











52 NEW STREET - PLANNING BOARD RESPONSE



The below table organizes comments received by the development team for 52 New St following the team's submission of an AHO Design Review package to the Planning Board on September 10, 2021, and presentation to the Planning Board at the public hearing on 10/26/2021. The table is organized into "Comments", identifies the source(s) of the comments, and the right column outlines the design team's response to the comments, with references to graphic figures included as an appendix.

Comments were received from the City of Cambridge Community Development Department memo to the Planning Board dated 10/19/2021, the Department of Public Works memo to the Planning Board dated 10/20/2021, Public comments received in advance of the 10/26/2021 Planning Board hearing and following the team's presentation to the board, Planning Board member comments following the team's presentation, and an Initial Report on the AHO Design Consultation from CDD dated November 12, 2021.

Comments are organized into thematic groups:

Program

Massing - Overall / Articulation

Facades / Fenestration

• Ground Floor Plan

Landscape

Flooding

 Entry Sequence Upper Level Plans

HR - Hugh Russel

SOURCE Key:

AT - Ashley Tan SC - Steve Cohen

RS - Tom Sieniewicz

LB - Louis Bacci MF - Mary Flynn CPC - Catherine Preston

JD - Jan Deveraux

535 Albany St, #405 | Boston MA 02118

Connolly TC - Ted Cohen

AP - Alan Price

| COMMENT | SOURCE | NEW STREET TEAM RESPONSE |
|---------|--------|--------------------------|
|---------|--------|--------------------------|

PROGRAM

p1 of 16

rodearchitects.com

| Even though the project meets the zoning requirement for onsite Parking, JAS should provide some TDC-like measures | Public Comment - JD | Just A Start has always intended to implement several measures aimed at reducing the reliance on cars and enhancing our residents' lives: Resident Bike Education Resident Transit Education Transportation Coordinator |
|--|------------------------|--|
| | | TransitScreen (budget permitting) Prepaid Charlie Cards: JAS will provide a 3-month bus/subway link pass Charlie Card to each apartment upon move-in Annual Charlie Cards: JAS Resident Services will implement a program that leverages available grant funding to provide annual prepaid Charlie Cards |
| Street improvements: | Public | The project currently plans to maintain safe |
| - request additional Blue Bike station at this | Comment - JD | pedestrian and bike movements during |
| end of New St | | construction, and will maintain and repair the |
| - recommend flex posts to protect the bike | | sidewalk in its current configuration at the |
| lane | | completion of construction. |
| -additional traffic calming is needed to slow | | Building signage will communicate that all |
| cars and trucks; a raised table crosswalk at the | | vehicles are to use the Drop-Off area, and the |

617 422 0090

52 NEW STREET - PLANNING BOARD RESPONSE

Dec 14, 2021

| A STATE OF THE STA | COMMENT | SOURCE | NEW STREET TEAM RESPONSE |
|--|---------|--------|--------------------------|
|--|---------|--------|--------------------------|

| entrance of this building should be considered as the crossing also will be a desire line to the future bike path connecting New St and Bay St Rd - recommend new ADA ramp giving bike lane access to the off-street path on northbound side of New St - recommend additional traffic calming measures ie raised table at existing crosswalk | Public | team will work with the City on signage to deter vehicles from blocking the bike lane. The project team supports efforts by the city to make further improvements to the pedestrian and bike infrastructure in the vicinity of the project and encourage multimodal transit in the neighborhood. There are currently (2) Blue Bike stations in the vicinity of the project: 700' to the north at the entry to Danehy Park, and another ½ of a mile down Concord Ave at the Callanan playground. |
|--|----------------------|---|
| What is the plan for the ground floor retail? / There is not a lot of traffic present to support some types of uses. Suggests a community-oriented use. | Comment - JD | Just A Start has not started the leasing process for the ground floor retail. Our primary goal in leasing the space is to have a use that is compatible and beneficial to the residents. We would welcome suggestions and proposals from local entrepreneurs. |
| Will the team consider the retail space for services to serve low-income households, e.g. Daycare or Affordable Market, Or designate as an affordable retail space / available to WOB / MOB tenants? | PB Public Comment | Just A Start is open to services that would benefit the residents of 52 New Street and the surrounding community. We will also be careful to ensure that any prospective tenant does not create unintended issues for the residents in the form of excess traffic, pest issues, etc. |
| Concerns about parking: the need for a car in low-income households is underestimated | Public Comment | The team is in compliance with the recommendations of the AHO zoning, and the site has access to public transit, as well as walkable and bikeable proximity to nearby amenities. However, we are also aware of the importance of transit options for our residents and will be voluntarily implementing various TDM measures. |
| The bike room is larger than necessary | Public Comment | The team is in compliance with the recommendations of the AHO zoning, and is excited to offer facilities that accommodate multi-modal transit and recreational options for its residents. |
| What considerations need to be made for the methane vents during construction? | Public Comment | The development team has had initial meetings with public agencies and private entities that monitor the methane venting, and will continue to coordinate with those entities as design and construction progress. |
| How many feet is the back of the building from the adjoining building (Bonnie's)? | Public Comment | The building is a minimum of 10' from the rear property line, which complies with the Zoning for the lot, and the building steps back to an average of 14.5' at the upper levels. |

p2 of 16 Just-A-Start | RODE Architects

Dec 14, 2021

NEW STREET TEAM RESPONSE

recently completed or under construction

52 NEW STREET - PLANNING BOARD RESPONSE Dec

COMMENT SOURCE NEW STREET TEAM RESPONSE

Dec 14, 2021

| What is the expected rent per unit | Public | Rents will be determined through a |
|---|--------------|---|
| · | Comment | combination of federal, state and local |
| | / | guidelines. They will be structured so that |
| | PB comment - | residents at each income level are not paying |
| | AP | more than 30% of their income for rent. |
| | | Using 2021 calculations, the *maximum* rent |
| | | for the majority of units at 52 new street will be approximately: |
| | | -\$1,410 for a one-bedroom apartment |
| | | -\$1,700 for a two-bedroom apartment |
| | | -\$1,914 for three-bedroom apartment |
| Are any units set aside for home ownership? | Public | No, 52 New Street will be entirely rental |
| , , , , , , , , , , , , , , , , , , , | Comment | affordable housing. |
| all units are small | PB comment – | Unit sizes seem appropriate – can JAS provide |
| an ames are sman | HR, MF | other projects in their portfolio as |
| | 1111, 1411 | comparison? / PB Comment - TC |
| | | / |
| | | The unit sizes are primarily dictated by the |
| | | |
| | | design guidelines set forth by the project's |
| | | funding sources, which dictate that units not |
| | | exceed 10% of the following sizes, measured |
| | | from the <u>inside face</u> of the unit's walls: |
| | | 1-Bedroom: 600 sf (project avg: 640 nsf avg) |
| | | 2-Bedroom: 800 sf (project avg: 870 nsf avg) |
| | | 3-Bedroom: 950 sf (project avg: 1,055 nsf avg |
| | | Further, the project's unit sizes are aligned |
| | | with similar projects from Just A Start's |
| | | housing portfolio, as well as affordable |
| | | housing and market rate housing currently |
| | | under construction or in design in RODE's |
| | | portfolio. Please refer to figures 03-08. |
| | | Additionally, certain common areas within |
| | | the building are allocated for secure storage |
| | | units, available to rent by tenants for |
| | | additional storage space. |
| How are people in Cambridge being | Public | There will be a preference for Cambridge |
| | | |
| accommodated with this plan - what is the | Comment | residents when the apartments are first |
| resident preference mentioned? | | leased. A Tenant Selection Plan will be |
| | | created to define the process by which |
| | | residents are selected for each apartment. |
| All common amenity spaces are not big | PB comment – | Amenity spaces at the project are designed to |
| enough | TS, MF | complement the apartments and provide |
| | | space for community, educational and social |
| | | events. |
| | | The size and variety of amenity spaces |
| | | available to the residents is in line with |
| | | |

SOURCE

| | | affordable housing and market rate projects in the team's portfolio, please refer to figures 04-05. |
|---|------------------------------|---|
| The amount of space usable by residents on the upper-level terraces could be increased. | CDD Memo - Building Plans | The level 2 landscape deck has been expanded, see figure 09, with a planting buffer provided at the adjacent units to maintain some level of privacy for the level 2 units. Additional open space at the upper levels will reduce or negatively impact the unit layouts, mix, sizes, or count. The size and variety of open spaces available to the residents is in line with recently |
| | | completed or under construction affordable housing and market rate projects in the team's portfolio. |
| Developer is strongly encouraged to emphasize Broadband | Public Comment | Each unit will include access to reliable high- speed internet. We will provide the most cost efficient and reliable option for our residents. |
| Can more of the top level roof be available for Green Roof | PB comment - TS | The project includes a mix of roof space for green roofs and renewable energy generation. Lower level roofs at massing stepbacks will have green roofs, for the benefit of the residents and contributing to the sustainability of the project. The team is focusing on energy performance, striving towards net zero energy use with provisions for solar power generation, in line with the project's Passive House goals. |
| Utilities: can existing and proposed public utilities (including stormwater) handle this project, and anticipated future growth on New St | Public Comment | The capacity of the existing water, sewer and drainage infrastructure within New Street and the immediate surrounding area have been reviewed for existing capacity, and based on preliminary review there appears to be sufficient capacity in the municipal infrastructure to accommodate the proposed project. The City recently completed a streetscape and utility improvement project in New Street that would have included any improvements deemed necessary at that time to accommodate future projects; however, the Applicant will work with the City of Cambridge Engineering and Department of Public Works to review the proposed project and incorporate any improvements that are required. The applicant has had preliminary |

p3 of 16 Just-A-Start | RODE Architects p4 of 16 Just-A-Start | RODE Architects

NEW STREET TEAM RESPONSE

SOURCE

NEW STREET TEAM RESPONSE

| | | conversations with the City staff and a complete stormwater management analysis and report will be provided for City review as part of the Stormwater Management Permit review process. |
|---|-------------------|---|
| Utilities: Will the city pursue a strategy of placing overhead utilities on New Street and surrounding areas underground in city owned conduit that it leases to public utility companies | Public Comment | All new electric and telecommunications infrastructure serving the proposed development will be placed underground, and the applicant will work with the City to help facilitate relocation of overhead utilities where feasible. The applicant defers to the city for more comprehensive city-wide and/or neighborhood specific strategies for relocation of overhead utilities. |

