



PARKING STALL PAVERS



LINEAR PAVERS

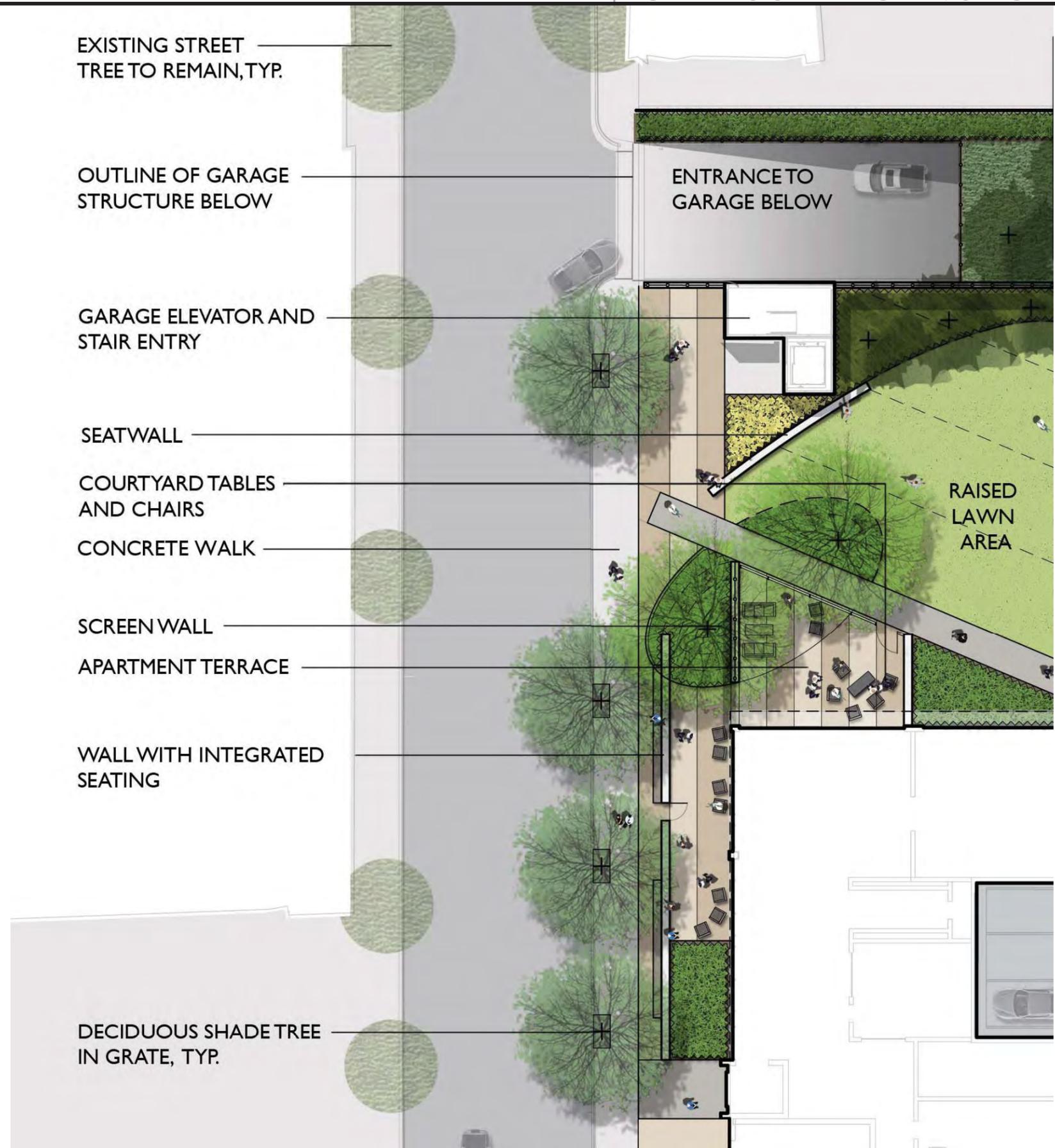


FUTURE USE POTENTIAL | FARMER'S MARKET BURLINGTON, VT



BOSTON COMMON SEATING PLAZA

SCREENING CONCEPTS





COMPACT INKBERRY EVERGREEN HEDGE



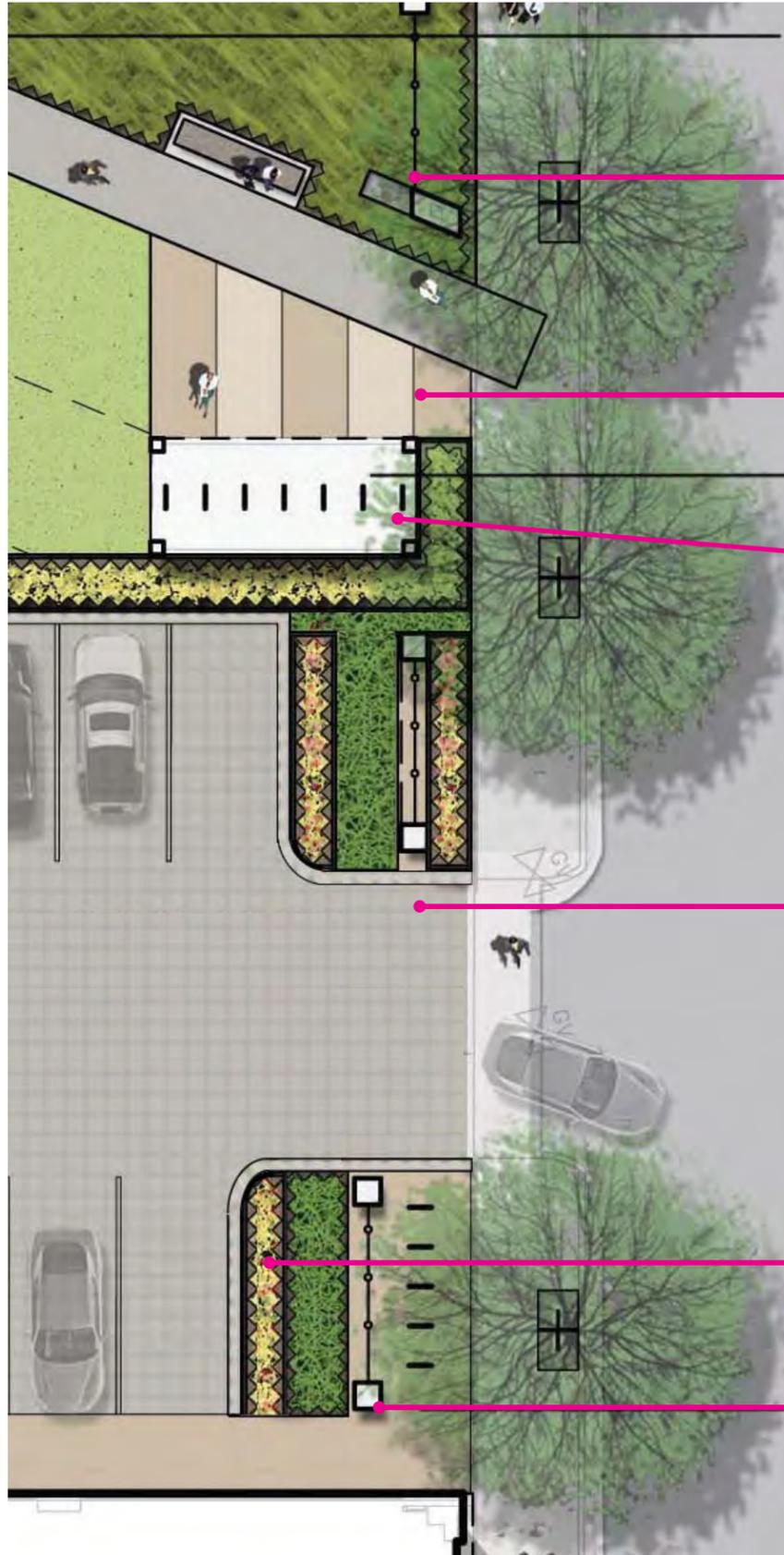
GREENSCREEN FENCE WITH VINES



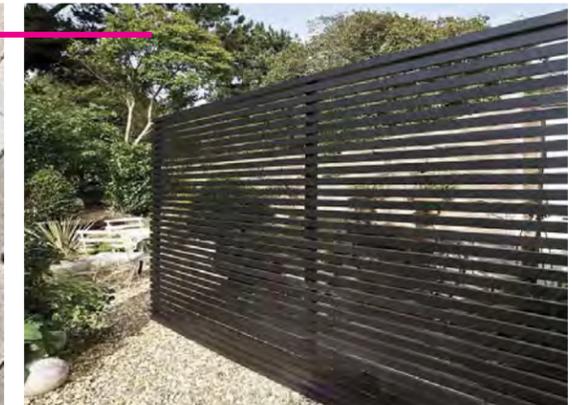
ORNAMENTAL GRASSES



VIEW FROM CHARLES STREET OF OPEN SPACE ACROSS MID-BLOCK CONNECTION



LINEAR PAVERS



SLATTED FENCE



PARKING STALL PAVERS



BICYCLE STORAGE



ORNAMENTAL GRASSES

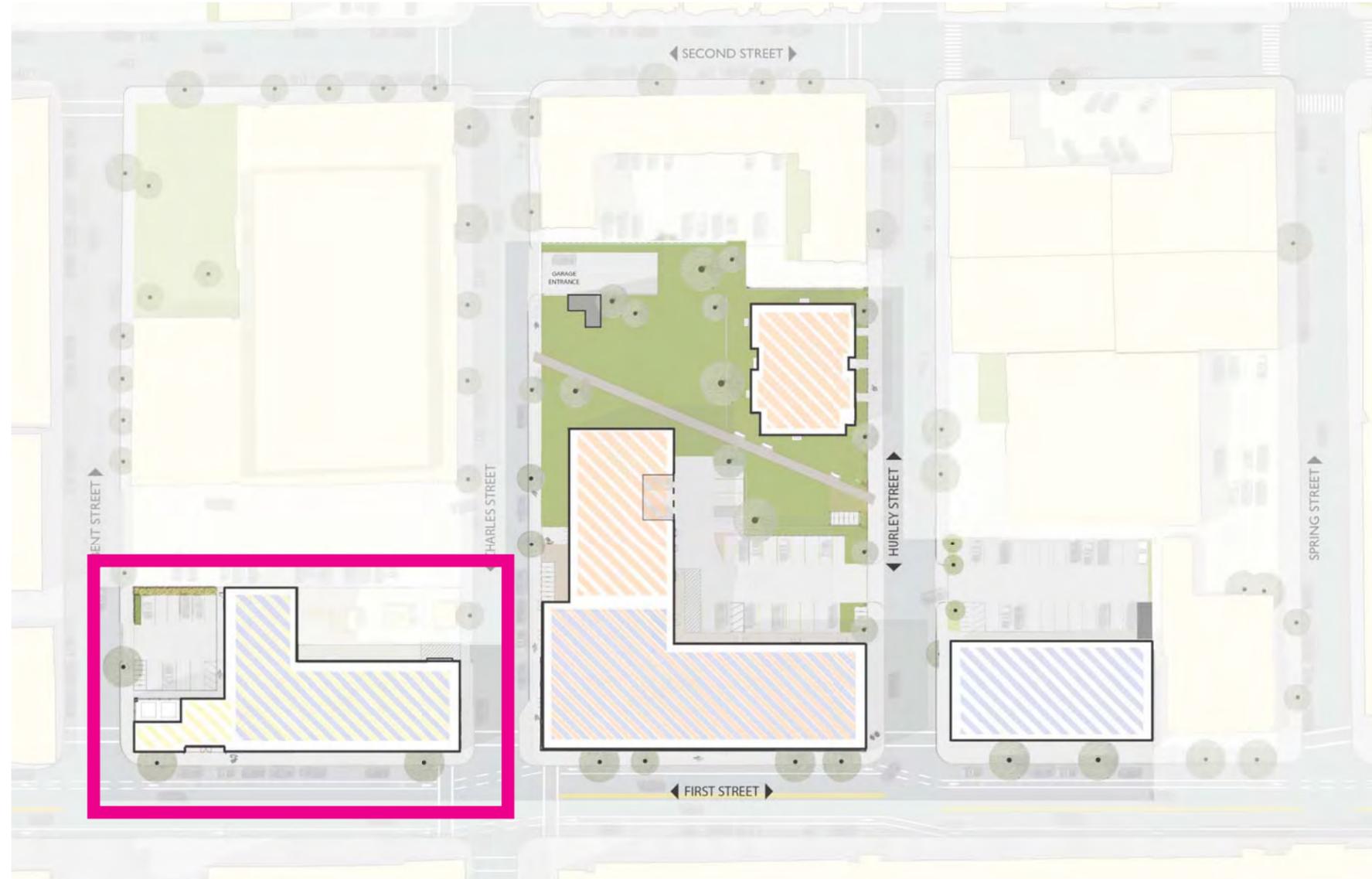
BRICK PIERS WITH LIGHT



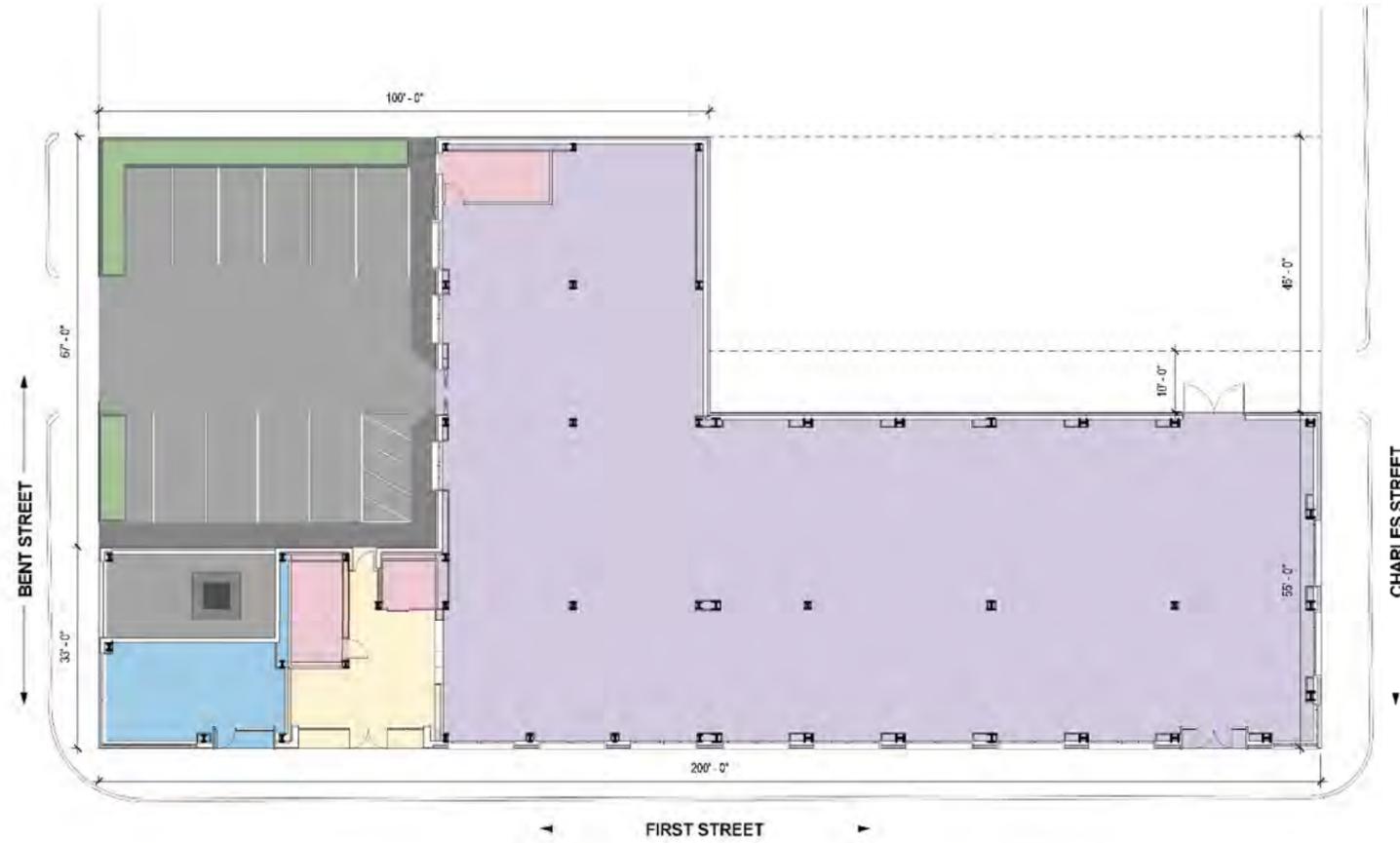
