

# Riverside Station

Land Use Presentation

March 24, 2020

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# Program Matrix Comparison

	[A]	[B]	[C]
	Special Permit Re-Filing		
	December 2019	March 2020	DIFFERENCE
<b>Total GFA</b>	<b>1,025,000</b>	<b>1,025,000</b>	<b>0</b>
<b>Residential GSF</b>	<b>653,570</b>	<b>654,977</b>	<b>1,407</b>
<b>Residential Units</b>	<b>617</b>	<b>582</b>	<b>-35</b>
Retail GFA	43,242	38,895	-4,347
Office GFA	250,887	253,828	2,941
Hotel Keys	150	150	0
Parking Spaces	2,041	2,030*	-11
% Residential	63.8%	63.9%	0.1%
% Commercial	36.2%	36.1%	-0.1%

\*In progress

# Unit Mix and Sizes

	[A]	[B]
	Special Permit Re-Filing	
	December 2019	March 2020
<b>Total Units</b>	<b>617 Units</b>	<b>582 Units</b>
<b>Average Size</b>	<b>808 SF</b>	<b>860 SF</b>
<b>Studio</b>	<b>59 Units</b> 504 SF 9.6%	<b>51 Units</b> 516 SF 8.8%
<b>1-Bedroom</b>	<b>314 Units</b> 686 SF 50.9%	<b>279 Units</b> 715 SF 47.9%
<b>2-Bedrooms</b>	<b>217 Units</b> 1006 SF 35.2%	<b>231 Units</b> 1067 SF 39.7%
<b>3-Bedrooms</b>	<b>27 Units</b> 1304 SF 4.4%	<b>21 Units</b> 1346 SF 3.6%