SOURCE

| MASSING - OVERALL / ARTICULATION | | |
|--|---|--|
| 18. The facades of the building's southeastern end could be more fully developed in response to the smaller scaled existing buildings along Bay State Road. / More extensive stepping down of the building's height at its southeastern end could create a more compatible relationship to the smaller scaled existing buildings on Bay State Road. - Treatment of the building's southeastern end more as a group of semi-separate smaller buildings and less as a unified mass could be beneficial for the same reason | CDD Memo – Building Design Item #18 / CDD Memo – Building Design recommendati ons | The massing moves and step-downs, and facade materiality and articulation work to create a visually interesting and appropriately scaled building presence facing the existing Bay State Road buildings. The building does not have shadow impact on those abutting parcels. By stepping the massing back at the fourth floor, we are matching the allowable height of future development along Bay State Road. The step-downs and massing changes are also consistent with the overall building's design language and materiality concept. |
| Concern with orientation / location of level 2 roof – consider future development / Why does the landscape deck not point north to the perpetual open view of the park? | PB comment – MF / TS / Public Comment - JD | In addition to providing a south-facing outdoor amenity deck - sized to accommodate a variety of different uses and scales of gatherings - the court also provides a generous carve in the building's mass to benefit the exposure, openness, and sunlight for a significant number of residences. Moving this courtyard to the park side would place the amenity deck in near perpetual shadow, and shift many units much closer to the property line, to the detriment of the project. Units facing onto the park may be located near the property line and still enjoy perpetual open views. |
| Shorten the building floorplate to provide a | PB comment - | |
| larger backyard, more open space | TS | |

| | | The building complies with the requirements of the AHO zoning, and the project team is aligned with the AHO's goal of providing a significant quantity of new affordable housing units for the City. |
|---|---|--|
| The soccer field is entirely shadowed by the building in winter during afterschool / youth soccer hours (3 pm solstice) | Public Comment - JD | We have worked to minimize the shadow impact of the project on Danehy field. |
| The sixth floor could be more strongly articulated and differentiated from the lower residential floors. / Incorporation of more detailed massing articulation at the sixth floor – recesses, changes in plane, balconies, dormers, etc. – would break up its horizontal continuity, add visual interest, and reduce the building's sense of height / More variation on southeast side facing the park, looks oppressive, big wall / Top Floor Facades: • Consideration could be given to breaking down the scale of the sixth-floor facades and to differentiating them from the typical residential floors below by articulating them into smaller elements. Recesses and changes in plane, balconies, bay windows, dormers, larger windows, sunshades, etc. could be investigated. | CDD Memo – Building Design Item #16 / PB comment - MF / PB comment - AT, TS / CDD Memo – Building Design recommendati ons / PB comment – TS, MF, AP / Public Comment - JD | The regularity and economy of the unit layouts are designed into the massing stepbacks that occur at level 4 & 5 at various locations around the building perimeter, and further step-backs of the facade would have a detrimental effect on unit layouts and / or counts. The top levels of the Danehy fields facade is further broken by a series of facade articulations that are consistent with the design language of the overall building. The wall plane folds outward - working within the constraints of the designed stepback and maintaining allowable units sizes - to open up a series of wood-panel reveals, effectively eroding that facade's materiality is it moves towards Bay State Rd. Please refer to figures 14-17. This is a building with many varied frontages, and its facades are designed in proportion to the scale of their respective exposures - Bay State Rd is a series of massing steps and jogs, with many changes in materiality; New St acknowledges the urban street wall while folding to the open space of the park; the southwestern facade pushes and jogs to carve long and generous courtyards; the Danehy Fields edge opens up to the Lobby and Amenity spaces and then pushes residential units up towards the park. The coping detail at the parapets has also been developed, to create a more finished termination to the top line of the wall plane. |

FACADES / FENESTRATION

COMMENT

| ĺ | 15 the ground floor facades could more | CDD Memo – | The retail facade pushes inward 3' relative to |
|---|---|------------|--|
| | fully developed to create a more engaging | Building | the upper levels, to create a better width for |
| | pedestrian space at the building's New Street | Design | plantings along the sidewalk. |
| | frontage, to suggest a stronger relationship | Item #15 | The design for the retail facade has been |
| | between New Street and the retail space, and | | revised to incorporate a series of bays, |

Dec 14, 2021

NEW STREET TEAM RESPONSE

52 NEW STREET - PLANNING BOARD RESPONSE

COMMENT

Dec 14, 2021

NEW STREET TEAM RESPONSE

| | | THEW STREET TEAM REST ONSE |
|--|---|--|
| to create a more welcoming experience on the pedestrian route up the steps and ramp and through the covered passage to the entry terrace/courtyard. 17. The ground floor parking facades could be more fully considered, taking into account that should the adjoining parcel to the southwest be at some point developed, 52 New Street's ground floor may be a prominent feature for that future project. / Louvers in the garage on the other side are a detriment to the development of the abutting parcel • Light leaks out at night, which is not nice to neighbors | CDD Memo – Building Design Item #17 / PB comment - HR | introducing a human scale to the building's sidewalk edge. The brick piers of the bays frame glazing for the retail space, set within warm wood-look panelling. These articulations wrap the building corner at the drive aisle, greeting pedestrians as they arrive up New St, and also wrap the corner at the Arrival Plaza, announcing the retail entry and path to the residential lobby. Please see figures 18-19, and 49-53. The project is pursuing at-grade parking with open facades to permit natural ventilation, out of necessity due to subsoil conditions and construction cost. Garage screening will be composed to reduce light spillage on to abutting active uses, while also avoiding the creation of a large blank wall that reduces human scale or character from the project. Additional vertical green screens have been added to bring landscape up the building facades, adding richness and further integrating the design with the landscape. |
| neighbors • Don't want to compromise potential large housing developments because they look onto the garage and that's annoying | | integrating the design with the landscape. Currently the abutting parcel to the southwest contains an auto repair and material storage. Future ground floor uses will be significantly restricted by flood plain constraints. Please see figures 15-16, and 44-45 for design improvements related to the garage screening. |
| Aside from its angled and stepped faces, the New Street façade is unduly understated with regard to its civic role as the only portion of the building that directly addresses the street. Consideration should be given to giving the façade a scale and organization more in keeping with its role in defining the street. a. Means could include larger windows, the introduction of corner windows, the grouping of windows to create a sense of scale that would mediate between that of individual rooms and the façade as a whole, stronger differentiation between the New Street façade and the southeast side façade, the use of different cladding materials or colors, etc. | CDD Memo – Building Design recommendati ons / CDD Memo – Building Design Item #13 / PB comment - HR | The building facades at New St are effecting a number of gestures to respond to the abutting site conditions, and create a new streetwall scale for the south side of the street, all using a cohesive design language established by the project at large. The south half of the facade aligns with New St, setting up the streetwall alignment for future development on that side of the street, and the mass steps down one story at the southern corner of the facade where the building is first 'encountered' by the approach from the parkway rotary. The massing over the retail space that is clad is a cementitious panel is now clad in a green tone, signifying the importance of that moment on the building. A new intermediate scale is created through |

SOURCE

| Greater emphasis could be placed on the New Street façade as a civically scaled response to the public realm. / The project could respond more forcefully to New Street: frame it as an important space in the structure of this part of Cambridge, create a stronger sense of connection to the first-floor retail space, and more strongly integrate the loggia/passage to the entry terrace with the plaza on New Street. | | a series of projecting solar screens that wrap the corner and group windows together at a larger scale. The screens are painted in vibrant green hues - alluding to their contribution to sustainability. Please see figures 18-19 & 27-30 for design improvements related to New St facade materiality, color, and fenestration. |
|---|---|--|
| Northeast Façade: • While the emphasis given to the corner of Danehy Park by the contrasting treatment of the portion of the northeast façade closest to New Street seems a potentially positive urban gesture, the pattern of windows and other aspects of the façade seem excessively unassuming. Consideration could be given to giving this portion of the building a less anonymous expression. | CDD Memo – Building Design recommendati ons | Please see figures 27-30 for design improvements related to New St facade materiality, color, and fenestration. The wood-look panelling is applied in a larger format, allowing the full richness of the graining to read through, and larger window openings bring more significance to this prominent building corner. |
| Typical Facades: • Further development of exterior wall cladding materials, including the details and locations of smooth vs. textured panels, joint patterns, colors, and their potential to emphasize or differentiate different parts of the facades in response to their varied contexts. | CDD Memo – Building Design recommendati ons | The gradients of the cementitious panels emphasise the depth of the massing changes, and creates a dynamic movement across the facades that establishes a connection with the landscape of the site and with its history. The 'Patina' line of the cementitious panel has a natural textured look that focuses on the subtle variations within each colorway, adding another layer of variation and interest to the facades. The project is incorporating color through a number of tools, applied with a consistent set of rules across the facade. Jamb returns at the deep window recesses, projecting solar shading devices, and additional painted metal elements work in concert to create a colorful play across the facades. Please see figures 21-26 for design improvements related to facade materiality, color, and fenestration. |
| Typical Facades: • The color of through-wall vents should match the cladding they're installed in. | CDD Memo – Building Design recommendati ons | Through-wall vents will be colored matched to their adjacent wall materials. |
| Typical Facades: Consideration of projecting or Juliette balconies both as amenities for residents and | CDD Memo – Building Design | The implementation of balconies is difficult and cost prohibitive with the project's pursuit of Passive House certification. The units will |

