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PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: August 6, 2021

MEETING DATE: August 10, 2021

TO: Land Use Committee of the City Council

FROM: Barney Heath, Director of Planning and Development
Jennifer Caira, Deputy Director of Planning and Development
Neil Cronin, Chief Planner for Current Planning
Katie Whewell, Senior Planner

CC: Petitioner

In response to questions raised at the City Council public hearing, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the Land Use Committee public hearing.

PETITIONS #91-21 & #27-20 (2) **355 and 399 Grove Street**

Petition #91-21 requesting amendments to Chapter 30, Newton Zoning Ordinance, in Sections 4.2.4 and 4.4.1 and 6.2.10 relative to the Mixed Use 3 District.

Petition #27-20(2) to amend the Special permit site plan as approved by Council Order #27-20 to allow changes to: the square footage of all of the approved buildings, the heights of Buildings 1, 2, 3, 4, 7, 8, 9 and 10, the building footprints shown on the site plan, the open space as shown on the approved site plan, the Comprehensive Sign Package, all at 355 and 399 GROVE STREET on land known as Section 42, Block 11, Lots 3, 4 and 4A, containing approximately 13.05 acres of land in districts zoned Mixed Use 3 Transit Oriented (MU3). Ref: Sec. 4.2.3, 4.2.4, 7.3.3, 7.4, 7.3.5 of the City of Newton Revised Zoning Ordinance, 2017. Proposed Amendments are subject to the proposed text changes to the MU-3 zoning district.

The Land Use Committee (the "Committee") opened the public hearing on these petitions on April 13, 2021; both public hearings remain open. This memorandum is focused on the sustainability, public facilities, signage, and design guidelines of the so-called "Riverside Development" proposed for the subject parcels.

Sustainability

The Project is subject to the *Sustainable Development Design* section (the "Sustainable Provisions") of the zoning ordinance. The intent of the Sustainable Provisions is to "reduce the use of energy, water, and other natural resources in Newton's building stock and minimize adverse environmental impacts from buildings and development in both construction and long-term operation". Due to the amount of square footage, the buildings must be designed to meet the standards of either the Leadership in Energy and Environmental Design ("LEED") Green Building Rating Program at the "gold level", the Passive House Green Building Rating Program "Passive House", or the Enterprise Green Communities Green Building Rating Systems. Council Order #27-20 included a waiver of the Sustainable Provisions from LEED Gold to LEED Silver for Buildings 1 and 2, otherwise the Project complied. The petitioners revised their sustainability commitments to achieve LEED Gold Certifiability for both Buildings 1 and 2, complying with the Sustainable Provisions. The petitioners are also maintaining their commitments contained in Council Order #27-20 such as constructing three Passive House buildings, conducting passive house feasibility studies for the remaining buildings, and conducting embodied carbon analyses for building materials **(Attachment A)**.

Signage

The Mixed Use 3/Transit Oriented Zone requires the petitioners to submit a comprehensive sign package "which shall supersede any other sign requirements and shall be complementary to the architectural quality of the mixed-use development and character of the streetscape." The petitioners are proposing to amend the approved signage plan contained in Council Order #27-20 for Buildings 1 and 2 **(Attachment B)**.

- The approved signage for Building 1 included a 200 square foot sign on both the northern and southern facades with an additional 75 square foot tenant-logo sign on the western façade, at the discretion of the Urban Design Commission (the "UDC"). The petitioner is proposing to retain this signage and to add an additional 75 square foot tenant-logo sign on the eastern façade, also at the discretion of the UDC.
- The approved signage plan for Building 2 included one 150 square foot sign on both the western and eastern facades. The petitioners are seeking to amend the approved signage plan to increase the sign on the western façade from 150 square feet to no more than 200 square feet, to decrease the sign on the eastern façade from 150 square feet to 75 square feet, and to add one 75 square foot tenant-logo sign on both the northern façade. The approved signage plan also required the petitioners to reduce the illumination of the sign on Building 2's western façade after 9:00 p.m. The petitioners are seeking to amend this condition to reduce the illumination after 11 p.m.

The petitioner is scheduled to appear before the UDC on August 11, 2021 to present the amendments.

Design Guidelines

The City engaged Form + Place Inc., ("Form + Place") to convert the petitioners' master plan into a framework to guide the architecture of the buildings as they are developed from when the Project is approved to a building permit application **(Attachment C)**. As with the previous petition, the design guidelines govern only the final design of the site and the buildings, while the zoning district, and the

Council Order govern the overall Project. For example, the Project could not be increased to exceed 1,0250,000 square feet, or exceed the 60% to 40% ratio of residential to commercial uses. Additionally, the Council Order, and the approved site plan, would fix: the total number and location of buildings; the sustainability commitments; as well as other improvements, e.g., the infrastructure improvements and the Grove Street frontage.

The Design Guidelines are broken down into three categories: *Buildings and Urban Design*, *Buildings and Architectural Design*, and *Building Façade Design and Materials* to consider the Project at a variety of scales. The *Buildings and Urban Design* section considers the Project holistically; how the buildings are detailed to be compatible with the surrounding context and invite abutters into the site via streets or open spaces. The *Buildings and Architectural Design* section takes a more in-depth look at overall architectural character and how this promotes place-making and urban design goals within the site, while the *Building Façade Design and Materials* section puts forth parameters for how the building facades will be detailed to create a human-scaled environment. Additionally, these parameters identify "vista terminations" which are building elevations that are framed by perspective views and should therefore respond with a building element of appropriate size and architectural impact. Form + Place also created a three-tiered hierarchy of facades that prioritizes which facades should receive greater architectural detailing and higher quality materials due to the prominence of their location within the Project.

The Design Guidelines have been revised to respond to the changes to the Project. Specifically:

- The façade hierarchy diagram indicates the southern façade of Building 5 is a primary façade because it terminates the vista from the Project's southern entrance. Although not shown in the diagram, the southern façade of Building 2 should also be a primary façade as it helps form a gateway into the site with Building 1. As part of that gateway, the pedestrian bridge is also a primary façade.
- The *Buildings and Architectural Design* section has been updated to address interior building lighting and measures that may prevent light "spill"
- The *Buildings and Urban Design* section has been updated to include a section regarding site lighting and efforts to transition from areas of more intense lighting such as the transit square to less intense lighting such as Main Street and the amphitheater. This section has also been updated to address screening for at-grade mechanical treatment such as transformers. Lastly, this section has been updated to include strategies for treating the loading area on the ground floor of Building 2.

Council Order #27-20 outlines the multi-step process by which the final building permit plans are determined to be consistent with the zoning ordinance, the Council Order, and the Design Guidelines **(Attachment D).** There are no proposed changes to the process.

Water, Sewer, and Stormwater

The MU-3/TOD requires water, sewer, and stormwater impact analyses to ensure the Project would not overburden public facilities. The City Engineer produced a revised Infiltration and Inflow ("I&I") calculation which indicates the water demand, and the sewer flow has increased by approximately 961 gallons per day. Given the slight decrease in the cost per gallon for sewer mitigation, the Council Order #27-20's requirement of $1.4 million satisfies the ordinance and the City's needs based on the

recommendation of the City Engineer.

As with the Project approved by Council Order #27-20, the City Engineer determined there is sufficient water capacity in the area to service the Project without impacting the immediate area. Additionally, the City Engineer and the Department of Public Works are planning a water main rehabilitation project within Grove Street which will increase water capacity.

Regarding stormwater, the petitioners submitted a revised design for the Project's stormwater management system which relocates a large subsurface infiltration chamber from beneath the parking garage to Main Street. As with the approved Project, the final design of this system may evolve in advance of a building permit application, but the stormwater management goals stated in the petitioners' initial December 2019 report regarding reducing impervious area, infiltration, water quality, green stormwater management practices, and phosphorous removal would remain. As with water and stormwater, the Council Order will include a lookback condition to determine the system's effectiveness and require mitigation if the system is not functioning as proposed.

ATTACHMENTS

Attachment A: Sustainability Conditions from Council Order #27-20
Attachment B: Comprehensive Sign Package, dated August 6, 2021
Attachment C: Draft Design Guidelines dated August 3, 2021
Attachment D: Building Permit Review Process from Council Order #27-20

56. No building permit (other than a demolition permit) shall be issued by the City for work on the Project until the Petitioner has submitted a complete Release Abatement Measure Plan to the Department of Environmental Protection in accordance with 310 CMR 40.0444 through 40.0449.

CONDITIONS RELATED TO SUSTAINABILITY

57. All buildings, except for Buildings 1 and 2 and the non-residential portions of Buildings 9 and 10, shall be designed and constructed to achieve LEED v.4 Gold for Building Design and Construction Multifamily Midrise certifiable standard.

58. Buildings 1 and 2 shall be designed and constructed to achieve LEED v.4 Silver certifiable standard.

59. The Petitioner shall construct the residential portions of Buildings 7 and 8, plus the residential portions of one additional residential building, to achieve Passive House certification in accordance with the requirements of the Passive House Institute US (PHIUS), the Passive House Institute (PHI), or other recognized passive house certification organization and this Special Permit/Site Plan Approval. The commercial portions of such buildings shall not be obligated to meet such standards and shall be excluded from the certification. The residential portions of buildings that do not achieve Passive House certification shall be built in accordance with "Passive House Principals," as set forth in the Memorandum attached to the Sustainability Strategic Plan, prepared by New Ecology, dated June 9, 2020, on file with the City Clerk and the Planning and Development Department, and taking into account the accepted Passive House best practices, principals, and standards in effect at the time of design and construction.

60. The Petitioner shall complete Passive House feasibility studies and energy modeling for the residential portions of Buildings 3, 4, 5, 6, 9, and 10 (unless such building is being constructed to achieve Passive House certification) to determine the design and construction approach. Such reports shall be provided to the Director of Planning and Development prior to the issuance of the first building permit for vertical construction of the Project.

61. The Petitioner shall complete an embodied carbon analysis to guide materials selection during design and construction. The analysis will include but not be limited to materials for concrete, framing, cladding, and insulation. Such analysis shall be provided to the Director of Planning and Development prior to the issuance of the first building permit for vertical construction of the Project.

62. The Petitioner shall achieve and/or implement the following sustainability strategies which shall be incorporated into the Project:

    a. The Petitioner shall utilize all electric sourced heating and cooling systems in the residential portions of all buildings. The Petitioner will explore all electric sourced heating and cooling mechanical systems in Buildings 1 and 2.

b. The Petitioner shall utilize all electric sourced domestic hot water in the residential portions of all buildings.

c. For all dwelling units, and in all other spaces where applicable, the Petitioner shall utilize electric "Energy Star" appliances (or functional equivalent).

d. The Petitioner shall install solar installations on roofs of a sufficient number of residential buildings to offset at least 25 percent of the house load of the passive house buildings. Except for Buildings 9 and 10, all building roofs that are not essential locations for mechanical systems (which the Petitioner must make every effort to consolidate) shall be solar ready. To the greatest extent feasible, the Petitioner will utilize such building roofs for actual installation and implementation of sustainable strategies including photovoltaic panels, green roofs and/or reflective roof materials. A final roof mapping plan for each building in the Project (other than for Buildings 9 and 10) shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of a building permit for vertical construction of such building.

e. The Parking Garage shall be designed and constructed to accommodate solar panel coverage on the roof. The Petitioner shall use best efforts to ensure that the MBTA undertakes the necessary procurement effort to implement solar on the roof of the Parking Garage.

f. Bicycle parking/storage will be provided for at least 880 bicycles on the Development Parcel at full build out.

g. Electric vehicle charging stations will be provided for 10% of the striped non-MBTA parking spaces (anticipated to be 101 spaces), with expansion built in to double the amount to 20% of the non-MBTA parking spaces (anticipated to be 202).

h. A rain harvesting system will be utilized to capture some roof rainwater for irrigation.

i. Drought tolerant and indigenous plants will be the predominant species installed in the landscape.

j. Low Impact Design (LID) strategies will be employed in the design of the stormwater management system.

k. Permeable pavement and pavers will be utilized as part of the LID strategy.

63. The Petitioner shall analyze, review and discuss with the Director of Planning and Development the following sustainability strategies, prior to the issuance of any building permit for the Project, other than the Parking Garage, in order to determine their feasibility and the possible return on investment if they were to be implemented:

a. Depending on the results of the Passive House feasibility studies as required pursuant to Condition #60 above and Petitioner's return on investment analysis, the Petitioner will seek to achieve Passive House Certification similar to those contemplated in Condition #59 for the residential portions of some or all of the remaining buildings to the fullest extent feasible.

b. The Petitioner will study the feasibility of achieving the LEED Gold v.4 certifiable standard for Buildings 1 and 2.

c. The Petitioner's design teams will utilize the results of the embodied carbon analysis as required by Condition #61 above during the design process so that low embodied carbon materials can be incorporated when cost, availability, and performance is feasible.

d. Depending on the future utilization of the electric car charging stations and the level of future potential demand, the Petitioner will explore the feasibility of securing increased electrical service to provide charging stations for up to 80% of the non-MBTA striped parking spaces as the market demand for charging stations increases.

e. Increasing solar installations on residential roofs to offset more than 25 percent of the house load of the passive house buildings.

f. Installing Level 2 or DC fast-charge electric vehicle charging stations on the Development Parcel.

