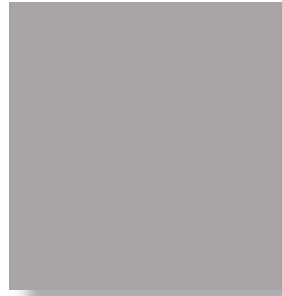
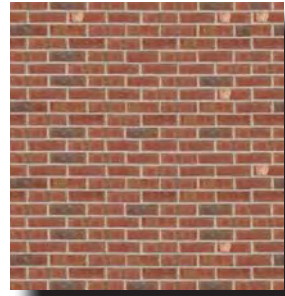


MATERIALS



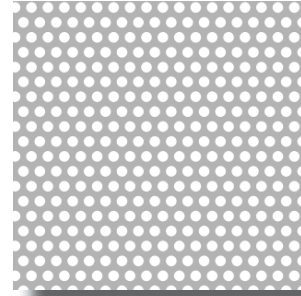
METAL PANEL
CHARCOAL COLOR



MASONRY
RED HERITAGE BRICK



GRANITE BASE

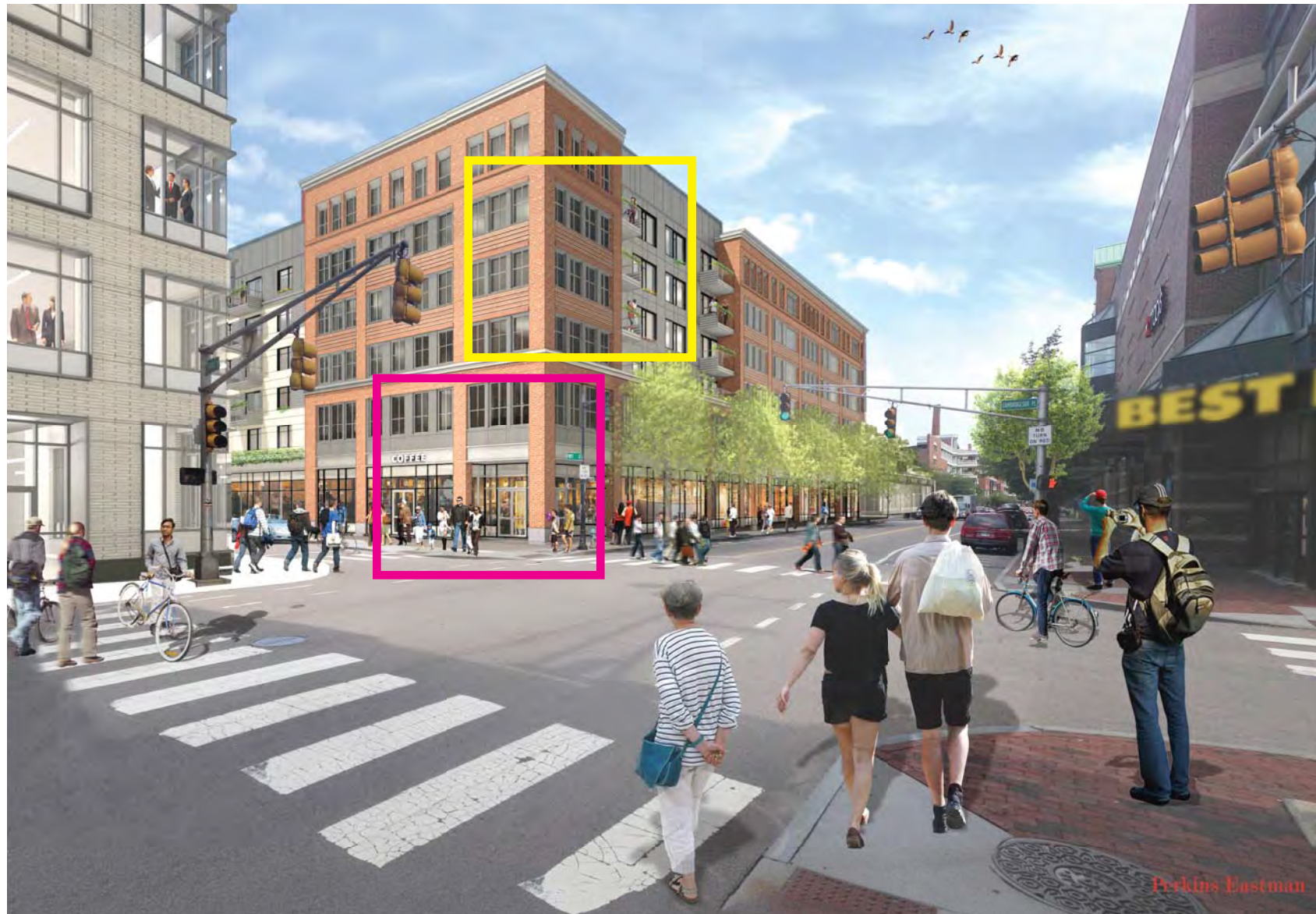


PERFORATED METAL
BALCONY RAILING /
SCREEN

PARCEL B
THE RESIDENTIAL BUILDING CREATES A NEIGHBORHOOD OF DIFFERING LIVING ENVIRONMENTS ALONG FIRST STREET AND EXTENDING BACK TOWARDS SECOND STREET ON THE BLOCK BETWEEN CHARLES AND HURLEY STREETS. ALONG FIRST STREET THIS BUILDING BRINGS A NEW BRICK AND METAL ENVIRONMENT



