

MATERIALITY

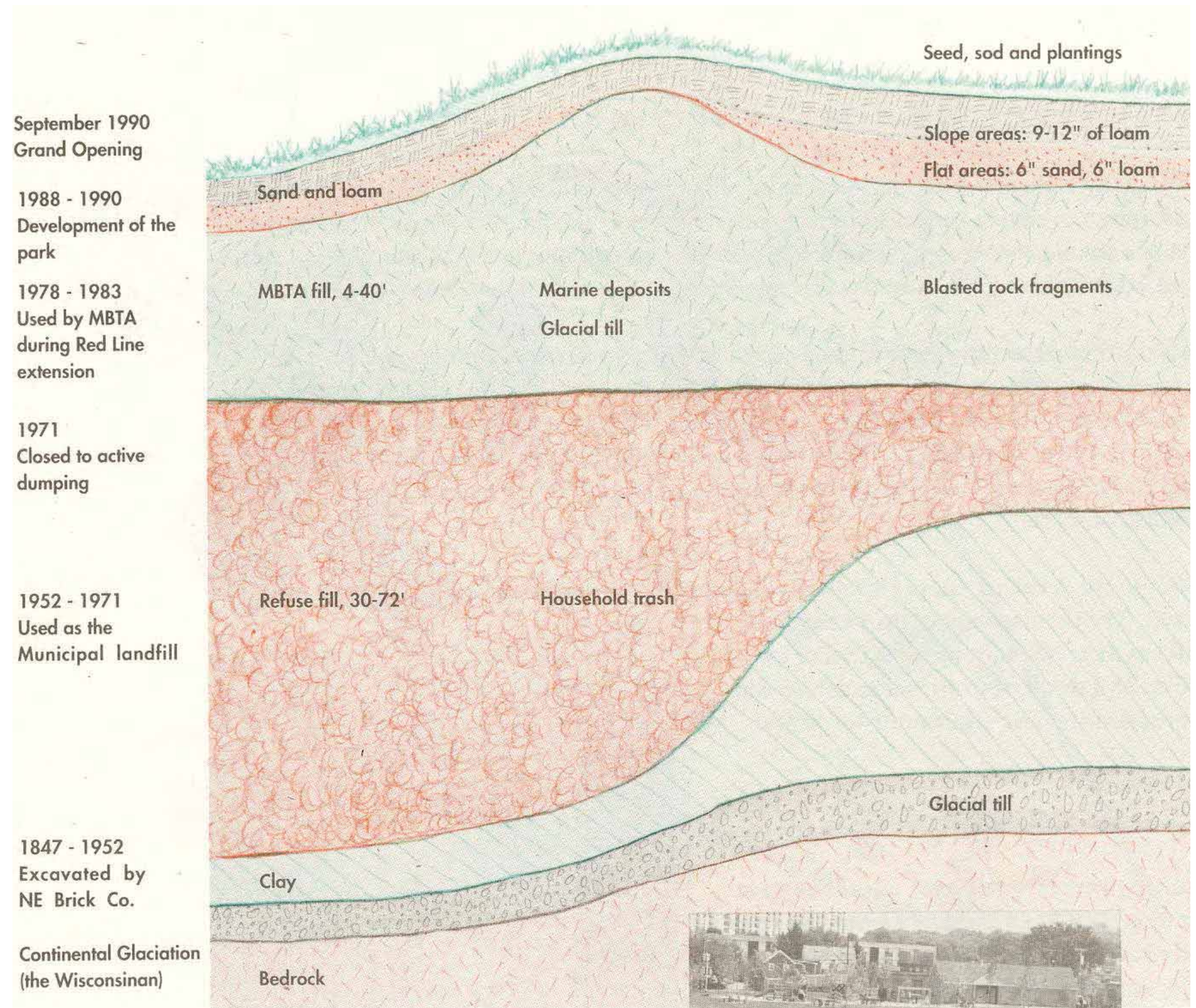
52 New Street will look to the existing and historic character of the site to find inspiration for the project's architecture.

The existing light industrial buildings of the area do not represent the anticipated future character of New St. Rather, the team found inspiration in the history of the abutting Danehy Fields- the diagram at right shows the many strata that support the park:

The site's existing conditions are the culmination of **layers of Cambridge's history...**

...each succeeding layer necessitated by that which preceded it...

...the resulting strata working together to support and determine the final form of the place.



PARK

ENVIRONMENTALISM AND PASSIVE HOUSE

a visionary and aspirational use for a former landfill, the parks are a vast green space in the middle of dense neighborhoods, **accessible for all** to use as recreation, providing environmental education and serving as a **symbol of sustainability and a renewable ethos**