PARKING CONDITIONS

64. The cost of residential tenant parking for market-rate units shall be charged separately from residential tenant rents, and the rental period cannot commence prior to, or extend past the end of, the rental period of the unit. Residential tenant parking shall only be rented to current residential tenants. One (1) parking stall shall be available for each Inclusionary Unit without charge to the tenant of such unit.

65. Prior to the issuance of any certificate of occupancy (temporary or final) for the buildings other than the Parking Garage, the Petitioner shall submit a Parking Management Plan (the "Parking Management Plan") to the Director of Planning and Development and the Commissioner of Public Works for review and approval that maximizes the use of available parking spaces, encourages shared parking opportunities, and identifies any valet parking programs. A copy of the Parking Management Plan shall also be provided to the Liaison Committee. The Parking Management Plan shall include, but not be limited to, the following:

    a. Flexibility in updating the Plan in the event that conditions change that merit different approaches to maximizing the use of available parking spaces. Changes to the Parking Management Plan shall require the approval of the Director of

Riverside Station

Signage Plan

August 6, 2021

MARK DEVELOPMENT

Tenant Signage

All retail tenant signage shall comply with the requirements of Section 5.2 of the Zoning Ordinance. For those purposes, the “building wall frontage” referenced in Section 5.2.8 of the Zoning Ordinance shall be construed to mean the wall frontage of the retail tenant’s portion of the building. Retail tenant signage may be externally illuminated only. Window signs shall not exceed 25% of the window area through which they are visible. On all Grove Street facades, window signs shall mean any sign visible through a window, even if placed more than 6 inches behind the window.

Wayfinding Signage

The UDC will determine the appropriate number, type, location, and size of all wayfinding signs for the Project.

Temporary Signage

The UDC will determine the appropriate number, type, location, and size of all temporary signs for the Project.

All Signage

No sign shall have any blinking, moving, or flashing lights and no neon colors are permitted.

All final design determinations (including color and intensity of illumination) in connection with the signage program are to be made by the UDC.

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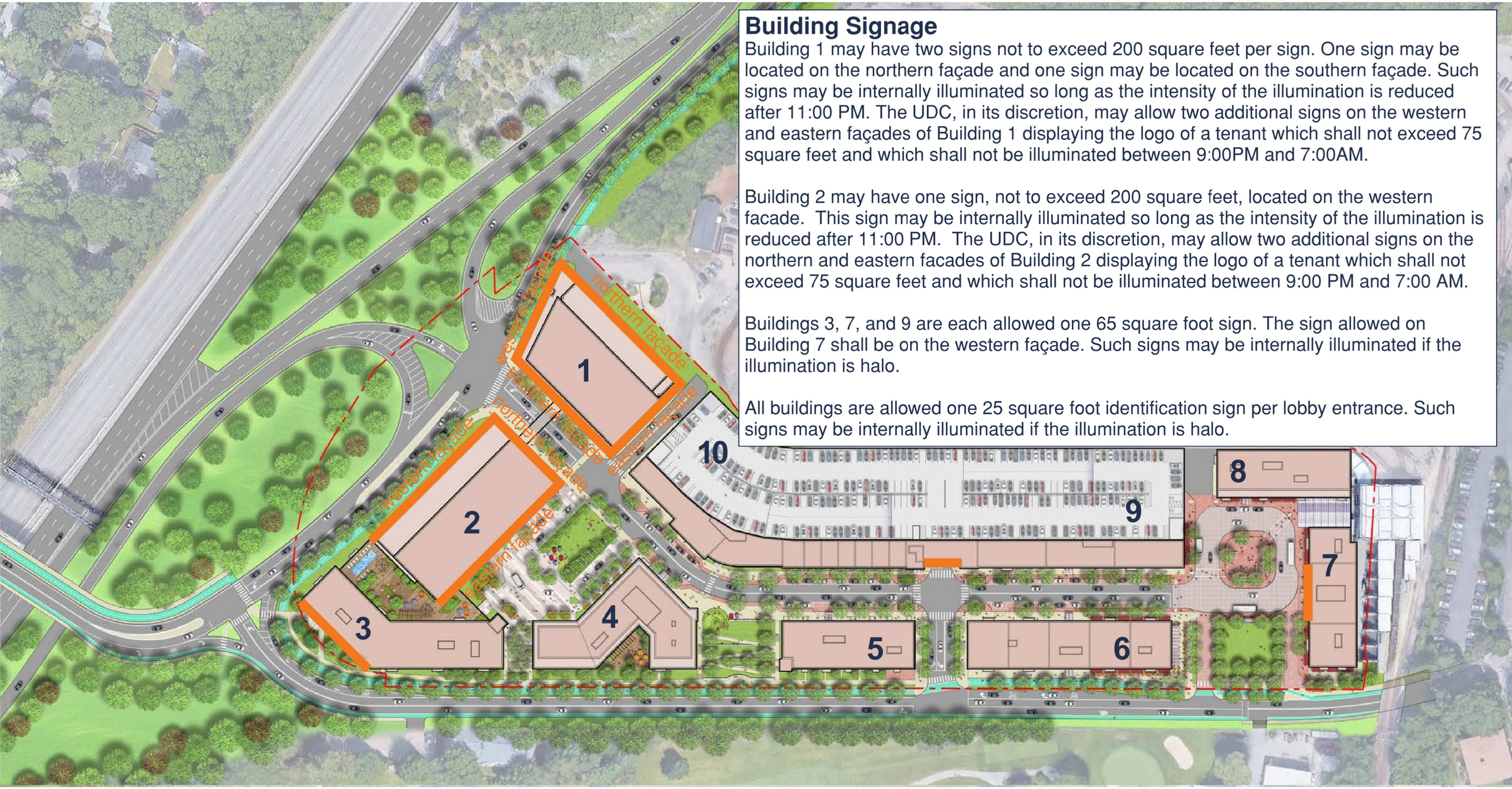
Building Signage

Building 1 may have two signs not to exceed 200 square feet per sign. One sign may be located on the northern façade and one sign may be located on the southern façade. Such signs may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the western and eastern façades of Building 1 displaying the logo of a tenant which shall not exceed 75 square feet and which shall not be illuminated between 9:00PM and 7:00AM.

Building 2 may have one sign, not to exceed 200 square feet, located on the western facade. This sign may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the northern and eastern facades of Building 2 displaying the logo of a tenant which shall not exceed 75 square feet and which shall not be illuminated between 9:00 PM and 7:00 AM.

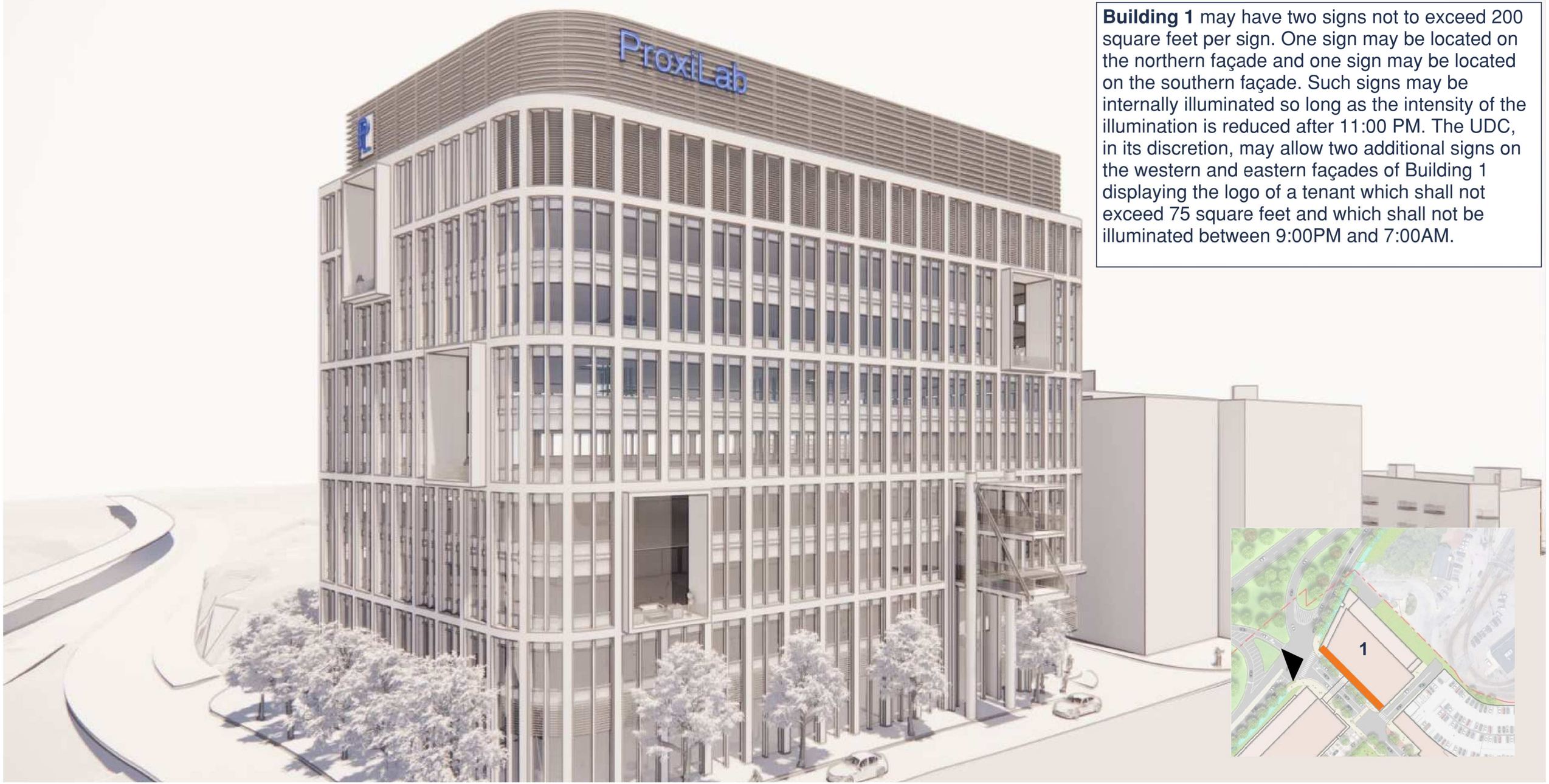
Buildings 3, 7, and 9 are each allowed one 65 square foot sign. The sign allowed on Building 7 shall be on the western façade. Such signs may be internally illuminated if the illumination is halo.

All buildings are allowed one 25 square foot identification sign per lobby entrance. Such signs may be internally illuminated if the illumination is halo.



Signage Plan

MARK DEVELOPMENT



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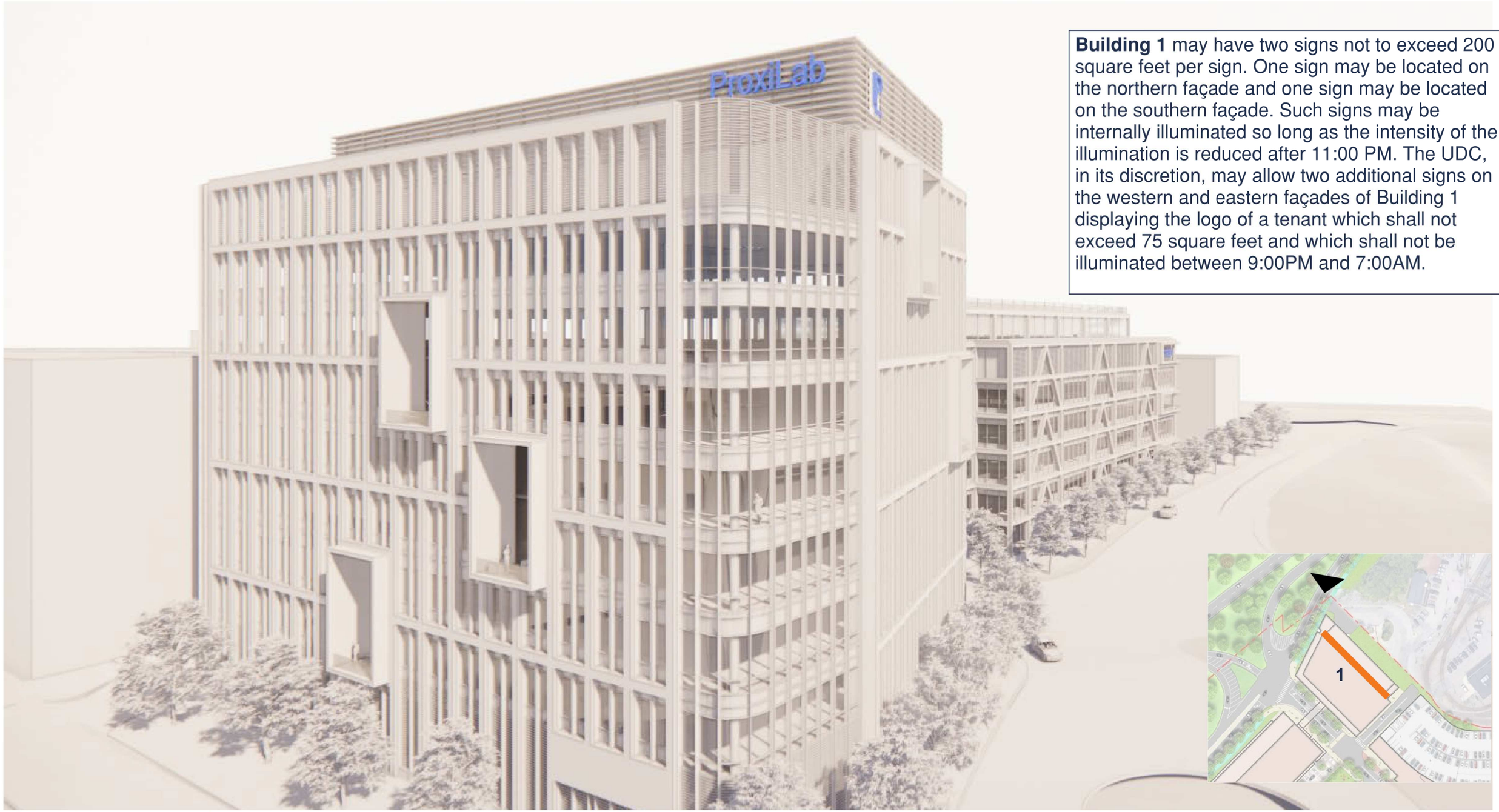
For illustrative purposes only.