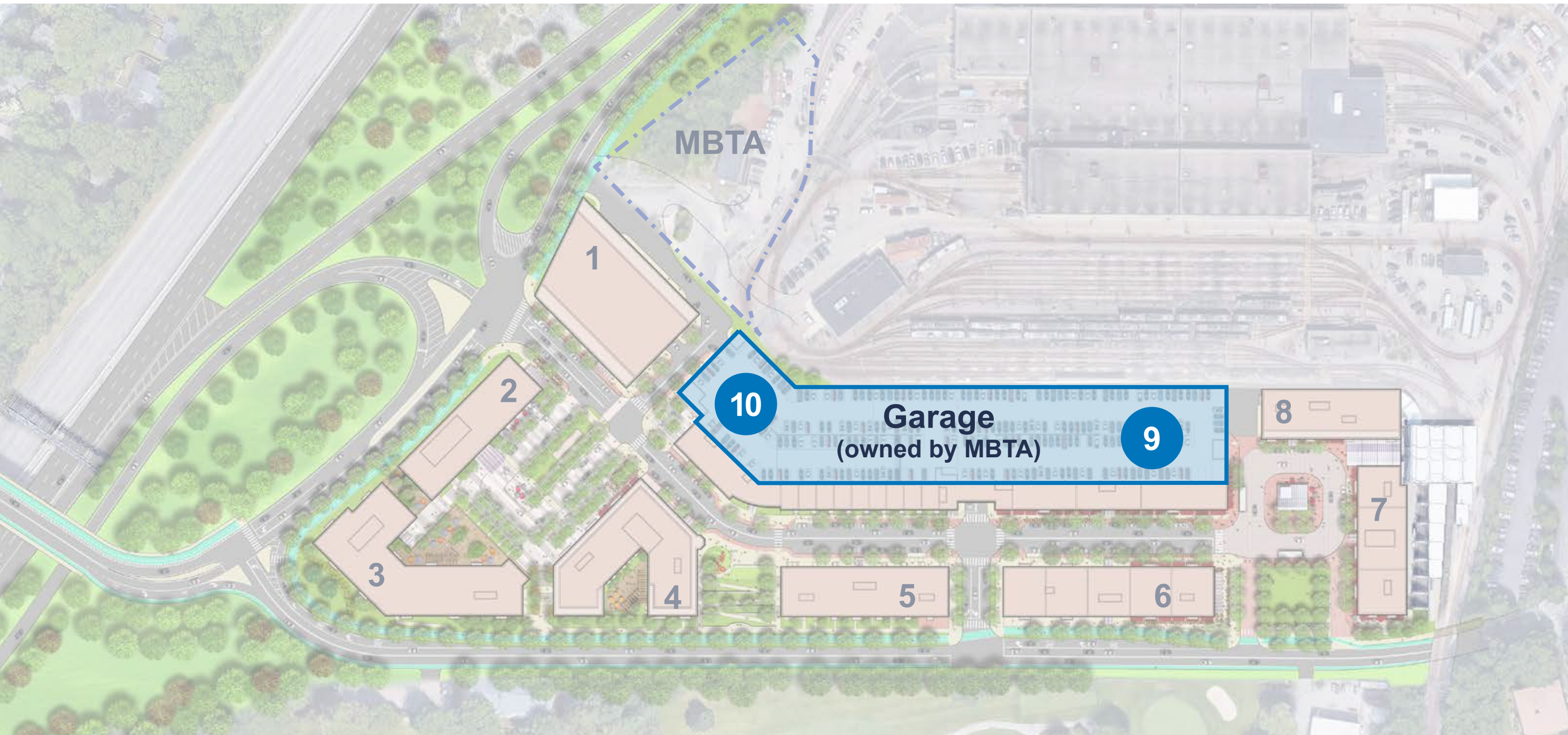
# Sustainability

Building		Newton Ordinance Sustainability Pathway		Construction Standards	Electrification	Embodied Carbon to Guide Material Selection
#	Type	LEED Gold Certifiable	Passive House Certification			
1	Office	Certifiable	-	Market Standards	Explore	Yes
2	Hotel	Certifiable	-	Market Standards	Explore	Yes
3	Residential	Certifiable	Explore	Passive House Principles	Yes	Yes
4	Residential	Certifiable	Explore	Passive House Principles	Yes	Yes
5	Residential	Certifiable	Explore	Passive House Principles	Yes	Yes
6	Residential	Certifiable	Explore	Passive House Principles	Yes	Yes
7	Residential	-	Certification	Passive House Principles	Yes	Yes
8	Residential	-	Certification	Passive House Principles	Yes	Yes
9	Residential	-	Explore	Passive House Principles	Yes	Yes
9G	Garage	-	-	-	-	-
10	Residential	Certifiable	Explore	Passive House Principles	Yes	Yes
10G	Garage	-	-	-	-	-

Note: All buildings will be Solar Ready.



# Solar Ready Design



Note: All buildings will be Solar Ready.



# Multifamily Passive House Design



Deep Window Reveals  
210 Pacific Street, Brooklyn



Simplified Geometry  
The Distillery North, Boston



Sun Shades  
Finch Cambridge, Cambridge



Reduced Window-to-Wall Ratio  
The Distillery North, Boston

# Design Guidelines

(Jeff Speck)

# Signage



# Signage

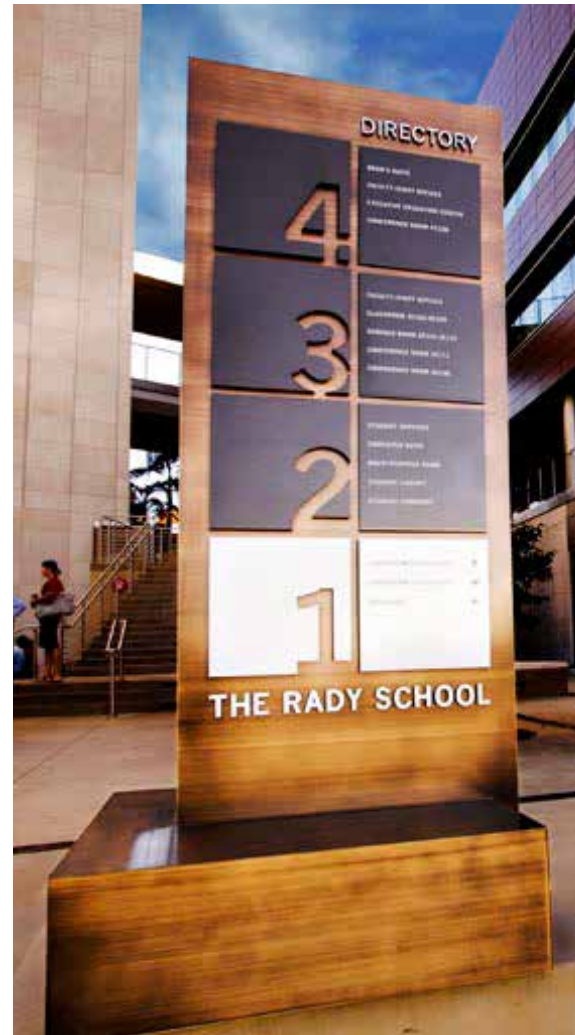
## “Pre-filing” of the Comprehensive Signage Package

- ① **Wayfinding & Site Signage**
- ② **Building Identification Signage**
- ③ **Commercial/Retail Tenant Signage**

