

Kanso Maynard - Project Design Narrative

Kanso Maynard encompasses the development of portions of approximately thirty-two (32) acres, primarily located in the Single Resident District 2 in Maynard, MA. Accessed from Parker Street (Rt. 27), the community is proposed to be comprised of two hundred (200) residential units. The apartment home mix includes approximately eighty (80) one-bedroom units, one hundred (100) two-bedroom units, and twenty (20) three-bedroom units. The development plan also includes a detached trash and recycling center, a mail kiosk structure with bike storage, and three hundred and forty-one (341) surface parking spaces, with seventeen (17) spaces equipped with EV charging stations. The current site includes a vacant detached residential home and is predominantly covered by wetlands and woodlands, with notable topographical variation. The existing structures located opposite the site, along Parker Street, consist primarily of two-story residential homes.



Existing Conditions – Aerial Photograph

The primary design objective is to protect and enhance the site's natural features while preserving its essential character. As such, the proposed site plan gives priority to the preservation of existing woodlands and wetlands, with only approximately fourteen (14) percent of the site allocated to new buildings and hardscape. The new buildings are strategically placed to avoid steep topography, including a wooded knoll around which the primary vehicular circulation route loops, connecting the two site entries from Parker Street.



Proposed Conditions – Aerial Rendering

The design leverages the site's natural landscape, with new structures thoughtfully designed to complement the surrounding neighborhood's architectural character, massing, and scale.

Two types of new buildings are proposed:

1. **Townhomes:** Nine (9) two- and three-story townhome buildings are situated on the northern side of the site, organized along a new street with access from Parker Street. Varied roof shapes, colors, materials, and stepping emphasize the individuality of the homes rather than creating a monolithic appearance. The townhome buildings closest to Parker Street feature two-story facades with gable roofs to seamlessly transition to the scale and massing of the surrounding neighborhood. The material palette is thoughtfully chosen to harmonize with predominant neighborhood materials. Clapboard siding of varying exposure, detailed trim, balconies, and projecting bay windows, along with a diverse color palette, enrich the neighborhood aesthetic and reinforce the residential and pedestrian scale.



Typical Townhome Building Elevation

2. **Stacked Flat Buildings:** Four three-story walk-up buildings are in the northern and central portions of the site, set well back from Parker Street and at lower elevations, to minimize visual impact on the surrounding neighborhood. The buildings are strategically positioned to take advantage of the site's natural topography and views, following the natural contours to create a more harmonious aesthetic. Nestled onto the existing slopes, three of the buildings feature 'walk-out' apartment homes on the

lower level, with large patios. Like the townhomes, the architectural style of these buildings is inspired by local architecture, featuring gable roofs and broad recessed porches. The material palette includes clapboard siding, detailed trim, and colorful accent panels, contributing to a cohesive and visually appealing community.



Rendering of Stacked Flat Buildings