

Welcome to Cushing Village



PLANNING BOARD PRESENTATION III
Mar 27, 2012
(Revised 3/30/12)



Revised Residential Setbacks

- We increased the stepping away from the residential district at the upper levels.
- We deleted the highest level of the Hyland.
- We will redesign the Hyland to respond better to abutting residential district.
- We propose to make changes to the Pomona and the Winslow to reduce their visual mass.

The Hyland at Belmont St.



Issues

Too high; gives perception of five stories.

Stepping back not sufficient;
too much mass.

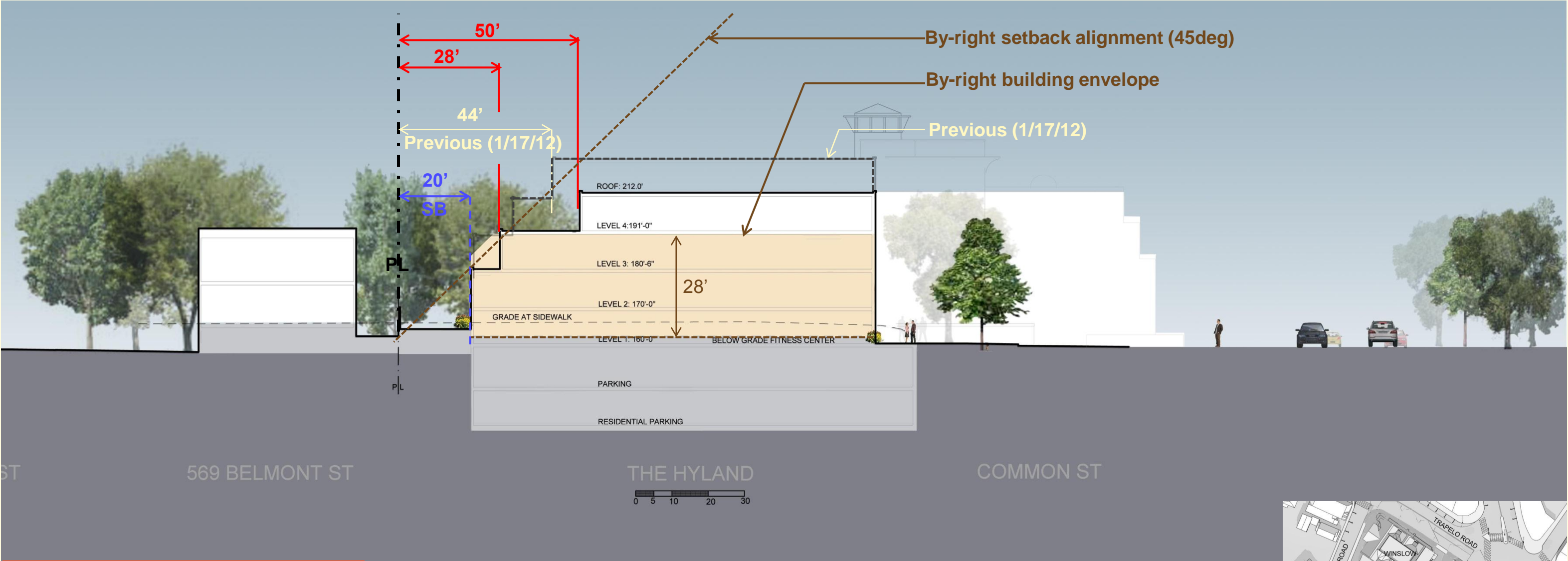
Too much of a flat wall.

Disliked aesthetics of the Hyland.-
We will redesign using neighborhood
forms and reduced massing.

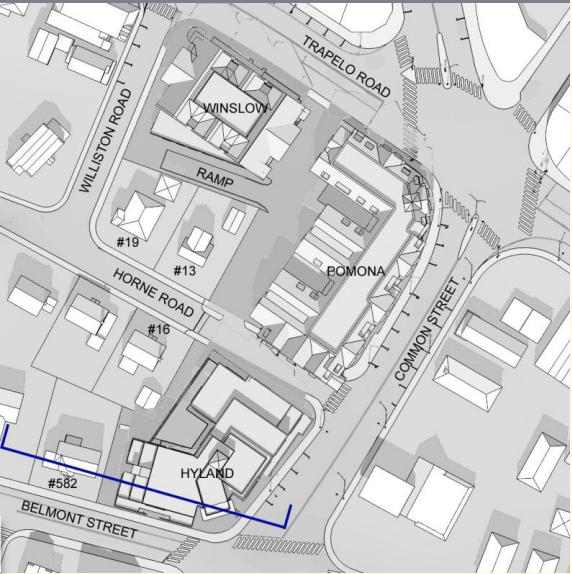
#569 Belmont St.

Massing at Neighbors

569 Belmont St.



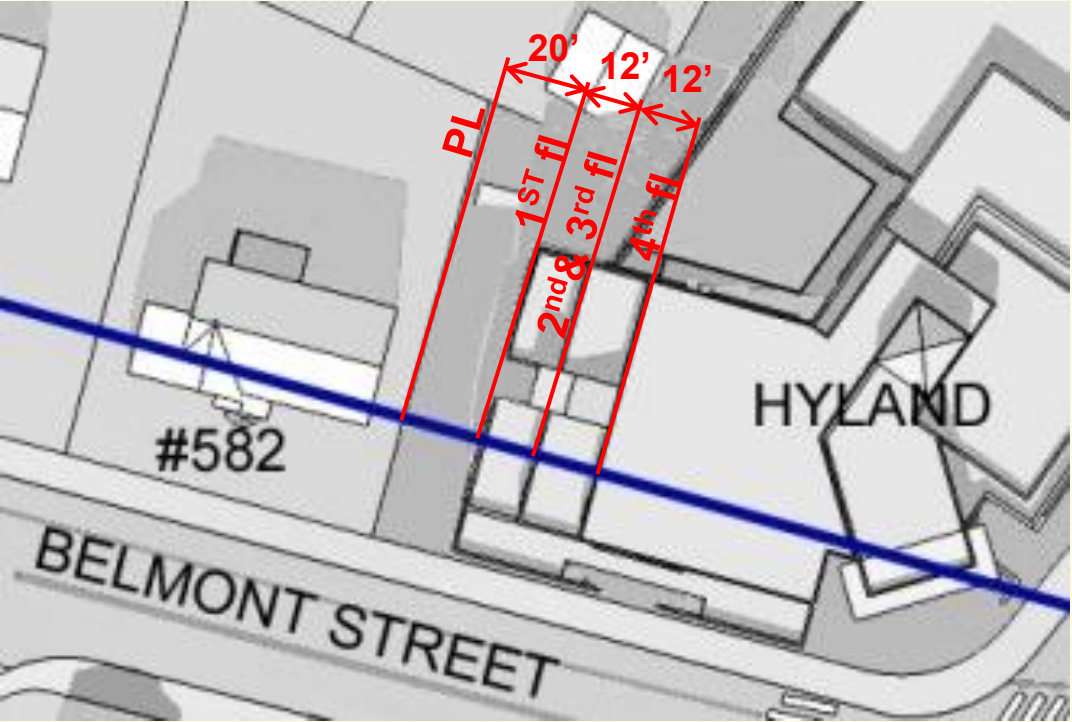
Site Section – Proposed and Previous



Massing at Neighbors
16 Horne Rd.



Rear Setbacks – Proposed



Rear Setbacks – Previous

The Hyland on Horne Rd.



Issues

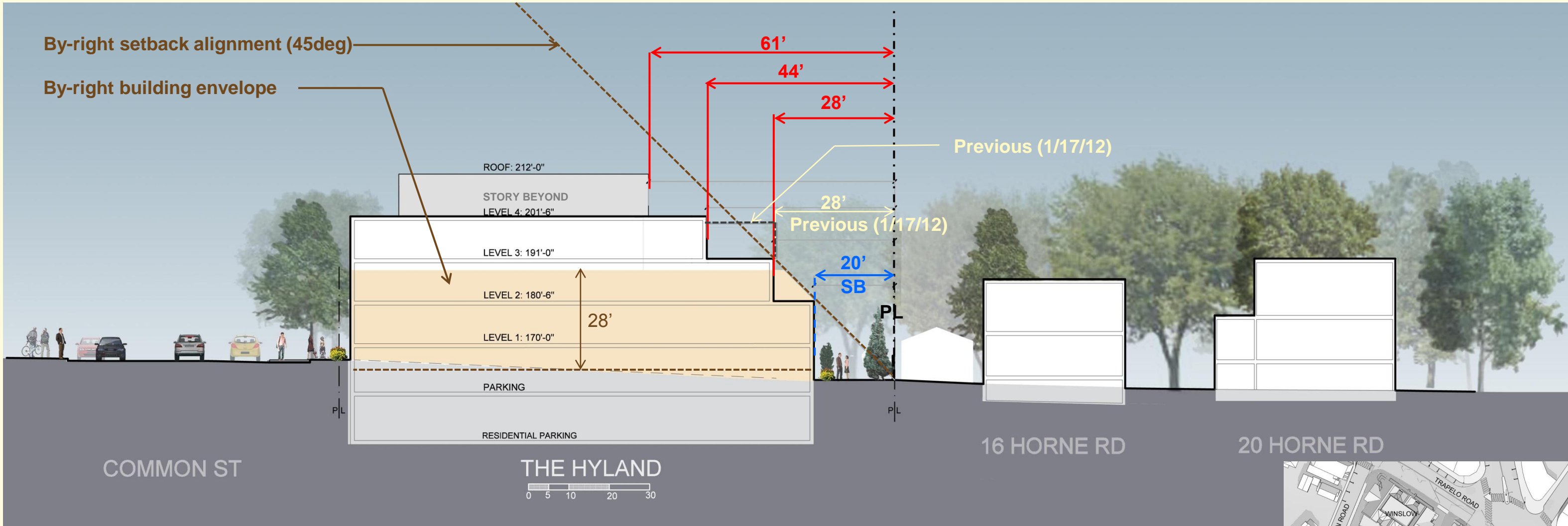
Remove highest level

Insufficient Stepping

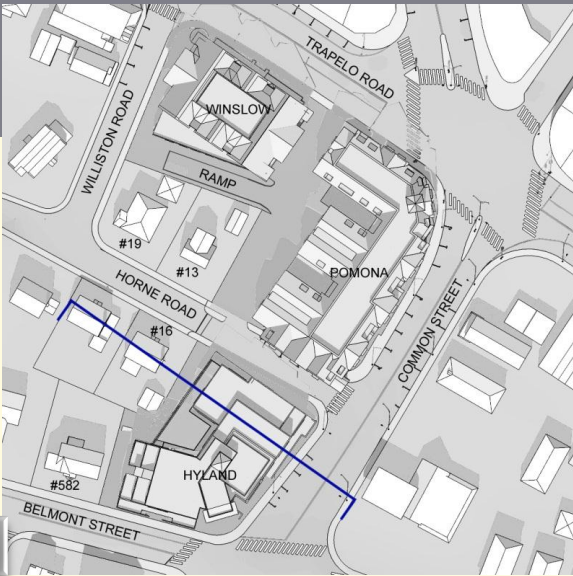
#16 Horne Rd.

Massing at Neighbors

16 Horne Rd.

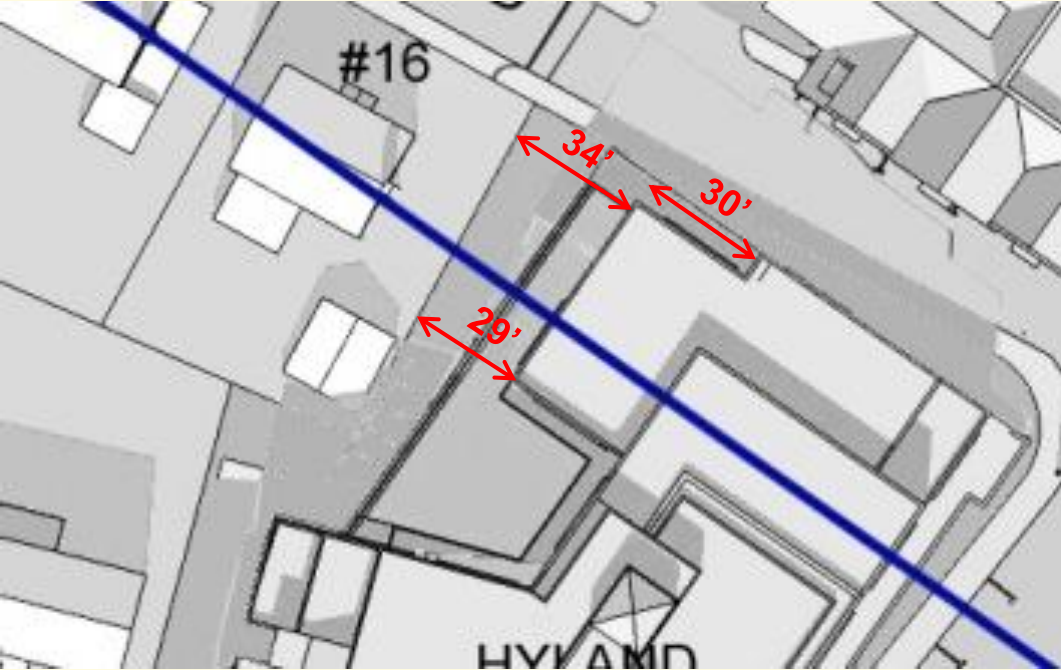
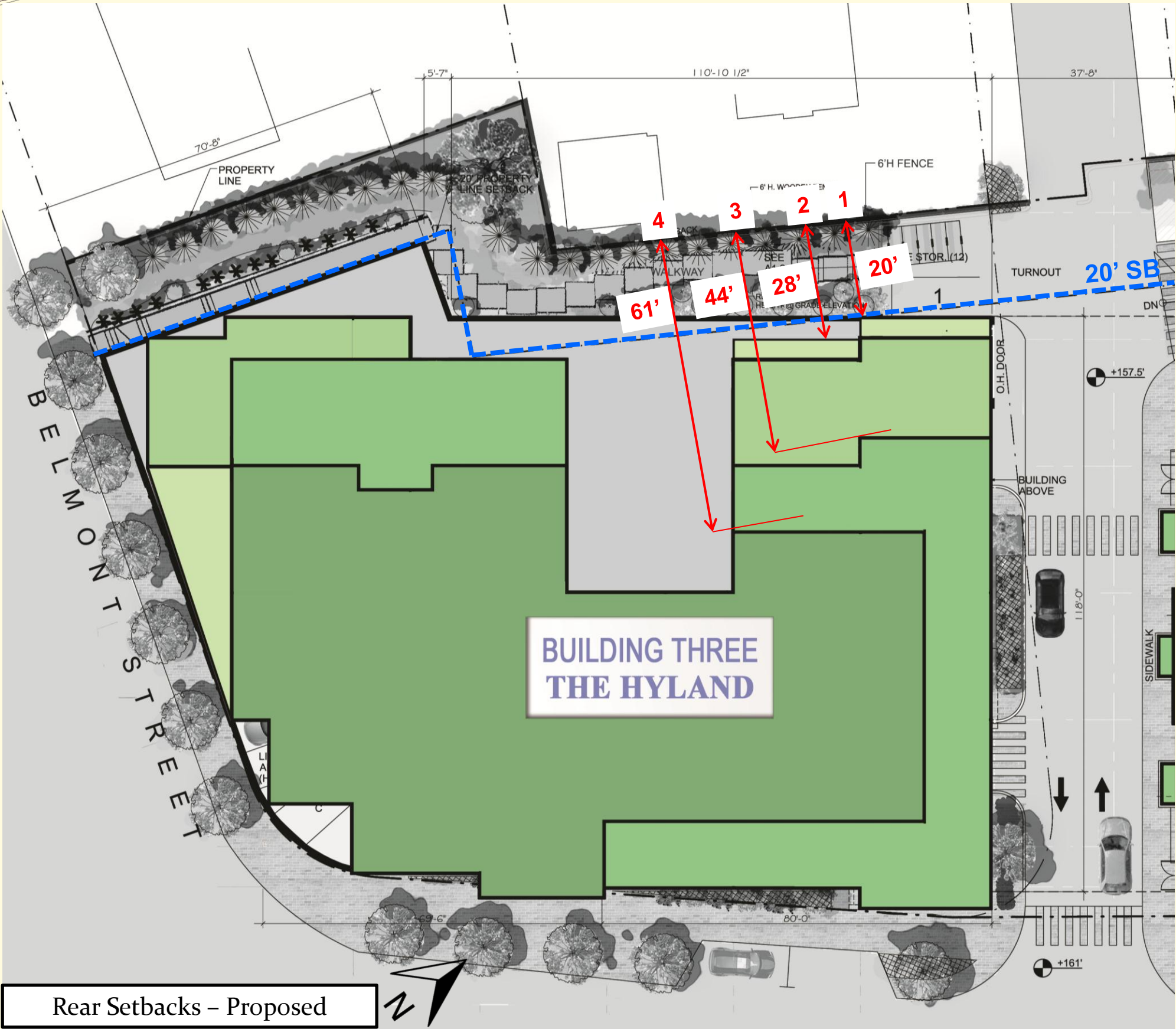


Site Section – Proposed and Previous



(Revised)

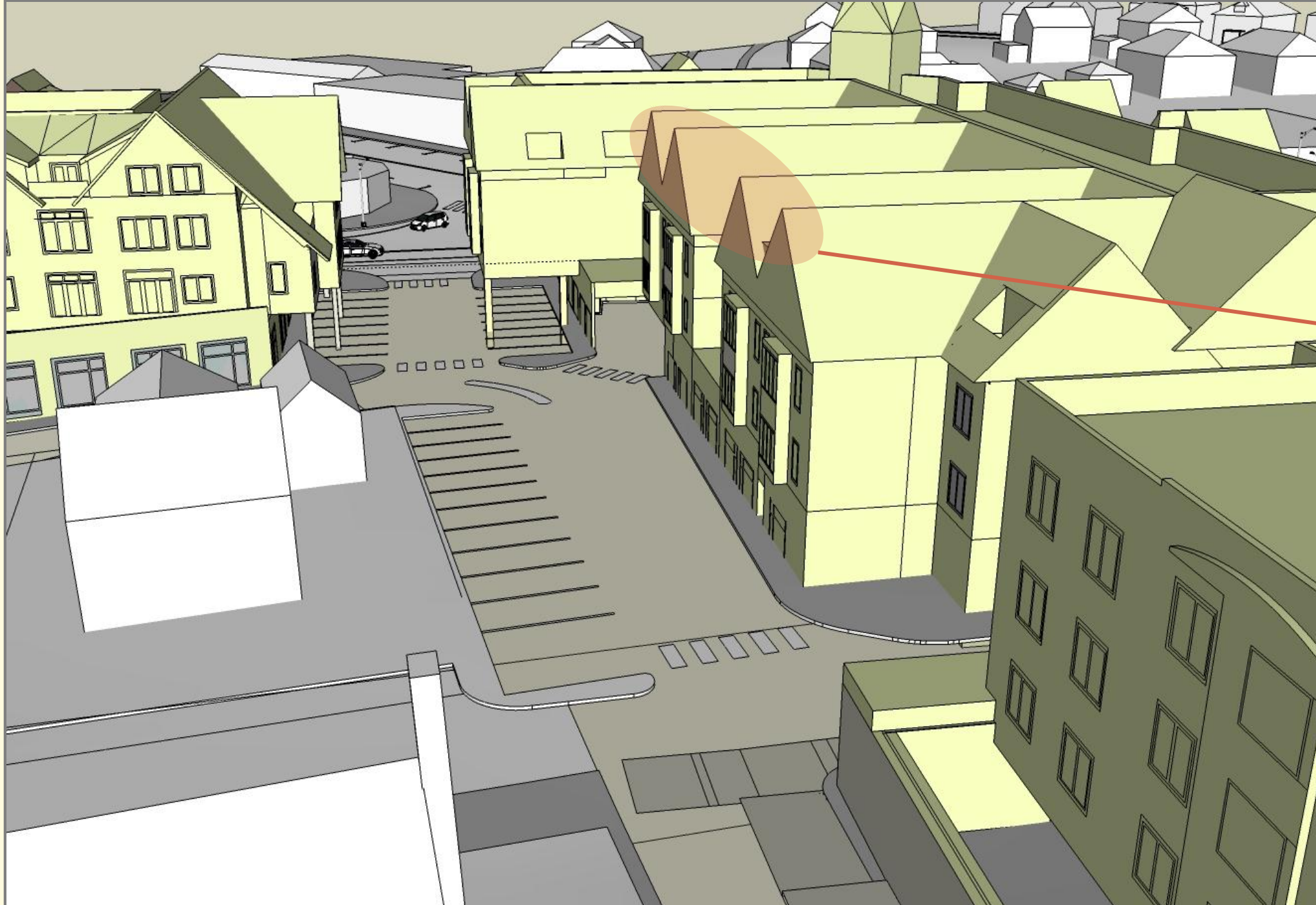
Massing at Neighbors
16 Horne Rd.



Rear Setbacks – Previous

Rear Setbacks – Proposed

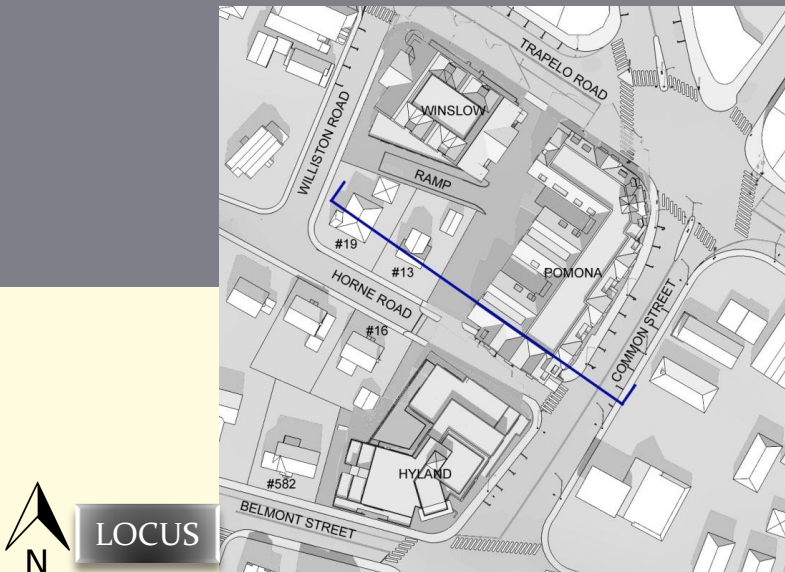
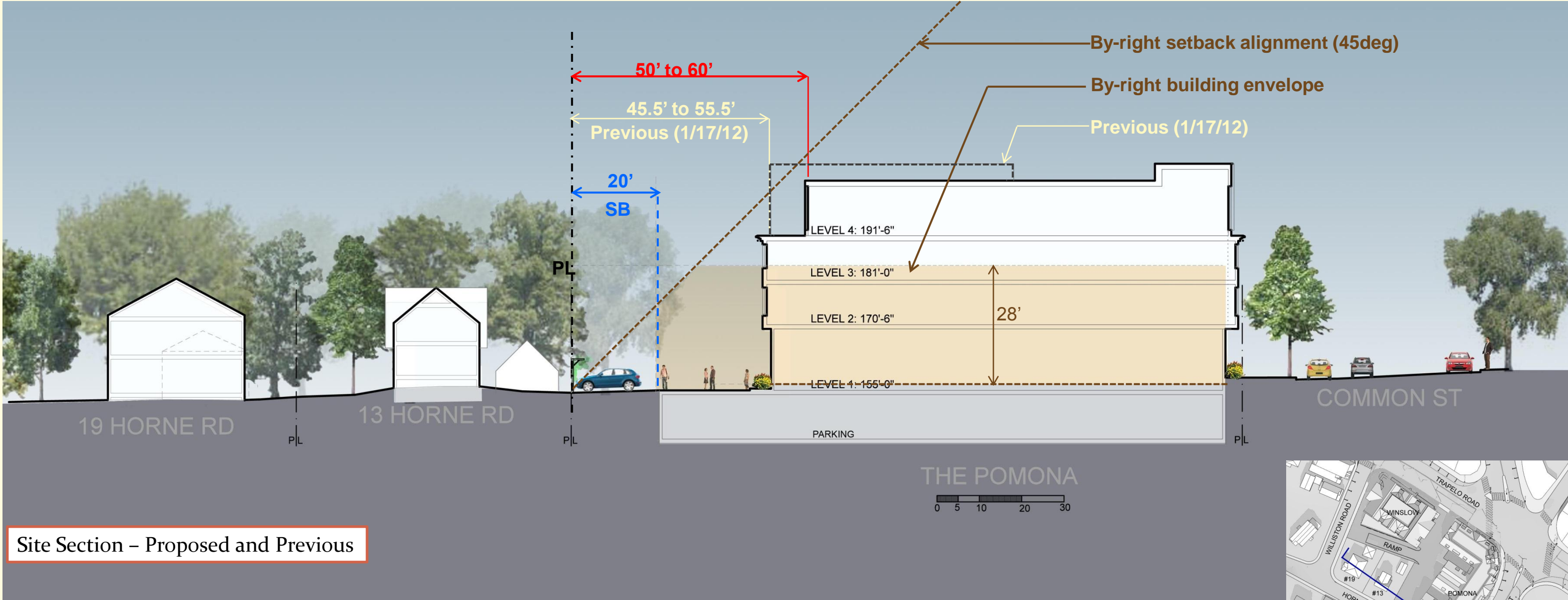
The Pomona on Horne Rd.



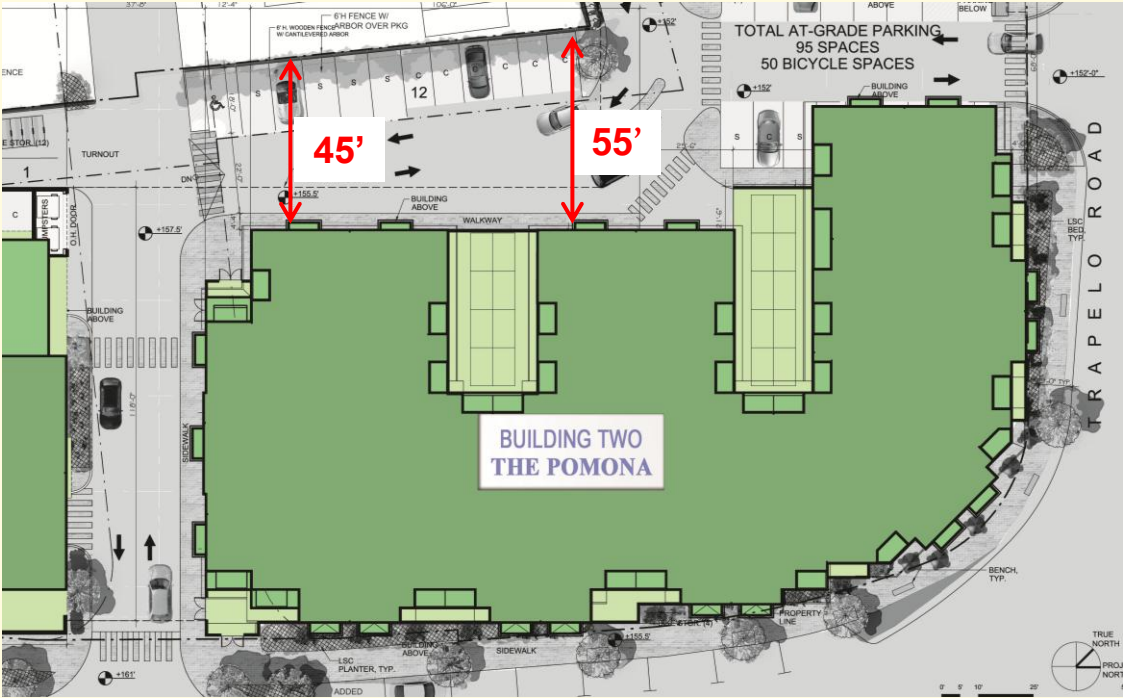
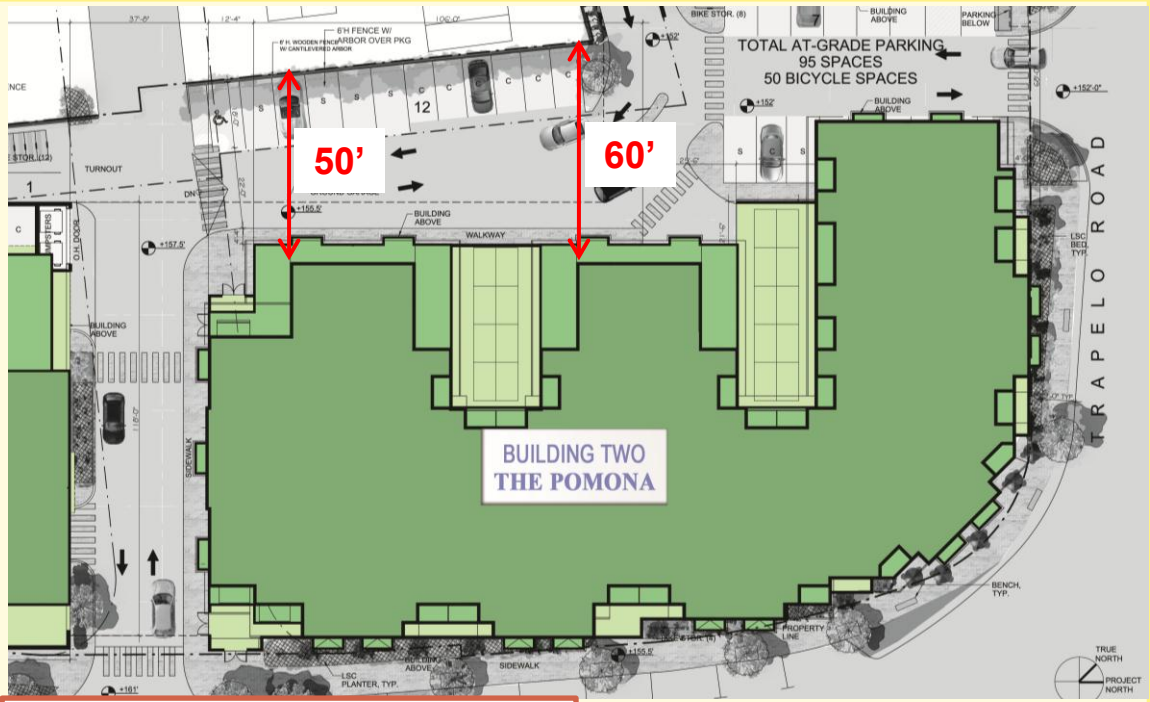
Issue

Insufficient stepping at the 4th floor.

Massing at Neighbors
13 Horne Rd.



Massing at Neighbors
13 Horne Rd.



The Pomona



Proposed Common St Elevation

Redesign or remove tower.

Lower parapet by approx. min 5'



Previous Common St Elevation

Issues

Dislike tower. Too tall.

Building too imposing.

The Winslow at Williston Rd.



Issues

4th story at gable ends.

Resolve awkward geometries and open flat roof.

The Winslow



Lower gable and reduce mass (both ends).



Issue

No step down at gable end. (both ends)

Steps ahead

- Go through each building design to comply with setbacks proposed.
- Revise the buildings aesthetically, especially the Hyland.
- Revise the site plan to correspond to the revised buildings with an eye to delineating more civic space.
- More on the Hyland...