Building 1 - Southern Facade

ELKUS | MANFREDI ARCHITECTS

MARK DEVELOPMENT



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For illustrative purposes only.

Building 1 - Northern Facade

ELKUS | MANFREDI ARCHITECTS

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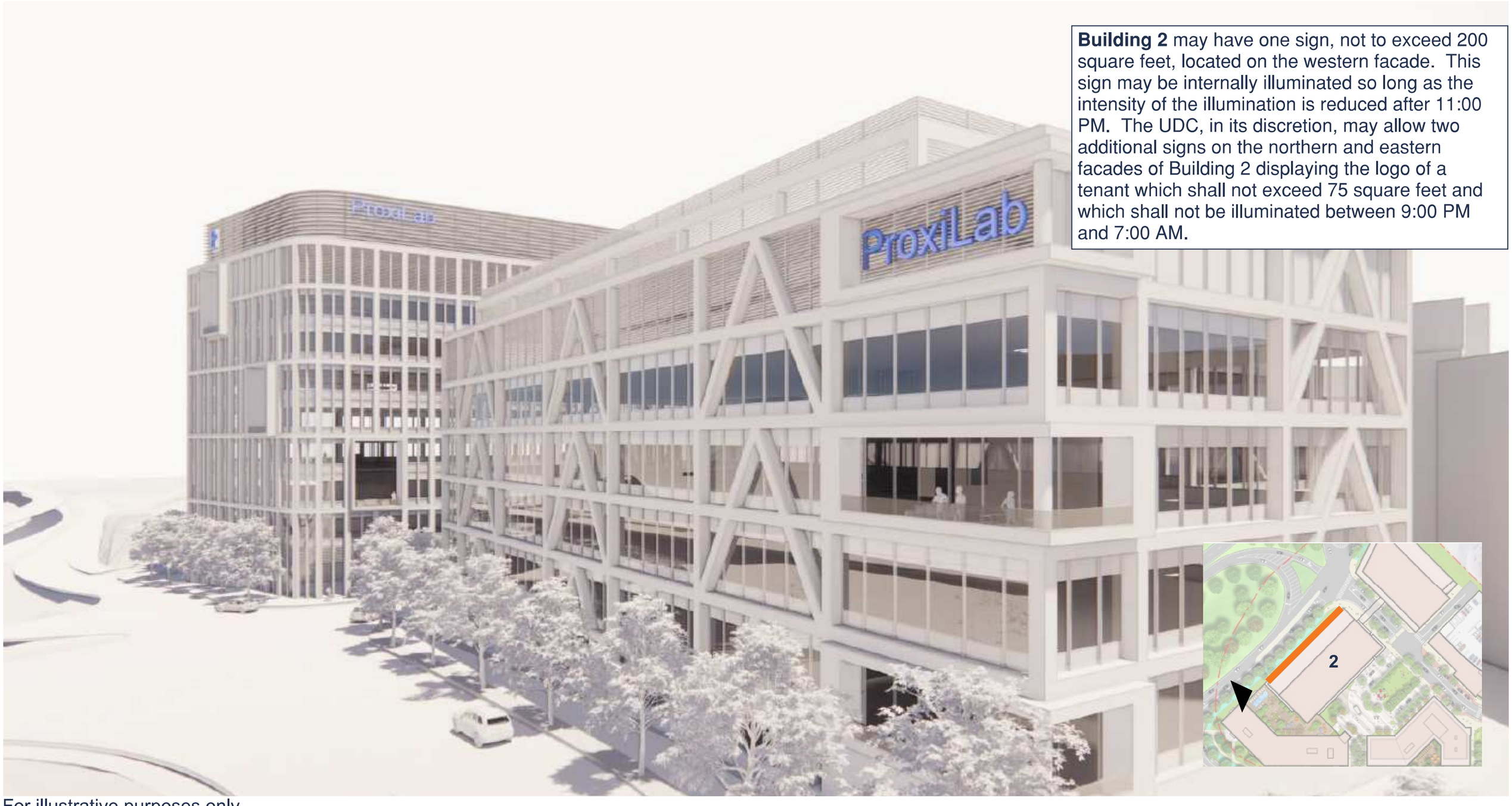
Building 2 may have one sign, not to exceed 200 square feet, located on the western facade. This sign may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the northern and eastern facades of Building 2 displaying the logo of a tenant which shall not exceed 75 square feet and which shall not be illuminated between 9:00 PM and 7:00 AM.



For illustrative purposes only.

Building 2 - Western Facade

ELKUS | MANFREDI ARCHITECTS

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Building 2 may have one sign, not to exceed 200 square feet, located on the western facade. This sign may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the northern and eastern facades of Building 2 displaying the logo of a tenant which shall not exceed 75 square feet and which shall not be illuminated between 9:00 PM and 7:00 AM.

For illustrative purposes only.

Building 2 - Northern Facade

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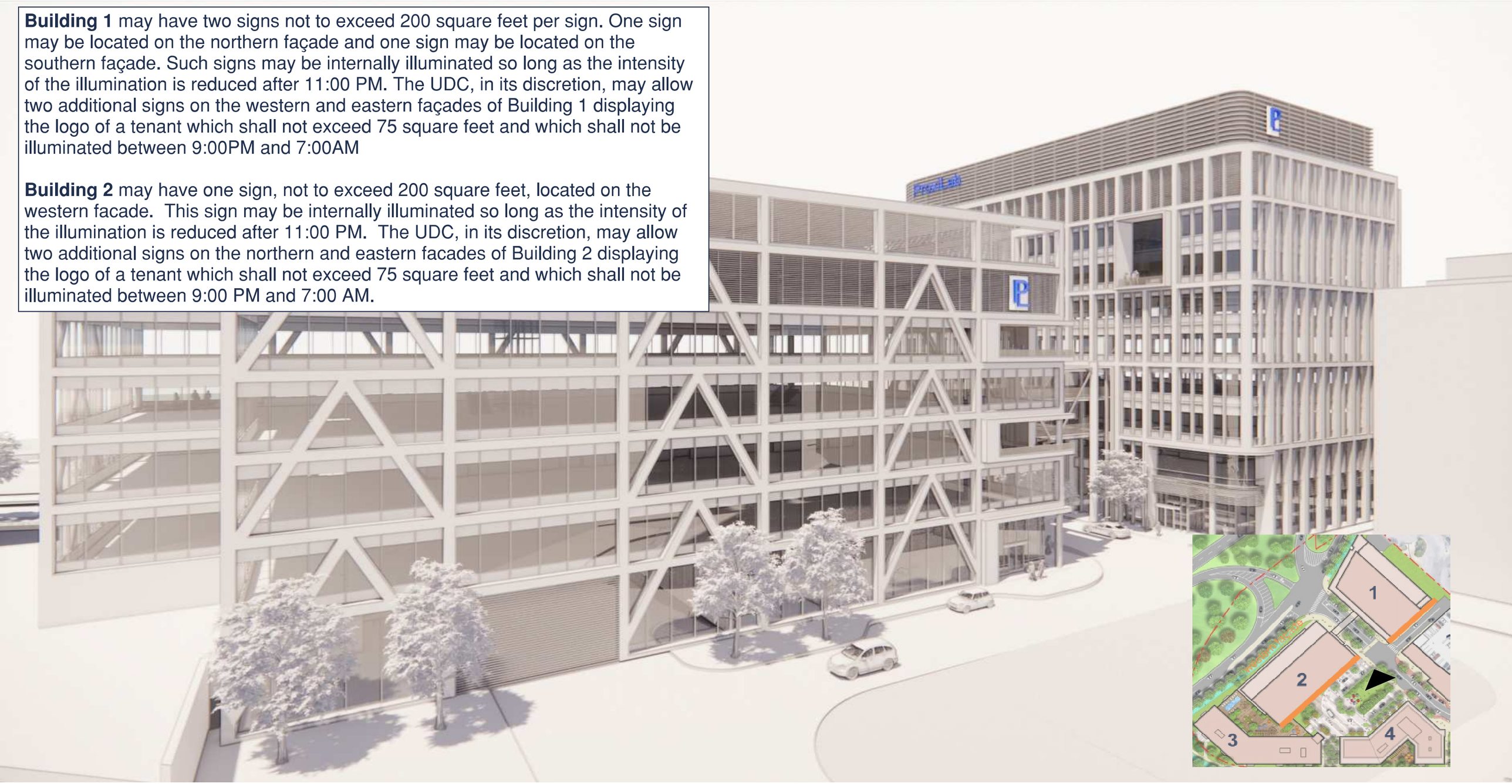
Building 1 may have two signs not to exceed 200 square feet per sign. One sign may be located on the northern façade and one sign may be located on the southern façade. Such signs may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the western and eastern façades of Building 1 displaying the logo of a tenant which shall not exceed 75 square feet and which shall not be illuminated between 9:00PM and 7:00AM

Building 2 may have one sign, not to exceed 200 square feet, located on the western facade. This sign may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the northern and eastern facades of Building 2 displaying the logo of a tenant which shall not exceed 75 square feet and which shall not be illuminated between 9:00 PM and 7:00 AM.



For illustrative purposes only.

Building 1 & 2 - Eastern Facade

ELKUS | MANFREDI ARCHITECTS

MARK DEVELOPMENT

Building 1 may have two signs not to exceed 200 square feet per sign. One sign may be located on the northern façade and one sign may be located on the southern façade. Such signs may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the western and eastern façades of Building 1 displaying the logo of a tenant which shall not exceed 75 square feet and which shall not be illuminated between 9:00PM and 7:00AM.

Building 2 may have one sign, not to exceed 200 square feet, located on the western facade. This sign may be internally illuminated so long as the intensity of the illumination is reduced after 11:00 PM. The UDC, in its discretion, may allow two additional signs on the northern and eastern facades of Building 2 displaying the logo of a tenant which shall not exceed 75 square feet and which shall not be illuminated between 9:00 PM and 7:00 AM.

For illustrative purposes only.

Building 2

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Buildings 3 is allowed one 65 square foot sign. Such sign may be internally illuminated if the illumination is halo.

For illustrative purposes only.

Building 3

MARK DEVELOPMENT

Building 7 is allowed one 65 square foot sign. The sign allowed on Building 7 shall be on the western façade. Such sign may be internally illuminated if the illumination is halo.

For illustrative purposes only.

Building 7

MARK DEVELOPMENT

For illustrative purposes only.

Building 9

MARK DEVELOPMENT



DESIGN GUIDELINES

RIVERSIDE STATION DEVELOPMENT

Prepared by the City of Newton, MA

~~September 2020~~ August 2021

~~DRAFT~~

Note: New date and new project rendering image

RIVERSIDE STATION DEVELOPMENT
DESIGN GUIDELINES

INTRODUCTION

This Design Guideline document was created by the City of Newton Planning & Development Department to provide a framework for the incremental execution of the Riverside Station development. Crafted in collaboration with the City's Urban Design On-Call consultant, Form + Place, Inc., the proponent Mark Development and the proponent's design team, these guidelines were adopted by the Newton City Council during the Special Permit approvals process. This document is intended to be a tool for both the proponent, providing a degree of design flexibility to respond to evolving development realities, and the City, ensuring that the realized project matches expectations set forth in the master plan.

These Design Guidelines were formulated to embody the goals and objectives of the Riverside Vision Plan, which was adopted in May of 2019. This community-driven Vision Plan provides recommended implementation strategies for future development of the Riverside site along the Grove Street corridor and in surrounding neighborhoods, identifying environmental, transportation, land use and design aspirations.

