



200 – 400 Quannapowitt Parkway

Zoning Board of Appeals

February 9th, 2022



MEETING AGENDA

ARCHITECTURE Stefanie Theall, *CUBE 3*

- Offsite Views of the Project - Rt. 128 Elevation
- Amenities

LANDSCAPE Ian Ramey, *Copley Wolff*

- Landscape Materials Review
- Lighting Review

Q&A

What we heard:

Elevation of the building against the highway to be of same character of lakeside elevation.

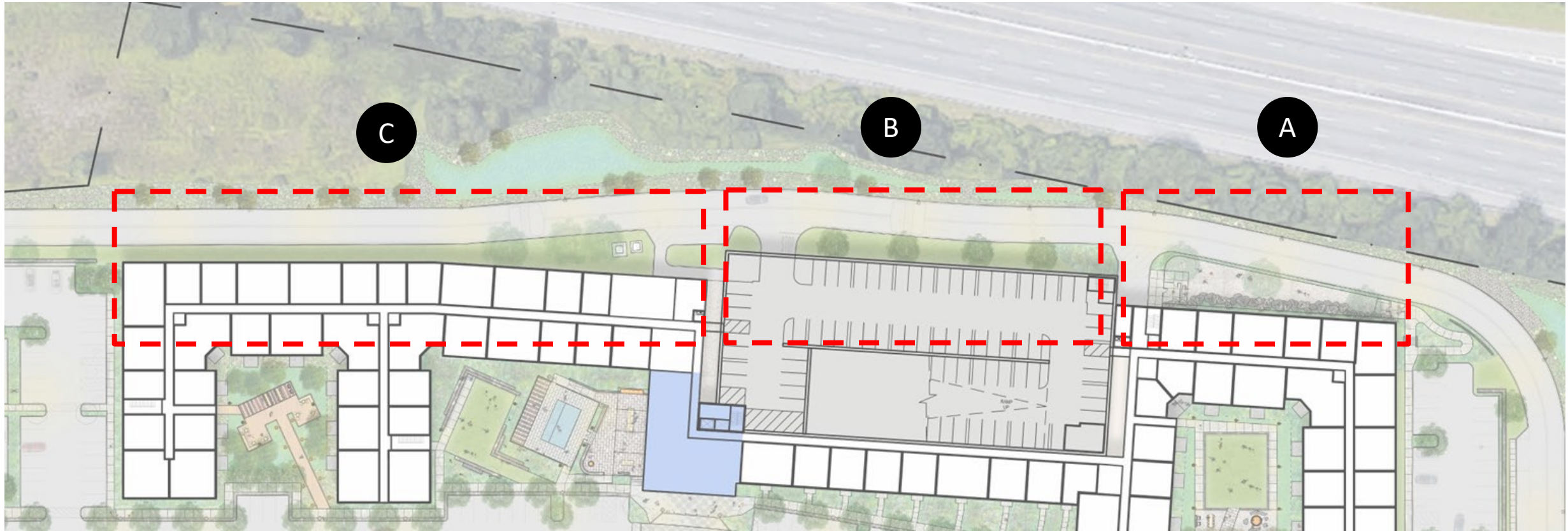
More details on specific amenity locations, program elements,
and how they intersect with daily life.

Further detail requested on landscape materials.

Site lighting and photometric plans requested.



Highway Elevation



1. Articulate three separate façade treatments so scale works at highway speed.
2. Elements are then articulated differently to ensure that residential elements are clear, and the sections feel unique.





A

North Section:

- Clear bay structure that relates to unit scale and size internally and is visible in the roofline and materials.
- Changes in the building plane at these bays to create visible texture and shadow lines
- Juliet balconies and larger glazing areas





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B

Central Section:

- Strong vegetated buffer against the garage edge.
- Strong vertical elements that relate to the building are used to provide screening and interest to the garage edge – particularly from the ring road.