VIEW TOWARDS HURLEY STREET AT MIDBLOCK CONNECTION PATH AND SURFACE PARKING

PARCEL A

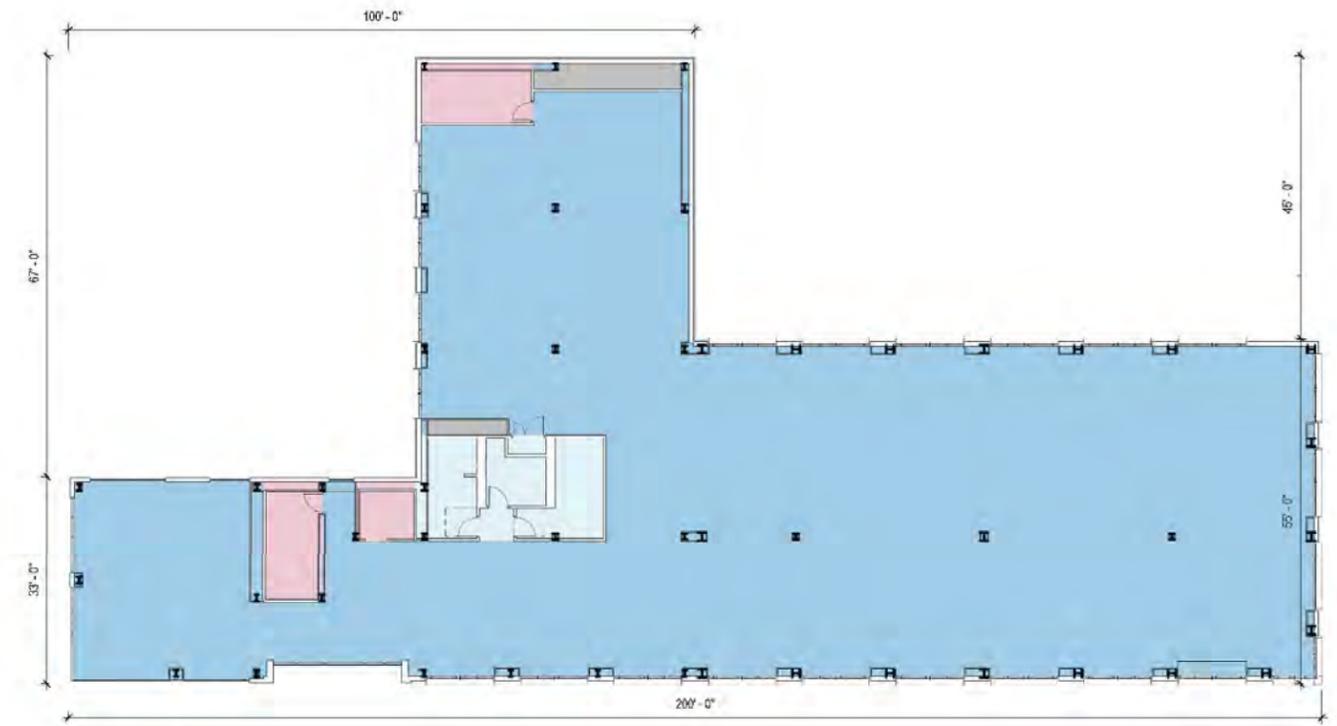
THE OFFICE BUILDING ON PARCEL A HAS BEEN RECONSIDERED TO ACHIEVE A BETTER VISUAL BALANCE IN REGARDS TO THE ARRANGEMENT OF FACADE MATERIALS. THE NOW COMPLETED FIFTH FLOOR CREATES A UNIFORM HEIGHT ALONG FIRST STREET AND PROVIDES A MORE ORGANIZED BUILT FORM. THE PREVIOUS FACADE MATERIALS AND THE GEOMETRY OF THE OFFICE WINDOWS HAVE BEEN REVISED TO OFFER A MORE RATIONAL VISUAL LOGIC. THE MAIN ENTRY HAS BEEN REVISED AS WELL TO ACCENTUATE THE BENT STREET CORNER AND OFFICE FUNCTION.