The guidelines are organized into three distinct categories – Buildings and Urban Design, Buildings and Architectural Design, Building Façade Design and Materials - to allow for careful consideration of the proposed development at a variety of scales. Guidelines at the Urban Design level are intended to evaluate the implementation of the project holistically, taking into consideration the overall quality of the public realm and the projects connectivity to the surrounding context. Architectural design and Facade design criteria are intended to allow the City to take a more detailed look at the architectural qualities of the proposed buildings and their role in reinforcing place-making goals within the development.

PROCESS

Following Special Permit approval, and at each phase of implementation of the master plan, the proponent will be required to file a building permit application. In each instance, prior to the application filing, the proponent will fill out the Design Guideline Evaluation Template, explaining how the proposed development responds to the recommended design criteria and is consistent with the approved Special Permit application. In addition to the written responses to the Design Guidelines, the proponent can reference site and architectural drawings required in the Building Permit application to illustrate the design intent.

The City will then undertake a consistency determination process, which will include reviews and recommendations by Planning & Development Department Staff [Staff] and/or their Peer Review consultants, as well as the Urban Design Commission [UDC]. Since the Special Permit is being granted at an early stage of design and is based on architectural drawings that include site plans, building floor plans and exterior renderings, among other exhibits, the proponent will be required to go though a consistency review to ensure the design is in accordance with the zoning ordinance, the special permit and these design guidelines prior to advancing to contract documents.

Once Staff and UDC consistency determinations have been completed, a recommendation will be forwarded to the Commissioner of the Newton Inspectional Services Department for consideration and final approval.

RIVERSIDE STATION DEVELOPMENT

DESIGN GUIDELINES

ACKNOWLEDGMENTS

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In collaboration with:
RIVERSIDE STATION DEVELOPER:

MARK DEVELOPMENT

DEVELOPER'S CONSULTANT TEAM:
Stantec Urban Places, Speck and Associates LLC,
Halvorson Design Partnership, David M. Schwarz Architects, Inc.

REFERENCED DOCUMENTS

CITY OF NEWTON COMPREHENSIVE PLAN [2007]
http://www.newtonma.gov/civicax/filebank/documents/53304

RIVERSIDE VISION PLAN [2019]
http://www.newtonma.gov/civicax/filebank/documents/96820

NEWTON CITY ORDINANCES, CHAPTER 30: ZONING ORDINANCE [Updated 2019]
http://www.newtonma.gov/civicax/filebank/documents/69436

TABLE OF CONTENTS

Note: New rendered site plan

BUILDINGS AND URBAN DESIGN
1. Connectivity to Surrounding Context
2. Building-Site Relationships

BUILDINGS AND ARCHITECTURAL DESIGN
1. Overall Architectural Character
2. Sustainable Design: Green Buildings

BUILDING FACADE DESIGN AND MATERIALS
1. Facade Hierarchy
2. Facade Materials
3. Facade Design

Note: New rendered site plan

BUILDINGS AND URBAN DESIGN

These Building and Urban Design guidelines are intended to support overall place-making goals by promoting the quality design of individual buildings and ensuring that they contribute to a holistic development vision. The Riverside Station area presents a unique set of variables and, as such, new buildings should be designed and detailed to respect the existing context by seeking to relate to and enhance the surrounding streetscapes and open spaces on which they front. The development must also accommodate an existing terminal transit node, and all its associated functional requirements, while tapping into this interface to promote vibrancy. Within the development, buildings should be detailed to reinforce their role in defining open spaces and an engaging pedestrian environment, key to implementing a meaningful place-making strategy. A highly articulated public realm should also incorporate quality design elements, ranging from urban furniture and lighting to landscaping and paving - all in support of a pedestrian-first environment. Sustainable site design practices must support the City of Newton's overall environmental goals.

1 | CONNECTIVITY TO SURROUNDING CONTEXT

A. Neighborhood Edge Design
B. Hierarchy in Design: Addressing Varied Frontages
C. Buildings Defining Gateways

2 | BUILDING-SITE RELATIONSHIPS

A. Placemaking
B. Buildings and Views

Note: New project rendering image

BUILDINGS AND URBAN DESIGN NO. 1

CONNECTIVITY TO SURROUNDING CONTEXT

GOAL | Riverside Station shall focus on transitions to its immediately abutting contexts, knitting into diverse frontages that include Grove Street, Route 128, an existing transit station and adjacent open space networks in ways that are respectful to the surrounding community.

A. NEIGHBORHOOD EDGE DESIGN

A.01| Relationship to Surrounding Streets

Buildings at the perimeter of Riverside Station - individually and collectively - shall be detailed in a way that reinforces their siting, and that promotes compatibility with the Grove Street corridor and Recreational Road Extension. Most importantly, buildings along these edges shall help define safe and attractive pedestrian environments, in addition to accommodating bike activity and contextual landscaping.

A.02| Visual Permeability

The detailing of buildings, and the open spaces between them, should allow for a high degree of visual permeability, especially along Grove Street. Vehicular and pedestrian gateways, including streets, major open spaces and pocket parks, should incorporate a mix of hard-scape and soft-scape environments that are functionally and aesthetically welcoming.

B. HIERARCHY IN DESIGN: ADDRESSING VARIED FRONTAGES

B.01| Grove Street

Detail buildings along the Grove Street frontage to achieve a human scale that is respectful of the corridor and adjacent open spaces. The architectural treatment on facades, such as stoops, balconies, bays and terraces, [see lower-right image] shall allow buildings to negotiate the changing topography while maintaining visual connectivity into the development.

B.02| Route 128

Design buildings facing Route 128 to address multiple scales, helping to brand the project from distant viewpoints along the highway corridor while providing an appropriate level of architectural detail to enhance the local context.*

B.03| MBTA Rail Yard

Facades of buildings facing the MBTA rail yard will not have a great deal of visibility from surrounding contexts and, as such, can have a simpler approach to architectural detailing. Durable and quality materials shall be used.

Buildings and streetscapes define neighborhood edges

Open space and gateways encourage connectivity

Changing scale to transition to surrounding context

* Variation in the height, materials and overall façade design of adjacent buildings, especially when they are physically connected, can enhance visual interest and ensure that the frontage they define is appropriately scaled.

C. BUILDINGS DEFINING GATEWAYS

C.01| Transition Zones

Design buildings that define gateways into Riverside Station to provide a sense of transition from the surrounding area by utilizing thoughtful massing strategies and incorporating elements, such as matching towers [see adjacent image]. In addition to architectural elements, buildings that are purposefully sited to frame vehicular and pedestrian entry points shall utilize quality materials that provide a higher level of visual interest.

Designing transitions through gateway buildings

Note: the language in C.01 was considered for embellishments but determined to be adequate [relative to defining pedestrian bridges]

BUILDINGS AND URBAN DESIGN | NO. 1

BUILDINGS AND URBAN DESIGN NO. 2

BUILDING-SITE RELATIONSHIPS

GOAL | Internal to Riverside Station buildings should thoughtfully define streetscapes and enhance the experiential qualities of usable public spaces. At an urban design scale, the detailing of building facades must reinforce their siting and reflect their role, whether contributing to forming city blocks or acting as important focal points.

A. PLACEMAKING

A.01| Role of Buildings in Defining Public Open Spaces

Design buildings, or sections of buildings, that have an immediate relationship to significant public greens and squares within the development to have features that complement the design qualities and scale of the spaces on which they front. While facades, in general, shall be thought of as a holistic composition, certain sections may be detailed to reflect their role as background buildings while other, more ceremonial locations should incorporate architectural emphasis.

Buildings defining a significant public open space

A.02| Role of Buildings in Defining Street Walls

Mass and align buildings in conjunction with the street sections that they help to define, in order to provide appropriately scaled pedestrian environments. Buildings on Riverside Station's main mixed-use street shall contribute to the continuity of the street wall, though some variation in building alignment may be used to facilitate outdoor dining and other activities. Based on the orientation and width of streets [street section], consider stepping back upper floors to allow for more pleasant streetscapes. In mixed-use buildings, the ground floor level shall reinforce a vibrant pedestrian environment by incorporating transparent storefronts and active uses.

Mixed-use building with well-defined street edge

A.03| Secondary Spaces

Activate smaller public spaces, like pocket parks and pedestrian mews, that provide through-block connections, by the careful placement of lighting, landscaping and urban furniture. Include transparent storefronts that turn the corner to contribute to the activation of secondary spaces.

Pocket parks can offer a unique experience

* - through their related corners or elements that connect them, such as pedestrian bridges -

B. BUILDINGS AND VIEWS

B.01| Framing Visual Corridors

Design buildings to delineate significant visual axes. Whether at a gateway location or at a transition point from a significant open space to a ~~related~~ streetscape, design adjacent buildings ~~often at their corners~~ * to complement each other and frame views.

Focal points / Terminating visual corridors

B.02| Terminating Views/ Focal Points

Certain buildings, by the nature of their location at the head of significant streets or their prominent positioning on public spaces, play a role as focal points in the public realm. These buildings, or sections of buildings, shall receive a higher level of architectural articulation consistent with their hierarchically important role in the neighborhood.

C. PARKING AND SERVICE

C.01| Detailing Access Points

Design parking and service areas to be visually unobtrusive, where possible; Articulate access points so as to minimize impacts on key pedestrian environments [avoid excessive curb cuts] and primary building entries, as well as adjacent buildings and public spaces. *

Building corners can be significant transition

C.02| Liners, Screening and Landscaping

For above-grade structured parking, building "liners" [sections of buildings with occupied space, such as single-loaded residential units] or significant architectural façade treatments shall be incorporated to screen them from important pedestrian environments. Additional freestanding visual buffers, including walls that feature materials consistent with adjacent building architecture, or landscaping may be utilized as well. ~~It is particularly important that the ground floor level is thoughtfully designed.~~ **

Ground floor commercial liner in parking structure

** Loading areas for residential buildings can be located on the exterior provided they are designed to minimize impacts on pedestrian environments and are visually buffered from public realm areas by landscaping. The entire ground floor of buildings must be thoughtfully and holistically designed.

* Loading areas, serving commercial buildings, that cannot be discreetly sited relative to active public realm areas, must be located internal to buildings. Access to internal loading areas must be provided through operable doors that are finished with an architectural quality that is compatible with the ground floor façade of the building.

D. BUILDING/ STREET INTERFACE

D.01| Paving

Choose specialty paving to compliment building materials and enhance the building/street interface, especially at key focal points such as primary entries. Use materials to reinforce streetscape and open space zones, such as areas in front of storefronts, areas for outdoor dining and areas featuring urban furniture. Use only durable paving materials that weather well and can withstand seasonal impacts.

D.02| Urban Furniture

Integrate built-in furniture [large benches, terraced seating] to help detail the design of streetscapes and open spaces. Providing movable furniture [tables and chairs, benches, lounge chairs] is also desirable as it allows a degree of flexibility for configuring multi-purpose spaces.

D.03| Accessibility

All places of public accommodation shall be accessible to persons with disabilities and meet the standards set forth in the Americans with Disabilities Act [ADA].

D.04| Wayfinding Signage

Establish a "Sign Family" that promotes consistency in design across the full spectrum of site / development-level signage - whether building-mounted or free-standing - including pylons, monuments, kiosks, etc. Fabricate signs out of high-quality materials that are durable and consistent with both landscaping features and building architecture.

D.05 Site Lighting

Site lighting in the vicinity of the MBTA station, and on associated roadways, is to be more intense than the balance of the site lighting, as dictated by MBTA standards. Lighting transition zones shall be created between MBTA station lighting areas and non-MBTA site lighting as to minimize stark contrasts in lighting intensity. Utilize graduated step-downs in street lighting or integrated lighting features between these areas to achieve transitions.

Specialty paving in pedestrian environments

Combine movable and fixed furniture for flexibility

Wayfinding signage integrated into the public realm

Note: New rendering

BUILDINGS AND ARCHITECTURAL DESIGN

These Building and Architectural Design guidelines have been developed to ensure that the architectural character of Riverside Station achieves the community's standard for high-quality building design. In addition to larger scale issues that define how buildings shall relate to their surrounding community context, these guidelines are intended to describe design parameters for how buildings contribute to creating highly articulated, human-scaled environments. At the immediate site context level, it is the ground floor interface that is often most critical for creating vibrant streetscapes. As such, these guidelines offer both recommendations for

1 | OVERALL ARCHITECTURAL CHARACTER
- A. Holistic Approach to Large Scale Developments
- B. Building Height
- C. Building Massing
- D. Facade Articulation
- E. Ground Level Design
- F. Roofscape Design
- G. Materials
- H. Building Exterior Lighting

2 | SUSTAINABLE DESIGN: GREEN BUILDINGS
- A. Passive House
- B. LEED Building Design and

Note: New rendering

OVERALL ARCHITECTURAL CHARACTER

GOAL | The architectural character of a building shall be judged holistically for its relatedness to its surrounding context, not purely by its style or vernacular.

A. HOLISTIC APPROACH TO LARGE-SCALE DEVELOPMENT

A.01| Context Appropriate

Buildings at Riverside Station shall incorporate design strategies that balance its prominent location, and role as a gateway, with the compact, walkable and human-scaled environments found in village centers throughout Newton. While architectural style is not something that guidelines should mandate, referencing a mix of traditional and more current, innovative vernaculars may be appropriate, especially if detailed in a way that helps achieve an overall consistency in design.