# Wayfinding & Site Signage



Vehicular Pylon



Pedestrian Pylon



Directory/Kiosk

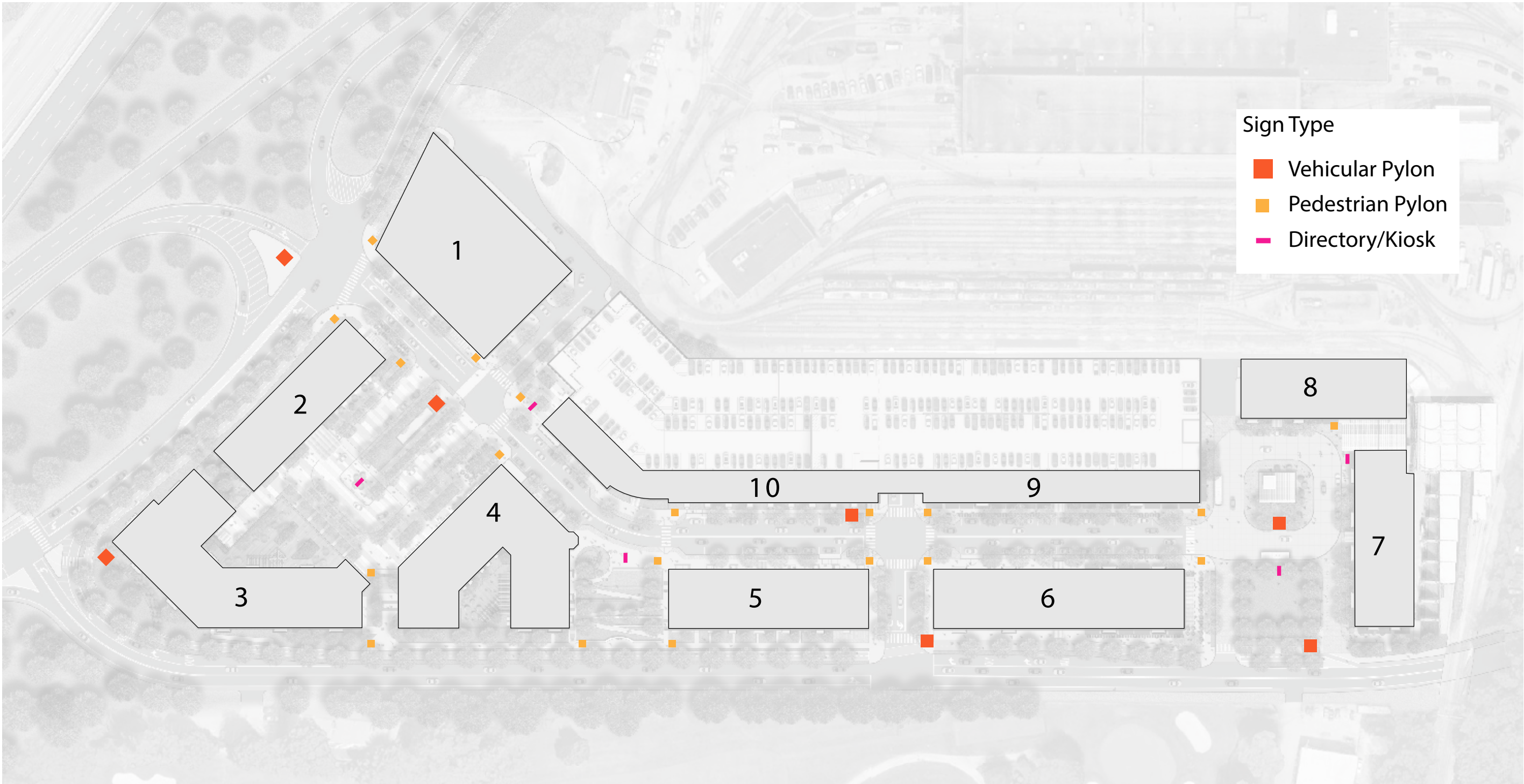


Pole Mounted



# Wayfinding & Site Signage

Graphics for reference only.



NOTE: The MBTA will add signage throughout the development at their discretion.