BRICK TEXTURE VERTICAL BAYS WITH METAL WINDOW CONNECTIONS



TWO STORY METAL BAY WITH SIGNAGE CHANNEL



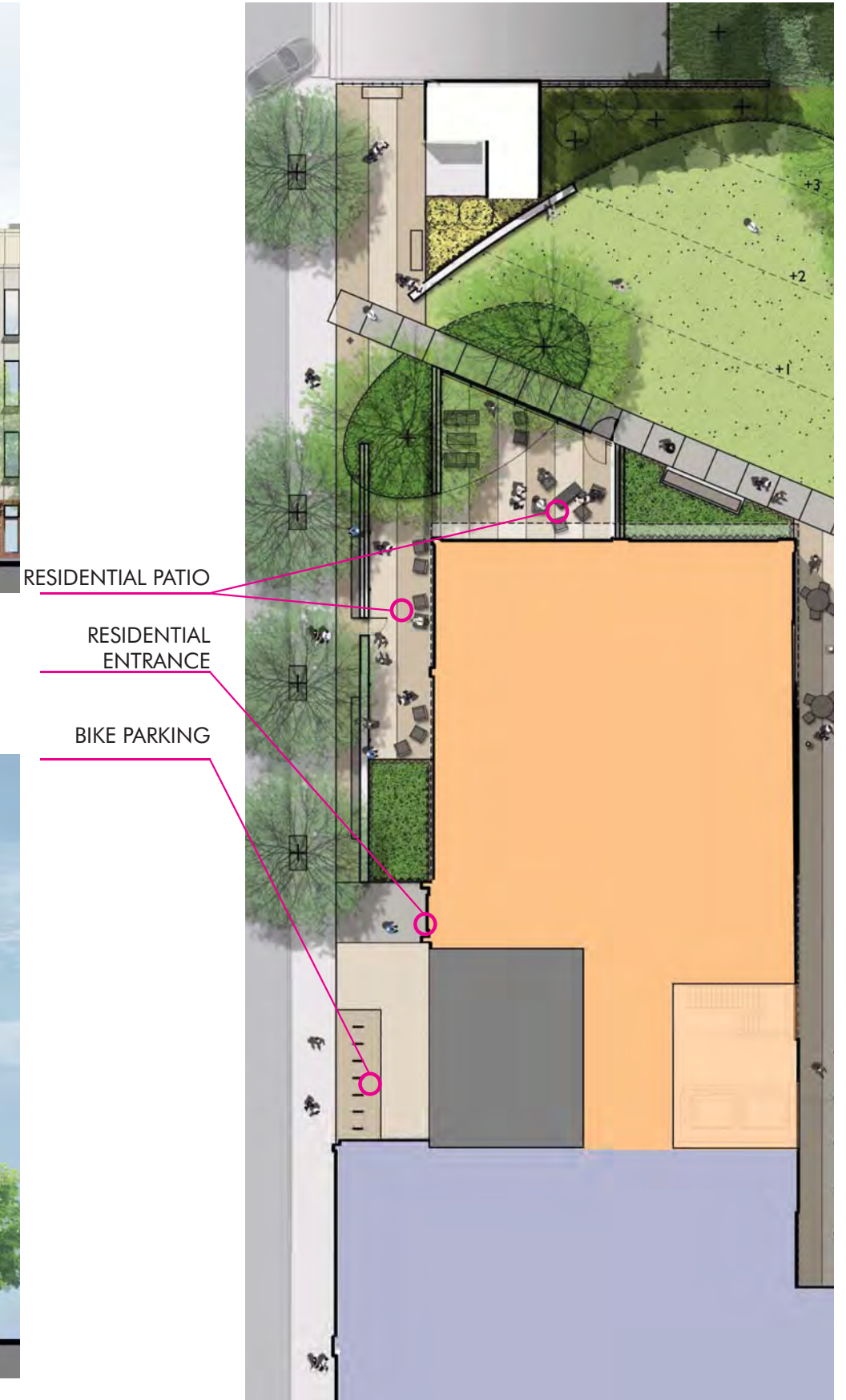


HURLEY STREET ELEVATION



CHARLES STREET ELEVATION

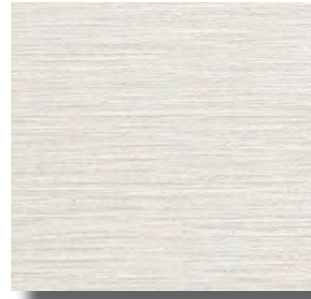
Perkins Eastman



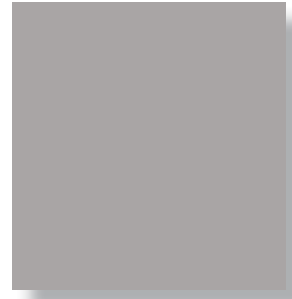
MATERIALS



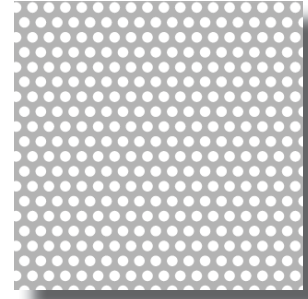
WOOD
TRESPA PANEL



MASONRY
CEMENTITIOUS PANEL



METAL PANEL



PERFORATED METAL
BALCONY RAILING /
SCREEN

PARCEL B
THIS LARGER RESIDENTIAL BUILDING ENHANCES THE CREATION OF A NEIGHBORHOOD OF DIFFERENT LIVING ENVIRONMENTS ALONG FIRST STREET AND NOW EXTENDING TOWARDS SECOND STREET ON THE BLOCK BETWEEN CHARLES AND HURLEY STREETS. ALONG FIRST STREET THIS BUILDING BRINGS A NEW BRICK AND METAL ENVIRONMENT THAT SPEAK TO ITS IMMEDIATE SURROUNDING, YET ON CHARLES STREET A MORE DOMESTIC AND RESIDENTIAL FACADE EMERGES



