



# KEY TAKEAWAYS

FROM 02/11/2020 PRE-APPLICATION MEETING 2 PLANNING BOARD AND AUDIENCE COMMENTS

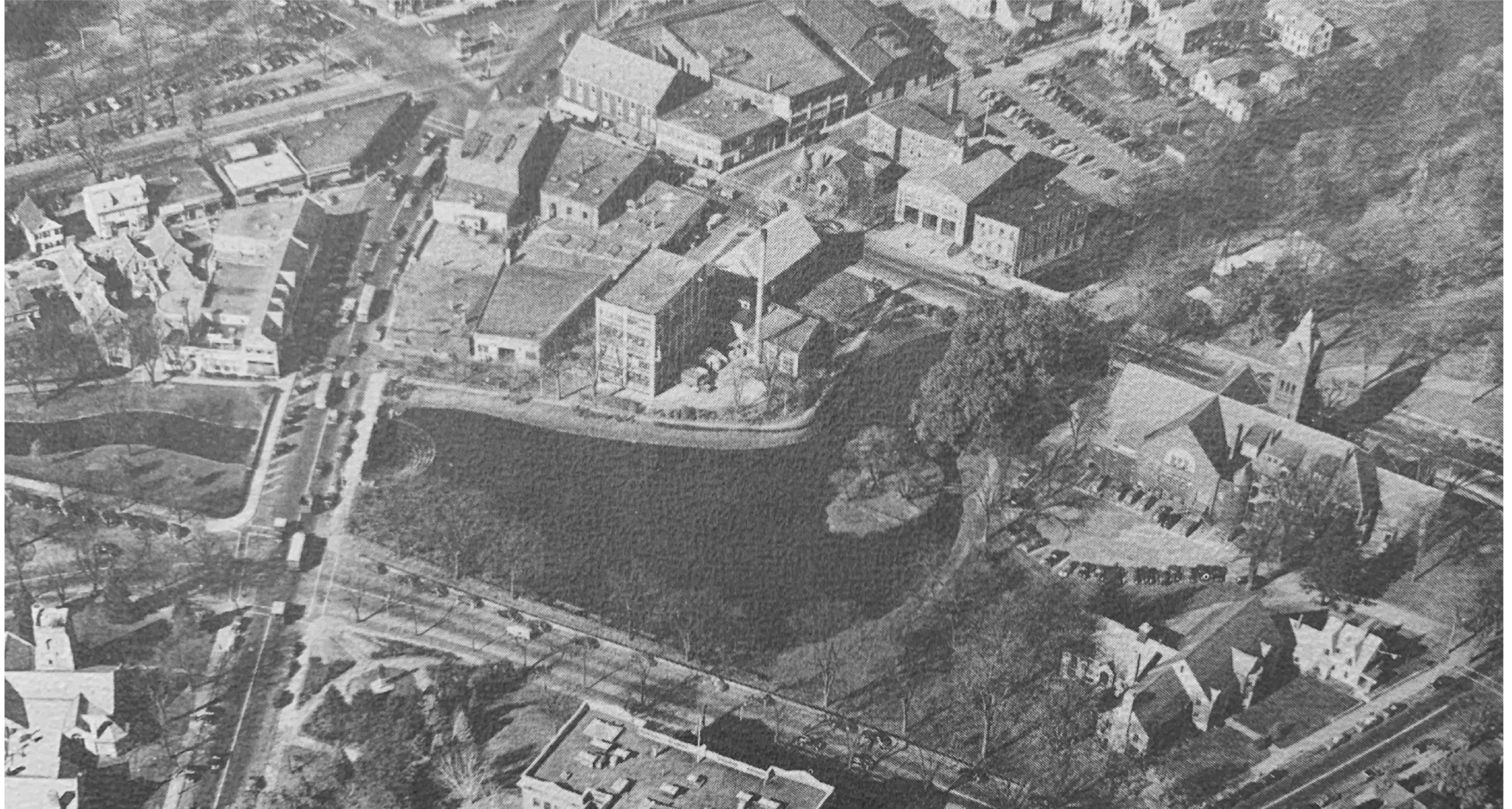
- Roof lines should have a shaped profile as seen in buildings such as the Brown & Stanton Block and Locatelli Building.
- The top of the building will be visible on the skyline from elevated vantage points throughout town.
- The building height must be mitigated through setbacks and breaks in the massing.
- Scale and proportioning of windows and other architectural features should be contextually driven.
- The open space presented in Scheme 3 is favorable, given its solar orientation, relationship to adjacent buildings, and pond frontage.
- Protecting local wildlife, addressing flooding and resiliency challenges, and enhancing the pond's edge are to be addressed over the course of the site's development.
- Underground site parking and traffic studies should address the building's commercial programming and local parking demands.
- More commercial space is needed for increased tax revenue.

# MEETING GOALS

03/17/2020 PRE-APPLICATION MEETING 3 | MASSING DEVELOPMENT

Gather feedback on the following:

- Conceptual massing strategies, upper floor silhouettes and facade articulation.
- Distribution of ground level program, public street activation, private residential entrance and building services.
- Division of landscape into a primary public space, smaller terraces, connective pathways, and woonerf area.

