



# CAPITAL COMMERCE CENTER

LANCASTER, MASSACHUSETTS

40R DESIGN STANDARDS  
PRESENTATION

# **AGENDA**

## **1. PROPOSED PROJECT OVERVIEW**

**PROJECT TEAM**

**CAPITAL PROPERITES**

## **2. PROJECT CHARACTER**

**STREETSCAPE**

**GREENSPACE**

**COMMUNITY ENGAGEMENT**

## **3. MASTER PLAN REVIEW**

## **4. RESIDENTAL/COMMERCIAL COMPONENT REVIEW**

## **5. DESIGN STANDARDS MATERIALITY**

## **6. CONCLUSIONS**

# PROPOSED PROJECT OVERVIEW

The Project will be owned by 702, LLC and developed by Capital Group Properties, ( [www.capitalgroupproperties.com](http://www.capitalgroupproperties.com) ). Capital Group Properties has successfully developed over 50 projects throughout eastern Massachusetts over the last 35+ years.

Capital Commerce Center is an over 400-acre mixed use development which will include over 2,400,000 SF of distribution/logistics/industrial space, a 150-unit affordable housing project, retail & commercial space, and commercial pad sites along Route 70 along with close by restaurants, retail and athletic facilities.

## PROJECT TEAM

<b>702, LLC</b>	OWNER   APPLICANT
<b>CAPITAL GROUP PROPERTIES</b>	DEVELOPER
<b>RICHARD W. RANKIN, AIA</b>	ARCHITECT

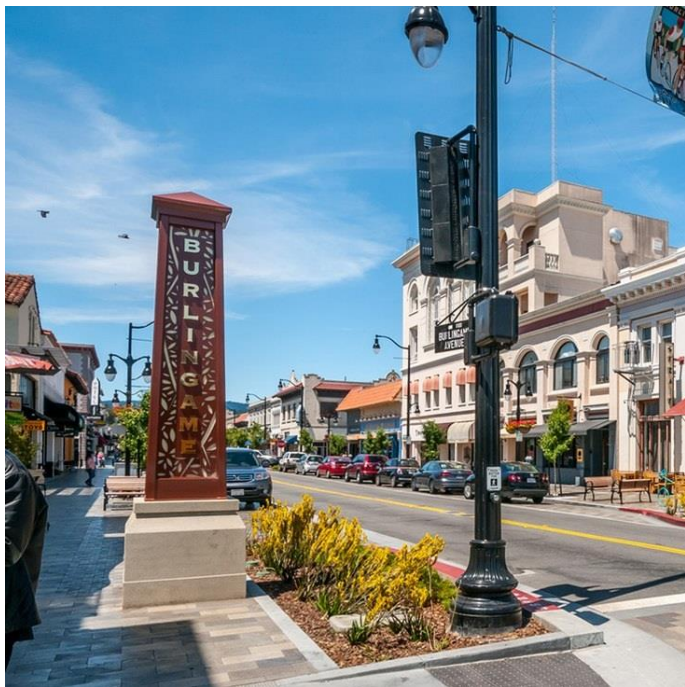


# PROPOSED PROJECT CHARACTER





# STREETSCAPE





# GREENSPACE





# COMMUNITY ENGAGEMENT





# RESIDENTIAL COMPONENT OVERVIEW





# RESIDENTIAL/COMMERCIAL SITE PLAN

Residential  
(150 Apartments / 300 spaces)

- 1. 4-Story Apartments - 75 units
- 2. 4-Story Apartments - 75 units
- 3. Clubhouse/Office - 2,500 SF

Retail

- 4. Retail – 14,000 SF
- 4. Retail – 14,000 SF
- 5. Carwash – 6,000 SF

Surface Parking - 300 spaces





# RETAIL COMPONENT OVERVIEW





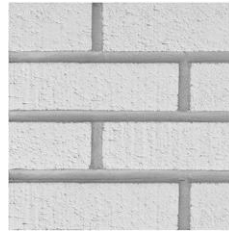
# DESIGN STANDARDS – MATERIALITY



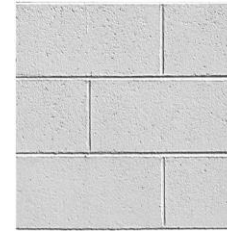
BRICK VENEER  
(TO BE PAINTED  
WHITE)



GROUND FACE  
MASONRY  
VENEER



INSULATED  
BRICK



CMU  
VENEER

## MASONRY MATERIALS



COMPOSITE  
METAL  
PANEL



CONCEALED  
FASTENER METAL  
PANEL SYSTEM



PANELIZED  
CEMENTTIOUS  
SYSTEM



STONE BASE  
MATERIALS

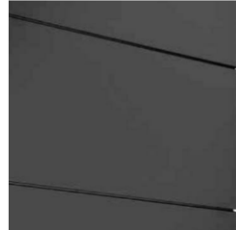
## LARGE PANEL MATERIALS



# DESIGN STANDARDS – MATERIALITY



FIBER CEMENT  
LAP SIDING



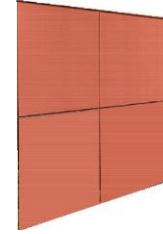
FIBER CEMENT  
SHIPLAP SIDING



METAL PANEL  
SIDING



PORCELAIN  
TITLE



FIBER CEMENT

## HORIZONTAL SIDING MATERIALS



FIBER CEMENT  
SIDING  
(WOOD TEXTURE)



MASONRY  
STONE VENEER



METAL PANEL  
SIDING



FIBER CEMENT  
PANEL SYSTEM



FIBER CEMENT  
PANEL SYSTEM

## ACCENT MATERIALS

## VERTICAL SIDING MATERIALS

## VERTICAL SIDING MATERIALS