



200 – 400 Quannapowitt Parkway

Zoning Board of Appeals

January 26th 2022



MEETING AGENDA

ARCHITECTURE Brian O'Connor, *CUBE 3*

- Offsite Views of the Project
- Building Renderings and Materials

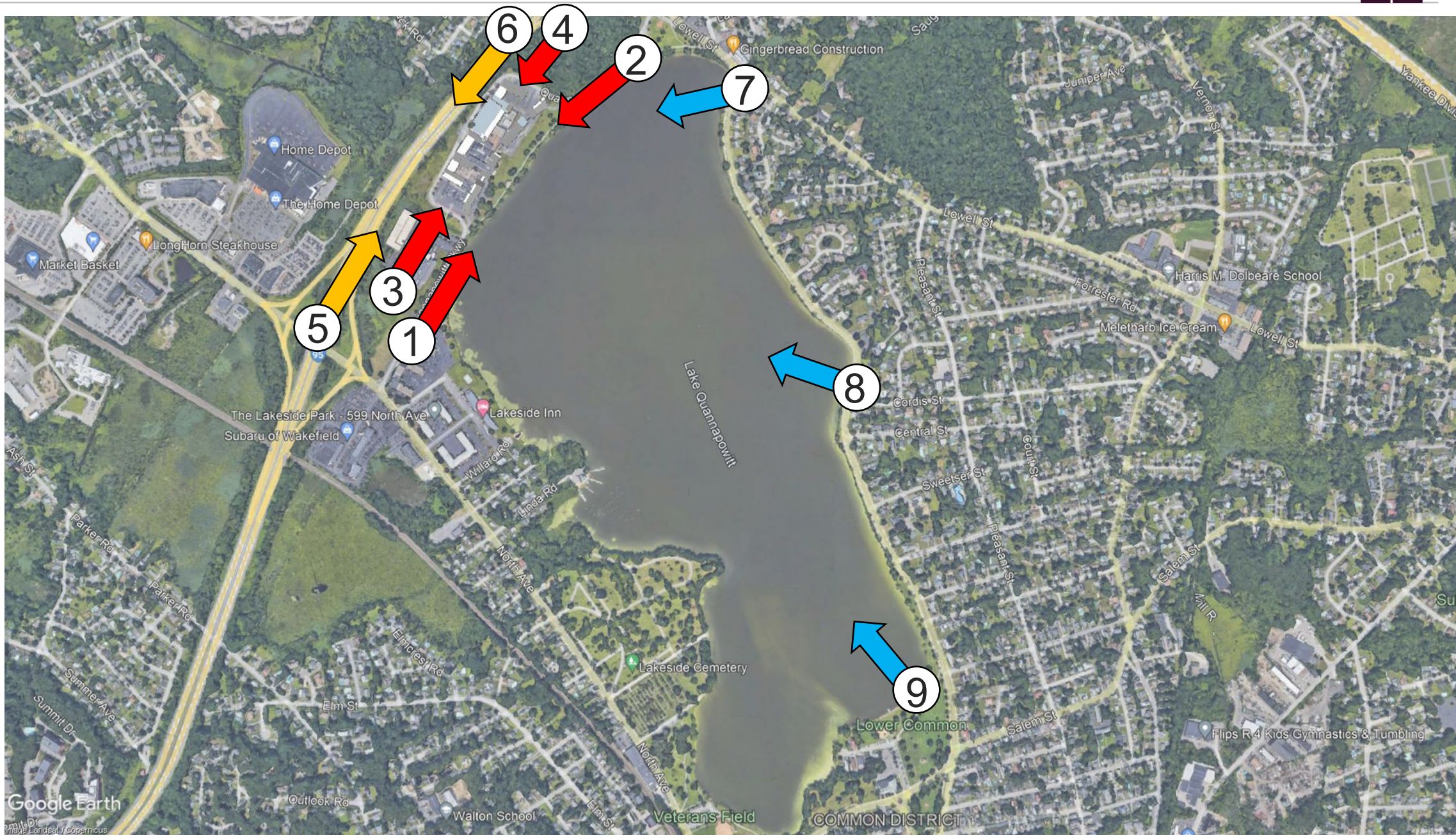
LANDSCAPE Ian Ramey, *Copley Wolff*

