

**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
SITE DESIGN
NOVEMBER 04, 2020**



**DESIGN
GUIDELINES
EVALUATION TEMPLATE**

NORTHLAND NEWTON DEVELOPMENT



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

SITE DESIGN

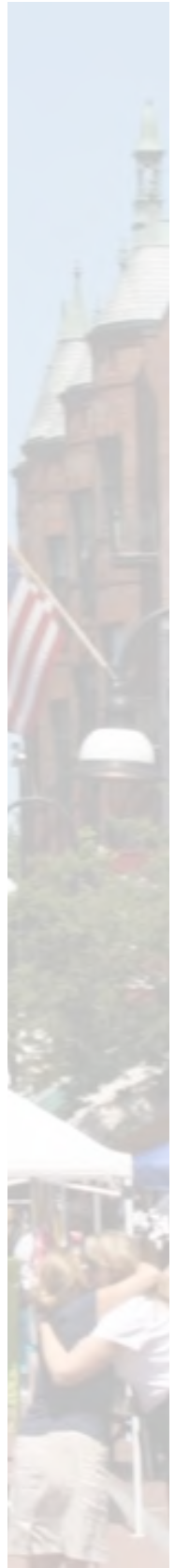
Applicant general comments for building design: (250 word max.)

The site design for the Northland Newton Development Project preserves the existing historic Mill Building, responds to the scale and character of the surrounding neighborhoods, celebrates the unique history of the site, connects to the Upper Falls Greenway, and accommodates 13 new buildings in a compact, walkable neighborhood replete with parks, plazas, open spaces, and play areas. A grid of well-scaled streets and sidewalks stitches the 22-acre site together and draws visitors to the civic heart of the project – the Village Green sitting at the intersection of Main Street and Tower Road just north of the Mill Building. In addition to the varied open spaces graced with seasonal plantings, comfortable seating, and integrated lighting, the project includes a unique through-block open space, called the Laneway, that accommodates residents, provides pedestrian permeability, and provides a unique sense of place. While the overall framework of the project reflects the previously approved Special Permit, there has been significant refinement of the public realm design with a particular focus on varied and comfortable furnishings, high quality paving, extensive and diverse landscape plantings and integrated lighting. In addition, the proponent has developed a comprehensive wayfinding and signage plan, interpretive program and lighting master plan, portions of which are included here and will be discussed at future Urban Design Commission meetings.

The Proponent and their design team look forward to presenting the current design evolution of this exciting project to the City of Newton and the Commission.

General city comments:

Consistent Not Consistent



SITE DESIGN **NO. 1** CONNECTIVITY TO SURROUNDING CONTEXT

GOAL | Large-scaled developments should focus on addressing transitions to their abutting contexts – which can be diverse in nature – knitting together with existing fabric in ways that are sensitive to surrounding communities.

A. VEHICULAR CONNECTIVITY

A.01 | Street Types

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the street typology, hierarchy and configuration reflect the Special Permit plans, as demonstrated by the attached Schematic Design Documents. The street designs have been refined with more specificity of materials and detailing and refinement of on-street parking configurations, as indicated on the plans, however, the number and location of vehicular access points, roadway intersections, and functional priorities of each street remain unchanged. The Street designs adequately accommodate all vehicle types and provide safe pedestrian environments.

Document references: Diagram D-1 – Road Network and Vehicular Access, Diagram D-5 – Vehicular Circulation and the NND Schematic Design Documents dated 09/18/2020

A.02 | Pedestrian / Vehicle Interface

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the pedestrian environment associated with the street network reflects the Special Permit plans, as indicated in the attached Schematic Design Documents. Generous sidewalks, plentiful street trees, on-street parallel parking, marked crosswalks with access ramps, raised intersections along Pettee Lane, conveniently located and well-marked entrances to below-grade parking, a dedicated bike lane, a clear hierarchy of street types and intersection configurations, and an interconnected system of open spaces ensure a safe, attractive, and welcoming environment for pedestrians, bicycles, and motor vehicles.

Document references: Diagram D-6 Sidewalk Connections and NND Schematic Design Documents dated 09/18/2020

B. OPEN SPACE NETWORK: PEDESTRIAN AND BIKE CONNECTIVITY

B.01 | Wayfinding Signage

Applicant response: (100 word max.)

