

# CHESTNUT HILL DESIGN GUIDELINES

The following guidelines supplement the standards outlined in the Zoning By-law under Section 5.09(d), Environmental Impact and Design Standards.

## **FOR THE O-2.0 DISTRICT :**

### **Relationship to Adjacent Residential Neighborhoods:**

- Heath Street shall be enhanced through landscape and sidewalk improvements which strengthen the existing landscape buffer. Landscape screening shall also be provided between commercial and residential properties. All landscape improvements shall be provided and maintained by the developer.
- Buildings not greater than 45' (approximately 3 stories) shall be set back at least 20' from the Heath Street property line.
- Buildings not greater than 45' shall be set back at least 40' from residential properties in Brookline and Newton in residence districts.
- Buildings greater than 45' shall be set back at least 50' from Heath Street
- Buildings greater than 45' shall be set back at least 100' from residential properties in Brookline and Newton in residence districts.

### **Site Vehicular Access:**

- Traffic and parking impacts on nearby residential streets shall be minimized.
- Curb cuts shall be minimized.
- No site vehicular access shall be from Heath Street, neither autos nor service vehicles.

### **Parking:**

- Where feasible, parking shall be accommodated within structures, preferably below grade.
- Structured parking shall be designed as attractive buildings with high quality durable building materials, such as brick, used in the façade.
- Surface parking shall be landscaped.

### **Boylston Street Massing and Street Edge:**

- Buildings shall be set back 40' from the Boylston Street property line; the setback area shall incorporate an expanded sidewalk, extensive landscaping and street trees.
- Building height at the 40' setback line shall be a minimum of 45' (approximately 3 stories) and a maximum of 70' (approximately 5 stories).
- Buildings up to 100' (approximately 8 stories) shall be permitted, but any building greater than 70' (approximately 5 stories) shall be set back at least 50' from the Boylston Street property line.
- Taller buildings shall be oriented towards Boylston Street.

### **Street Level Uses and Design:**

- Uses located along the Boylston Street frontage shall include extensive window areas at the first floor level.

### **Façade and Materials:**

- New and altered facades shall be constructed of high quality durable materials which are compatible with the character of the area.

### **Boylston Street Streetscape:**

- The character of the pedestrian environment shall be enhanced with additional street trees along Boylston Street and other streetscape improvements, such as expanded sidewalk areas, benches, lighting, improved sidewalk materials, etc., as deemed appropriate by the Town.

## **FOR THE G-2.0 DISTRICT :**

### **Relationship to Adjacent Residential Neighborhoods:**

- Landscaped screening shall be provided and maintained by the developer between new commercial development and adjacent residential uses.
- Buildings shall be set back at least 20' from the rear property line.
- Buildings greater than 45' (approximately 3 stories) shall be set back at least 50' from residential properties in a residential district.
- Facades facing residential properties shall be sensitive to the character of nearby houses; for example, large expanses of blank wall shall be avoided and building materials shall include masonry, wood, residential buildings.

### **Site Vehicular Access:**

- Traffic impact on nearby residential streets shall be minimized.
- Curb cuts shall be minimized.
- No site vehicular access shall be from Heath Street, neither autos nor service vehicles.

### **Parking:**

- Where feasible, parking shall be accommodated within structures, preferably below grade.
- Structured parking shall be designed as attractive buildings with high quality durable building materials, such as brick, used in the facades.
- Structured parking shall be buffered by landscaping, both from abutting properties and streets.
- Surface parking shall be landscaped.

### **Boylston Street Massing and Street Edge:**

- Along the street edge, minimum building height shall be two stories.
- Taller building elements shall be oriented toward Boylston Street.

### **Street Level Uses and Design:**

- Retail and office uses located along Boylston Street shall include extensive window areas at the first floor level.

### **Façade and Materials:**

- New and altered facades shall be constructed of high quality durable materials which are compatible with the character of the area.

### **Boylston Street Streetscape:**

- The character of the pedestrian environment shall be enhanced with additional street trees along Boylston Street and other streetscape improvements, such as expanded sidewalk areas, benches, lighting, improved sidewalk materials, etc., as deemed appropriate by the Town.