DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

The more break up of the space + the more streets the better
RETAIL space to break up facade —

BUILDING HEIGHT

50' is ok if the buildings are scaled back varying facades

BUILDING SETBACKS

Set backs that allow for public/retail interaction is a plus

FACADE TREATMENT

Do not use cheap materials

PUBLIC REALM INTERFACE

the more the better

MATERIAL SELECTION

Sustainable / Permeable /

PARKING + ACCESS

Parking Garages should be underground or buffered as much as possible. Animated street!

SIGNAGE

Signage ~~Stan~~ would be helped by overall Town Standards

SUSTAINABLE DESIGN

Plan for the future Building Performance
Solar Panels / Resilient Design is key

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

I See Elan as an Expensive Exclusive housing + the more break up the better
#70 Bus is inadequate how can the MBTA plan →

for more service

MEETING 2
11.22.14

Lets do more of this
for all areas of Waterloo !!!
Thank you!

Greystar please look @ retail
space + better parking lot

Incorporate Universal Design
Age in Place
Visitability
Should be part of overall planning

---

mixture Retail/Dwelling Zoning!!

Hanover is bulky + really too bad.

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

Well done! Very encouraging. (see other side)

BUILDING MASSING

BUILDING HEIGHT

Thank God you are keeping up pressure on Dan in the right direction.

BUILDING SETBACKS

FACADE TREATMENT

PUBLIC REALM INTERFACE

MATERIAL SELECTION

PARKING + ACCESS

SIGNAGE

SUSTAINABLE DESIGN → See other side.

Community gardens: Green space is so rare in Watertown that only two community gardens exist despite a long waiting list. Please, give us more community garden space.

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

-- work w/ the community garden committee on the design. It is an excellent way to bring people together, as well as addressing the growing problem of hunger in Watertown.

Zip car! Bike share!

Sustainable design

I agree with all your suggestions, and ask that you go farther:

Trees: Developers typically add a few small trees as an afterthought, most of which die within two or three years. Put trees first. Choose a variety of mostly-native trees, and surround them with large areas of permeable surfaces for optimal root development and water access. Then require the developer to care for them for the first three years at least, replacing as necessary. We have only a half-time tree warden and a shrinking urban forest — how can some of developers' profits be channeled into changing this?

Protect existing trees during construction! When heavy equipment drives over tree roots or is parked around them, those trees WILL DIE within five years, long after the developer is gone.

Pollinators: Flowering trees, wildflowers, clover, wild grasses, all feed endangered native bees. No chemically-treated grass areas! If grassy areas are planned as playing fields, design for organic lawn care. Take the trouble to insure that trees and perennials are grown without neonicotinoids and other systemic toxins. Could we have some green roofs with beehives? Boston has done pioneering work on this. Mount Auburn Cemetery is a great local resource we could tap - they replaced the grass around the tower w/ wildflowers, designed their new greenhouse to be heated w/ solar & geothermal, etc.

Plantings around Watertown Savings Bank are nicely done — who designed & maintains them?

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT

BUILDING SETBACKS

FACADE TREATMENT

PUBLIC REALM INTERFACE

MATERIAL SELECTION

PARKING + ACCESS

I am concerned w/ traffic flow through the building. Looks like traffic flow is stopped at deadends. Handicap parking. →

SIGNAGE

SUSTAINABLE DESIGN

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

Impact of this development
on Arsenal, No. Beacon, Irving
~~Otis~~ The exit of Otis on to
Mt Auburn to make a turn West
is very dangerous.

Ultimately, access to Watertown
from Rte 20, Galen, Arsenal
School St, Arlington St. and Common St.
Width of the streets to all of this
development.

MEETING 2
11.22.14

* No neon signage. Must be tasteful + discreet.

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

How do these guidelines get enforced

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

Stop Building hideous units that are too dense high & have unrealistic massing
- 30% stepbacks to height of Bldg.

BUILDING HEIGHT

apt. Buildings or other types of buildings in residential neighborhoods should not be higher than the houses in neighborhood.

BUILDING SETBACKS

Should be 15-20 FT, not 10 FT.
- Roof stepBacks!

FACADE TREATMENT

- Should be natural materials - not cheap fake & unnatural materials. Should compliment neighborhood & history of watertown. Classy, not cheap looking. Historical looking Buildings -

PUBLIC REALM INTERFACE

Should have great landscaping surrounding the Building

MATERIAL SELECTION

- natural materials that compliment the neighborhood - mansard roofs, sloped roofs not flat roofs - Like on p. 15
- Brick, wood
- Below ground when possible.