City Response:

The Applicant is currently developing a comprehensive wayfinding and signage plan for the project. The plan provides wayfinding at critical nodes in the project area to identify public parking, bicycle parking/storage and other important public amenities. Included is a summary plan for the program. This plan/ program will be presented to the Urban Design Commission in a future meeting.

Document references: W1, W2, W3 - Wayfinding Signage Overall Plans

C. CULTURAL / HISTORICAL CONNECTIVITY

C.01 | Palimpsest

Applicant response: (100 word max.)

City Response:

The Applicant has entered into an agreement with the Massachusetts Historical Commission (MHC) and Newton Historical Commission (NHC) to celebrate the rich history of the site. The Applicant will restore the historic Saco Pettee Mill (156 Oak Street) and develop an interpretive program that highlights the historical importance of the site through interpretive panels and the re-use of historic relics.

Document references: _____



SITE DESIGN BLOCK STRUCTURE

NO. 2

GOAL | The block structure of the development should promote a thoughtfully scaled, walkable public realm where quality streetscapes and diverse open spaces are reinforced by street patterns, as well as building siting and design.

A. TERMINATING VIEWS AND FRAMING VIEWS

A.01| Hierarchy in Design

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the block structure reflects the Special permit plans, as indicated in the attached Schematic Design Documents. Quality street environments together with diverse public open spaces provide the framework for a walkable community that meshes with context of the surrounding neighborhoods. Major view corridors are terminated by important public open spaces, such as the Village Green, Community/ Splash Park and South Meadow Brook Park.

Document references: Diagrams D2 - Site Context of Proposed Buildings, D3 – Unified Public Realm, D4 – Block Structure and Building Frontage and D6 Sidewalk Connections. NND Schematic Design Documents dated 09/18/2020

SITE DESIGN BUILDING / STREET RELATIONSHIP

NO. 3

GOAL | The place-making qualities of individual blocks starts with the siting of a building, its relationship to adjacent buildings, how its ground level shapes the pedestrian experience and by the mix of uses continued within it.

A. CONTINUITY OF STREET WALL

A.01| Well-defined Pedestrian Experience

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the pedestrian experience is well-defined and reflects the Special Permit plans, as indicated in the attached Schematic Design Documents. Street walls/ facades align providing for a consistent pedestrian experience.

Document references: Diagrams D2 - Site Context of Proposed Buildings, D3 – Unified Public Realm, D4 – Block Structure and Building Frontage and D6 Sidewalk Connections. NND Schematic Design Documents dated 09/18/2020

A.02| Ground Level Facades

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the ground level facades provide continuity, and reflects the Special Permit plans, as indicated in the attached Schematic Design Documents. The façade details will be reviewed later as part of the building design presentations.

Document references: Diagram D4 – Block Structure and Building Frontage and NND Schematic Design Documents dated 09/18/2020



A.03| Building Alignment

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes the ground level facades vary to accommodate various uses at the street level, and reflects the Special Permit plans, as indicated in the attached Schematic Design Documents. In particular, the western edge of Building 6 is configured to accommodate a free-standing iconic pavilion and to establish a strong physical and visual relationship between the Tower Road corridor and the Village Green. In addition, the footprints of Buildings 5 and 6 have been configured to accommodate pedestrian movement, permeability, and connections between and among adjacent sidewalks and open spaces.

Document references: NND Schematic Design Documents dated 09/18/2020

A.04| Public-Private Transition Zones

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes the public-private transition zones have been created on residential streets, and reflects the Special Permit plans, as indicated in the attached Schematic Design Documents. The laneways at buildings 5 and 6, Oak Street Park for building 4 and building 14 all have buffers to the residential uses.

Document references: NND Schematic Design Documents dated 09/18/2020

B. MID-BLOCK PEDESTRIAN CONNECTORS

B.01| Wrapping Storefronts

Applicant response: (100 word max.)

City Response:

This guideline will be reviewed in upcoming building reviews/ retail storefront design guidelines

Document references:

C. REINFORCE A HIERARCHY OF STREETS WITHIN A NEIGHBORHOOD

C.01| Complete Streets

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that all streets in the development are complete streets, which reflect the Special Permit plans, as indicated in the attached Schematic Design Documents. Street hierarchy and design have been established to enable safe, convenient and comfortable travel for all types of mobility and for users of all ages and abilities that is unchanged from the approved special permit documents.

