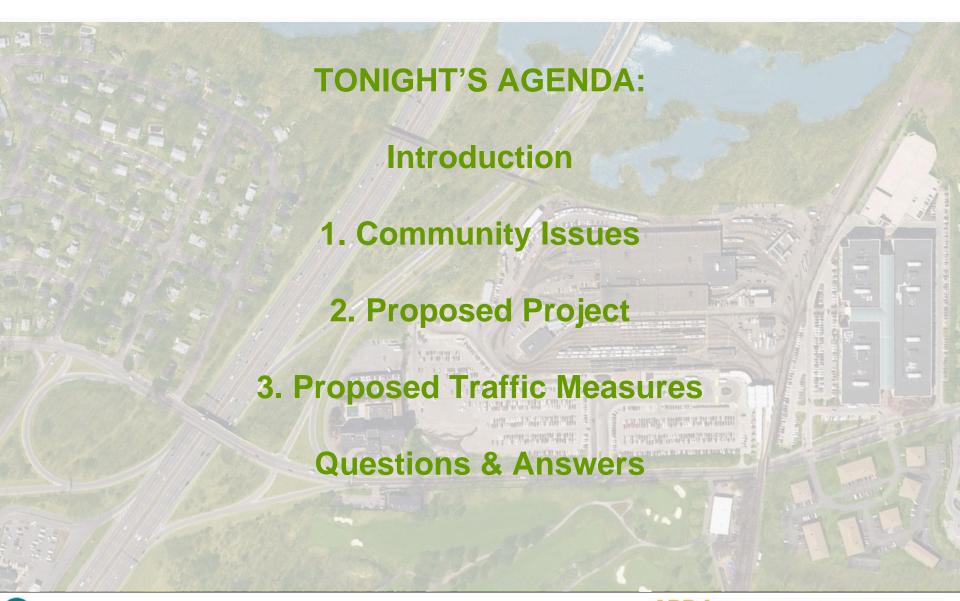


VHB Vanasse Hangen Brustlin, Inc.

ADD Inc ARCHITECTURE + DESIGN



Introduction

Sponsorship
Development Team
Due Diligence and Master Planning
MBTA Status

VHB Vanasse Hangen Brustlin, Inc.

ADD Inc

1.Community Issues 1 A Han Manmonary 5 010011 CONTRACTOR AND AND THE REAL PROPERTY AND AND A DESCRIPTION OF A DESCRIPTIO

VHB Vanasse Hangen Brustlin, Inc.

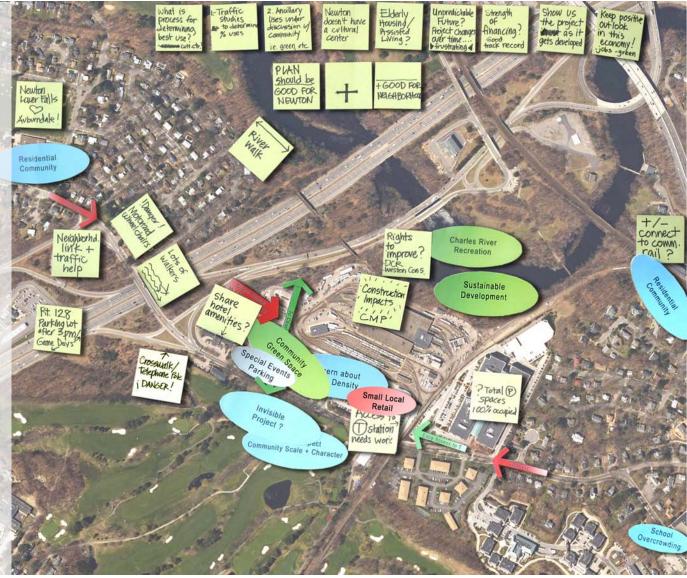
ADD Inc





A. Transparent Development Process

- Unpredictable future; project changes over time
- What is process for determining best use?
- Strength of financing, good track record
- Show us the project as it gets developed in concept
- Construction Impacts Construction Management Plan



B. Community Desires

- Community Scale & Character
- Neighborhood link between LF and Auburndale
- Community Green Space
- Access to Charles River Recreation
- Share hotel amenities with the community/development
- Small Local Retail
- Sustainable Development
- 21st Century JOBS





