



DESIGN GUIDELINES

EVALUATION TEMPLATE

NORTHLAND NEWTON DEVELOPMENT



Prepared by the City of Newton, MA
November 2019

BUILDING DESIGN

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

General city comments:

Consistent

Not Consistent



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.

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

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.

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: _____

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.



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: _____

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.

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: _____



BUILDING DESIGN **no. 7**

BUILDING EXTERIOR LIGHTING

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

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: _____