PARKING + ACCESS

- ensure adequate parking
- Streetscape - more sidewalk interaction w/ Pedestrians like restaurant seating, benches, trees, etc.

SIGNAGE

SUSTAINABLE DESIGN

Natural materials, eco friendly, photo-voltaic panels, natural landscaping & shade trees
Permeable paving allowing for storm water Drainage.

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

all HVAC & roof top units should be screened with natural materials or set back so you cannot see them from the street

who ensures that developers adhere to Buffer zones
& setbacks when zoning by-laws setbacks
are only 10 FT?

MEETING 2
11.22.14

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT

70' IN CERTAIN AREAS

BUILDING SETBACKS

EXISTING CODES ADEQUATE

FACADE TREATMENT

OWNER DECISSION

PUBLIC REALM INTERFACE

MATERIAL SELECTION

OWNER DECISSION

PARKING + ACCESS

SIGNAGE

SUSTAINABLE DESIGN

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT

BUILDING SETBACKS

FACADE TREATMENT

PUBLIC REALM INTERFACE

MATERIAL SELECTION

PARKING + ACCESS

SIGNAGE

SUSTAINABLE DESIGN

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

1) design for large shade trees
2) make side walk and parking places permate
3) reduce parking spaces required —

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT

I agree that height of new buildings should be consistent with the heights of surrounding buildings, or lower.

BUILDING SETBACKS

New buildings should not come right to the sidewalk. There should be ample green space between buildings & sidewalks - but not parking.

FACADE TREATMENT

Should be consistent with other high quality buildings - particularly historical structures (mills, etc.) in the neighborhood. Interesting architectural details should be included.

PUBLIC REALM INTERFACE

Avoid messing up beautiful old buildings by creating "modern" entrances that are completely inconsistent with the original design. (Aetna Mills, for ex.)

MATERIAL SELECTION

See "Facade Treatment" above

PARKING + ACCESS

SIGNAGE

SUSTAINABLE DESIGN

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

I really like the direction the guidelines have taken so far. Congratulations on a great job, and thank you for this major contribution to Watertown!

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT

BUILDING SETBACKS

FACADE TREATMENT

Regarding storefronts/retail space: remember that the population is aging and older people often prefer to walk rather than drive (or can't drive) so that having varieties of businesses close by is extremely useful and attractive

PUBLIC REALM INTERFACE

Set backs for public use are really important

MATERIAL SELECTION

Use quality materials so the buildings don't look ancient and decrepid in 5 yrs.

PARKING + ACCESS

Push for public transit solutions! Protected bikeways necessary.

SIGNAGE

SUSTAINABLE DESIGN

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING
No single large building on large parcels - smaller buidings like Alta with variety

BUILDING HEIGHT
stepped down toward neighborhood so its the same height as houses

BUILDING SETBACKS
green space in front! Set back should allow for trees to shade pedestrians

FACADE TREATMENT
materials native and commonly used - wood, brick, granite

PUBLIC REALM INTERFACE
lots of trees; permeable space for pocket parks and, where can people sit + be outdoors + social??

MATERIAL SELECTION
similar to what is adjacent - wood, brick, granite

PARKING + ACCESS
permeable if above ground

SIGNAGE
Please put retail on first floor creating a shopping, walking, under residential

SUSTAINABLE DESIGN
green roofs, solar, permeable, peaked or mansard roofs - This is new England + we get snow!! Flat roofs? why?

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:
Places for public art - more frequent entry points to create interface with public -

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

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2014

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT

BUILDING SETBACKS

FACADE TREATMENT

PUBLIC REALM INTERFACE

(*) more focus on public art, and interactive art for children, elders, etc.

MATERIAL SELECTION

PARKING + ACCESS

SIGNAGE

SUSTAINABLE DESIGN

(*) more concern about permeability to encourage life of greenery

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

(*) consider the importance of integration of different parcels on major streets, as was presented by David at end.

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT

Allow Towers
Allow mechanical structures, etc.

BUILDING SETBACKS

Avoid parking along the street

FACADE TREATMENT

PUBLIC REALM INTERFACE

MATERIAL SELECTION

PARKING + ACCESS

Landscape surface parking well
Solar panel canopies over parking garages.

SIGNAGE

SUSTAINABLE DESIGN

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT
3-STORY MAS

BUILDING SETBACKS/
TIERED OR "WEDDING CAKE" SETBACKS

FACADE TREATMENT
CONTEMPORARY MATERIALS. PLEASE DON'T FALL INTO THE "BRICK" THOUGHT PROCESS OF NEW ENGLAND.