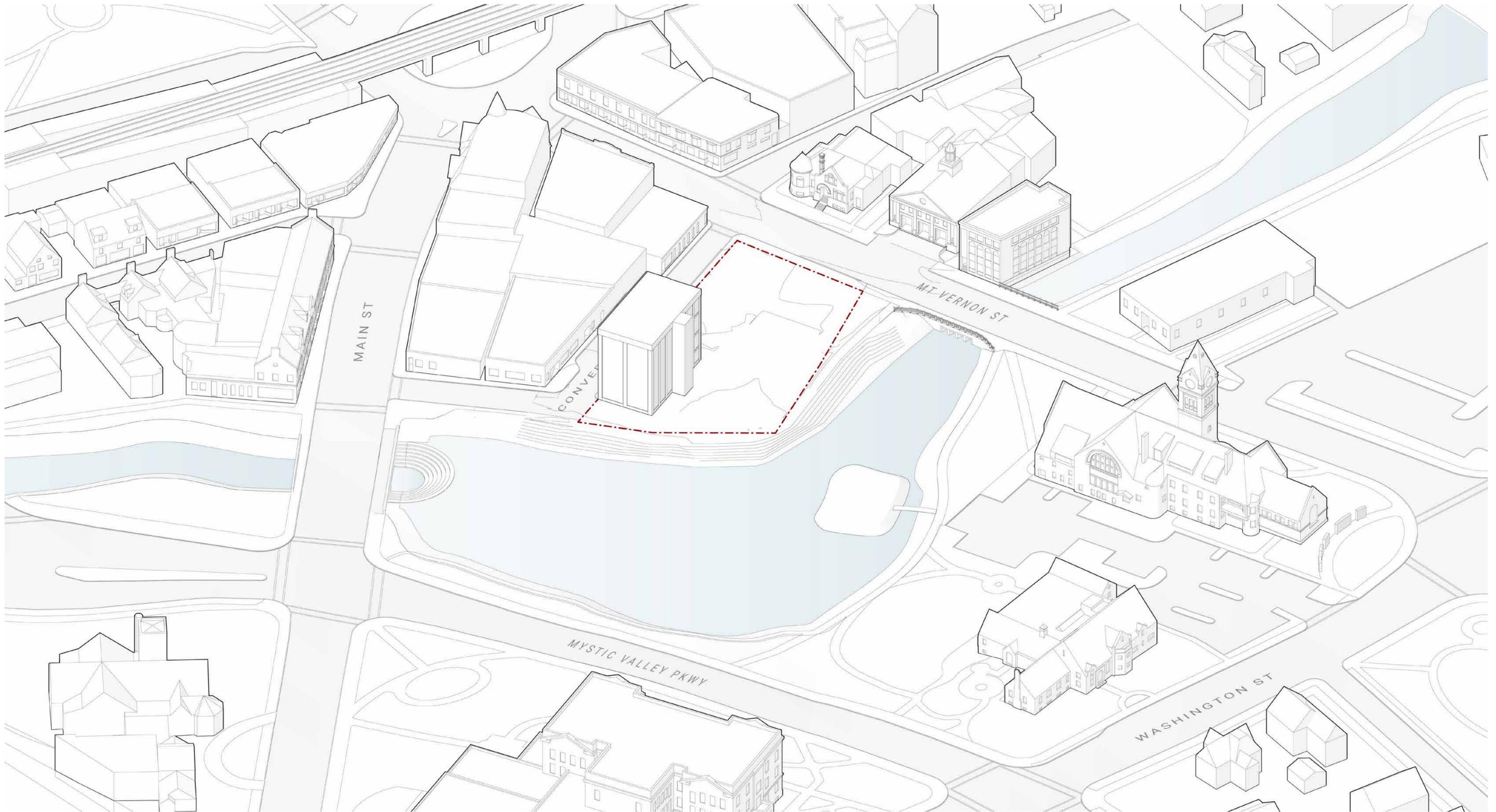


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**FIGURAL EDGE**

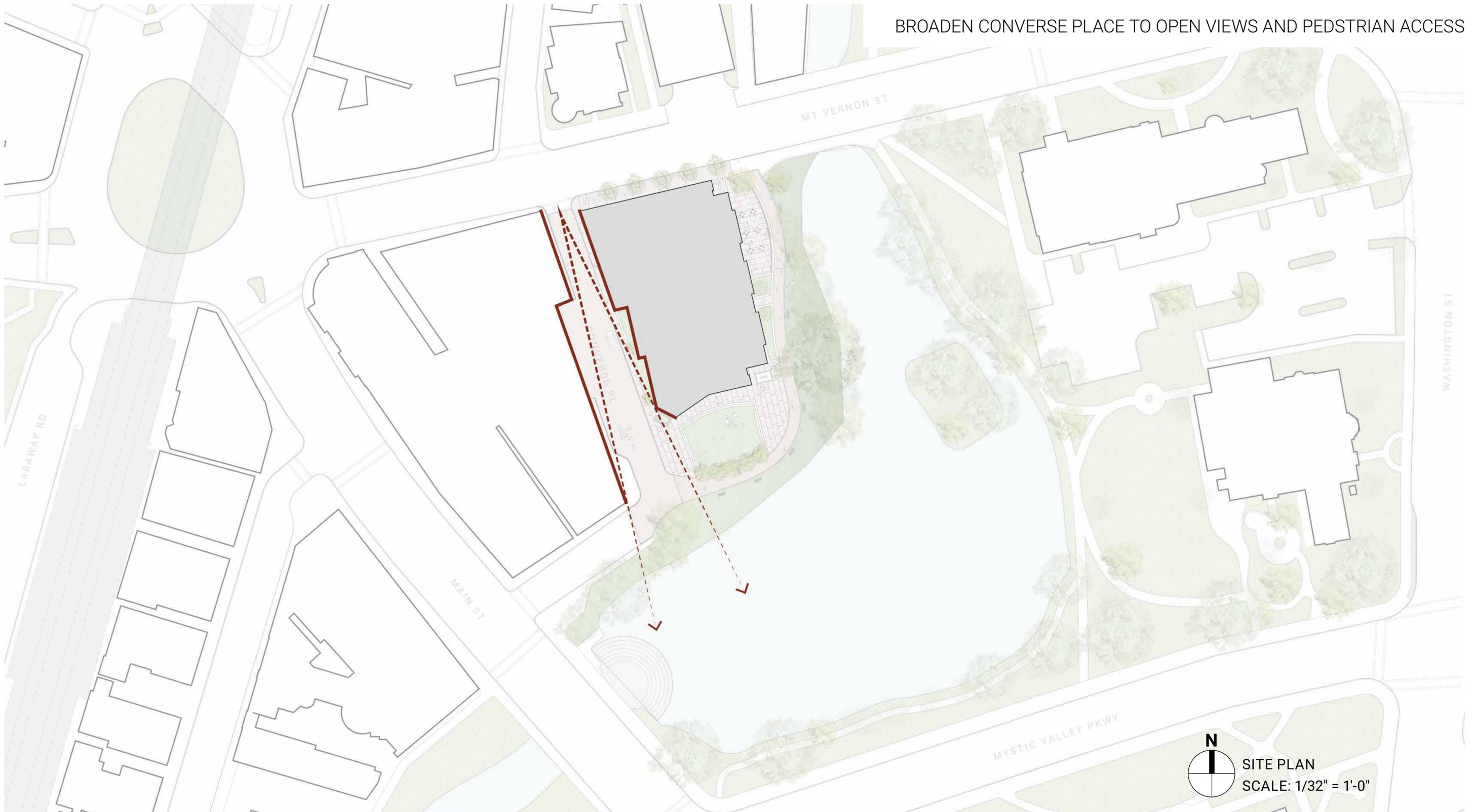
GSF: APPROX. 77,700 SF  
FAR: 3.0  
HEIGHT: 6 FLOORS  
OPEN SPACE: APPROX. 12,100 SF (47%)

- Creates a shaped outdoor space oriented towards the southern end of the site
- Consolidated building footprint shortens the facade along Mill Pond while maximizing frontage at Mount Vernon Street
- Stepped edge along Converse Place broadens the street towards the pond

# SITE DIAGRAM

WEST EDGE

BROADEN CONVERSE PLACE TO OPEN VIEWS AND PEDSTRIAN ACCESS



N  
SITE PLAN  
SCALE: 1/32" = 1'-0"

