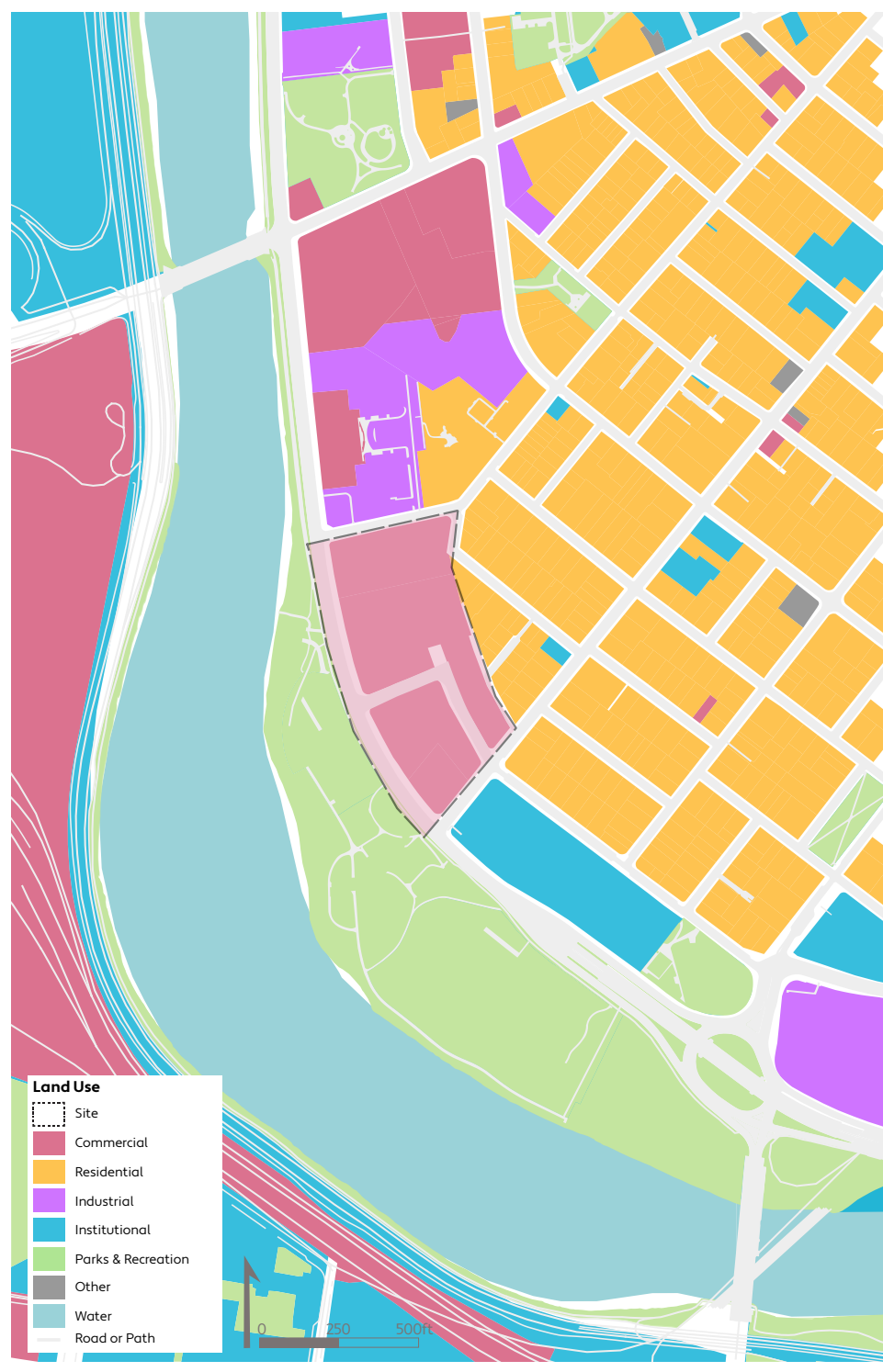


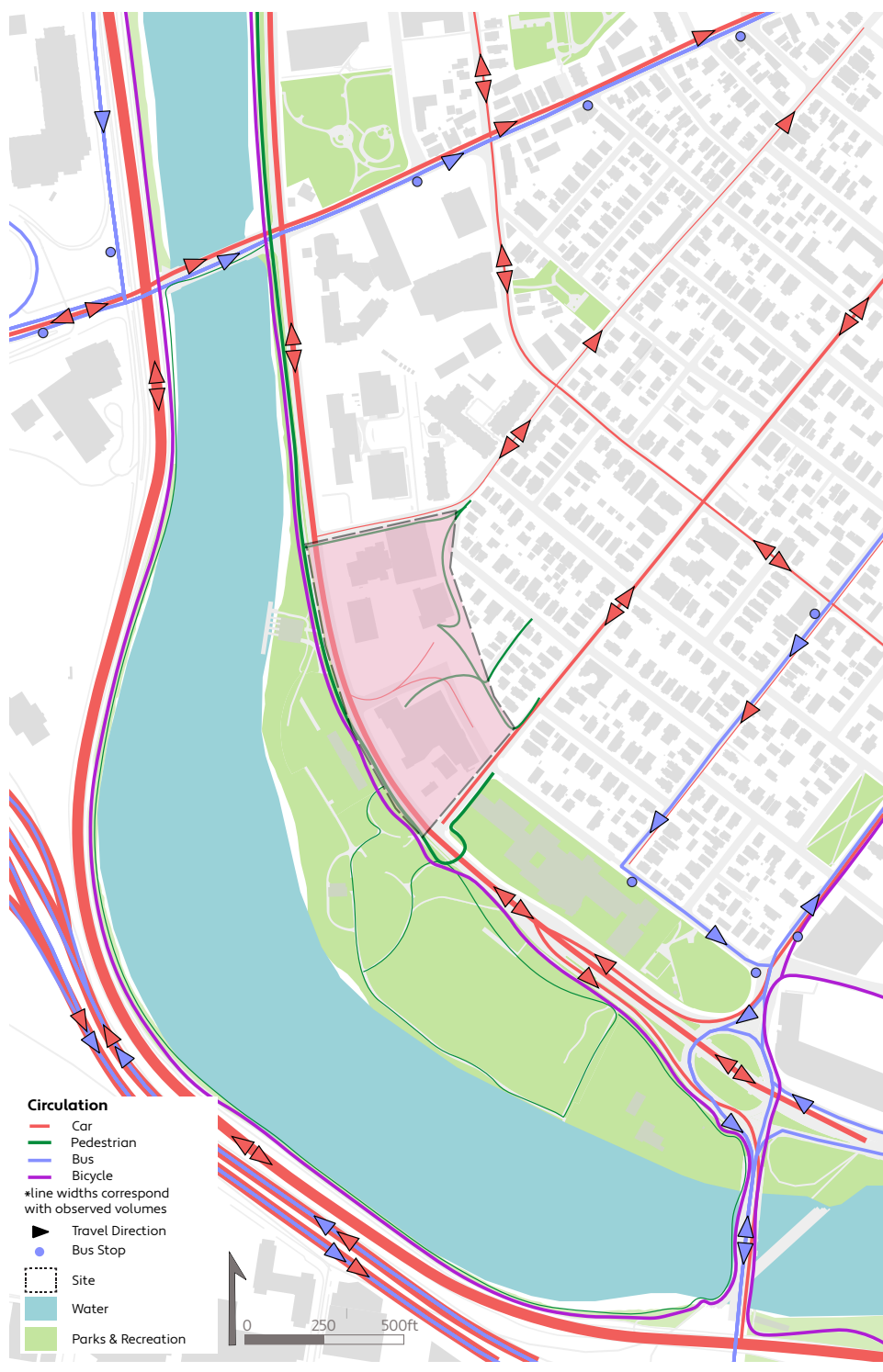


Existing Conditions