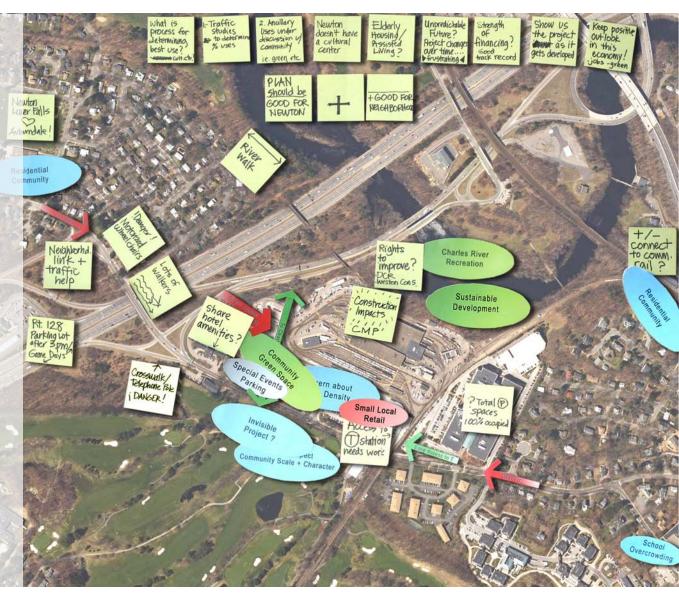
C. Traffic/Transportation

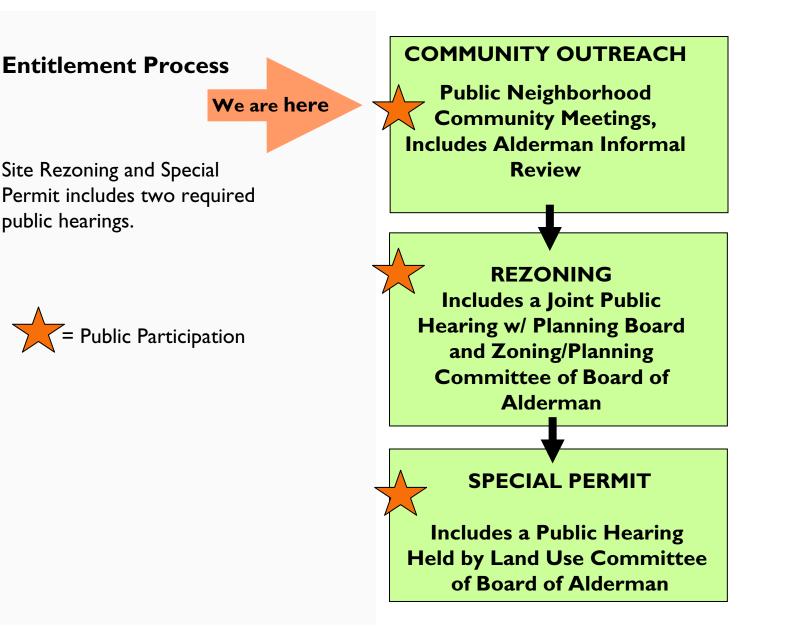
- Can there be direct access to 128 to keep traffic off of Grove Street?
- 1961-2007 traffic has tripled and it is FAST
- Route 128 is a parking lot after 3pm generally and Game Day
- Traffic Studies needed
- Special Events Parking adequacy
- Access to MBTA Station needs to work better



D. Pedestrian Issues:

- Lots of pedestrians walk over Grove Street Bridge
- Motorized Wheelchairs over Grove Street Bridge
- Crosswalk/Telephone pole by Hotel Indigo is an issue





2. Proposed Project 1 A BBB Mannennen 5 10011 The state of the s ARRAY TO MADE AND THE THE CALOUR THE PARTY OF THE TAXAGE PARTY.

VHB Vanasse Hangen Brustlin, Inc.

