















# PARKS AND OPEN SPACES



HOTEL GREEN



AMPHITHEATER



TRANSIT SQUARE



TRANSIT GREEN



DINING PATIO



CYCLE TRACK





- 1 VEHICULAR / BUS ROADWAY
- 2 PUBLIC BIKE SHELTER
- 3 FLEXIBLE USE PLAZA
- 4 EMERGENCY ACCESS DRIVE
- 5 CIVIC LAWN AND SEATING

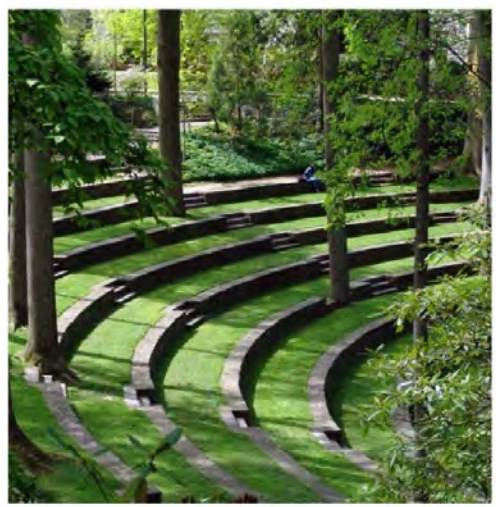
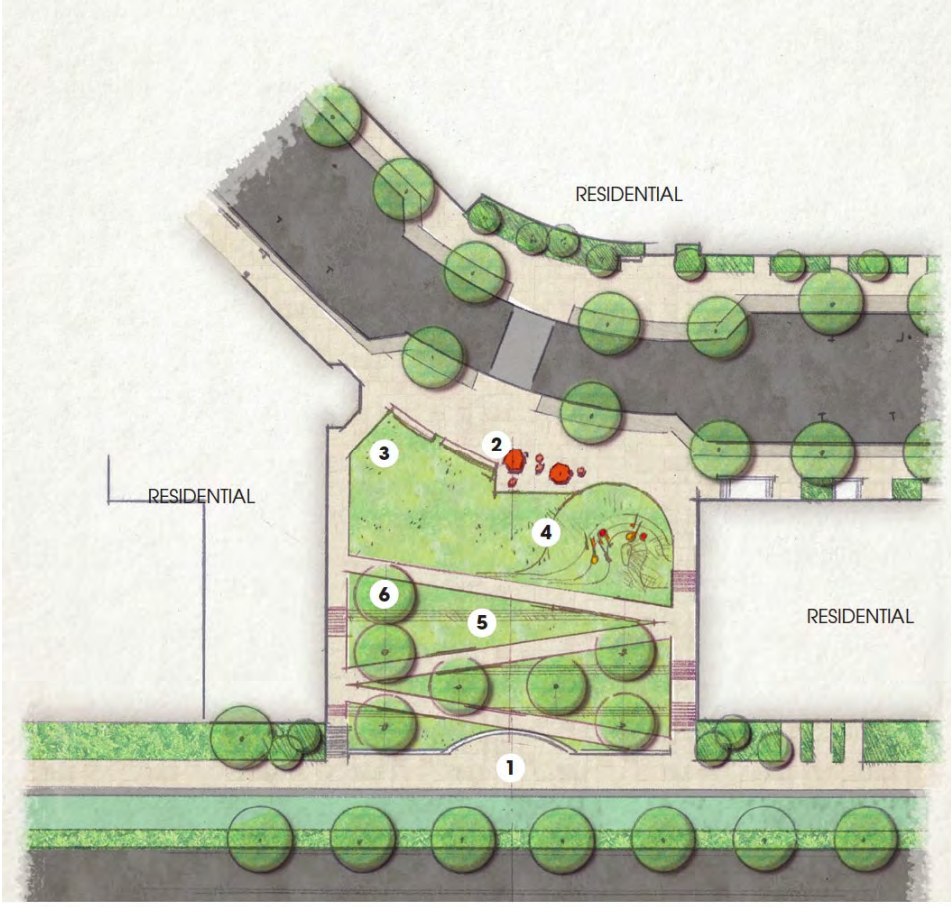






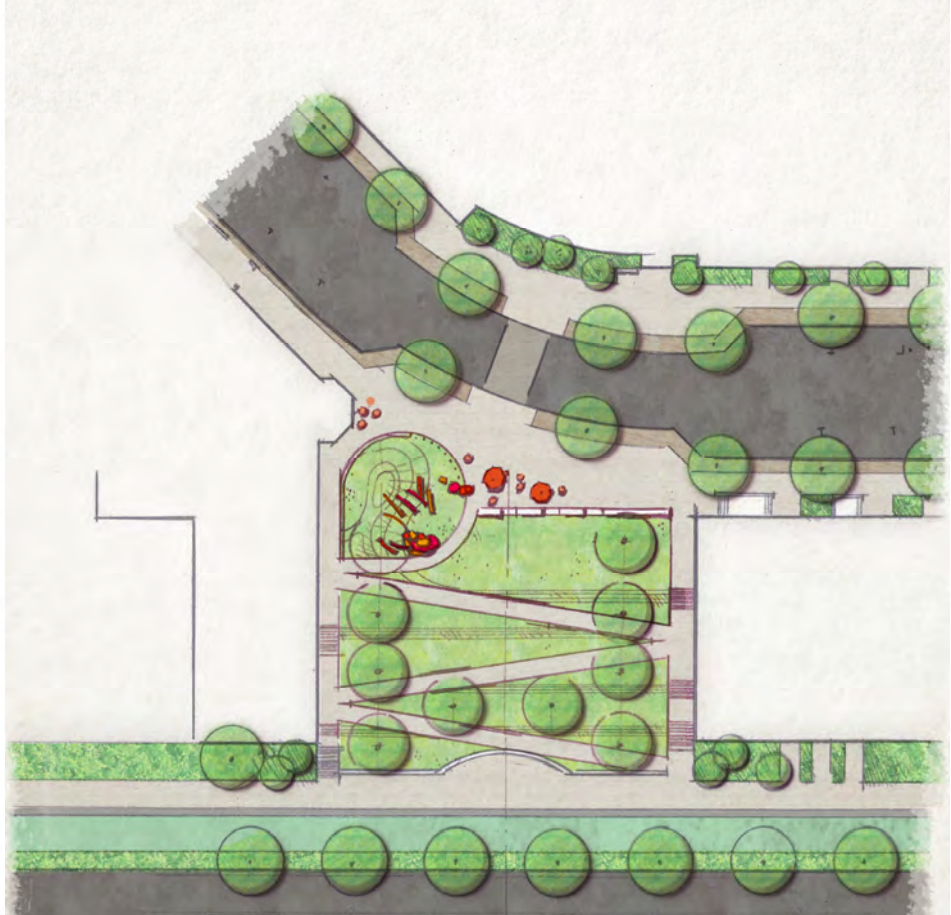
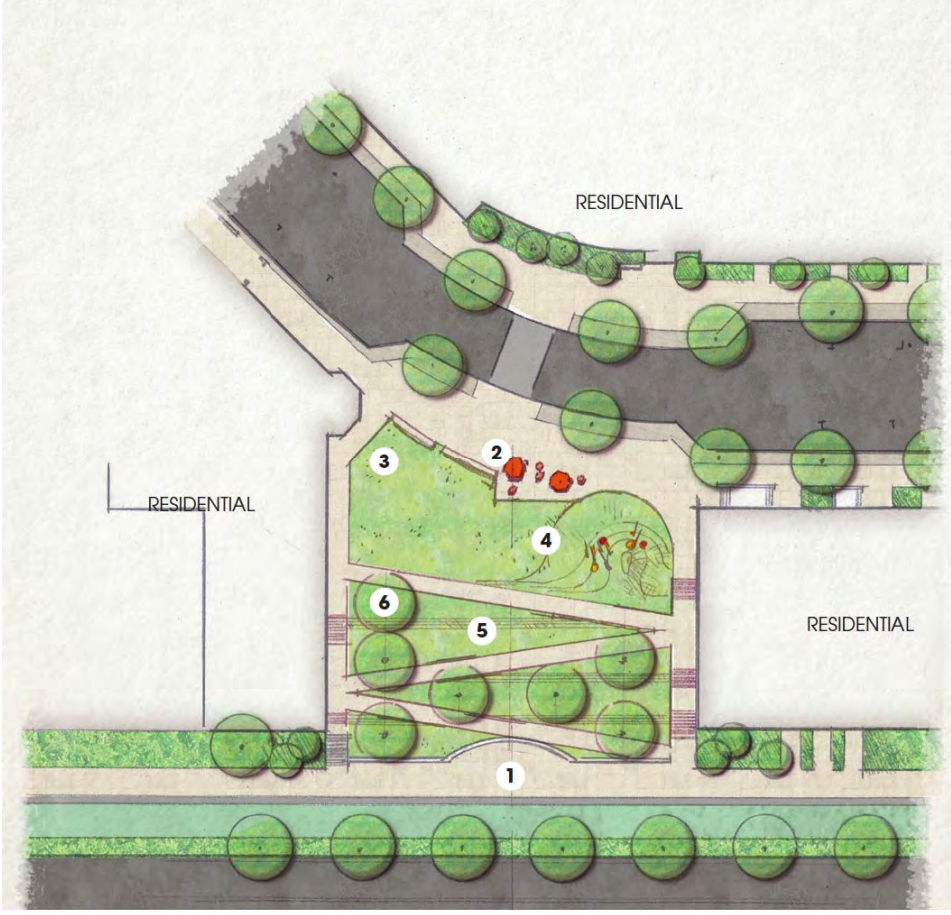






- 1 OVERLOOK
- 2 COMMUNAL SEATING ELEMENTS
- 3 OPEN LAWN
- 4 KNOLL "JACK & JILL HILL"
- 5 TERRACED LAWN
- 6 BOSQUE OF SHADE TREES







- 1 SIDEWALK CAFE
- 2 STAIRWAY TO GROVE STREET
- 3 BOCCE COURT
- 4 SHARED ROADWAY PAVING
- 5 HOTEL DROP-OFF

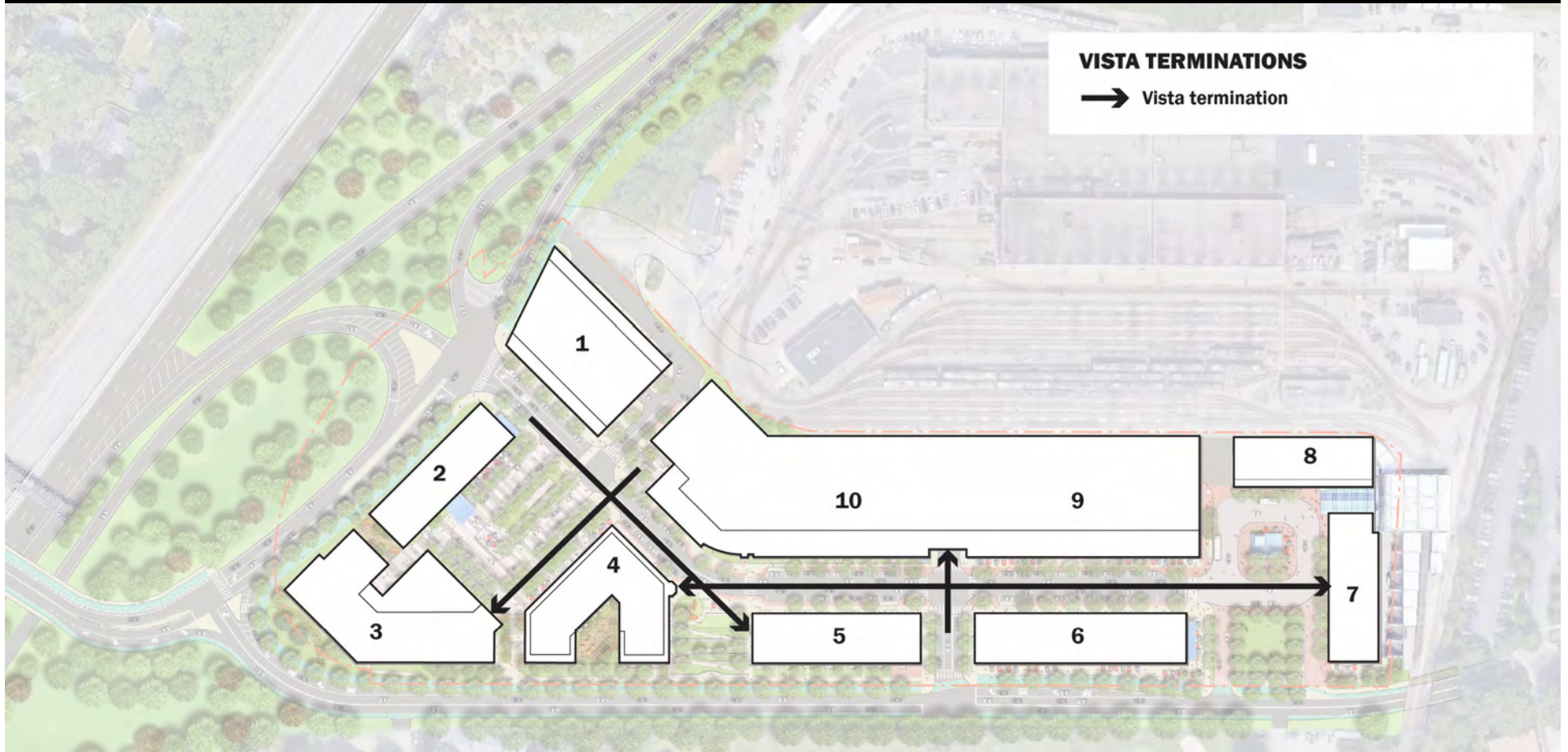


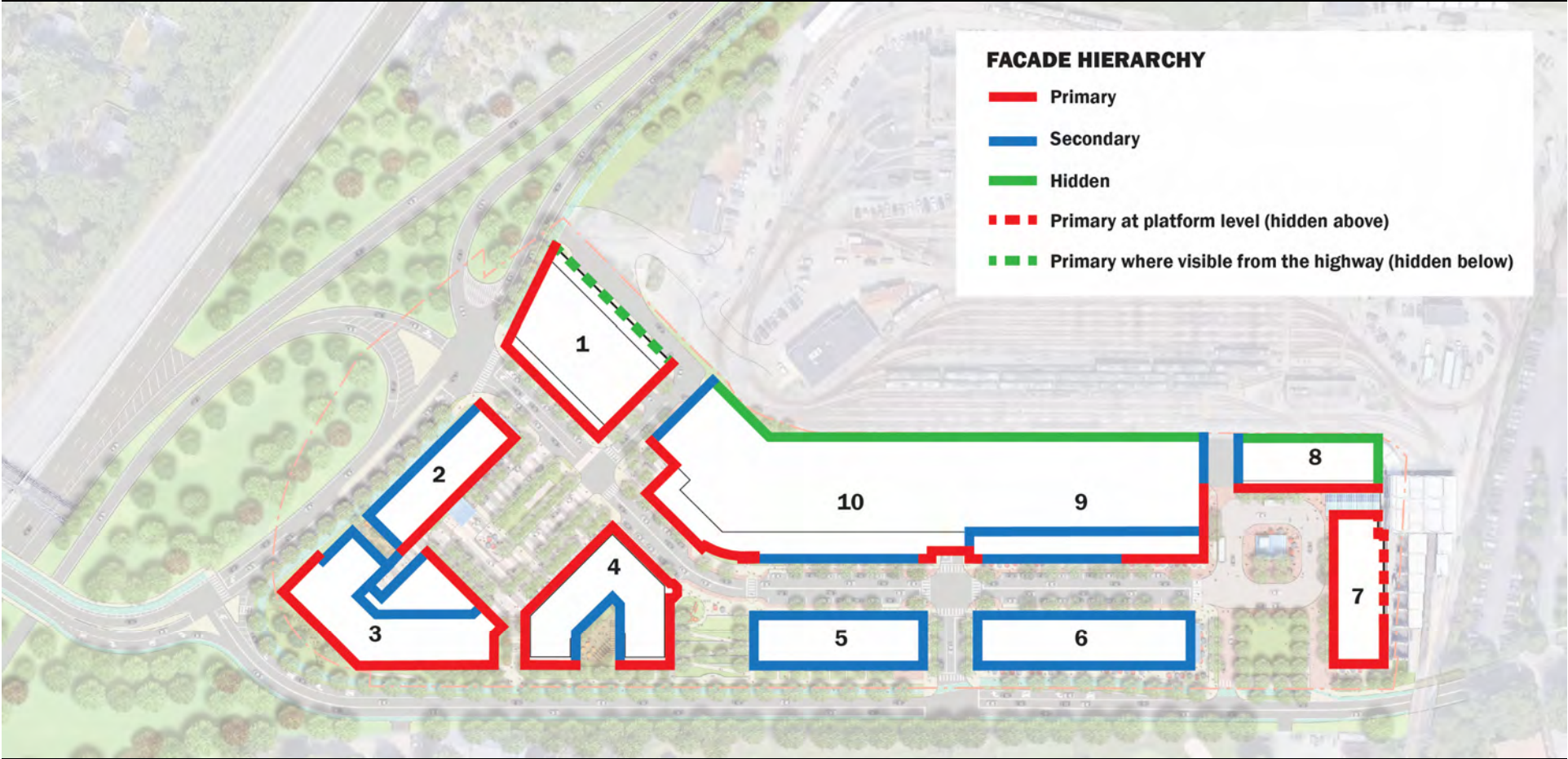






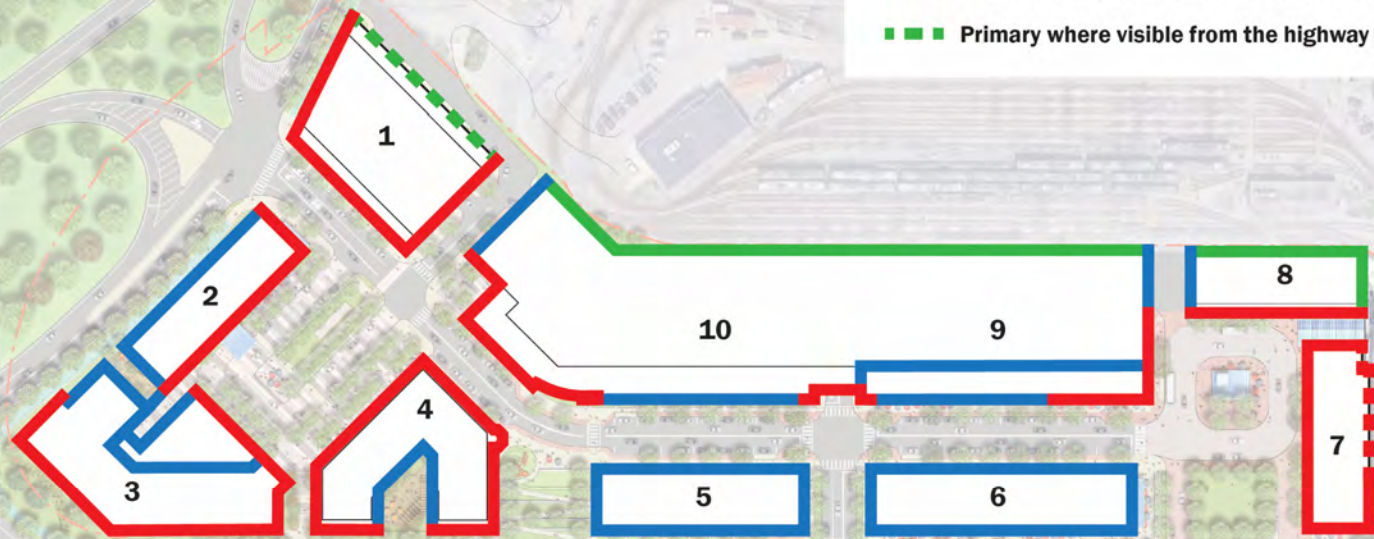
# DESIGN GUIDELINES

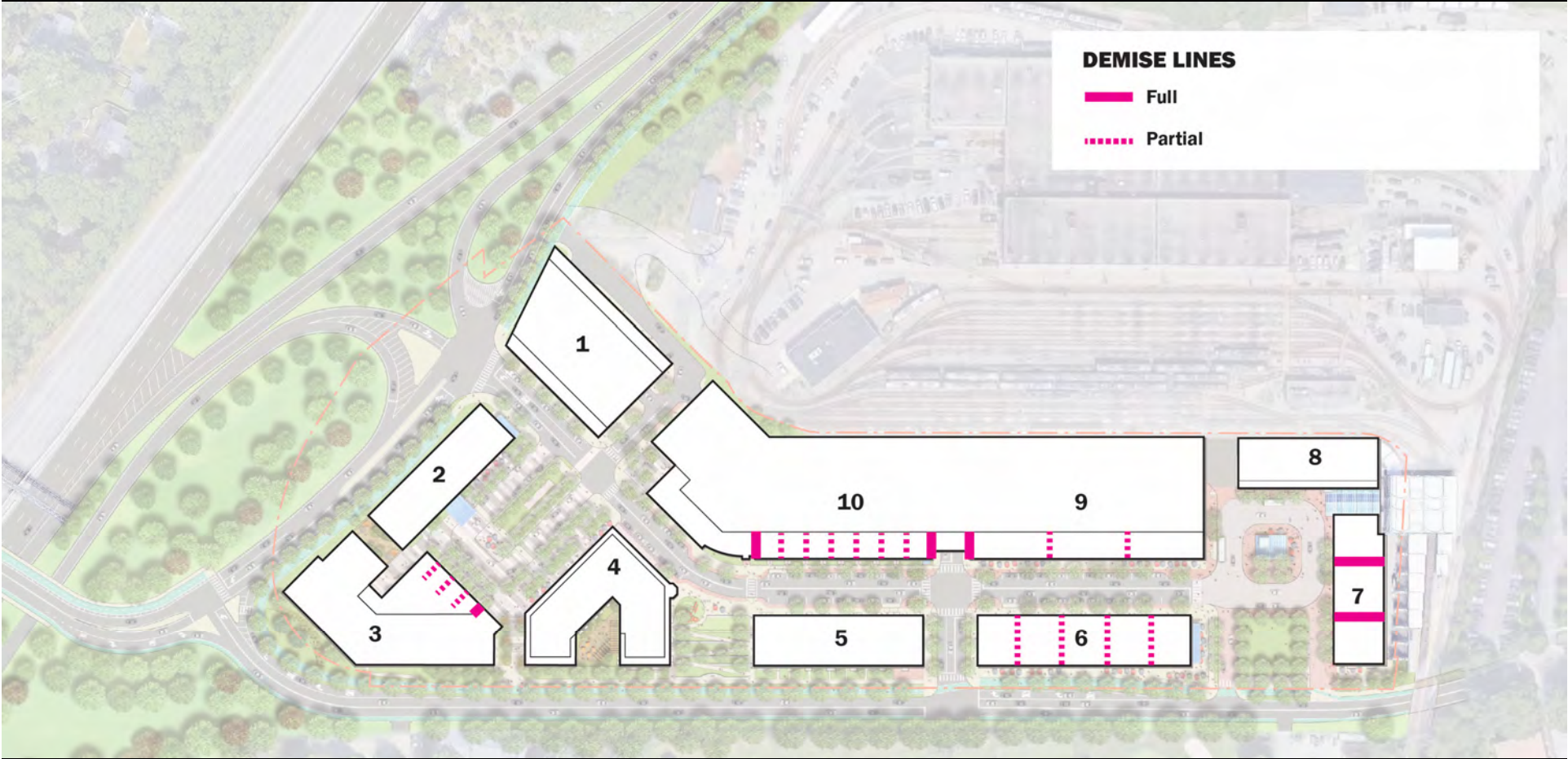




**FACADE HIERARCHY**

- █ Primary
- █ Secondary
- █ Hidden
- - - Primary at platform level (hidden above)
- - - Primary where visible from the highway (hidden below)





**DEMISE LINES**

**Full**

**Partial**

1

2

3

4

5

10

9

8

7

6

# 90

## Break Up Big Buildings

*Use demise lines to make big buildings smaller.*

**DIVVYING UP THE DESIGN** of multiple buildings is easy, but what about individual buildings that are too large? Clearly, civic buildings, monumental skyscrapers, and other iconic structures benefit from having a single master architect who imposes a unified vision. But most big buildings are neither civic nor monumental; they're just

