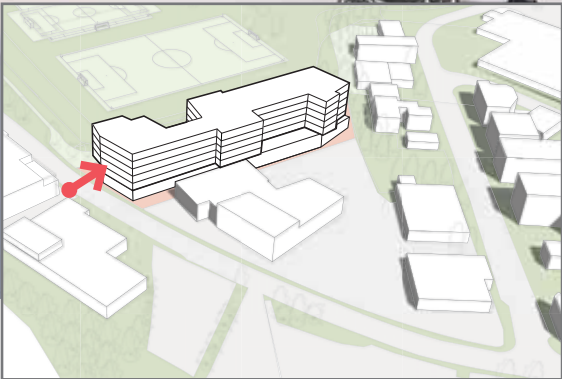




ribbon language 'peels back' and rich wood paneling wraps corner to address New St Plaza

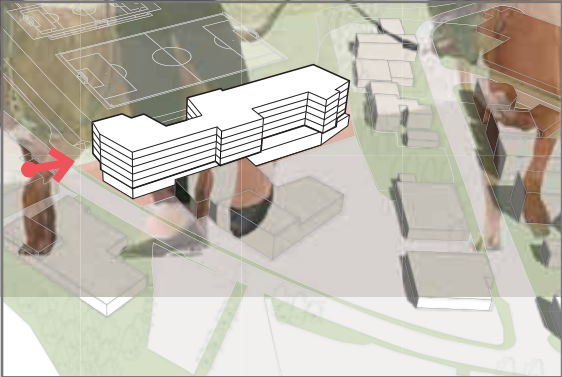
solar shading - 'pop' of color





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





RETAIL
SPACE

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





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



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



clear view from drop off to lobby

sloped walkway provides an accessible connection between these two spaces

sheltered drop-off serves residences and retail space

THANK YOU

52 NEW STREET

11-23-2021

617 422 0090
INFO@RODEARCHITECTS.COM



RODE

The project proposes to generally tie new grades in to meet the abutting condition at the property line. The project meets the sidewalk elevation along New St; requires fill to raise the side yard abutting Danehy Fields to meet the grade of that park's perimeter path; matches the existing rear yard elevations abutting bay State Rd parcels; and follows the existing grade as it drops down along the abutting parcel at 48 New St.

The project separates vehicular traffic from pedestrian / bicycle movements, enabling a design approach that raises pedestrian and program areas up above the flood elevation.