Document references: Diagram D5 Vehicular Circulation and NND Schematic Design Documents dated 09/18/2020

C.02| Mixed-Use Streets

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, The Applicant believes that the Street sections have been designed to uses that they front onto, which reflect the Special Permit plans, as indicated in the attached Schematic Design Documents.

Document references: Diagrams D4 Block Structure and Building Frontage and D6 Sidewalk Connections. NND Schematic Design Documents dated 09/18/2020



D. INTERFACE BETWEEN BUILDINGS AND STREETS

D.01 | Ground Floor Transparency

Applicant response: (100 word max.)

City Response:

This guideline will be reviewed in upcoming building reviews/storefronts and retail storefront design guidelines.

Document references: _____

SITE DESIGN OPEN SPACE INTEGRATION

NO. 4

GOAL | While continuity of street wall can be critical to a well-defined block, the integration of open space at a variety of scales offers opportunities for unique environments and the accommodation of public amenities.

A. VARIATION OF SIDEWALK WIDTHS

A.01 | Sidewalk Design

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the sidewalk widths and materials have been designed to respond to the adjacent uses, which reflect the Special Permit plans, as indicated in the attached Schematic Design Documents. For the retail frontages in the projects, sidewalks have been widened to accommodate outdoor dining and other exterior activities. Sidewalks are narrower on residential street frontages, wider on the retail corridor of Main Street, and generous at crosswalks, bulb-outs, raised intersections, and adjacent to the Mobility Hub

Document references: NND Schematic Design Documents dated 09/18/2020

B. LINEAR PARKS, ALLEYWAYS AND THROUGH-BLOCK CONNECTORS

B.01 | Designing Back Alleys

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the back alleys (Laneways) have been designed for the large interior blocks at the center of the site, reflecting the Special Permit plans, as indicated in the attached Schematic Design Documents. The Laneways can be accessed by vehicles via mountable curbs along Pettee Lane, Tower Road, and the Unnamed Street. In addition, they are fully accessible to pedestrians from surrounding buildings, adjacent sidewalks, and directly from Charlemont Street and from Pettee Lane near the Leasing Office. These through-block connections include generous plantings, seating, and other site amenities.

Document references: Diagrams D6 Sidewalk Connections and D7 Enhanced Pedestrian Connections and NND Schematic Design Documents dated 09/18/2020

C. INTEGRATION OF PUBLIC ART [LOCAL, HISTORIC]

C.01 | Historic Relics

Applicant response: (100 word max.)

City Response:

As part of the historic interpretation program being developed by the Applicant, significant historic relics will be re-purposed on the site as iconic features and opportunities for educational benefits. Highlights include the relocation of the existing silos on the site to Mill Park, the reuse of the train shed roof trusses in the pavilion structure at the Village Green and the incorporation of various industrial relics as sculptural and artistic installations.

Document references: NND Schematic Design Documents dated 09/18/2020



D. ADA COMPATIBILITY

D.01 | Accessible Open Space

Applicant response: (100 word max.)

[City Response:](#)

In accordance with the approved Special Permit documents, the Applicant believes that the entire project conforms to all requirements of the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (MAAB), reflecting the Special Permit plans, as indicated in the attached Schematic Design Documents. In particular, all pathways and special features are accessible, the pedestrian bridge through Mill Park is fully accessible, as are the top, middle, and bottom landscape terraces in Mill Park; and highly visible public elevators are provided in Building 3 to provide access between the Village Green and Mill Park and Main Street.

Document references: NND Schematic Design Documents dated 09/18/2020

SITE DESIGN STREETSCAPE / OPEN SPACE DESIGN ELEMENTS

NO. 5

GOAL | An engaging public realm should offer a diverse range of highly articulated and well-appointed pedestrian environments that are functional in all seasons.

A. URBAN FURNITURE

A.01 | Movable and Fixed

Applicant response: (100 word max.)

[City Response:](#)

The proposed seating and furniture design as outlined in the attached Schematic Design documents is a combination of fixed and movable seating, depending on location and open space use. Fixed seating is both built-in permanent seating (seat walls), stand-alone custom furnishings, and high-quality products. Seating is provided in all open spaces, including the Village Green, Mill Park, Oak Street Park and the Mobility Plaza. Movable furniture will be provided in select multi-purpose open space areas, particularly the Village Green and Mobility Plaza, and outdoor dining areas associated with restaurant uses.

Document references: NND Schematic Design Documents dated 09/18/2020

A.02 | Durable Materials

Applicant response: (100 word max.)

