

# NORTHPOINT - PARCELS G/H

SEPTEMBER 6, 2017



PERKINS  
+ WILL

***nbbj***

**cbt**

# NORTHPOINT AERIAL VIEW



# NORTHPOINT AERIAL VIEW

CHARLESTOWN  
INTERSTATE 93

GILMORE BRIDGE

ORANGE LINE  
COMMUNITY COLLEGE  
T STATION

RAIL YARD

MBTA  
COMMUTER RAIL  
FACILITY

CHARLESTOWN/  
NORTHPOINT  
PEDESTIRAN BRIDGE

TWENTY/20 APT BLDG

BRIAN MURPHY  
MEMOTIAL STAIRCASE

SIERRA AND TANGO  
CONDOMINIUMS

GREEN LINE  
LECHMERE  
MBTA T STATION

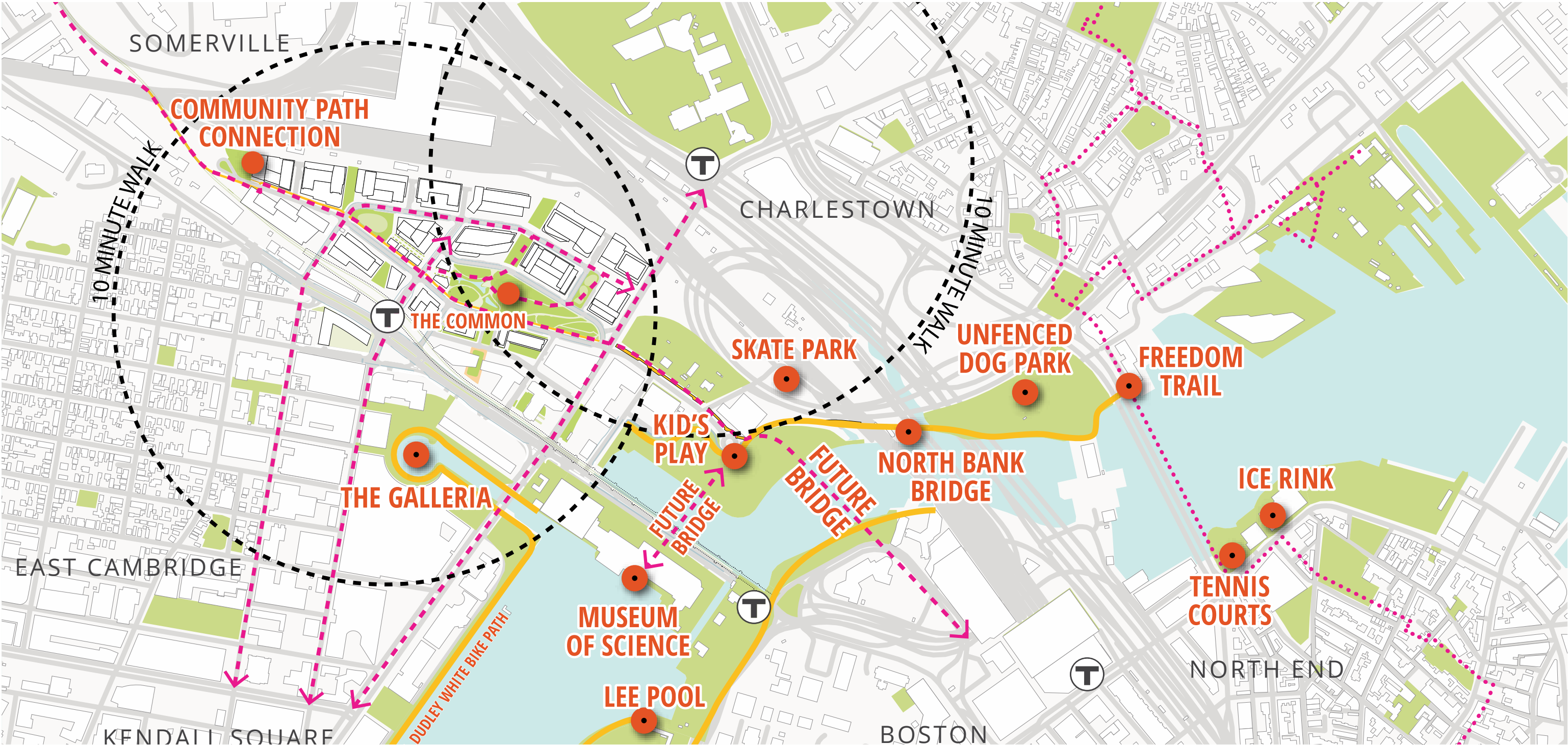
EAST CAMBRIDGE

# NORTHPOINT AERIAL VIEW





# NORTHPOINT PUBLIC REALM NETWORK





# NORTHPOINT TODAY



cbt



NORTHPOINT  
NIGHTS





# NORTHPOINT TODAY

## GILMORE BRIDGE





# PERSPECTIVES EXISTING VIEWS





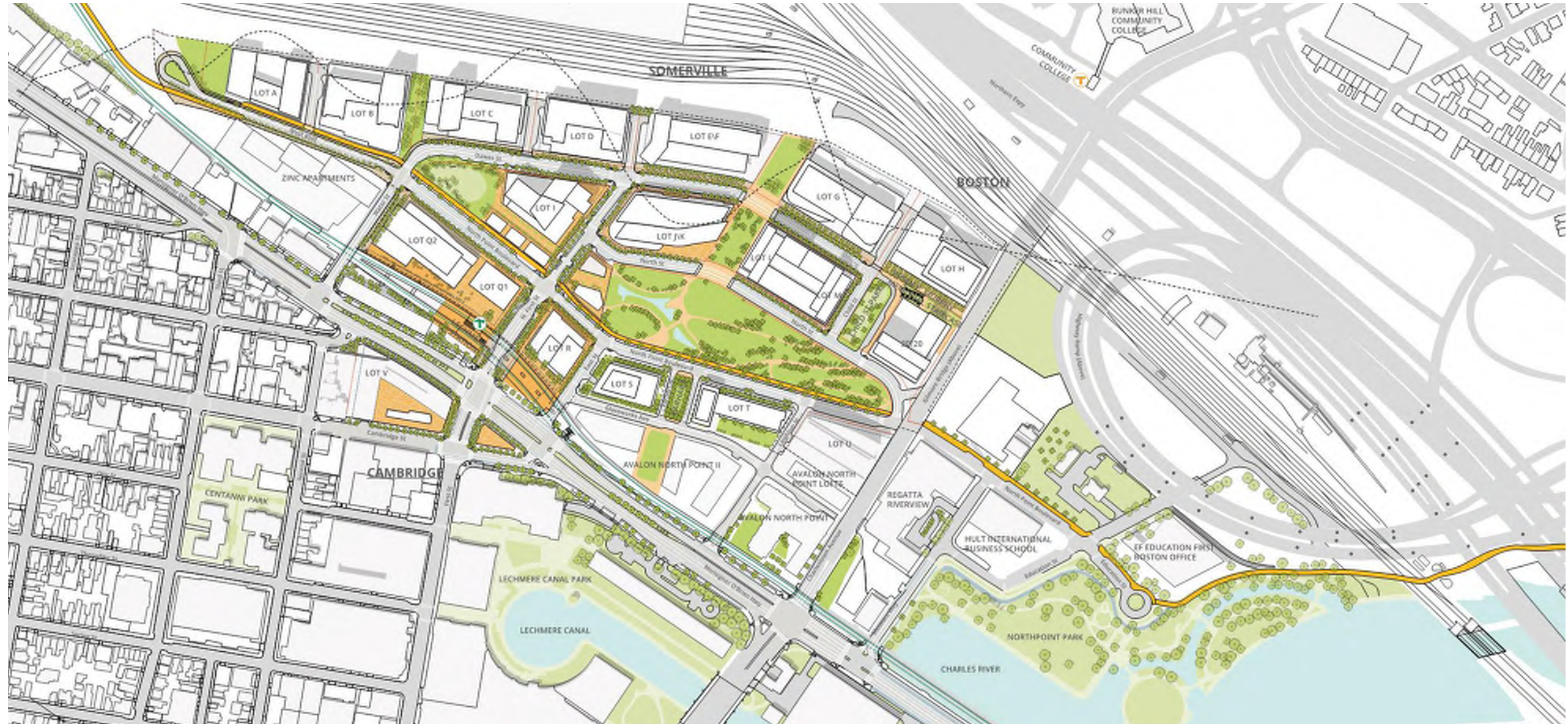
# PERSPECTIVES EXISTING AERIAL VIEW FROM I-93