SOURCE

p7 of 16 Just-A-Start | RODE Architects p8 of 16 Just-A-Start | RODE Architects

Dec 14, 2021

| 52 NEW STREET - PLANNING BOARD | RESPONSE | Dec 14, | 2021 |
|--------------------------------|----------|--------------------------|------|
| COMMENT | SOURCE | NEW STREET TEAM RESPONSE | |

| | | that will be perceived also at a distance. Please see figures 21-22 for sample similar installations. |
|--|--------------------|---|
| Excited about potential for color as shown in precedent imagery | PB comment – TS | The project is incorporating color through a number of 'tools', applied with a consistent set of rules across the facade. Jamb returns at the deep window recesses, projecting solar shading devices, and additional painted metal elements work in concert to create a colorful play across the facades. Please refer to figures 21-28 |
| Show long-view renderings confirming screening of top-level mechanical | PB comment - TC | Please see figure 33 for views confirming that mechanical equipment is screened from the park and public way. |

| GROUND FLOOR PLAN | | |
|--|------------------------------|---|
| The design of the drop-off will have a significant impact on the quality of the entry terrace/courtyard and also on potential future development of the neighboring parcel to the southwest. Details such as soffit design and materials, and lighting should be carefully considered. / The materials and lighting of the vehicular drop-off under the building should be more fully developed, as they will potentially affect future uses on the adjoining property to the south | CDD Memo – Building Plans | The drop-off area will be appropriately illuminated to provide a safe and functional space, while reducing light filtering onto abutting property, please see figure 43. |
| Reorienting the entrance so that it faces New Street would provide a much greater sense of security and comfort to the residents. Together with an adequate drop off lane at the front door that does not conflict with the cycle way and sidewalk | Public Comment | The residential lobby is located to accommodate a raised arrival terrace which reduces floodwater impacts, and provides a centrally located elevator core for efficient resident circulation on upper levels. The Arrival Terrace provides a 'protected space' for residents, with off-street drop-off, that also has a visual relationship with the green space of the park. The team has worked to guarantee a direct line of visibility of the lobby entrance from New St. A street-facing vehicular drop-off was studied by the team earlier in design; the design was not selected due to the multiple curb-cuts it required, its failure to define an urban streetwall along New St, and its allocation of critical site area to vehicular uses. The current location of the drop-off |

| 52 NEW SIREEL - PLANNING BOAR | 1 | Dec 14, 2021 |
|---|----------------------|--|
| COMMENT | SOURCE | NEW STREET TEAM RESPONSE |
| to further emphasize the building's engagement with its surroundings. | recommendati ons | be provided with operable windows, and access to the building's common open space |
| engagement with its surroundings. | / PB comment - TS | amenities, as well as adjacency to Danehy Park. |
| | | Further, the building's materiality, color palette, and accent colors give visual |
| | | language to the building's engagement with its natural surrounds. |
| The extent of operable windows in the | CDD Memo - | Each window unit at the residences is a |
| residential units is not clear from the | Sustainable | composition of a tall fixed window mulled |
| documents. | design / | above an inward-operating hopper window |
| / | PB Public | below, with exterior screens. |
| Are the windows operable? | comment | |
| The wall areas below the retail windows could | CDD Memo – | The design for the retail facade has been |
| be recessed to create a sense of larger | Building | revised to incorporate a series of bays and |
| openings that extend down to grade. | Design | additional glazing mullions, improving the |
| Additional mullions could be considered to | recommendati | human scale at the building's sidewalk edge. |
| create a richer pattern. | ons | The brick piers of the bays frame glazing for |
| | | the retail space, set within warm wood-look |
| Finds the building drab with very little | PB comment – | panelling. Please see figures 18-19 The earth-tone gradients create a connection |
| variation on the parkside, blends into the | TS, MF, TC, AP | between the building and the lush natural |
| background | / Public | landscape in which it is sited - and avoid the |
| <u> </u> | Comment - JD | cool metallic grays and red masonry of |
| | | Cambridge's more urban settings. The |
| | | gradient references the evolving history of |
| | | the site, and affects a dynamic movement |
| | | across the facades. |
| | | The project is incorporating color through a |
| | | number of tools, applied with a consistent set |
| | | of rules across the facade. Jamb returns at the deep window recesses, projecting solar |
| | | shading devices, and additional painted metal |
| | | elements work in concert to create a colorful |
| | | play across the facades. |
| | | Please see figures 21-28 for design |
| | | improvements related to facade materiality, |
| | | color, and fenestration. |
| Worried about wood veneer at this scale | PB comment – | The phenolic panel considered for the project |
| because the grain can be lost | TS | incorporates a real wood veneer, with a non- |
| | | repeating graining that adds authenticity and |
| | | richness that is difficult to imitate with |
| | | artificial products. The warm tones and |
| | | smooth finish of the panel will accent the |
| | | earth-tone gradient and textural roughness |
| | | of the cementitious panels, with a contrast |

p9 of 16 Just-A-Start | RODE Architects p10 of 16

Just-A-Start | RODE Architects

Dec 14, 2021

NEW STREET TEAM RESPONSE

| 52 NEW STREET - PLANNING BOARD | RESPONSE | Dec 14, 2021 | L |
|--------------------------------|----------|--------------------------|---|
| COMMENT | SOURCE | NEW STREET TEAM RESPONSE | |

| | | works to prioritize pedestrian and bicycle |
|--|----------------|--|
| | | movements. |
| Consideration could be given to providing a | CDD Memo – | The team has introduced a new entry to the |
| more direct route from the entry | Building Plans | bike room that reduces the travel distance. |
| terrace/courtyard to the long-term bicycle | / Public | The bike room also has direct internal access |
| storage room by moving its entry door to the | Comment - JD | to the residential lobby. Please refer to figure |
| room's northern corner. | | 51 |
| Consideration could be given to creating a | CDD Memo – | A new access ramp within the parking garage |
| more direct route to the lobby: could a stair be | Building Plans | now provides direct access to the residential |
| provided directly from the parking level to the | | lobby, refer to figure 51 |
| lobby? | | |
| Verify clearances in the long-term bicycle | CDD Memo – | Bike parking clearances have been |
| storage room and the number of spaces | Building Plans | confirmed, |
| provided | | |
| The retail entrance seems somewhat hidden | CDD Memo – | Geometry changes at the retail entrance |
| away from the public street, consideration | Building Plans | have shifted the door to better engage the |
| could be given to further emphasizing it, or to | / PB comment | public street. |
| moving it closer to New Street. | - AT | Please refer to figure 51-53 |
| Confirm the loading area is functional and not | PB comment - | Please refer to figure 40 for vehicle |
| obstructing other vehicle movements | TS | movements in the drop-off and loading |
| | | areas. The new configuration allows for |
| | | clearer circulation into and out of the garage |
| | | area. The drop-off accommodates passenger |
| | | vehicle and 'box-truck' movements, and |
| | | passenger vehicles are able to maneuver in |
| | | the space while an SU30 truck is parked in |
| | | the loading area. |
| Consider pedestrian presence in the driveway | PB comment - | The project wants to maintain a clear |
| and drop-off area, especially with the desire- | MF | separation of vehicular and pedestrian |
| line approach from New St south | | access. Due to the narrowness of the project |
| | | frontage onto New St, adding additional |
| | | pedestrian access along the drive aisle would |
| | | significantly reduce the size of the retail |
| | | space. To reduce vehicle speeds and improve |
| | | project safety, a change in paving material |
| | | has been introduced along the drive aisle, |
| | | constricting the drive aisle and adding a |
| | | buffer along the building edge. Please refer |
| | | to the updated site plan, figure 38 |
| Bike room - louvers facing Northeast, so during | PB comment - | The openings from the bike room onto the |
| a Nor'easter wind/rain/snow blows into the | HR | park have been changed to glazing - please |
| bike room. Should be windows not louvers | | refer to figure 16 |

SOURCE

LANDSCAPE

| a clearer relationship could be established | CDD Memo – | The team has been intentional in lining the |
|---|--------------|---|
| between the courtyard and the park and the | Site Design | long northeastern edge of the site abutting |
| potential path | recommendati | the Danehy Fields with active program uses: |
| / | ons | pedestrian and bike circulation, retail and |

| The possibility of further developing the entry terrace/courtyard relative to Danehy Park could be further explored. / Show a future connection between the site and a future path along Danehy Park, the development of this site should be a trigger to make this connection a reality. / the relationship between the terrace and the view to the park could be enhanced by adjusting the geometry of benches and trees parallel to the north edge of the terrace, facing Danehy Park | / Public Comment - JD | residential lobby spaces, bike storage, and the landscaped play area. The project is designed to make a number of circulation connections to the park in the future, were a new path to be constructed (see figure 42). / Just A Start supports the creation of the proposed path along Danehy Park. / The Arrival Terrace benches are backless so that users can face any direction. Benches are oriented to encourage social engagement. |
|--|--|--|
| Improvements could be made to enhance the amenities of the plaza on New Street and to increase its contribution to the street's pedestrian character. Shade tolerant trees could be considered in | CDD Memo – Site Design Item #10 | Revisions to the geometry of the Plaza have improved the relationship of the retail space to the street, allow for a future connection to the park, continue the rhythm of existing street trees on this side of the street, provide places to sit and gather, and sets up the procession of residents from street to building lobby. Please refer to figures 18-19; 41; 53. All plants in these beds will be shade tolerant. |
| the planters between the sloped walkways down from the entry terrace/courtyard to the vehicular drop-off. | | 7 m plants in these seas will be shade tolerand. |
| The driveway should be screened from the adjoining property, and shading could be considered to minimize its contribution to the urban heat island effect. / Planting and/or other types of screening should be provided between the vehicular driveway and drop-off and the adjoining parcel to the south. Consideration could be given to providing a trellis over the vehicular driveway, both to reduce its impact on the units that overlook it, and to reduce its contribution to the urban heat island effect / Driveway is using valuable site area — should be covered by building to be economic | CDD Memo – Site Design Item #11 / PB comment - TS | A vertical green screen fence has been introduced along the property line at the drive aisle, held back from the sidewalk to accommodate required vehicle lines of sight. Please see figure 44 / The drive aisle has requirements for vertical clearances - for trash removal, and transformer vault maintenance - that preclude an overhead cover that doesn't begin to impact residential unit windows. The impact of shifting the building over the drive aisle, while remaining in compliance with the required sideyard setbacks and providing a driveway for vehicle access, would have significant detrimental impacts on the ground floor plan. |
| While species are listed on the Planting Plan, their locations on the site are not specified. | | The shade trees along New St will be Quercus palustris (Pin Oak), to continue the line of Pin |

p11 of 16 Just-A-Start | RODE Architects p12 of 16 Just-A-Start | RODE Architects