- Amenity Courtyard Concepts
- Materials & Character

Q&A



Offsite Views of the Project





1





1





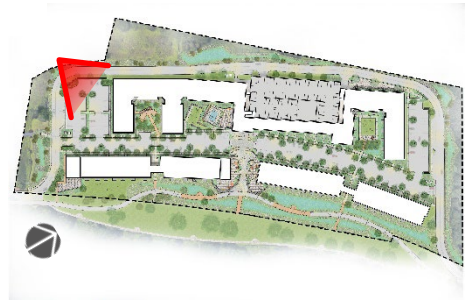
2





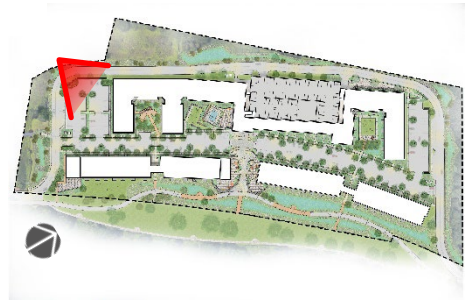
2





3





3





4





4





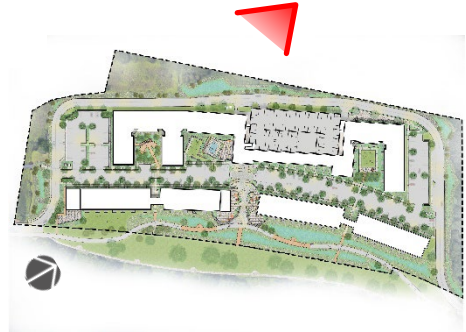