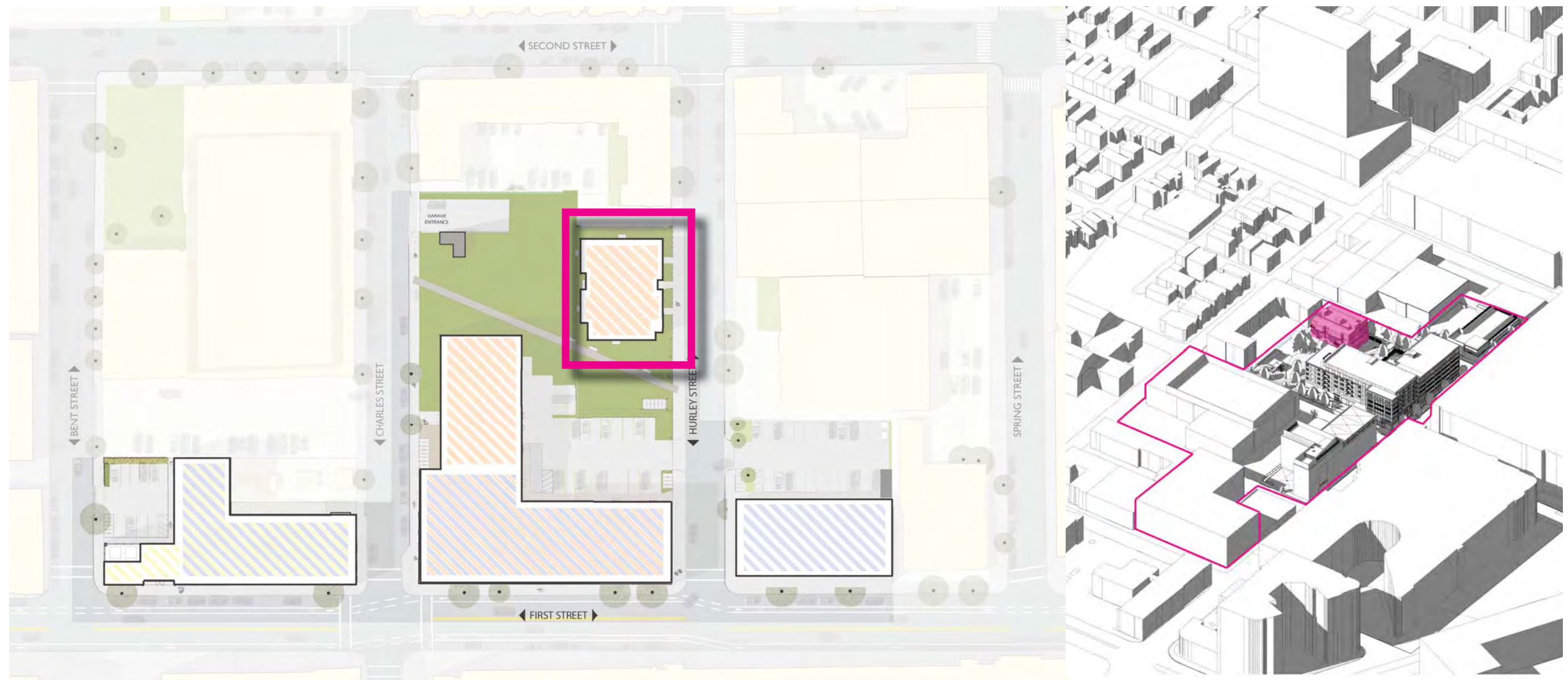
Perkins Eastman

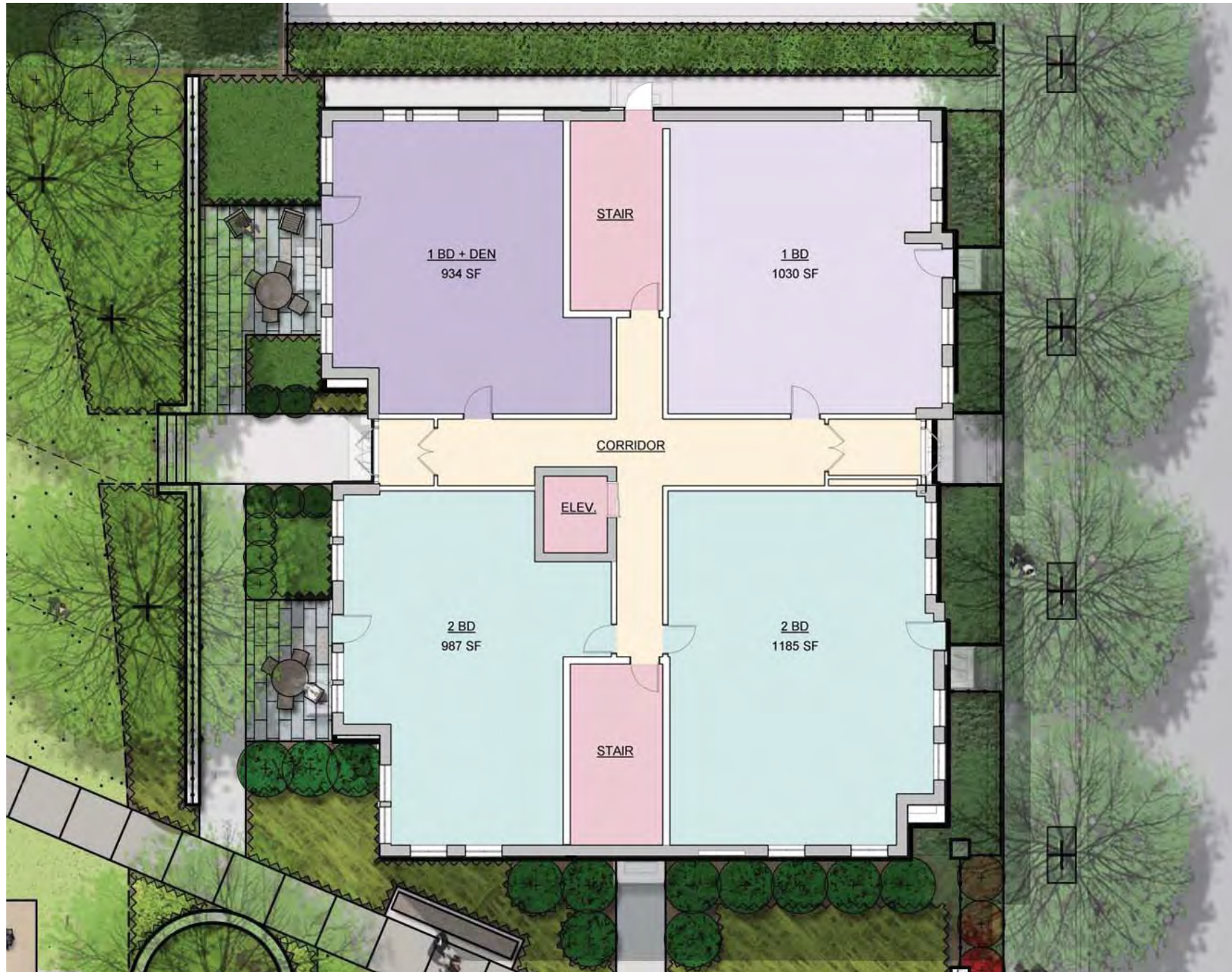


WOOD CLAD BALCONIES AND WINDOW CONNECTION

PARCEL C

THE DESIGN APPROACH TO THE PARCEL C RESIDENTIAL BUILDING HAS BEEN RE-EXAMINED TO RETURN TO EARLIER PROPOSALS. THE BRICK COURSING AND HEIGHTS HAVE BEEN ADJUSTED TO ACHIEVE BETTER VISUAL BALANCE AND ALIGN WITH WINDOW SILLS. THE UPPER FLOOR METAL PANELS COLORS HAVE BEEN FURTHER LIGHTENED AND VISUALLY SEPERATED BY A NEW MASONRY CORNICE TO AID IN DE-SCALING THE BUILDING MASS.



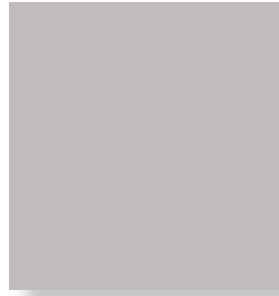


GROUND FLOOR PLAN

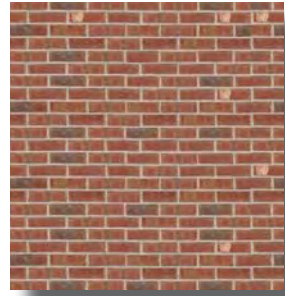


LEVEL 3 & LEVEL 4 PLAN