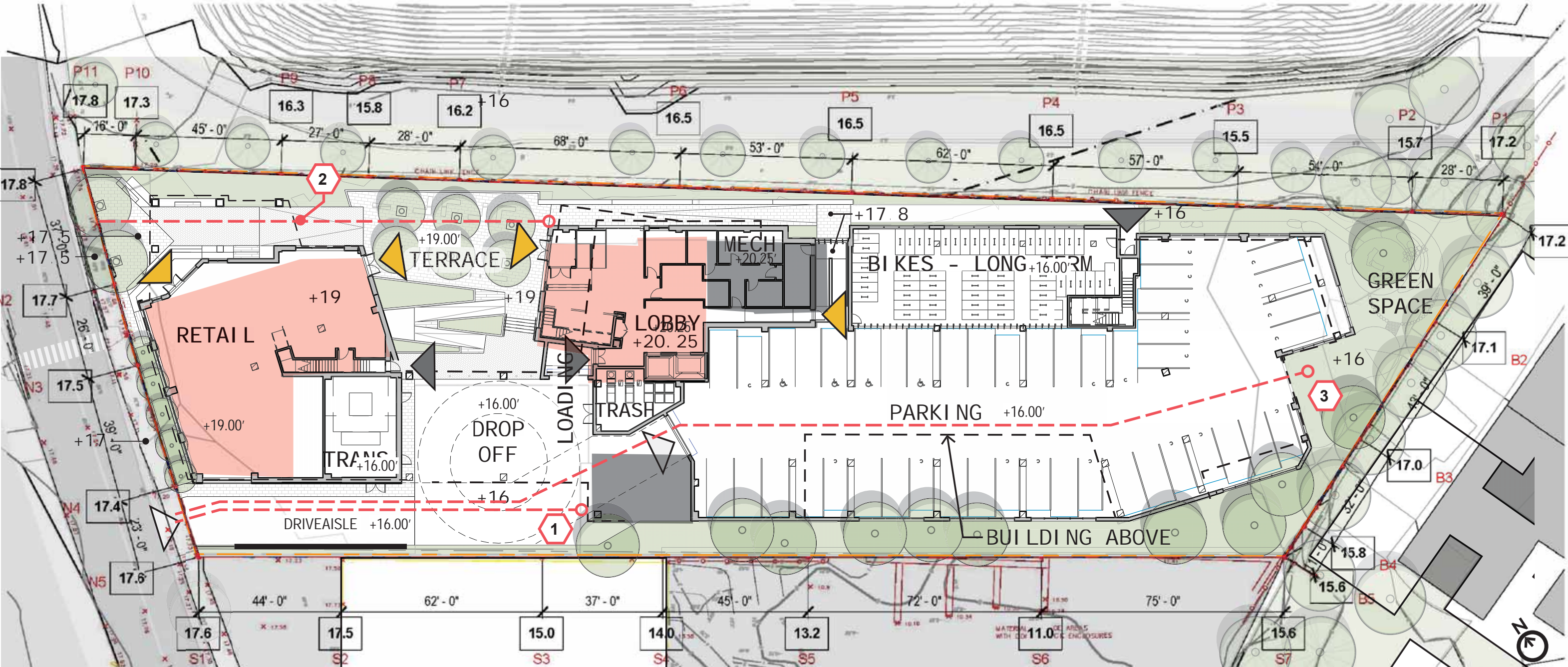
Vehicular access follows a driveaisle along the southern edge of the property line, which generally follows the natural grade to a drop-off and loading area under the building. Vehicular parking areas will be raised a few feet above the lowest existing grade to reduce the number of flood events.

Pedestrian and bicycle access moves along the northeast portions of the project, along the Danehy Fields.

The 'Terrace' is a protected pedestrian and bike space raised to +19.00', and offers access to the retail and lobby spaces.

Vehicular and Bike parking, as well as loading and trash room, are located at grade.

- Emergency Response access to the long and narrow proportions of the site requires specific design considerations:
- 1 The vehicular driveaisle provides open air access for emergency vehicles
 - 2 The pedestrian access ramp up to the Terrace must provide adequate vertical clear for emergency vehicle access
 - 3 14' clear height is provided in the garage for emergency vehicle access to the lot rear