Dec 14, 2021

NEW STREET TEAM RESPONSE

| The trees along New Street, at least, should be | | Oaks in front of Danehy Park. Refer to figure |
|---|------------------------------|---|
| coordinated with the DPW | | 47 for planting plan specifics. |
| Increase the caliper of proposed site trees | PB comment – HR, TS | The team is also invested in the appropriateness of the sizing of the new trees, and in their ability to successfully take to the site. The City's tree planting program (link) also calls for smaller caliper trees due to research showing that they become established more quickly - the larger the tree, the longer it takes to settle in and establish a new root system. |
| Permeable paving should be utilized where possible | | The team will explore permeable pavement - which has additional cost due to the increased depth of the supporting layers, and ongoing maintenance costs to ensure the pavement continues to operate as intended - to maximize impact at public spaces. |
| The lighting fixtures indicated in the entry terrace/courtyard seem excessively tall | | The Arrival Terrace light fixtures are designed to create a well-lit and safe space. The courtyard post fixtures will be in the 12-14' height range to permit emergency vehicle access, as requested by Cambridge Fire Department. |
| The locations of gas meters, if any, and of electric meters should be clarified | | Utility meters located on the exterior of the building will be located away from the public streets, with preferred location along the service drive aisle near the transformer vault; final locations to be approved by the utility company. The building is using central heating for domestic hot water, and will therefore avoid a large bank of external meters. |
| The incorporation of public art should be investigated | | There is no current plan for incorporating public art in the project. We will evaluate whether any locations are appropriate. |
| Coordinate w/ other major Cambridge development projects to receive their removed trees? | PB Public comment | The team is concerned with the complexity and cost of coordinating the receiving of other projects' removed trees. The proposed trees are selected to perform optimally at their intended respective locations, and cohere with the surrounding treescape. |
| The landscaped green space at the very southeastern end of the site appears to be a play area. It seems remote from the rest of the building's circulation. Consideration could be given to instead locating it at the second-floor | CDD Memo – Building Plans | The landscaped space at grade is intended for passive play. It is accessible from the second building stair, and the team considers its separation - apart from the busier and more public street frontage and vehicular zones - a benefit to its intended use. |

SOURCE

52 NEW STREET - PLANNING BOARD RESPONSE

Dec 14, 2021

| COMMENT | SOURCE | NEW STREET TEAM RESPONSE |
|---------|--------|--------------------------|
|---------|--------|--------------------------|

| roof deck/green roof on the building southwest side. Can the Danehy Park methane vent area be accessed from the site? | PB public comment | This space would also be able to connect in some way to the future potential path along the park perimeter. In its current configuration, the methane vent trench can not be accessed directly from the site. See figure 42 for the project's ability to connect to the park in the future. |
|---|------------------------|--|
| Provide more spaces for children – climbing structure in the rear area – don't rely on Danehy as it is mostly for organized space | PB comment - TS | The City's new Universal Playground at Field Street and Corporal Burns Road is 0.3 miles away, approximately a 5 minute walk. The Callanan Playground is a 7 min walk. The Sherman Street Playground is a 10 minute walk. |
| Skeptical of the 30% open space | PB comment - TS | The project is providing 13,200 sf of permeable open space, or 30% of the lot area, located at grade and on upper level decks (23% of permeable area is located on upper levels). The square footage indicated in the initial submission included areas under cover of building above, and areas planned to be hardscape. Additionally, 2,900 sf of the Arrival Terrace hardscape is dedicated to usable pedestrian and bicycle space, and the team will consider using permeable pavements in that area. Please refer to figure 46 for open space calculations. |
| At the very rear of the lot there's a private green spacewould it be used for dogs? I don't think it's especially attractive for kids when the park is next door. | Public comment - JD | Building policy does not allow pets in the residences. |

FLOODING

| Locate the transformer room and other critical equipment above anticipated flood level, or protect it by other means. | CDD Memo - Sustainable design | The transformer vault is located within the building footprint to facilitate CFD access at the building perimeter and prioritize usable open space for the residents. The vault requires 15' of clear height, which dictates the floor elevation without losing additional units. Dry floodproofing protections will be provided at the vault perimeter. |
|--|-------------------------------------|--|
| The documentation outlines constraints specific to the site that impact the ability of the project to elevate the ground floor uses to an elevation above the modeled floods. The DPW acknowledges these constraints but will look for additional measures, over | DPW Memo | Ground floor exterior walls for program areas (residential lobby and retail space) are planned to be constructed with concrete stem walls up to above the 2070 100-year flood elevation to provide a 'bathtub' type condition. The team is researching products for doorway entrances that automatically |

p13 of 16 Just-A-Start | RODE Architects p14 of 16

| _ | | |
|-----------|---------|------|
| Dac | 14. | 2021 |
| $\nu = c$ | | |

| COLUMN TO THE CONTROL OF THE CONTROL | | | | | , |
|--|--------|---|--------|--------------------------|---|
| COMMENT SOURCE NEW STREET TEAM RESPONSE | COMMEN | Т | SOURCE | NEW STREET TEAM RESPONSE | |

| what is presented, to be taken to protect critical infrastructure and ground floor uses from flood events. | | deploy to provide floodproofing protection with the occurrence of floodwaters. |
|--|--------------|--|
| | | |
| What is the management plan for spaces | PB comment – | A Management Plan will be put in place for |
| located below the flood elevation and outside | HR, TS | flooding events. Included in this will be |
| of the dry floodproofed perimeter? | | notifying residents with cars parked on site of |
| | | potential flood events and their interim |
| | | parking options. |
| Can the bike room be raised (to mitigate flood | PB comment - | Bike storage will need to remain at the lower |
| waters) | HR | elevation due to cost. Management will |
| | | coordinate with residents in advance of |
| | | severe weather events to give time to |
| | | remove or relocate bikes. |

ENTRY SEQUENCE

property. For reference, similar examples include the trellis at the building entry to 77 New Street, and at Alvar Aalto's Saynatsalo

Due to the configuration of the 52 New Street CDD Memo – A series of elements are working in concert parcel, the residential lobby and the entry Building to curate the experience of moving from New Street up to the residential lobby. The terrace/courtyard is not located directly on the Design recommendati street, but instead deeper within the site. This wood-look panelling added to the bays of the ... poses the challenge of creating an inviting retail facade draws pedestrians up New St, ons route to the building's entrance. Additional signifying that space's integral role as part of CDD Memo design attention should be given to the entry sequence. The wood-look material strengthening and emphasizing the sequence Site Design then crescendos into a wood portal that Item #9, #14 of spaces between the street and the draws pedestrians and cyclists up towards building's lobby entrance. the Arrival Terrace - wrapping the retail entry PB comment and folding up onto the underside of the HR, AT building soffit. The series of columns along The building's entry sequence from New Street to the lobby could be more fully designed to the park edge are clad in a vertical growing create an ensemble of spaces, linked together screen - emphasizing the porosity of that to draw pedestrians into the site and to the edge and declaring a connection with the building's lobby. landscape and park. Similar green screening at the driveway and at various locations around the ground floor unify the design The entry sequence from New Street to the building lobby could be enriched by language of the ground level across the developing the first-floor facades to create a project's perimeter. A vibrant painted more inviting pedestrian environment. canopy pierces the wood soffit and clearly delineates the circulation path up to the o A more continuous horizontal element, such as a trellis and vines along the top of the first-Terrace, with integrated linear LED lighting floor façade, would emphasize the pedestrian adding orientation and safety to the scale of the plaza on New Street, and could sequence. Please see figures 43-44; 46-47; link with the projecting canopy at the 49-53 loggia/passage under the building, extend to the entry terrace/courtyard, and also extend along the driveway and relate to the driveway's screening from the adjoining

p15 of 16 Just-A-Start | RODE Architects

52 NEW STREET - PLANNING BOARD RESPONSE

Dec 14, 2021

NEW STREET TEAM RESPONSE

| A canopy has been added to the lobby entry to provide sheltered circulation from the |
|--|
| |
| |
| drop-off area, and visually links with the passage from the Plaza. Please see figure 49; 52 |
| ent - The site lighting is designed to provide appropriate levels of illumination for the respective exterior spaces. Soffit lighting at the building overhang is intended to create a |
| _ |

SOURCE

UPPER LEVEL PLANS

COMMENT

| | ı | |
|--|----------------|--|
| Consider making the green roof at Level 3 | CDD Memo – | Additional amenity space at level 3 would |
| above the community room an accessible | Building Plans | reduce our unit count, and the orientation of |
| terrace to create a stronger connection to | | the exterior space above the amenity would |
| Danehy Park. | | be in shadow for much of the year. The |
| | | Community Room is marked by a shift in |
| | | building massing with material changes to |
| | | call attention to its significance, animating |
| | | the park edge of the building with a raised |
| | | direct relationship to the elevated soccer |
| | | fields, and will be less affected by the |
| | | northeasterly orientation. |
| Consider providing common spaces adjacent | CDD Memo – | The quantity and types of amenity spaces are |
| to the full extent of the second-floor | Building Plans | in line with the development team's |
| deck/green roof, and adjacent to the fifth-floor | | portfolio. Additional amenity spaces will |
| deck at the southeast end of the building. | | result in a loss of units available to house low |
| | | and moderate income households. |
| | | The design of these spaces is intended to |
| | | accommodate a wide variety and scale of |
| | | uses, in all seasons. |
| | | , |

p16 of 16 Just-A-Start | RODE Architects







43,745 sf lot

129,230 sf Gross Floor Area

6 stories / 70' building height

107 affordable apartments

(23) 1-bedrooms 638 avg nsf

(63) 2-bedrooms 862 avg nsf

(21) 3-bedrooms

1,066 avg nsf

Affordability (# units)

10 @ 61-100% AMI

83 @ 30-60% AMI

14 @ <30% AMI

3,000 sf ground level retail space

16,000 sf open space

Passive House International (PHI) design/certification

43 garage vehicle parking spaces 112 long-term bicycle parking spaces 12 short-term bicycle parking spaces Low Income Housing Tax Credit Program Qualified Allocation Plan