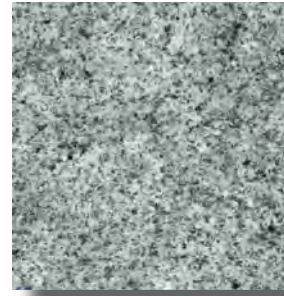
MATERIALS



METAL PANEL
CHARCOAL COLOR



MASONRY
RED HERITAGE BRICK



GRANITE BASE



Perkins Eastman

PARCEL C
THIS SMALLER RESIDENTIAL BUILDING WILL CREATE A NEW LIVING ENVIRONMENT ON THIS BLOCK WITH MULTIPLE GROUND FLOOR ENTRIES FOR BOTH PRIVATE AND COMMON USE. THE BUILDING OFFERS A CORRIDOR THAT SLICES THROUGH THE BUILDING CONNECTING HURLEY STREET WITH THE OPEN SPACE BEYOND FOR BUILDING RESIDENTS.



BRICK BASE BUILDING WITH METAL UPPER FLOORS AND UNIQUE BALCONIES



HURLEY STREET ELEVATION (EAST)



FIRST STREET ELEVATION (SOUTH)



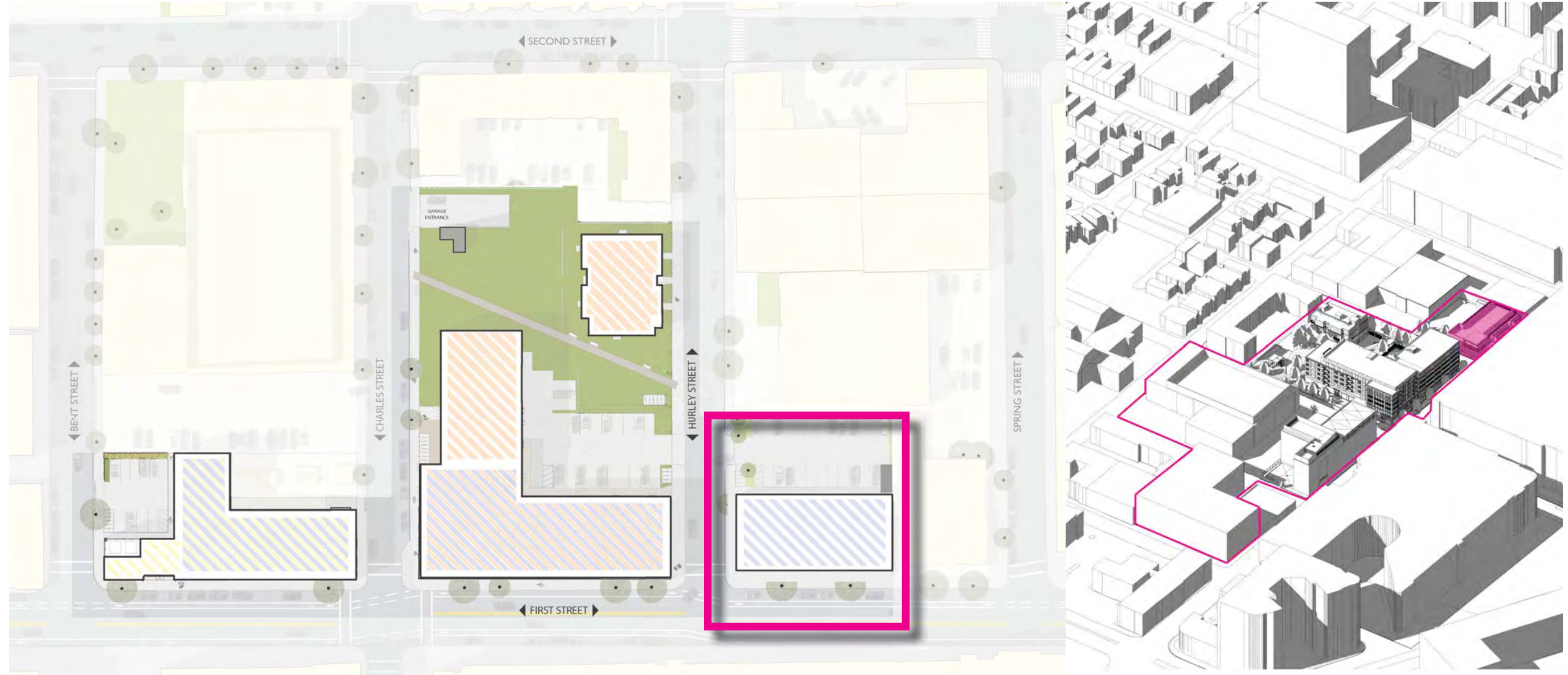
MIDBLOCK ELEVATION (NORTH)