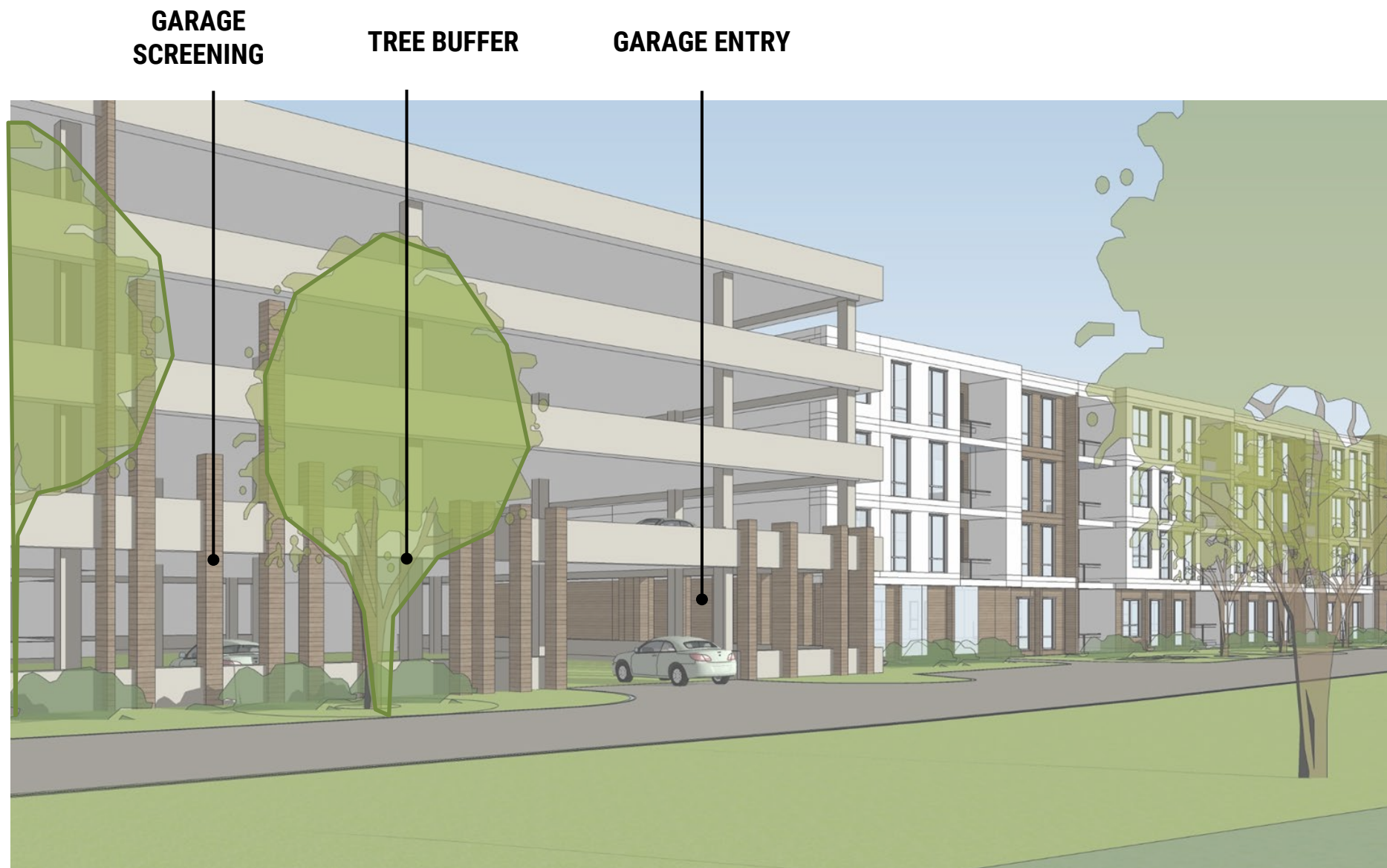


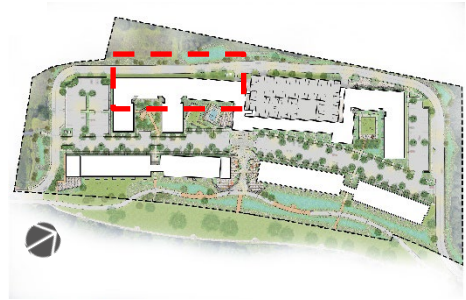


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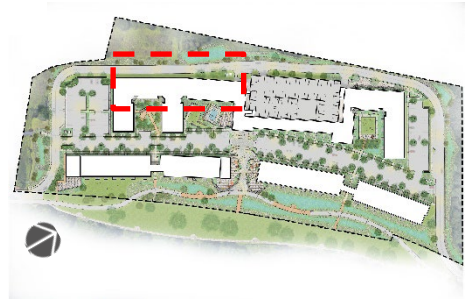


C

South Section:

- Building edge that peels away from the highway allowing for more space and privacy.
- Stronger residential articulation to respond to this separation:
 - full depth balconies
 - façade that echoes the lakeside





C

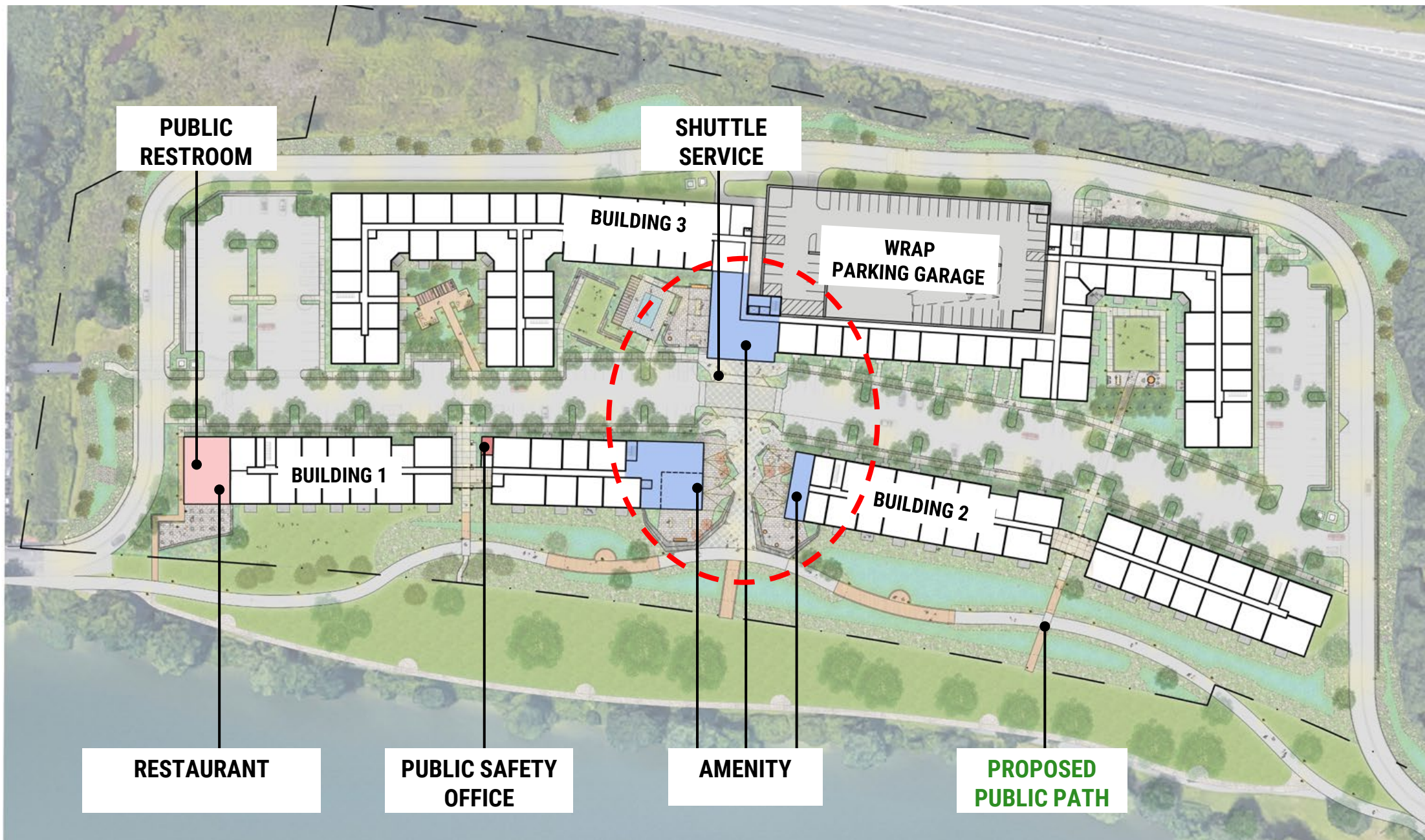
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Amenities