# NORTHPOINT MASTER PLAN

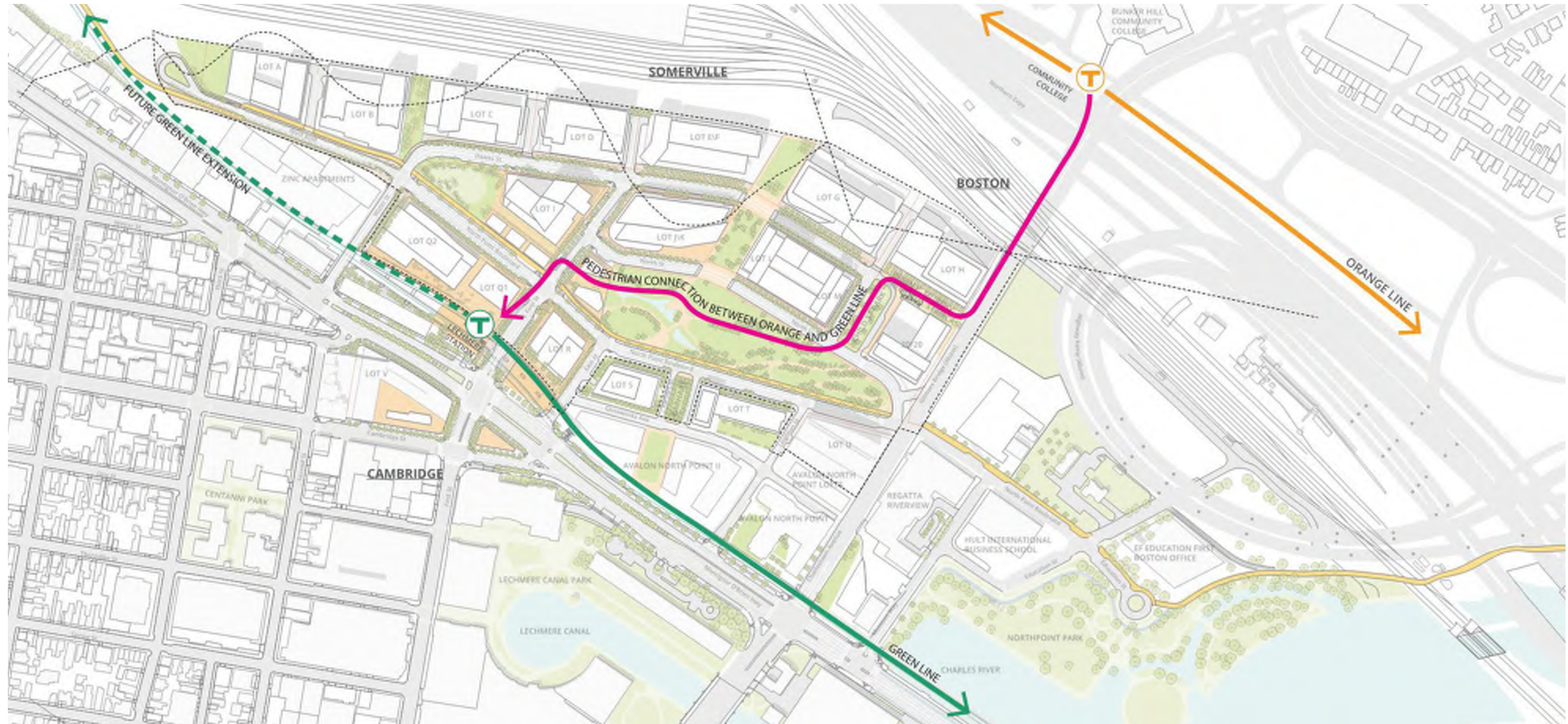
## SITE PLAN





# NORTHPOINT MASTER PLAN

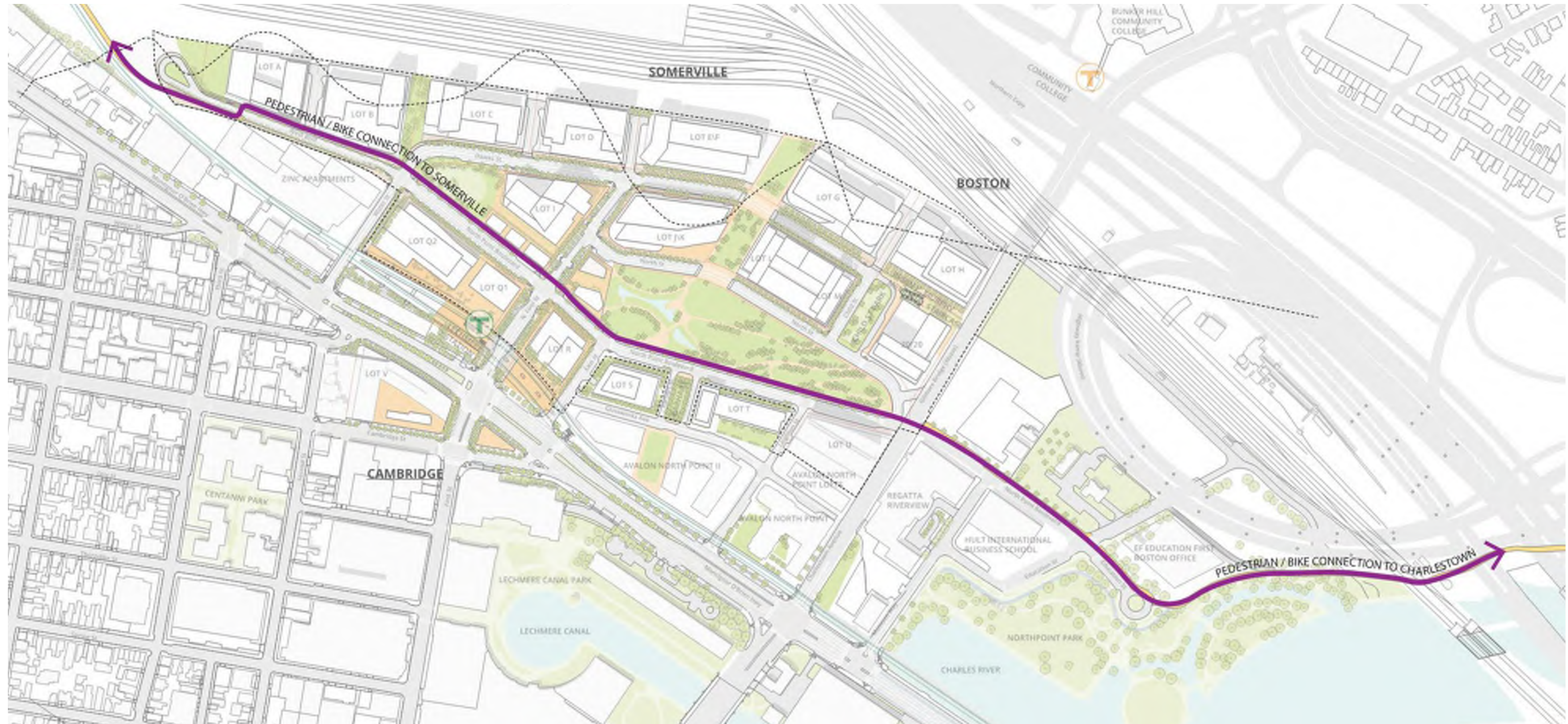
## SITE CIRCULATION - MBTA ACCESS





# NORTHPOINT MASTERPLAN