[City Response:](#)

The Applicant is currently working with a highly reputable exterior furniture manufacturer on developing the custom furniture palette for the project. Fixed seating, custom furniture and movable seating will be all be constructed of durable materials adequate for all season use and providing a variety of comfortable seating options for residents and visitors.

Document references: NND Schematic Design Documents dated 09/18/2020

B. WALLS AND FENCES

B.01 | Embellish with Landscaping

Applicant response: (100 word max.)

[City Response:](#)

The project as proposed has very few walls or screens. There is very little surface parking (Other than on-street) and most loading/service/trash areas are interior to the buildings. The only mechanical equipment that will be ground-mounted are electrical transformers, which will be screened with landscape. There will be screening and fencing at the splash/ community park to screen the equipment, and screening along portions of the laneways to screen ground floor residential units

Document references: NND Schematic Design Documents dated 09/18/2020



B.02| Quality Materials

Applicant response: (100 word max.)

City Response:

Where screen fencing is required, it will be wood , painted metal, or other high quality materials and buffered with landscape.

Document references: NND Schematic Design Documents dated 09/18/2020

C. LANDSCAPING AND STREET TREES

C.01| Indigenous Species

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the proposed planting palette reflects the Special Permit plans, as indicated in the attached Schematic Design Documents. The palette proposed in the schematic design documents expands on the varieties of deciduous, evergreen and ornamental trees to provide appropriate shade, more variety and emphasize seasonal interest. The schematic design plant list also adds shrubs, ground covers, perennials, grasses and bulbs not originally included in the special permit documents. The proposed plant list provides a diverse list of plants that are native, hardy to New England and provide seasonal interest.

Document references: NND Schematic Design Documents dated 09/18/2020, Sheets L-0.0 (Plant Schedule), L-0.4 Planting Plan – Overall site.

C.02| Consistent with Surrounding Context

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the proposed planting palette is drawn from the regional ecology, local environmental conditions, and the hardiness of the New England geography and reflects the surrounding landscape context which reflects the Special Permit plans, as indicated in the attached Schematic Design Documents.

Document references: NND Schematic Design Documents dated 09/18/2020, Sheets L-0.0 (Plant Schedule), L-0.4 Planting Plan – Overall site.

C.03| Street Tree Design

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the street tree design reflects the Special Permit plans, as indicated in the attached Schematic Design Documents. The street tree spacing varies but is generally around 25', depending on character, adjacent uses, open space considerations, and circulation requirements. In addition, street trees will be planted in either continuous planting soil strips (Petee Lane, Tower Road), or a structural soil system (Main Street, Charlemont Street), to provide adequate soil volumes to ensure the ultimate long term success of the street tree system.

Document references: NND Schematic Design Documents dated 09/18/2020, Sheets L-0.0 (Plant Schedule), L-0.4 Planting Plan – Overall site.

D. LIGHTING

D.01| Activate the Ground Level

Applicant response: (100 word max.)

City Response:

The Applicant has developed a lighting master plan for the project, focused on the public realm and pedestrian areas. The site lighting will include a hierarchy of lighting types that establish a distinctive sense of place and an attractive night time character and will provide wayfinding, security, and visual interest to assist in activating the ground plane. Lighting is shown on the schematic design drawings as a placeholder but will be further developed and refined.

Document references: Diagrams L1- Intensity Map and L2 - Color Temperature by Zone



D.02| Coordinate Site and Building Lighting

Applicant response: (100 word max.)

City Response:

The lighting master plan for the project has been developed by the same lighting designer who has been engaged to design both the exterior of the buildings and the public realm and pedestrian areas of the full project site. Accordingly, the comprehensive site lighting plan will be fully coordinated and integrated with the building lighting strategies.

Document references: Diagrams L1- Intensity Map and L2 - Color Temperature by Zone

E. PAVING

E.01| Quality Materials

Applicant response: (100 word max.)

City Response:

The project has developed a hierarchy of pedestrian paving materials, patterns, and colors to reinforce and define the various zones of the public realm. The paving materials are pedestrian-scaled, mostly consisting of concrete unit pavers and stone pavers. The paving material palette will continue to be enhanced and developed as the project progresses.

Document references: NND Schematic Design Documents date 09/18/2020

E.02| Design for All Seasons

Applicant response: (100 word max.)