ADD Inc

BH NORMANDY RIVERSIDE LLC

- 22 acres of industrial site surrounded by beautiful neighborhoods of Newton Lower Falls, Auburndale, Riverside Office Park, Indigo Hotel, Woodland Golf Course and Charles River
- Logical and Appropriate location for Development (Supported by Newton Comprehensive Plan)
- Proximity and access to regional highway system





BH NORMANDY RIVERSIDE LLC

THE SITE

Multi-modal Station:

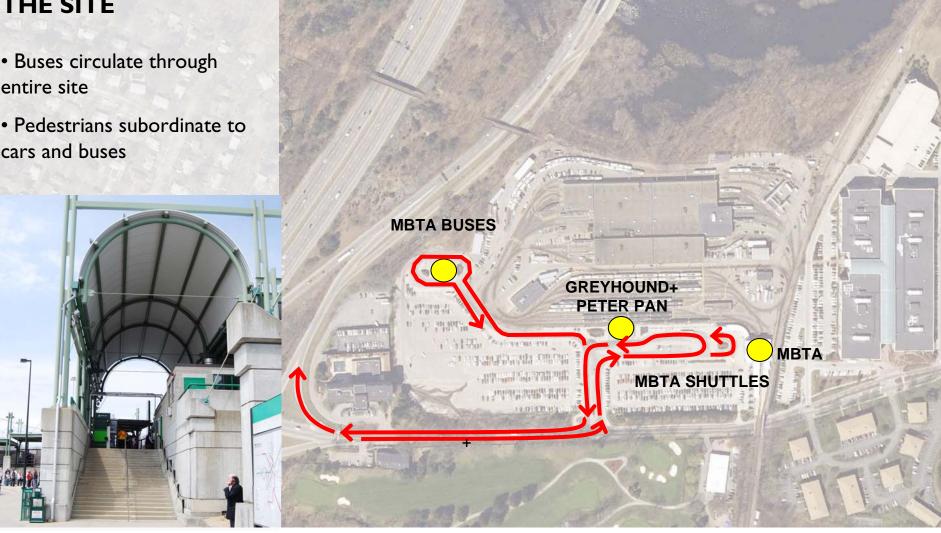
- •MBTA End of Green Line easy access to Boston
- •Local and regional bus terminal
- Taxis, pick-up & drop-off, shuttles
- •Pedestrians, cyclists, wheelchairs, etc
- Feel of site is almost entirely vehicular







- Buses circulate through entire site
- Pedestrians subordinate to cars and buses





BH NORMANDY RIVERSIDE LLC

THE SITE

- Entirely impervious pavement
- 960 parking spaces for commuters and MBTA personnel
- •High intensity lighting
- Adjacent to the recently refurbished Indigo Hotel



ADD Inc

ARCHITECTURE + DESIGN



BH NORMANDY RIVERSIDE LLC

- •High demand on game days
- •Traffic congestion on Grove Street on game days – limited by parking controls





BH NORMANDY RIVERSIDE LLC

- MBTA Maintenance Yard
- Major Maintenance Facility for the Green Line
- •Includes sheds, catenary structures, and rails
- Necessary function
- Inadequate stormwater controls







BH NORMANDY RIVERSIDE LLC

- Charles River Basin nearby (but not easily accessible)
- Connections to public hiking and cross country trails





VHB Vanasse Hangen Brustlin, Inc.

ARCHITECTURE + DESIGN

THE PROPOSED MIXED USE DEVELOPMENT C3 C4 **ADD Inc**

THE GOAL:



Proposed Master Plan

- Mix of office, retail, and residential
- An exciting new community open space
- Improvements to MBTA, bus, bike, and pedestrian circulation systems
- New site entrance and exit provides direct connection to regional highways



ADD Inc

ARCHITECTURE + DESIGN



Parking Garage near T

- Consolidate parking close to Riverside Station enhancing commuter experience
- Create covered Multi-Modal Station at ground floor under garage
- Screen existing maintenance yard





New Parking Garage at T Station

- Covered parking for most visitors, new stairs + elevators
- Staggered heights to reduce scale, screen toward Grove St