URBAN FILL

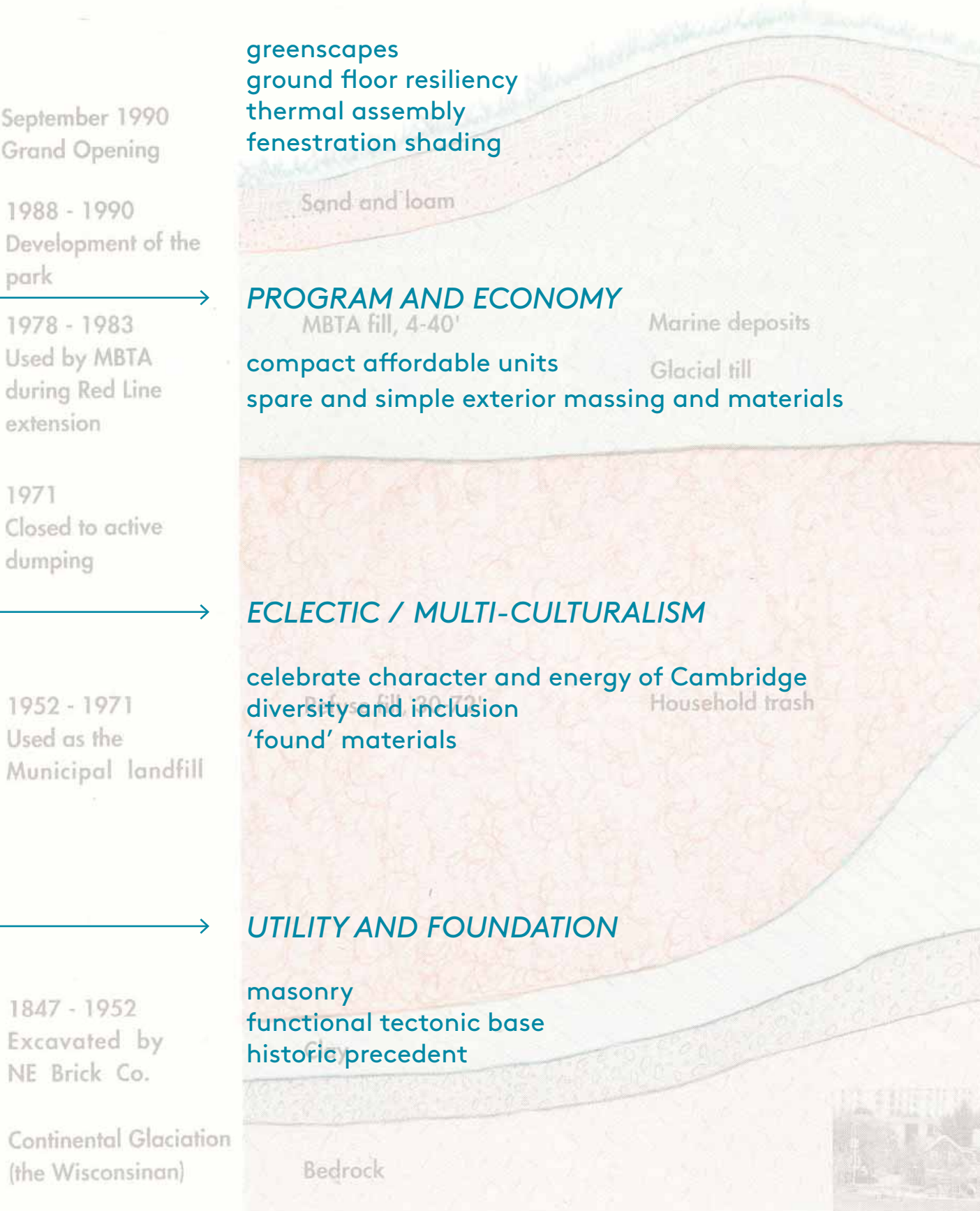
as the redline expanded to support a thriving Cambridge, the landfill served as a place to offload that project’s excavation - the resulting mound is **a physical symbol of the expanding city;** doubles as an environmental cap for the refuse

LANDFILL

clay pits served as a convenient space for an urban landfill, collecting the discarded items of the city; collected the rich, **multi-cultural, eclectic character of Cambridge**

CLAY PIT

an historic source for brick masonry, its contents now comprise the buildings of the city; the pit then provided the ‘infrastructure’ for the future landfill; clay serves as a protective liner for the landfill



PARK ENVIRONMENTALISM & PASSIVE HOUSE

green scapes
ground floor resiliency
thermal assembly
fenestration shading

active and passive landscaping



deep facades, solar shading



URBAN FILL PROGRAM AND ECONOMY

compact affordable units
spare and simple exterior massing and materials

simple, clean
massing
material richness



LANDFILL MULTI-CULTURALISM

celebrate character and energy of Cambridge
diversity and inclusion
'found' materials