CHARLES STREET ELEVATION (WEST)

PARCEL D

THE RETAIL BUILDING ON PARCEL D IS A NEW DESIGN FOR THIS PROPOSAL. THIS BUILDING WILL OFFER A DRAMATIC RETAIL EXPERIENCE ON FIRST STREET AND OFFER A LEVEL OF TRANSPARENCY AND VISUAL CONNECTION THAT DOES NOT EXIST TODAY. THE HURLEY STREET AND FIRST STREET CORNER OF THIS BUILDING WILL STAND OVER 25'-0" TALL BEFORE SCALING DOWN TO GREET THE ADJACENT BUILDINGS. A SOFTLY ILLUMINATED AND CONTINUOUS SIGNAGE BAND WILL GUIDE THE PEDESTRIAN EYE DOWN THE BLOCK AND TOWARDS THIS DRAMATIC CORNER.



RETAIL FLOOR PLAN



GROUND FLOOR SITE PLAN



FIRST STREET ELEVATION

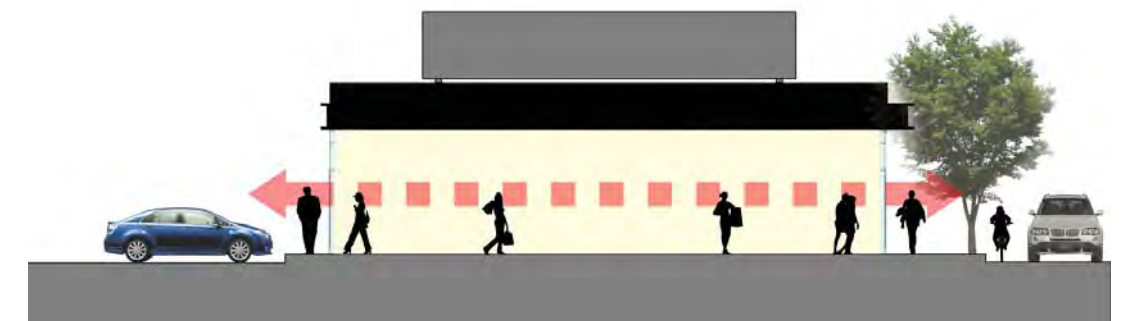


HURLEY STREET ELEVATION



MIDBLOCK ELEVATION

PARCEL D
THE PUD OFFERS MULTIPLE BLOCKS OF CONTINUOUS RETAIL FOR EAST CAMBRIDGE AND THIS BUILDING WILL STAND AS A JEWEL BOX OF RETAIL TRANSPARENCY AND VISIBILITY. THE SOFT GLOW FROM THE SIGNAGE BAND AND THE EXCITING LIFE VISIBLE THROUGH THE GLAZED STOREFRONT FACADE WILL OFFER AN ANCHOR TO THE VIBRANT RETAIL FOUND WITHIN THIS PUD.