PROPERTY EXTENDS BEYOND AREA SHOWN



SHUTTLE SERVICE

BUILDING 1

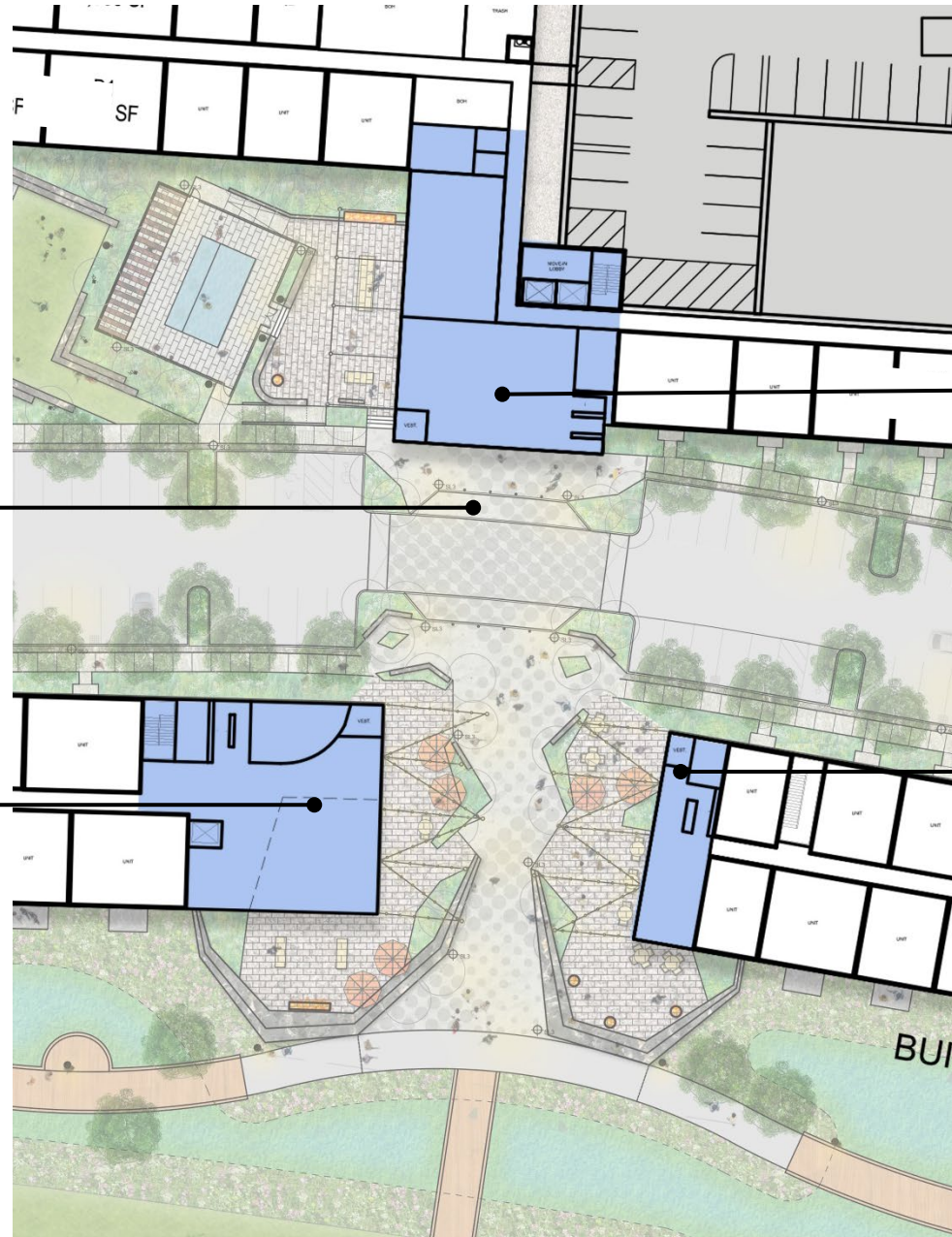
- Leasing/Staff
- Package Facilities
- Grab and Go Convenience
- Coffee Lounge/Flex Space

BUILDING 3

- 24-7 Fitness
- Package Facilities
- Coffee Lounge/Flex Space
- Grab and Go Convenience