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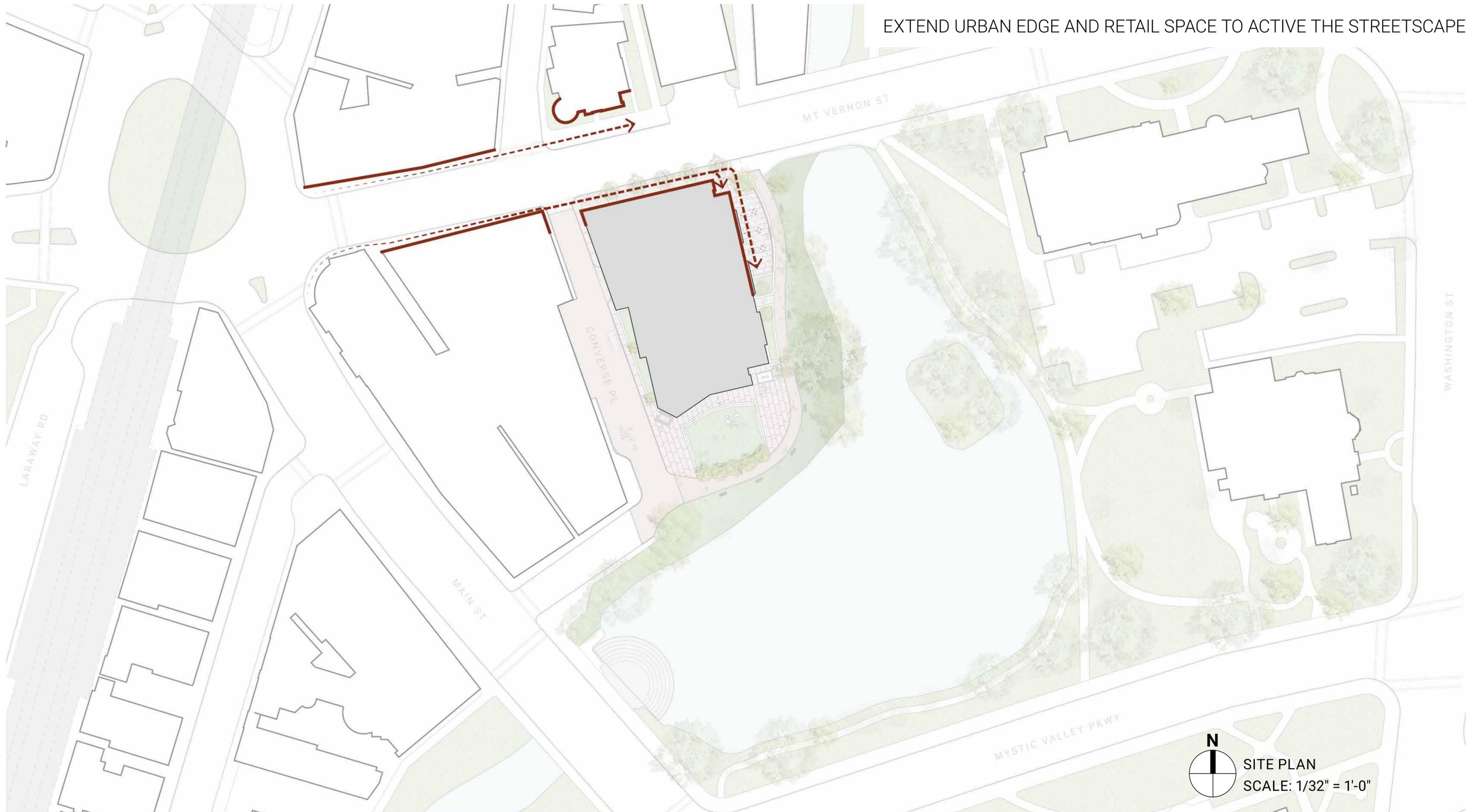
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# SITE DIAGRAM

## NORTH EDGE

EXTEND URBAN EDGE AND RETAIL SPACE TO ACTIVE THE STREETSCAPE



N  
SITE PLAN  
SCALE: 1/32" = 1'-0"

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# SITE DIAGRAM

EAST EDGE



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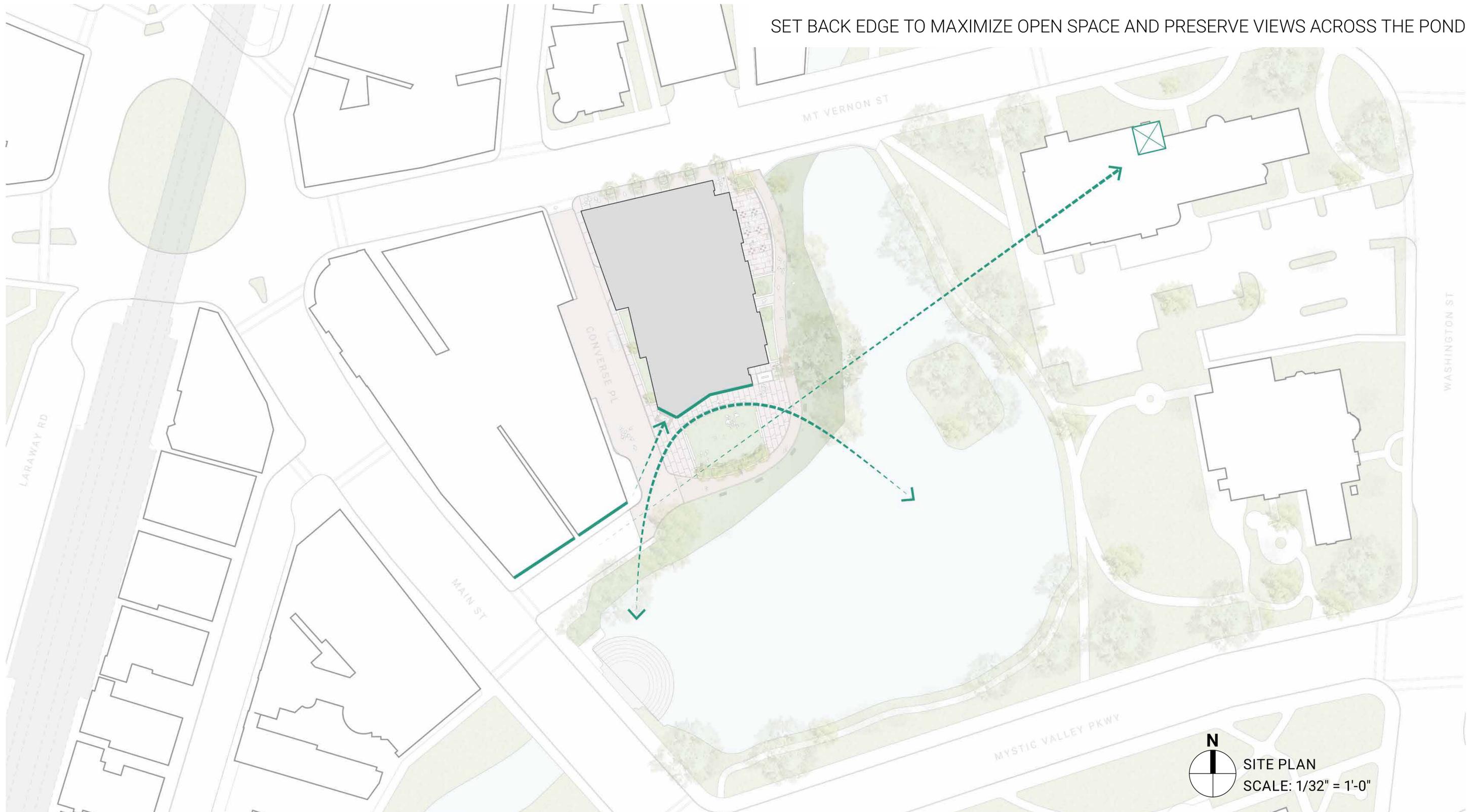
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# SITE DIAGRAM

## SOUTH EDGE

SET BACK EDGE TO MAXIMIZE OPEN SPACE AND PRESERVE VIEWS ACROSS THE POND



N  
SITE PLAN  
SCALE: 1/32" = 1'-0"

