

The Station at Riverside

A green, transit-oriented community



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

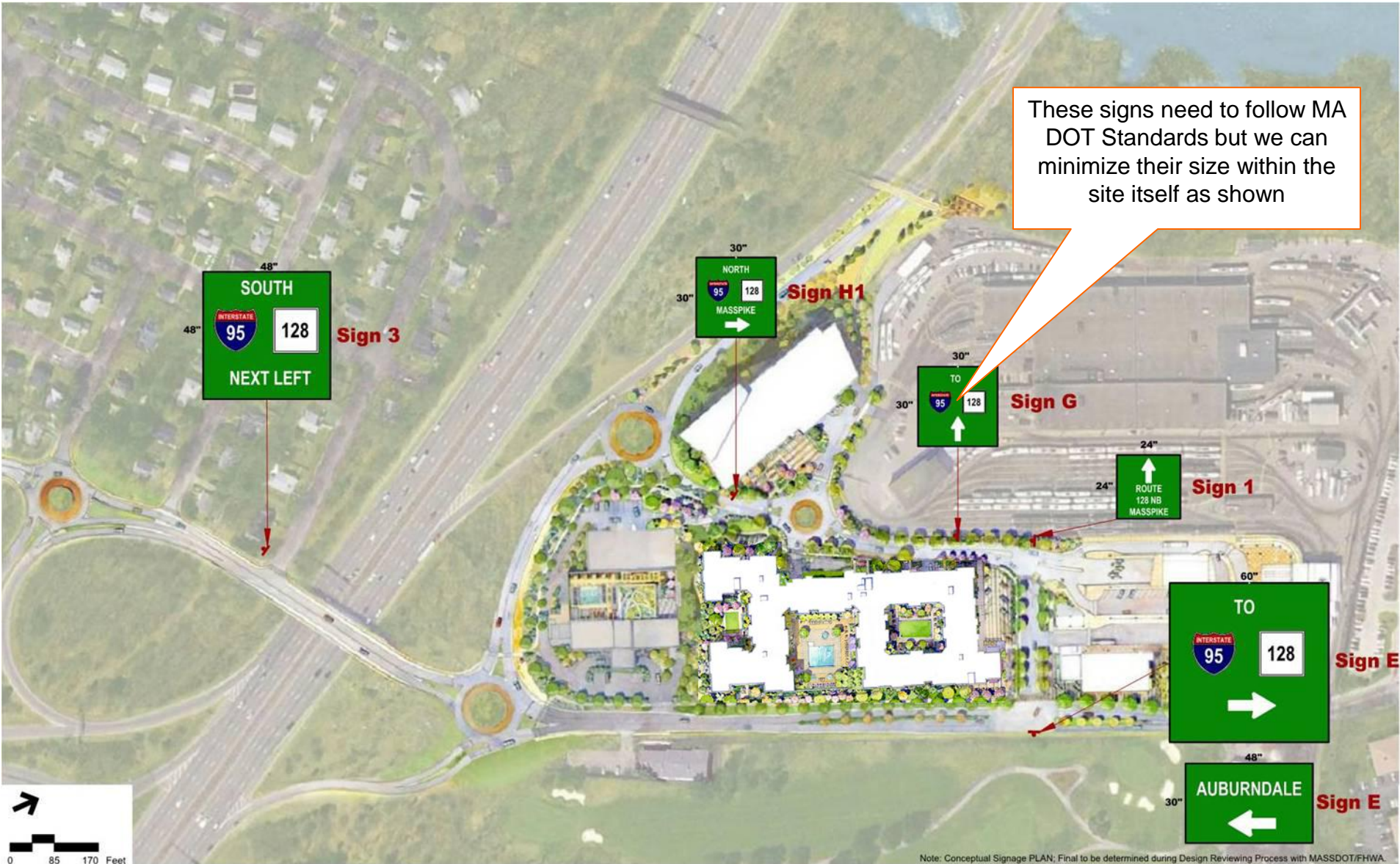
ISSUES:

Internal Site Signage

- Traffic
- Wayfinding



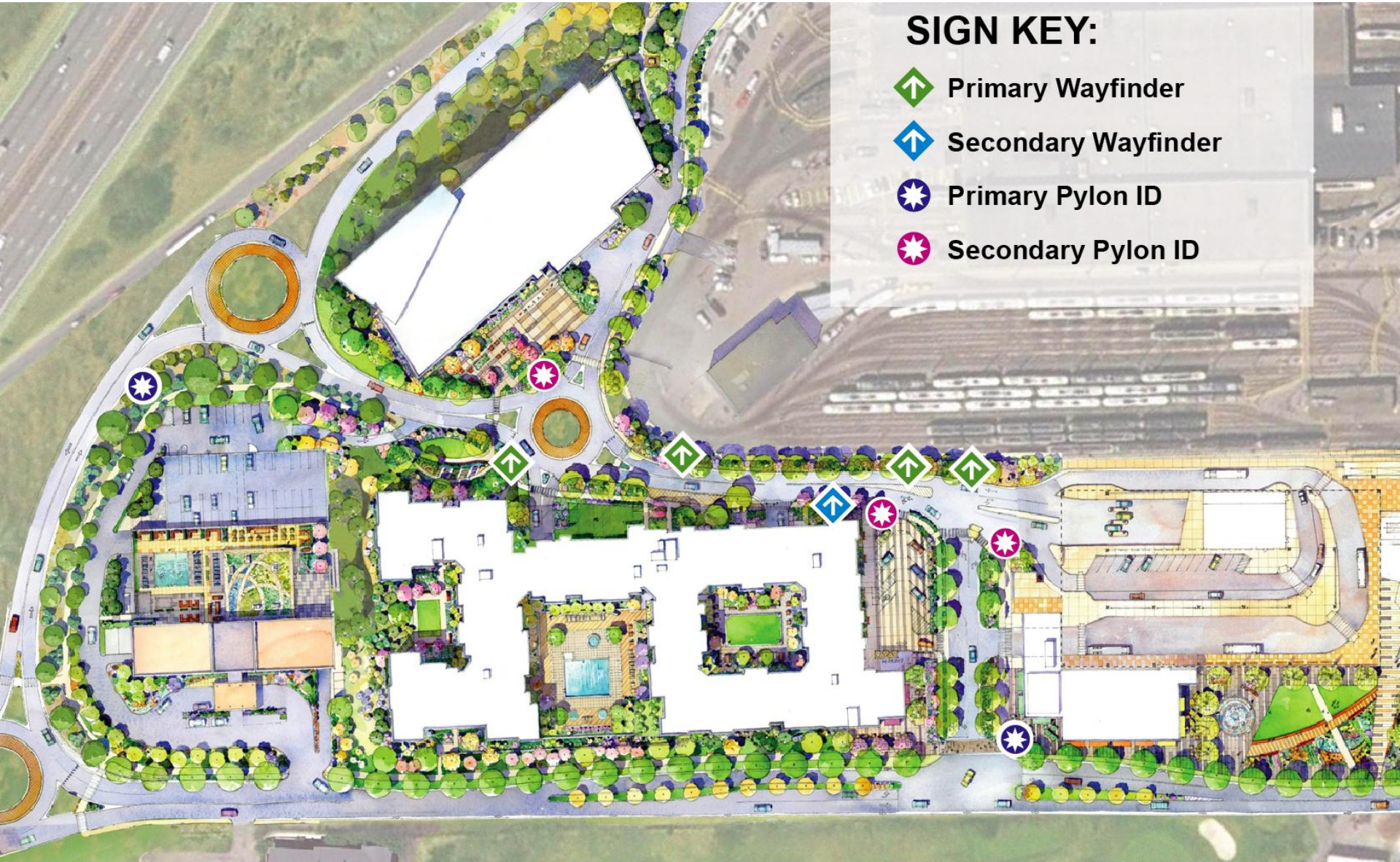
Signage Plan – Exiting Traffic






Signage Plan – Entering Traffic



RIVERSIDE STATION : Signage Plan

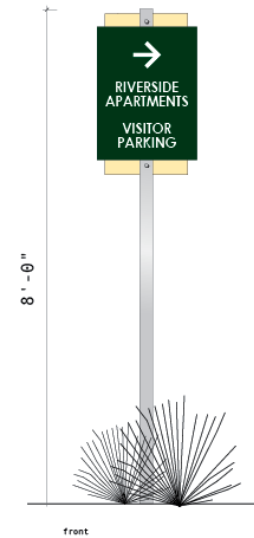
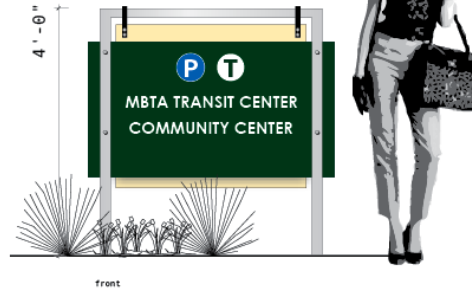
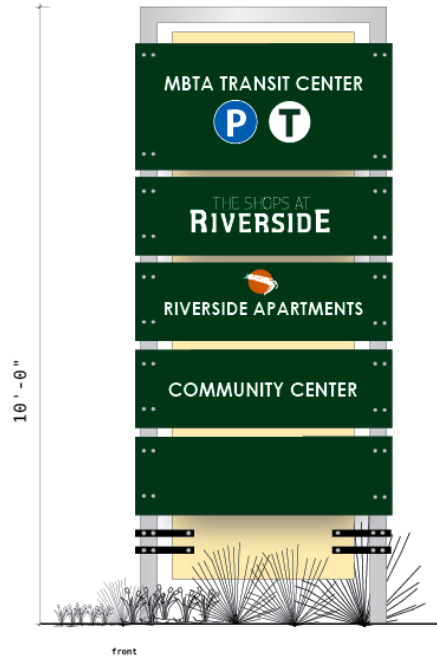


SIGN KEY:

-  Primary Wayfinder
-  Secondary Wayfinder
-  Primary Pylon ID
-  Secondary Pylon ID

RIVERSIDE STATION : Signage Elevations

CONCEPT SYSTEM DESIGN



Primary Pylon ID

(final panel designs for each to be specific to use, scale/structure concept shown)



Secondary Pylon ID



Primary Wayfinder



Secondary Wayfinder

RIVERSIDE STATION : Signage Elevations

WAYFINDER MESSAGE CONCEPTS



 Primary Wayfinder

MASTER PLAN : DETAIL AREAS

ISSUES:

Redesign/refinements

- Pedestrian Views along Grove Street

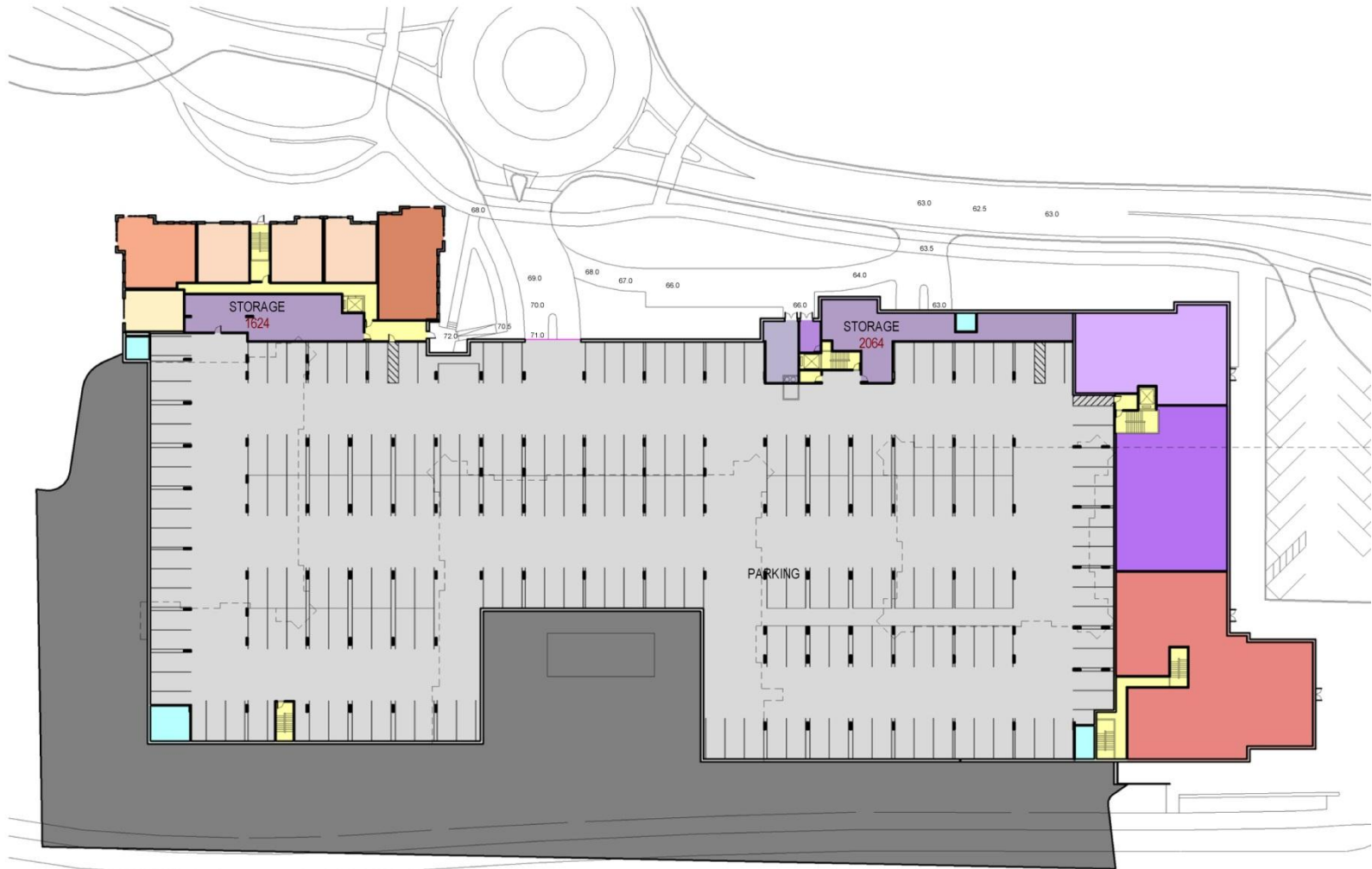


Residential