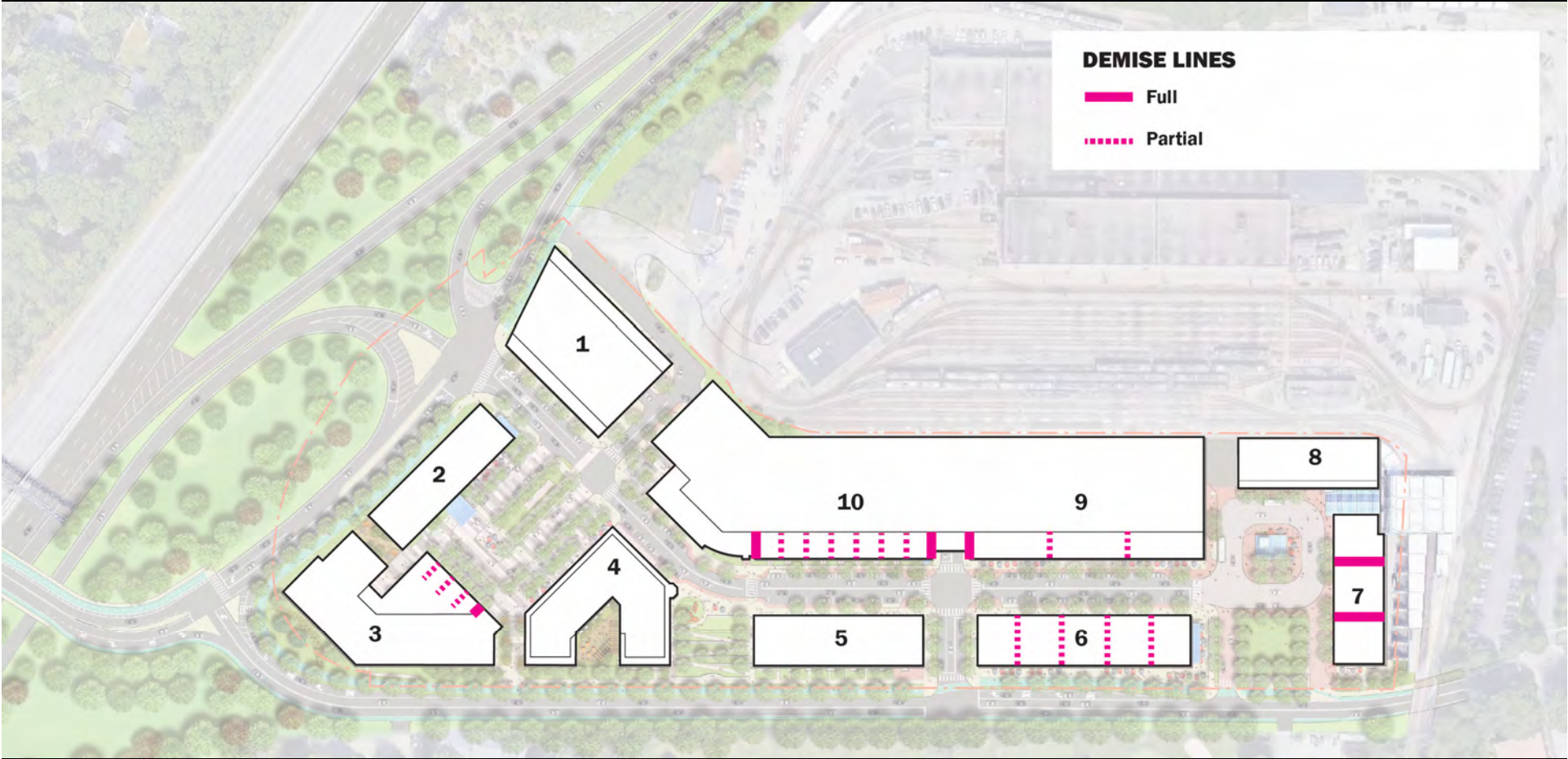


At Assembly Row in Somerville, MA, demise lines break a single large building into a collection of smaller ones.

big. Many cities are currently witnessing the construction of block-long buildings—most often housing—on blocks that are as much as 600 feet long. These are especially common in urbanizing suburbs where blocks are intentionally built large in order to hide central parking lots.

For some time now, savvy developers have been taking advantage of a concept called the “demise line” to break up the scale of these larger buildings. A demise line is an artificial vertical boundary that breaks a facade conceptually into several smaller units. There is as yet no theory of demise lines nor literature of demise lines, but they are used often, and most often without much skill. If they are to be effective at reducing scale and creating places of character, demise lines need to follow a number of simple rules. These are roughly as follows:

1. Try to be convincing. The goal is to create a sense of authentic development of distinct buildings designed by different architects.
2. Create a demise line map that reflects the historical sizes of buildings in the area, and places bigger “buildings” facing bigger spaces.



**DEMISE LINES**

Full

Partial

1

2

3

4

5

10

9

6

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7

# BUILDING BY BUILDING