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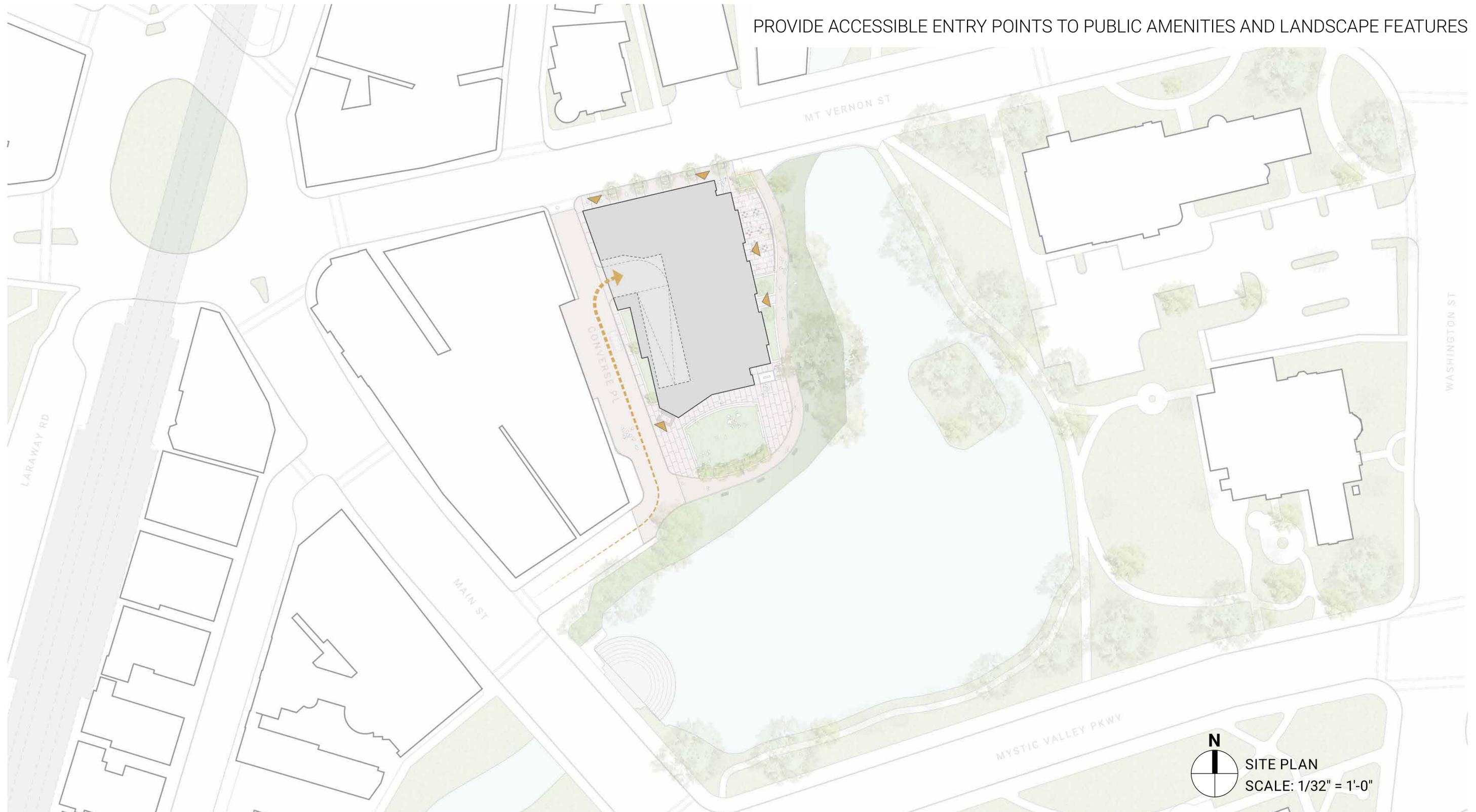
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# SITE DIAGRAM

## BUILDING ENTRIES

PROVIDE ACCESSIBLE ENTRY POINTS TO PUBLIC AMENITIES AND LANDSCAPE FEATURES



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# SITE DIAGRAM

## SHAPED PUBLIC SPACES



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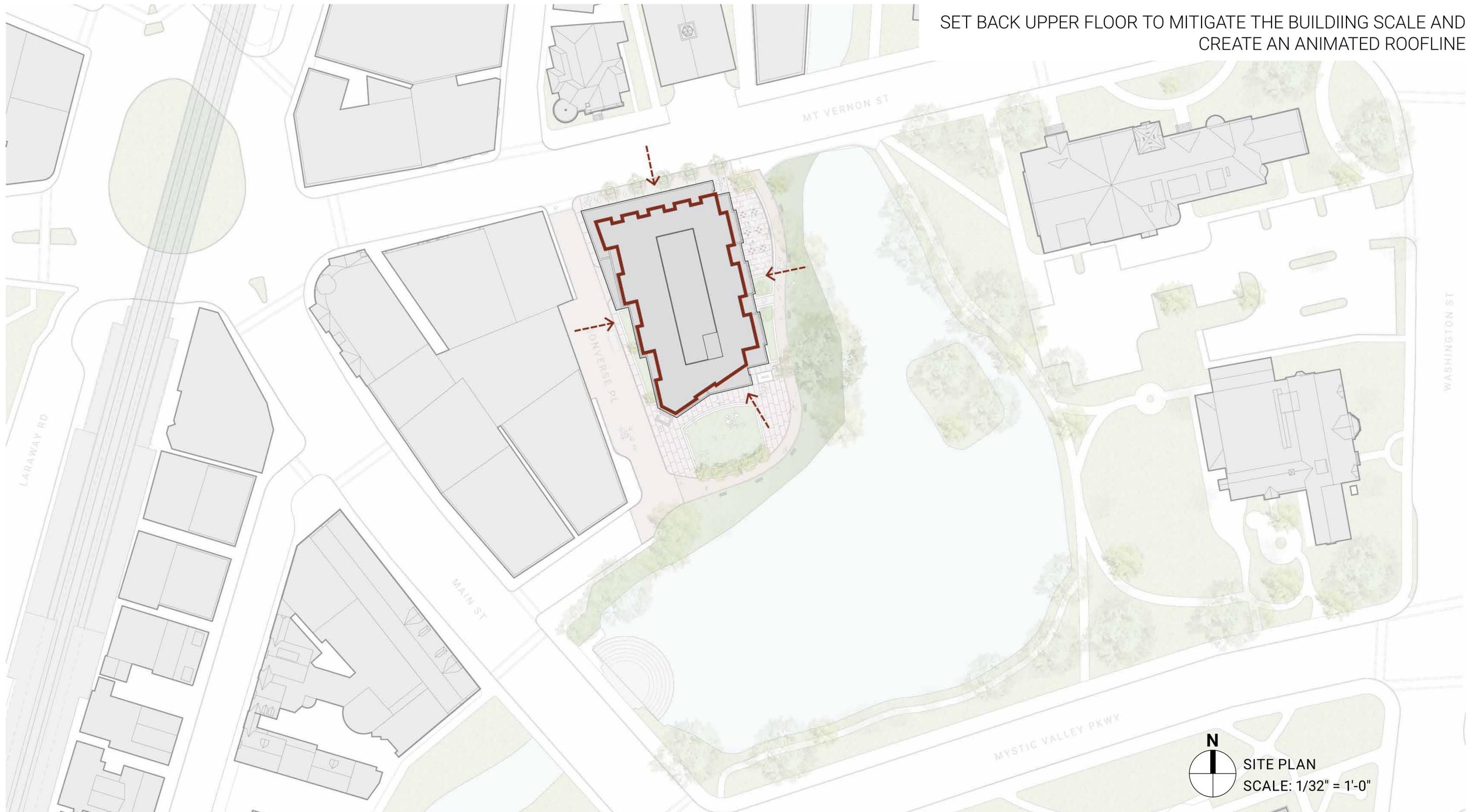
SITE PLAN  
SCALE: 1/32" = 1'-0"