warm wood tones



colorful cementitious panels



CLAY PIT UTILITY AND FOUNDATION

masonry
functional tectonic base
historic precedent



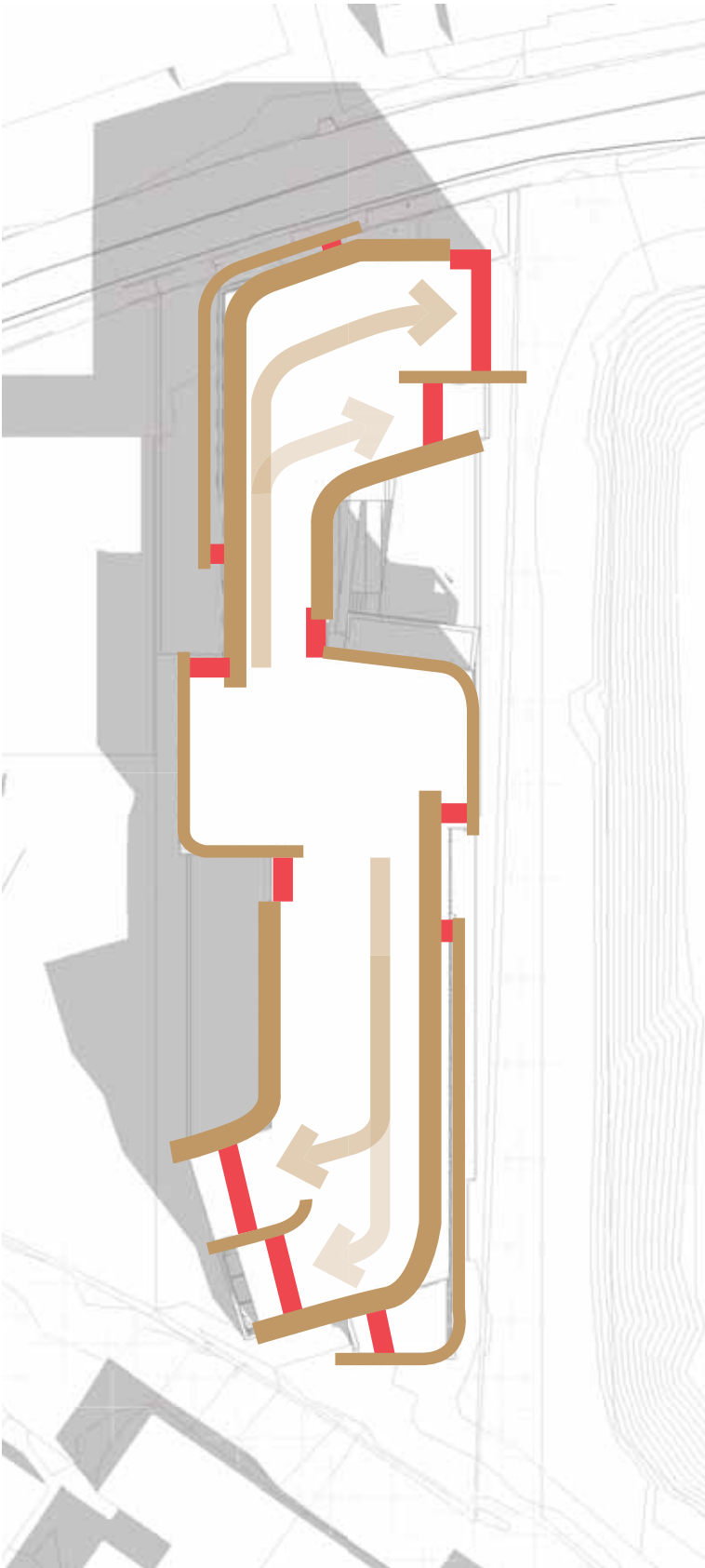
simple utilitarian brick



garage screening



apply facade materials to reinforce the wrapping, folding movement of the building mass