OFFICE FLOOR PLANS



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (LEVEL 2-4)

MATERIAL STUDY



NATURAL METAL



MASONRY | CAST STONE



PARCEL A
THE OFFICE BUILDING WILL EVOKE A DISTINCTLY OFFICE VOCABULARY THROUGH THE USE OF LONG LINEAR CAST STONE FRAMING THE REPETITIVE WINDOW GRID ON FIRST STREET. THIS OFFICE INTRODUCES A MORE CONTEMPORARY VOCABULARY AT THE CORNER OF BENT STREET AND FIRST STREET THROUGH THE USE OF A NATURAL FINISH METAL FACADE.



BENT STREET ELEVATION



CHARLES STREET ELEVATION



MIDBLOCK ELEVATION

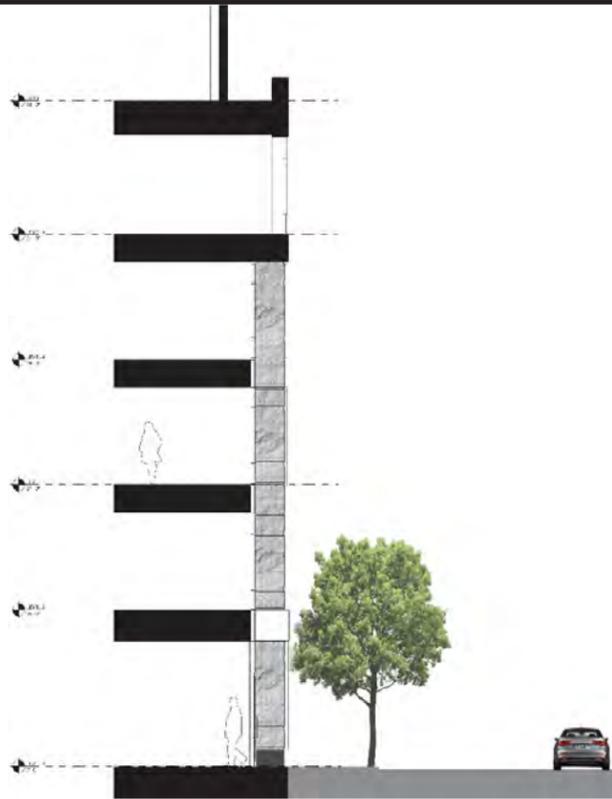
Perkins Eastman



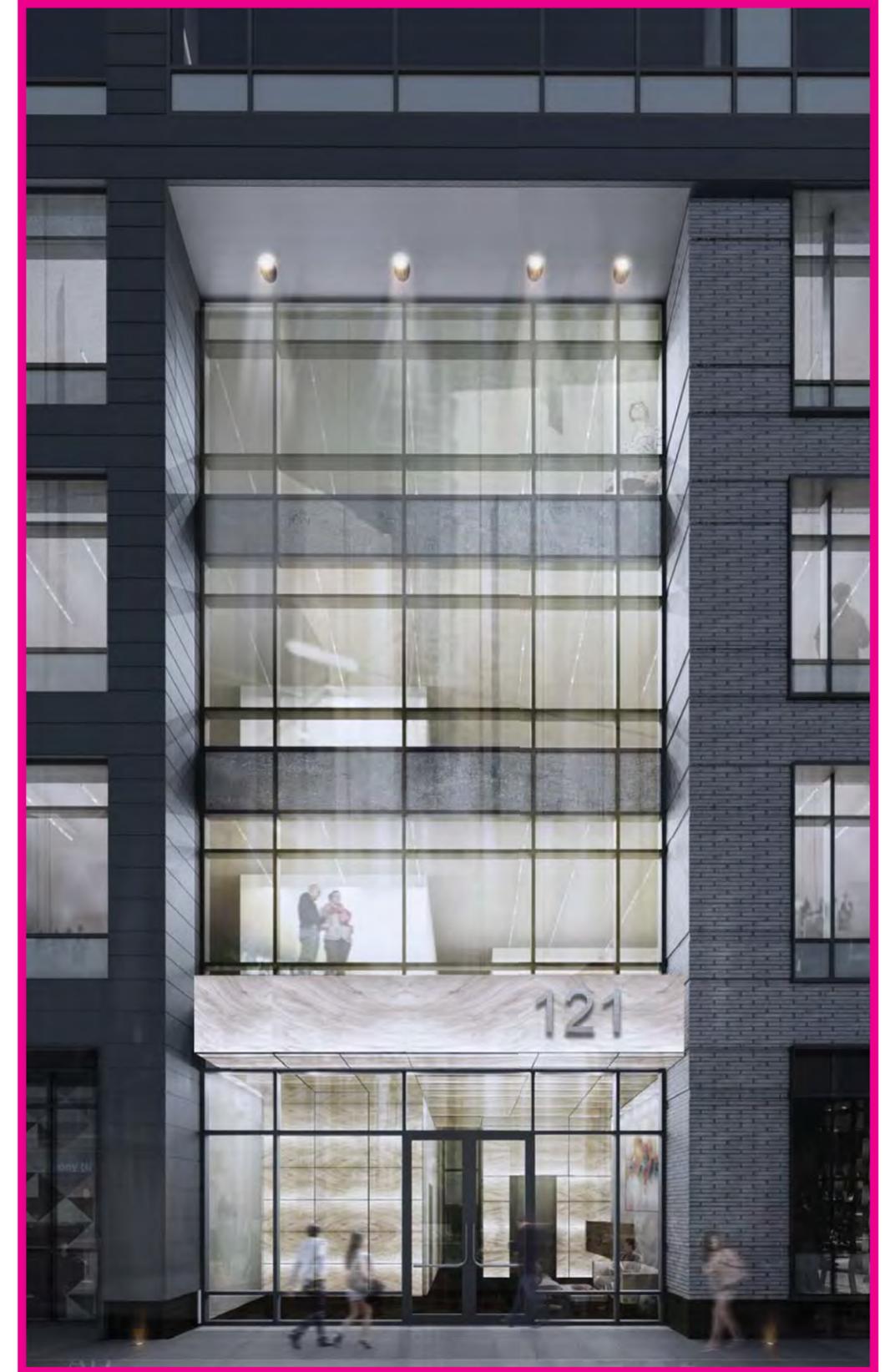
FIRST STREET ELEVATION



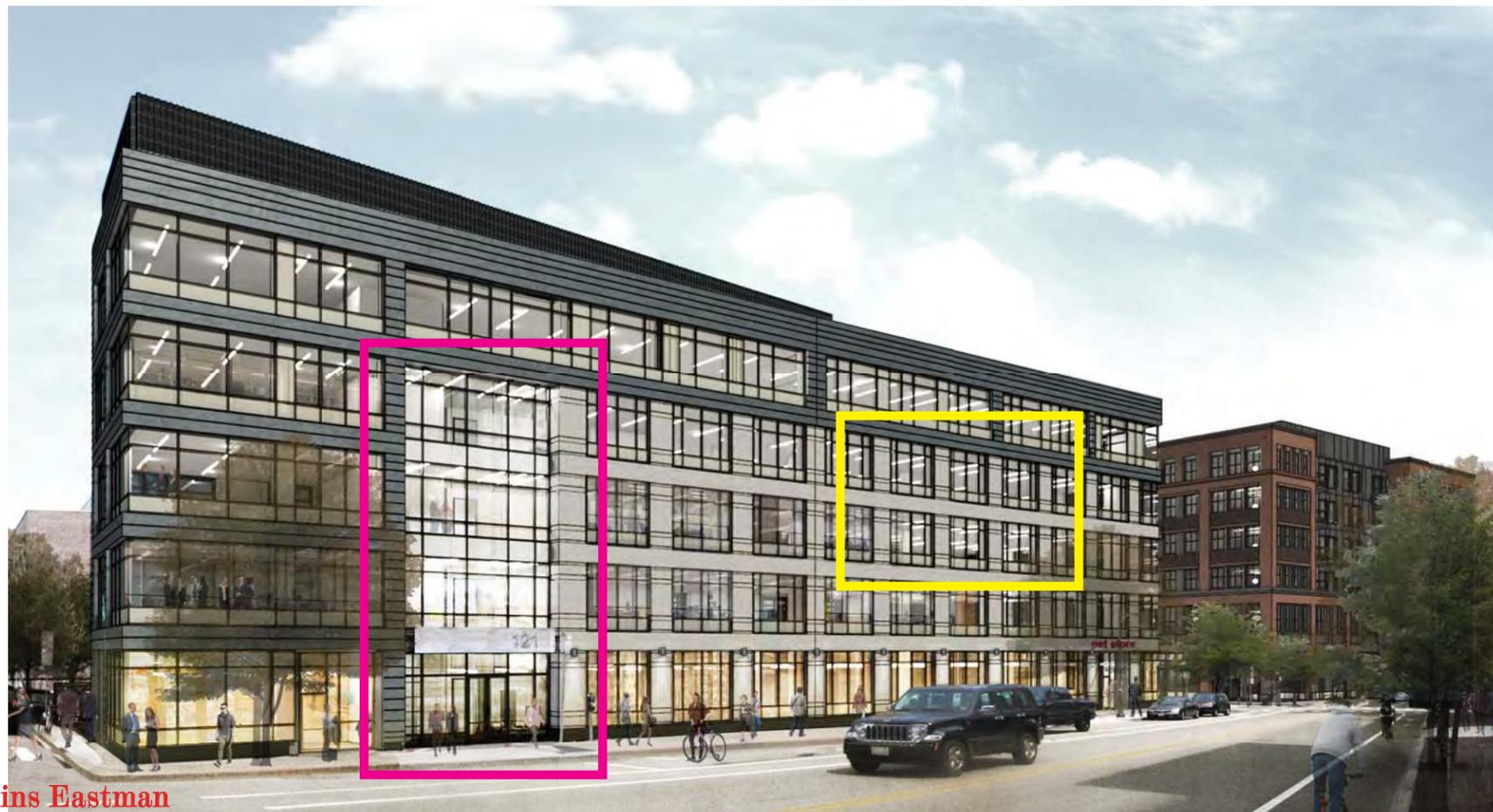
WINDOW GRID



BUILDING ENTRY SECTION



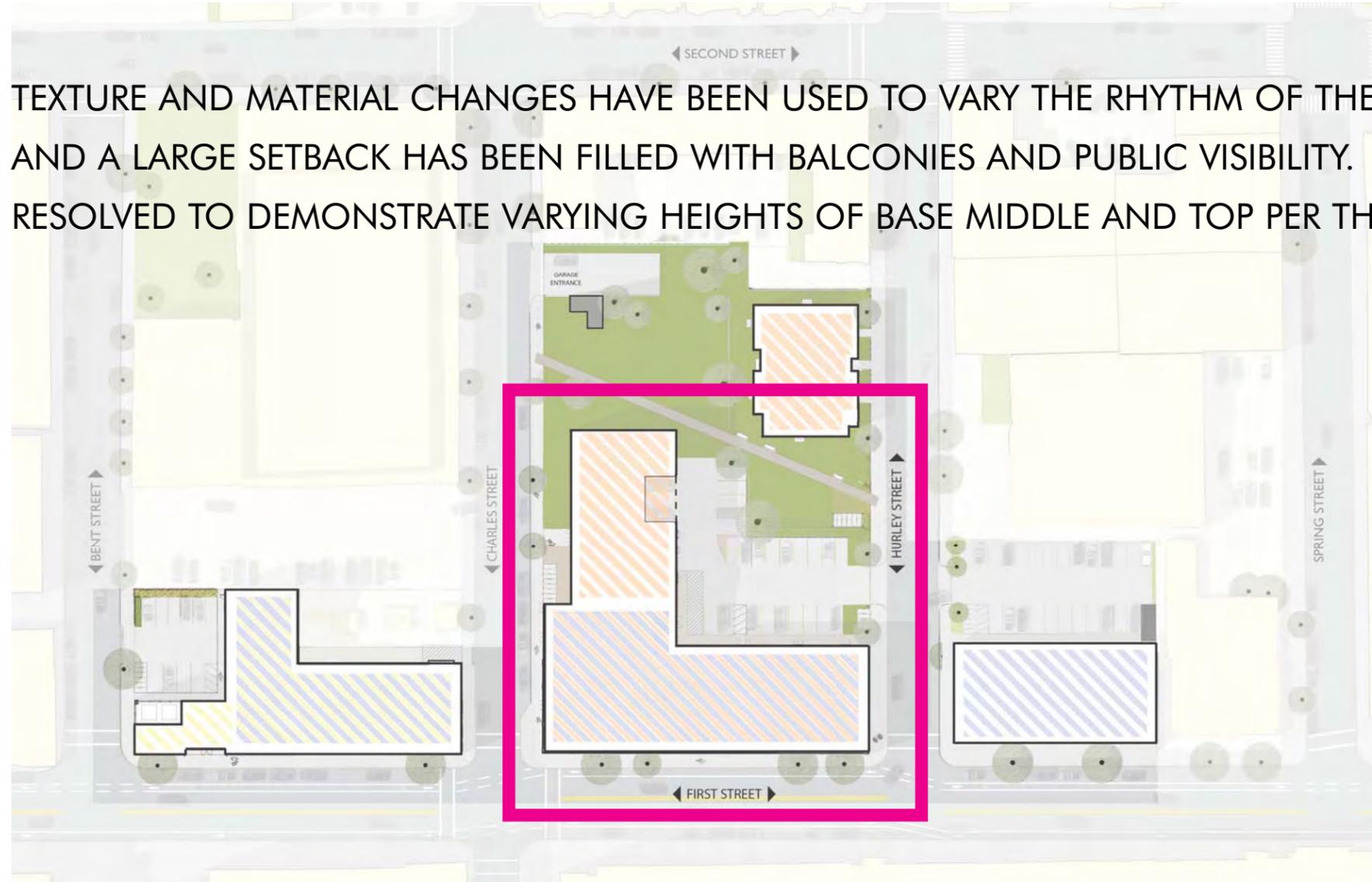
MAIN OFFICE ENTRY



PARCEL B

THE DESIGN APPROACH TO THE PARCEL B RESIDENTIAL BUILDING HAS BEEN RECONSIDERED ALONG FIRST STREET WHERE CONFLICTING BUILDING STYLES GAVE A FEELING OF DISCOMFORT. THIS REDESIGN LEAD TO REVISIONS ON ALL FACADES TO CREATE A MORE UNIFIED DOMESTIC AESTHETIC WHILE MAINTAINING THE OVERALL BUILDING CONCEPT OF CREATING A NEW RESIDENTIAL NEIGHBORHOOD AND EXPRESSING THE EMERGENCE OF A RESIDENTIAL LIVING ENVIRONMENT ONTO FIRST STREET.

TEXTURE AND MATERIAL CHANGES HAVE BEEN USED TO VARY THE RHYTHM OF THE BUILDING ALONG FIRST STREET, AND A LARGE SETBACK HAS BEEN FILLED WITH BALCONIES AND PUBLIC VISIBILITY. THIS BUILDING HAS FURTHER BEEN RESOLVED TO DEMONSTRATE VARYING HEIGHTS OF BASE MIDDLE AND TOP PER THE DESIGN GUIDELINES.



RESIDENTIAL FLOOR PLANS



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (LEVEL 2-4)



