

CUSHING VILLAGE

BELMONT, MASSACHUSETTS



CUSHING VILLAGE
BELMONT, MA

PLANNING BOARD PRESENTATION OF THE POMONA

13 NOV 2012

Cushing Village Site Plan

- Three buildings
- Tonight we present the Pomona

The WINSLOW

The POMONA

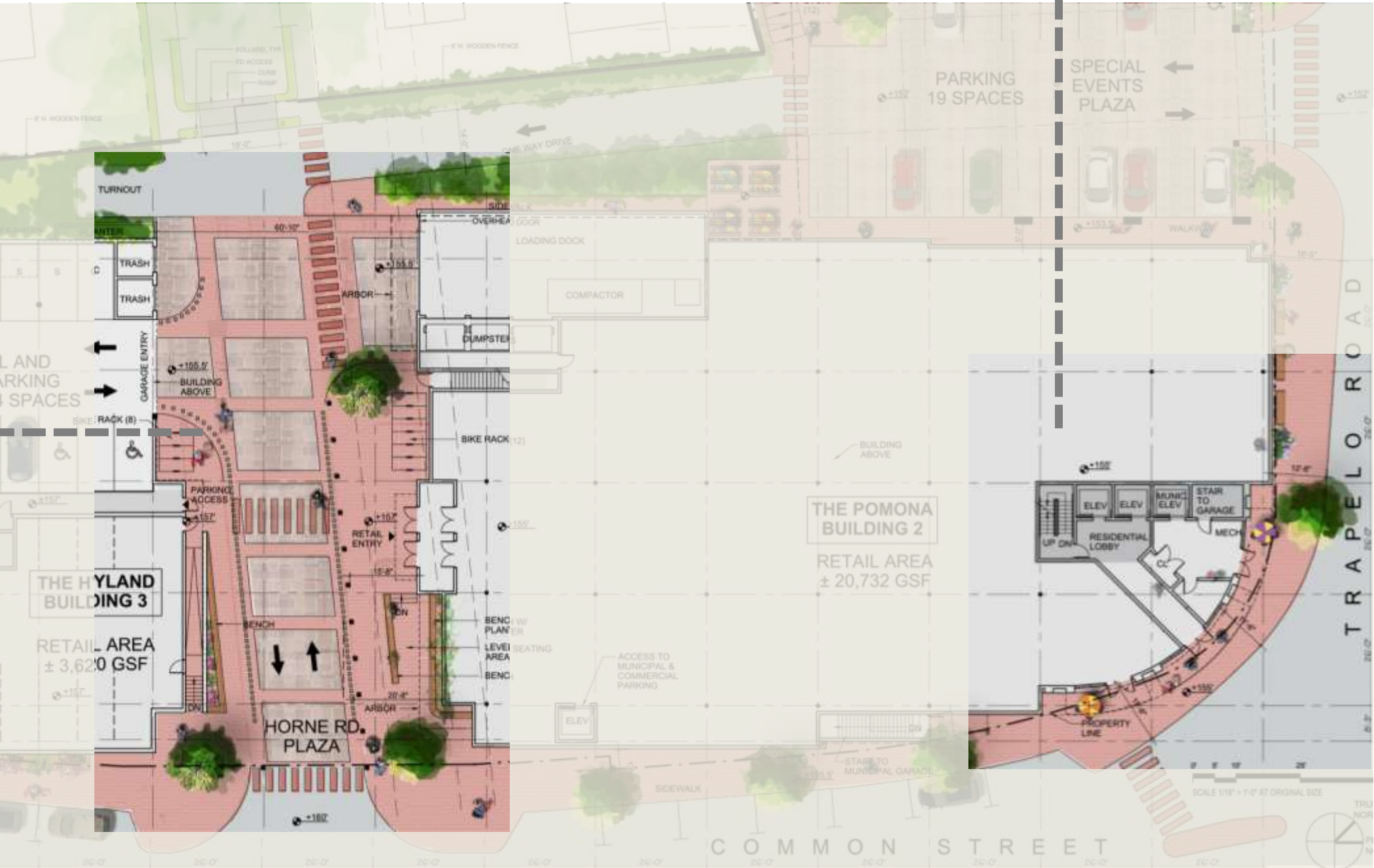
The HYLAND



Site Plan – the Pomona

1. The Pomona Corner

2. Horne Rd Plaza



Corner View



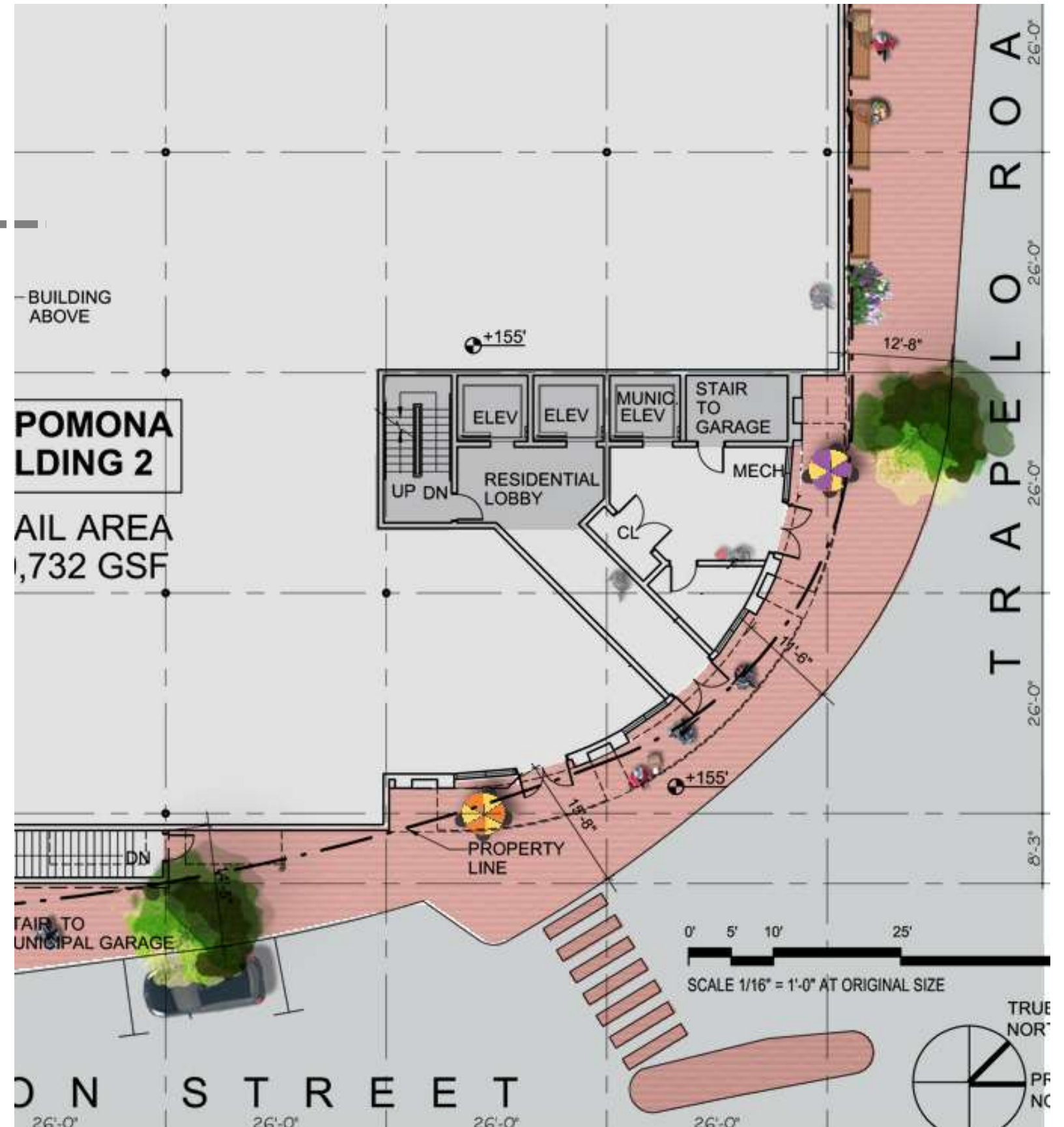
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Birds Eye View at Corner



Trapelo and Common Corner

- Generous sidewalk and entry area
- Entries for Retail, Residential, and Municipal Parking
- Busy intersection still allows for space for pedestrian amenities



Corner View



- Glazed canopy
- Decorative tile & metal work
- Illuminated clock face

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Trapelo X Common Corner

Corner View



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Trapelo X Common Corner

Corner View



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Trapelo X Common Corner

Horne Road Plaza



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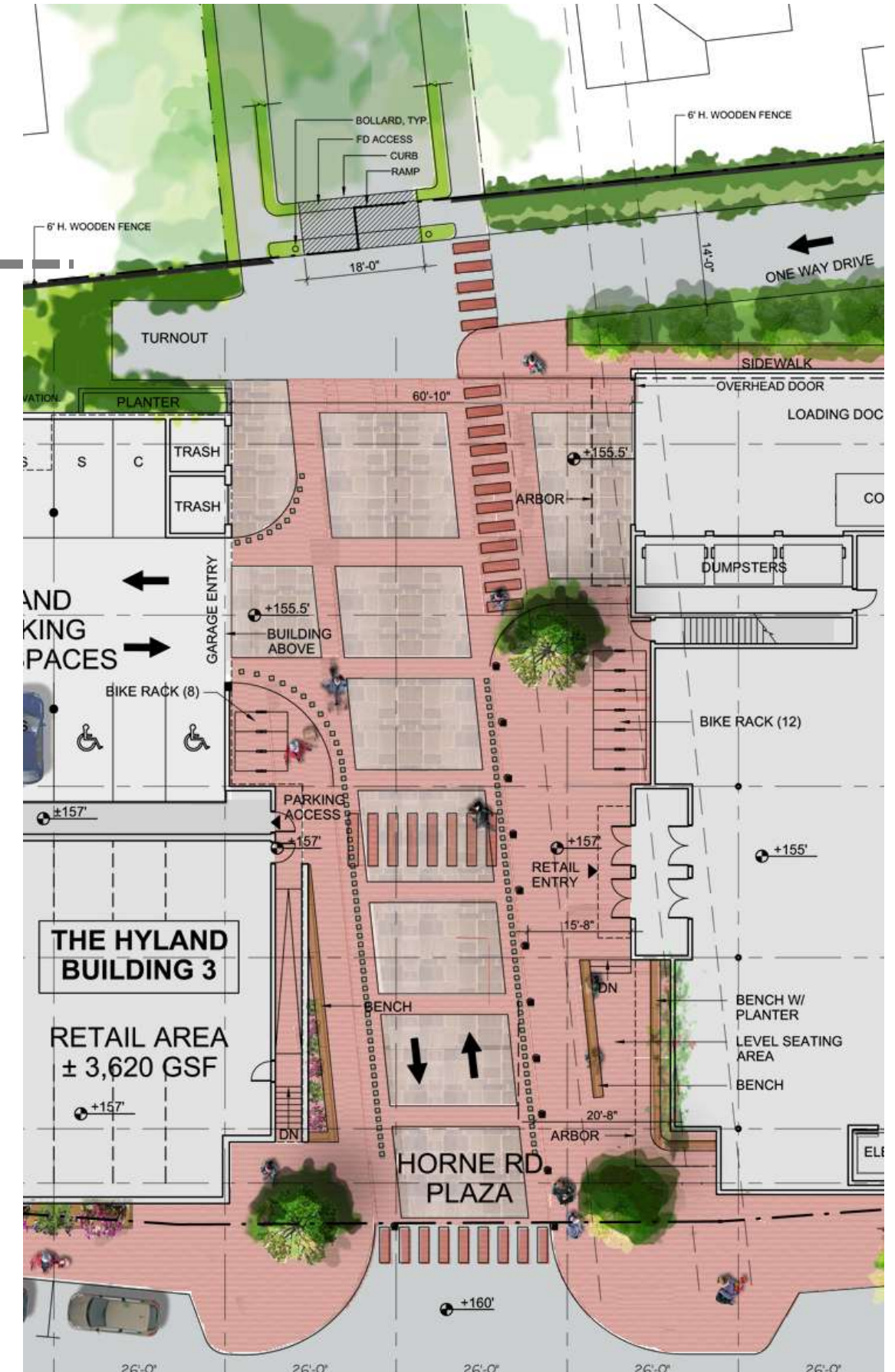
Birds Eye View at Horne Road Plaza

New Amenity – Horne Rd Plaza

- Pedestrian oriented space
- Traffic calming features
- Level seating area
- Retail both sides
- Arbor and canopy features



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HORNE ROAD PLAZA

Horne Road Plaza



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View from Common Street

Horne Road Plaza



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View from neighborhood

Elevations

Common St



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Common Street Elevation at the Pomona

Elevations

Corner - Flattened



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Corner Elevation at the Pomona
14

Elevations

Trapelo Rd



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Trapelo Road Elevation at the Pomona

Elevations

Horne Rd



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Horne Road Elevation at the Pomona

Elevations

Driveway Elevation



4

REAR ELEVATION (PARKING)

SCALE 1/16"=1'-0"

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Driveway Elevation at the Pomona

The Pomona

Building Information



Pomona Data:

- +/- 74,300 SF
- +/- 20,700 SF Commercial (included)
- 48 – 50 residential units
- Building Height = 48-ft

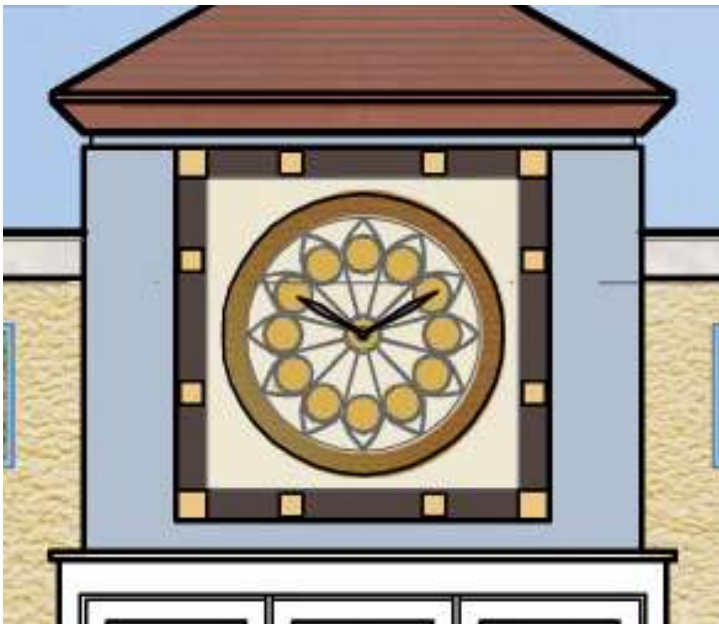
1 COMMON STREET ELEVATION
SCALE 1/16"=1'-0"

The Pomona

Building Detail



Canopy



Clock face



Decorative metalwork



Tile



Pomona tower

Street Elevation

TRAPELO ROAD



The Pomona

View from Winslow Looking into Parking Plaza



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Perspective Views at the Pomona

The Pomona

Trapelo Road– Pedestrian View



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Perspective Views at the Pomona

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Common St – Pedestrian View



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Perspective Views at the Pomona

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Driveway View



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Perspective Views at the Pomona

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Bird's Eye View



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Bird's Eye View of Courtyard at the Pomona