5





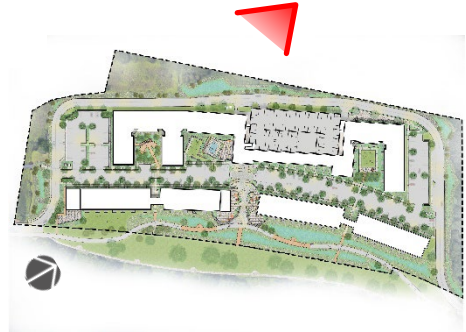
5





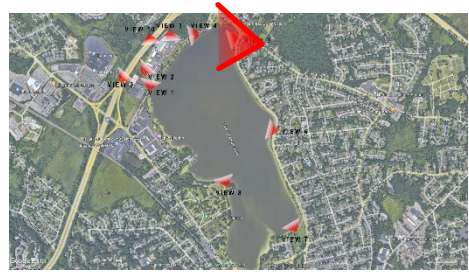
6





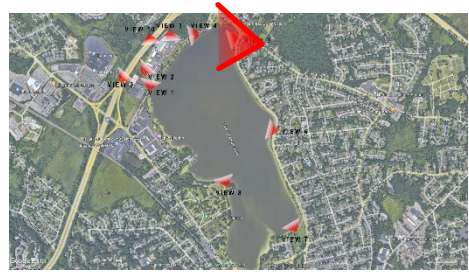
6

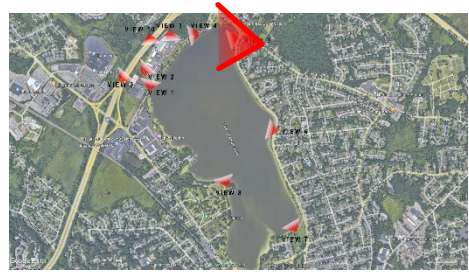


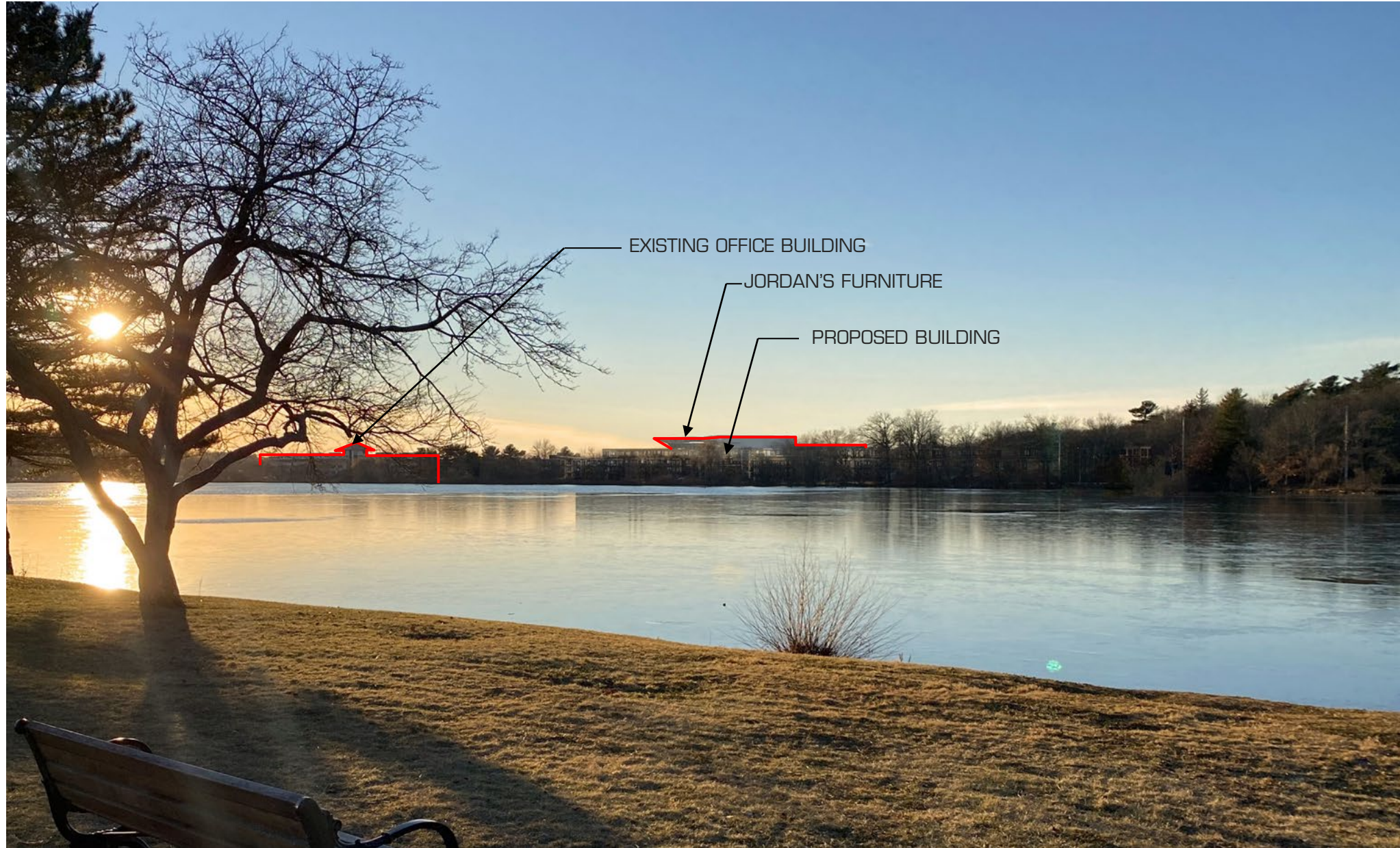
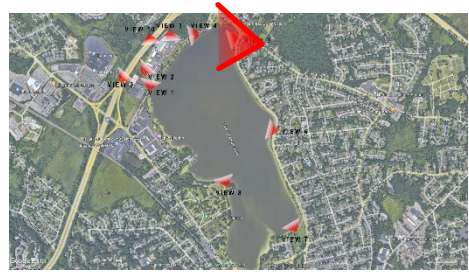