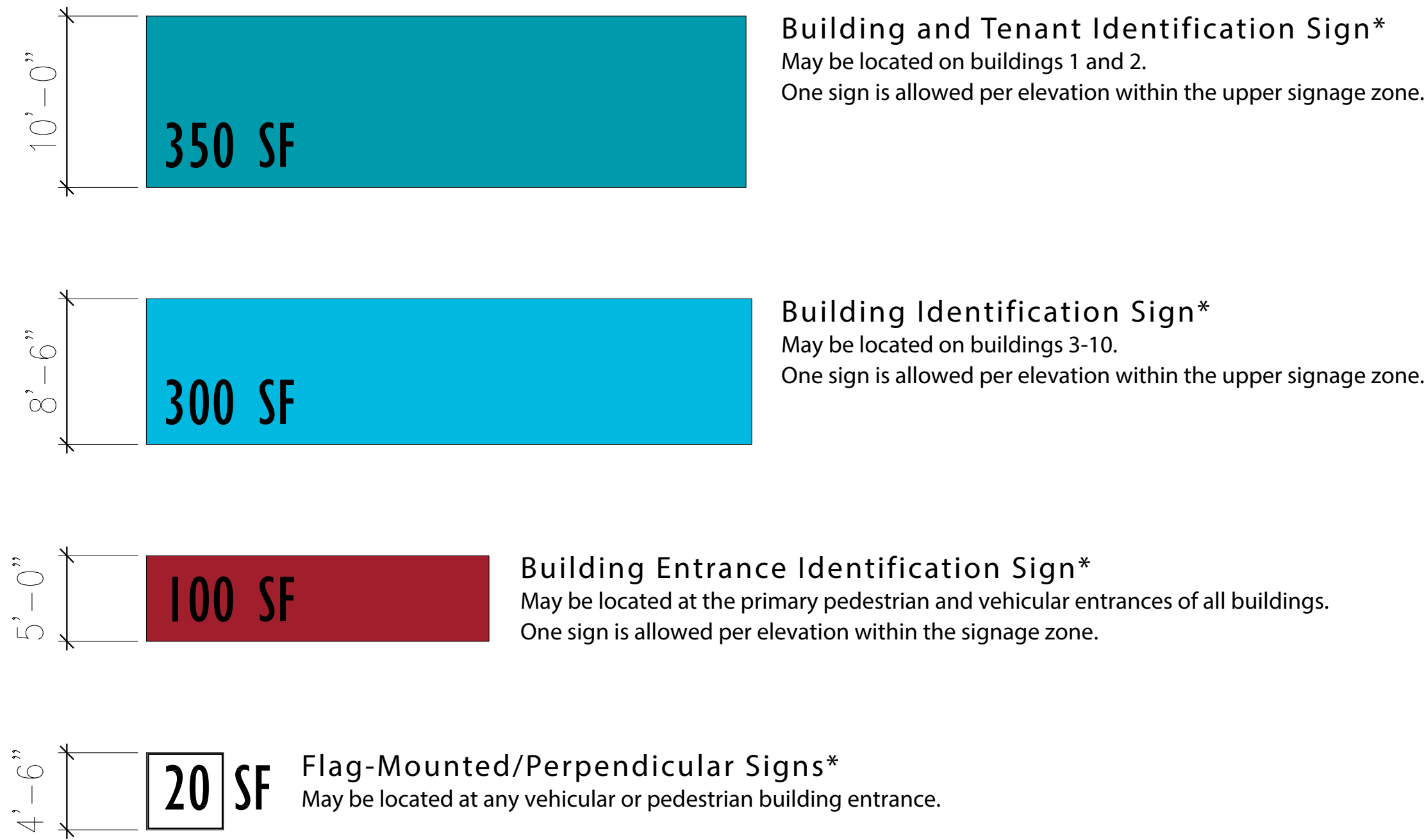
# Building Identification Signage





# Building Identification Signage

Graphics for reference only.



\*Sign type may require internal illumination

Office Signage: 350 SF

Hotel Signage: 318 SF





80 SF

Requested 300 SF Building Identification



2 x 80 SF



Requested 300 SF Building Identification



# Commercial/Retail Tenant Signage



# Commercial/Retail Tenant Signage

Graphics for reference only.



**Commercial Tenant Primary Sign\***  
May be located on the building façade or mounted on building canopies.  
One sign is allowed per elevation per tenant within the signage zone.



**Commercial Tenant Secondary Sign\***  
May be located on any building façade that does not include a Primary sign.  
One sign is allowed per elevation per tenant within the signage zone



**Flag-Mounted/Perpendicular Signs\***  
May be located at location along the commercial tenant facade.

**Window Graphics/Door Signs**  
These signs shall not cover an area greater than 25% of the window light or door to which they are affixed.

\*Sign type may require internal illumination

# Signage Illumination

No illumination after 11pm to 7am.

- excludes building identification for residential building
- excludes building identification for hotel



Halo-lit letters



Front-lit letters

# Video Animation