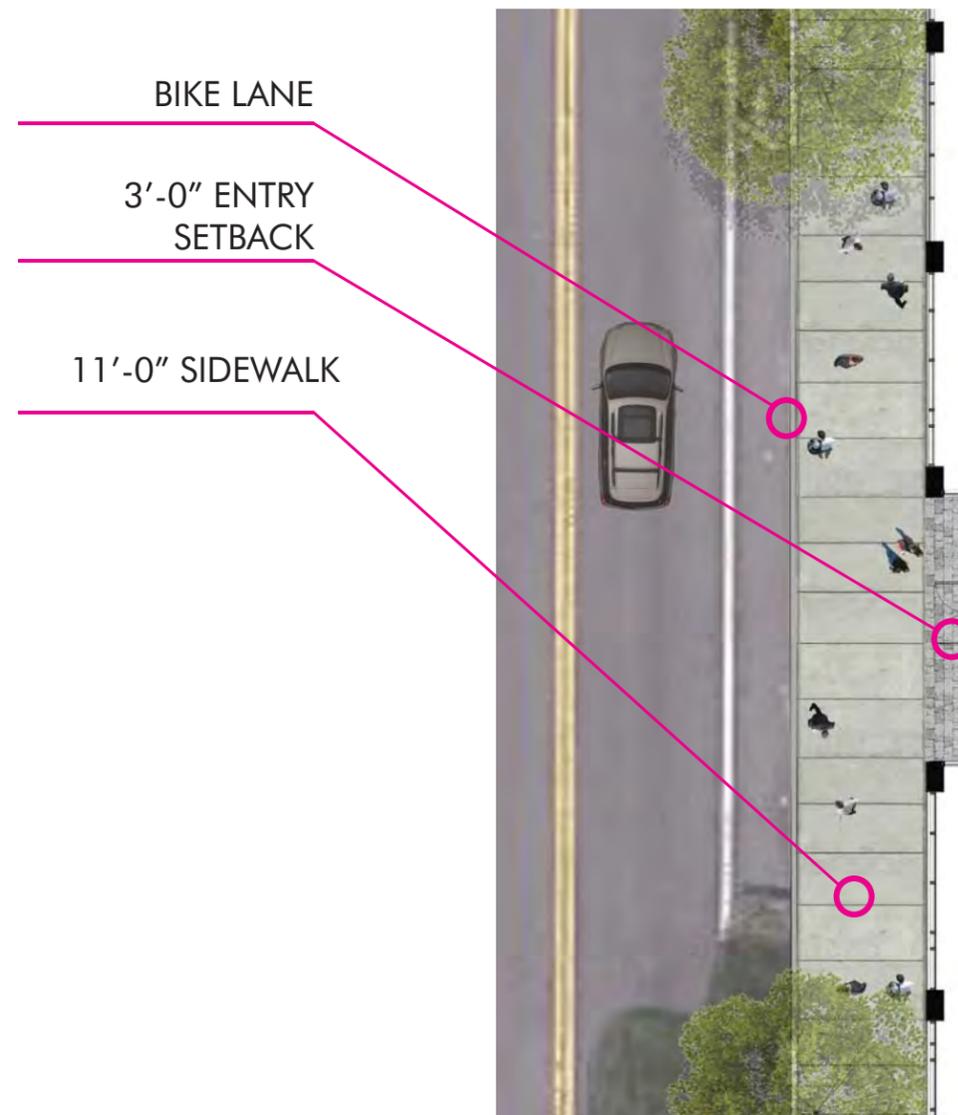
FIRST STREET ELEVATION



MIDBLOCK ELEVATION



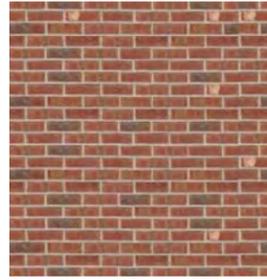
SECTION AT SIDEWALK



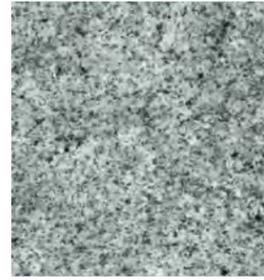
MATERIALS



METAL PANEL
CHARCOAL COLOR



MASONRY
RED HERITAGE BRICK



GRANITE BASE

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

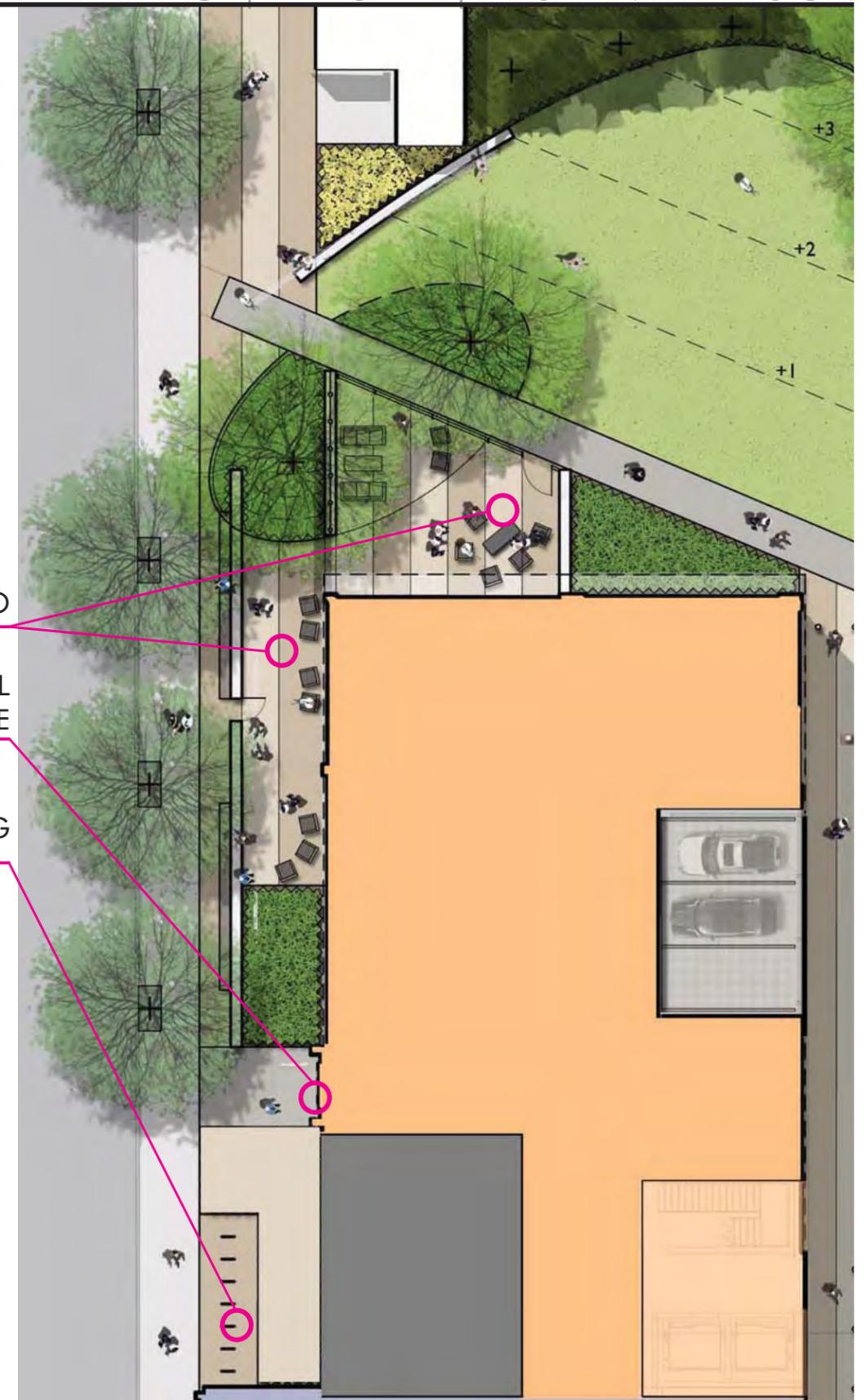


CHARLES STREET ELEVATION

RESIDENTIAL PATIO

RESIDENTIAL ENTRANCE

BIKE PARKING



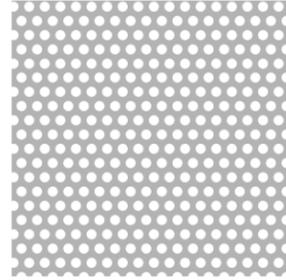
MATERIALS



WOOD
TRESPA PANEL



MASONRY
CEMENTITIOUS PANEL



PERFORATED METAL
BALCONY RAILING /
SCREEN



METAL PANEL

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



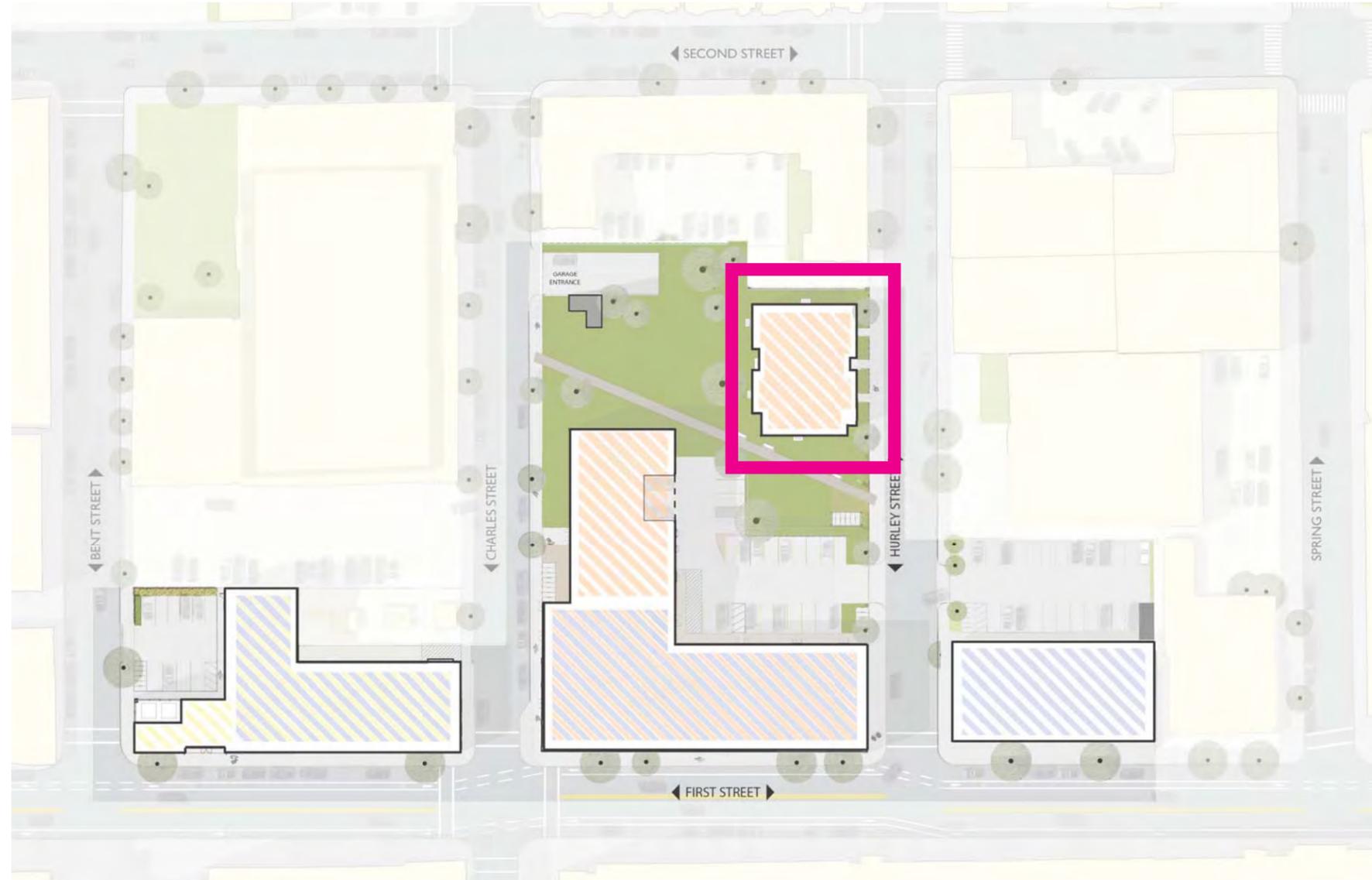
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WOOD CLAD BALCONIES AND WINDOW CONNECTION

PARCEL C

THE DESIGN APPROACH TO THE PARCEL C RESIDENTIAL BUILDING WAS WELL RECEIVED DURING PAST DESIGN REVIEWS. THIS DESIGN HELPED TO INFORM AND GUIDE THE REDESIGN OF THE PARCEL B RESIDENTIAL BUILDING. THE MATERIALS USED ON THIS SMALLER RESIDENTIAL BUILDING WILL COMPLIANT OR MATCH THOSE USED ON THE LARGER RESIDENTIAL BUILDING.





GROUND FLOOR PLAN

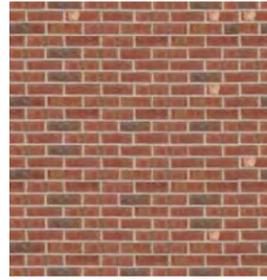


LEVEL 3 & LEVEL 4 PLAN

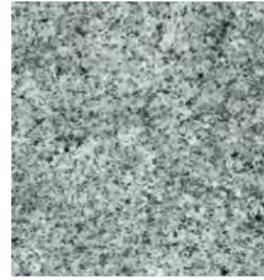
MATERIALS



METAL PANEL
CHARCOAL COLOR



MASONRY
RED HERITAGE BRICK



GRANITE BASE



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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)