City Response:

The proposed pedestrian paving materials have a proven record of withstanding New England weather. The specific materials are designed to hold up to snow removal, salt and other maintenance requirements, but as important is the detailing and installation. All pavers will be set on a concrete base, or other high-quality setting beds as appropriate, ensuring durability and longevity.

Document references: NND Schematic Design Documents date 09/18/2020

E.03| Permeable Pavers

Applicant response: (100 word max.)

City Response:

The project proposes permeable pavers at select locations, particularly in the street tree zone along the major streets.

Document references: NND Schematic Design Documents date 09/18/2020

SITE DESIGN SIGNAGE

NO. 6

GOAL | Signage, at the Site Design level, is critical for both wayfinding and branding and, as such, should be integrally designed to reinforce the quality of the built environment and the public realm.



A. CONSISTENCY

A.01 | Sign Family

Applicant response: (100 word max.)

City Response:

The Applicant has developed a wayfinding and signage plan that will be presented at a later meeting.

Document references: W1, W2, W3 - Wayfinding Signage Overall Plans

B. QUALITY AND AESTHETICS

B.01 | High Quality Materials

Applicant response: (100 word max.)

City Response:

The Applicant has developed a wayfinding and signage plan that will be presented at a later meeting.

Document references: W1, W2, W3 - Wayfinding Signage Overall Plans

SITE DESIGN PARKING AND SERVICE

NO. 7

GOAL | Parking and service areas should be visually unobtrusive and designed to be accessed from specific locations that minimize impacts on key pedestrian environments and abutters.

A. LOCATION AND ACCESS

A.01 | Architectural Treatments / Liners

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the location and access to proposed parking reflects the Special Permit plans, as indicated in the attached Schematic Design Documents. The project proposes no above-grade structured parking, all structured parking is below-grade. In addition, all loading/service/ trash functions are internal to each building.

Document references: NND Schematic Design Documents date 09/18/2020

A.02 | Minimize Pedestrian Impacts

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the project minimizes pedestrian impacts reflecting the Special Permit plans, as indicated in the attached Schematic Design Documents. Garage entries/ exits have been minimized/ consolidated and have been located proximate to the main vehicular access roadways. Sidewalks, pedestrian circulation routes, and generous open spaces have been provided throughout the project to ensure attractive and high-quality open space are available to residents and visitors. Pedestrian crossings will be clearly marked as will elevator lobbies and access to/from below-grade parking areas.

Document references: NND Schematic Design Documents date 09/18/2020



A.03| Sidewalk Continuity

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the project provides a continuity of sidewalks at garage entries and reflects the Special Permit plans, as indicated in the attached Schematic Design Documents. Due to the intensity of use at the garage entries/ exits, curb cuts are proposed in most locations to clearly identify the entries/exits to minimize pedestrian/ vehicle conflicts. Mountable curbs (as opposed to curb-cuts) and continuous sidewalk paving along Pettee Lane, Tower Road, and Unnamed Street help to prioritize pedestrians over vehicles at all access points to the Laneways.

Document references: NND Schematic Design Documents date 09/18/2020

B. SCREENING AND LANDSCAPING

B.01| Visual Buffers

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the project provides visual buffers as needed, reflecting the Special Permit plans, as indicated in the attached Schematic Design Documents. The project has very few surface parking spots other than parallel parking on the street network.

Document references: NND Schematic Design Documents date 09/18/2020

B.02| Landscaped Parking Areas

Applicant response: (100 word max.)

City Response:

In accordance with the approved Special Permit documents, the Applicant believes that the project provides landscape in surface parking areas reflecting the Special Permit plans, as indicated in the attached Schematic Design Documents. The project has very few surface parking spots other than parallel parking on the street network.