# SITE DIAGRAM

## FIGURAL ROOF EDGE SETBACK

SET BACK UPPER FLOOR TO MITIGATE THE BUILDING SCALE AND  
CREATE AN ANIMATED ROOFLINE



N  
SITE PLAN  
SCALE: 1/32" = 1'-0"

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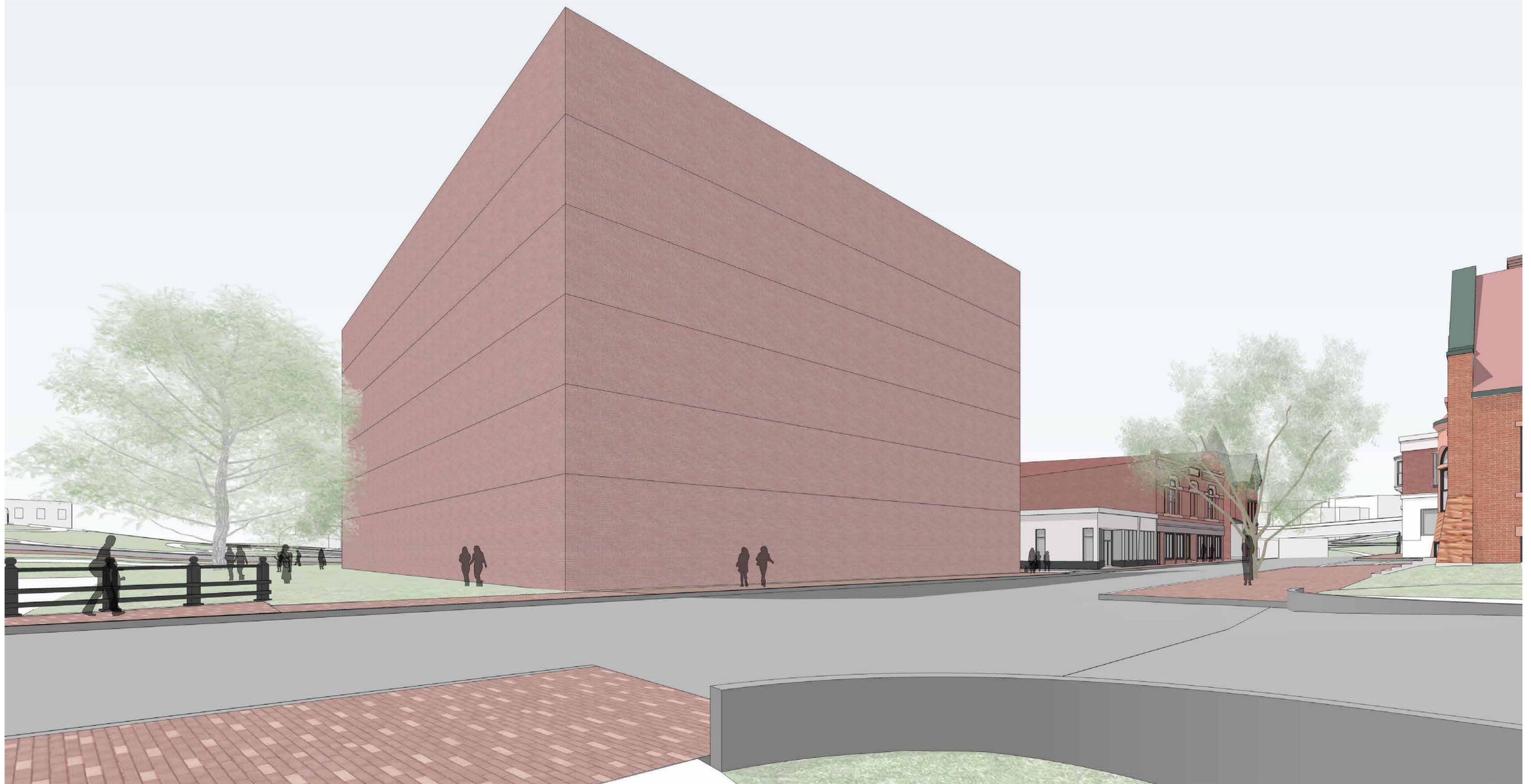


# KEY DESIGN GUIDELINES

- **Height/Massing** - Mitigate the height and create a shaped and slender silhouette through upper floor setbacks, animated roof lines and employing material richness and variation.
- **Scale/Proportion of Elements** - Enhance the pedestrian experience by incorporating appropriately proportioned windows, building materials, dormers, projecting bays, entry points, signage, etc. with special consideration for the ground level.
- **Street-Walls and Setbacks** - Maintain existing and planned street edges and setbacks in order to promote at-grade open space amenities and active streetscapes.
- **Details/Facade Articulation** - Provide articulated detailing that reflects the historic Town Center materials and aesthetics through carefully crafted facades, fenestration, integrated balconies, entries, rooflines, and landscaping.
- **Transparency of Ground Floor Spaces** - Maximize indoor-outdoor connections by increasing visibility and transparency at active ground floor retail and public use spaces.