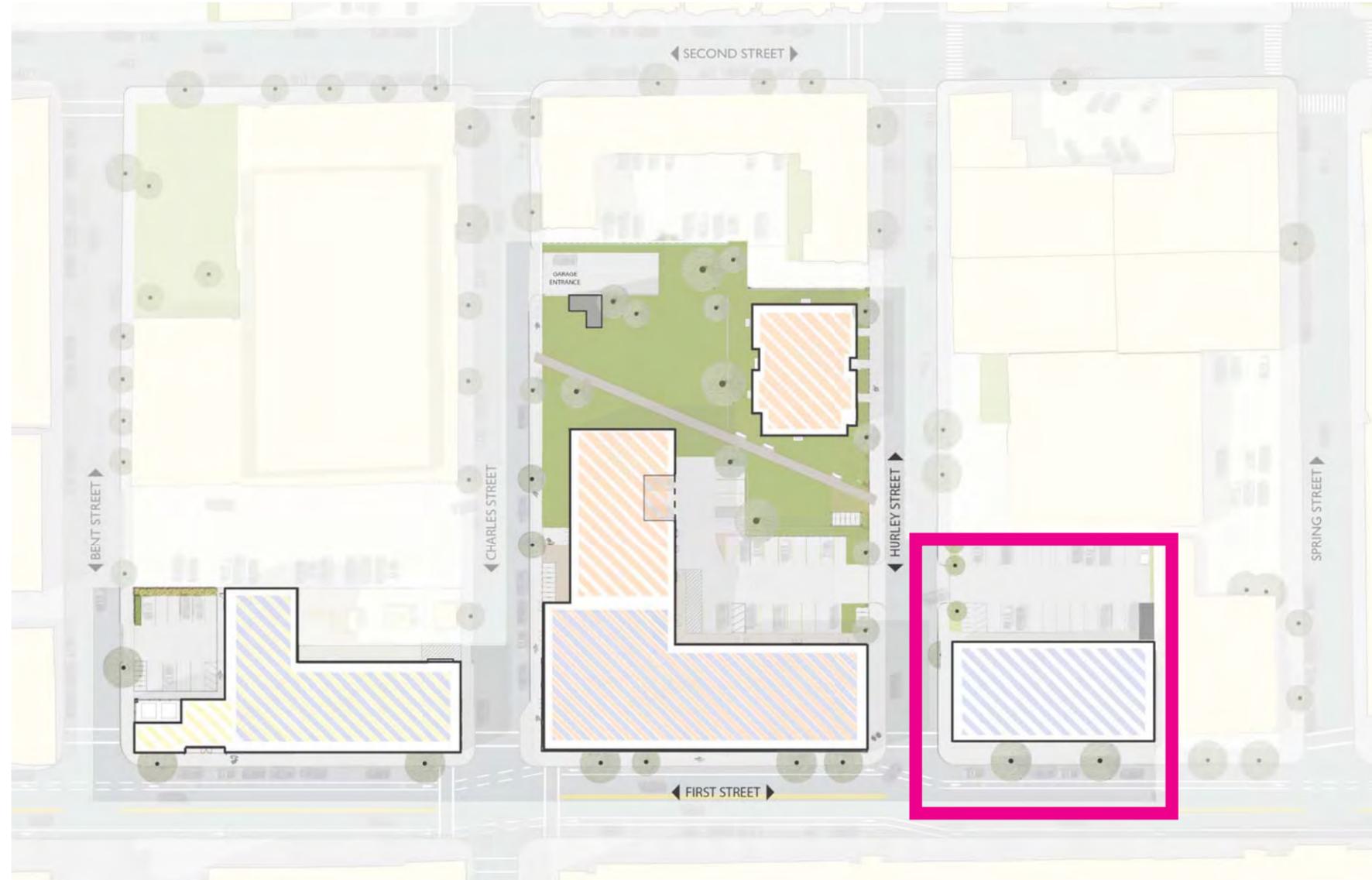
MIDBLOCK ELEVATION (NORTH)



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

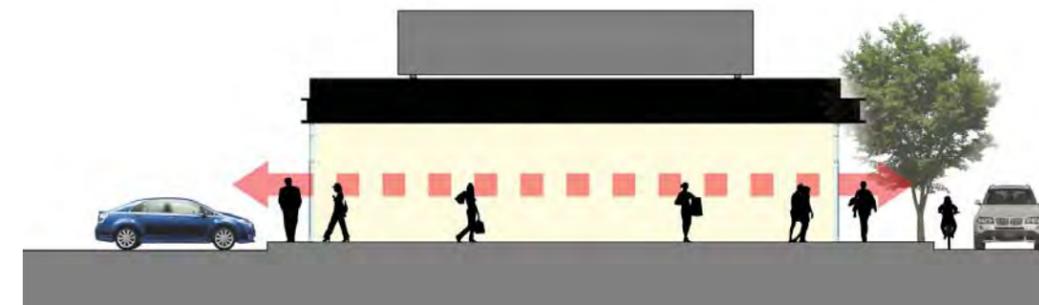


HURLEY STREET ELEVATION



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

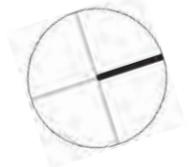


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SOFT LIGHT SIGNAGE BAND WITH STOREFRONT