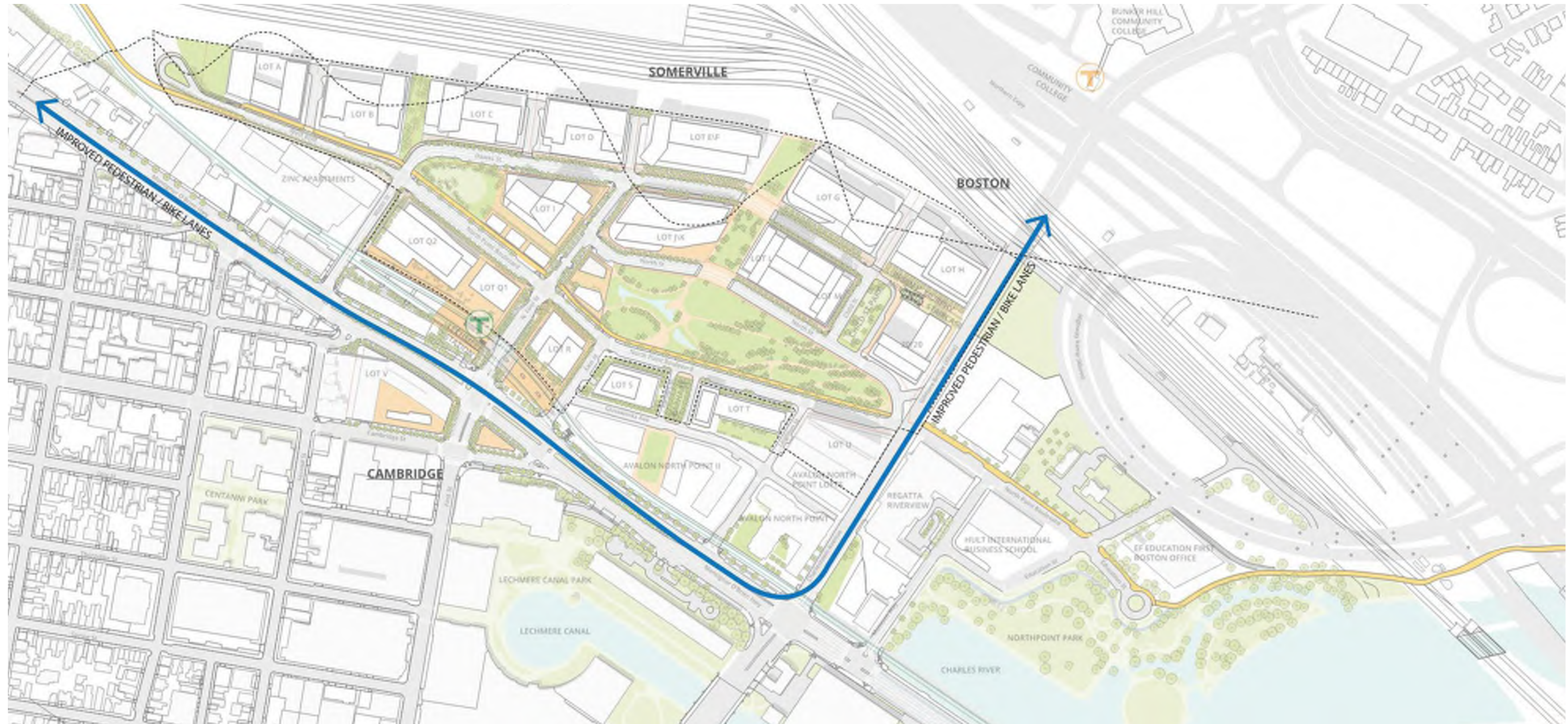
## SITE CIRCULATION - COMMUNITY WALKING/BIKE PATH





# NORTHPOINT MASTERPLAN

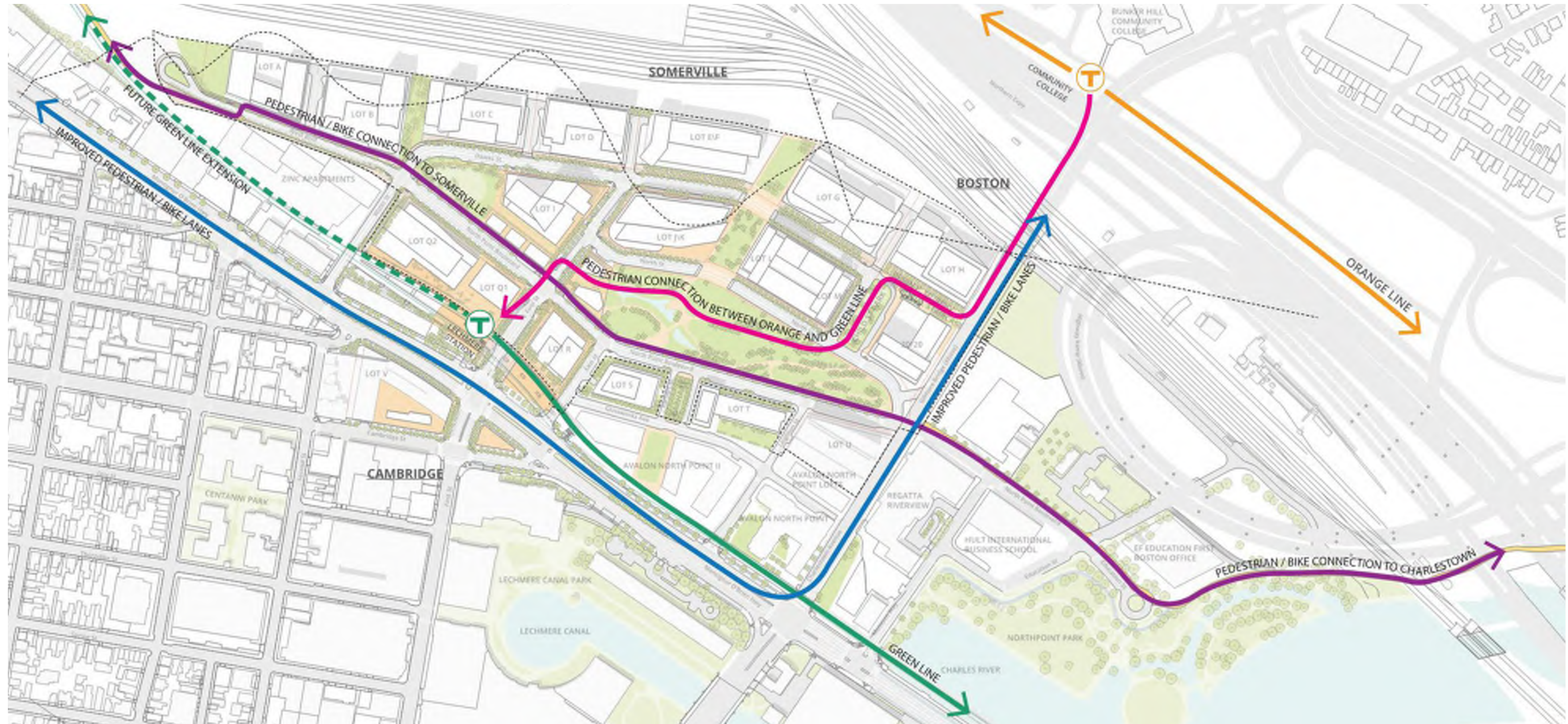
## SITE CIRCULATION - GILMORE BIKE/PEDESTRIAN WAY