INCREASED VISIBILITY

MATERIALS



LIGHTING
SIGNAGE BAND



LIVING WALL
GROWTH WALL ON
SOUTH FACADE



LOUVER WALL
MECHANICAL SCREEN



SOFT LIGHT SIGNAGE BAND WITH STOREFRONT







BICYCLE STORAGE ACCESS HEADHOUSE

BICYCLE COMPLIANT ELEVATOR

BICYCLE REPAIR FACILITY

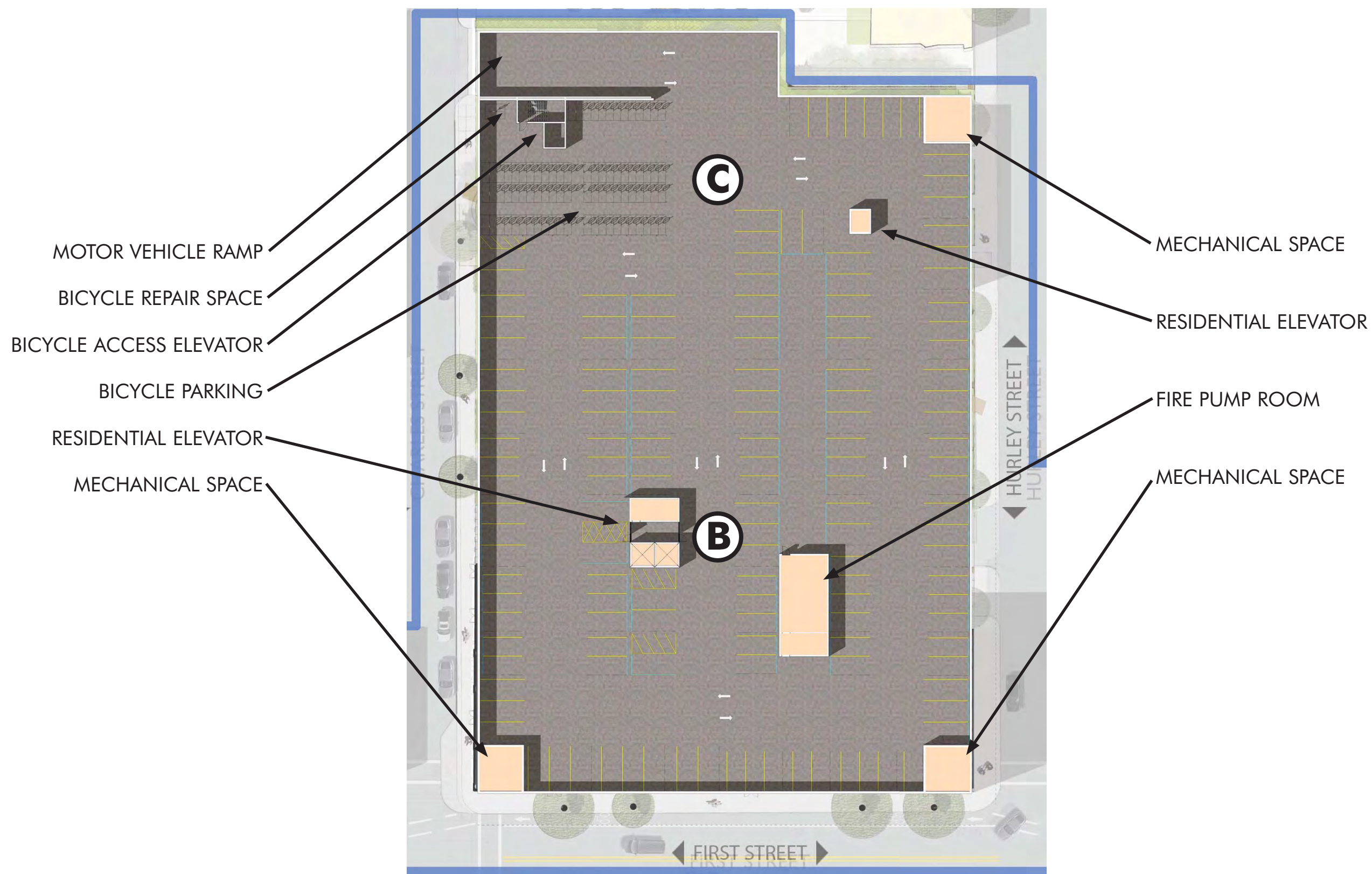
MIN. 5'-0" BICYCLE ACCESS AISLE

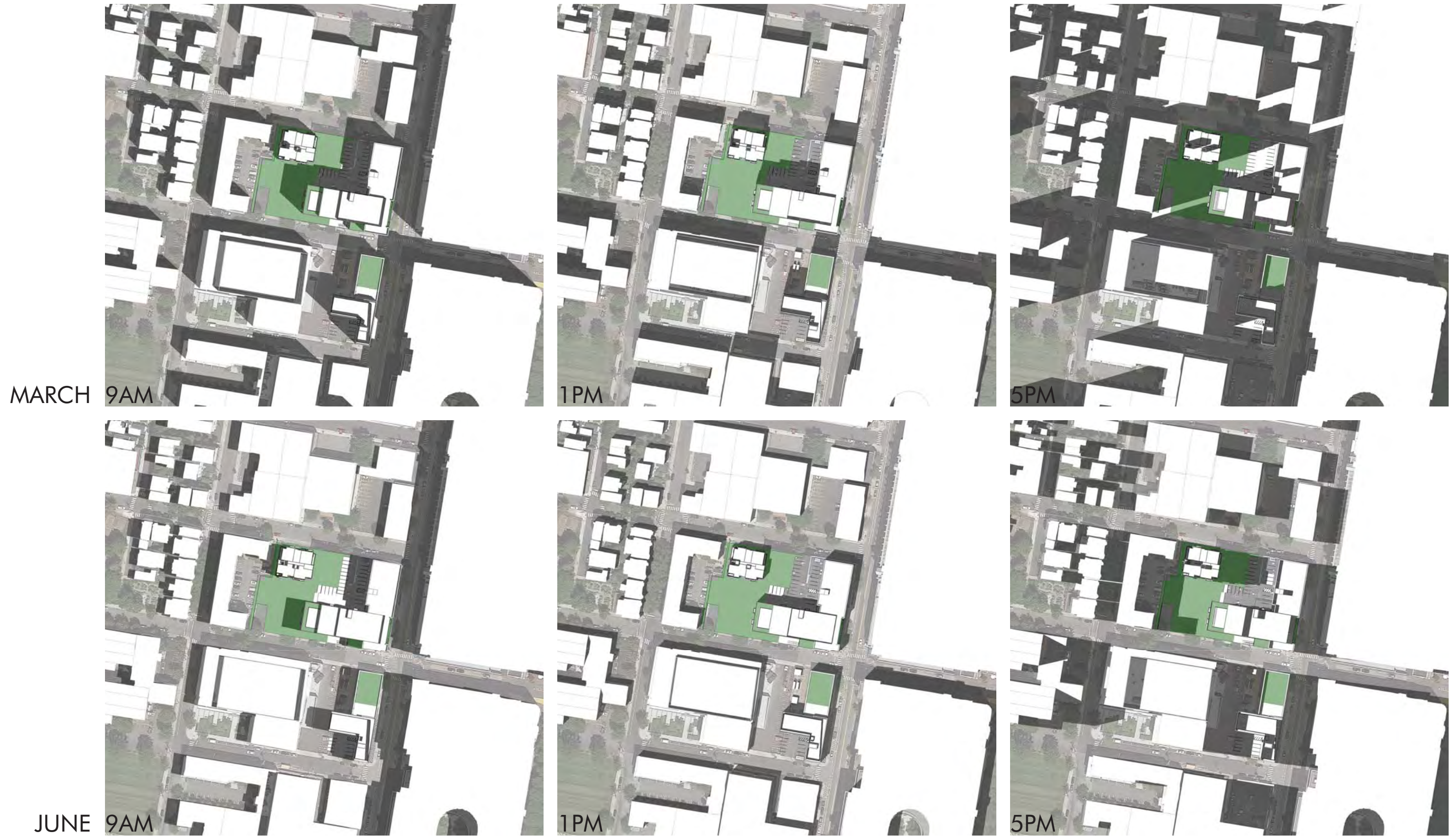
PROTECTIVE AND DECORATIVE MESH SCREEN WITH OPEN AISLES