BUILDING 2

- Package Facilities
- Bike Repair





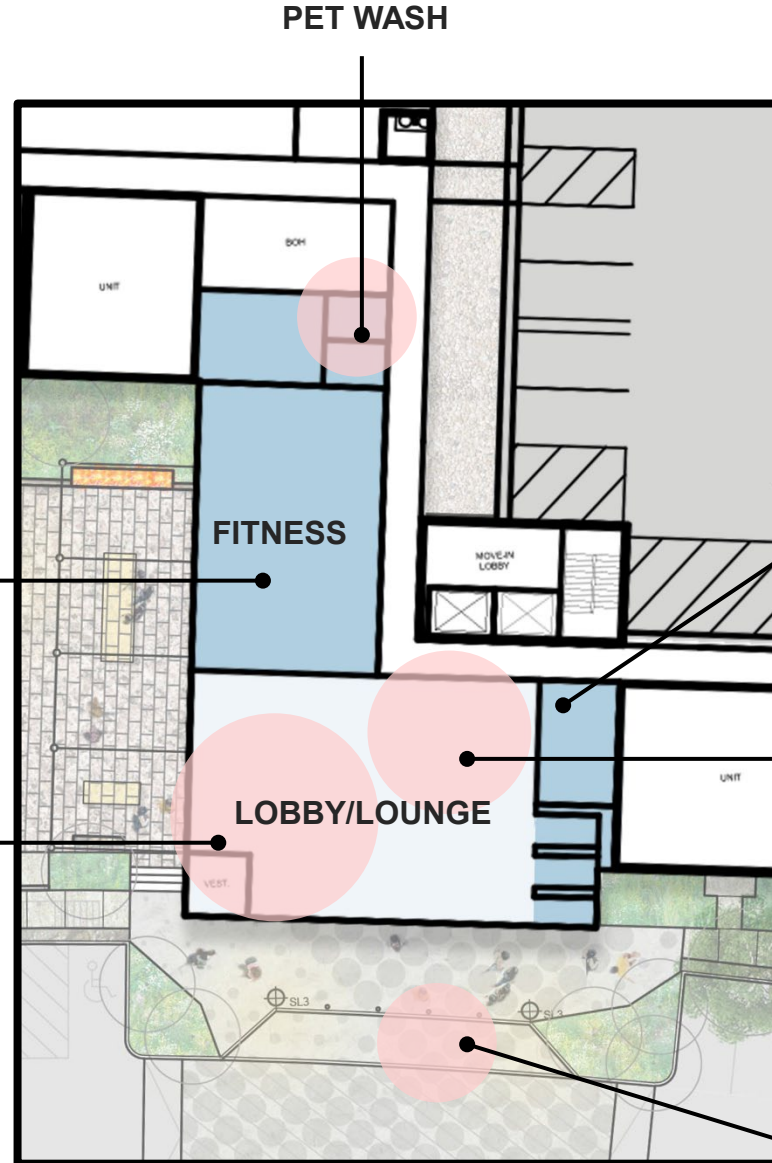
24/7 FITNESS

- Gym
- Yoga
- Studios



FLEX SPACE

- Co-working Area



PET WASH

FITNESS

LOBBY/LOUNGE

RESIDENT SERVICES

- Cold Lockers
- Mail
- Dry-Cleaning
- Package Deliver



GRAB & GO

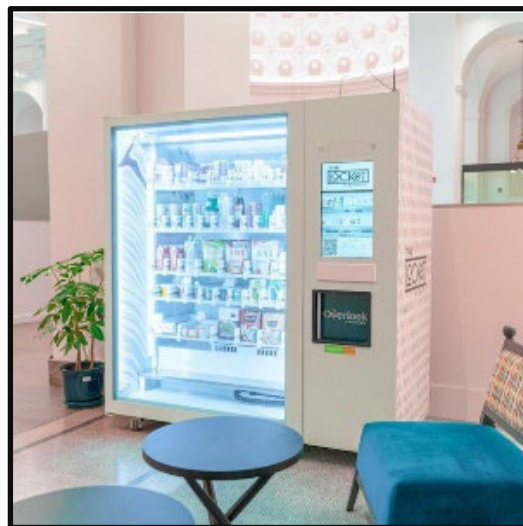
- Food
- Coffee
- Convenience Items



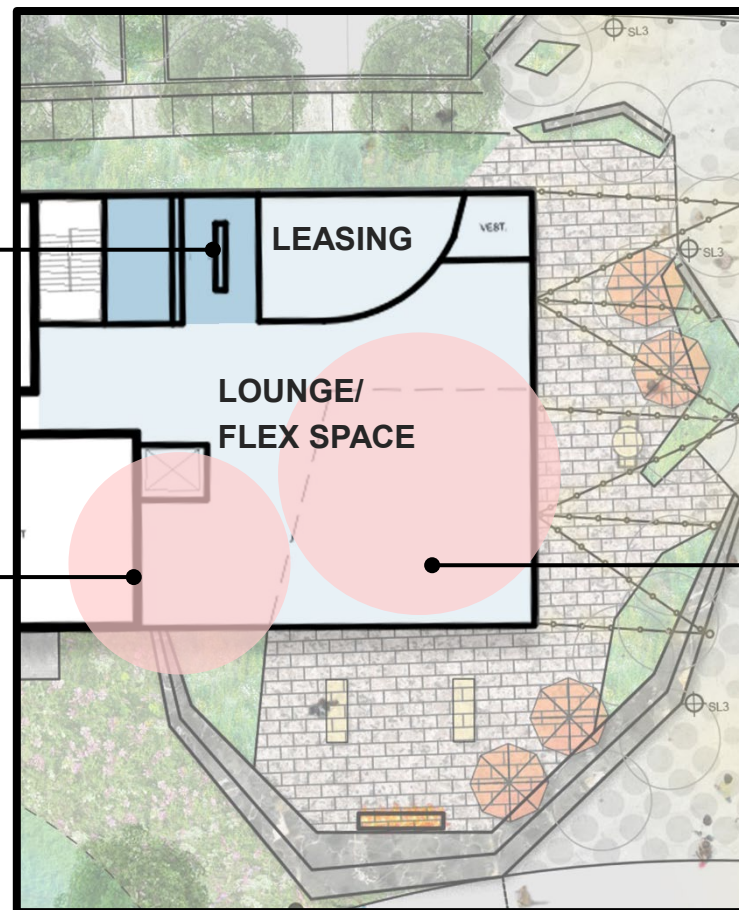
SHUTTLE STOP

**RESIDENT SERVICES**

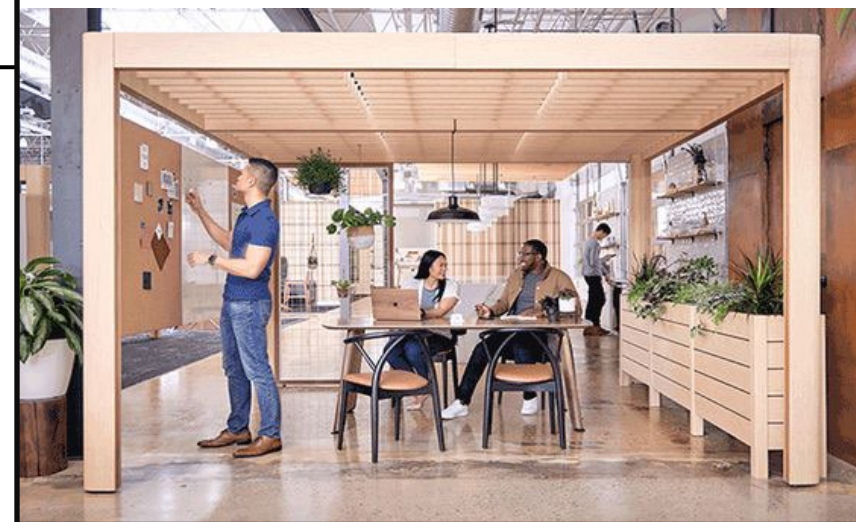
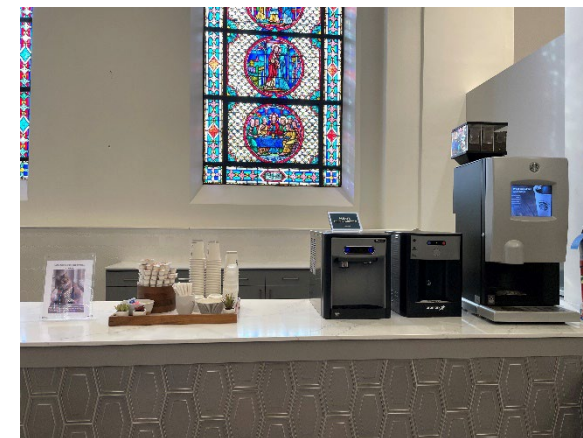
- Cold Lockers
- Mail
- Dry-Cleaning
- Package Deliver