A.02| Balancing Consistency and Variation

The architectural qualities and relatedness of each building at Riverside Station is key to defining a well-articulated public realm. Purposeful variation in design, such as placing a signature building in a prominent location, can be appropriate, provided that its relationship to adjacent buildings and the public realm is thoughtfully considered, as reinforced by its massing, detailing and material selection. For example, buildings that terminate significant view corridors or front on major squares, should incorporate more elaborate architectural features.

B. BUILDING HEIGHT

B.01| Variation in Height

Where there is variation in height from building to building, utilize unifying architectural elements, such as intermediate cornice lines or other datums, to tie together streetscapes.

B.02| Impact on Open Space and Streetscapes

Detail buildings with architectural elements [i.e. awnings and canopies] that help mitigate impacts on adjacent open spaces and streetscapes due to factors such as building height and orientation.

Contextual building design that is human-scaled

Contextual building with a modern vernacular

Varying height to transition scale

Height variation with a consistent base reading

C. BUILDING MASSING

C.01| Relation to Human Scale

Break down the facades of buildings with larger footprints to appear as multiple buildings that are more likely to relate to human scale and follow existing development patterns in the community. This can be achieved through architectural treatments such as stepping building volumes, adding secondary elements, changing materials and varying roof forms.

Breaking down a facade to appear as multiple buildings

C.02| Major and Minor Volumes

Incorporate secondary volumes to achieve major and minor readings to address overall building scale and avoid large monotonous elevations.

Adding volumes to avoid large monotonous facades

C.03| Step-backs

Step back facades at upper floor levels, where appropriate, to make buildings more compatible with narrower streets and minimize impacts on adjacent buildings.

C.04| Consistency at the Base

Use building alignment and continuity of storefronts to help establish human scale and give a sense of completeness to the pedestrian environment. Utilize a consistent base height, together with high quality materials and detailing, to provide a framework to set off hierarchical moments, such as primary building entries.

Step backs and multiple volumes address human scale

Continuity of storefronts at the ground level

D. FACADE ARTICULATION

D.01| Creating an Understandable Framework

Regardless of architectural style, establish human scale and proportions through façade design techniques such as the traditional vertical articulation of elevations into a base, middle and top.

D.02| Organizing Rhythms

Utilize an organizing rhythm, such as the regular expression of structure or changes in materials to avoid the appearance of endless, unarticulated lengths of façade.

D.03| Dynamic Qualities

Utilize purposeful massing shifts, plane changes and stepping volumes to create depth, generate a dynamic quality [sense of movement] and provide hierarchy to facades.

D.04| Emphasis/ Focal Points

Incorporate areas of elevated architectural expression at key focal points such as at primary entries, building corners and in response to surrounding urban design conditions, including vistas.

D.05| Architectural Elements

Include architectural elements – both additive and subtractive – that provide visual interest, depth and rhythm, such as bay windows, balconies, porches/ stoops, canopies/awnings, pilasters and cornices. Utilize these components to refine scale and proportions, particularly in areas with a pedestrian focus.

D.06| Fenestration

Incorporate fenestration typologies that are contextual and thoughtfully composed. Use windows to enhance the visual coherence of a building and utilize them in ways that avoid creating large, unarticulated areas of glass or overly repetitive patterns. Use window detailing – trim, mullions, color, materials – to promote depth and a high level of articulation.

Organizing rhythm and an understandable framework

Base, Middle & Top with integrated elements

Composition with varying fenestration typologies

E. GROUND LEVEL DESIGN

E.01| Programming/ Uses

Use architectural design at the ground level of buildings to reinforce the streetscape onto which they front. Promote vibrancy along storefronts by incorporating qualities that invite pedestrian engagement, such as transparency or areas for outdoor dining. For residential areas, incorporate design approaches that offer a degree of privacy by utilizing strategies such as landscape buffer zones or changes in elevation between first floor units and grade.

E.02| Ground Floor Commercial Storefronts

Design commercial storefronts to support the vitality of pedestrian environments by incorporating the following guidelines:

a. Space entrances to commercial storefronts as close together as is practical, especially to enliven more important pedestrian streetscapes. Façade treatments such as pop-out bays and recessed storefront areas are desirable and help create visual interest and an engaging pedestrian environment.

b. Commercial storefronts shall provide a high degree of visual transparency into ground floor spaces, especially between 2 feet and 8 feet in height above the sidewalk level.

c. Use storefront canopies to provide shade and shelter, especially at entry points. Design canopies to enhance the architectural style of the storefront.

d. Design individual tenant storefronts to allow for ample brand expression while being respectful of the architectural style of the base building.

e. Achieve continuity of commercial storefronts to promote an active pedestrian experience, including wrapping building corners to activate secondary frontages. Avoid large stretches of unarticulated frontage [i.e. blank walls].

E.03 On-Site Equipment

Buildings often present multiple "fronts," each of which can play an important role in contributing to defining a unique piece of the public realm. The locating and visual screening of on-grade mechanical equipment, such as transformers, should be carefully considered. Adequate landscaping or well-designed site walls should be used to buffer equipment, particularly in areas adjacent to public open space and at the perimeter of the development [such as along Grove Street].

Outdoor dining enlivens the streetscape


Multiple commercial entries and wrapping storefronts


Active storefronts with visual transparency


Protective canopies at storefront transition zone

E.03| Entries

Design primary building entries to receive a higher level of architectural treatment by utilizing transitional elements such as canopies and awnings and by integrating high quality materials, enhanced lighting, paving and signage. Generally, locate primary entries on hierarchically more important streets and space them to promote active streetscapes.

E.04| Building Signage

Fully integrate building signage into the overall façade architectural design. Locate and scale signage appropriately, relative to the use it is referencing. For mixed-use buildings with ground floor commercial uses and upper level residential uses, generally locate signage below second floor windowsills. Signage for office or hospitality uses can be located higher on buildings and scaled appropriately for more distant viewing but must still be thoughtfully integrated into the building's architectural framework. In no instance shall signage extend up above a roof parapet. Sign materials, illumination and attachment methodology shall be compatible with the overall building design.

Added architectural detail at building entries

Integrating a variety of signage into facade design

F. ROOFSCAPE DESIGN

F.01| Roof Forms

Integrate roof forms – flat or pitched – into the overall building composition and ensure that they are complimentary to the surrounding context. Low roofs shall receive extra design attention to mitigate visual impacts on abutting buildings. This might include incorporating thoughtfully designed penthouses, "green" roofs, roof terraces or other amenities.

F.02| Rooftop Equipment

Cluster mechanical equipment near the center of buildings to allow for usable amenity space and to maximize the potential for integrating "green" technologies. Adequately screen mechanical equipment from pedestrian view, as well as adjacent buildings, with quality materials that are consistent with overall building design.


Unique roof forms where context appropriate


Cluster roof equipment to allow for usable space

G. MATERIALS

G.01| High Quality and Supportive of Overall Architectural Goals

Select materials that are both durable and genuine in their appearance, as well as appropriate for the surrounding context and climatic conditions. Materials should reinforce overall architectural goals related to the scale and proportions of buildings.

G.02| Authentic Application and Detailing

Utilize building materials in a manner that is appropriate to their intrinsic formal properties, including structural capacities. Detail materials in a way that is authentic, promotes longevity and helps maintain a high level of appearance.

G.03| Ground Level and Focal Points

Utilize high quality materials at the ground level that are suitable to meet grade conditions and are capable of withstanding physical impacts while maintaining their appearance, especially in areas that are pedestrian-focused. Elevate the quality of materials and detailing at primary building entry areas and at other architectural focal points, such as at significant corners, gateways, vista terminations or around major public spaces.

G.04| Consistency with Site Design Materials

Select building materials that are compatible with adjacent streetscape and site design materials.

Genuine materials that compliment the context

High quality and well-detailed use of materials

H. BUILDING ~~EXTERIOR~~ LIGHTING

H.01| Accentuate Architectural Expression

Position building-mounted lighting to highlight the most important features of facades – parapets, piers, corners, entries – providing a sense of scale and proportion during the nighttime hours.

Highlighting architectural features of a building

H.02| Enhance the Public Realm

Coordinate building lighting with site lighting to enhance the quality of the pedestrian environment by focusing on illuminating the ground plane, particularly in active use areas. Increase safety by enhancing wayfinding, marking key building entry points and helping vehicular traffic to see pedestrians.

Highlighting architectural features of a building

H.03| Minimize Impacts

Follow commonly accepted standards for preventing light trespass – shielding, intensity, orientation – to avoid negative impacts on the night sky and abutting properties. Do not use flashing or irregular lights, except where mandated for safety reasons.

Design illuminance levels in accordance with IESNA recommendations. Consider WELL Building standards regarding maximum lens brightness. Require that any adjustable internal luminaires be aimed to avoid acting as a source of glare through exterior glazing. Utilize dimming controls to enable future adjustments of illuminance levels, if required.

A range of light sources creating a vibrant environment

Note: New project rendering image

SUSTAINABLE DESIGN: GREEN BUILDINGS

GOAL | All Riverside Station buildings shall utilize best practices and, at a minimum, be designed to be Leadership in Energy & Environmental Design [LEED] certifiable to a gold level standard, as developed and overseen by the United States Green Building Council [USGBC]. The residential portions of buildings 7 and 8, as well as a third building to be determined, are required to be Passive House certified, as administered by the Passive House Institute US, Inc. [PHIUS]. In addition, adherence to LEED Neighborhood Development standards is strongly encouraged.

NOTE: These Design Guidelines are subordinate to the requirement that all buildings be designed and constructed to a minimum level of LEED Gold certifiability, and that the residential portions of certain buildings must be designed and constructed to obtain Passive House certification. Where these Design Guidelines conflict with the above-stated sustainability requirements and commitments, the sustainability goals and commitments shall supersede the Design Guidelines.

A. PASSIVE HOUSE

Employ Passive House standards to achieve the necessary level of building energy efficiency by encompassing stringent energy usage intensity thresholds combined with field performance testing to validate overall building performance. Design principles will include:

A.01| Passive House Building Standards

a. High performing thermal envelope with continuous insulation
b. Airtight construction with low air change rates
c. Balanced mechanical ventilation systems for improved indoor air quality and comfort
d. High performance windows and doors to manage solar energy and minimize leakage

B. LEED BUILDING DESIGN AND CONSTRUCTION

B.01| Location and Transportation

Reinforce the site's transit identity by highlighting the station entrance, and provide adequate facilities to accommodate bicycle, vehicular and pedestrian transitions.

B.02| Sustainable Sites

Utilize sustainable site strategies to provide natural habitat, provide open spaces, manage rainwater and minimize heat islands and light pollution. Managing storm-water runoff, using cool-roof technologies, employing pervious pavers and providing shade are a few approaches to consider.

B.03| Water Efficiency

Employ project-specific water-saving strategies for indoor and outdoor water use, including using high-efficiency fixtures and systems, reducing the use of irrigation water and incorporating water metering.

B.04| Energy and Atmosphere

Utilize a holistic approach to energy use reduction including energy-efficient design strategies and renewable energy sources. A thermally efficient building envelope is a key component of reducing energy consumption.

Sophienhof, a multi-family development in Frankfurt, Germany designed to Passive House standards

Incorporating renewable materials

B.05| Materials and Resources

Incorporate a life-cycle costing approach to improving performance and promoting resource efficiency that focuses on minimizing the embodied energy and other impacts associated with the extraction, processing, transport, maintenance and disposal of building materials.

B.06| Indoor Environmental Quality

Ensure indoor air quality, as well as thermal, visual and acoustic comfort, through design strategies that enhance air quality, lighting quality, acoustic design and control over one's surroundings.

B.07| Regional Priority

Focus on local environmental priorities that address regional concerns and utilize environmental assets. In the New England region, optimizing energy performance, utilizing renewable energy and reducing building life-cycle impacts are among the key focus areas.

C. LEED NEIGHBORHOOD DEVELOPMENT [LEED ND]

Employ low impact development techniques; Incorporate green infrastructure to promote climate resiliency in restored and new open spaces; Design principles will include:

C.01| Smart Location and Linkage

Minimize environmental impacts by facilitating compact development with access to transit, including providing bicycle networks and storage that promote a healthy lifestyle and reduce automobile dependence.

C.02| Neighborhood Pattern and Design

Achieve compact, walkable, mixed-use development with pedestrian-focused environments that provide access to high-quality, usable public space. This should include providing access to amenities for all ages and abilities.

C.03| Green Infrastructure and Buildings

Reduce the adverse environmental impacts of the construction and operation of buildings and neighborhood infrastructure. Utilize energy efficiency and conservation strategies, as well as clean energy sources, to reduce pollution and green-house gas emissions. Minimize impacts to existing natural resources and mitigate heat island effect.

Quality indoor space through daylighting

Walkable transit-oriented environment

Mitigating heat island effect

Note: New rendering

BUILDING FACADE DESIGN AND MATERIALS

These Building Façade Design and Materials guidelines have been developed to ensure that the architectural character of new construction enhances the land use and design goals outlined in the Comprehensive Plan. This section of the guidelines describes the desired level of finishes and façade articulation for buildings in specific areas within the Riverside Station development. Different locations within the project merit different design responses – including types of materials - and these guidelines address this through the delineation of a specific hierarchy of primary, secondary and tertiary façade areas. Facade design and material selection shall reinforce the desired overall architectural character of buildings, as outlined in the Buildings and Architectural Design section.