# MASSING DEVELOPMENT - MT VERNON ST

STEP 1 - FULL HEIGHT 6-STORY MASSING



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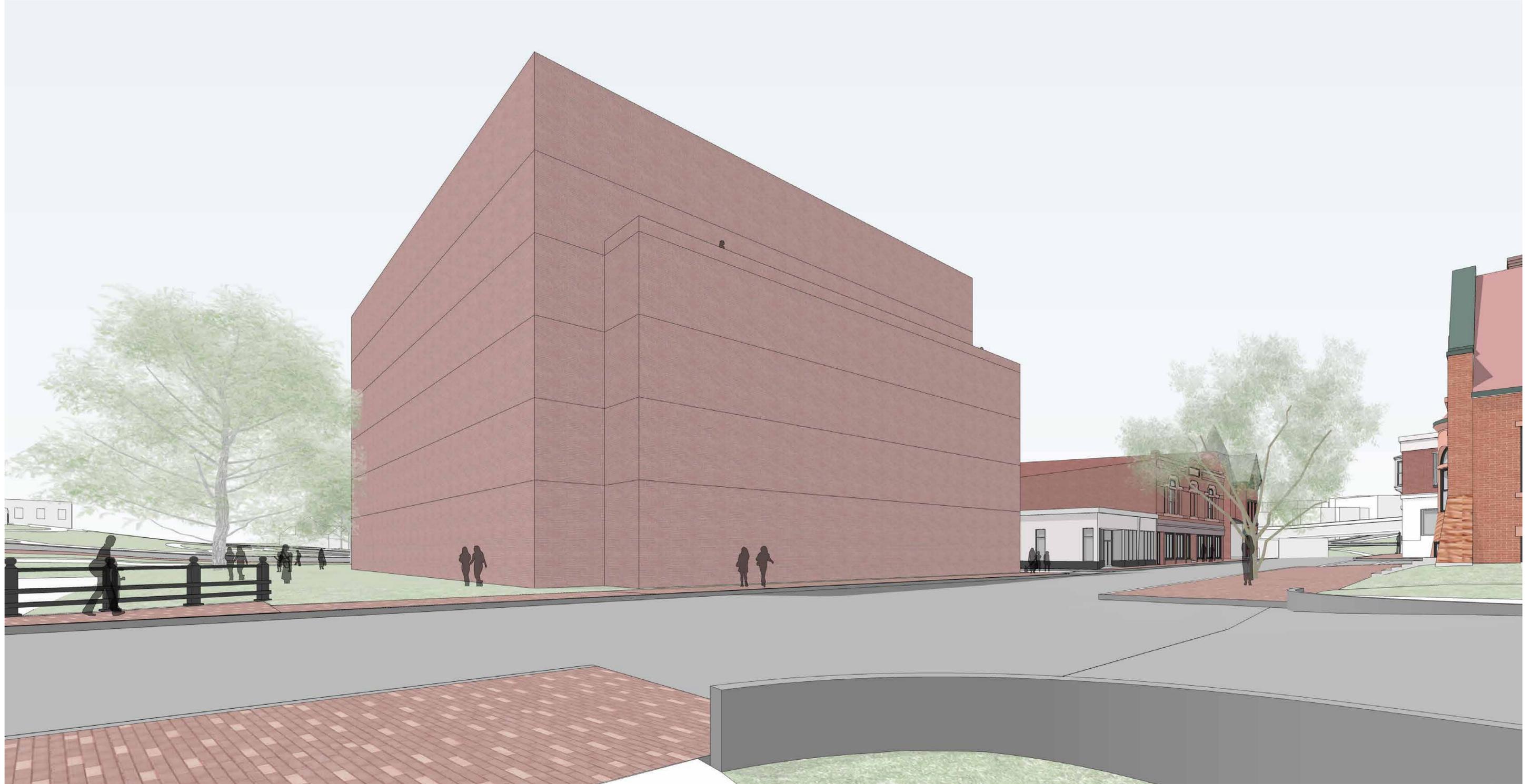
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# MASSING DEVELOPMENT - MT VERNON ST

STEP 2 - REDUCED SCALE ALONG MT VERNON ST



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# MASSING DEVELOPMENT - MT VERNON ST

## STEP 3 - UPPER FLOOR SETBACKS



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**MASSING DEVELOPMENT - MT VERNON ST**  
STEP 4 - SCALED ELEMENTS, ANIMATED ROOF SILHOUETTES AND ARTICULATION



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# MASSING DEVELOPMENT - CONVERSE PLACE

STEP 1 - FULL HEIGHT 6-STORY MASSING



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# MASSING DEVELOPMENT - CONVERSE PLACE

## STEP 2 - TAPERED EDGE ALONG CONVERSE PLACE



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# MASSING DEVELOPMENT - CONVERSE PLACE

## STEP 3 - UPPER FLOOR SETBACKS



**MASSING DEVELOPMENT - CONVERSE PLACE**  
STEP 4 - SCALED ELEMENTS, ANIMATED ROOF SILHOUETTES AND ARTICULATION



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N  
SITE PLAN  
SCALE: 1/32" = 1'-0"

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**VIEW 2**  
MT VERNON LOOKING WEST



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# VIEW 3

VIEW FROM MAIN ST BRIDGE



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**VIEW 4**  
VIEW FROM LIBRARY



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**VIEW 5**  
VIEW FROM MT VERNON ST



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**VIEW 6**  
CONVERSE PLACE LOOKING SOUTH



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# URBAN DESIGN

## SITE SECTION THROUGH MT VERNON ST



TOWN HALL

10 CONVERSE PLACE

WHITE  
BLOCK

BROWN AND  
STANTON  
BUILDING

NOTE: THESE HEIGHTS ARE ABOVE GRADE ELEVATIONS AND HAVE BEEN COMPILED FROM FIELD DATA COLLECTION OF BUILDING HEIGHTS USING NIKON FORESTRY PRO II LASER RANGEFINDER/HYPSOMETER AND ELEVATION DATA FROM GOOGLE EARTH PRO

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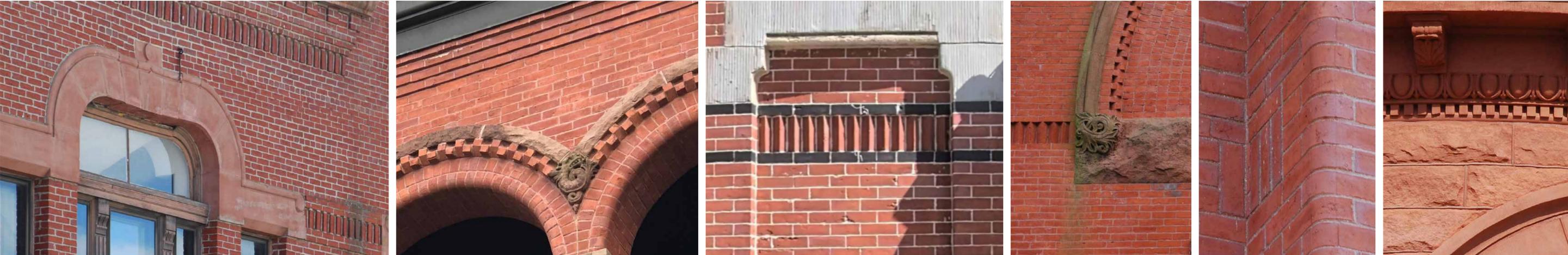
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# INSPIRATION FOR ARCHITECTURAL DETAILS



BRICK LAYERS AND RELIEF



STONE AND BRICK COURSING



MONOCHROMATIC MATERIALS

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# INSPIRATION FOR ARCHITECTURAL DETAILS