**GRAB & GO**

- Food
- Coffee
- Convenience Items

**BUSINESS CENTER**

- Coffee
- Copy Station
- Work Space



**RESIDENT SERVICES**

- Cold Lockers
- Mail
- Dry-Cleaning
- Package Deliver

**RECREATION**

- Bike Storage
- Fix-It Stations



L a n d s c a p e - M a t e r i a l s

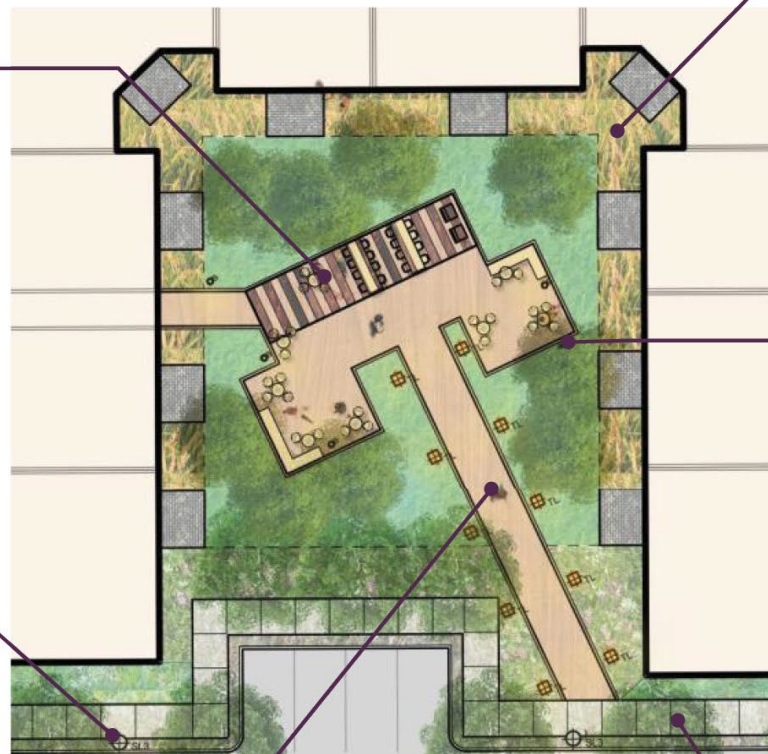




Pergola



LED Residential Street Light



Native Grass Screening



LED Bollard

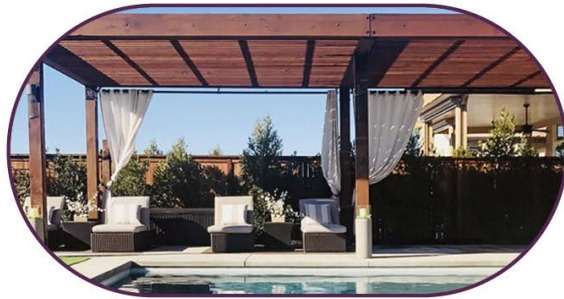


Composite Deck



Standard Concrete





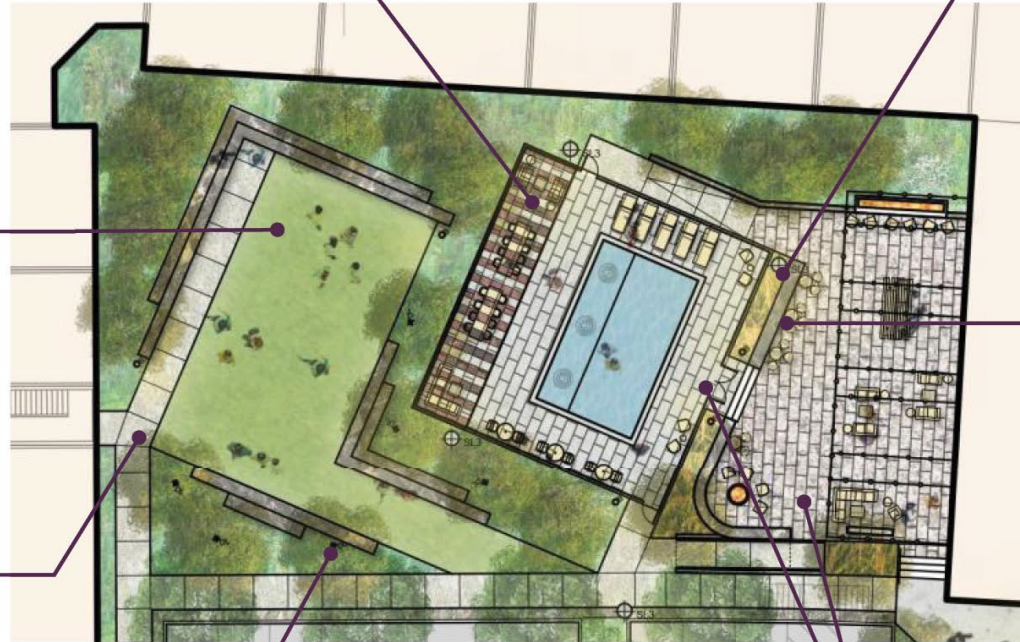
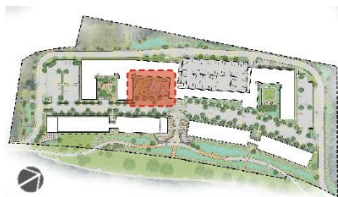
Pergola



Lawn



Standard Concrete



LED Residential Street Light in Courtyard



Outdoor Kitchen



LED Bollard



Unit Pavers



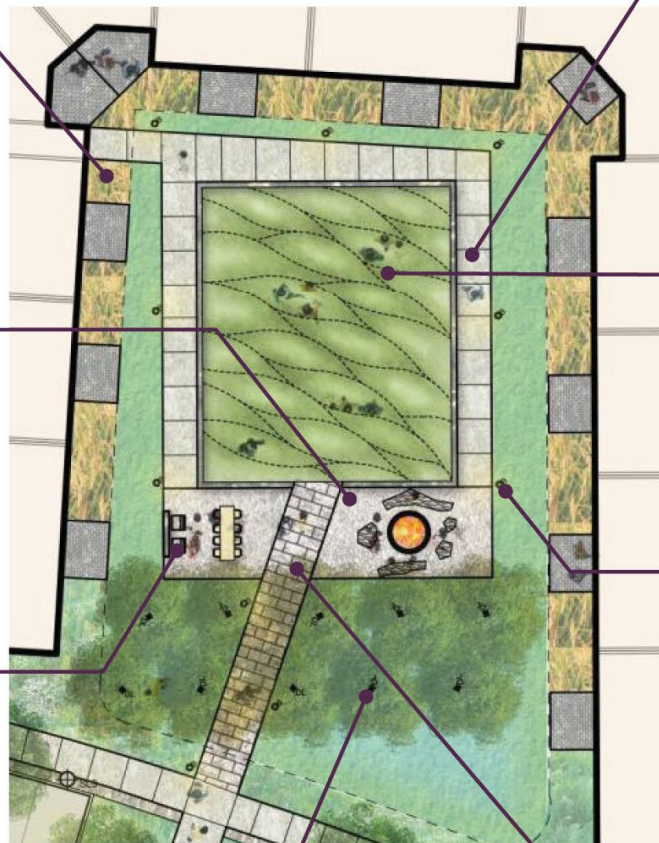
Native Grass Screening



Stone Dust



Gas Powered Grills and Countertop



Standard Concrete



Lawn Mounds



LED Bollard



Scored Concrete



Tree Downlight





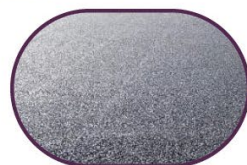
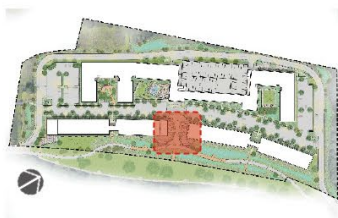
LED Bollard