1 | FACADE HIERARCHY

2 | FACADE MATERIALS
- A. PRIMARY FACADE MATERIALS
- B. SECONDARY FACADE MATERIALS
- C. TERTIARY FACADE MATERIALS

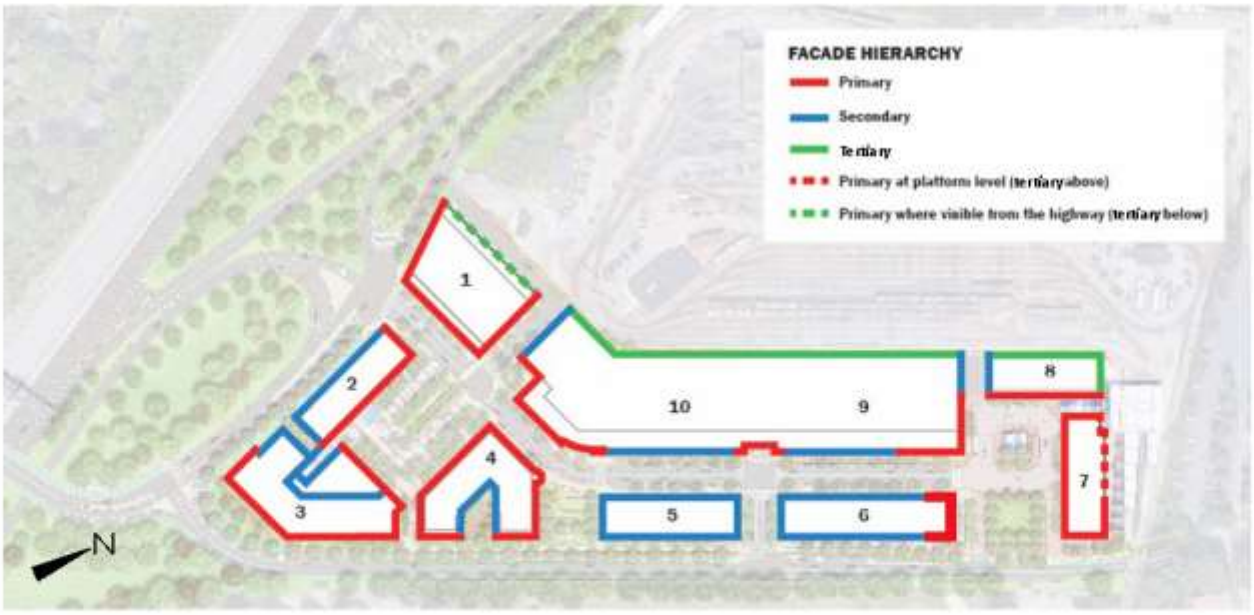
3 | FACADE DESIGN
- A. PRIMARY FACADES
- B. SECONDARY FACADES
- C. TERTIARY FACADES
- D. VISTA TERMINATIONS
- E. DEMISE LINES

BUILDING FACADE DESIGN NO. 1
AND MATERIALS

FACADE HIERARCHY

The materials and configurations of building facades shall respond to the relative importance and visibility of that façade. There will be three essential façade types: Primary, Secondary, and Tertiary. Primary Facades are located at the most important corners, gateways, and public spaces within the project. Secondary Facades are less prominent but are still open to public view. Tertiary Facades directly face the rail yard and are not generally visible from pedestrian environments within the development. These three categories are used to determine which materials, configurations, and building details should be used in different locations.

OLD FACADE HIERARCHY DIAGRAM



The above figure lays out the location of the different façade types, with the following general instructions: [Note: additional detail is provided in subsequent sections]

- When a façade type changes around a corner, the higher quality façade type shall wrap the corner, with the transition happening in an way that provides for a reasonable continuity of architectural expression.
- Except for the segment closest to Grove Street, the upper floors of the north facade of Building 7 can be largely considered a Tertiary façade. On the lower level, the wall against the T platform shall be considered a Primary Façade at the passenger level.
- The northwest facade of Building 1 is not generally visible from pedestrian environments within the development and can be considered Tertiary, except for its upper stories which can be seen from Route 128 South and shall be considered a Primary Façade at those levels.
- The base of every Secondary Façade – generally comprised of the first story above grade - shall be built to Primary Façade standards.
- Facades, or portions thereof, designated as Secondary may, at the developer's option, be constructed to meet some or all requirements of Primary facades. Facades, or portions thereof, designated as Tertiary may, at the developer's option, be constructed to meet some or all requirements of Secondary or Primary facades.

BUILDING FACADE DESIGN NO. 1
AND MATERIALS

FACADE HIERARCHY

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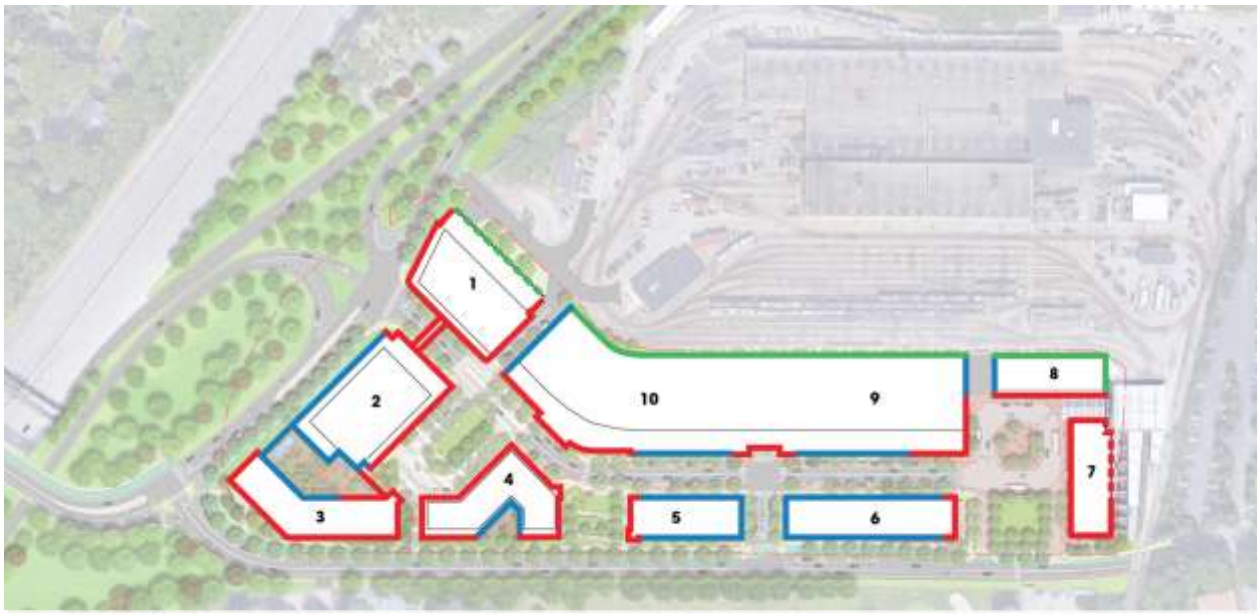
NEW FACADE HIERARCHY DIAGRAM



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FACADE MATERIALS

A. PRIMARY FACADE MATERIALS

- Brick
- Thin brick (detailed to resemble dimensional brick)
- Stone
- Cast stone
- Pre-cast concrete
- GFRC (glass fiber reinforced concrete)
- Tile (ceramic, porcelain, terra cotta)
- Stucco
- Metal panels with a high quality, durable coating (zinc, Kynar or equal)
- Metal trim
- Aluminum curtain wall
- Structurally reinforced windows (not including vinyl windows, except where needed to meet Passive House standards)
- Metal storefront
- Wood storefront
- FRP (fiber reinforced plastic) – trim elements only

B. SECONDARY FACADE MATERIALS

- Any Primary façade material listed above
- Cementitious siding or panels (e.g. "Hardieboard")
- Fiber cement
- Fiberglass windows
- Vinyl windows (where needed to meet Passive House standards)
- High density polyurethane – trim elements only

C. TERTIARY FACADE MATERIALS

- Any material acceptable under Massachusetts codes and City of Newton ordinances, provided it is durable and maintains a quality finish over time.

BUILDING FACADE DESIGN NO. 3
FACADE DESIGN

* In addition, for large lab / office buildings, where there may be a desire to break down the overall scale, a second primary wall material may be incorporated. Also note that, for this rule, facades on either side of demise lines are effectively distinct facades, each to be considered independently.

A. PRIMARY FACADES

Primary Facades are exterior building elevations that front onto and give shape to key public spaces and street edges. Primary facades shall receive the highest level of architectural facade treatments and detailing commensurate with their prominent locations. See the preceding diagram for the location of Primary Facades.

A.01| Materials & Finishes

Primary Facades shall utilize exterior finish materials acceptable for Primary Facades, as listed separately under Façade Materials [See list in section 2A]. Primary Facades shall utilize a single primary wall material, except at the ground level or uppermost stories, where a second primary material may be utilized. *

A.02| Incorporating Secondary and Tertiary Facade Materials

Secondary and Tertiary Façade materials may be incorporated into primary facades with the following two limitations. For the second floor and above, but not including the upper-most floor, no more than 20% of the total façade may utilize secondary materials and all secondary materials utilized shall convincingly resemble primary materials. The upper-most floor of a Primary Façade may incorporate Secondary or Tertiary Facade materials at any ratio but in all cases these materials shall convincingly resemble primary materials when viewed from the ground.

A.03| Upper Facade Zone

The upper-most zone of the façade, located between the top of the upper floor windows and top of parapet shall be articulated to create visual interest and provide a cap to the building façade. This can be accomplished with changes in plane, recesses or reveals, accent materials or variation in parapet profile. Such treatments shall be consistent with the façade's architectural style or aesthetic. Avoid the application of materials and elements that appear thin, under or over-scaled, or inappropriate to the building's architectural expression.

A.04| Punched Window Openings

For facades, or portions of facades with punched window openings, provide enhanced details, such as lintels or opening surrounds in a contrasting material, color or bond pattern (e.g. jack arch), as well as a projecting sill. In lieu of this, or in addition, set the window back from the leading face of the window unit.

A.05| Larger Fenestration

For facades or portions of facades fenestrated with larger expanses of windows (e.g. curtain wall, window wall, ribbon windows), including larger punched openings, subdivide glazed areas with a hierarchy of window framing members (e.g. frames, sashes, mullions, muntins) of varying widths and depths to create rhythm and depth within the openings.

A.06| Storefronts

At commercial storefronts, window and door assemblies shall setback from the finished face of the adjacent wall plane to the leading edge of the window or door system.

A.07| Building Base

At the ground level, use a masonry base material where the facade meets a paved surface. Utilize a durable, masonry material, different from the primary siding material in order to create a visual accent that demarcates where the building meets the ground plane (e.g. cast stone base on a brick façade, brick base on a metal façade). At facades that employ stone, or stone-like material (precast, cast stone, stucco scored to appear as stone) as the primary material, the base may be the same as primary material, provided the base extends beyond the plane of the facade above and the material is durable enough to maintain a high quality finish over time.

A.08| Building Vent Terminations

Through-façade building vent terminations should be located to minimize visual impact. Where feasible, vent terminations should be located near an inside corner (e.g. next to a balcony or bay projection). Where visible, vent terminations shall be integrated architecturally [e.g. aligned and centered vertically and horizontally within a façade area] to the greatest extent possible. Avoid fixtures with domed or sloped profiles in favor of fixtures with shallower profiles.

A.09 Above-Grade Connections

Above-grade connecting pedestrian bridges, if utilized, shall incorporate exterior finish materials of a quality equal to that of the facades that they connect. The character of these connections shall be such that they enhance the public realm by framing visual corridors, helping to define gateways and/or providing general visual interest to streetscapes.

B. SECONDARY FACADES

Secondary Facades are exterior building elevations that front onto, and give shape to, public spaces and street edges but are less prominent and not required to have Primary Façade materials [though they can be utilized]. While not key focal points, secondary facades play an important role in defining streetscapes and, as such, should have a high level of architectural facade treatments and detailing. See the preceding diagram for the location of Secondary Facades.

B.01| Materials & Finishes

Secondary Facades shall utilize exterior finish materials acceptable for Secondary Facades listed separately under Façade Materials [See list in section 2A]

B.02| Incorporating Tertiary Facade Materials

The upper-most floor of a Secondary Façade may incorporate Tertiary Facade materials at any ratio but in all cases these materials shall be durable and convincingly resemble primary materials when viewed from the ground.

B.03| Upper Facade Zone

Though not as pronounced as on Primary Facades, Secondary Façades shall incorporate an accent material, plane change or other type of minor articulation at the façade's upper-most portion (e.g. upper spandrel zone, parapet, eave). These accents shall provide an architectural transition that caps the building facade.