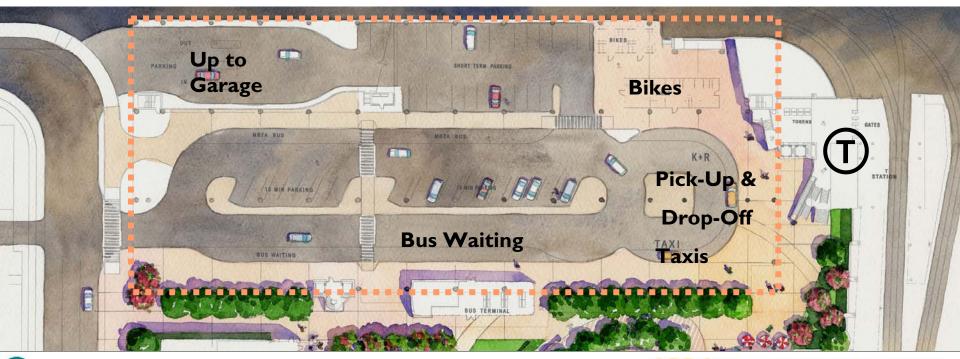


VHB Vanasse Hangen Brustlin, Inc.

New Multi-Modal Center

- Located below parking garage, active, well-lit
- Pickup/drop-off loop for MBTA subway, local and regional buses
- Reduced walking distances

Parking Garage Above (dashed)



VHB Vanasse Hangen Brustlin, Inc.

Community Open Space along Grove Street

- Almost an acre
- Faces south
- Adjacent to T Station



Community Open Space Along Grove Street

- Plaza is activated by small retail, commuters, and bus patrons
- Beautifully landscaped open space with benches, water fountains, chairs and tables



Community Open Space

• Water park in summer, possible ice rink in winter- year round activation is objective

• Improved landscaping and sidewalks along Grove Street





Residential along Grove Street

- Residential scale midrise buildings along Grove Street
- Courtyard layout





Residential Along Grove Street

- Residential scale with parking below
- Enhanced Grove Street pedestrian experience
- •Walk to T, open space, community retail, restaurant



Offices along Grove Street (Alternative)

- (2) Class A suburban office buildings
- Tenant Parking below





Offices along Grove Street (Alternative)

• Set back from Grove Street





Office Gateway behind Indigo Hotel

- (2) Class A suburban office buildings
- Creates gateway entrance to the project
- Tenant parking below and within adjacent parking garage
- Direct Access to the Highway, away from Grove Street





Office Gateway behind Indigo Hotel

- Height and massing placed along Frontage Road
- •Direct Access to Highway, away from Grove Street





Pedestrian Ways, Trails and Landscaping

- More than an acre and a half of new green space and trails
- Significant reduction in impervious surfaces
- Multi-Use Trail and connections to the neighborhoods
- Grove along Grove St



Sustainability +

Smart Growth

- Commitment to green site and building design
- Sustainable site design includes groundwater recharge, transit-oriented mixed use development
- •LEED-certified buildings