Colorful Bistro Seating



Tiered Seat Wall



Asphalt



LED Residential Street Light



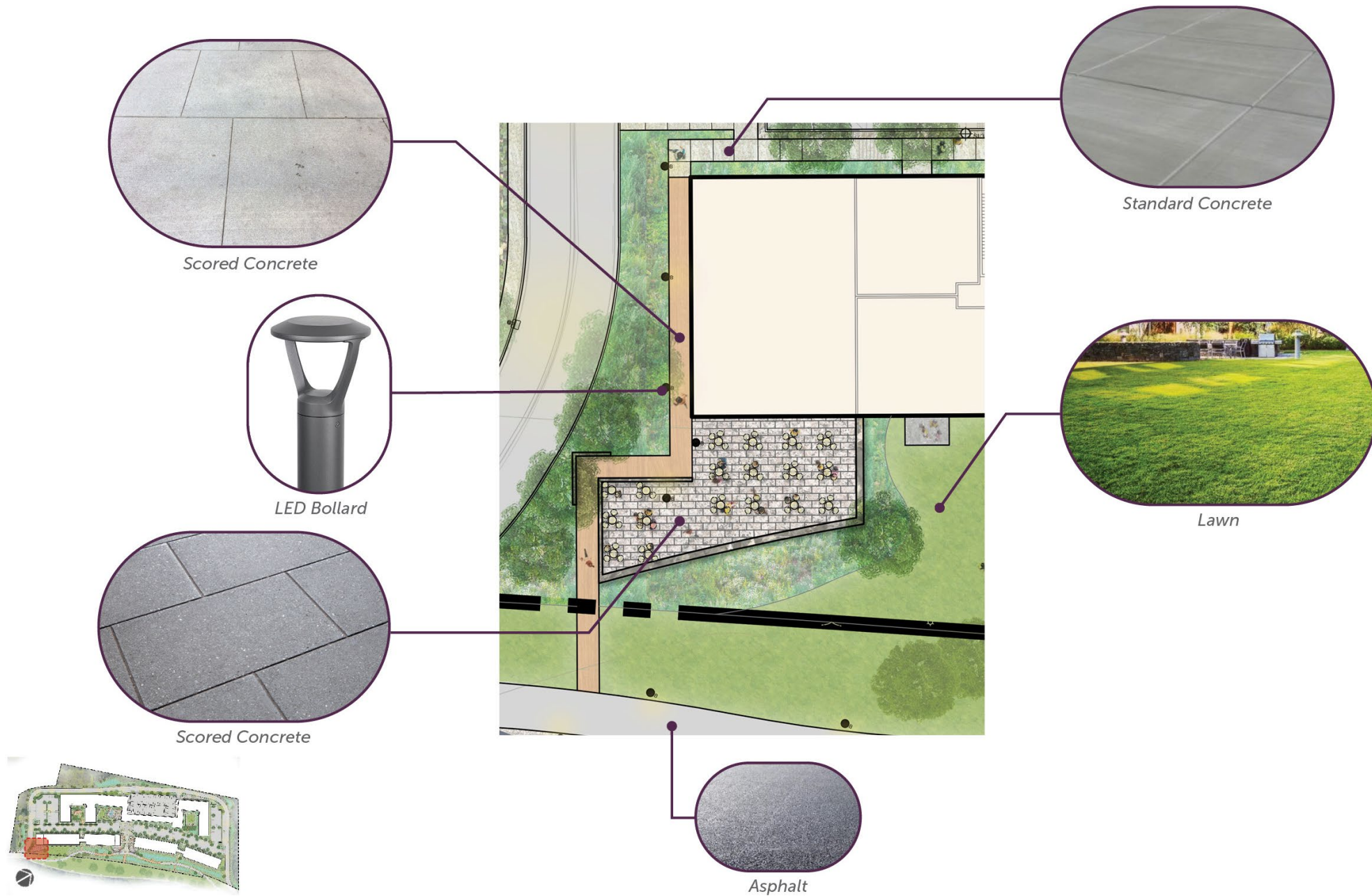
String Lights

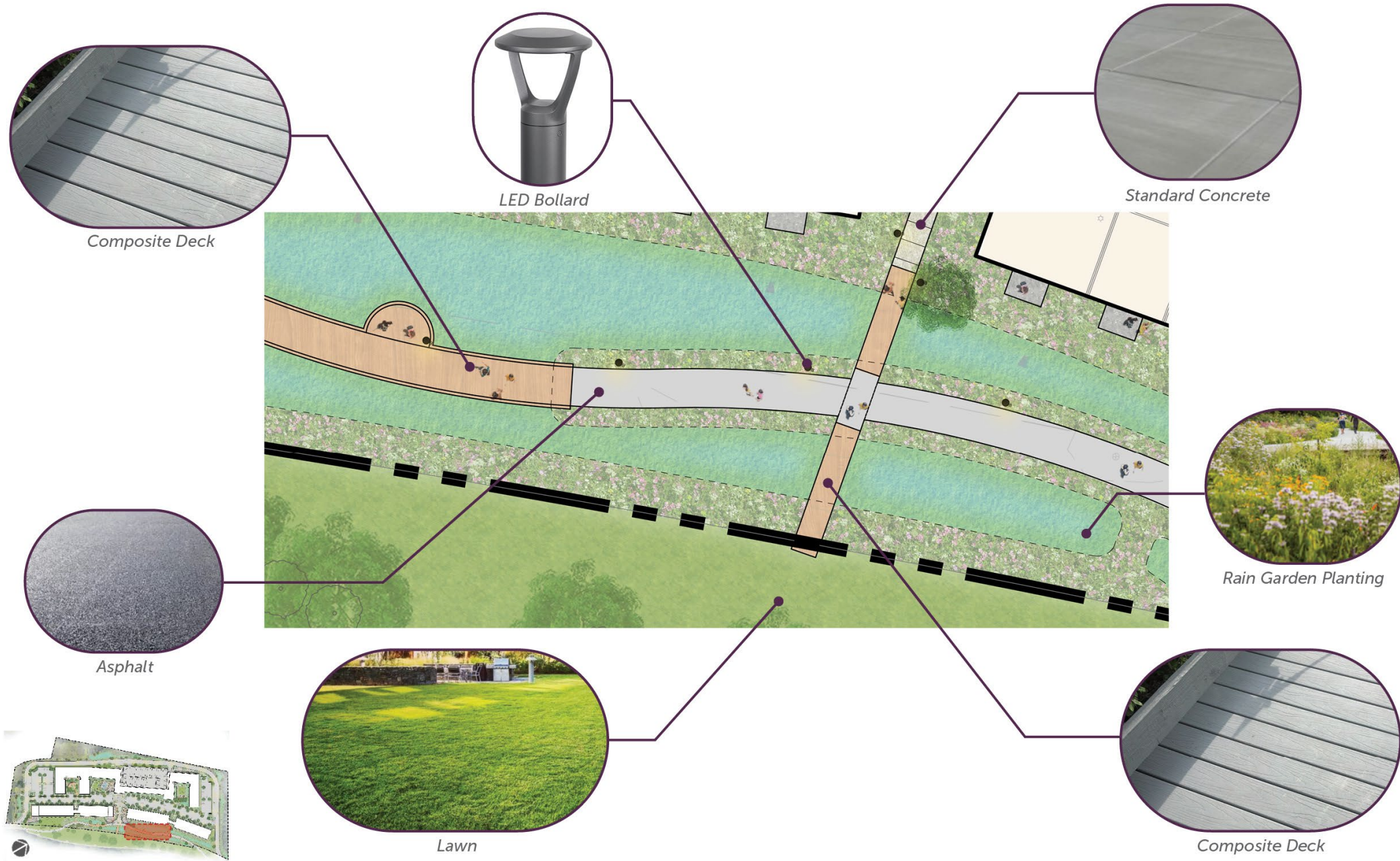


Unit Pavers (Vehicular Grade)