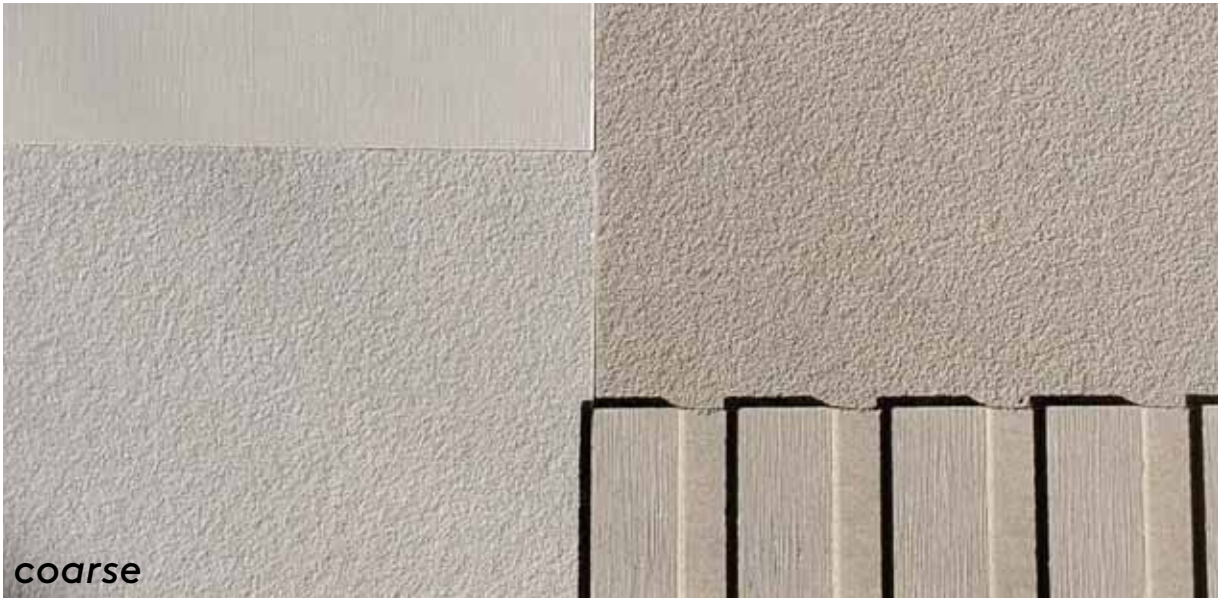


'end cap' moments celebrated with accent material and texture

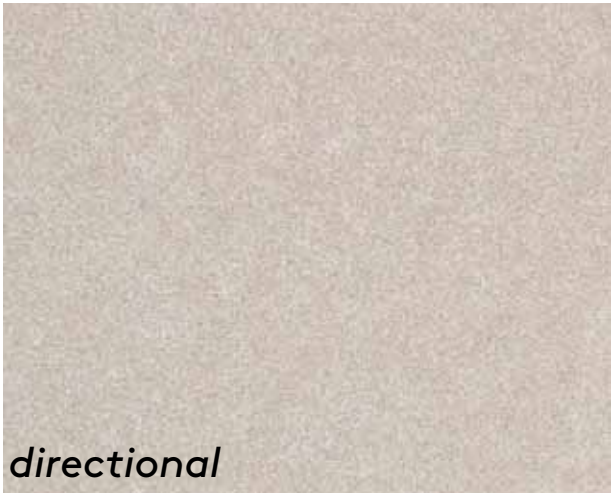


tonal variations emphasize massing moves

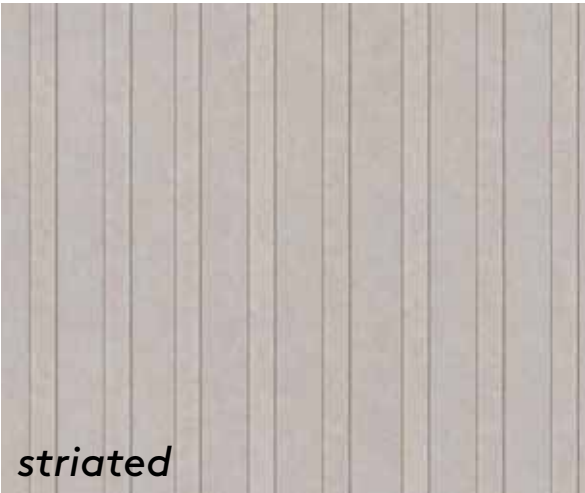




coarse



directional

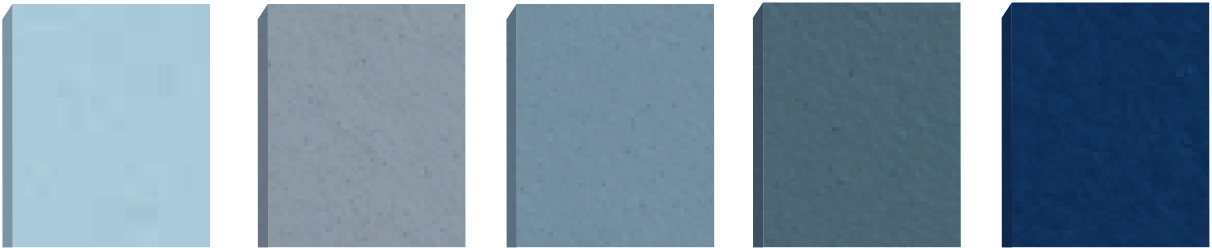


striated

textured cementitious panels
open joint install w/ exposed fasteners to match panel color



tonal variations - light, earthy



tonal variations - cementitious accent panels



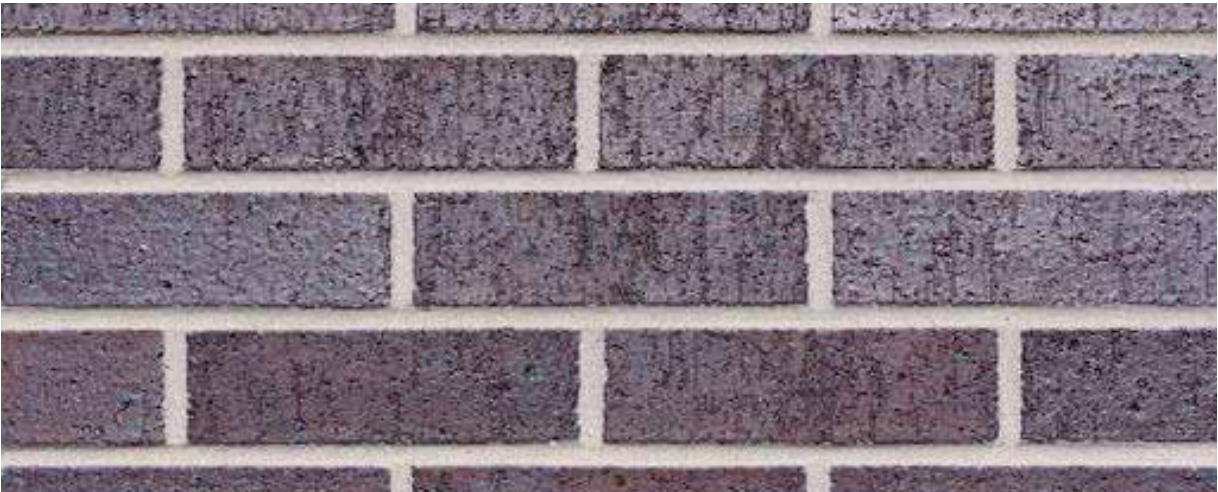
vertical wood look phenolic plank accents
open joint install w/ exposed fasteners to match panel color



