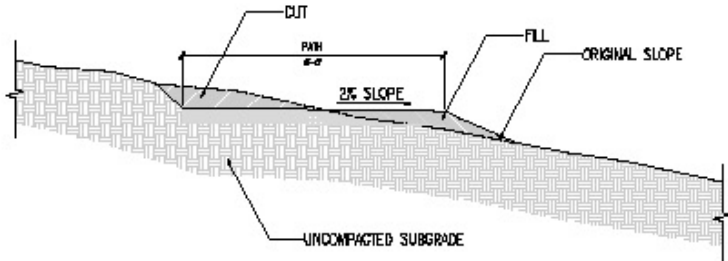


Gravel Path

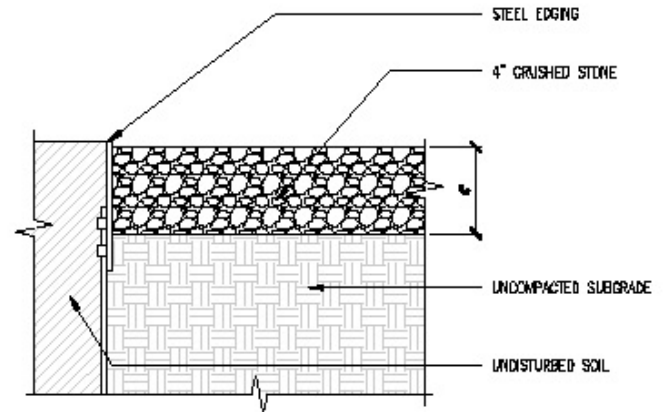
RIVERSIDE OFFICE: Woodland Paths



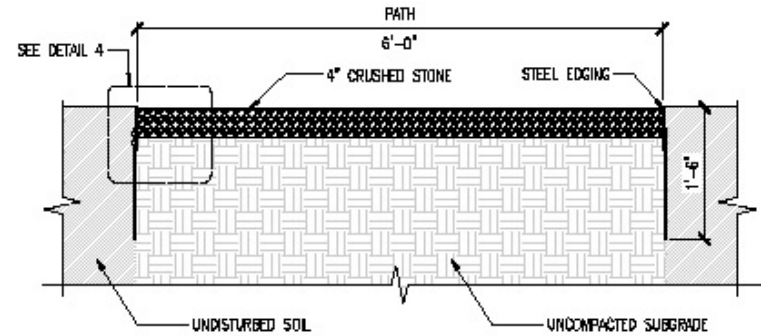
Clearances



Cut-Fill Path



Gravel Paving



Gravel Path

The Station at Riverside

A green, transit-oriented community