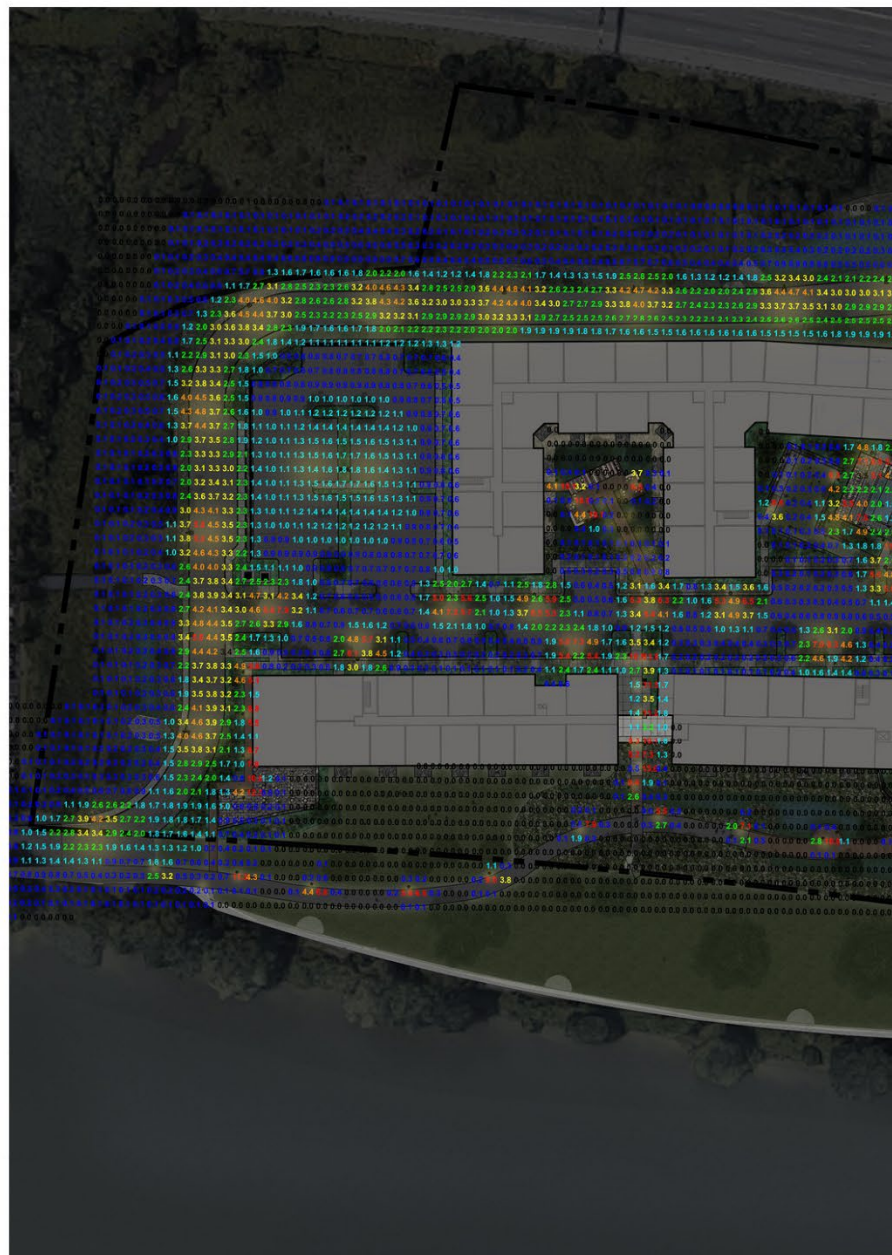
Scored Concrete







Lighting



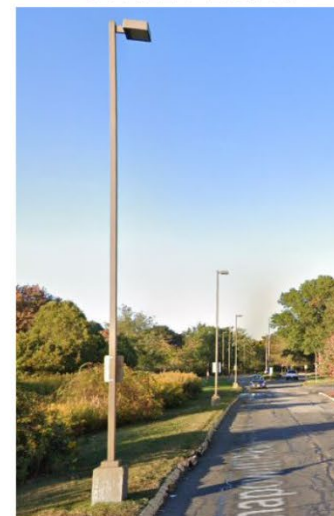
LIGHTING BENEFITS

- new fixtures will replace existing fixtures at the same locations
- no additional light poles will be added along the parkway
- limited backlight spill
- use of LED consumes significantly less energy compared to existing light fixtures.
- specified at 3000 kelvin color temperature, which reduces or eliminates impacts to wildlife