exterior site lighting
LED / dark-sky compliant



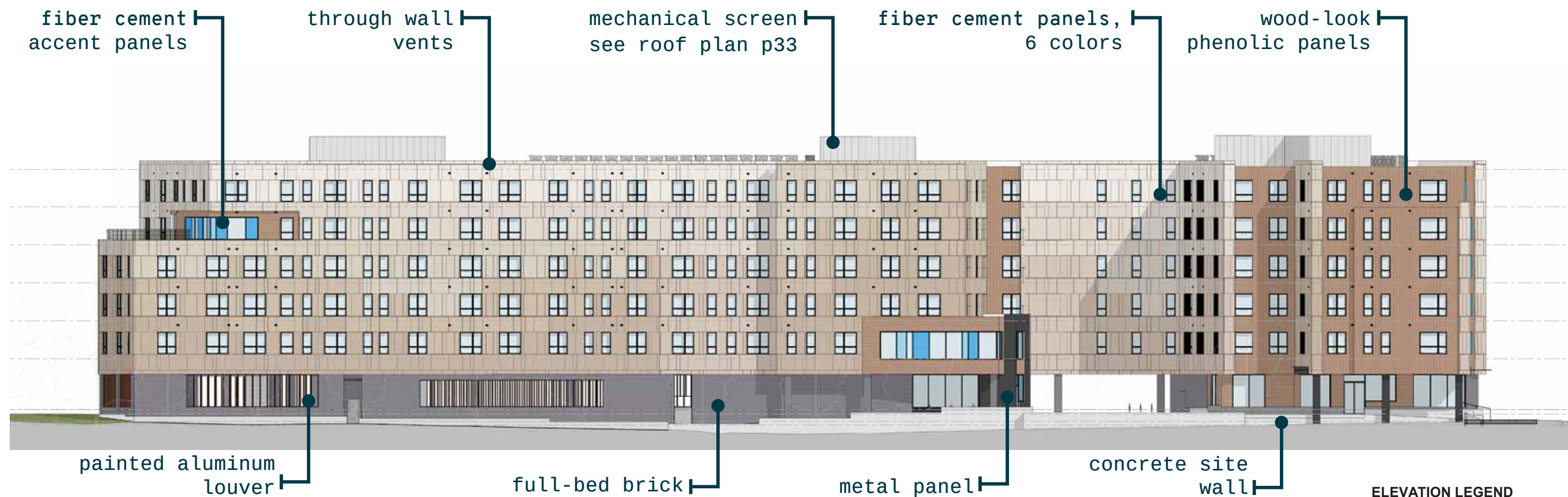
Concrete Wall with Recessed Light



masonry base - full bed brick, ironspot



ELEVATIONS & SECTIONS



NORTH ELEVATION



ELEVATION LEGEND

- FIBER CEMENT PANEL A
- MASONRY COLOR 1
- WOOD PANEL COLOR 1
- METAL PANEL COLOR 1
- FIBER CEMENT ACCENT COLOR 1
- FIBER CEMENT ACCENT COLOR 2



- ELEVATION LEGEND**
- FIBER CEMENT PANEL A
 - MASONRY COLOR 1
 - WOOD PANEL COLOR 1
 - METAL PANEL COLOR 1
 - FIBER CEMENT ACCENT COLOR 1
 - FIBER CEMENT ACCENT COLOR 2

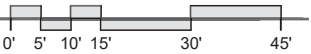
NORTH ELEVATION

1/32" = 1'-0"



SOUTH ELEVATION

1/32" = 1'-0"



ELEVATION LEGEND

- FIBER CEMENT PANEL A
COLOR 1 / TEXTURE 1
- MASONRY
COLOR 1
- WOOD PANEL
COLOR 1
- METAL PANEL
COLOR 1
- FIBER CEMENT
ACCENT COLOR 1
- FIBER CEMENT
ACCENT COLOR 2



WEST ELEVATION

1/32" = 1'-0"



EAST ELEVATION

1/32" = 1'-0"



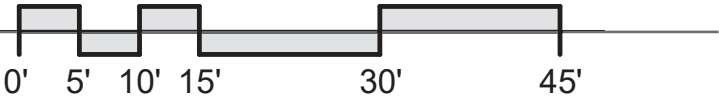
Typical Window Sizes:

- / A: 30" x 72"
- / B: 42" x 72"
- / C: 60" x 72"
- / D: 72" x 72"
- / E: 90" x 72"



WEST ELEVATION | FACING NEW STREET

1/16" = 1'-0"