Document references: NND Schematic Design Documents date 09/18/2020



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 02
DECEMBER 2, 2020**



**DESIGN
GUIDELINES
EVALUATION TEMPLATE**

NORTHLAND NEWTON DEVELOPMENT



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

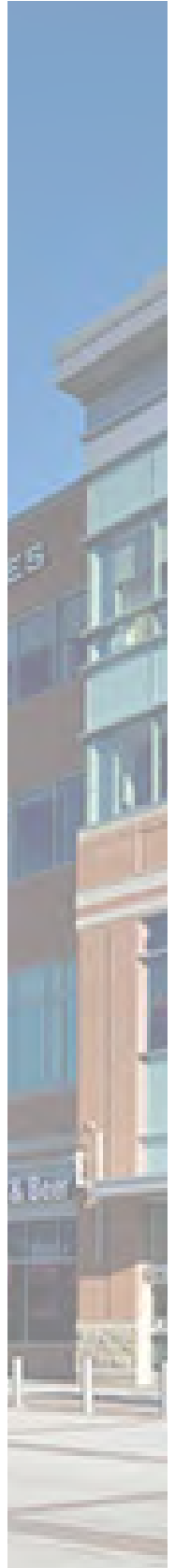
BUILDING DESIGN

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: _____



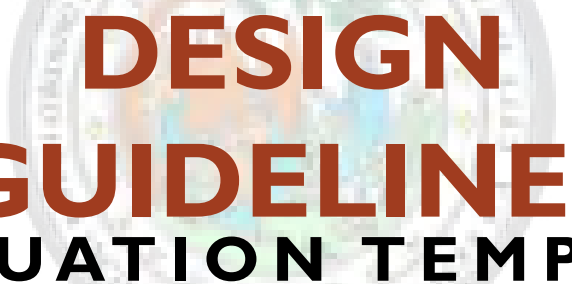
C.02| Prevent Light Trespass
Applicant response: (100 word max.)

City Response:

Document references: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 03
NOVEMBER 12, 2020**



**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: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 04
JANUARY 20, 2021**



**DESIGN
GUIDELINES
EVALUATION TEMPLATE**

NORTHLAND NEWTON DEVELOPMENT



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

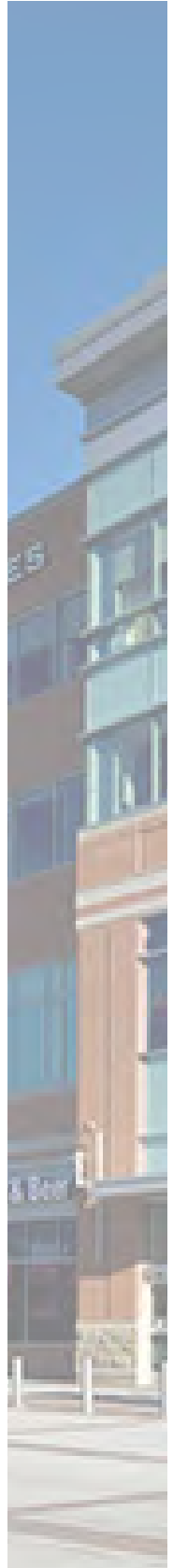
BUILDING DESIGN

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: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 05
NOVEMBER 23, 2020**



**DESIGN
GUIDELINES
EVALUATION TEMPLATE**

NORTHLAND NEWTON DEVELOPMENT



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

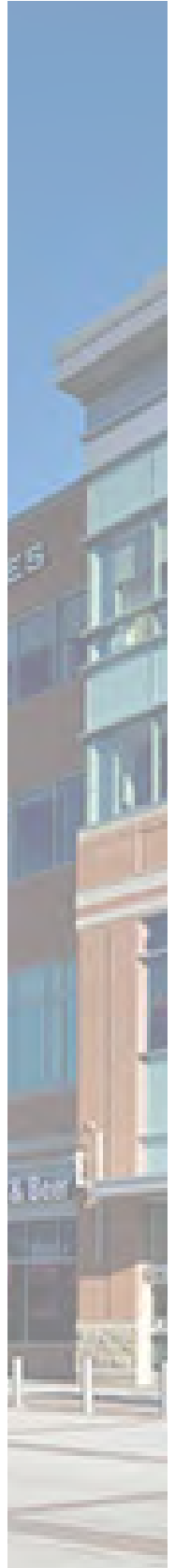
BUILDING DESIGN

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: _____



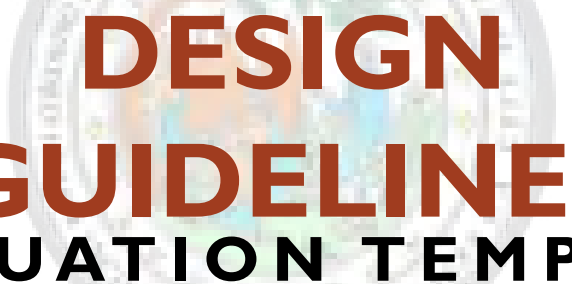
C.02| Prevent Light Trespass
Applicant response: (100 word max.)