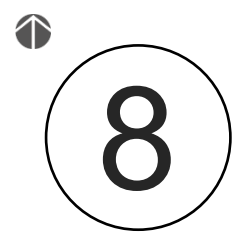
7

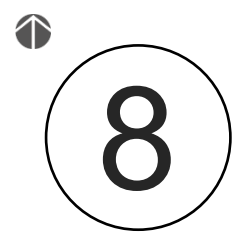




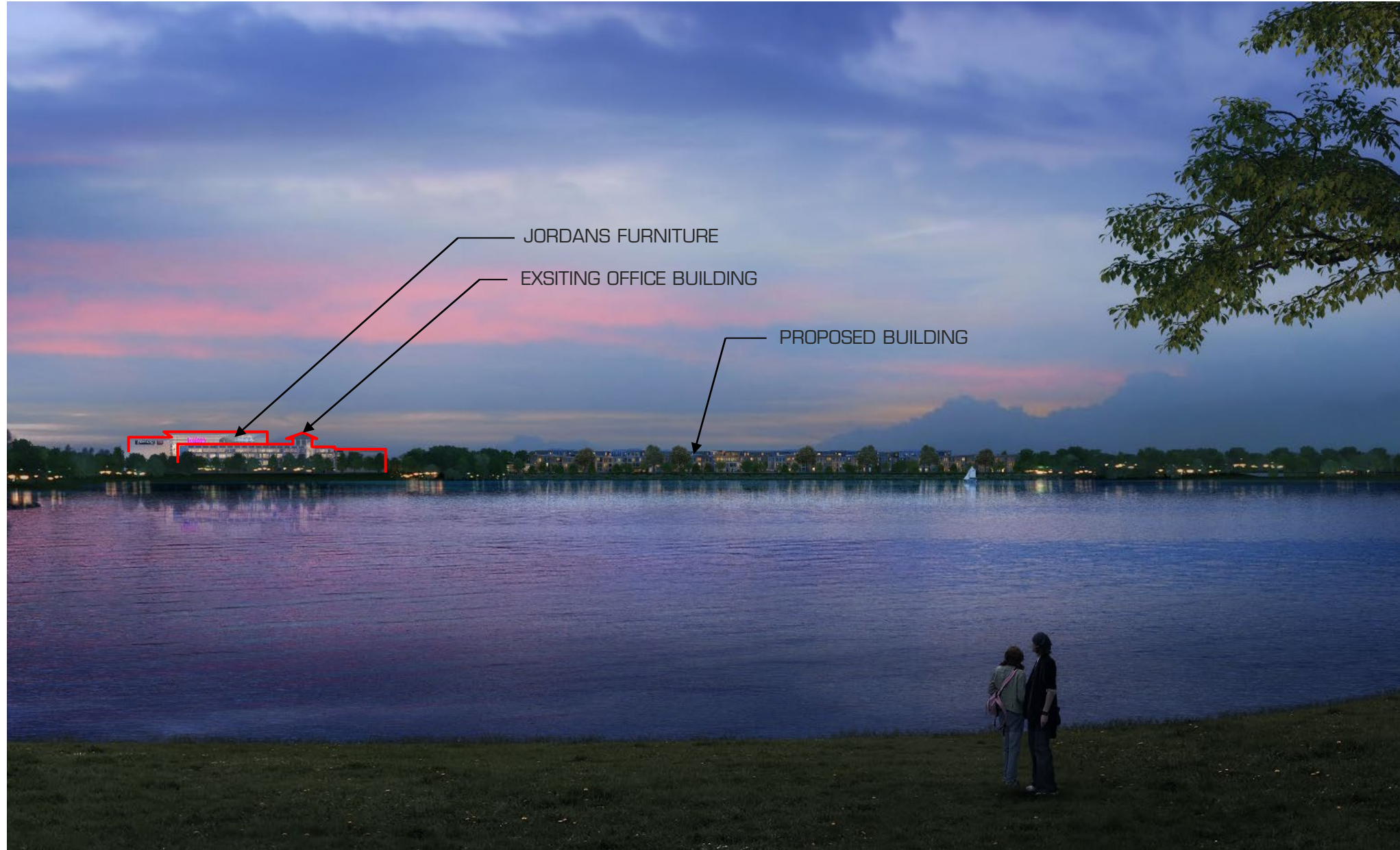














9





9





9





JORDAN'S

JORDAN'S FURNITURE

PARKING PULL

HIGHWAY BUFFER

1-95

HIGHWAY BUFFER

EXISTING BUILDING

ROAD

OPEN SPACE

STREET

RIVER

EXISTING

JORDAN'S

JORDAN'S FURNITURE

PARKING PULL

HIGHWAY BUFFER