RIVERSIDE RESIDENTIAL : Basement Level 2 Plan



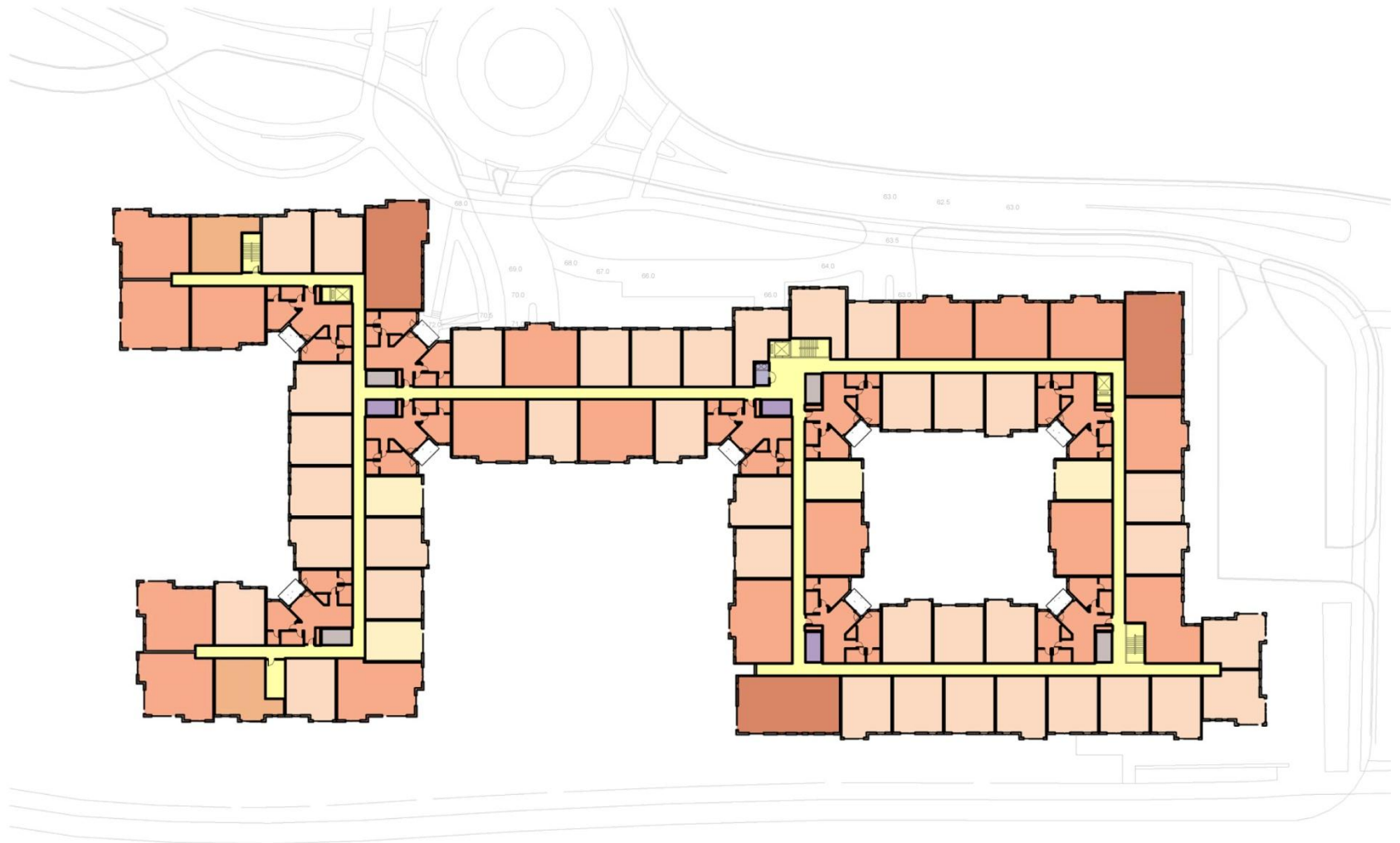
RIVERSIDE RESIDENTIAL : Basement Level I Plan