B.04| Punched Window Openings

Provide a projecting sill detail at window openings that utilizes the primary façade material, or a secondary material. In lieu of this detail, or in addition, set the window back from the leading face of the window unit.

B.05| Larger Fenestration

For facades or portions of facades fenestrated with larger expanses of windows (e.g. curtain wall, window wall, ribbon windows), including larger punched openings, subdivide glazed areas with a hierarchy of window framing members (e.g. frames, sashes, mullions, muntins) of varying widths and depths to create rhythm and depth within the openings.

B.06| Building Vent Terminations

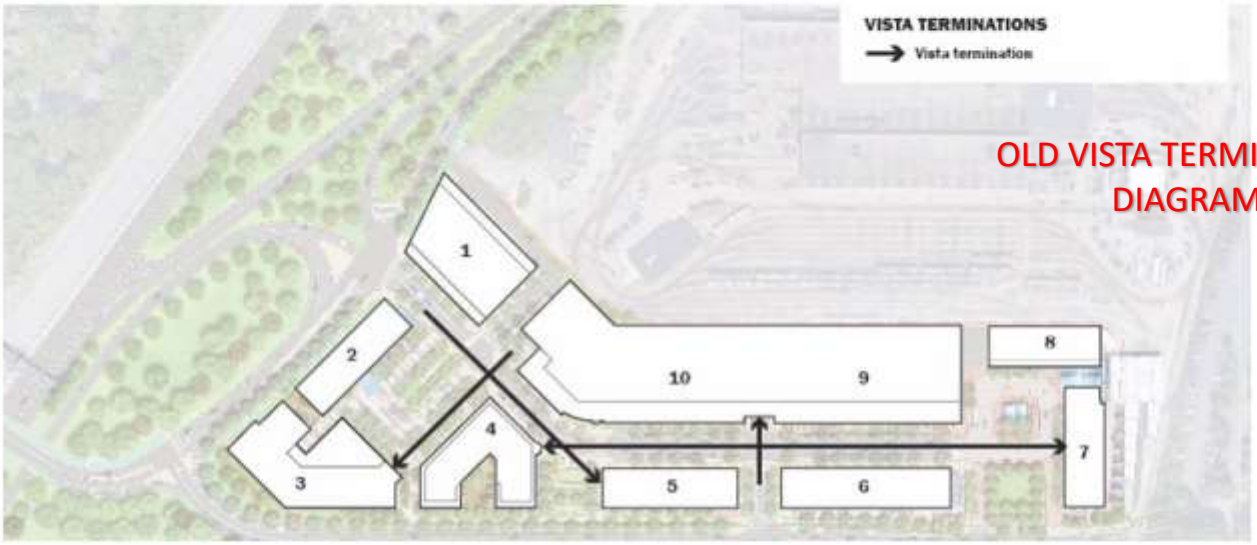
Through-façade building vent terminations should be located to minimize visual impact. Where feasible, vent terminations should be located near an inside corner (e.g. next to a balcony or bay projection). Where visible, vent terminations shall be integrated architecturally [e.g. aligned and centered vertically and horizontally within a façade area] to the greatest extent possible. Avoid fixtures with domed or sloped profiles in favor of fixtures with shallower profiles.

C. TERTIARY FACADES

Tertiary facades may consist of any material acceptable under Massachusetts codes and City of Newton ordinances provided it is durable and maintains a quality finish over time.

D. VISTA TERMINATIONS

Portions of building elevations that are framed by long perspective views down a Street shall be known as Vista Terminations. Vista Termination areas shall respond with a building element of appropriate size and architectural impact to terminate the vista meaningfully. These shall be aligned properly to be framed in the vista.



OLD VISTA TERMINATION DIAGRAM

For example: The vista termination aiming at Building 3 shall aim at its tower.
The vista termination aiming at Building 5 shall aim at its end façade or the corner of the building.

D.01| Special Architectural Treatments

Utilize architectural treatments such as raised roof lines, stacks of balconies, grouped window compositions, towers and cupolas to properly frame and terminate vistas.

E. DEMISE LINES

Full Demise Lines indicate where building facades are subdivided such that a single building appears as multiple buildings. Partial Demise Lines indicate where buildings are broken into repetitive segments such as row houses.

E.01| Full Demise Lines

A Full Demise Line is a mid-block division on a frontage where the design of a large building "breaks" to give the appearance of a different structure on each side of the line. The intention of a Full Demise Line is to give the impression of adjacent party-wall buildings designed by multiple architects; this impression can be achieved by providing distinctly different wall materials and/or colors, different window types and patterns, changes in façade plane and different attachments like balconies and cornices. Importantly, each segment of a demised building should look like an independent composition if viewed on its own.

Full Demise Lines shall be located within 15 feet of the lines indicated on the drawing.

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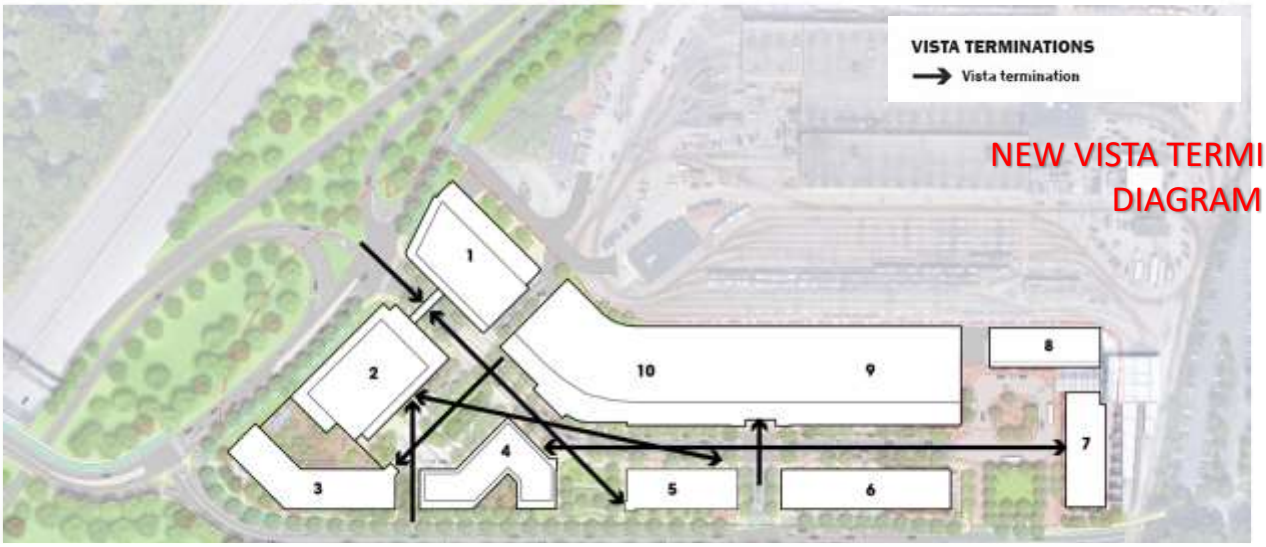

NEW VISTA TERMINATION DIAGRAM

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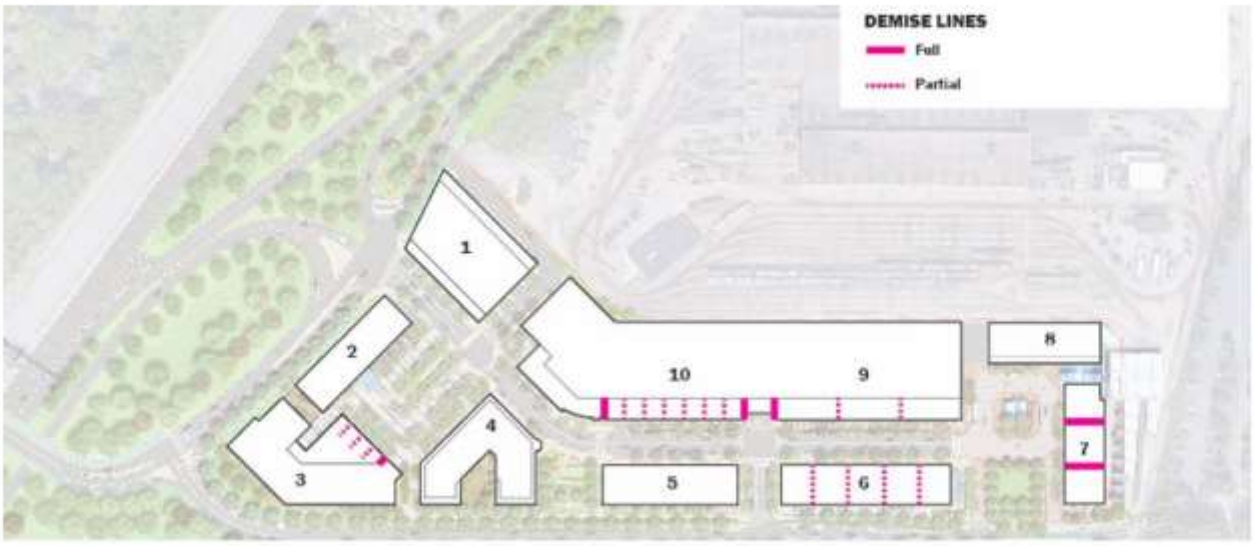


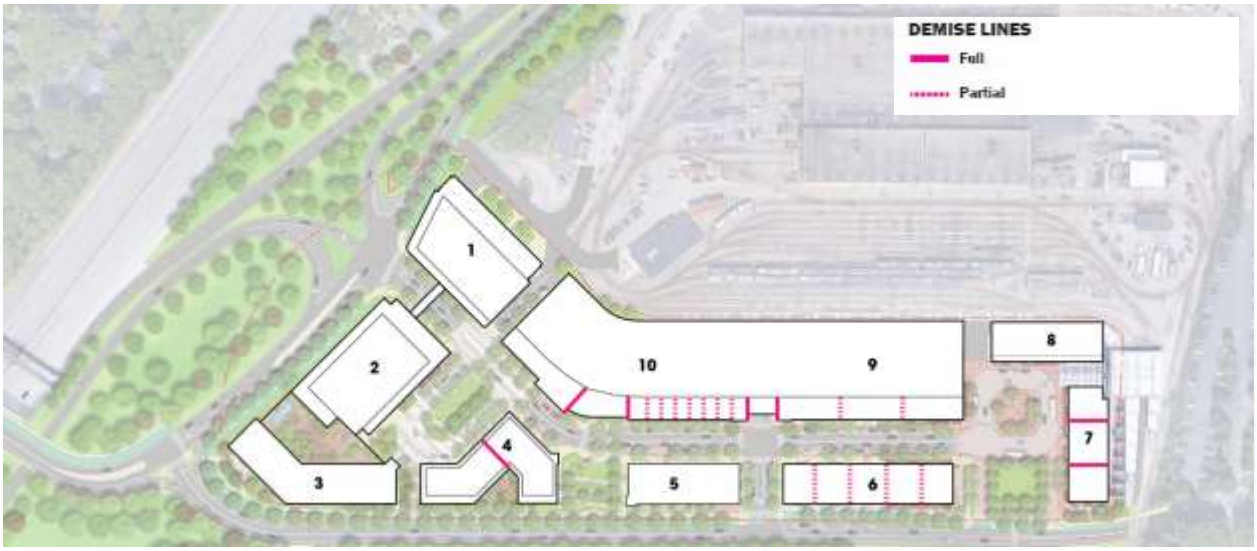
OLD DEMISE LINES DIAGRAM

E.02| Partial Demise Lines

A Partial Demise Line is a mid-block division on a frontage around which the design of a large building breaks to give the appearance of repetitive segments on each side of the line, such as row houses or pavilions. Among these segments, the basic architecture remains largely unchanged, but each segment may, for example, be a different color, use different materials, or have different [or differently arranged] attachments.

Partial Demise Lines shown in the diagram above are representative and shall be further regulated as follows:

- Building 3: The lower building volume segment facing the Hotel Square shall be made to appear as no less than 3 and no more than 6 row houses, each with its own front door.
- Building 6: As viewed from both Grove Street and the Main Street, this building shall appear to be composed of between 4 and 6 repetitive segments of approximately equal size and shape.
- Building 9: As viewed from the Main Street, the upper floors of this building shall appear to be composed of between 2 and 4 repetitive segments of approximately equal size and shape.
- Building 10: The portion of Building 10 that sits opposite building 5 shall be made to appear as no less than 6 and no more than 10 row houses, each with its own front door."



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OMIT TEXT

• Building 6: As viewed from both Grove Street and the Main Street, this building shall appear to be composed of between 4 and 6 repetitive segments of approximately equal size and shape.
• Building 9: As viewed from the Main Street, the upper floors of this building shall appear to be composed of between 2 and 4 repetitive segments of approximately equal size and shape.
• Building 10: The portion of Building 10 that sits opposite building 5 shall be made to appear as no less than 6 and no more than 10 row houses, each with its own front door."

the provisions of Section 4.2.4 of the Zoning Ordinance, the Organization of Owners shall be governed by this Special Permit/Site Plan Approval and shall have the authority and obligation to act on behalf of all such owners. The Organization of Owners shall serve as the liaison between the City and any owner, lessee, or licensee within the Development Parcel governed by this Special Permit. Such Organization of Owners shall be the primary contact for the City in connection with any dispute regarding violations of this Special Permit/Site Plan Approval or the Zoning Ordinance and, in addition to any liability of individual owners or lessees (with regard to matters specifically related to the individual owners' or lessees' parcels and not those related to the overall Project or Development Parcel), shall have legal responsibility for compliance of the Project with the terms of this Special Permit/Site Plan Approval and the provisions of the Zoning Ordinance.