SPRING EQUINOX | 9AM



SPRING EQUINOX | 12PM



SPRING EQUINOX | 3PM



SUMMER SOLSTICE | 9AM



SUMMER SOLSTICE | 12PM



SUMMER SOLSTICE | 3PM



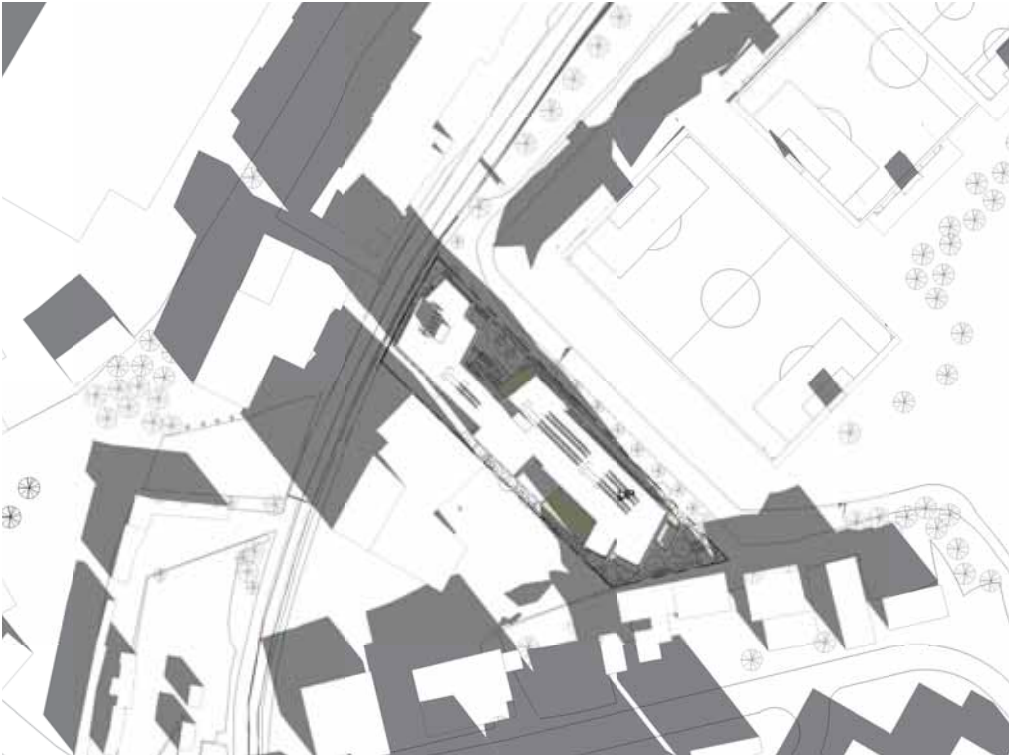
FALL EQUINOX | 9AM



FALL EQUINOX | 12PM



FALL EQUINOX | 3PM



WINTER SOLSTICE | 9AM



WINTER SOLSTICE | 12PM



WINTER SOLSTICE | 3PM

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The project separates vehicular traffic from pedestrian / bicycle movements, enabling a design approach that raises pedestrian and program areas up above the flood elevation.