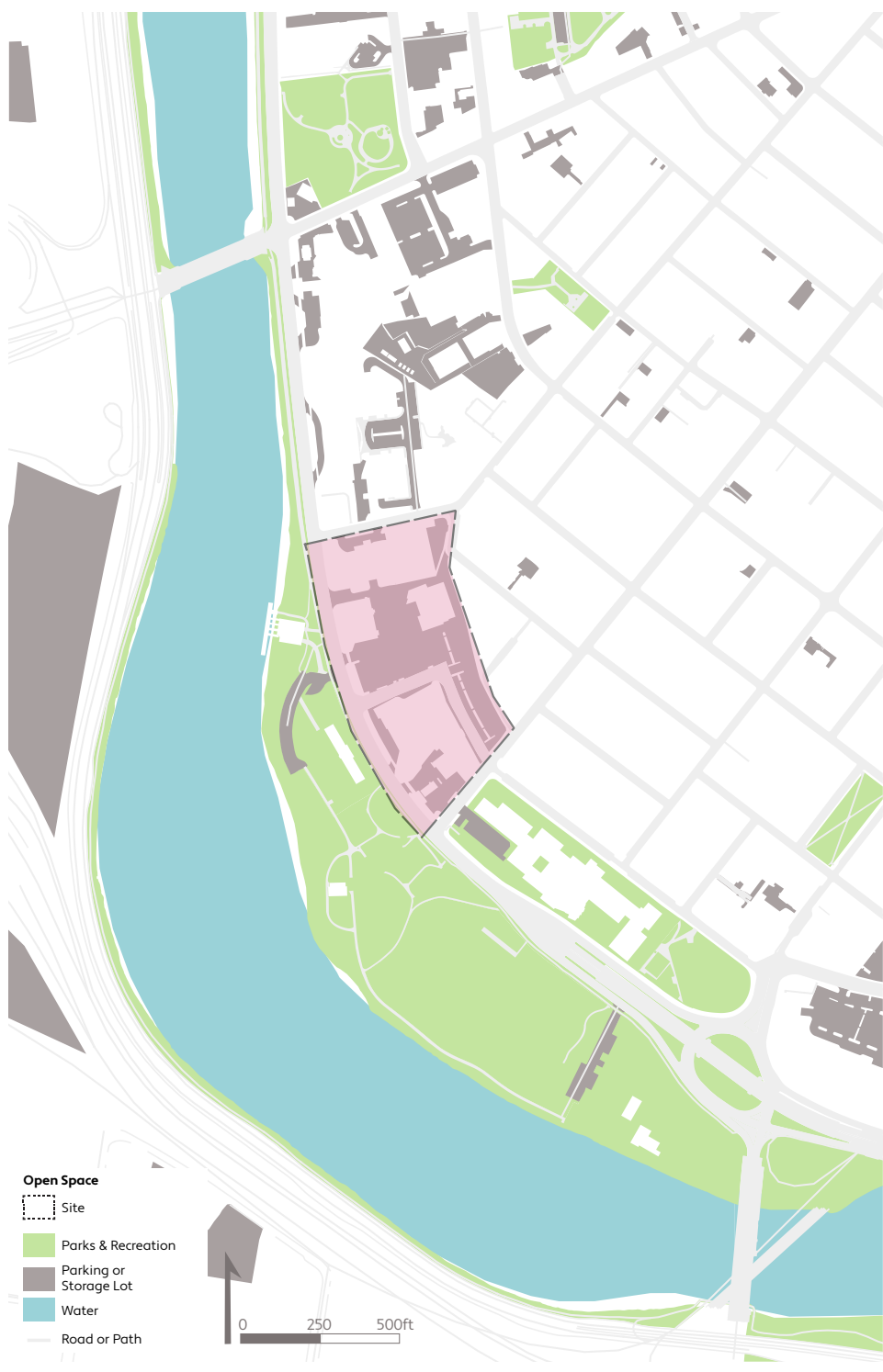
Land use



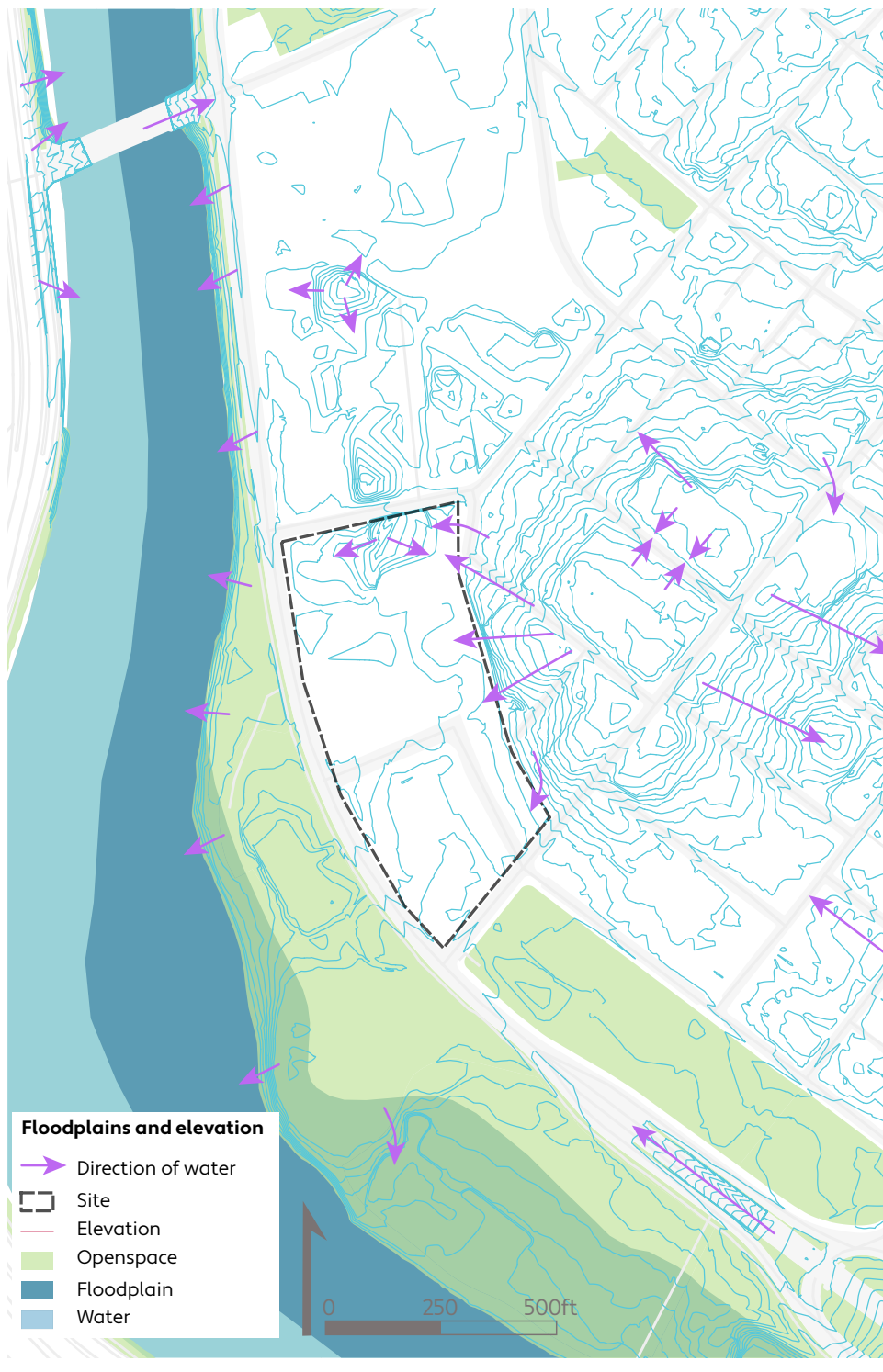