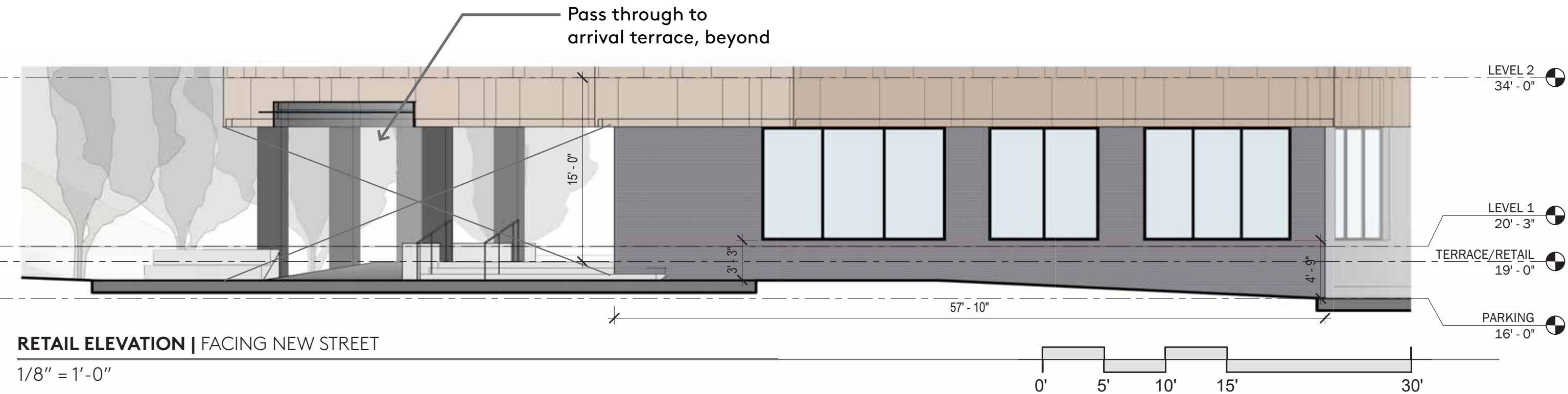
Typical Window Sizes:

- / A: 30" x 72"
- / B: 42" x 72"
- / C: 60" x 72"
- / D: 72" x 72"
- / E: 90" x 72"



40% Transparency
on level 1

NORTH ELEVATION



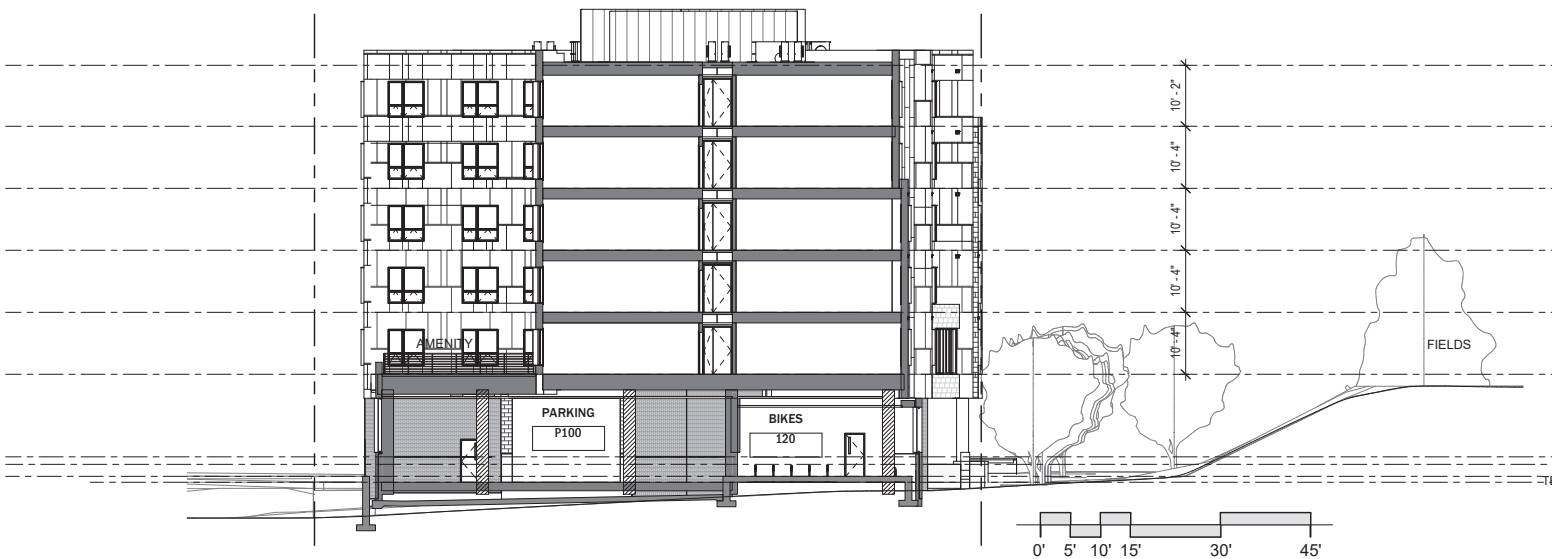
RETAIL ELEVATION | FACING NEW STREET

1/8" = 1'-0"

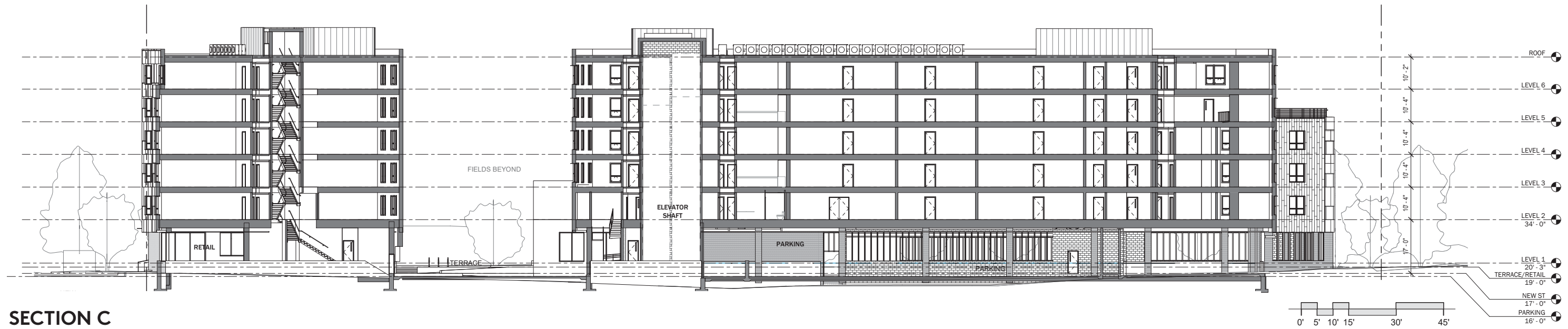
Total wall area	954 sf
Solid Wall	621 sf
Transparency	35%







