



200 – 400 Quannapowitt Parkway

Zoning Board of Appeals

May 25th, 2022

What we heard:

- Improve community amenity options
- Provide additional landscape screening for garage
 - Show options for garage design

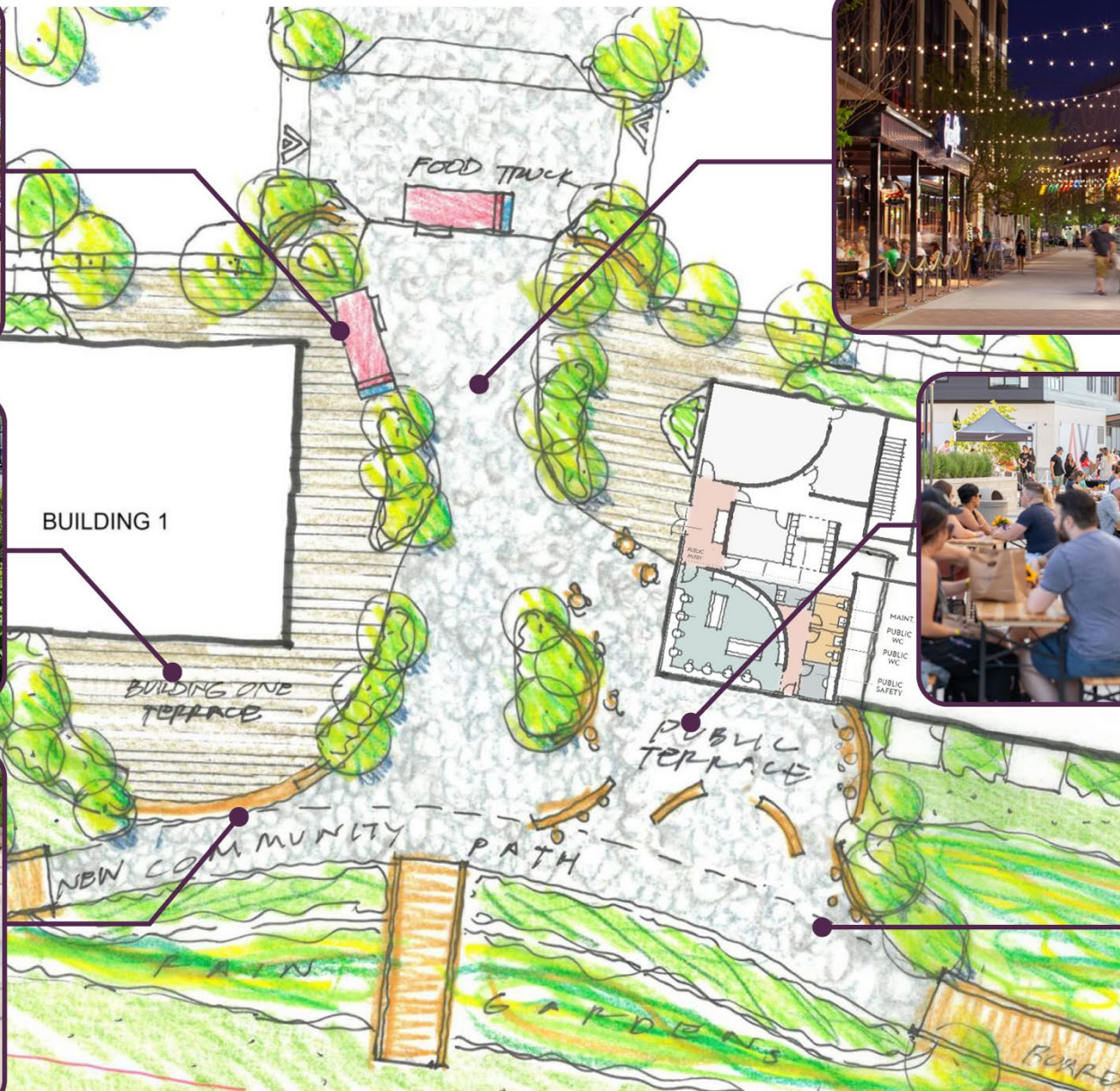
- further engage and bring the public into the site
- creation of a space that allows for community engagement and events
- screening of the parking garage

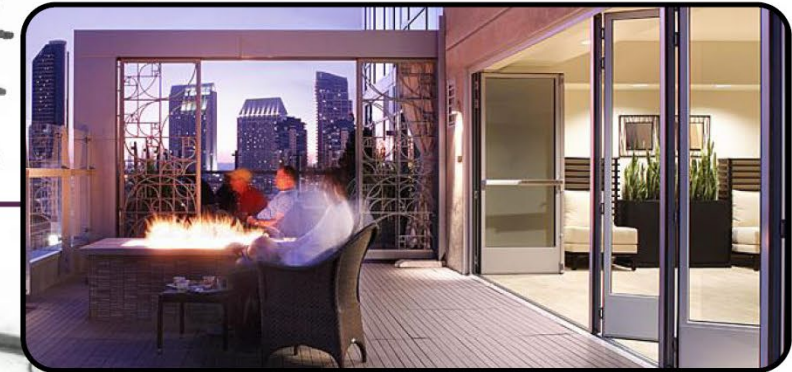




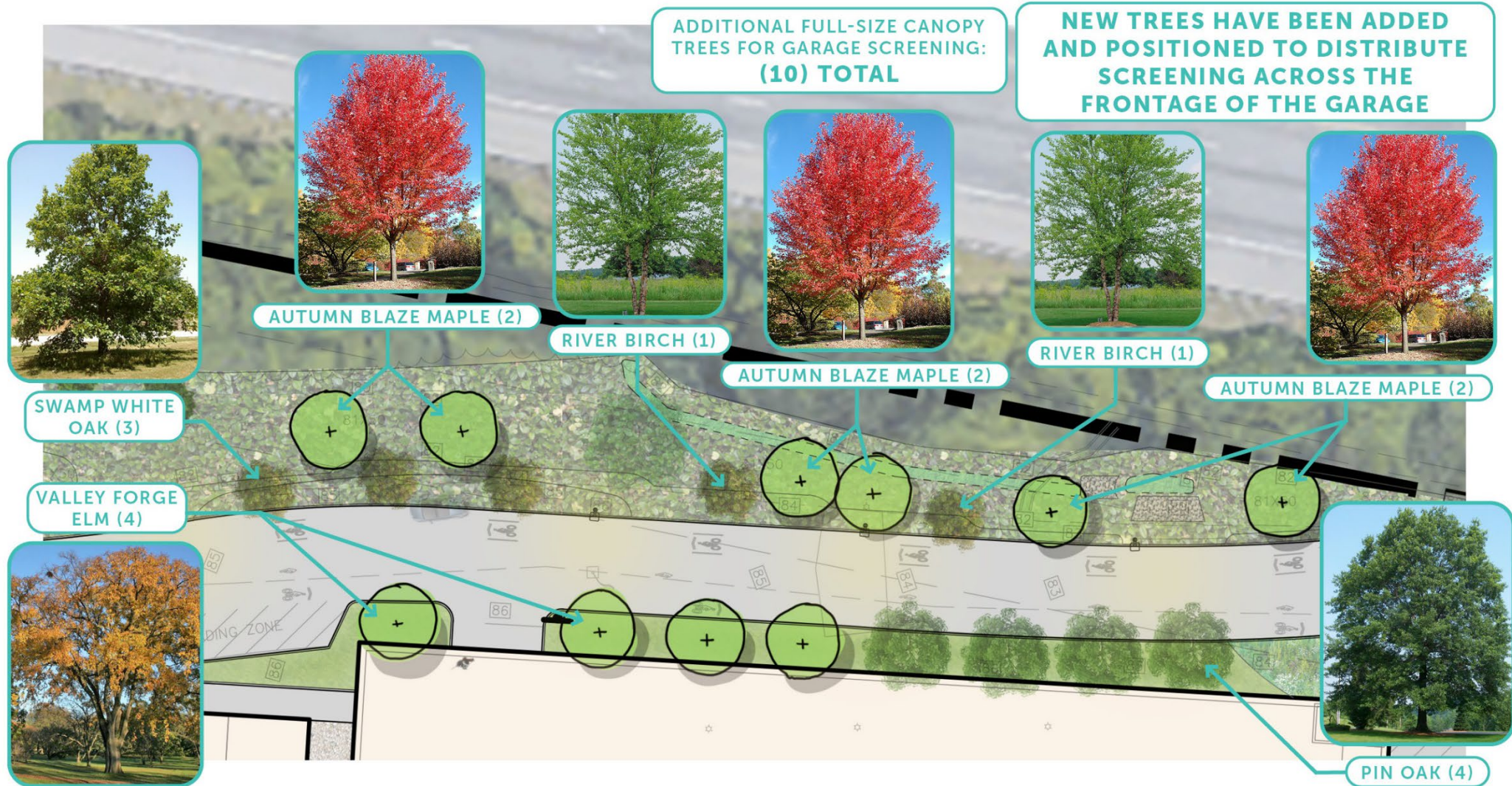












Species	Type	Growth Rate	Annual Growth	Caliper Size	Day 1 (install)	Year 5	Year 10	Maturity
1 Pin Oak	Marcescent	moderate to fast	18" / year	3 - 3 1/2"	14'-16' Ht.	23' Ht.	30' Ht.	50' - 70' Ht.
2 Autumn Blaze Maple	Deciduous	fast	24" / year	3 - 3 1/2"	14'-16' Ht.	25' Ht.	35' Ht.	50' - 60' Ht.
3 Valley Forge Elm	Deciduous	fast	24" / year	3 - 3 1/2"	14'-16' Ht.	25' Ht.	34' Ht.	50' - 70' Ht.
4 River Birch	Deciduous	fast	24" / year	1 - 1 1/2"	8' - 10' Ht.	19' Ht.	29' Ht.	40' - 70' Ht.
5 Swamp White Oak	Deciduous	moderate to fast	18" / year	1 - 1 1/2"	8' - 10' Ht.	17' Ht.	24' Ht.	50' - 70' Ht.



- Mimic natural vegetation and vertical rhythm of adjacent architecture
- Natural wood tone
- Hierarchy at garage entry



- Screening at garage entry
- Fins create vertical language that mimics architecture and breaks up long garage facade

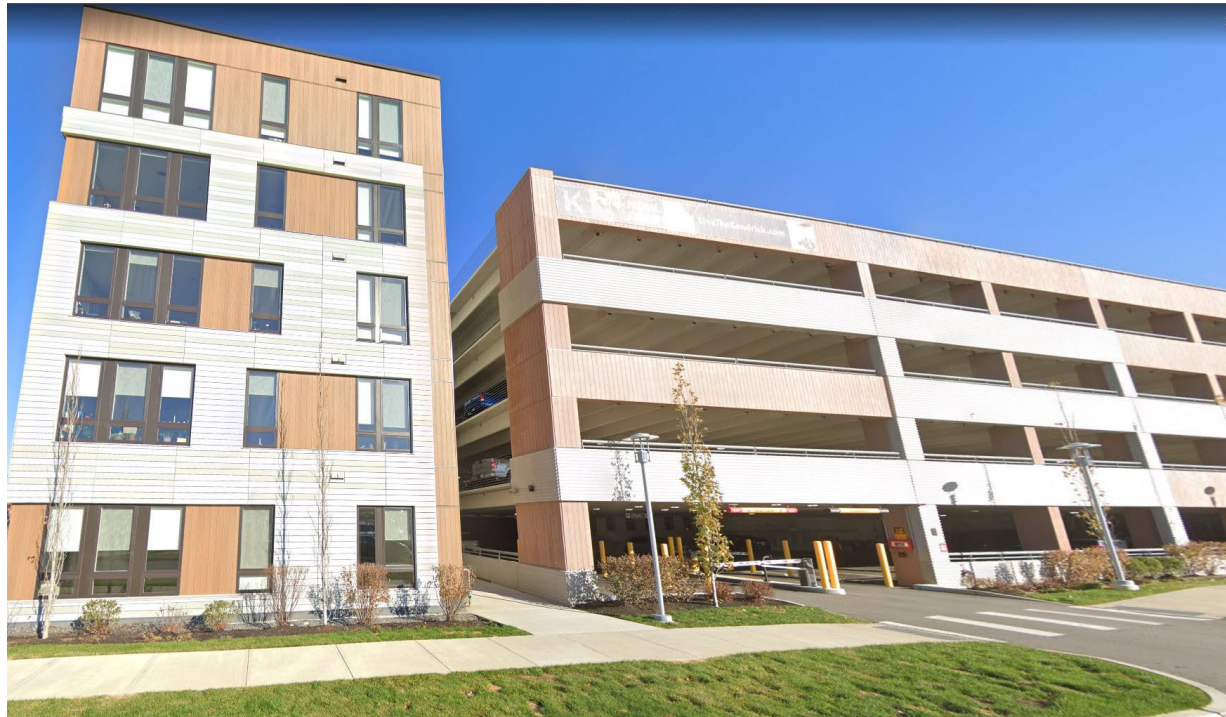




100 QUANNAPOWITT PARKWAY – NEIGHBORING GARAGE

- Different texture and pattern in precast
- Mimic rhythm of and pattern of surrounding architecture.

THE KENDRICK – NEEDHAM MA







Thank You

Materials shown are intended to represent design intent. As-built manufacturer and product subject to product availability bidding, and final design.

MANUFACTURER: FUNDERMAX

Authentic

The panels with the most genuine look that confer to the building a very natural look.

The Authentic panels, with their extremely effective weather protection, provide an attractive alternative to standard exterior building cladding. They do not have an additional color layer, showing the natural beauty of the raw material. This unique finish gives every single panel a different look. Authentic panels show almost all the advantages of the Max Compact Exterior panels and allow the design of numerous applications that go from rain-screen facades to balcony flooring design.

ADVANTAGES

- Natural look
- Easy to install
- Scratch resistant
- Graffiti resistant
- Non porous and easy to clean
- Solvent and chemical resistant
- Extremely UV and weather resistant
- Double sided balanced panel
- Impact resistant to EN ISO 178
- Strongest warranty in the industry
- Double hardened
- High flatness and flexural strength
- Extreme temperature resistance: -112F to +356F
- Warranted for vertical and horizontal applications
- Class A fire rated
- ICC ESR #3340 report

APPLICATIONS

Rainscreen facades, outdoor furniture, wall cladding, partition walls, railings, gates and doors, balconies, soffits, sun shades and other building applications.



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MANUFACTURER: FLEX FACADES

FlexFacades by Structurflex offer innovative, economical alternatives to metal mesh parking garage screening. Made from exterior fire-rated tensile mesh fabrics, FlexFacades screenings are available in a range of "openness" to fit your project's [ventilation](#) and opacity requirements.

It is possible to choose from a variety of colors including metallic silver that looks like metal at [half the cost](#) typically. Additionally, most FlexFacades parking garage screening systems can be custom-printed, including with corporate branding, commissioned art, photography, or illustrations, turning parking structures from necessary eyesores to points of visual interest and recognition. We have extensive experience working with [artists](#) (architect's consultant) to realize their vision for the facade. For an additional fee, we also provide graphic design assistance to create a design for the facade.

FlexFacades parking garage screen panels can be seen on parking structures for commercial buildings, universities, hospitals, airports, and residential and mixed-use in all types of climates. We invite you to view our portfolio of featured projects for more details.

At approximately 50% of the cost of metal mesh screens (installed) when using our [Cladding Screens solution](#), FlexFacades parking garage screenings are the clear choice for developers, architects, and contractors who don't want to sacrifice design but need to contain costs.

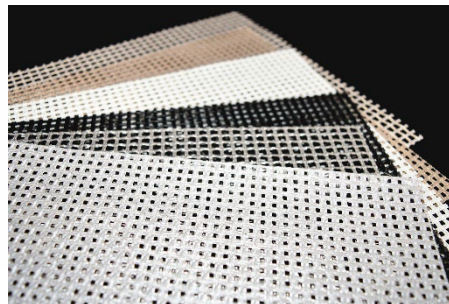
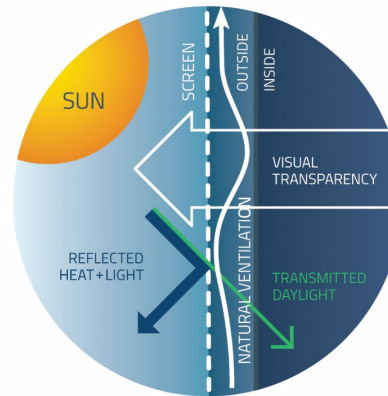
BENEFITS

- Economical alternative to metal mesh, perforated metal, and glass.
- Facade screening up to 50% less expensive installed when using our [FlexFacades Cladding Screens solution](#).
- 50% less expensive maintenance/life cycle cost. No expensive metal screen refinishing.
- Reduce solar heat gain
- Eliminates the need for mechanical ventilation in most cases
- Green Screening / 100% recyclable*
- Maintains views out & [air ventilation](#)*
- Silver metallic mesh looks like expensive metal mesh.
- Innovative / Flexible Design Solutions
- 10 Year Warranties / 20-30 Year Life Expectancies*
- Fire rated (ASTM-E-84 / E-136 NON-COMBUSTIBLE)*
- Better light & noise pollution masking compared to metal.
- Inexpensive [art options](#) & colors.
- Silver metallic mesh looks like expensive metal mesh.
- Engineered to survive extreme weather conditions & 1% the weight of metal.
- Flexible design solutions.

* Depending on the material type selected.

EFFECTS

The effects of heat and light with tensile mesh facades



CUBE 3 – MIAMI MIDTOWN 8 TOWER