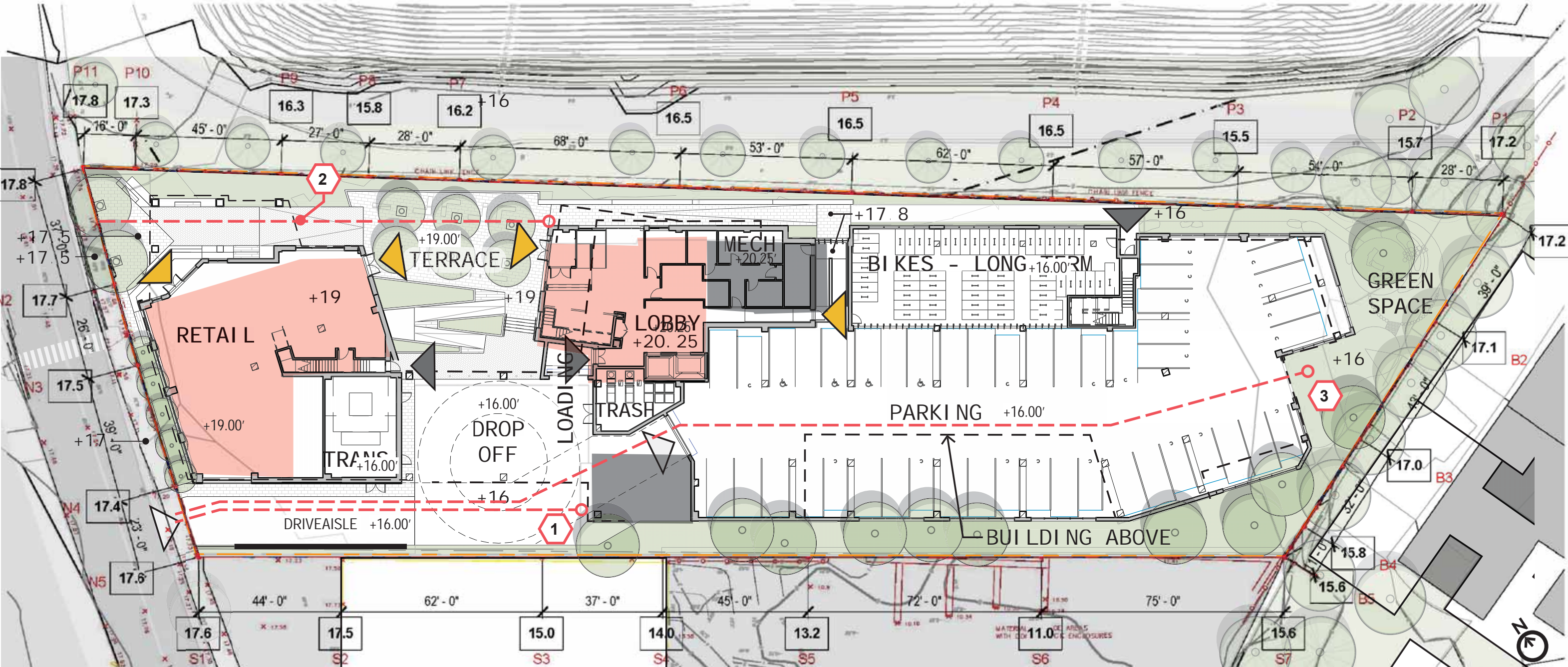
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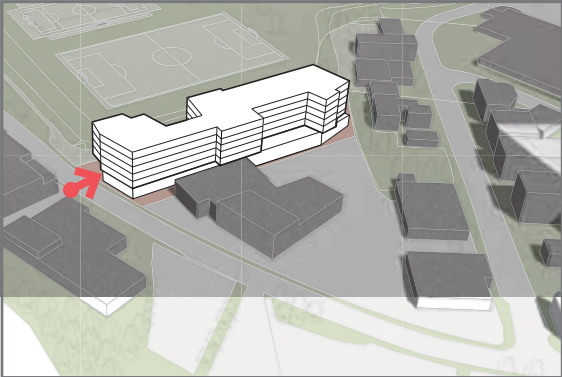




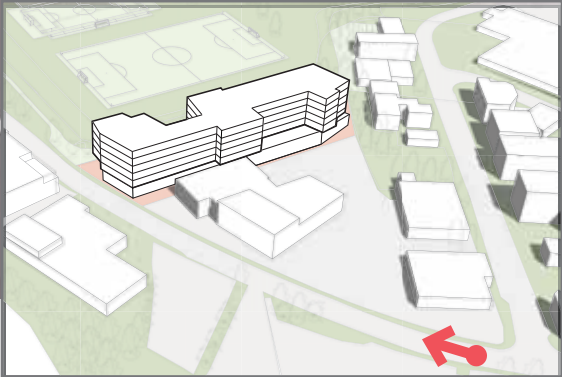


plaza opens up sidewalk to tiered seating at New St, ramping up to the Arrival Terrace beyond

potential connection to park and future recreational path



shifting massing allows the building to 'fit' within the context





Solar PV

sky deck with community
planters, lounge furniture

solar-oriented
landscape deck

Green sedum Roofs

landscaped spaces for
residents at grade



ENVIRONMENTALISM AND PASSIVE HOUSE

greenscapes
ground floor resiliency
thermal assembly
fenestration shading

active and passive landscaping

deep facades, solar shading



PROGRAM AND ECONOMY

compact affordable units
spare and simple exterior massing and materials



ECLECTIC / DIVERSITY

celebrate character and energy of Cambridge
diversity and inclusion

warm wood tones

colorful cementitious panels



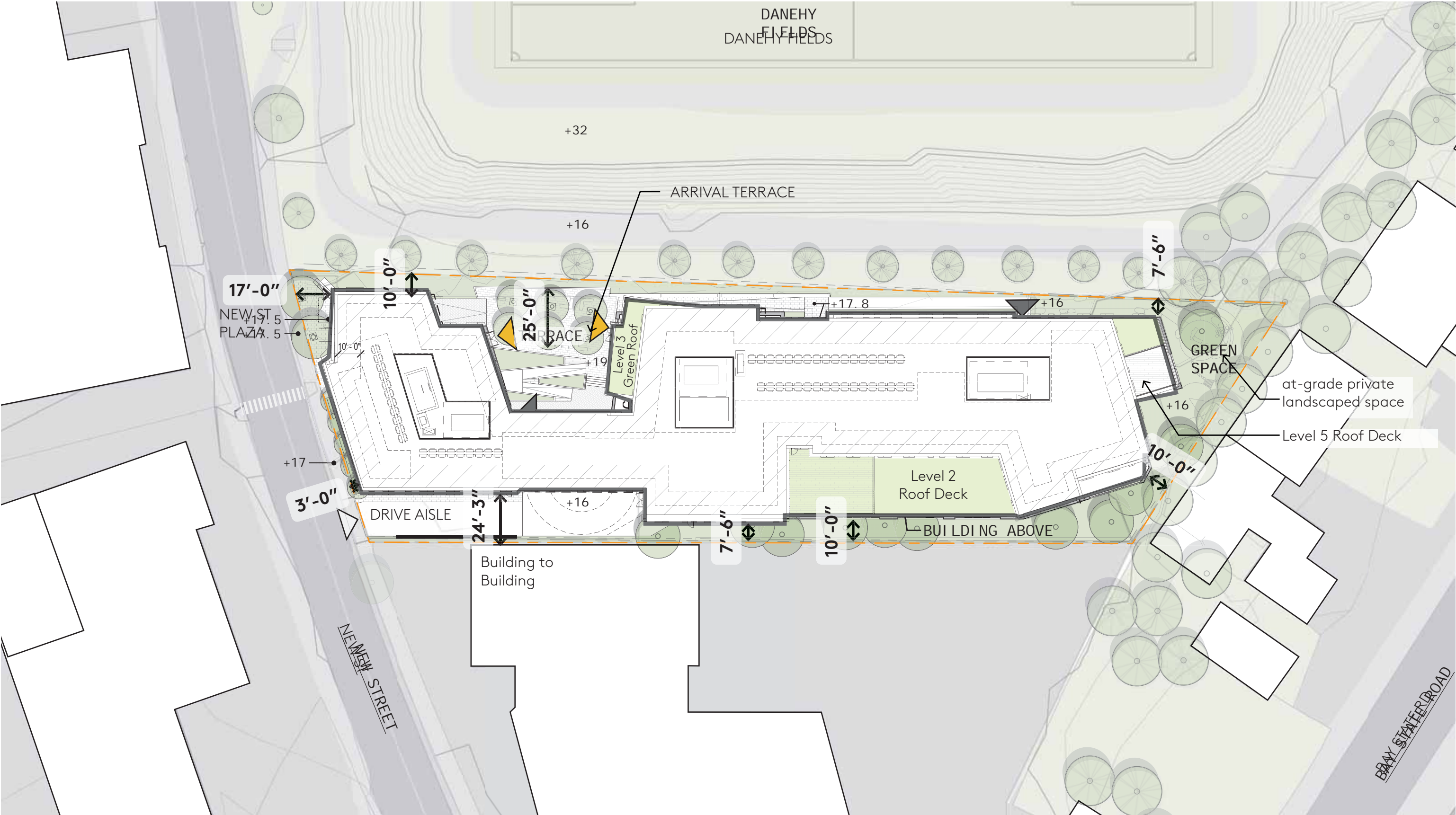
UTILITY AND FOUNDATION

masonry
functional tectonic base
historic precedent

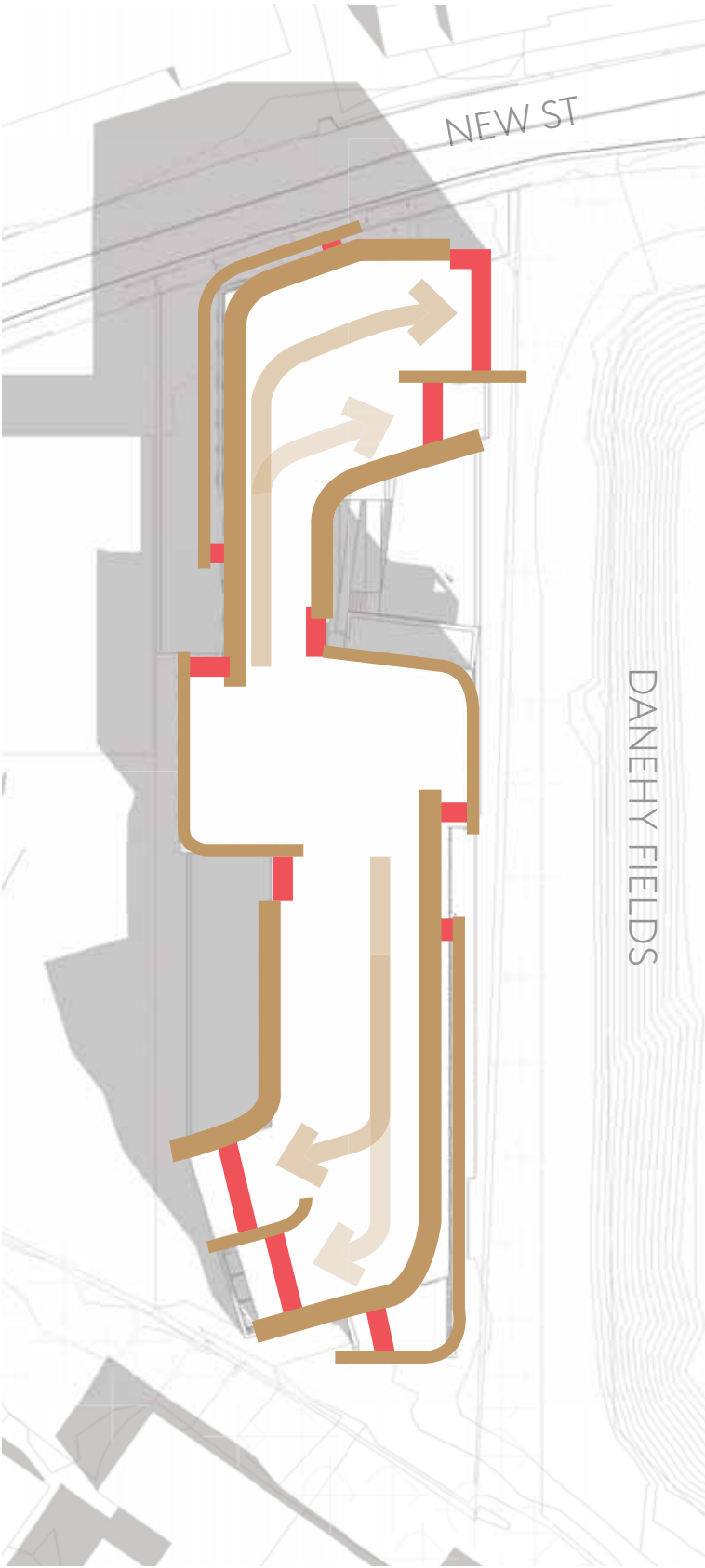
simple utilitarian brick

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





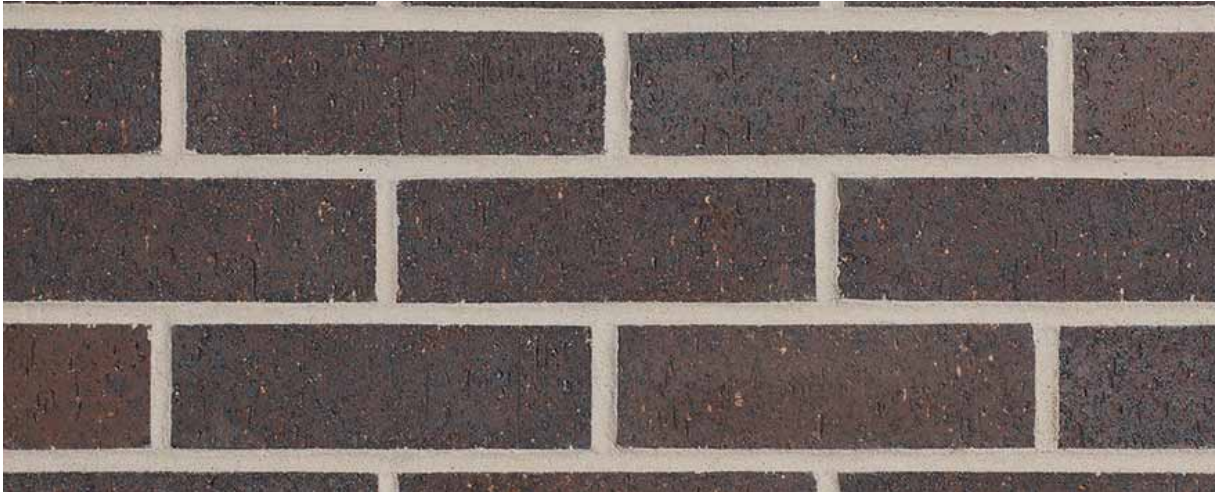
earth tone cementitious panels
- two sets of gradient colorways
open joint install w/ exposed fasteners to match panel colors



tonal variations - cementitious accent panels



wood panel accents
open joint install w/ exposed fasteners to match panel color



masonry base - full bed brick, ironspot



ribbon language 'peels back'