Circulation



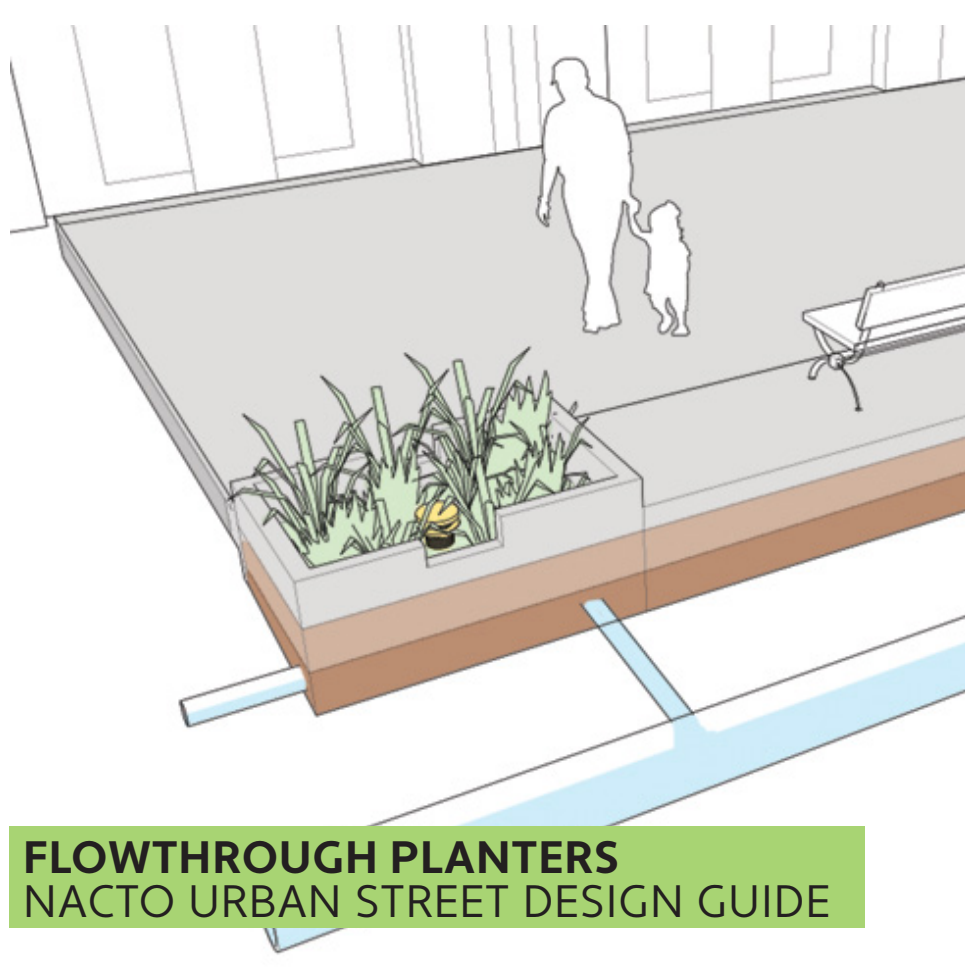
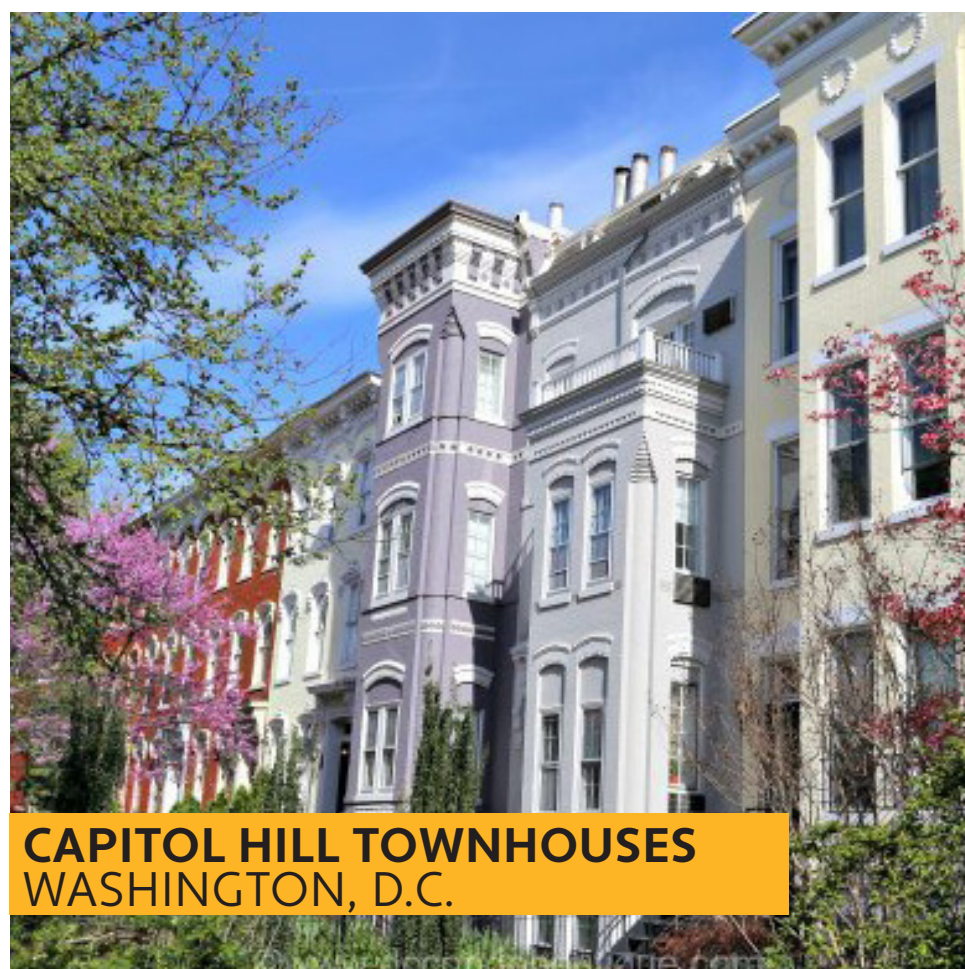
Open space