SECTION B

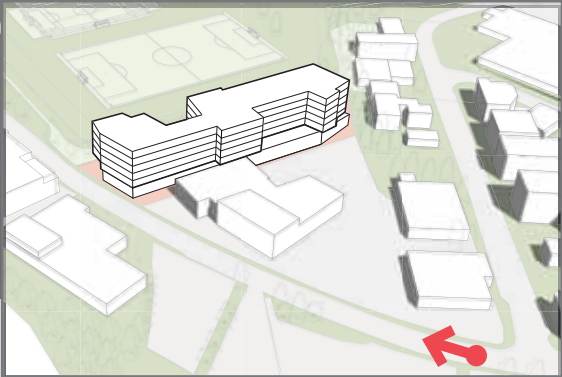
$$1/32'' = 1'-0''$$


SECTION C

$$1/32'' = 1'-0''$$

PROPOSED PERSPECTIVES

shifting massing allows building to 'fit' within the context

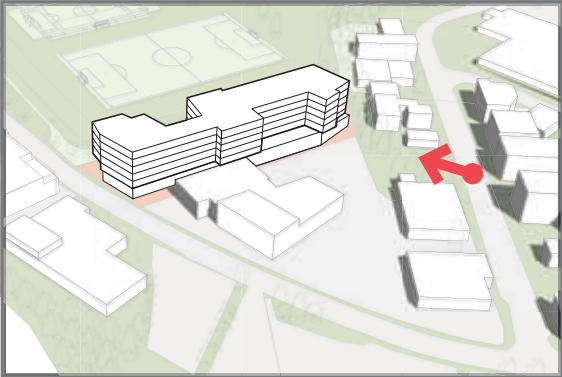




level 2 landscape deck

mechanical units screened from adjacent public ways

massing reflects scale of abutting development material richness at ribbon 'ends'

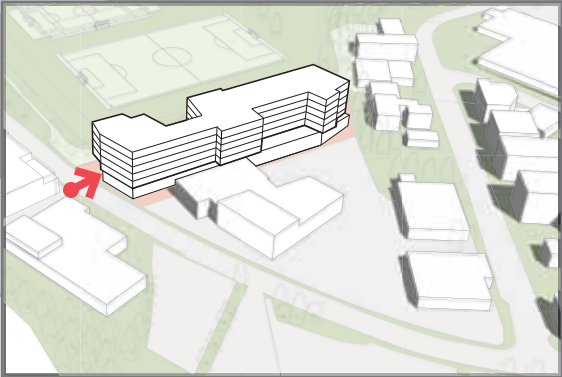






plaza opens up sidewalk to tiered seating at New St, ramping up to the Arrival Terrace beyond

potential connection to park and future recreational path

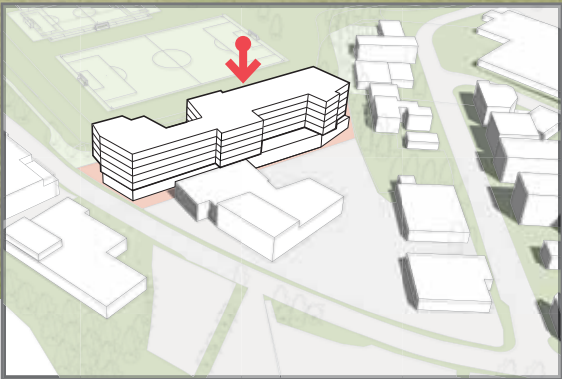




building mass steps down at the fields,
with added 'warm' textures and materials



DANEHY FIELDS







active program elements enliven the park edge

pedestrian and bike movements are clear of vehicles and trucks

sheltered drop-off serves residences and retail space

raised Arrival Terrace is protected from flood events, and provides a safe waiting area



sheltered drop-off serves residences and retail space

raised Arrival Terrace is protected from flood events, and provides a safe waiting area



clear view from drop off to lobby

sheltered drop-off serves residences and retail space

sloped walkway provides an accessible connection between these two spaces



Solar PV

solar-oriented
landscape deck

Green Roofs

sky deck with community
planters, lounge furniture

landscaped spaces for
residents at grade



level 2 landscape deck
over parking

southern orientation

direct connections
with interior amenities,
fitness center, and
management office