BICYCLE STORAGE ACCESS HEADHOUSE

BICYCLE COMPLIANT ELEVATOR

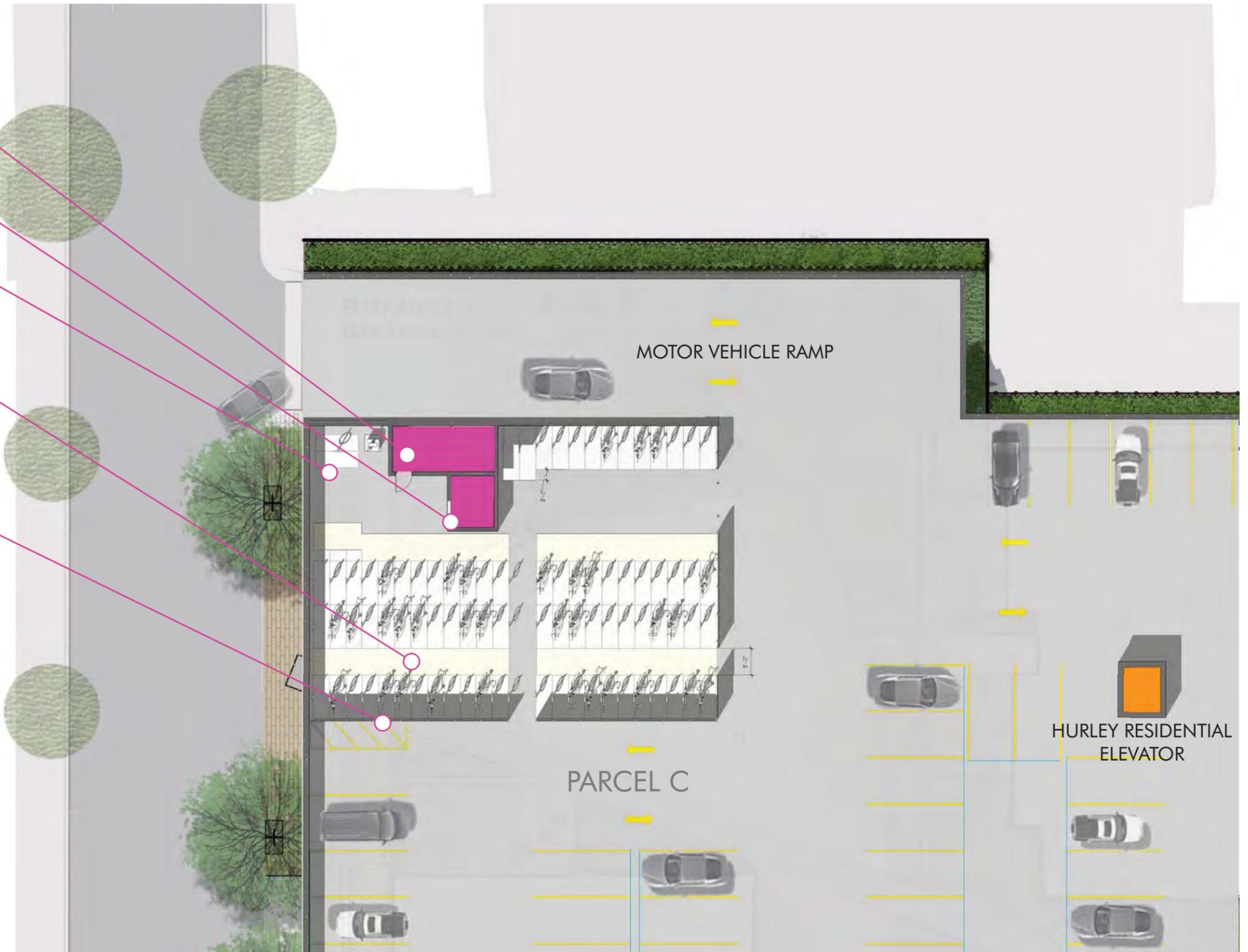
BICYCLE REPAIR FACILITY

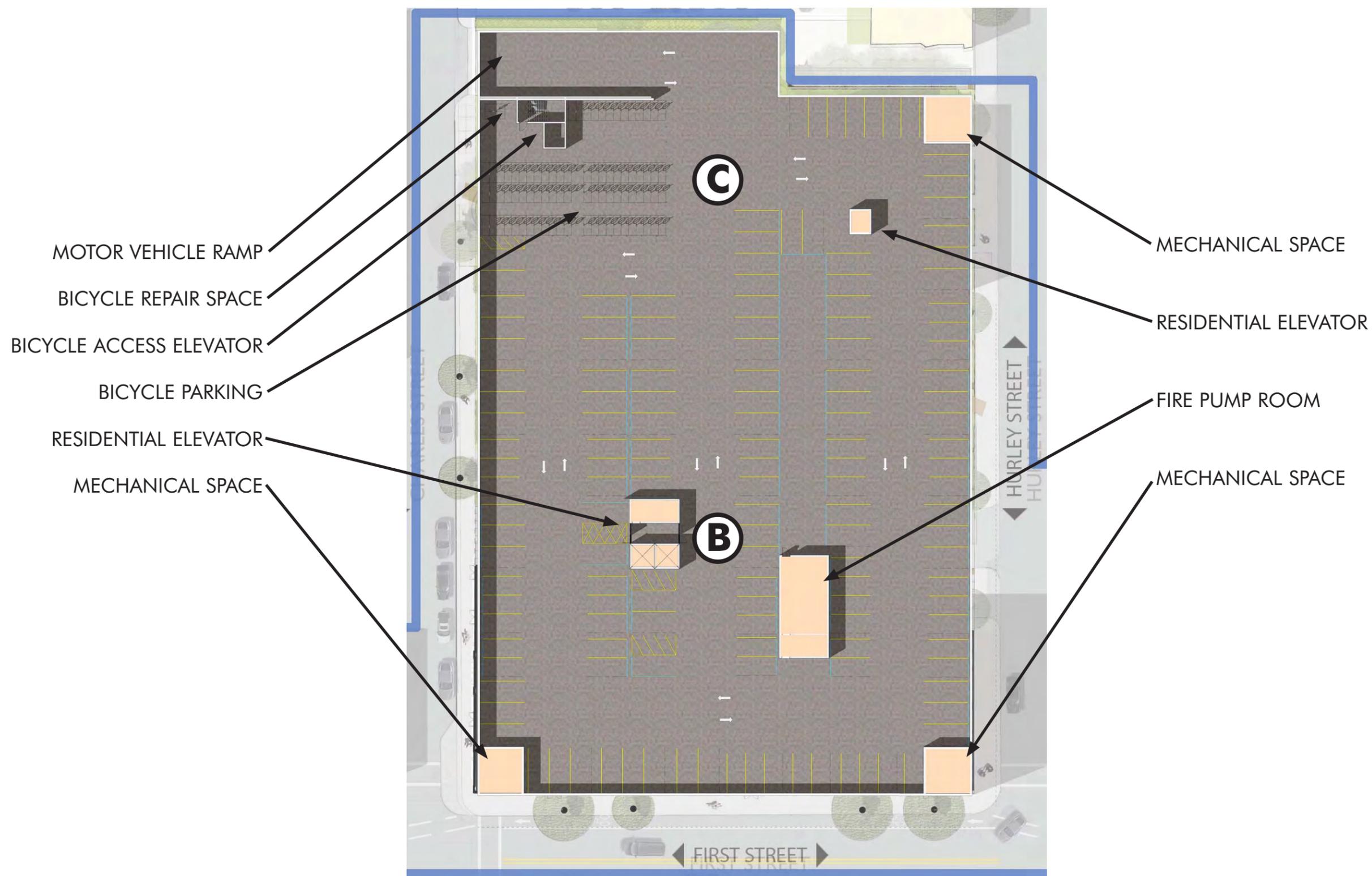
MIN. 5'-0" BICYCLE ACCESS AISLE

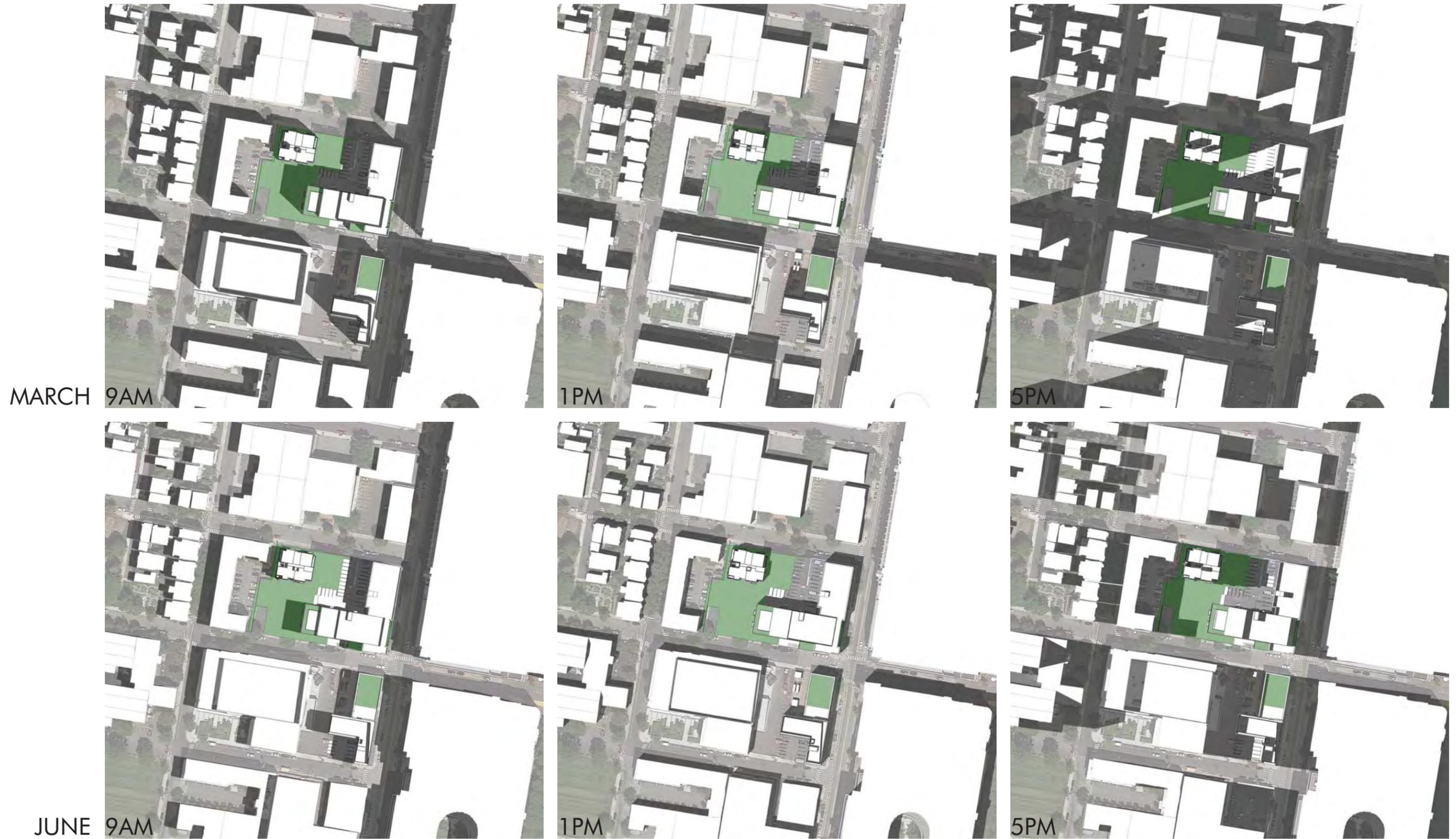
PROTECTIVE AND DECORATIVE MESH SCREEN WITH OPEN AISLES