# NORTHPOINT MASTERPLAN

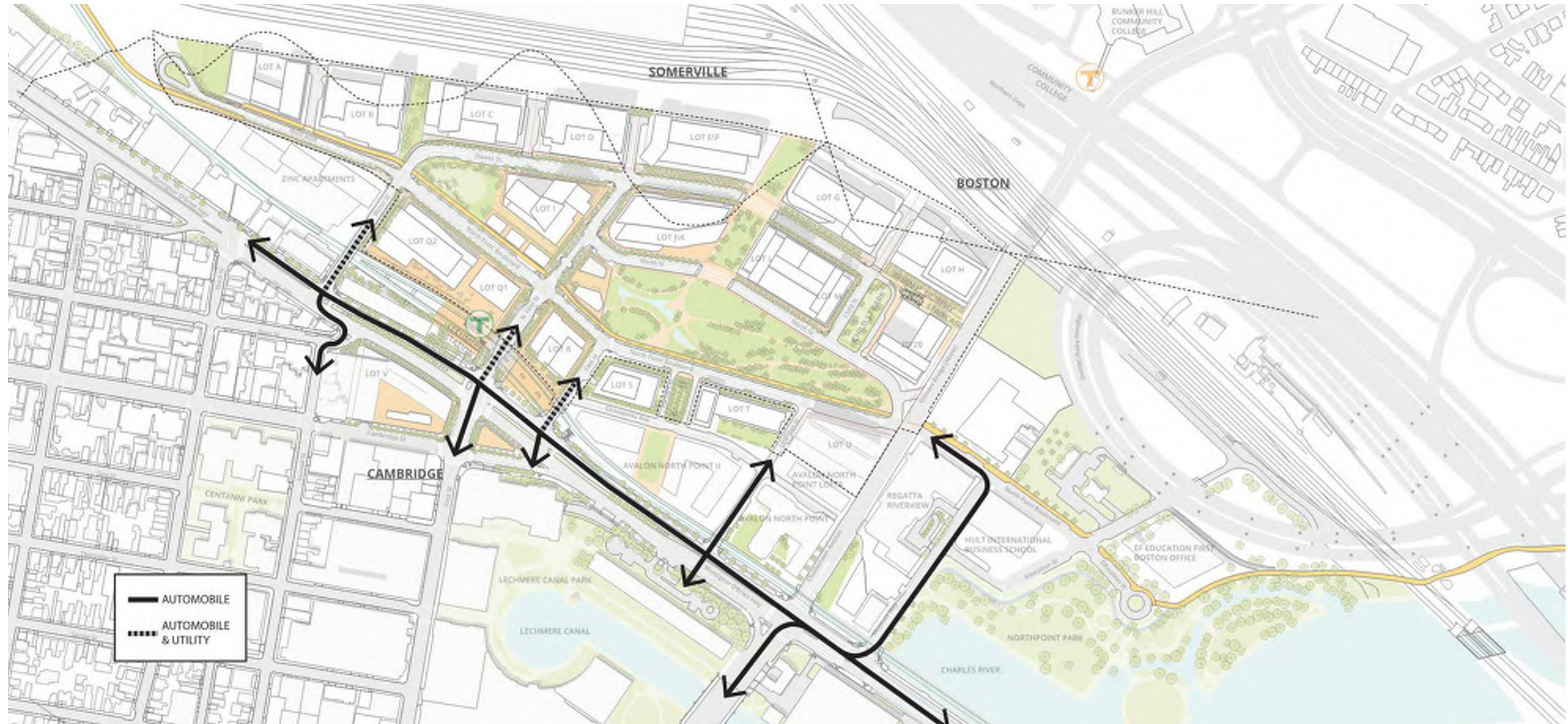
## SITE CIRCULATION





# NORTHPOINT MASTERPLAN

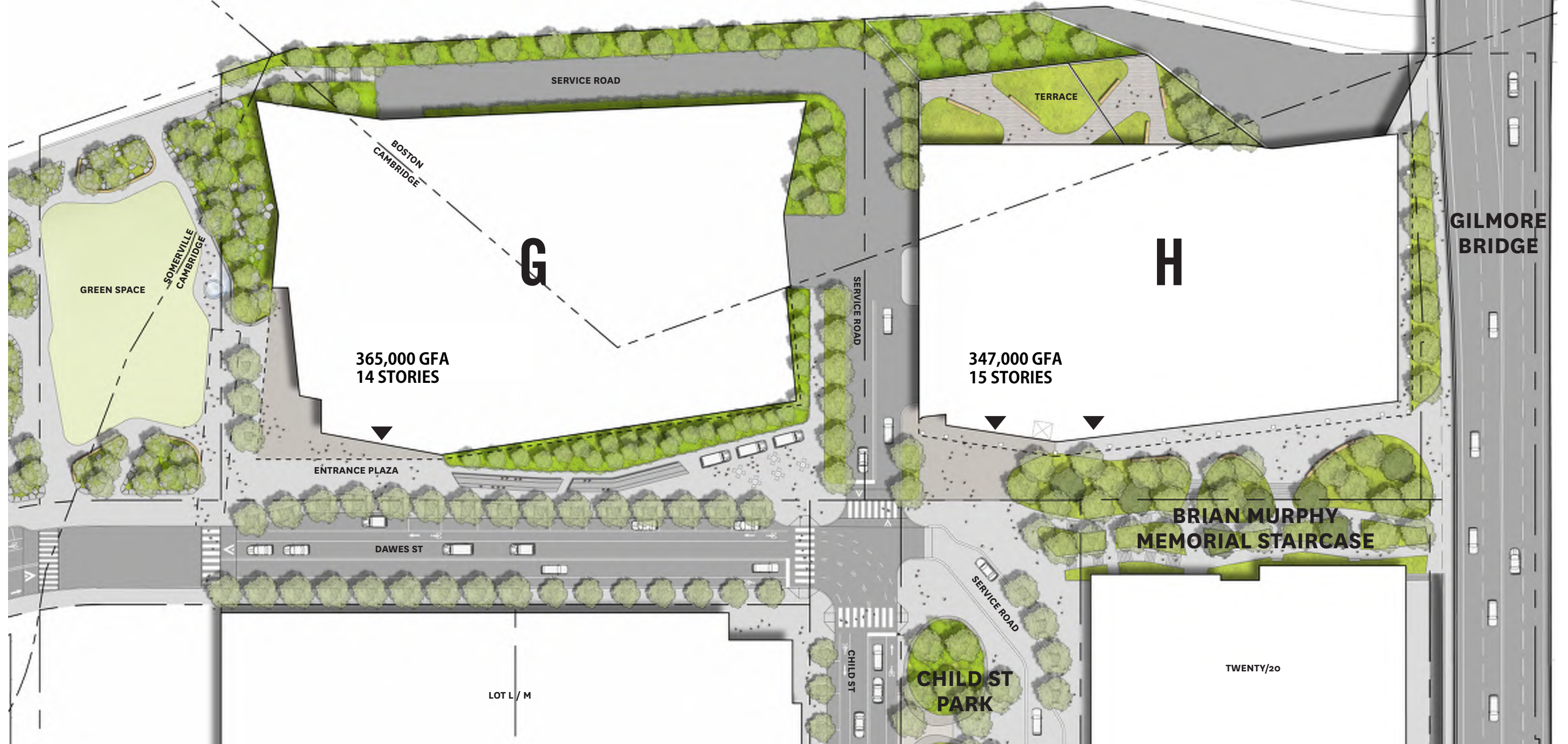
## AUTOMOBILE ACCESS + SITE UTILITIES





# LANDSCAPE GROUND LEVEL

MBTA COMMUTER RAIL  
FACILITY





**PARCEL H**  
**NBBJ**



# PERSPECTIVES EXISTING VIEW FROM GILMORE BRIDGE





# PERSPECTIVES PROPOSED VIEW FROM GILMORE BRIDGE





# PERSPECTIVES VIEW FROM BRIDGE





# PERSPECTIVES

## AERIAL VIEW DOWN PUBLIC TERRACE





# PERSPECTIVES EXISTING VIEW WEST AT MURPHY STAIRS





# PERSPECTIVES PROPOSED VIEW WEST DOWN PUBLIC TERRACE





# PERSPECTIVES VIEW FROM CHILD STREET PARK





# PERSPECTIVES

## AERIAL VIEW FROM CHILD STREET PARK





# PERSPECTIVES EXISTING VIEW FROM I-93





# PERSPECTIVES PROPOSED VIEW FROM I-93



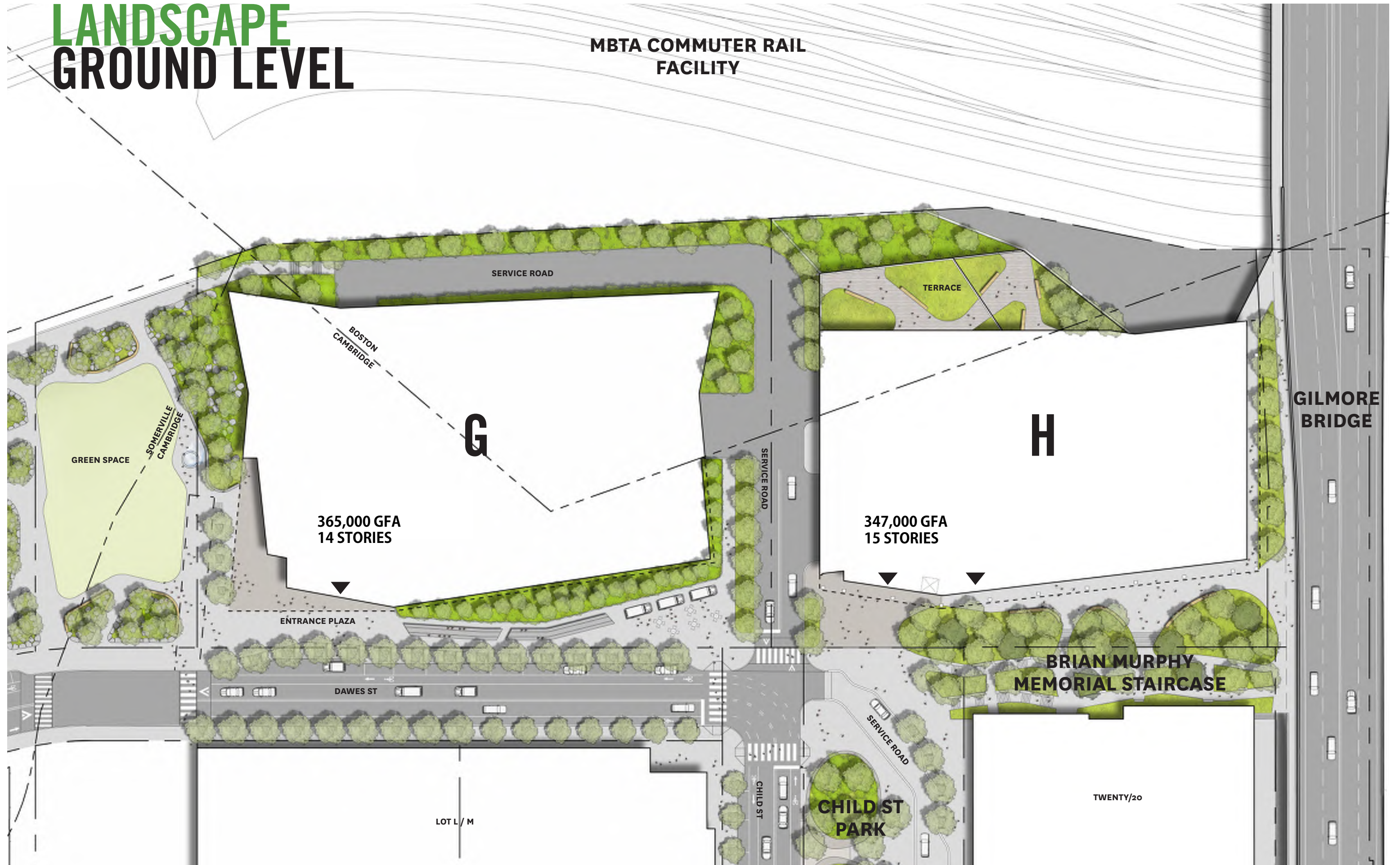


**PARCEL G**  
**PERKINS+WILL**



# LANDSCAPE GROUND LEVEL

MBTA COMMUTER RAIL  
FACILITY





# PERSPECTIVES

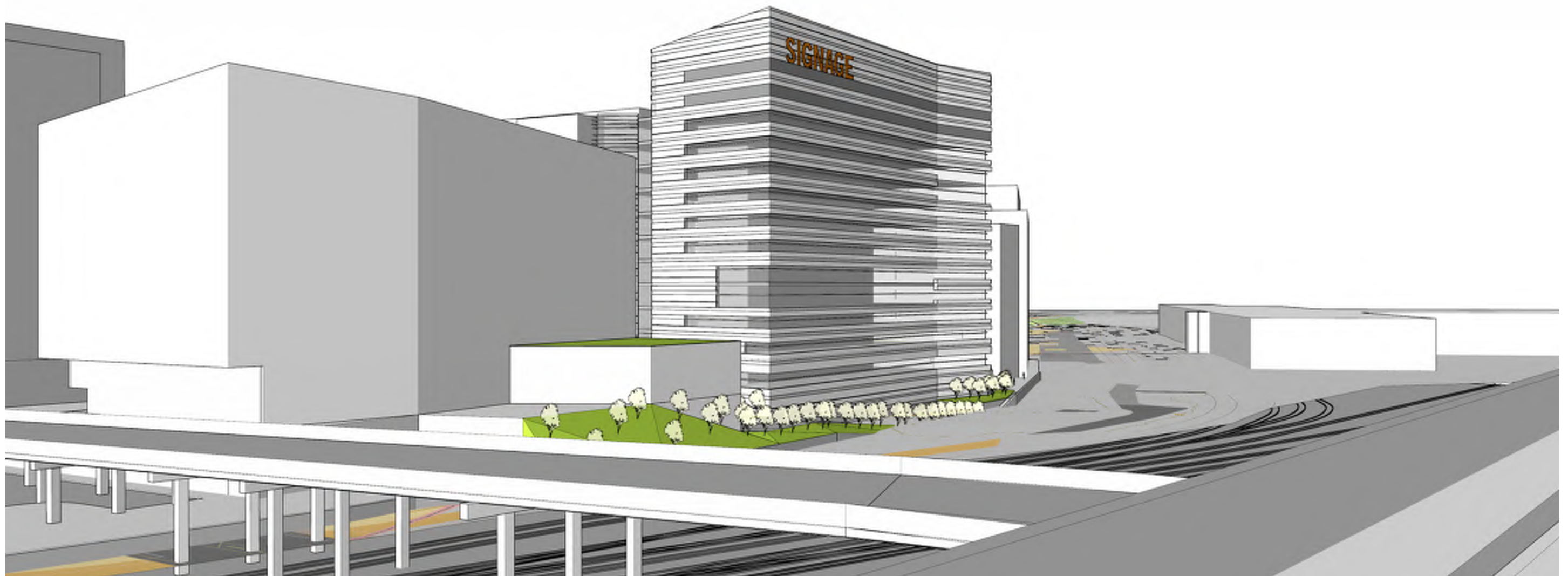
## VIEW FROM 93 OFF RAMP TO NORTH STATION





# PERSPECTIVES

## VIEW FROM 93 NORTH





# PERSPECTIVES

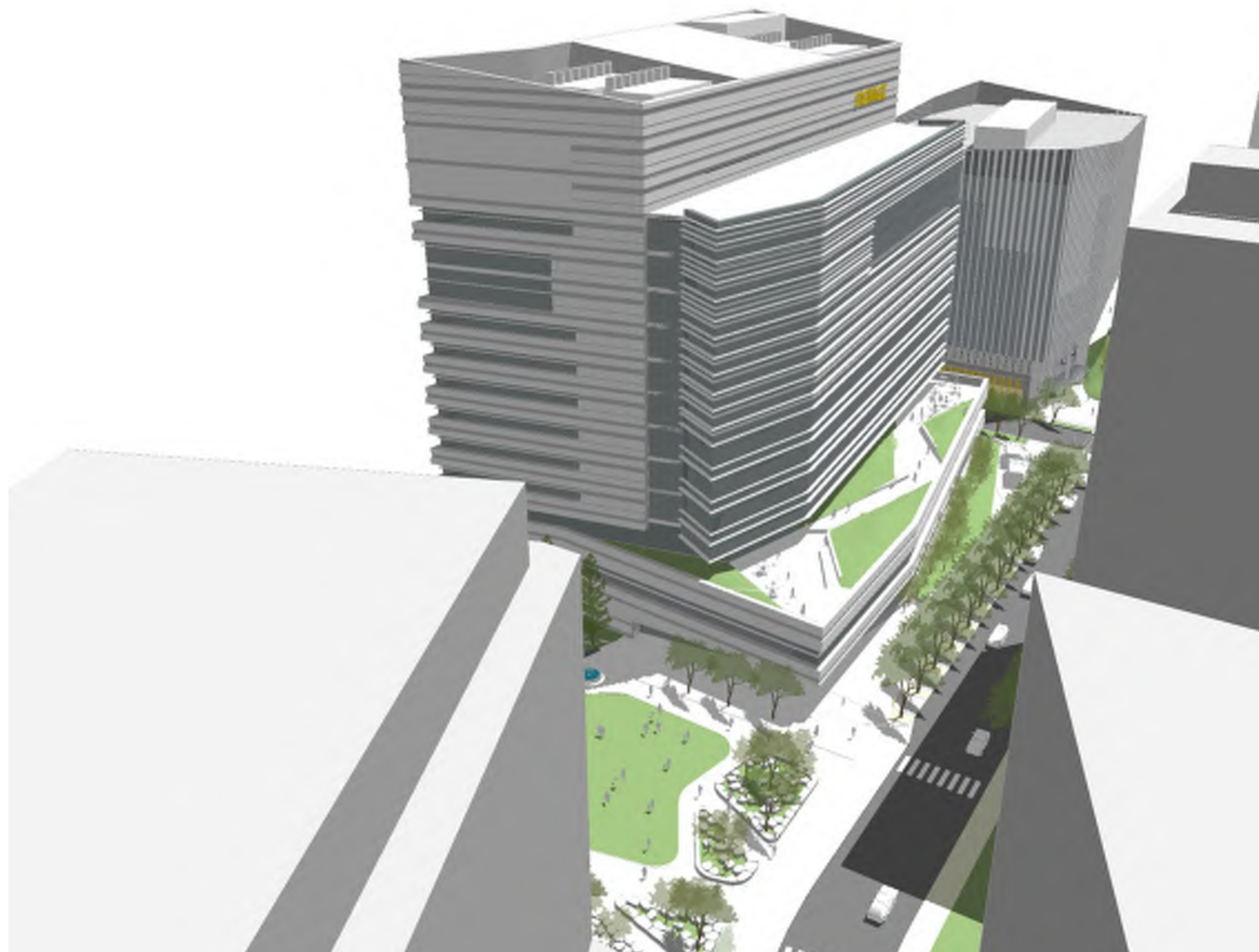
## AERIAL VIEW FROM SOUTHEAST





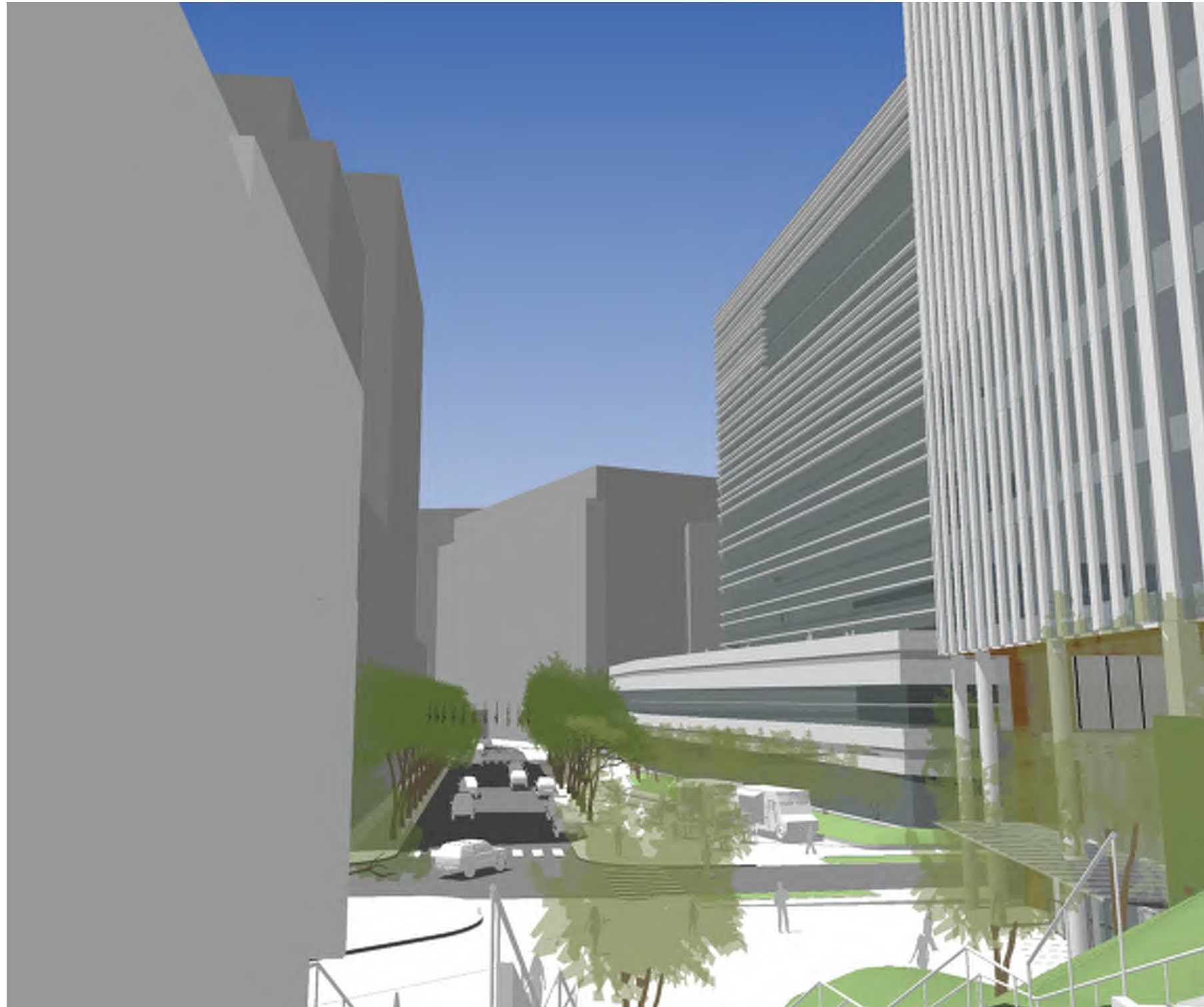
# PERSPECTIVES

## AERIAL VIEW FROM SOUTHWEST





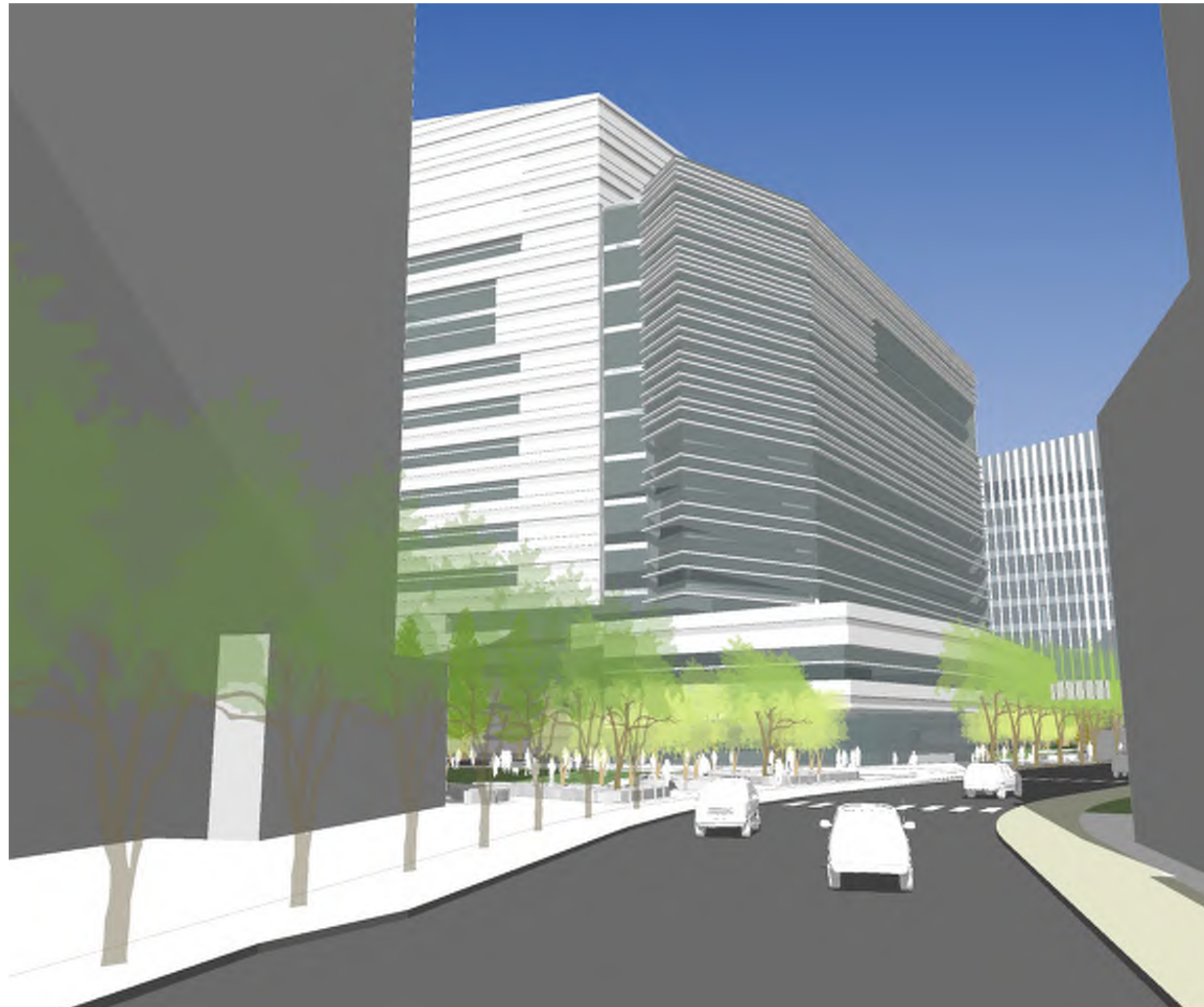
# PERSPECTIVES VIEW FROM MURPHY MEMORIAL STAIRCASE