sky deck with
community
planters, lounge
furniture

Danehy Fields views;
potential Boston
skyline views



SHADOW STUDIES



SPRING EQUINOX | 9AM



SPRING EQUINOX | 12PM



SPRING EQUINOX | 3PM



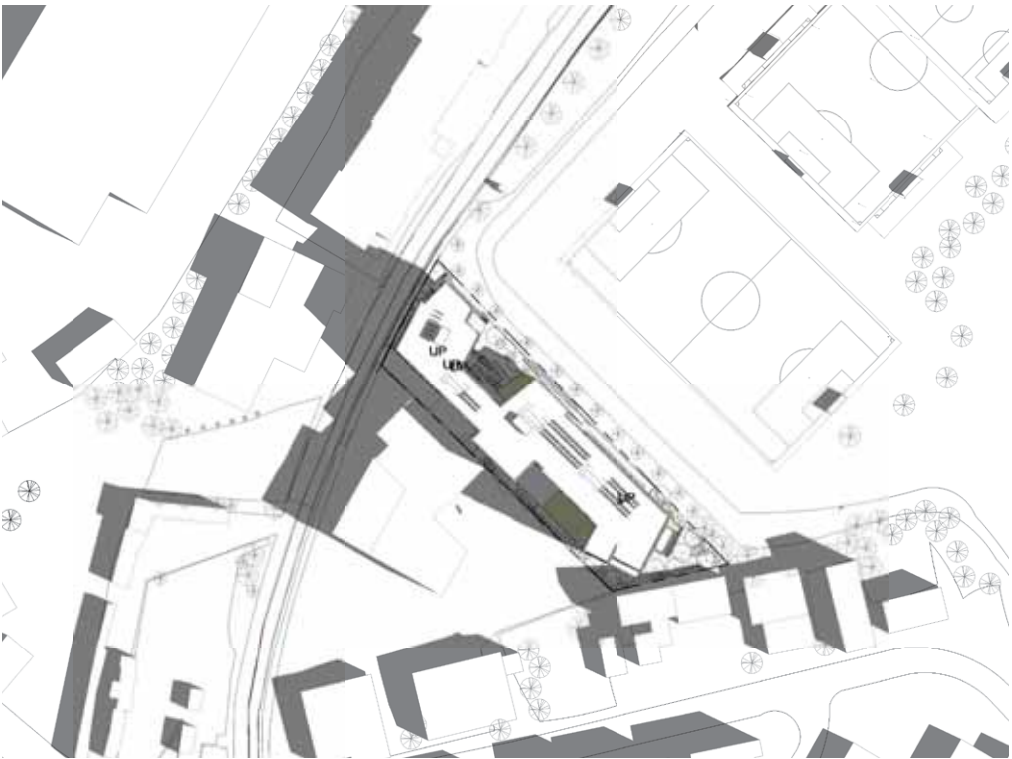
SUMMER SOLSTICE | 9AM



SUMMER SOLSTICE | 12PM



SUMMER SOLSTICE | 3PM



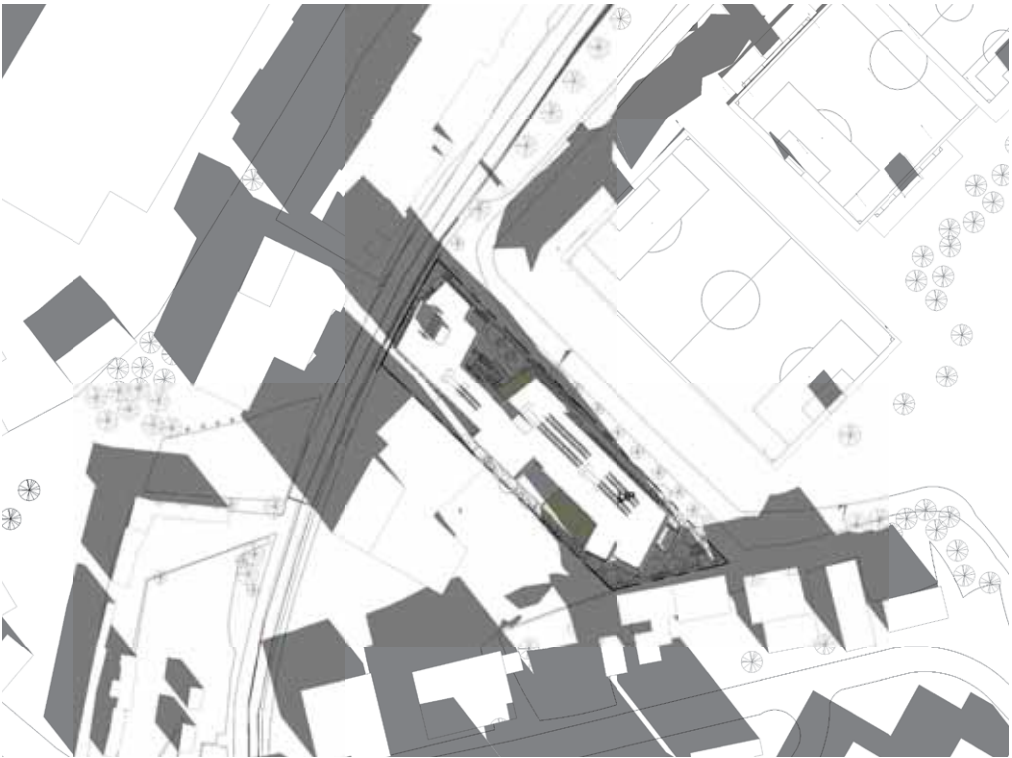
FALL EQUINOX | 9AM



FALL EQUINOX | 12PM



FALL EQUINOX | 3PM



WINTER SOLSTICE | 9AM



WINTER SOLSTICE | 12PM



WINTER SOLSTICE | 3PM