LONG TERM BICYCLE STORAGE

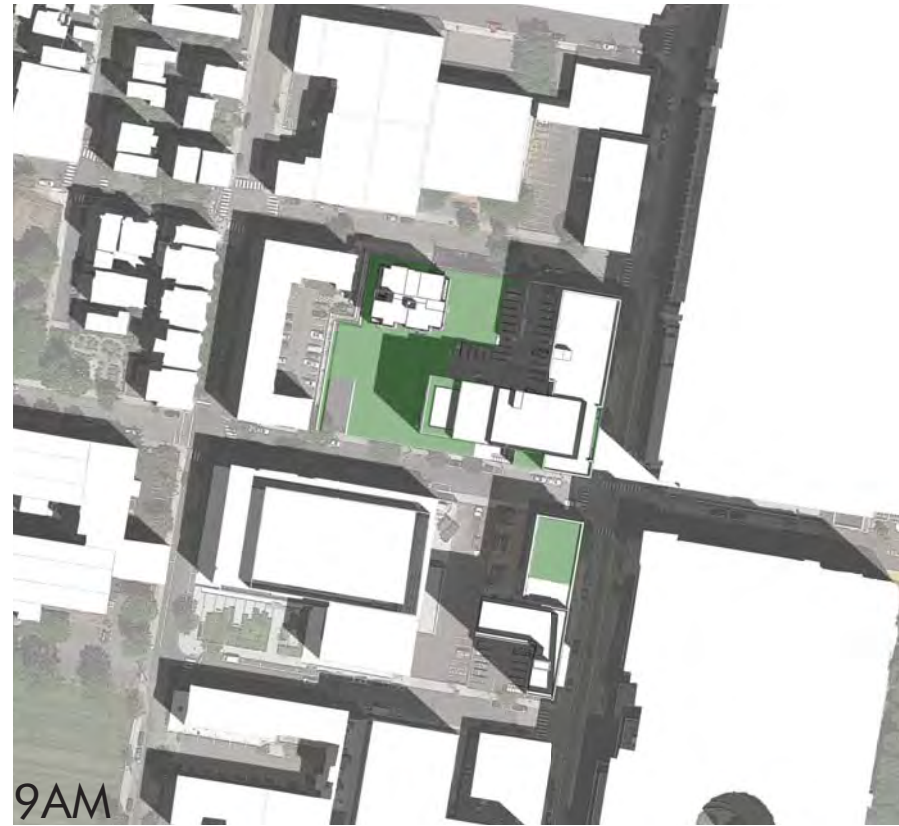
- 160 TOTAL BICYCLES
- 141 LONG TERM RESIDENTIAL
- 14 LONG TERM OFFICE
- 9 TANDEM BICYCLE SPACES
- LOCKABLE BICYCLE LOCKERS
- BICYCLE REPAIR FACILITY
- PROTECTIVE BICYCLE STORAGE SCREEN