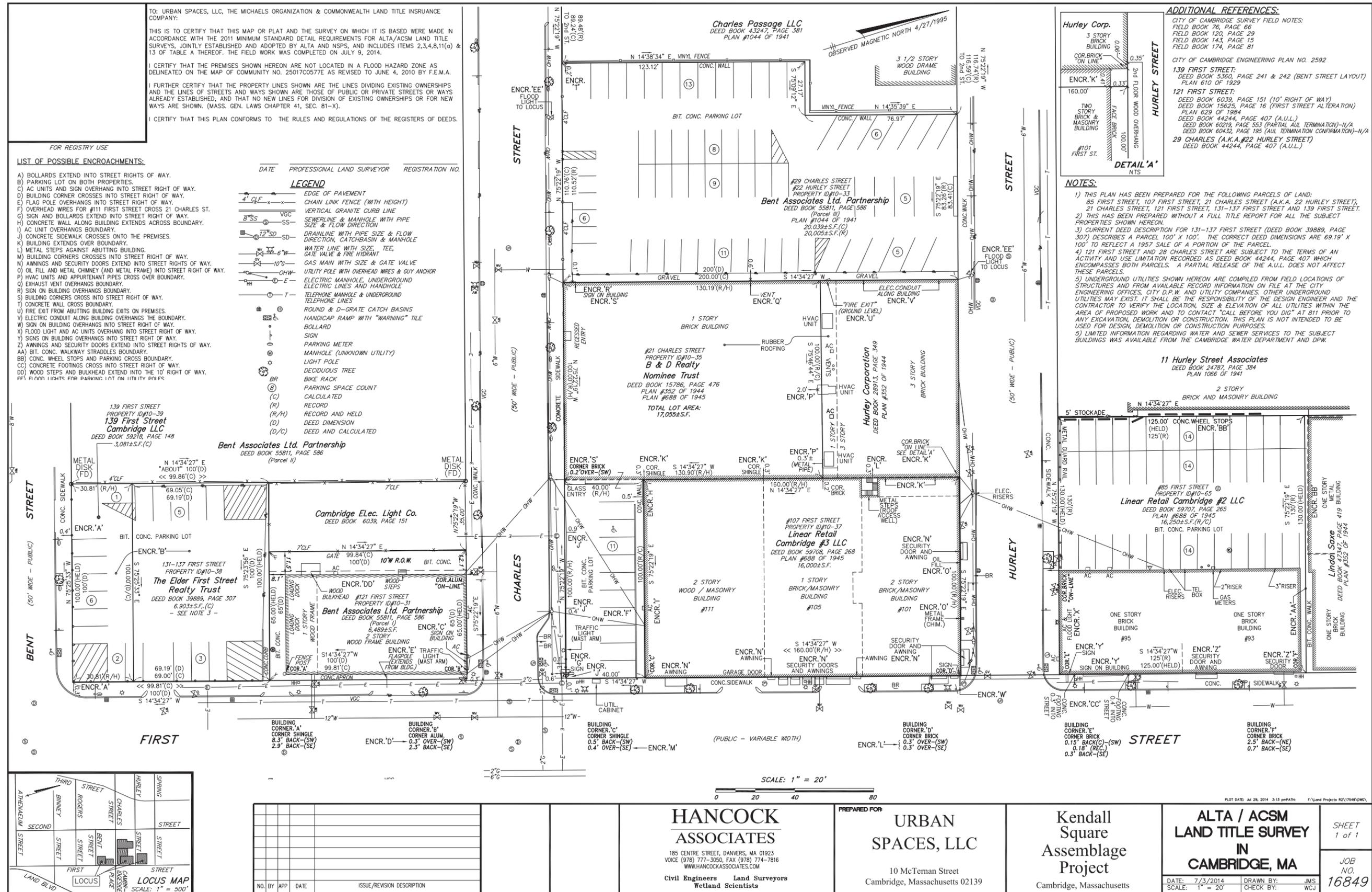
LONG TERM BICYCLE STORAGE

- 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

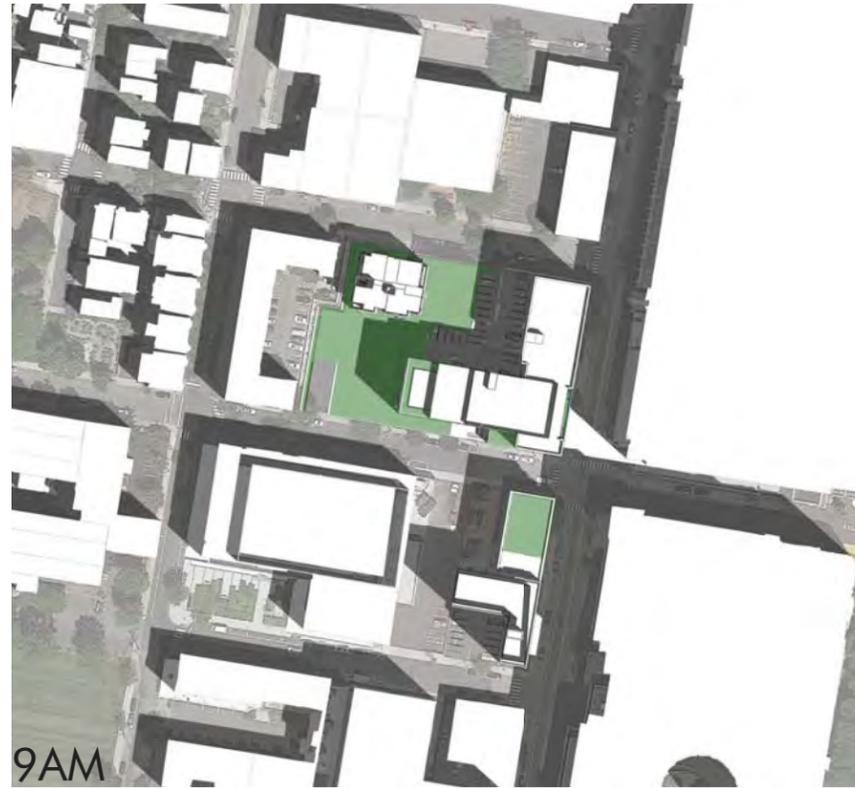




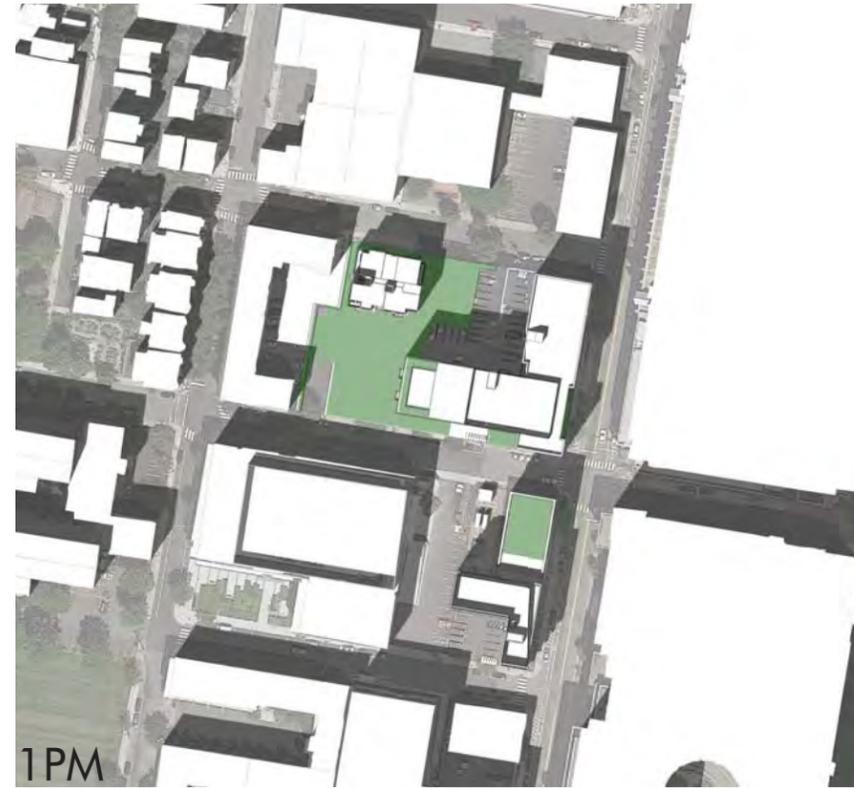