Hydrology & elevation



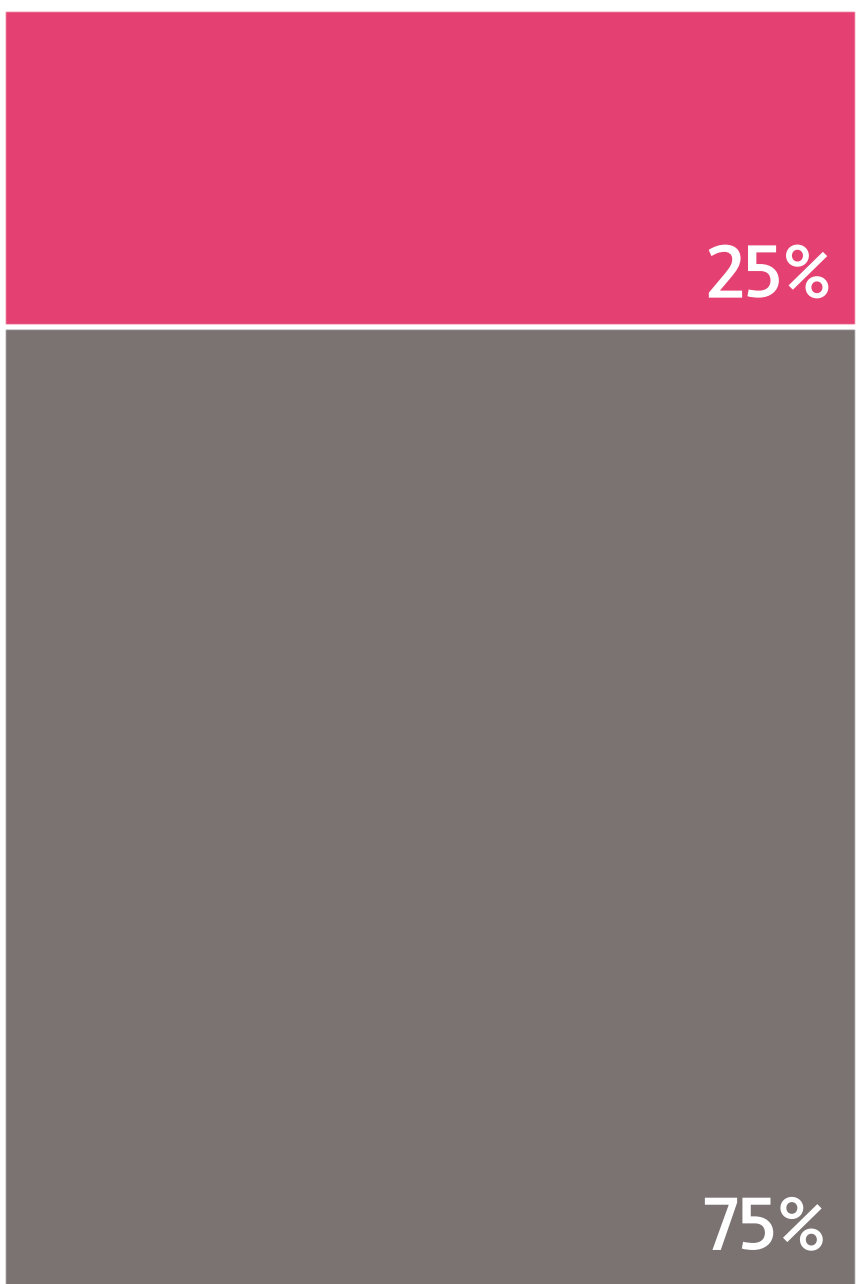
Precedents



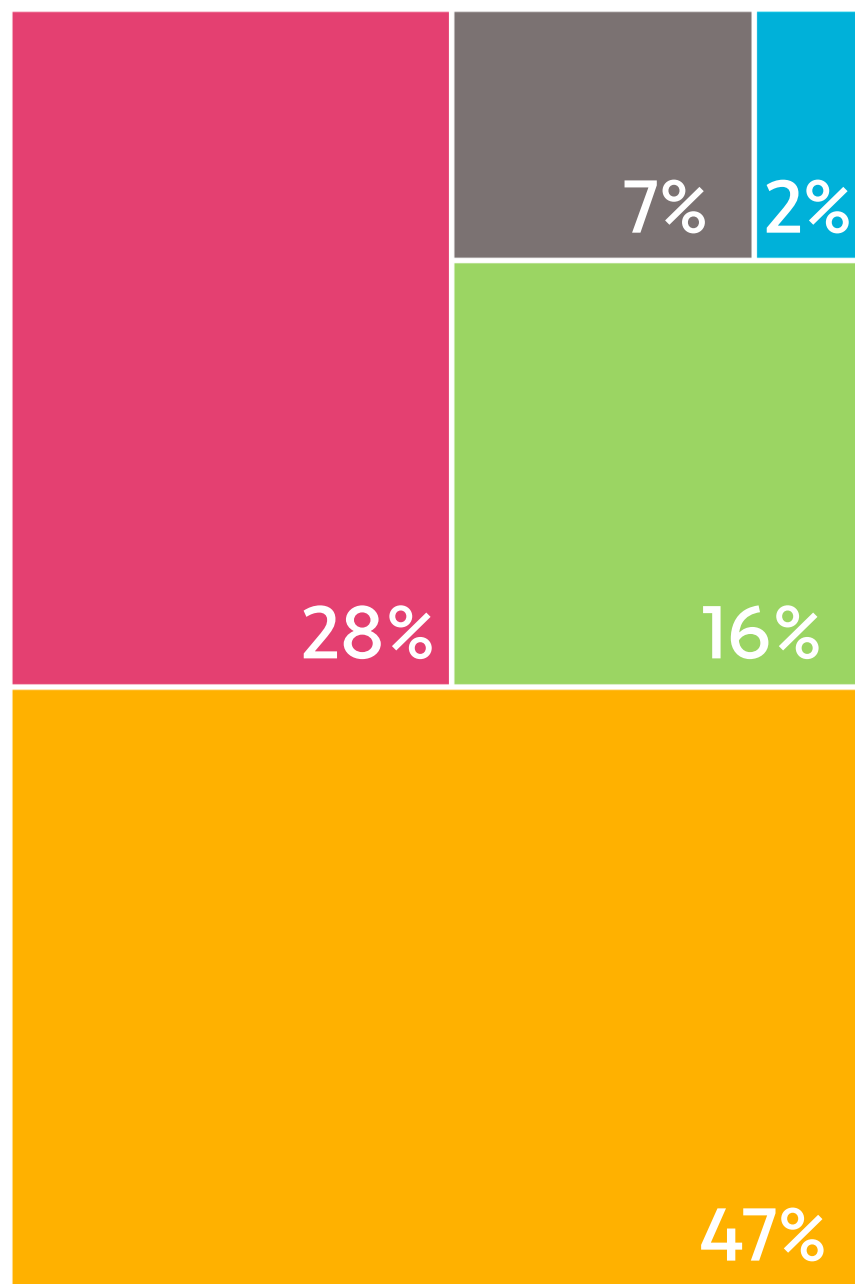
390 UNITS OF HOUSING
30% AFFORDABLE UNITS

Floor Area Ratio

0.3
EXISTING

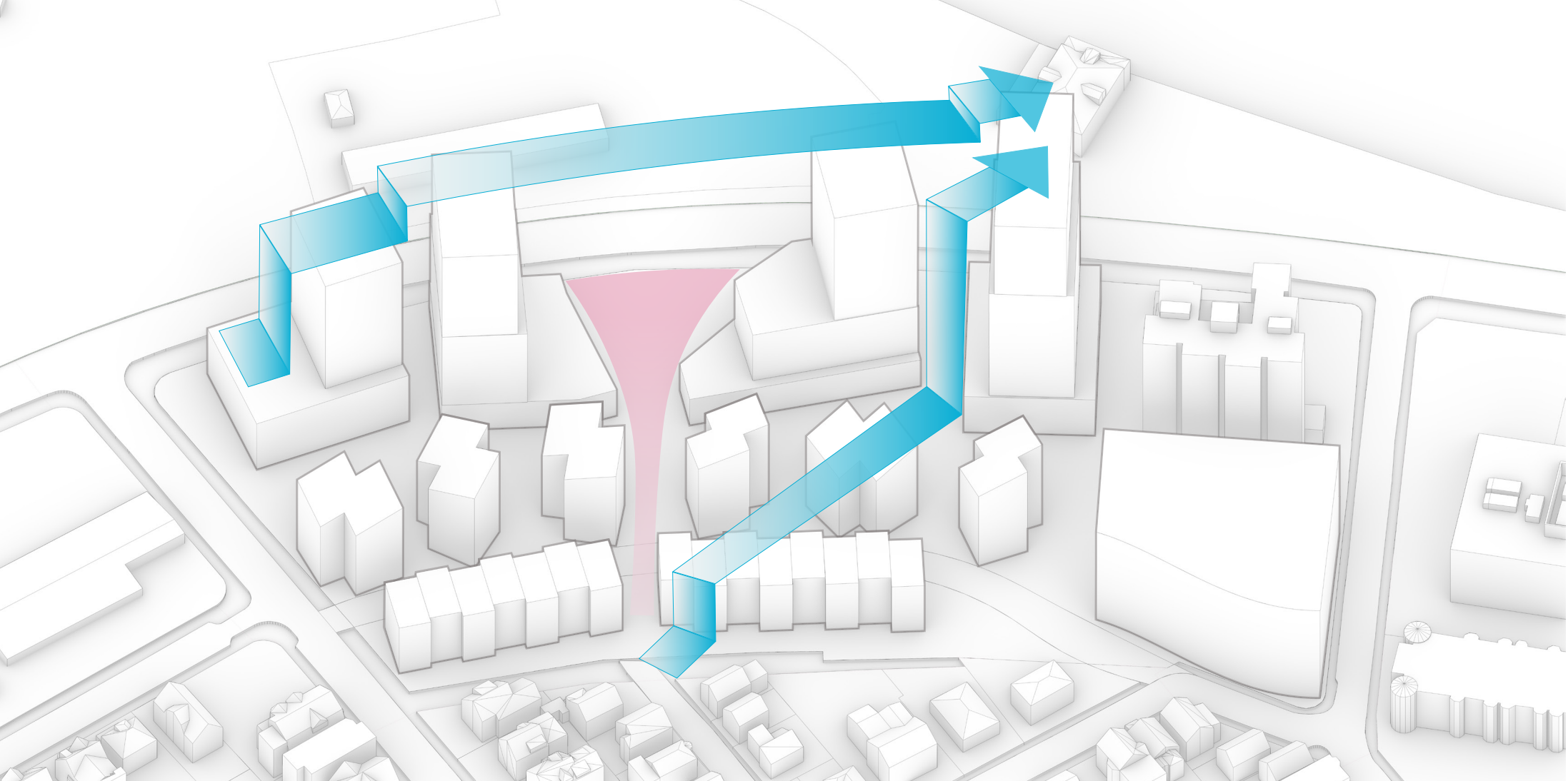


2.81
PROPOSED

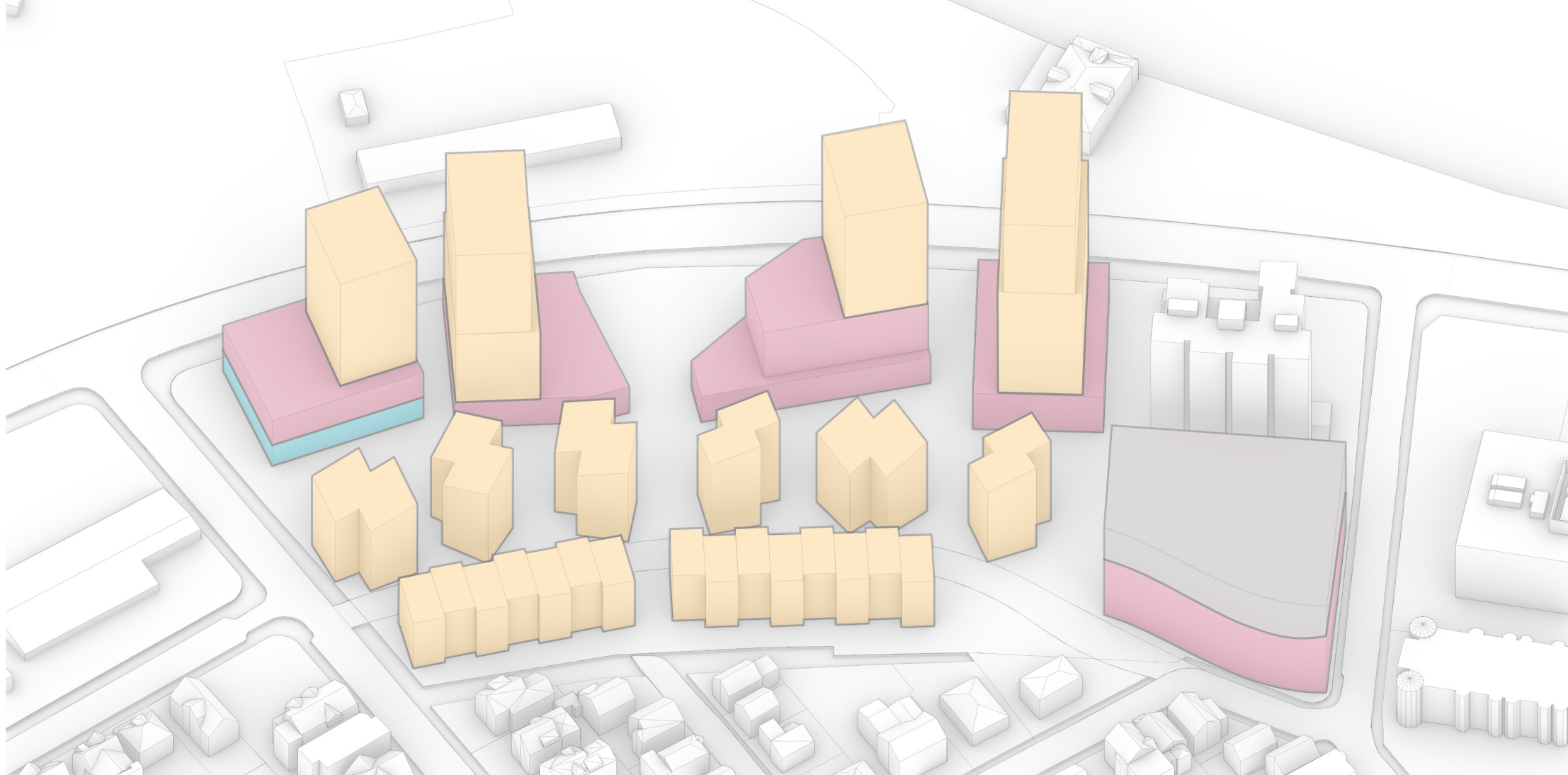


Commercial Parking and roads Residential
Open space Institutional

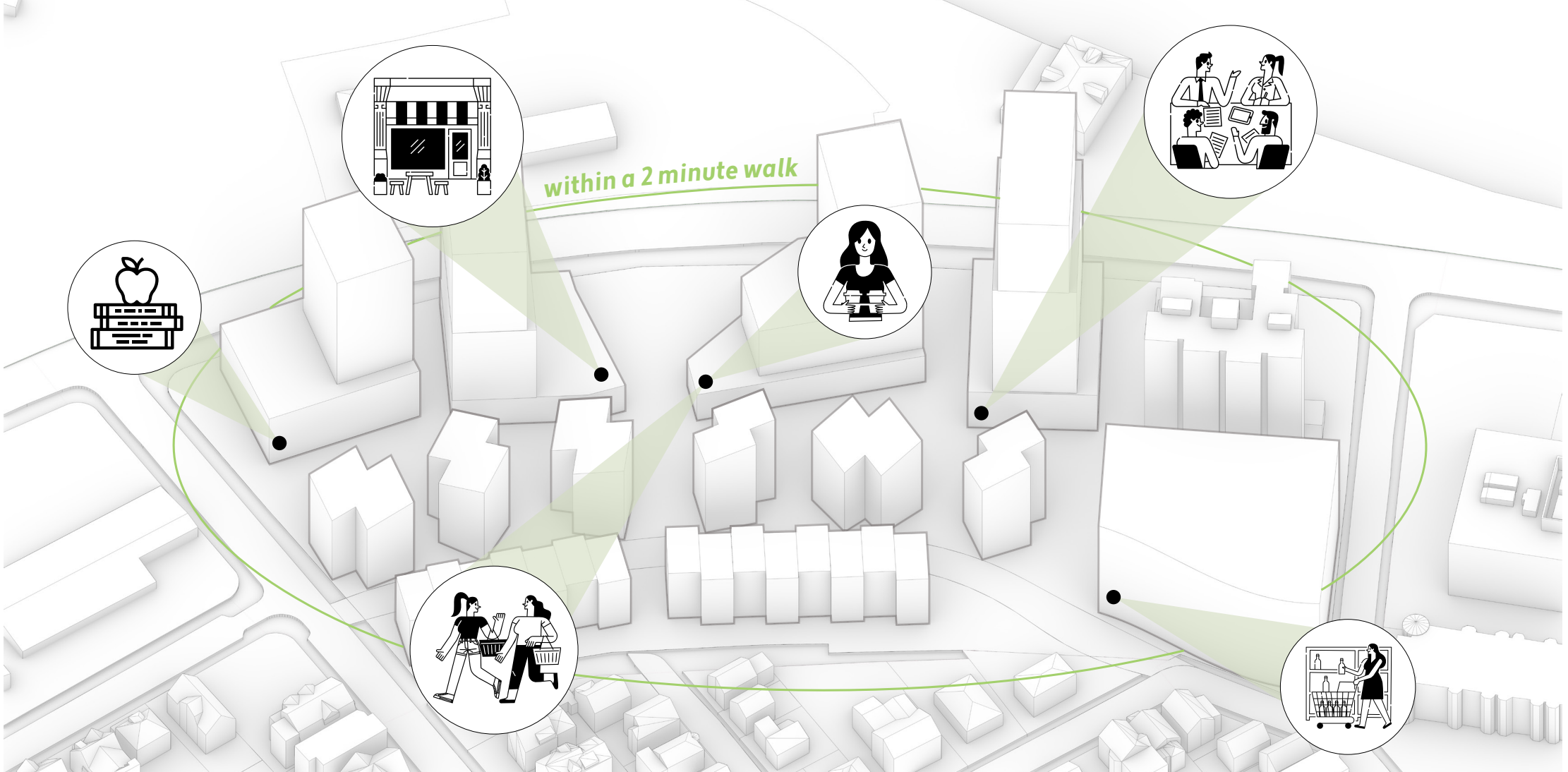
Design Principles



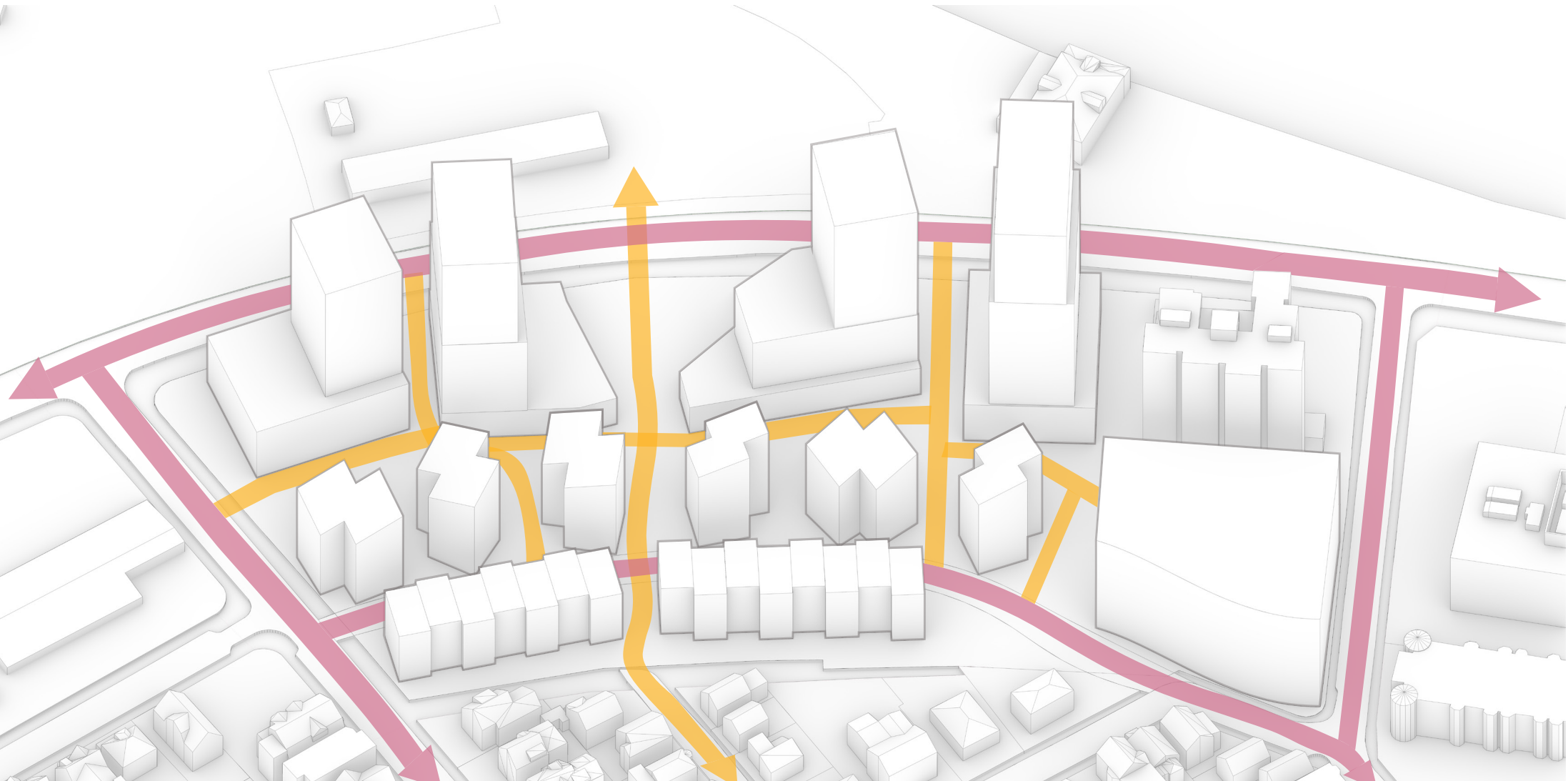
1 GRADIENTS & TRANSITIONS



2 MIXED-USE DISTRICT



3 ADDRESSING AMENITY GAPS

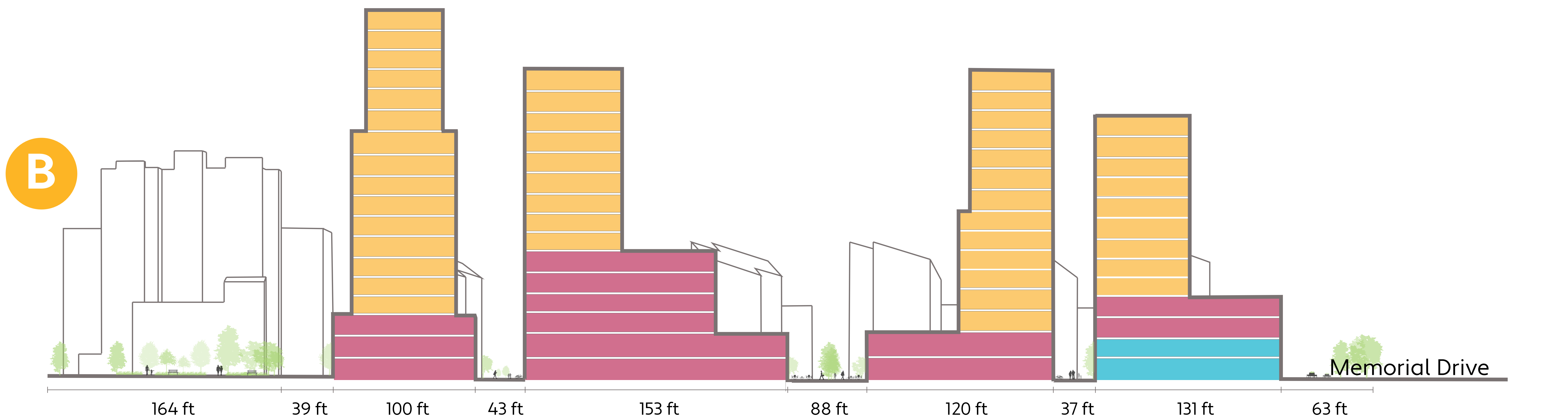
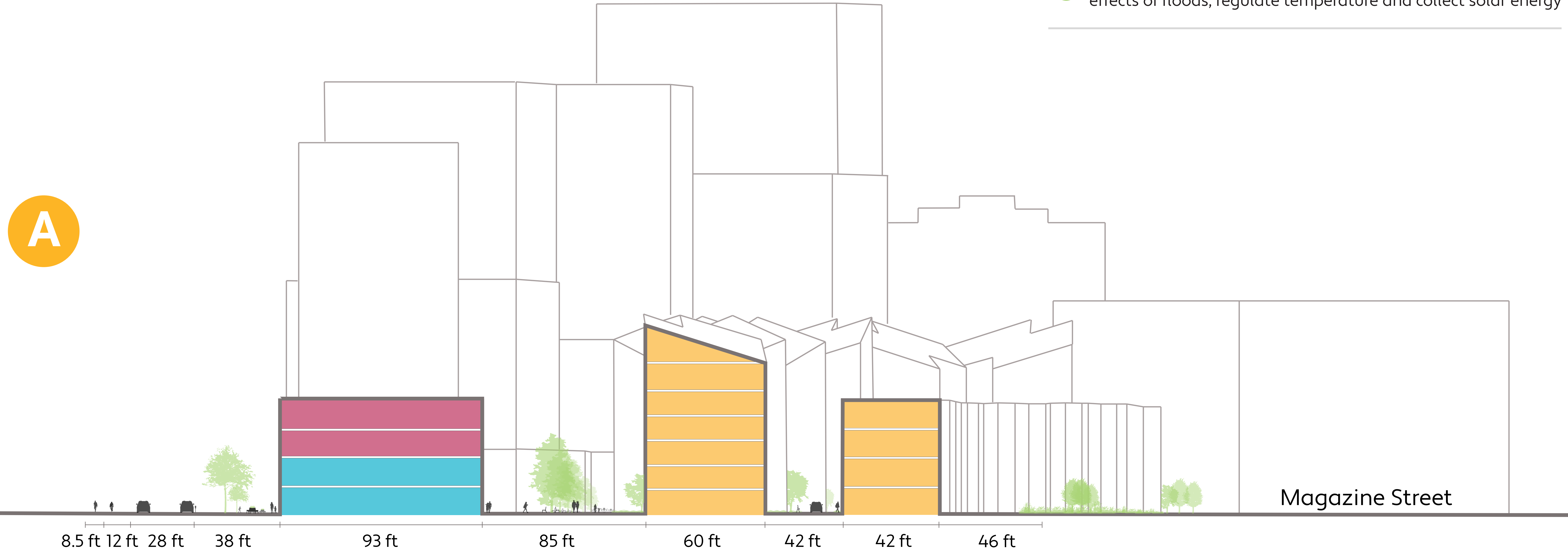