RIVERSIDE RESIDENTIAL : Residential Floor I



RIVERSIDE RESIDENTIAL : Residential Floors 2, 3, 4



RIVERSIDE RESIDENTIAL : Massing



RIVERSIDE RESIDENTIAL : Top of the Hill



RIVERSIDE RESIDENTIAL : Bottom of the Hill



RIVERSIDE RESIDENTIAL : Bottom of the Hill



RIVERSIDE STATION : Schedule

1. Special Permit Process

- | | | |
|-------------------------------------|-----------------|-------------|
| a. Special Permit Review / Meetings | 8/1/12 – 8/1/13 | (12 Months) |
| b. Special Permit Issued | 8/1/13 | |

2. Federal Highway Review Process

- | | | |
|-------------------------------------|-------------------|------------|
| a. FHWA Project Framework Submitted | 7/15/13 | |
| b. FHWA Conceptual Approval | 8/15/13 | (1 Month) |
| c. Interchange Modification Request | 8/15/13 – 9/15/13 | (2 Months) |

3. MassDOT/FHWA

MassDOT

- | | | |
|---------------------------|--------------------|------------|
| a. Section 61 Finding | 9/27/13 – 10/24/13 | (1 Month) |
| b. 25% Design Development | 10/25/13 – 1/16/14 | (3 Months) |
| c. 75% Design Development | 1/17/14 – 7/28/14 | (6 Months) |
| d. 100% Design | 7/29/14 – 2/9/15 | (6 Months) |
| e. PS&E | 2/10/15 – 5/2/15 | (3 Months) |
| f. MassDOT Permit Issued | 5/2/15 | |

FHWA

- | | | |
|------------------------------------|--------------------|------------|
| a. Project Framework Document | 6/30/13 – 9/1/13 | (2 Month) |
| b. Interchange modification Report | 11/15/13 – 3/15/14 | (4 Months) |
| c. Final FHWA Submittal | 5/15/14 – 8/15/14 | (3 Months) |

RIVERSIDE STATION : Schedule

4. MBTA Garage

- | | | |
|-----------------------------|------------------|-------------|
| a. Design / Public Outreach | 8/1/13 – 3/31/14 | (8 Months) |
| b. Begin Construction | 4/1/14 | |
| c. Construction | 4/1/14 – 5/1/15 | (13 Months) |

5. Development Buildings

- | | | |
|------------------------------|-----------------|-------------|
| a. Community Center / Retail | | |
| i. Permit Issued | 5/2/15 | |
| ii. Construction | 5/2/15 – 5/2/16 | (12 Months) |
| b. Office Building | | |
| i. Permit Issued | 5/2/15 | |
| ii. Construction | 5/2/15 – 5/2/17 | (24 Months) |
| c. Residential | | |
| i. Permit Issued | 5/2/15 | |
| ii. Construction | 5/2/15 – 5/2/17 | (24 Months) |

6. Offsite Roadway Improvements

- | | | |
|-----------------------------------|------------------|-------------|
| a. Grove St Entry / Signal | 7/2/15 – 1/1/16 | (6 Months) |
| b. Roundabouts / New Access Entry | 11/2/15 – 5/2/17 | (18 Months) |