PUBLIC REALM INTERFACE
WALK-WAYS FROM SPECIFICALLY PHILLIPS ST. & PARKER ST.
NOT ACTUAL ROADS FOR CARS

MATERIAL SELECTION

PARKING + ACCESS

SIGNAGE

SUSTAINABLE DESIGN

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

In the case of Watertown, our today's new buildings are too big. Let's build neighborhoods instead of buildings.

BUILDING HEIGHT

If we need to go higher to achieve other goals, I'm ok with that as long as it doesn't shade out the neighbors or transition too abruptly to other zones

BUILDING SETBACKS

FACADE TREATMENT

PUBLIC REALM INTERFACE

Bike & pedestrian access & preference

MATERIAL SELECTION

PARKING + ACCESS

We need to make life easier for those willing to live in a car-free society. We should use space for other things than storing private cars.

SIGNAGE

SUSTAINABLE DESIGN

We need to create incentives for sustainable building features -- or regulations. Solar, H2O infiltration systems, green roofs, insulation, geothermal, etc...

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT

BUILDING SETBACKS

FACADE TREATMENT

PUBLIC REALM INTERFACE

Well-maintained planters next to buildings when there aren't set-backs (not the best example, but the containers outside Your Average Joe's are nice).

MATERIAL SELECTION

Avoid whatever the material is that is used in the climbing gym (Acton/Roseland).

PARKING + ACCESS

SIGNAGE

SUSTAINABLE DESIGN

Totally agree w/ the need for permeable surfaces to make the healthy trees a reality.

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT

BUILDING SETBACKS

FACADE TREATMENT

PUBLIC REALM INTERFACE

MATERIAL SELECTION

ENCOURAGE INTEGRITY / DURABILITY OF MATERIALS

PARKING + ACCESS

① ENCOURAGE / REQUIRE LANDSCAPE GUIDELINES FOR SURFACE PARKING LOTS OVER A CERTAIN SIZE.

② ENCLOSED PARKING AT GROUND FLOOR ALONG THE STREET NEEDS TO BE REGULATED, TO AVOID THE STREET OR PEDESTRIAN EXPERIENCE BEING ONE THAT IS NOT ANIMATED OR ENGAGING. EXAMPLES - PARKING GARAGE @ THE ARSENAL MALL, AND RIVERBEND ON PLEASANT STREET. OTHER THAN PARKING ENTRIES, ENCOURAGE / REQUIRE RETAIL WHEN APPROPRIATE, OR OTHER ACTIVE USES.

IN RESIDENTIAL BUILDINGS WITH NO RETAIL, THE RESIDENTIAL USE IS A MORE ENGAGING GROUND FLOOR USE THAN ENCLOSED PARKING.

SIGNAGE

SUSTAINABLE DESIGN

OTHER COMMENTS (*PLEASE USE BACK OF PAGE IF NECESSARY*):

③ WHERE FEASIBLE, BURY ELECTRICAL UTILITIES

DAVE FERRIS

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

Please continue to encourage pedestrian pass-throughs in large apartment complexes like the Greystar Elan. These efforts should unify neighborhoods.

BUILDING HEIGHT

BUILDING SETBACKS

FACADE TREATMENT

PUBLIC REALM INTERFACE

I have yet to hear discussion of how the guidelines will address density of building. The in-progress developments on Arsenal have many units & there is potential for many more units in Chico + Peter Z properties. There should be limits on how big buildings can be.

MATERIAL SELECTION

PARKING + ACCESS

I appreciate that David Gamble has been talking to abutters of Greystar. The Design Guidelines should incorporate access considerations for different property owners. There is no isolated property — there are issues with a domino effect.

SIGNAGE

SUSTAINABLE DESIGN

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*:

DESIGN GUIDELINES & STANDARDS

WATERTOWN, MA

MEETING 2
11.22.14

PLEASE LIST YOUR IDEAS AND CONCERNS:

BUILDING MASSING

BUILDING HEIGHT

BUILDING SETBACKS

FACADE TREATMENT

PUBLIC REALM INTERFACE

MATERIAL SELECTION

PARKING + ACCESS

Include requirements/guidelines about relationship to street grid.

SIGNAGE

SUSTAINABLE DESIGN

OTHER COMMENTS *(PLEASE USE BACK OF PAGE IF NECESSARY)*: