



Long Elevation to Public Space



Massachusetts Avenue - Street Elevation

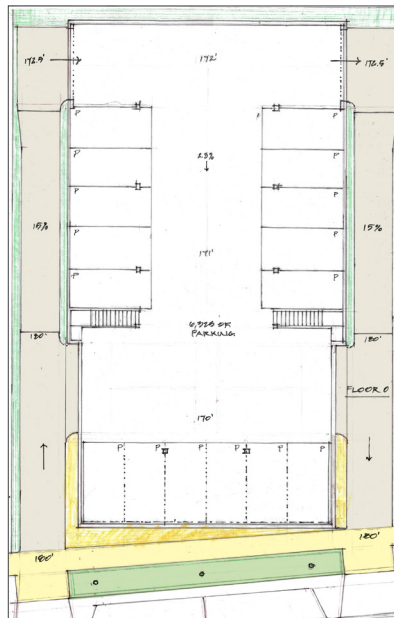
INFILL RESIDENTIAL DENSITY

Prepared for two parcels with the new state MBTA inclusive housing bylaw, four story blocks introduce a residential density exceeding the 15 du per acre threshold.

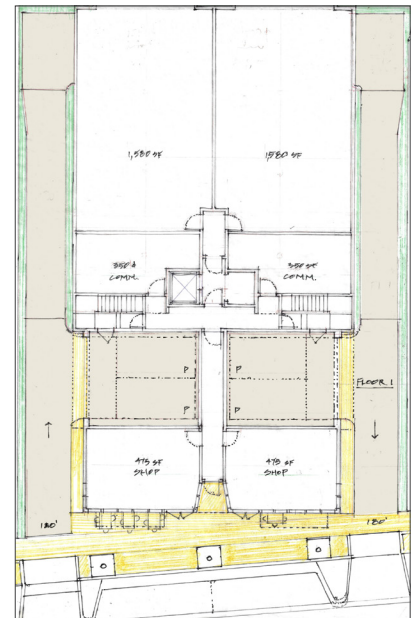
The narrow parcel on Massachusetts Ave. required incorporating an existing two story structure, with a primary elevation framing a public space near the town center. Parking is available at the center of the large commercial block.

The rectangular site on Bedford Street suggested a one way circulation loop to access and egress the basement level structured parking. Street parking shall serve the four small shops on the ground floor.

The residential program for both sites established all units as generous 3 bedroom condominiums.



Bedford Street - Basement Level



Bedford Street - Ground Level

PROGRAM

Cooke & Sons LLC

- Massachusetts Avenue
(9) three bedroom condominiums
(4) small ground floor shops
- Bedford Street
(20) three bedroom condominiums
(4) small ground floor shops



Elevation

HOUSES & HOUSING

*Infill Setting - Older Town Center
Small Parcels*