# PERSPECTIVES

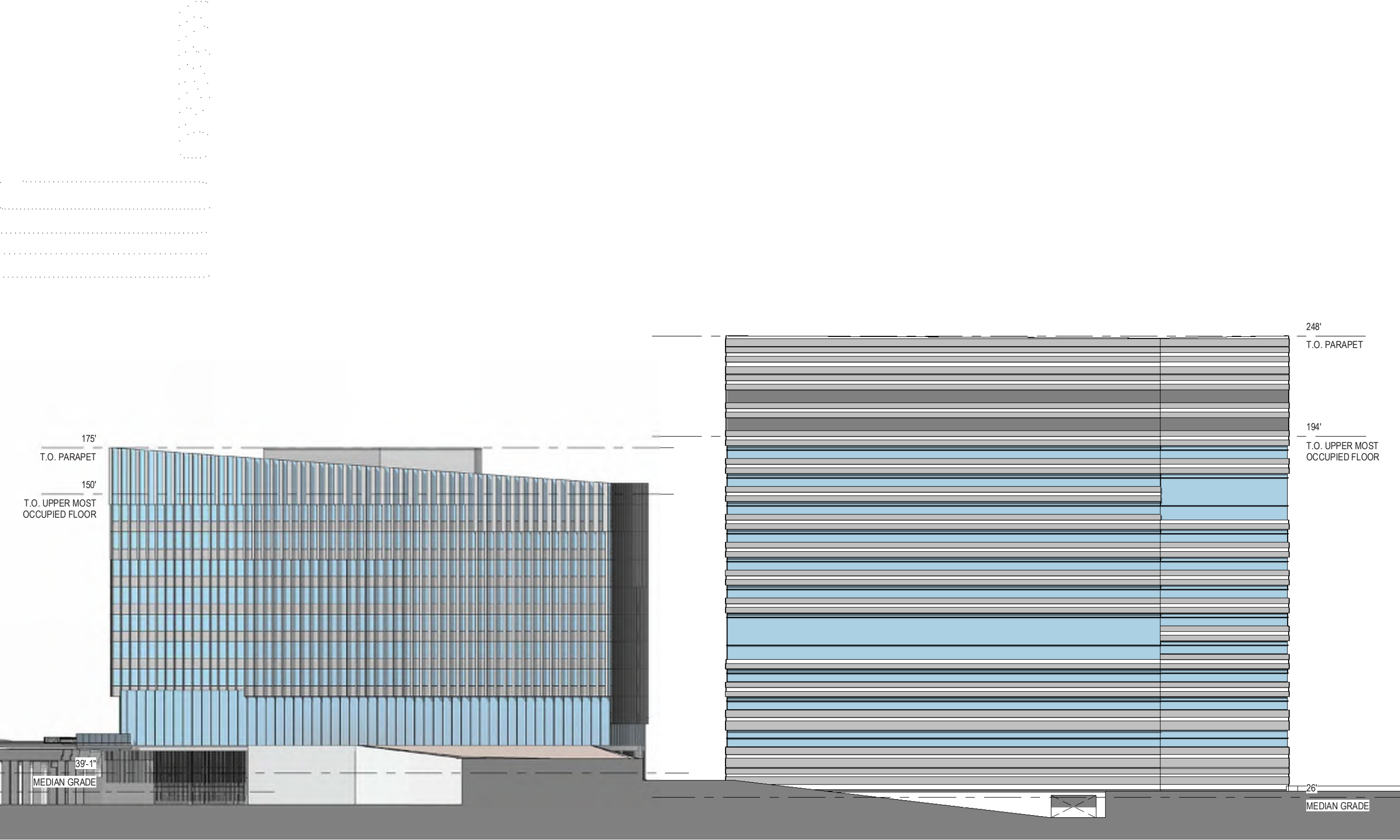
## VIEW FROM DAWES ST WEST





# BUILDING HEIGHTS

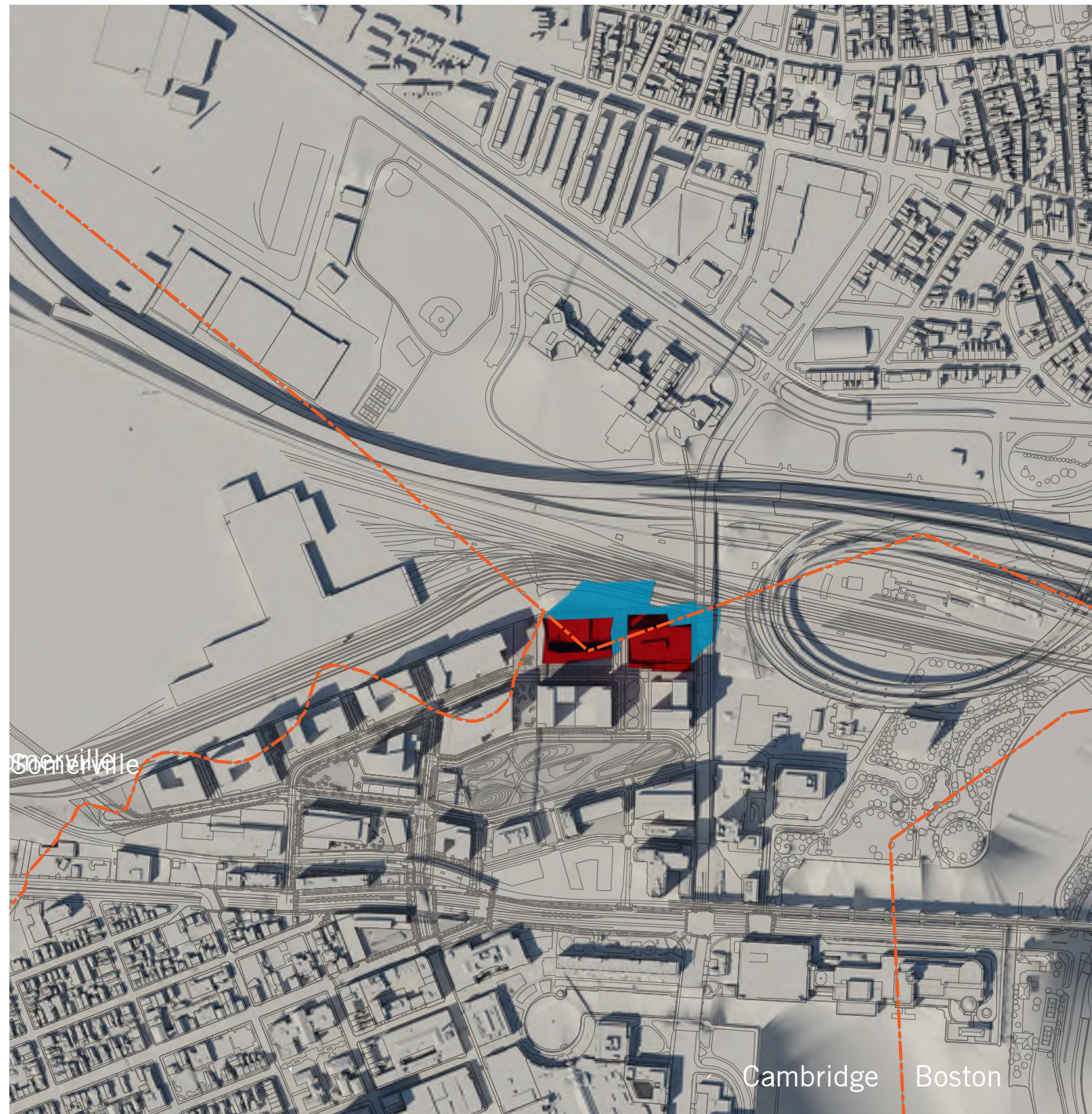
## PARCEL G / PARCEL H





# SHADOW STUDIES

## PARCEL G / PARCEL H



JUNE 21, 3:00PM



SEPTEMBER 21, 3:00PM



# SHADOW STUDIES

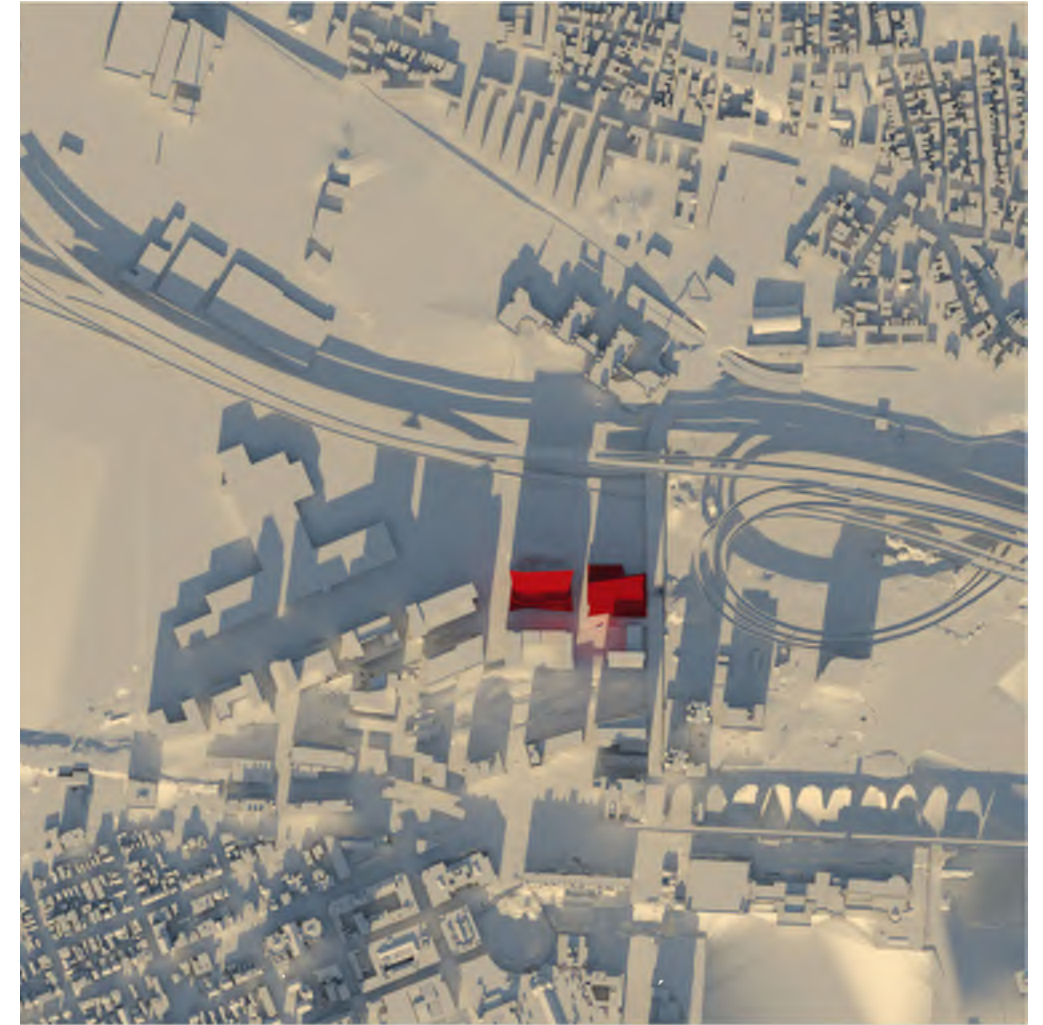
## PARCEL G / PARCEL H



DECEMBER 21, 2:15 PM



DECEMBER 21, 2:45 PM



DECEMBER 21, 3:15 PM



# PERSPECTIVES EXISTINGVIEW FROM BHCC PLAZA





# PERSPECTIVES PROPOSED VIEW FROM BHCC PLAZA





# PERSPECTIVES

## EXISTING VIEW FROM RUTHERFORD AVE & AUSTIN ST





# PERSPECTIVES

## VIEW FROM RUTHERFORD AVE & AUSTIN ST





# PERSPECTIVES

## EXISTING VIEW FROM GREEN ST





# PERSPECTIVES PROPOSED VIEW FROM GREEN ST





# PUBLIC BENEFITS

- PATH FROM ORANGE LINE COMMUNITY COLLEGE TO GREEN LINE LECHMERE
- EXTEND PATH 2,500' FROM CHARLESTOWN / NORTHPOINT FOOT BRIDGE TO NORTHPOINT/SOMERVILLE
- IMPROVED BICYCLE CONNECTIVITY ACROSS GILMORE BRIDGE TO MONSIGNOR O'BRIEN
- IMPROVEMENT OF MONSIGNOR OBRIEN HIGHWAY
- LIVELY RETAIL CORE WITH 11 ACRES OF GREEN SPACE LINKED TO CHARLES RIVER RESERVATION
- 11,000 LINEAR FEET OF BIKE LANES
- STATE-OF-THE-ART STORM WATER MANAGEMENT SYSTEM TO IMPROVE WATER QUALITY IN BOSTON HARBOR AND CHARLES RIVER



# THANK YOU