City Response:

Document references: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 06A
DECEMBER 02, 2020**



**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: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 06B
DECEMBER 02, 2020**



**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. 4 & 5

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: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 07
NOVEMBER 12, 2020**



**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: _____



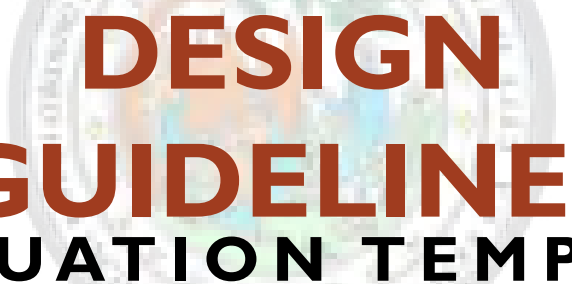
C.02| Prevent Light Trespass
Applicant response: (100 word max.)

City Response:

Document references: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 08
JANUARY 20, 2021**



**DESIGN
GUIDELINES
EVALUATION TEMPLATE**

NORTHLAND NEWTON DEVELOPMENT



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

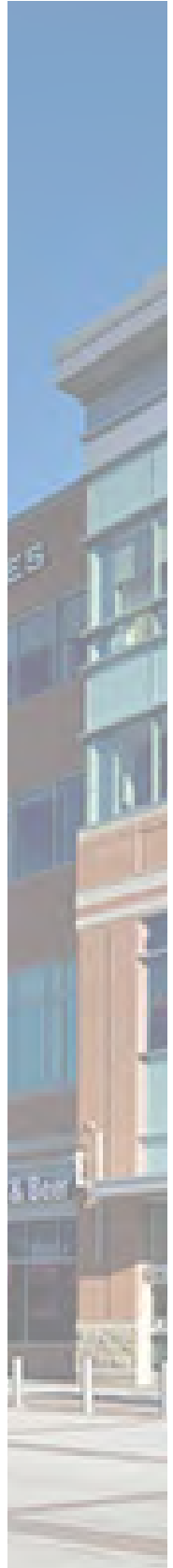
BUILDING DESIGN

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: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 9
DECEMBER 23, 2020**



**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: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 10
DECEMBER 23, 2020**



**DESIGN
GUIDELINES
EVALUATION TEMPLATE**

NORTHLAND NEWTON DEVELOPMENT



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

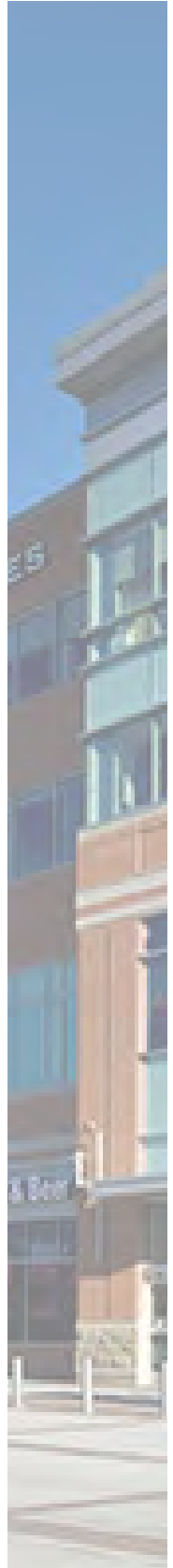
BUILDING DESIGN

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: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 11
DECEMBER 23, 2020**



**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: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 12
NOVEMBER 23, 2020**



**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: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
BUILDING 14
DECEMBER 23, 2020**



**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: _____



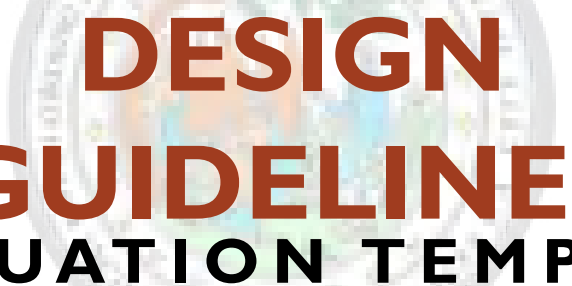
C.02| Prevent Light Trespass
Applicant response: (100 word max.)

City Response:

Document references: _____



**NORTHLAND NEWTON DEVELOPMENT
SD DESIGN CONSISTENCY REVIEW
DESIGN GUIDELINES EVALUATION TEMPLATE
KIOSK
JANUARY 20, 2021**



**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: _____