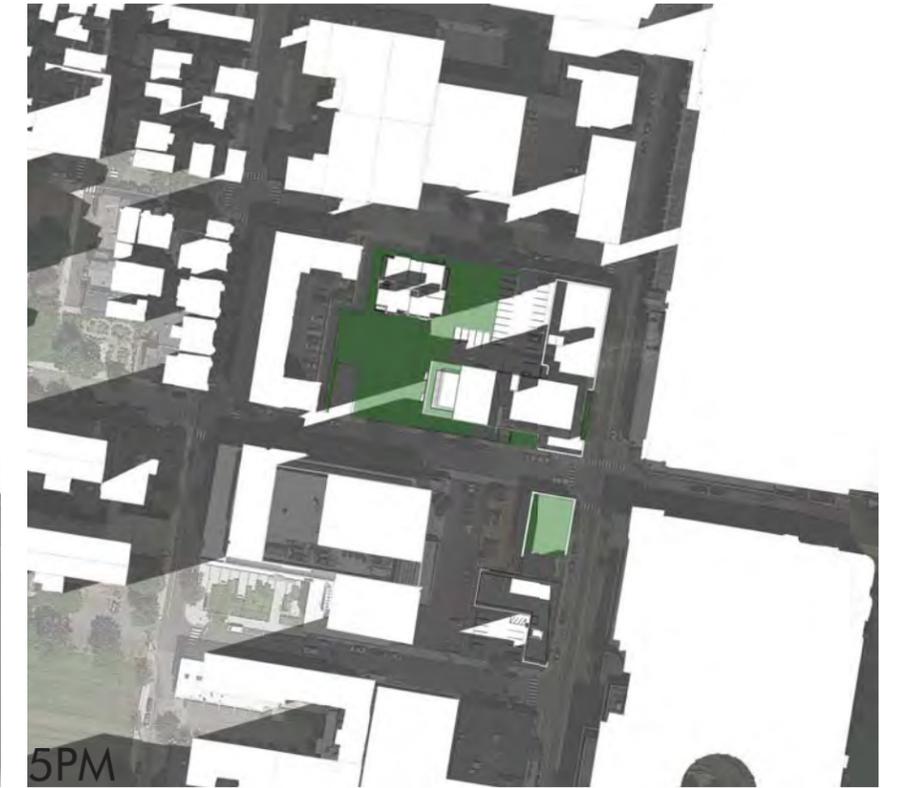
SEPTEMBER 9AM



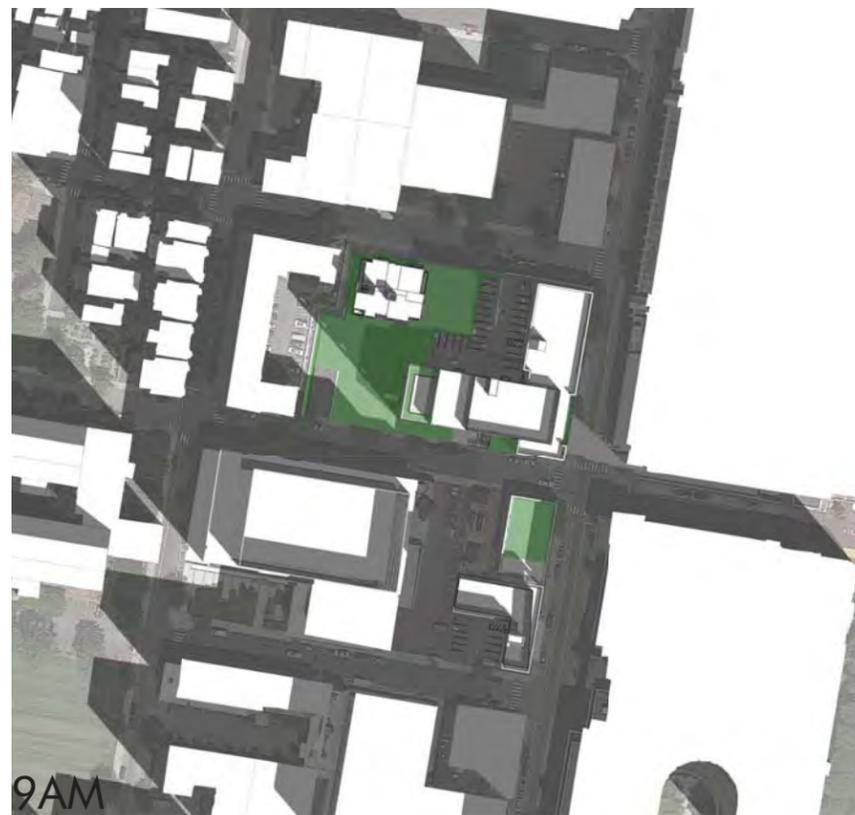
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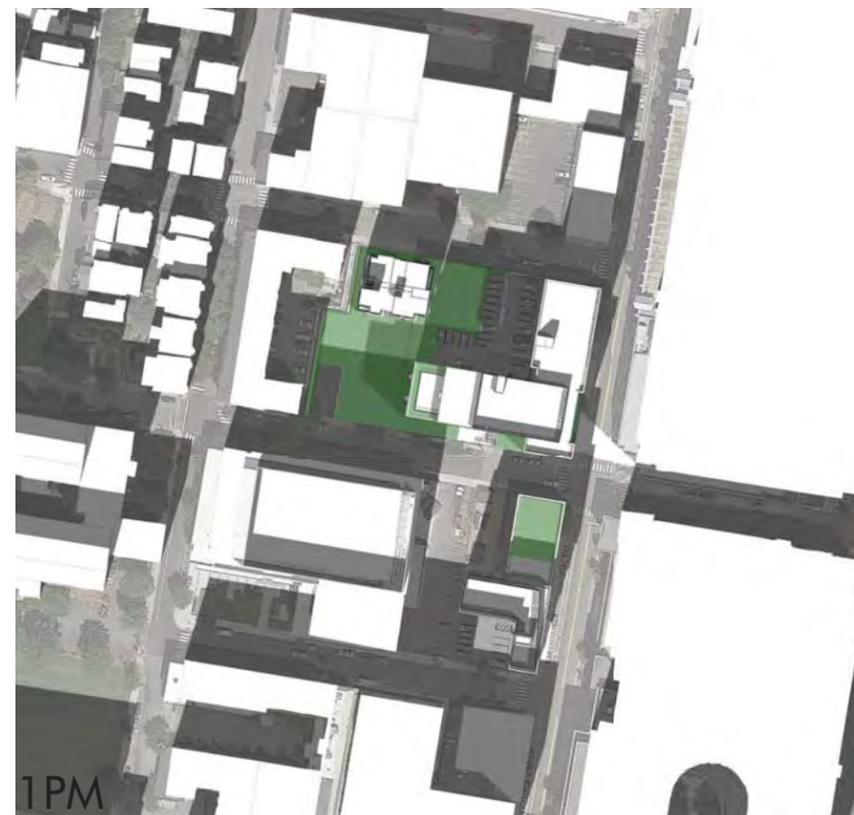
5PM



DECEMBER 9AM



1PM



5PM