and rich wood paneling wraps
corner to address New St Plaza

solar shading -
'pop' of color

PREVIOUS VERSION - PRESENTED ON 10/26/21

SEPT-9-2021 SUBMISSION DOCUMENTS DESIGN

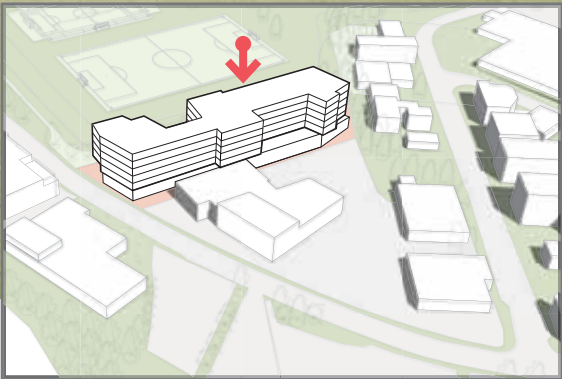


SEPT-9-2021 SUBMISSION DOCUMENTS DESIGN

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



DANEHY FIELDS

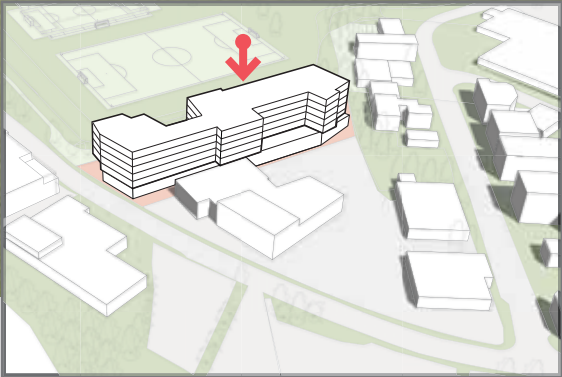




program spaces highlighted with
accent wood panel and color panels

building mass steps
down at the fields

DANEHY FIELDS





SEPT-9-2021 SUBMISSION DOCUMENTS DESIGN



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

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