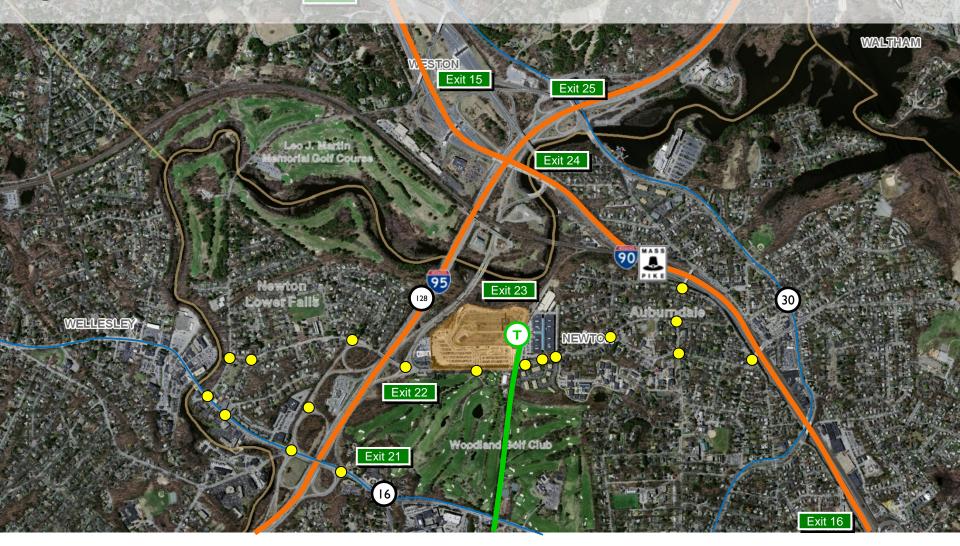
3. Proposed Traffic Measures

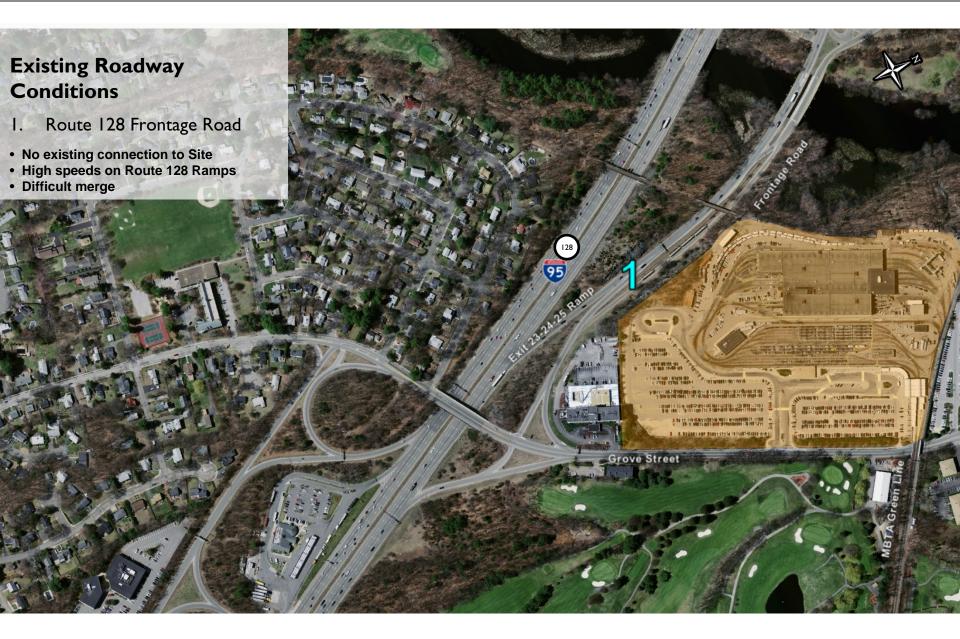


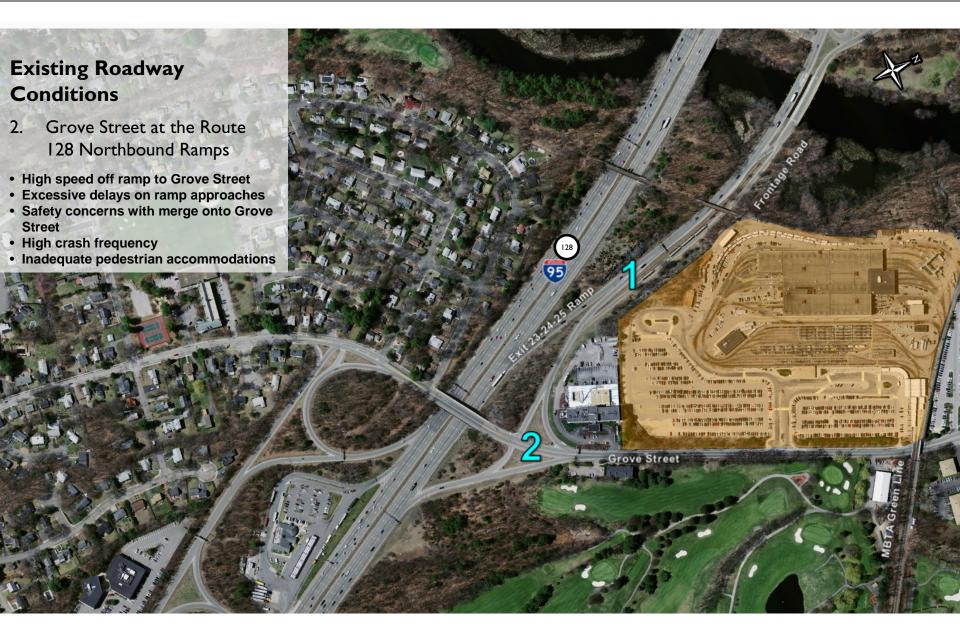


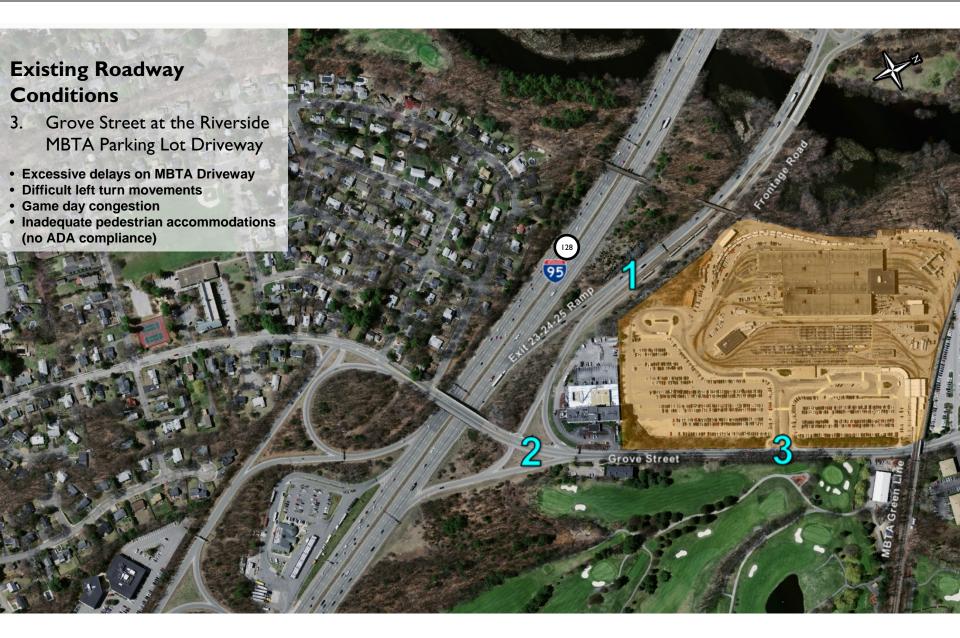
ARCHITECTURE + DESIGN

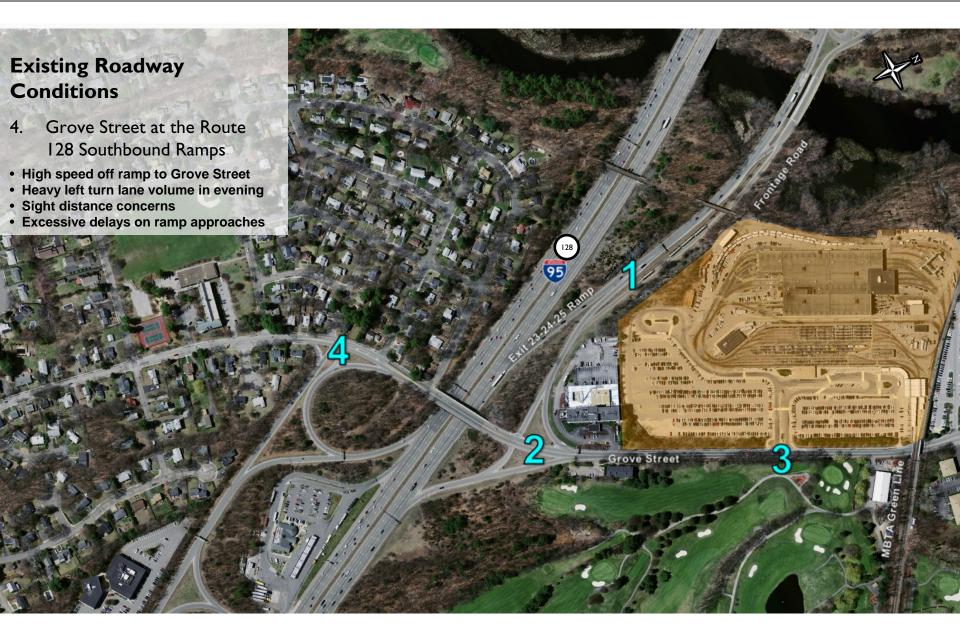
Regional Access and Connections











Existing Conditions Peak Hour Level of Service

Level of Service (LOS) Definition

LOS is a measure of the operational qualities of a roadway or intersection as defined by the Federal Highway Administration (FHWA).