1-95

HIGHWAY BUFFER

ROAD

4-STOREY JORDAN'S

ROAD

3-STOREY JORDAN'S

OPEN SPACE

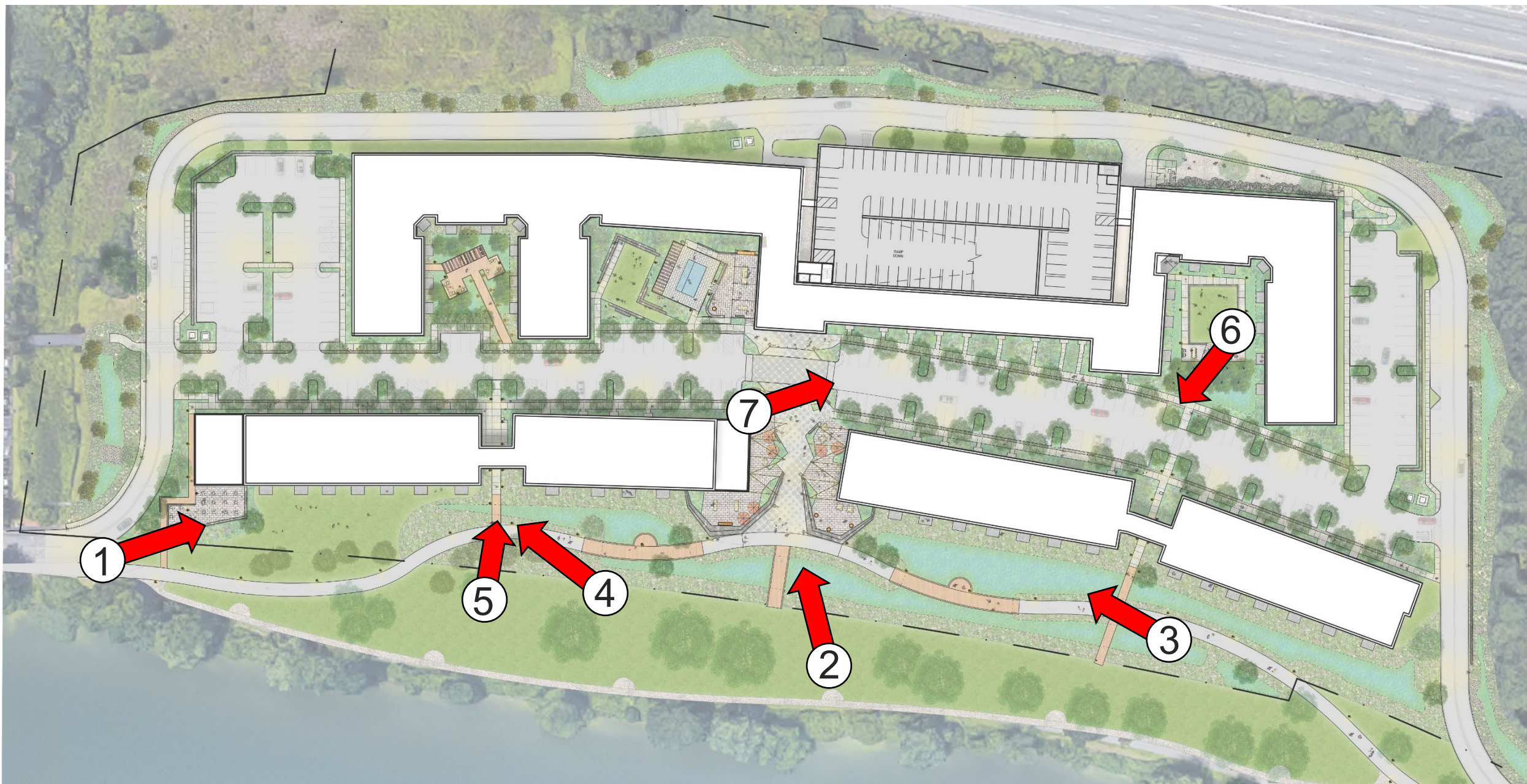
STREET

RIVER

PROPOSED



Building Rendering and Materials



















EXTERIOR DESIGN



Build on warm tones / cooler shades / blue greens

Range of natural colors and materials that reflect the surroundings

Organic material patterns