4 ACCESSIBILITY & CONNECTIVITY

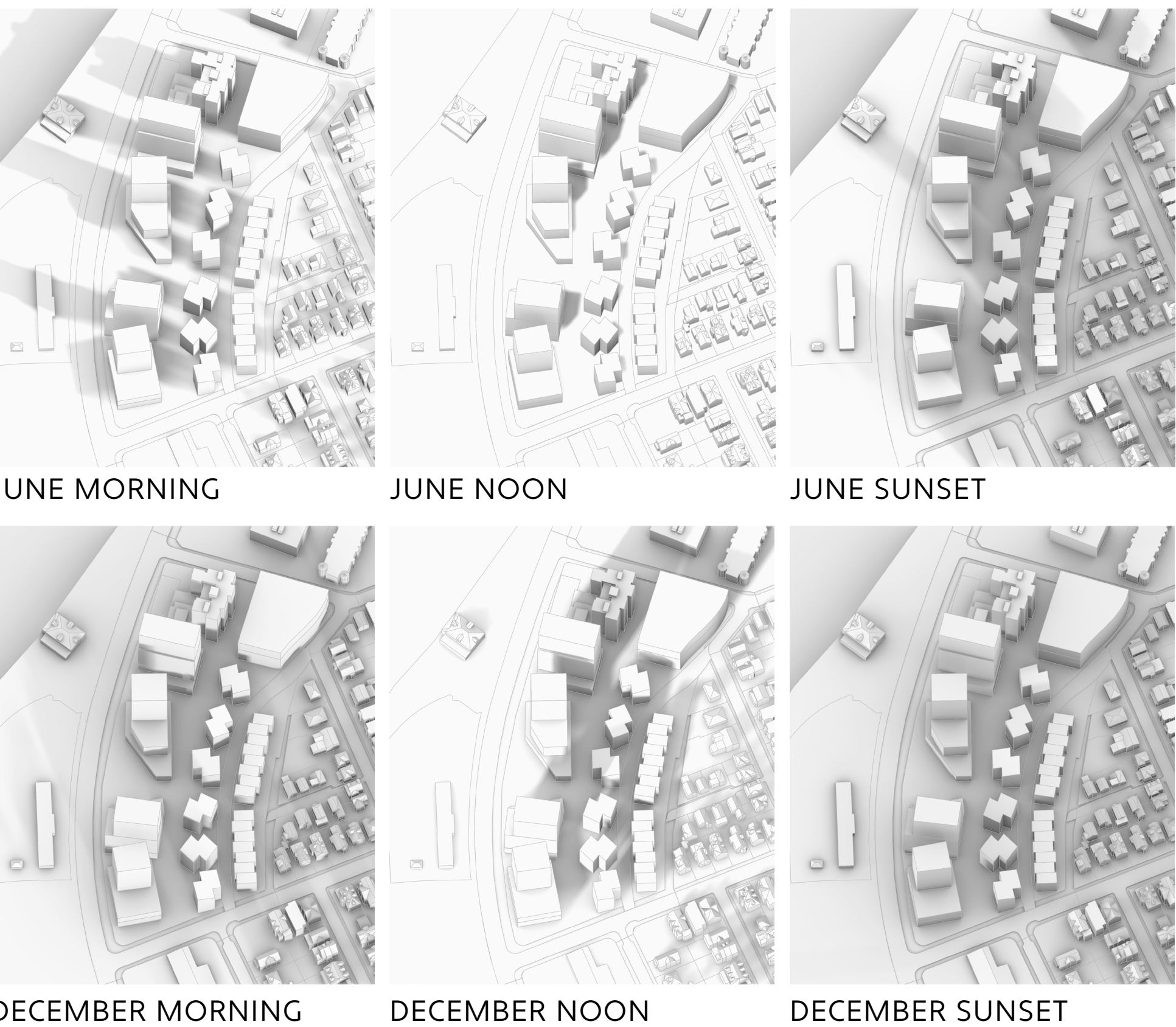


5 RESILIENCY

- 1 Building height, path widths, and materials create visual and experiential gradient to match transition from public to private
- 2 Residential, commercial, and institutional uses mixed on the site to create a service hub for residents and neighbors
- 3 New offer of institutional and commercial services for an increased level of amenities
- 4 Increases connections between Cambridgeport and Magazine Beach, between the new development and surrounding neighborhood, and allows for ease of access throughout the site
- 5 Intentional design and selection of materials to mitigate the effects of floods, regulate temperature and collect solar energy

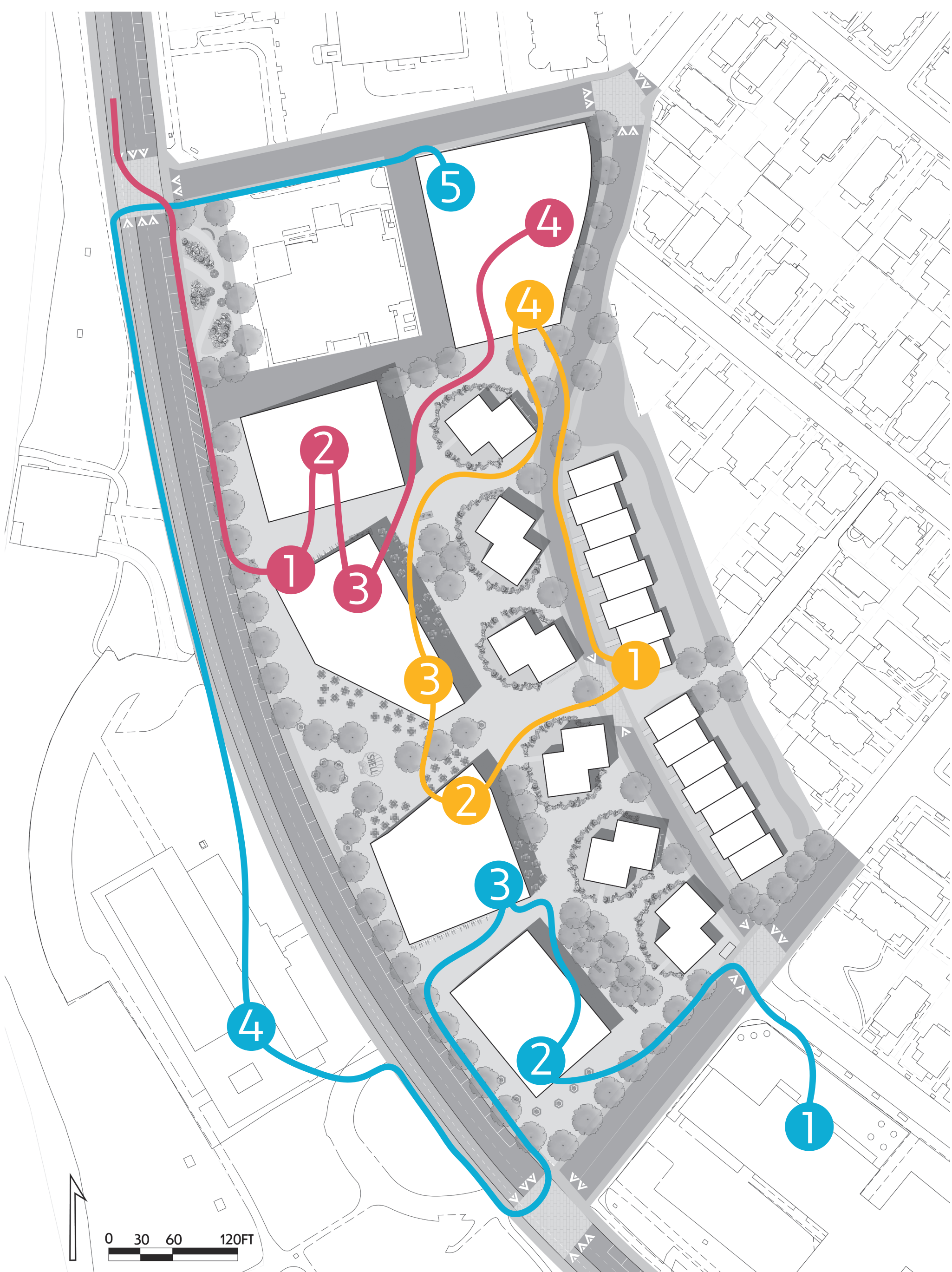


Shadow Analysis



Persona Journeys

- Morse Elementary School Student
- 1 School's Out! Time to Explore!
 - 2 Dad and I head to the library to pick out a book
 - 3 Grab a quick snack at our favorite cafe
 - 4 Take a dip in the pool and play with some friends
 - 5 Time to get the car and head home
- Neighborhood Resident
- 1 Wake up in my beautiful new apartment
 - 2 Meet a friend for a leisurely breakfast
 - 3 Stop by my favorite clothing store to see what's in stock
 - 4 Get some groceries at Trader Joe's for dinner then back home
- Office Employee
- 1 Dock this morning's Bluebike at the station
 - 2 Head up to the office for morning meetings
 - 3 Grab some lunch next door
 - 4 Buy supplies at MicroCenter then back to work



Development Phasing



MODEL DOCUMENTATION