DHCD Design Requirements - Unit Sizes

All new construction units must not be more than 10% greater than sizes noted below

One bedroom 600 square feet

Two bedroom 800 square feet

Three bedroom 950 square feet



CAMBRIDGE UNIT SIZE COMPARISON 52 NEW STREET / 12/14/2021 / FIG 04

52 NEW STREET

638 average nsf 1-bed: 862 average nsf 2-bed: 1,066 average nsf 3-bed:

Amenity Spaces:

Upper Level Decks 1,535 sf at level 2/360 sf at level 6

Lobby 1,600 nsf Community Room 1,375 nsf Fitness 700 nsf **Business Center** 300 nsf







RINDGE COMMONS - AMENITY SPACES

273 Apartments / 600-700 residents

Meeting Room: 337 nsf/22 person Community Rm: 902 nsf/60 person

236 sf Kitchen:

SQUIRRELWOOD - NEW

625 average nsf 1-bed: 866 average nsf 2-bed: 1,035 average nsf 3-bed:

RINDGE COMMONS - PHASE 1

RINDGE COMMONS - TOWER

1-bed:

2-bed:

1-bed: 638 average nsf 866 average nsf 2-bed:

548 average nsf

783 average nsf

SQUIRRELWOOD - EXISTING

614 average nsf 1-bed: 796 average nsf 2-bed: 3-bed: 1,071 average nsf

JAS CONSOLIDATED PORTFOLIO

597 average nsf 1-bed: 845 average nsf 2-bed: 1,117 average nsf 3-bed:

FINCH CAMBRIDGE (NON-JAS)

639 average nsf 1-bed: 843 average nsf 2-bed: 1,123 average nsf 3-bed:

FROST TERRACE (NON-JAS)

1-bed: 630 average nsf 883 average nsf 2-bed: 1,141 average nsf 3-bed:



52 NEW STREET

1-bed: 638 average nsf2-bed: 862 average nsf3-bed: 1,066 average nsf

Amenity Spaces:

Upper Level Decks 1,535 sf at level 2/360 sf at level 6

Lobby 1,600 nsf
Community Room 1,375 nsf
Fitness 700 nsf
Business Center 300 nsf







BRIGHTON

market rate rental & condo

102 Condo

151 Rentals:

Studio: 477 average nsf 1-bed: 665 average nsf 1-bed+: 850 average nsf 2-bed/2-bth: 977 average nsf

Rental Amenity Spaces:

Roof deck 1,960 sf Lobby 1,600 sf Lounge 1,275 sf Fitness 564 sf Business 820 sf

EAST BOSTON

market rate rental

139 Rentals

Studio: 465 average nsf 1-bed: 650 average nsf 2-bed/2-bth: 930 average nsf 3-bed/2-bth: 1100 average nsf

Rental Amenity Spaces:

Roof deck 1,100 sf x2
Lobby 1,015 sf
Lounge 963 sf
Fitness 910 sf

JAMAICA PLAIN

100% affordable - rental & supportive housing

140 supportive housing studios

62 Rentals:

Studio: 480 average nsf 1-bed: 605 average nsf 2-bed: 800 average nsf 3-bed: 1150 average nsf

Rental Amenity Spaces:

Roof deck 865 sf

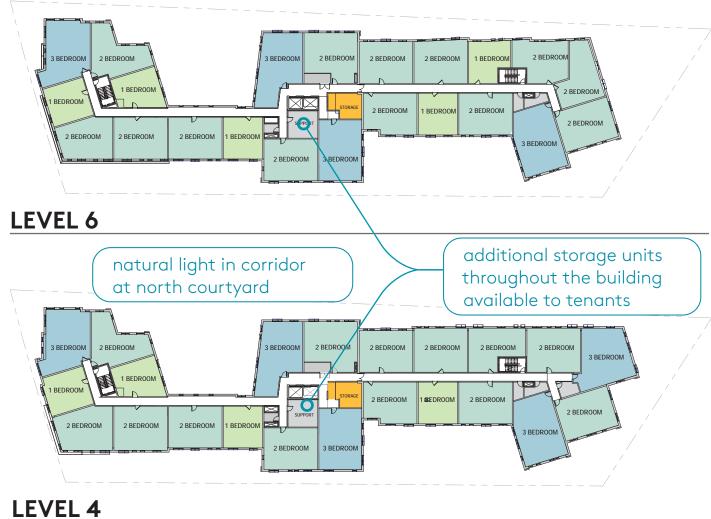
Lobby 2,056 sf (shared)

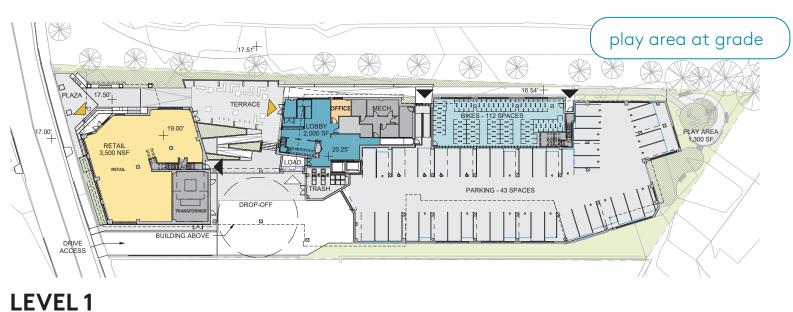
Lounge 480 sf Community Room 795 sf Fitness 360 sf

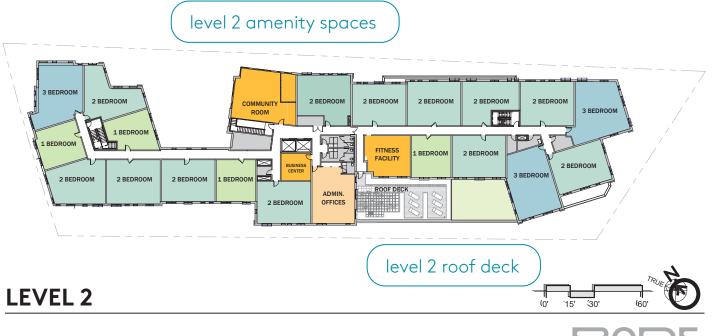


FLOOR PLANS 52 NEW STREET / 12/14/2021 / FIG 06









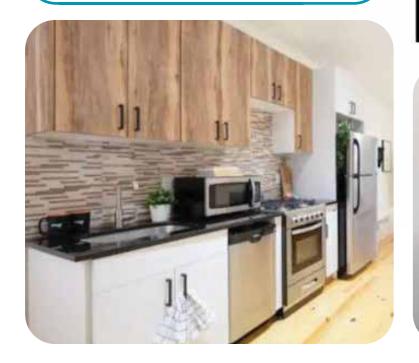
TYPICAL 2-BEDROOM UNIT PLAN 52 NEW STREET / 12/14/2021 / FIG 07

family-oriented unit sizes



living spaces allow for multiple configurations

work-from-home





enhanced thermal & acoustic comfort from Passive House construction

increased number of accessible units, with visitability accommodations throughout



materials, textures, finishes, and fixtures selected for durability, economy, beauty, sustainability, and accessibility



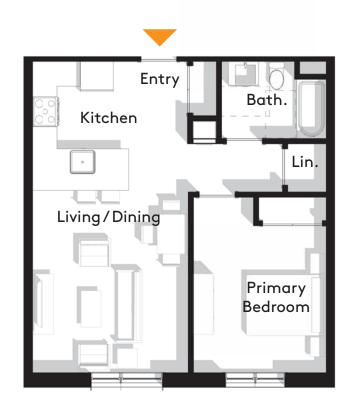
high-performing exterior envelope and mechanical systems/ ventilation

solar shading at windows guided by energy model calculations



TYPICAL UNIT PLANS

SAMPLE 1-BEDROOM 637 NSF



- Full size appliances in kitchen, with peninsula seating
- Living/Dining combination space
- Bedroom fits queen size bed,12' x 10' minimum dimension
- / Full bathroom with tub/shower combo
- Entry and Linen/Pantry storage space

SAMPLE 2-BEDROOM 884 NSF

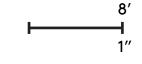


- Full size appliances in kitchen, with peninsula or island seating
- Living/Dining combination space6- seat dining tables
- Primary bedroom fits queen size bed, 12' x 10' minimum dimension
- Secondary bedroom accommodates flexible arrangement, 10' x 10' minimum
- Full bathroom with tub/shower combo
- / Entry, Pantry, Linen storage space

SAMPLE 3-BEDROOM 1,010 NSF



- Full size appliances in kitchen, with island or eat-in seating
- Living/Dining combination space6- seat dining tables
- Primary bedroom fits queen size bed, 12' x 10' minimum dimension
- Secondary bedrooms accommodate flexible arrangement, 10' x 10' minimum
- Full bathroom with tub/shower combo Second half-bathroom
- / Entry, Pantry, Linen storage space