DESIGN REVIEW & PLAN CONSISTENCY CONDITIONS

All buildings, other than the Parking Garage, shall undergo a two- or three-step process set forth in Conditions #8 through 12 for review of each building to ensure the Project is constructed in accordance with the Zoning Ordinance, this Special Permit/Site Plan Approval, and the Design Guidelines.

8. Submission and Review of Schematic Plans

   a. At the schematic design stage, the Petitioner shall file the following with the Director of Planning and Development and its consultants, the City of Newton's Urban Design Commission (the "UDC"), and the Liaison Committee:

      i. individual building plans consisting of exterior renderings, preliminary building elevations, building footprints, and representative wall sections showing consistency with the Special Permit Plan Set and the Design Guidelines (the "Schematic Plans"); and

      ii. a signed certificate from the Petitioner's architect and/or civil engineer certifying that the Schematic Plans are consistent with the Special Permit Plan Set.

   b. Within thirty (30) days of receipt of a complete submission of the materials set forth in Condition #8(a), the Director of Planning and Development will review and provide an opinion as to whether the Schematic Plans are in full compliance with the Special Permit Plan Set and consistent with the Design Guidelines. If the Director of Planning and Development's review requires the input or assistance from a peer review consultant, the Petitioner shall pay the reasonable fees for such peer review. The Director of Planning and Development's opinion shall be submitted in writing to the Petitioner, the Commissioner of Inspectional Services, the City Council, and the Liaison Committee. If it is the Director's opinion that the Schematic Plans are not compliant with the Special Permit Plan Set or inconsistent with the Design Guidelines, such inconsistencies shall be expressly identified.

c. Within thirty (30) days of receipt of a complete submission of the materials set forth in Condition #8(a) (and concurrent with the review of the Director of Planning and Development), the UDC, after review of such submission at a public meeting, will provide an opinion as to whether the Schematic Plans are in full compliance with the Special Permit Plan Set and consistent with the Design Guidelines. The Petitioner shall provide the Liaison Committee and the Ward 4 City Councilors with notice of the date of the UDC's public meeting at least 14 days in advance and the UDC should make all efforts to take public comment. The UDC's opinion shall be submitted in writing to the Petitioner, the Commissioner of Inspectional Services, the City Council and the Liaison Committee. If it is the UDC's opinion that the Schematic Plans are inconsistent with either the Special Permit Plan Set or the Design Guidelines, such inconsistencies shall be expressly identified.

d. Upon receipt of the written consistency opinions referenced in Condition #8(b) and (c) above, the Petitioner may proceed to the design development stage. If either the UDC or the Director of Planning issues an opinion that the Schematic Plans are inconsistent with either the Zoning Ordinance, the Special Permit Plan Set, or the Design Guidelines, the Petitioner must submit revised Schematic Plans in accordance with Condition #8(a).

9. Submission and Review of Design Development Plans

a. Upon completion of the schematic plan stage set forth in Condition #8, the Petitioner may proceed to the design development stage. At this stage, the Petitioner shall file the following with the Director of Planning and Development, the UDC, and the Liaison Committee:

i. a copy of plans showing consistency with the Special Permit Plan Set and the Design Guidelines for the portions of the Project necessary for the permit or determination being sought (the "Design Development Plans");

ii. a signed certificate from the Petitioner's architect and/or civil engineer certifying that the Design Development Plans are consistent with the Special Permit Plan Set; and

iii. a completed Evaluation Template in accordance with and in the form required by the Design Guidelines.

b. Within forty five (45) days of receipt of a complete submission of the materials set forth in Condition #9(a) the Director of Planning and Development will review and provide an opinion as to whether the Design Development Plans are in full compliance with the Special Permit Plan Set and consistent with the Design Guidelines. If the Director of Planning and Development's review requires the input or assistance from a peer review consultant, the Petitioner shall pay the

reasonable fees for such peer review. The Director of Planning and Development's opinion shall be submitted in writing to the Petitioner, the Commissioner of Inspectional Services, the City Council, and the Liaison Committee. If it is the Director's opinion that the Design Development Plans are not compliant with the Special Permit Plan Set or inconsistent with the Design Guidelines, such inconsistencies shall be expressly identified.

c. Within forty five (45) days of receipt of a complete submission of the materials set forth in Condition #9(a) (and concurrent with the review of the Director of Planning and Development), the UDC, after review of such submission at a public meeting, will provide an opinion as to whether the Design Development Plans are in full compliance with the Special Permit Plan Set and consistent with the Design Guidelines. The Petitioner shall provide the Liaison Committee and the Ward 4 City Councilors with notice of the date of the UDC's public meeting at least 14 days in advance and the UDC should make all efforts to take public comment. The UDC's opinion shall be submitted in writing to the Petitioner, the Commissioner of Inspectional Services, the City Council, and the Liaison Committee. If it is the UDC's opinion that the Design Development Plans are inconsistent with either the Special Permit Plan Set or the Design Guidelines, such inconsistencies shall be expressly identified.

d. Upon receipt of the written consistency opinions referenced in Condition #9(b) and (c) above, the Petitioner may proceed to the construction documents stage. If either the UDC or the Director of Planning issues an opinion that the Design Development Plans are inconsistent with either the Zoning Ordinance, the Special Permit Plan Set, or the Design Guidelines, the Petitioner must submit revised Design Development Plans in accordance with Condition #9(a).

10. Submission and Review of Expanded Schematic Plans

a. In lieu of proceeding through both the schematic plan stage set forth in Condition #8 and the design development stage set forth in Condition #9, for any building or buildings, the Petitioner may combine the two steps into one expanded schematic plan review step if the Petitioner files the following with the Director of Planning and Development, the UDC, and the Liaison Committee:

i. individual building plans consisting of exterior renderings, preliminary building elevations, building footprints, representative wall sections, as well as structural and mechanical, electrical, plumbing, fire protection ("MEP/FP") design narratives showing consistency with the Special Permit Plan Set and the Design Guidelines (the "Expanded Schematic Plans");

ii. a signed certificate from the Petitioner's architect and/or civil engineer certifying that such plans are consistent with the Special Permit Plan Set; and

iii. a completed Evaluation Template in accordance with and in the form required by the Design Guidelines.

b. Within sixty (60) days of receipt of a complete submission of the materials set forth in Condition #10(a) the Director of Planning and Development will review and provide an opinion as to whether the Expanded Schematic Plans are in full compliance with the Special Permit Plan Set and consistent with the Design Guidelines. If the Director of Planning and Development's review requires the input or assistance from a peer review consultant, the Petitioner shall pay the reasonable fees for such peer review. The Director of Planning and Development's opinion shall be submitted in writing to the Petitioner, the Commissioner of Inspectional Services, the City Council, and the Liaison Committee. If it is the Director's opinion that the Expanded Schematic Plans are not compliant with the Special Permit Plan Set or inconsistent with the Design Guidelines, such inconsistencies shall be expressly identified.

c. Within sixty (60) days of receipt of a complete submission of the materials set forth in Condition #10(a) (and concurrent with the review of the Director of Planning and Development), the UDC, after review of such submission at a public meeting, will provide an opinion as to whether the Expanded Schematic Plans are in full compliance with the Special Permit Plan Set and consistent with the Design Guidelines. The Petitioner shall provide the Liaison Committee and the Ward 4 City Councilors with notice of the date of the UDC's public meeting at least 14 days in advance and the UDC should make all efforts to take public comment. The UDC's opinion shall be submitted in writing to the Petitioner, the Commissioner of Inspectional Services, the City Council, and the Liaison Committee. If it is the UDC's opinion that the Expanded Schematic Plans are inconsistent with either the Special Permit Plan Set or the Design Guidelines, such inconsistencies shall be expressly identified.

d. Upon receipt of the written consistency opinions referenced in Condition #10(b) and (c) above, the Petitioner may proceed to the construction documents stage. If either the UDC or the Director of Planning issues an opinion that the Expanded Schematic Plans are inconsistent with either the Zoning Ordinance, the Special Permit Plan Set, or the Design Guidelines, the Petitioner must submit revised Expanded Schematic Plans in accordance with Condition #10(a) or follow the review stages set forth in Conditions #8-9.

11. Submission and Review of Construction Documents

a. Upon completion of the design development stage set forth in Condition #9 or the expanded schematic plan stage set forth in Condition #10, the Petitioner may proceed to the construction documents stage. At this stage, the Petitioner shall file the following with the Director of Planning and Development:

i. a copy of plans showing consistency with the Special Permit Plan Set and the Design Guidelines for the portions of the Project necessary for the permit or determination being sought (the "Construction Documents");

ii. a signed certificate from the Petitioner's architect and/or civil engineer certifying that the construction Documents are consistent with the Special Permit Plan Set; and

iii. a completed Evaluation Template in accordance with and in the form required by the Design Guidelines.

b. Within thirty (30) days of receipt of a complete submission of the materials set forth in Condition #11(a) the Director of Planning and Development will review and provide an opinion as to whether the Construction Documents are in full compliance with the Special Permit Plan Set and consistent with the Design Guidelines. If the Director of Planning and Development's review requires the input or assistance from a peer review consultant, the Petitioner shall pay the reasonable fees for such peer review. The Director of Planning and Development's opinion shall be submitted in writing to the Petitioner, the Commissioner of Inspectional Services, the City Council, and the Liaison Committee. If it is the Director's opinion that the Construction Documents are not compliant with the Special Permit Plan Set or inconsistent with the Design Guidelines, the Director has the option to seek the UDC's opinion regarding the Construction Documents.

c. Upon receipt of the written opinion referenced in Condition #11(b) above, the Petitioner may submit a formal building permit application.

12. Formal Submission of a Building Permit Application

a. Upon receipt of a complete building permit application, the Commissioner of Inspectional Services shall make a final determination, with due consideration given to the written opinions of the Director of Planning and Development and the UDC, as to whether the plans filed with such application are in full compliance with the Special Permit Plan Set and consistent with the Design Guidelines.

b. The formal submission of the building permit application shall include a narrative setting forth the total gross square feet of development proposed in the building permit, the total gross square feet of commercial space proposed in the building permit, the total number of bicycle parking stalls proposed in the building permit, the total gross square feet of development on the Development Parcel for which building permits have already been issued, the total gross square feet of the commercial space for which building permits have already been issued, the total number of bicycle stalls for which building permits have already been issued, the total number of dwelling units and Inclusionary Units proposed (if applicable), the total number of dwelling units and Inclusionary Units on the Development Parcel

for which building permits have already been issued, and the total number of parking stalls for which building permits have been issued.

c. In making the final consistency determination, the Commissioner of Inspectional Services may elect to refer the matter to the Land Use Committee for the Committee's review and recommendation, provided however that referral to the Land Use Committee is required for the Committee's review and recommendation of any modifications or changes to the Special Permit Plan Set concerning the following: (i) increase in building height of two feet or greater where allowed under the Zoning Ordinance; (ii) building location changes greater than five feet without decreasing setbacks; (iii) increase in building dimensions or massing where such increase results in an increase in the total gross floor area of a building greater than five percent from what is shown on the Special Permit Plan Set; (iv) footprints of buildings where such changes alter the footprint area or an overall dimension by more than five percent; (v) material changes to the interior road network layout, including driveway locations; (vi) reduction in open space of more than one percent and less than five percent; (vii) an increase or decrease of the total number of dwelling units up to four percent; (viii) an increase or decrease of greater than 20 but less than 40 in the number of striped parking stalls from what is shown on the Special Permit Plan Set, provided however that in the event a grocery store is located within the Project, an increase of up to 80 striped parking stalls from what is shown on the Special Permit Plan Set is permitted; and (ix) changes to major design elements such as towers, vista terminations, entries, and façade treatments. Consistency determinations that are referred to the Land Use Committee for review and recommendation in accordance with this condition do not require the vote or approval of the Committee.

d. If the Commissioner determines that the application plans are inconsistent with either the Zoning Ordinance, the Special Permit Plan Set, or the Design Guidelines, no building permit will be issued, and the Petitioner may submit revised plans to the Commissioner which the Commissioner deems to be consistent.

e. The following modifications or changes shall not be eligible for a consistency determination and can only be done through amendment of this Special Permit/Site Plan Approval: (i) increase to the building stories shown on the Special Permit Plan Set; (ii) change in the total number of dwelling units in the Project by more than four percent; (iii) any increase in the total gross floor area of any building greater than ten percent from what is shown on the Special Permit Plan Set; (iv) any increase or decrease of more than 40 striped parking stalls from what is shown on the Special Permit Plan Set, except in the event a grocery store is located in the Project as allowed by Condition #12(c); and (v) decrease of more than five percent to the amount of open space of the Project from what is shown on the Special Permit Plan Set.