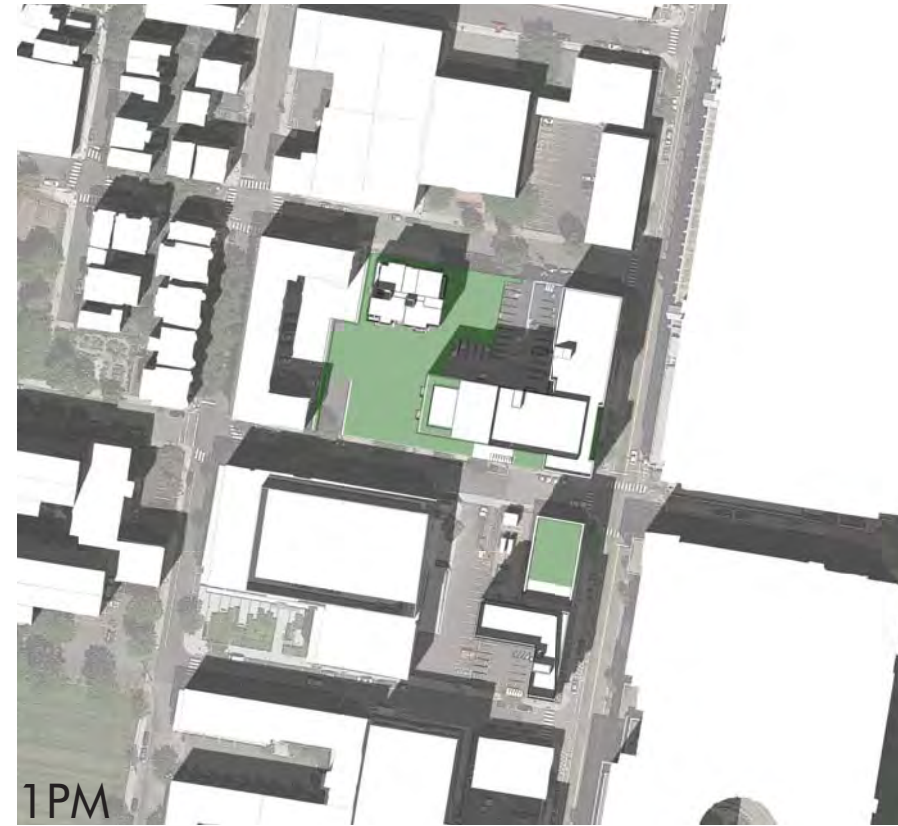




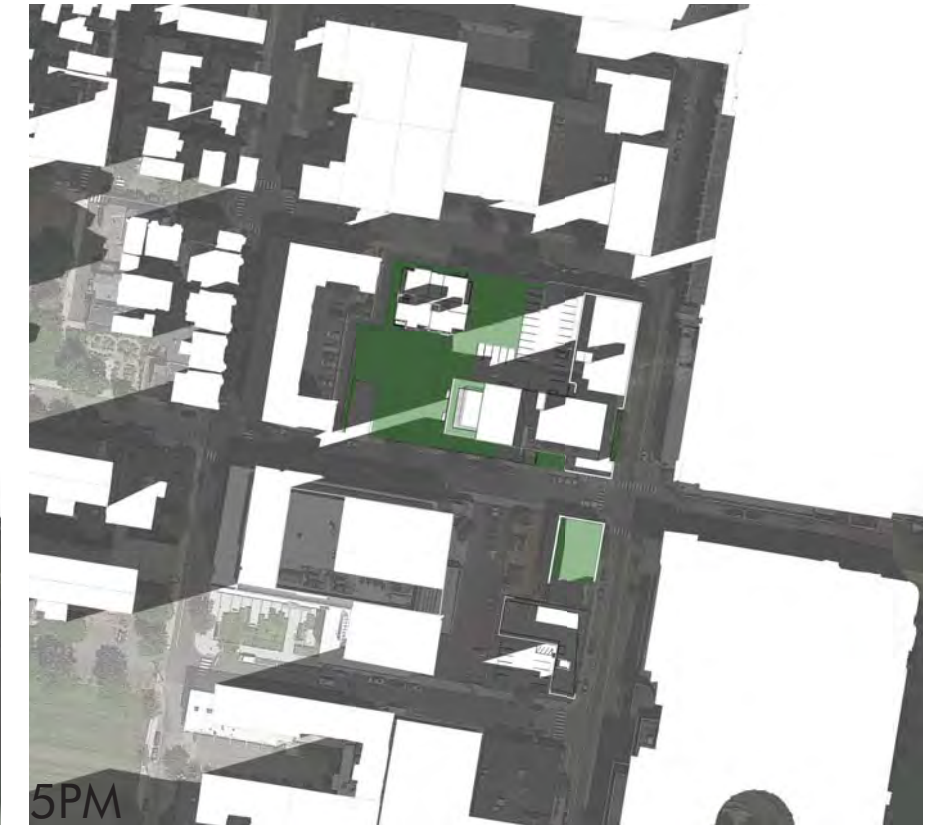
SEPTEMBER 9AM



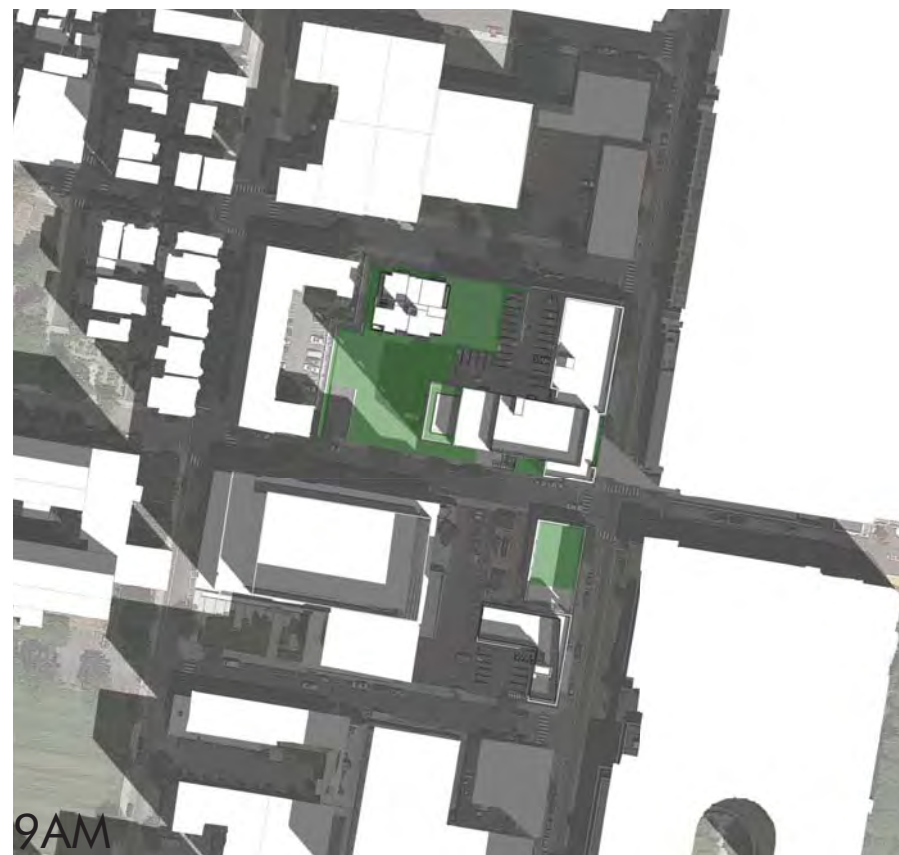
1PM



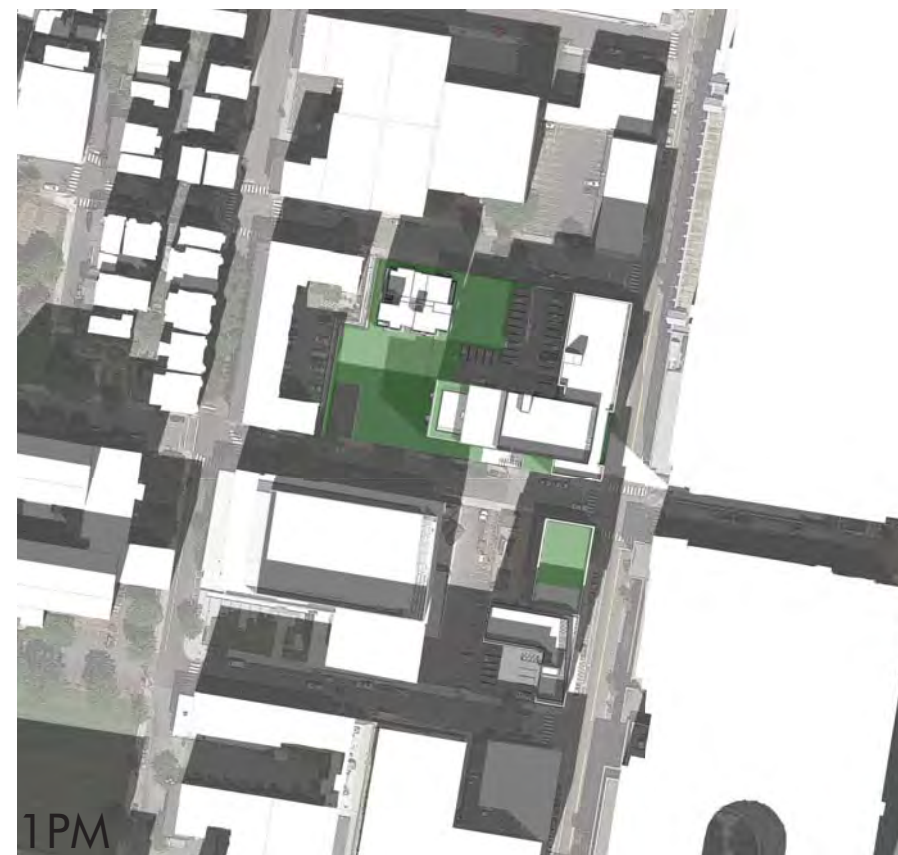
5PM



DECEMBER 9AM



1PM



5PM