Amenity Lounge offers flexible meeting, event, and workspace

Potential Community Use

Property Management

offices on-site

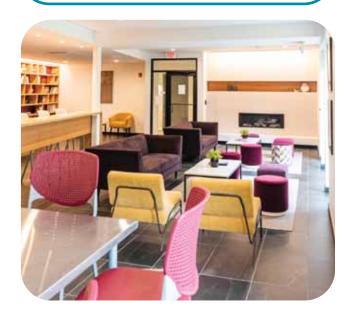
DANEHY FIELDS inter-connecting stair COMMUNITY down to first floor lobby BUSINESS CENTER **Business Center to provide** OFFICES space to work and connect





flexible space for meetings, birthdays, co-working

fitness center for residents, potential for classes and instruction programs



roof deck connected to amenity spaces on level 2, and sky deck on level 5

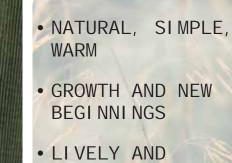


AMENITY SPACES - LOOK & FEEL 52 NEW STREET / 12/14/2021 / FIG 10









INVITING















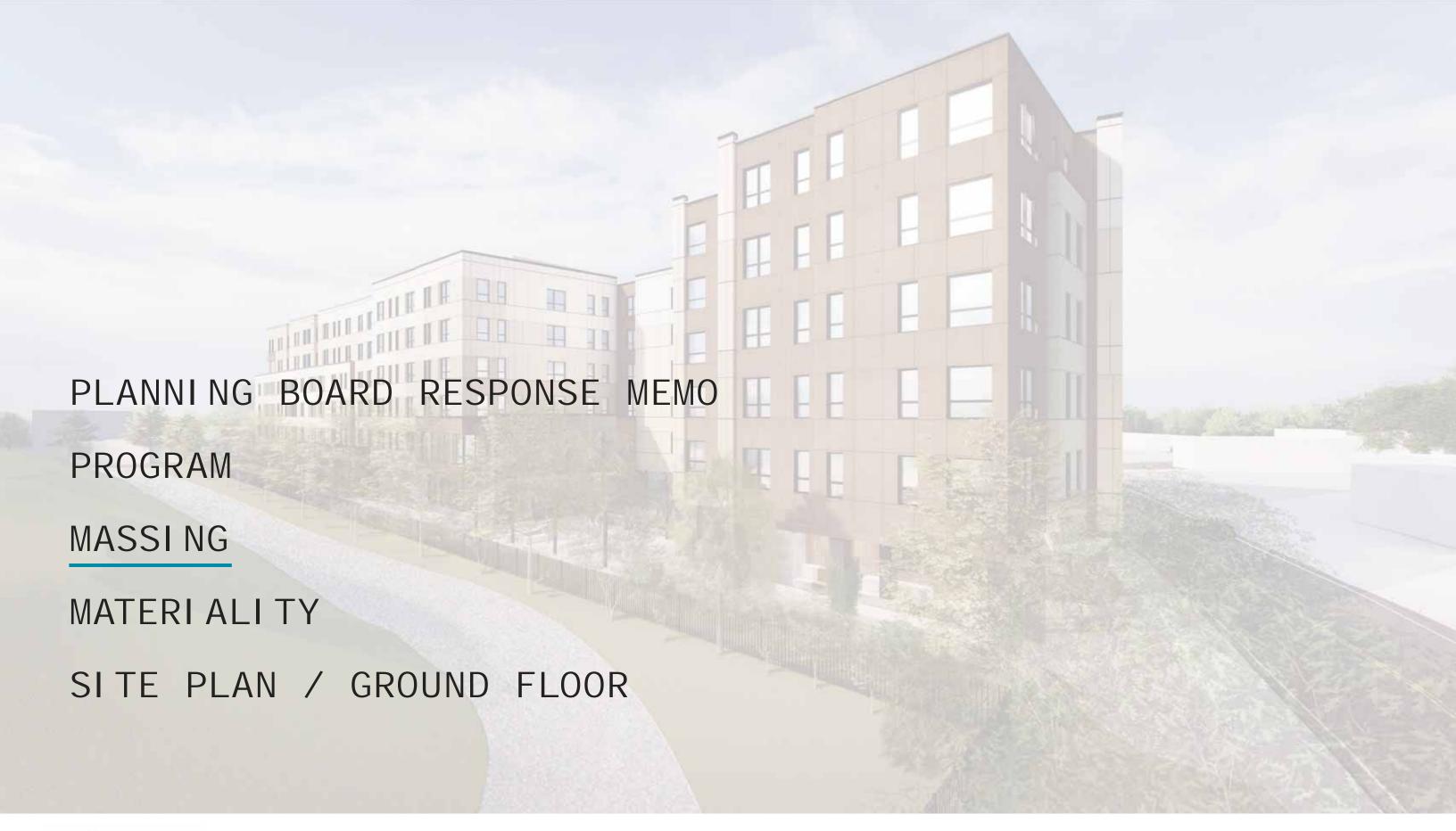










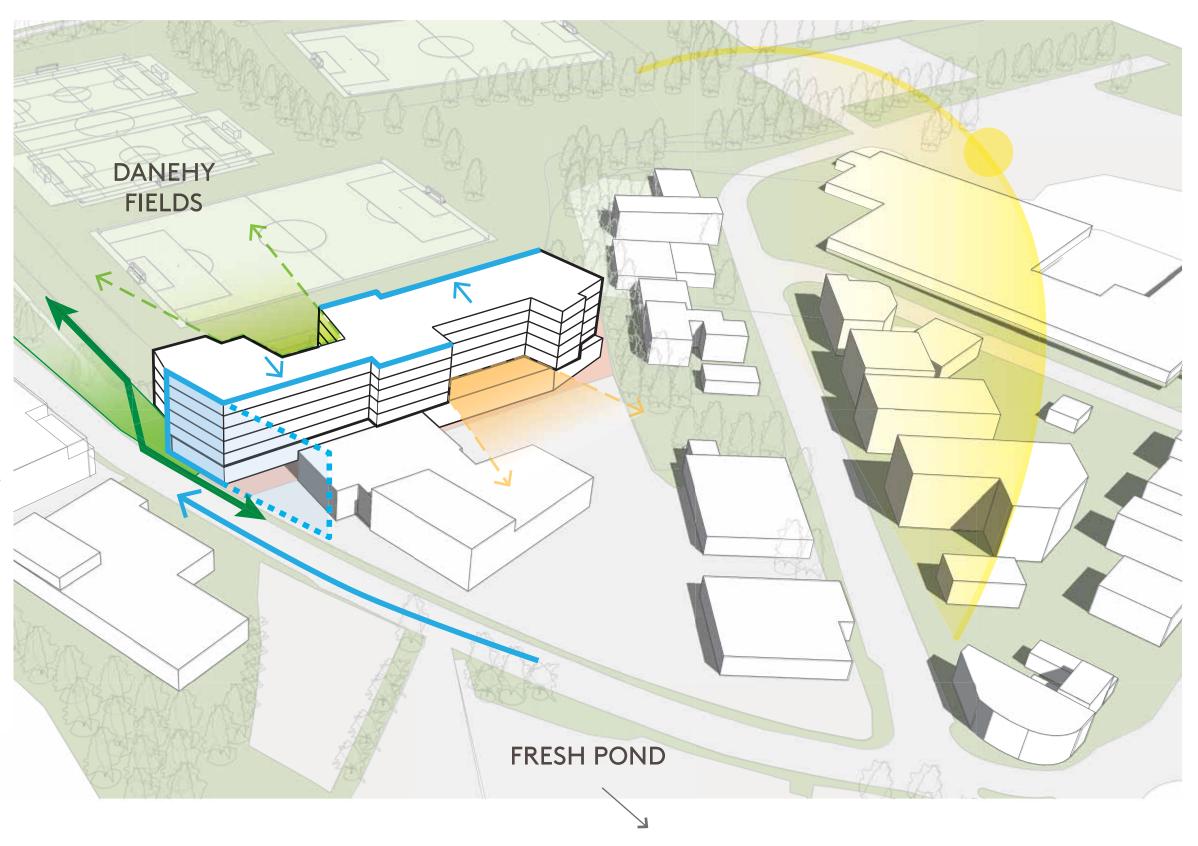






The building takes an economic floorplate width for multifamily residential and frames the massing along the long and narrow proportions of the site around dual courtyards: one facing towards the south and containing a landscaped amenity deck for the residents (above the ground level parking), and a second courtyard for the lobby entrance at grade, opening towards the Fields.

Building facades respond to their abutting conditions. The southern end of the building breaks down in scale and height in response to the smaller fabric of Bay State Rd. Long facades are broken to reduce the apparent building mass. The New Street facade sets up a streetwall for future development to the south, while folding to acknowledge the fields beyond, while opening a street level plaza along the public sidewalk.





FALL EQUINOX | 45' HIGH NEIGHBORS @ 10' SETBACK

In addition to providing a southfacing outdoor amenity deck sized to accommodate a variety of different uses and scales of gatherings - the court also provides a generous carve in the building's mass to benefit the exposure, openness, and sunlight for a significant number of residences.

Moving this courtyard to the park side would place the amenity deck in near perpetual shadow, and shift many units much closer to the property line, to the detriment of the project.

Units facing onto the park may be located near the property line and still enjoy perpetual open views.



9AM



3PM



12PM



5PM



COMMENTS FROM THE BOARD: BUILDING DESIGN

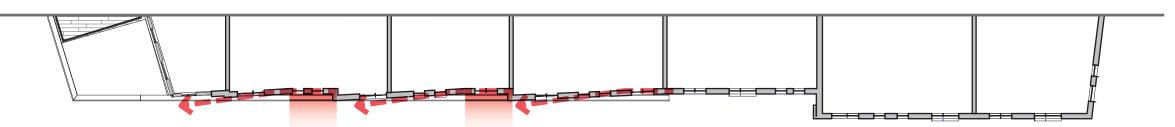
- Break up the parapet on the north elevation to deemphasize the length of the horizontal line
- Provide more variation in the building design on the north elevation to break up the solid wall
- Refine the articulation of the roof line



CURRENT PROPOSAL

Shifted proud volumes plan east to shorten the longest facade, giving some of that length to the short volume.





A series of folds introduces a bay rhythm and breaks the long parapet line, with new wood 'reveals' along the facade - breaking down in scale as the facades transition towards Bay State Road.



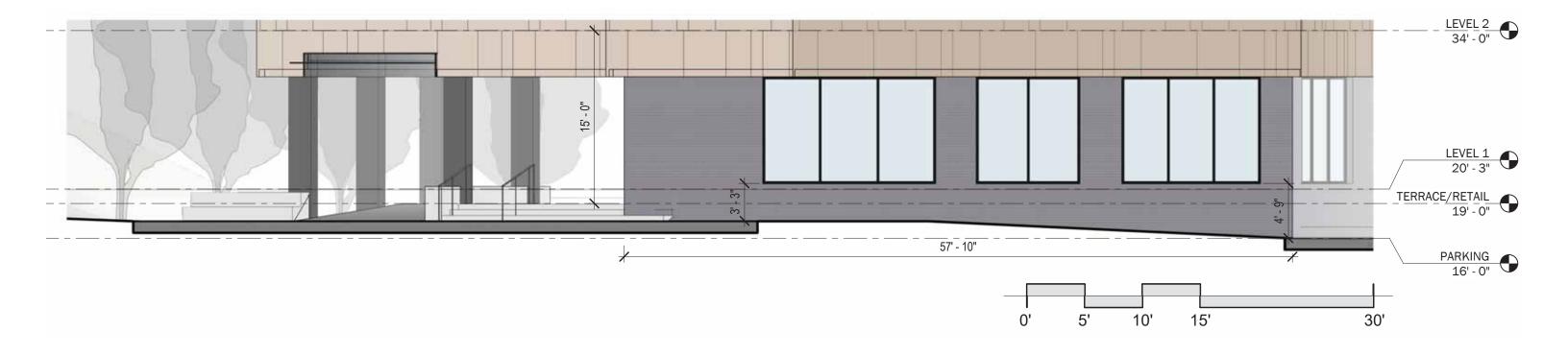
ground floor screening has been revised to incorporate glazing at the bike room, and a series of landscape screens to break up the long ground floor elevation and further integrate the project with the landscape

--- denotes previous facade profile



COMMENTS FROM THE BOARD: BUILDING DESIGN

• Rethink the design of the retail space as it interacts with New Street.



CURRENT PROPOSAL

- create a series of bays within the retail masonry, adding rhythm and human scale to the streetscape
- Introduce the warm wood-look panelling withing the masonry bays for added character
- reworked the ground floor plan so that the retail entry more directly addresses the public street









PROPOSED MATERIAL PALETTE 52 NEW STREET / 12/14/2021 / FIG 21



earth tone cementitious panels
- two sets of gradient colorways



open joint install w/ exposed fasteners to match panel colors

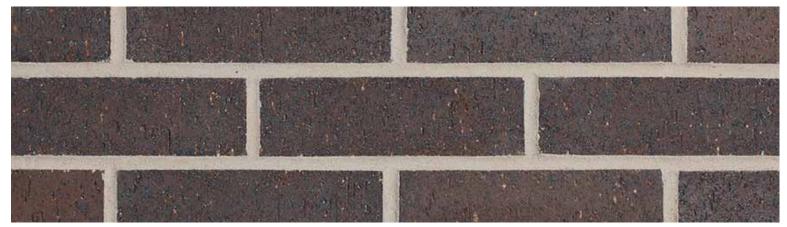


tonal variations - cementitious accent panels

Output



real wood veneer phenolic panel open joint install w/ exposed fasteners to match panel color



masonry base - full bed brick, ironspot

MATERIAL PRECEDENT PROJECTS 52 NEW STREET / 12/14/2021 / FIG 22





The cementitious panel has a natural quality to it that has both textural graining and sheen, with subtle tonal variations within each color. The large format panel application keeps a proportionate scale to the facades.











The phenolic panels contain real wood veneer, which gives inherent variation and richness to the facades. The application at New St varies from thinner slat panels to larger format panels at the New St plaza, where the full character of the graining will shine through.







WINDOW JAMBS



Fiber cement return in windows in varying colors, expresses the depth of the Passive House facade assembly



SOLAR SHADES



Perforated
metal screens
around select
window
openings, varies
depending on
solar orientation



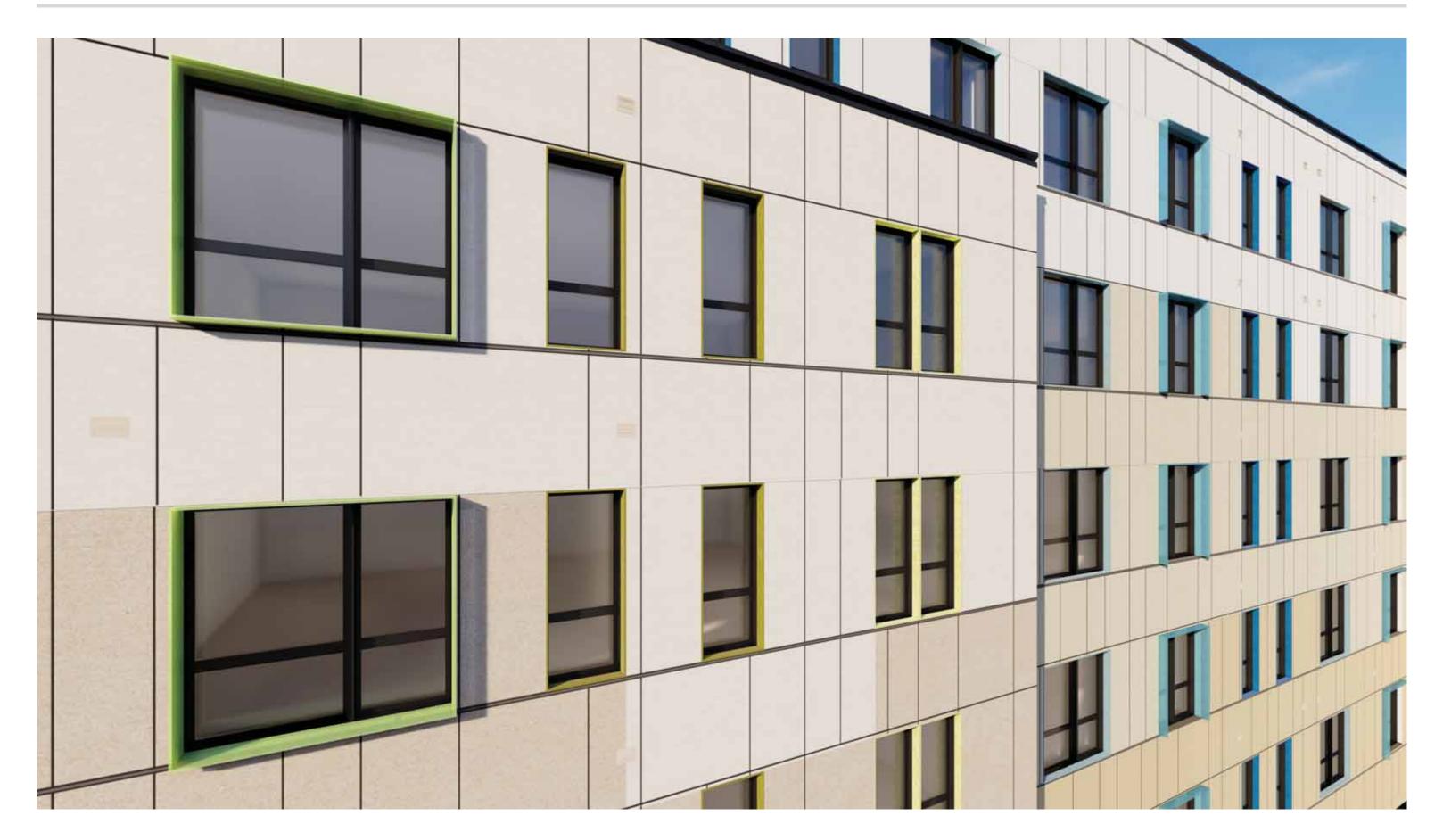
LOUVERS



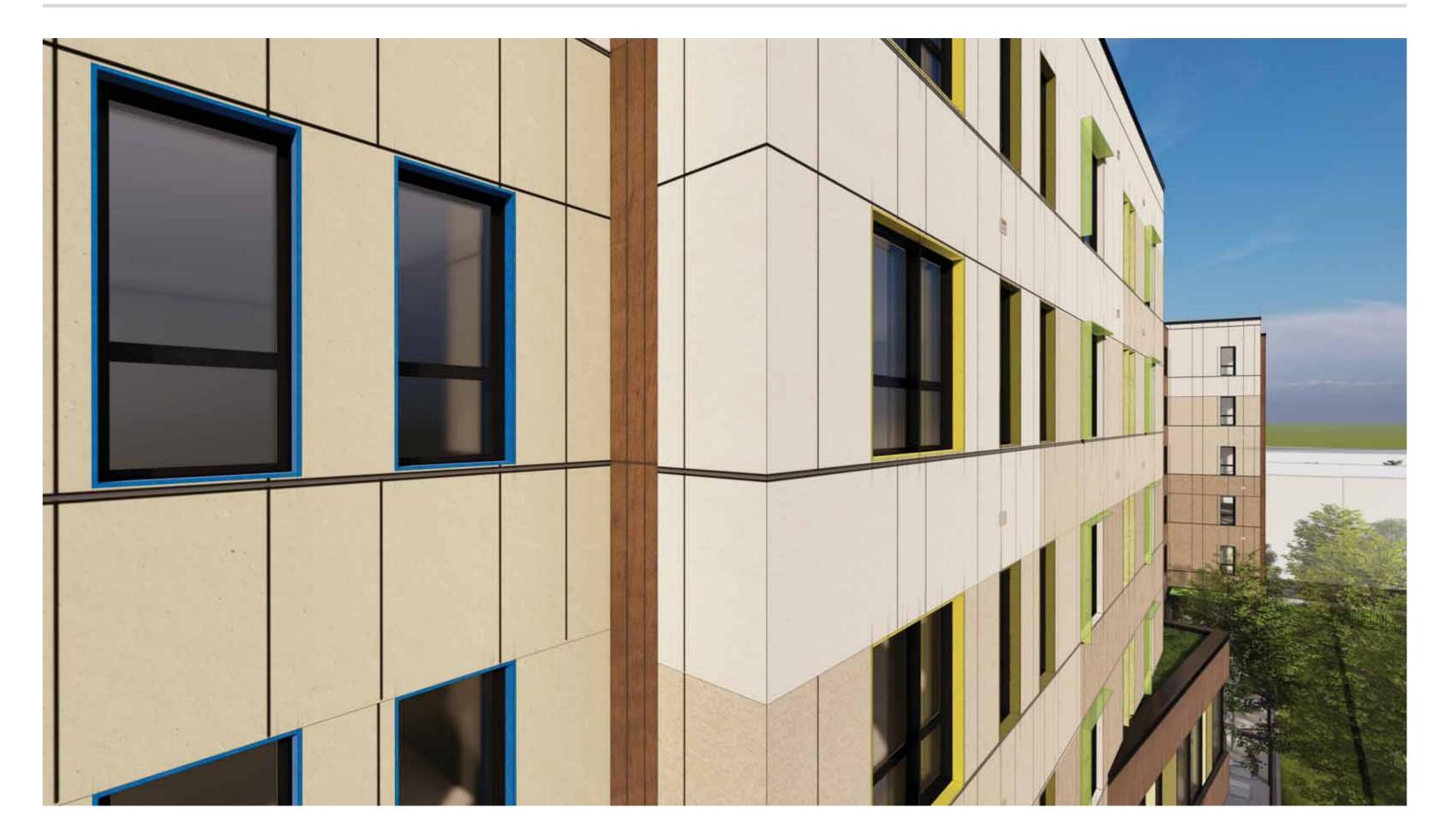
Perforated
metal screens
wrapping
windows at
New Street
facade corner,
celebrating the
building at the
street