SUBDIVISION OF WINDOWS



SILL AND HEADER CONTINUITY



SLATE ROOFING

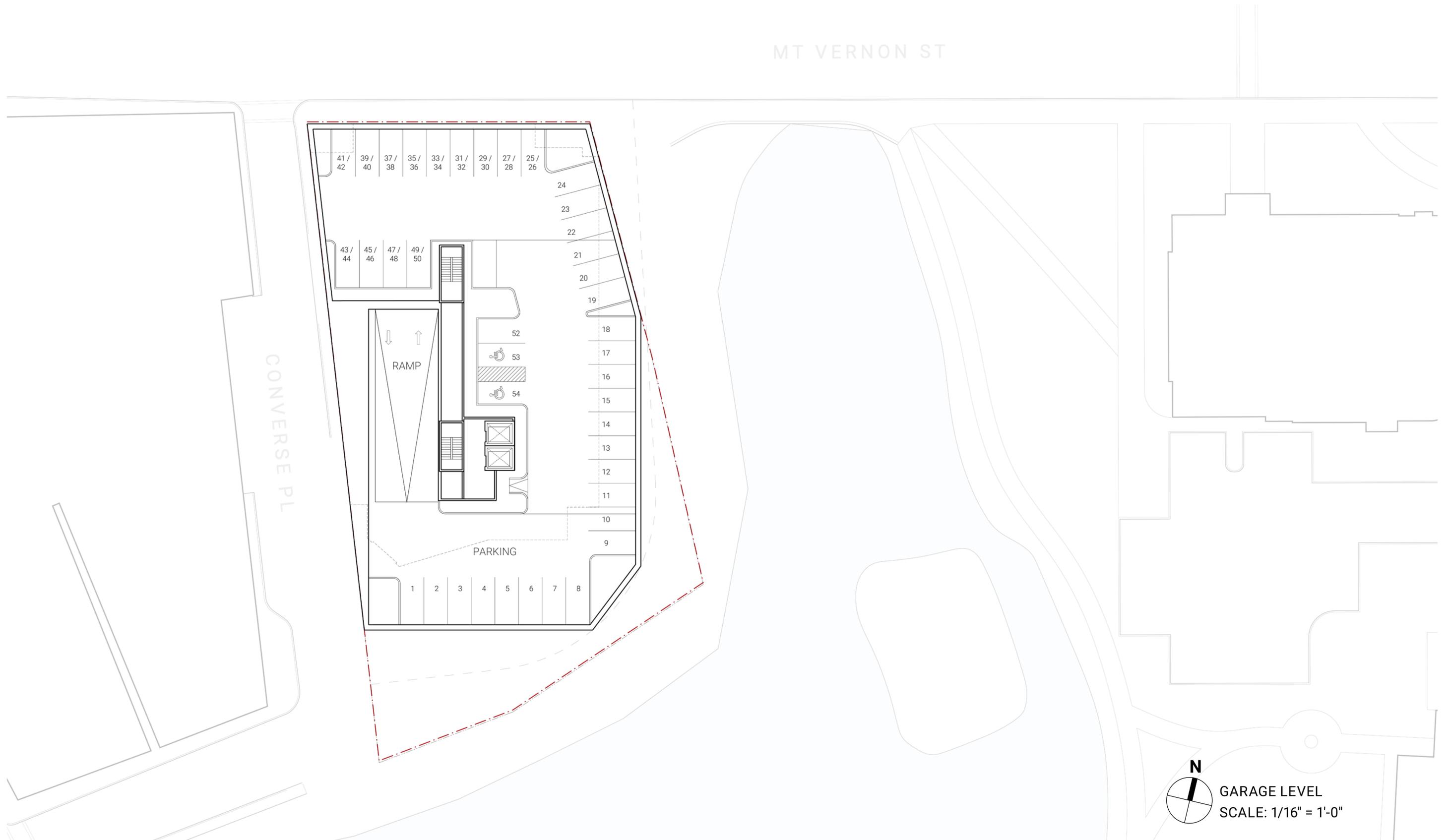
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# GARAGE FLOOR PLAN



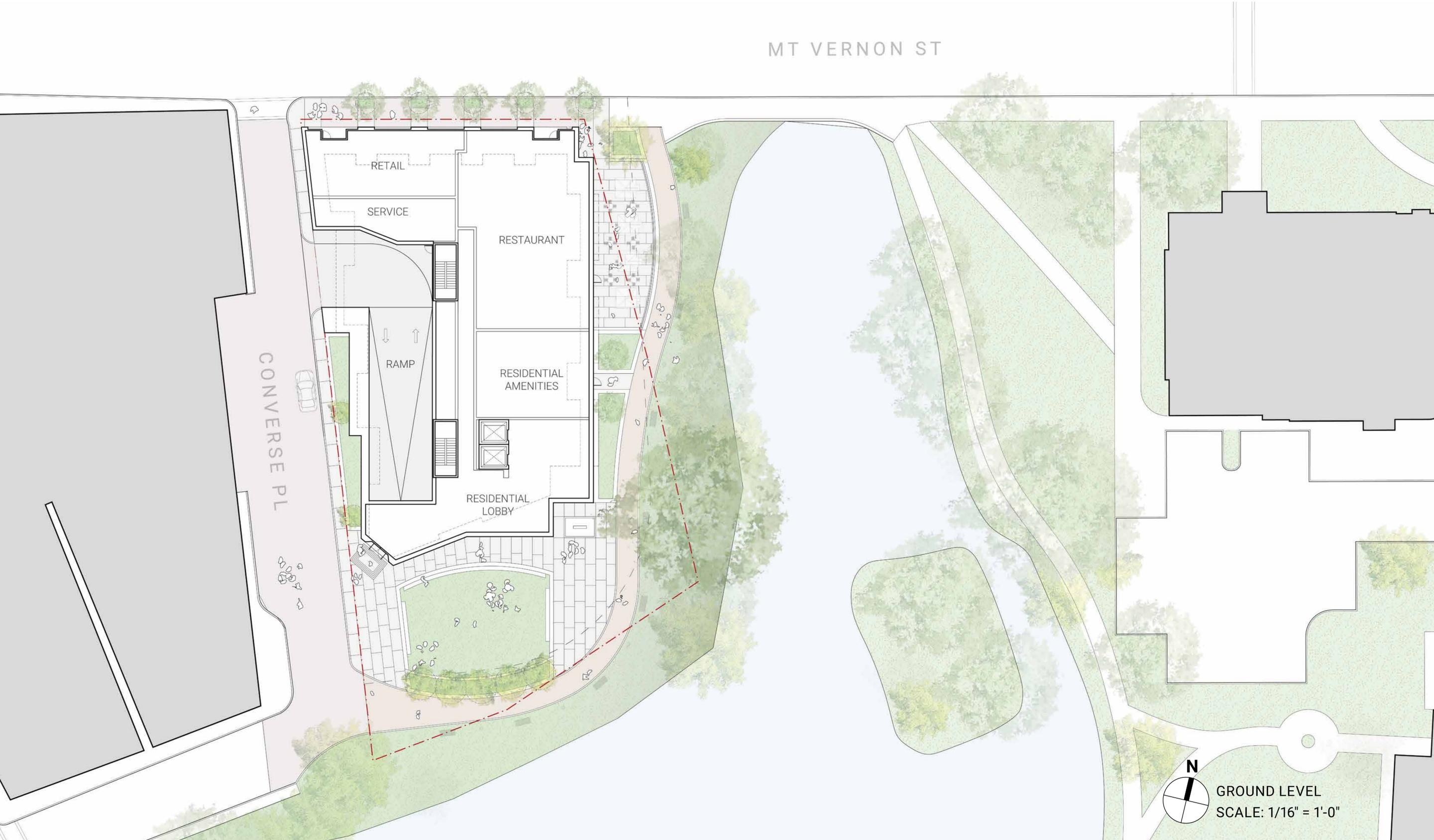
 GARAGE LEVEL  
SCALE: 1/16" = 1'-0"

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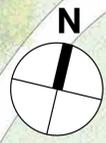
GROUND FLOOR PLAN



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GROUND LEVEL  
SCALE: 1/16" = 1'-0"