Diversity of building form and detail



WOOD TONE
PANEL



LIGHT GREY
PANEL



TAN SIDING



DARK GREY
SIDING



LIGHT GREY
PANEL



TAN SIDING



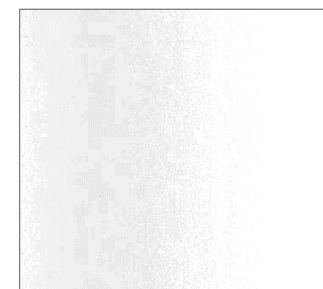
WOOD TONE
PANEL



DARK GREY
SIDING



DARK WOOD
TONE PANEL



WHITE
PANEL



LIGHT GRAY
PANEL

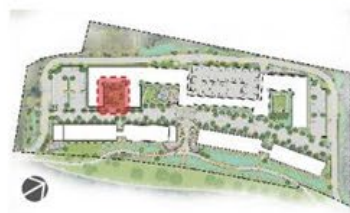
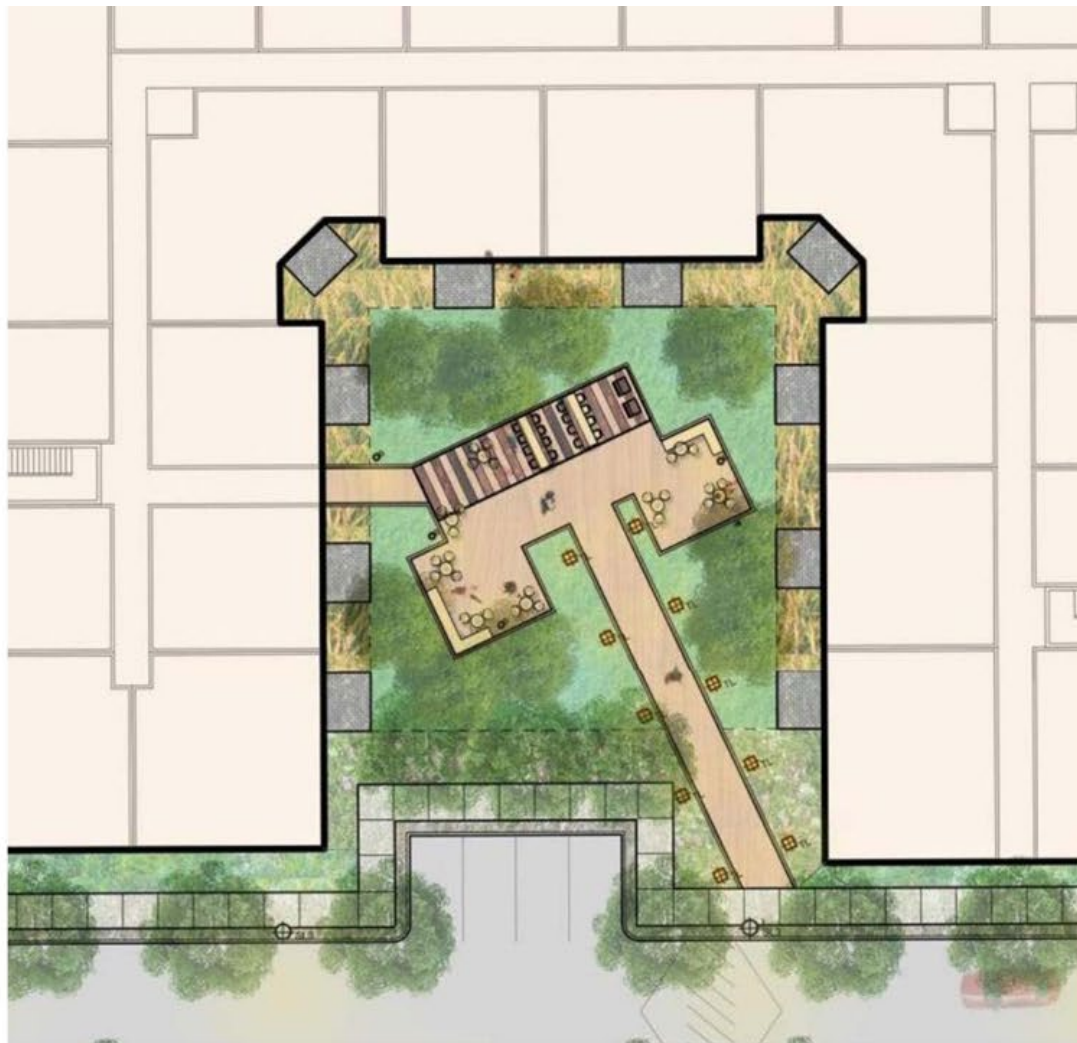


DARK GREY
SIDING



LANDSCAPE DESIGN





BENEFITS:

- Accent lit boardwalk & raised gathering space

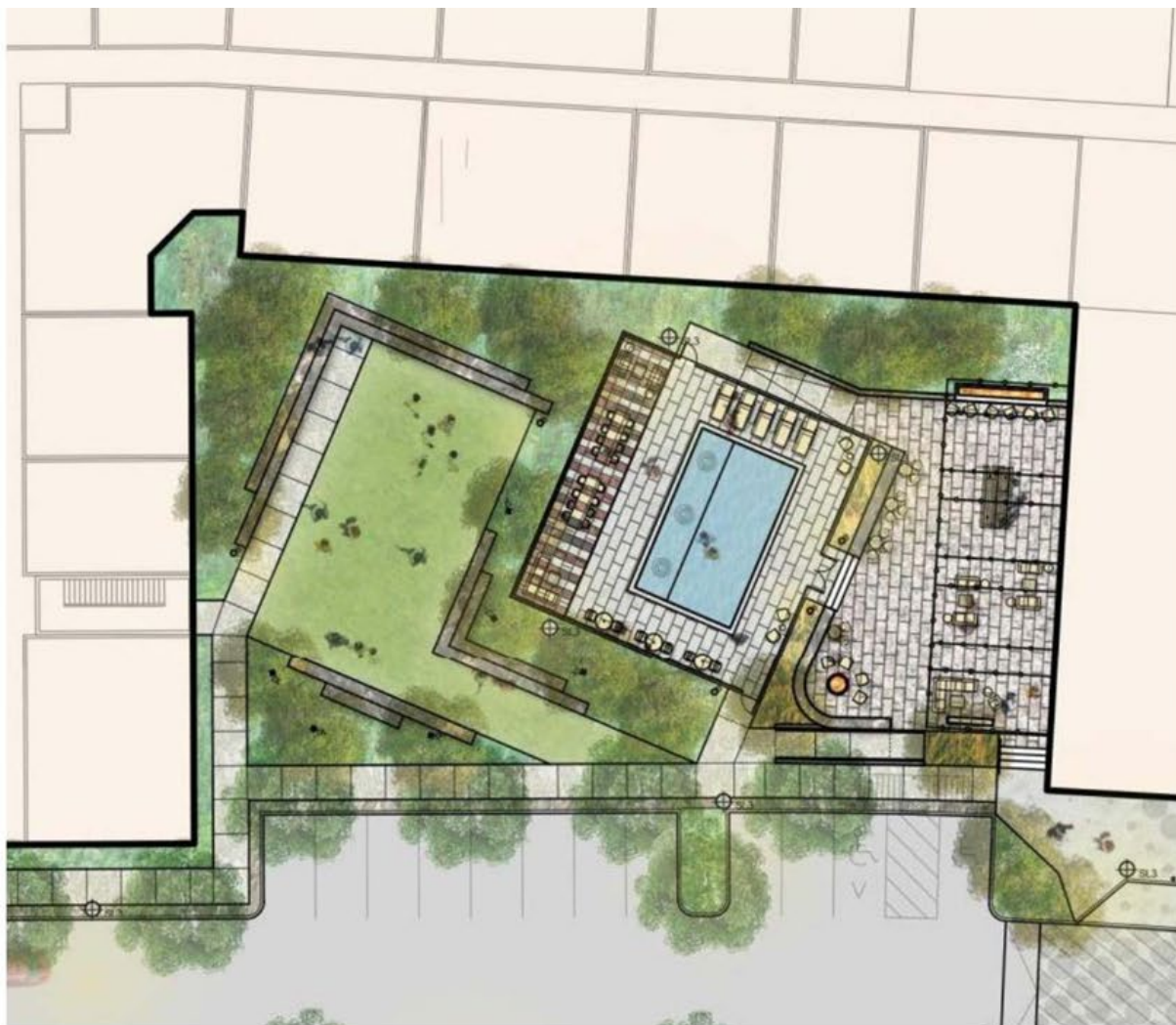
- Flexible covered space for remote work, exercise, and centering the mind

- Private patios with tall native grass privacy screening

- Multi-stem native trees with sculptural form

- Rain garden and stormwater management best practices

- Variable seating types



BENEFITS:

-Lush planting to soften poolscape

-Arbor with built in swings and outdoor kitchen

-Active lawn flanked by raised bleacher seating

-Powered tables in sunken plaza

-Fire features with varied seating options

-Festive lighting





BENEFITS:

-Sculptural rolling lawn for play and relaxation

-Private patios with tall native grass privacy screening

-Meditative, zen spaces with varying uses

-Tree bosque covering stabilized stone dust

-Outdoor projector & film screening opportunities

-Large fire pit surrounded with natural seating





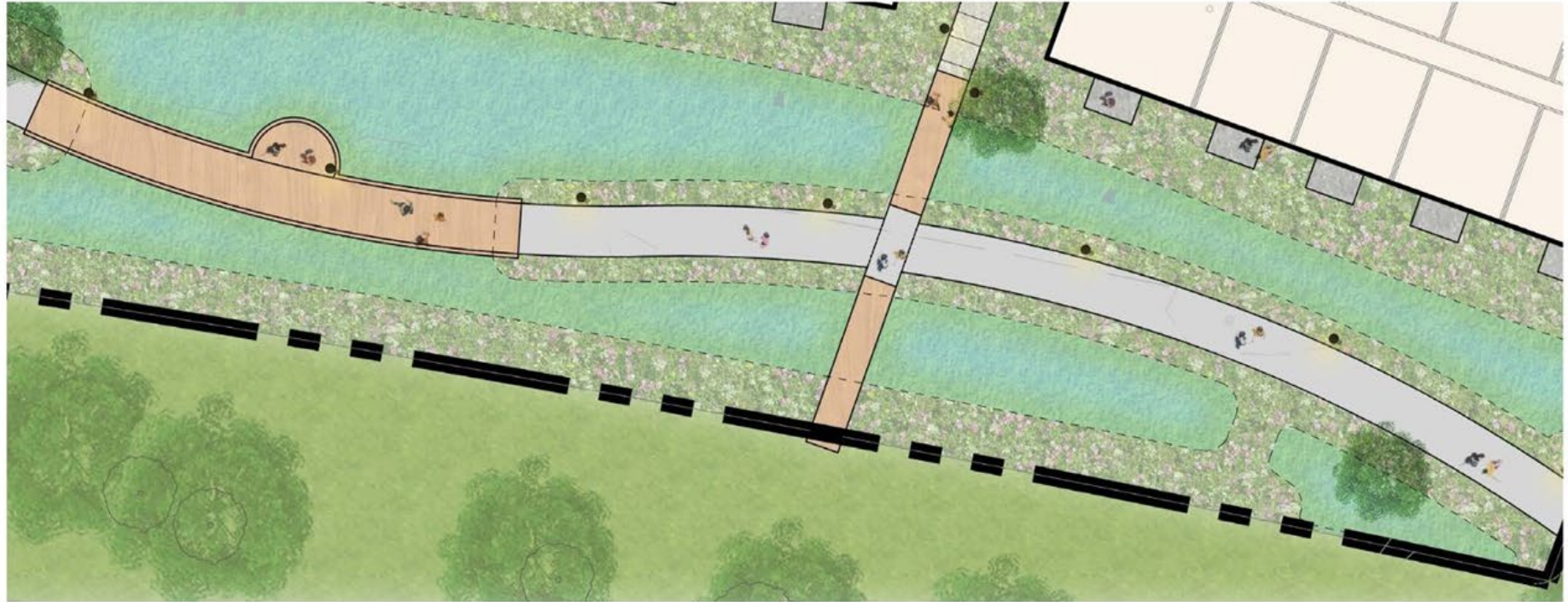
BENEFITS:

- Unique paving patterns that correspond with project vision
- Fixed hammocks for lounging with lake views
- Variety in seating types and heights for a range of accommodations
- Fire truck accommodation
- Umbrellas and canopy trees for shade
- Fire features and moveable adirondack chairs



**BENEFITS:**

- Completes continuous loop around lake, realizing town engineer's goals.
- Integrated with experience of rain gardens with educational opportunities





Porous Asphalt Community Path



Stabilized Stone Dust



Sustainable Wood Alternate Deck



Permeable Unit Pavers at Plaza



Grass-Concrete Pavers



Permeable Paver Furnishing Strip



Sustainable Lawn Alternate



Recycled Plastic (HDPE) Furniture



THANK YOU