Existing Conditions
- Maintain the residential edges along Townsend Street
- Incorporate the sight lines from Dennison and Harrishof Streets when designing building massing
- Provide publicly accessible green space and pedestrian connectivity
- Internalize any vehicular drop-off, garage entries, and service circulation
- Preserve the natural setting and limit vehicular circulation other than emergency access
Design Adjustments

- Reduced building legs by ~20 – 50 ft
- Reduced height facing Dennison from 8 floors to 5
- Created openings in the massing to preserve view corridors
- Shifted massing away from Harrishof and reduced from 8 to 5 floors
- Increased Townsend façade from 5 floors to 6
- Reduced Townsend façade from 5 stories to 4
- Create pedestrian connectivity through the site for community use
- Reduce overall massing
- Clarify landscaping approach – public vs. private exterior spaces
Option 1
Option 2
Landscape / Public Realm Strategy

1. Entrance Plaza
2. Townsend Street Entrances
3. Resident Plaza
4. Garage Façade Treatment
5. Maintain buffers / neighborhood edges
Entrance Plaza
Entrance Plaza
Townsend Street Entrances
Townsend Street Entrances
Residence Plaza

- Entrance to Resident Roof Deck
- Potential Event Space
- Handicap Parking
- Garden Path
- Townhouse Entrances

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Residence Plaza