TYPICAL FLOOR PLAN



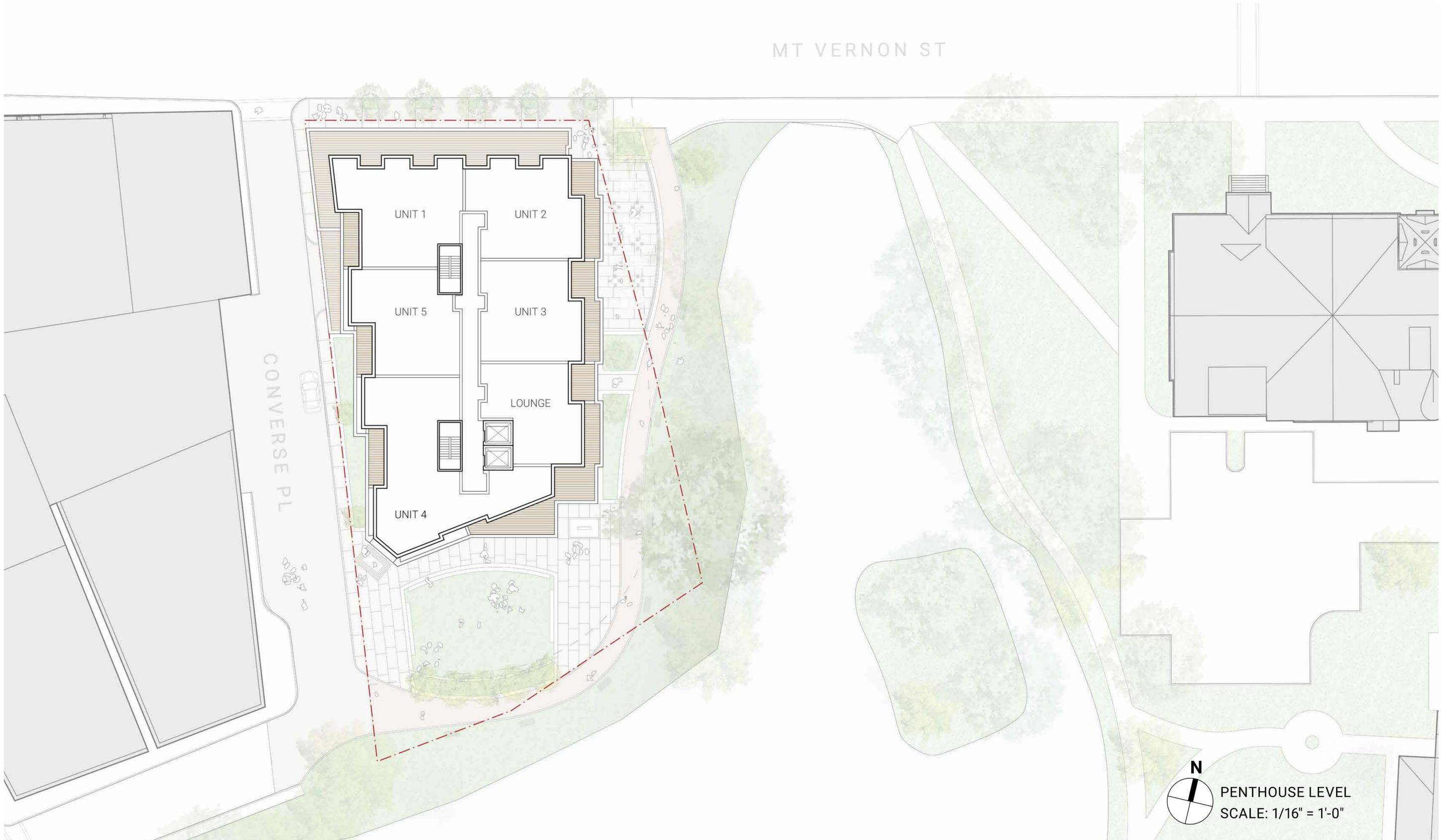
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# PENTHOUSE FLOOR PLAN



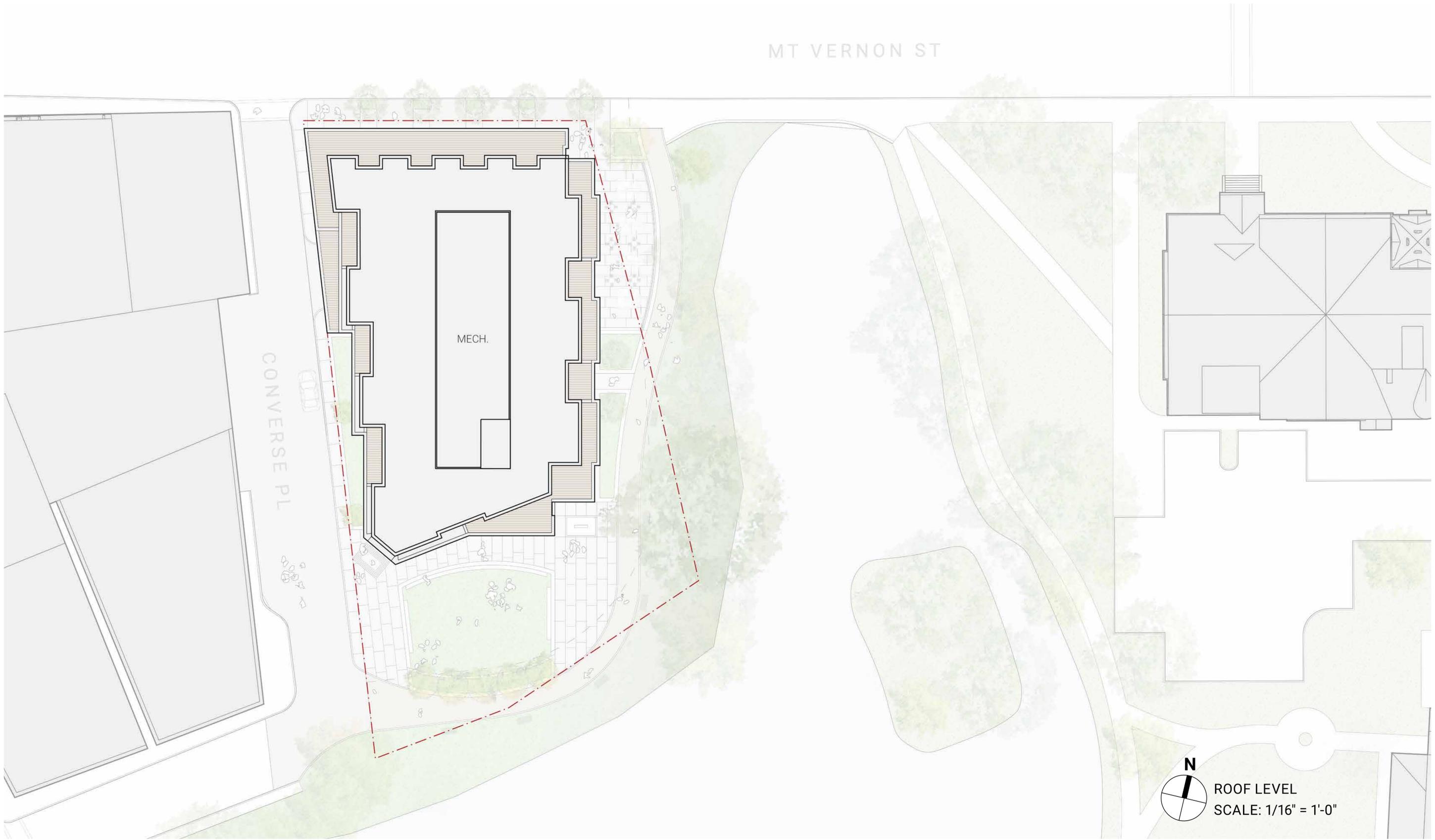
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# ROOF LEVEL PLAN



 ROOF LEVEL  
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