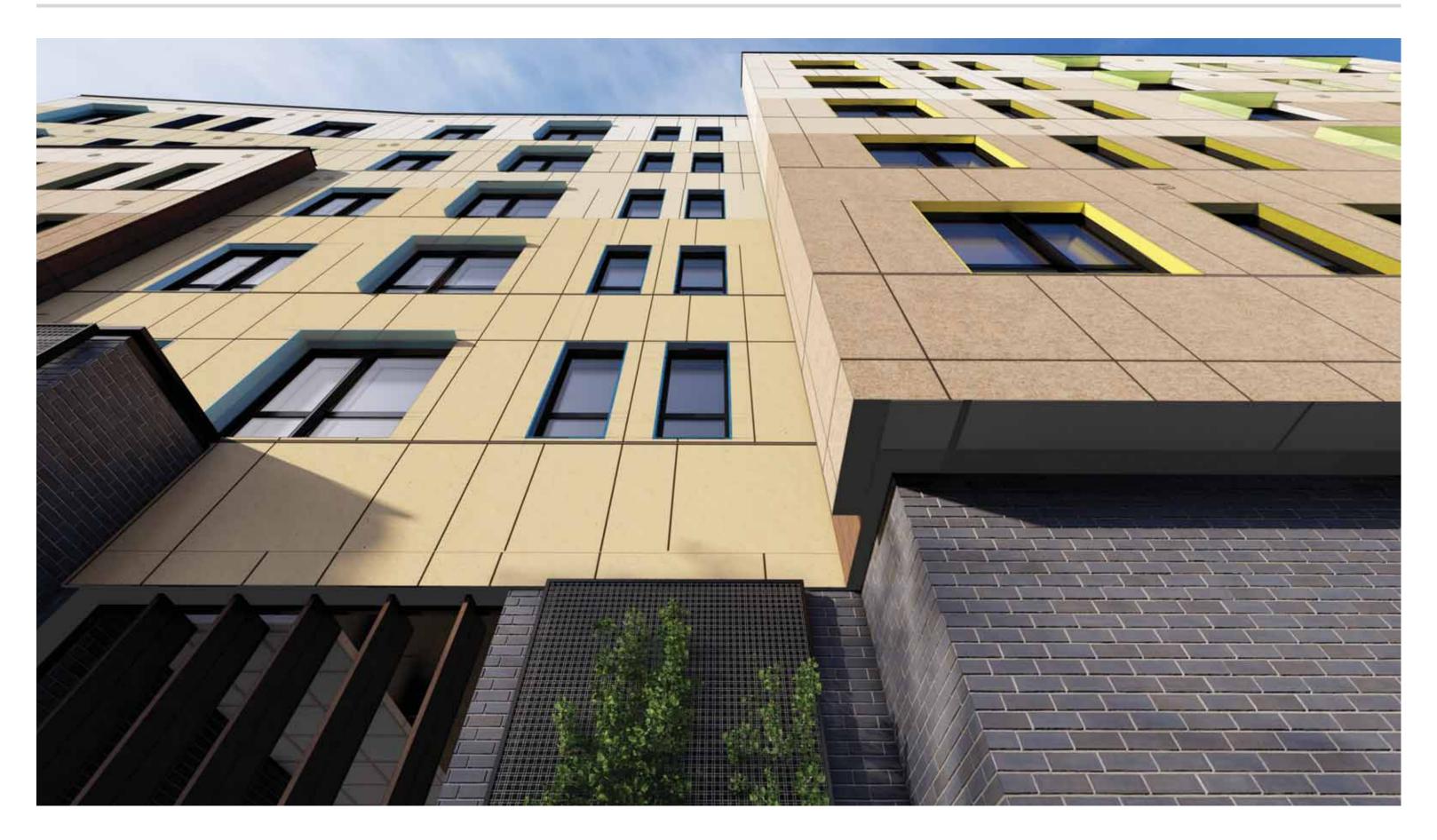
MATERIALITY | USE OF COLOR 52 NEW STREET / 12/14/2021 / FIG 24



MATERIALITY | USE OF COLOR 52 NEW STREET / 12/14/2021 / FIG 25



MATERIALITY | USE OF COLOR 52 NEW STREET / 12/14/2021 / FIG 26





COMMENTS FROM THE BOARD: MATERIALITY

Many Board members were disappointed with the proposed building materials, which they called "drab." Board members disagreed on the appropriateness of the wood veneer, but most would like to see a bolder and more playful color scheme.



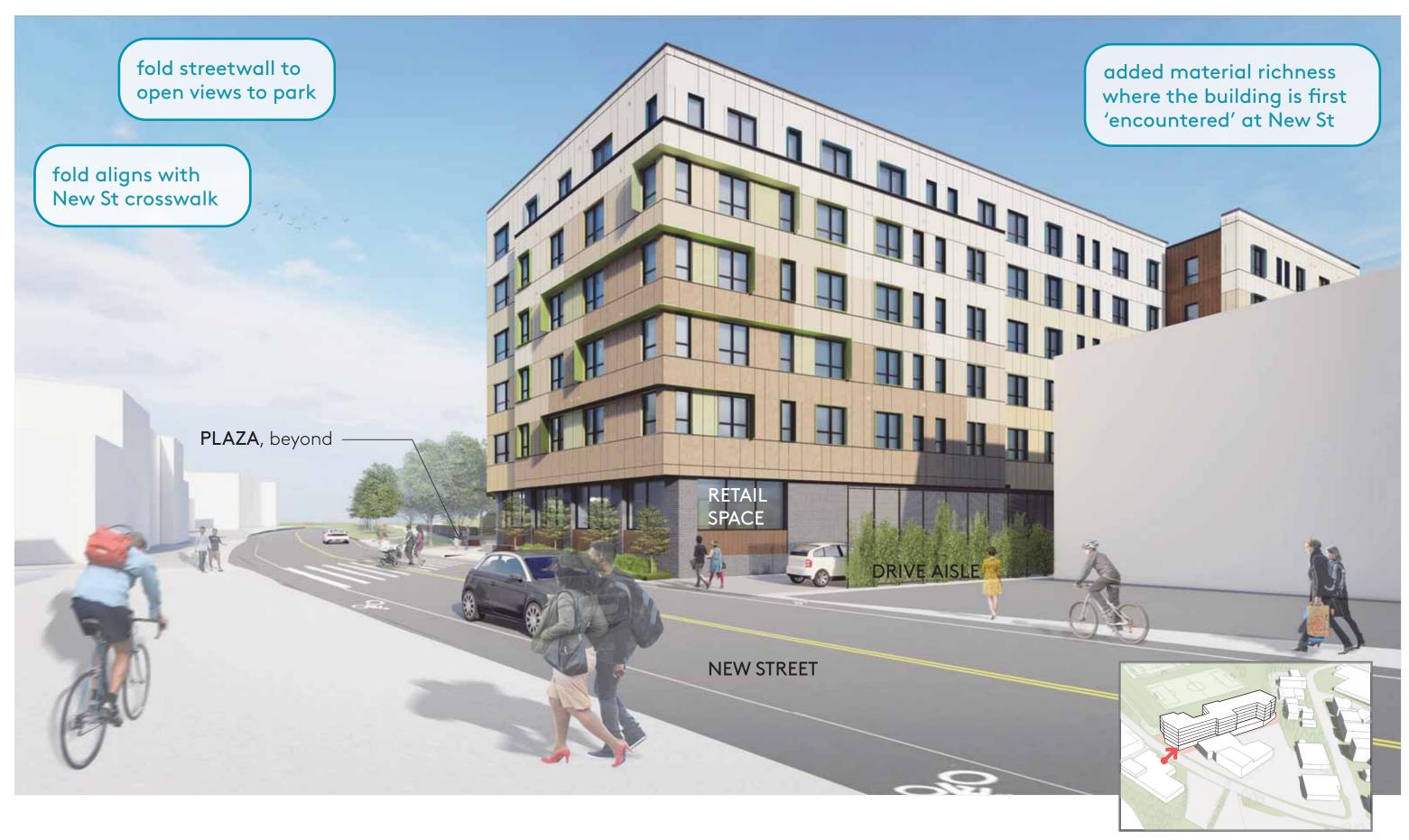
MATERIAL | WEST FACADE 52 NEW STREET / 12/14/2021 / FIG 28

CURRENT PROPOSAL

Increase the size and span of the solar shades on the New Street corner. These louvers will be painted in bold shades. Additionally, the folded volume over the retail entry has been modified to be a green tone to mark the significance of the entry.



VIEW FROM ACROSS NEW STREET / 12/14/2021 / FIG 29



NEW STREET PLAZA 52 NEW STREET / 12/14/2021 / FIG 30



VIEW DOWN NEW STREET / 12/14/2021 / FIG 31



NORTHEAST ELEVATION



VIEWS FROM DANEHY FIELDS 52 NEW STREET / 12/14/2021 / FIG 33



VIEW FROM BAY STATE ROAD 52 NEW STREET / 12/14/2021 / FIG 34



EXTERIOR AMENITY SPACES 52 NEW STREET / 12/14/2021 / FIG 35

sky deck with community planters, lounge furniture

Danehy Fields views; potential Boston skyline views





level 2 landscape deck over parking

southern orientation

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