PROPOSED RESIDENTIAL STREET LIGHT

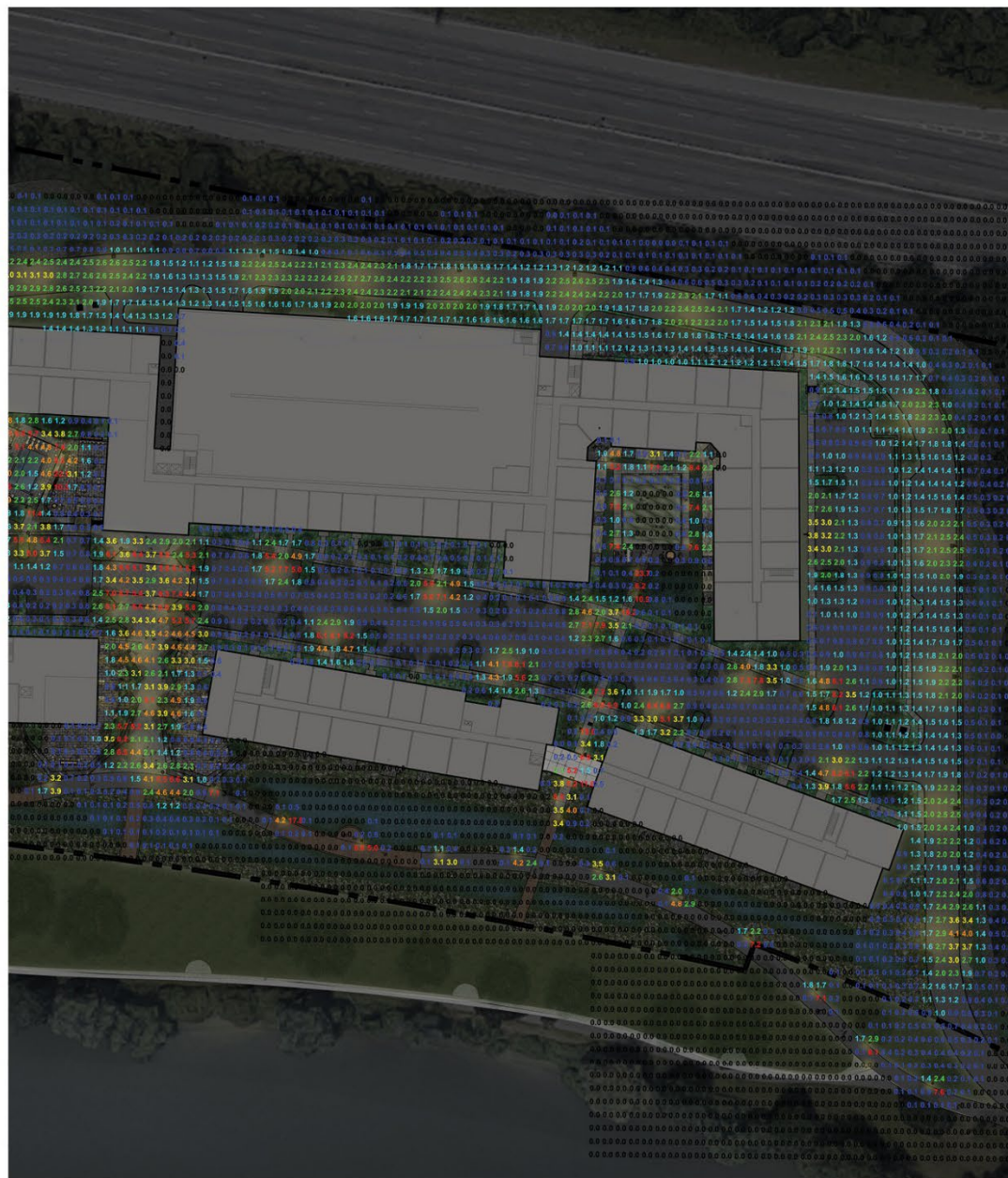


EXISTING PARKWAY STREET LIGHT



PROPOSED PARKWAY STREET LIGHT





LIGHTING SCHEDULE

Luminaire Schedule						
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating
42	B3	SINGLE	2008	23.1	0.765	B0-U0-G1
19	B5	SINGLE	2195	23.1	0.765	B2-U0-G1
11	LA-HS	SINGLE	13338	135.1	0.850	B1-U0-G3
11	LC	SINGLE	17115	135.1	0.850	B3-U0-G3
1	LC-HS	Single	13110	135.1	0.850	B2-U0-G2
1	LD	BACK-BACK	17413	135.1	0.850	B5-U0-G3
1	LE-HS	Single	13736	135.1	0.850	B1-U0-G3
27	SL3	SINGLE	7796	75.81978	0.850	B2-U0-G3
3	SL5	SINGLE	7258	75.81978	0.850	B3-U0-G2

BUG Rating System Definition: *The BUG rating of a luminaire determines how much light trespass it produces. The BUG takes Backlight, Uplight and Glare into account.*

PROPOSED BOLLARD LIGHT



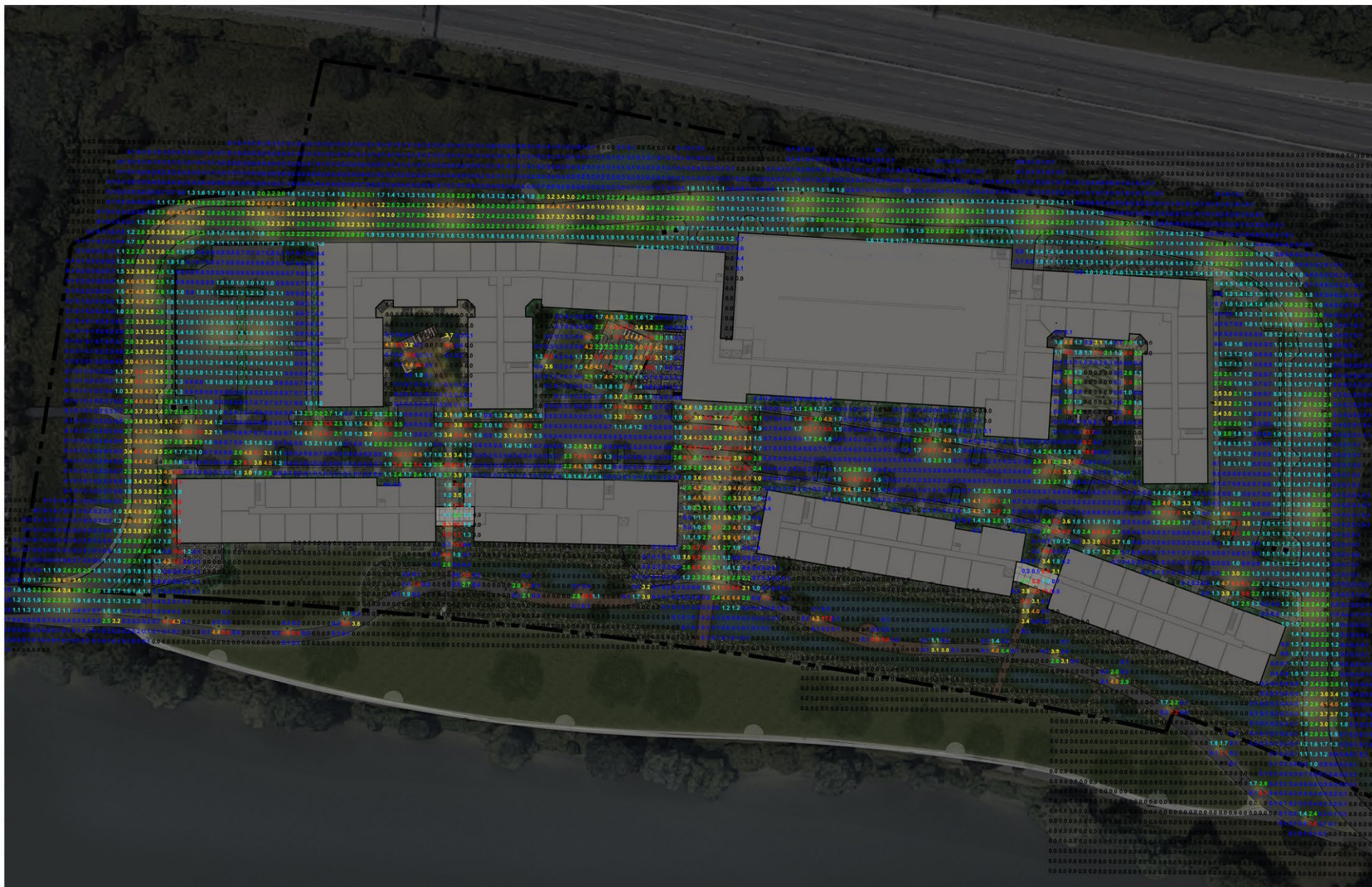
PROPOSED STRING LIGHTS



PROPOSED TREE DOWNLIGHT



Site Lighting Plan





THANK YOU