LOS A = best

LOS F = worst

Level of

Service

• Industry Standard

• Utilized by MassHighway and the City of Newton



A/B

C/D

E/F

P2

Improvement Plan

- I. Route 128 Frontage Road
- Direct connection to the regional highway system
- Improves ramp operations and weave
- Right-turn in/right-turn out access
- · Diverts significant traffic from Grove St

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PI

CI

Grove Street

C2

C3

GROVE STREET

1.23.24.23 Bamp

- Eliminates weave to Recreation Road
- Improves potential access to Charles
 River Basin

P2

Improvement Plan

- 2. Grove Street at the Route 128 Northbound Ramps
- Modern roundabout (preferred by MassHighway and City of Newton Planners)
- Traffic calming measure to improve vehicular and pedestrian/bicycle safety

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(9)

CI

Grove Street

C2

C3

GROVE STREET

1.23-24-23 Ramp

2

- Reduced travel speeds
- Improves operations of the Route 128
 ramps
- Safer turning movements from Grove St. to Route 128 NB and the Site Driveway



P2

Improvement Plan

3. Grove Street at the Riverside MBTA Parking Lot Driveway

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PI

CI

Grove Street

C2

C3

GROVE STREET

5

11232425 Ramp

2

- New traffic signal
- New left turn lane
- Traffic calming measures
- Reduced travel speeds
- Improved pedestrian experience including ADA compliance
- Safer turning movements



P2

Improvement Plan

- 4. Grove Street at the Route 128 Southbound Ramps
- Modern roundabout
- Traffic calming measures
- Reduced travel speeds
- Improves operations of the Route 128
 ramps
- Safer turning movements from Grove St. to Route 128 SB

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CI

Grove Street

C2

C3

GROVE STREET

3

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2

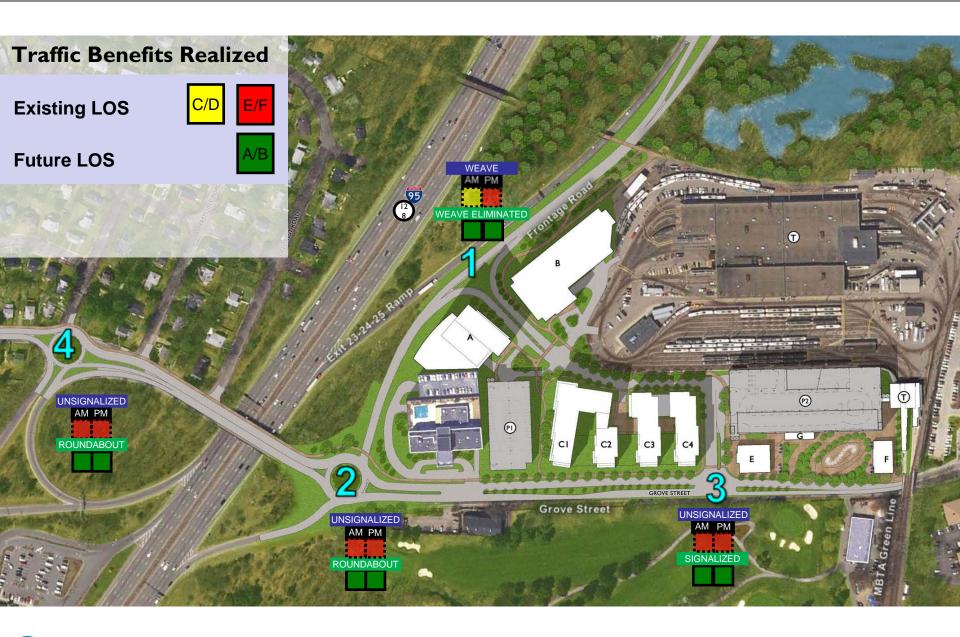
Improves existing sight distance



Future Bus Access – 95% off of Grove St



RIVERSIDE, Newton MA



PUBLIC BENEFITS

- Direct vehicular access to Route 128
- 2) Improved traffic access and operations results in slower speeds, smoother flow, and safer pedestrian environment
- Improved pedestrian connection between Lower Falls & Auburndale Riverside site
- 4) Community Open Space
- 5) Connection to CR Basin
- 6) Economic + Fiscal Benefits
- 7) A mixed use project activated by new uses and sensitive to neighborhood issues



