

# NORTHLAND CHARLEMONT PROPOSED 40B DEVELOPMENT





**CHARLEMONT 40B**  
**PROJECT GOALS**

- **Create Housing Opportunity and Diversity**
- **Minimize Impacts on Abutting Residential Neighborhood**
- **Improve Upon the Existing Condition**
- **Maximize Green Space**
- **Provide a Public Benefit**
- **Be at the Forefront of Sustainability**



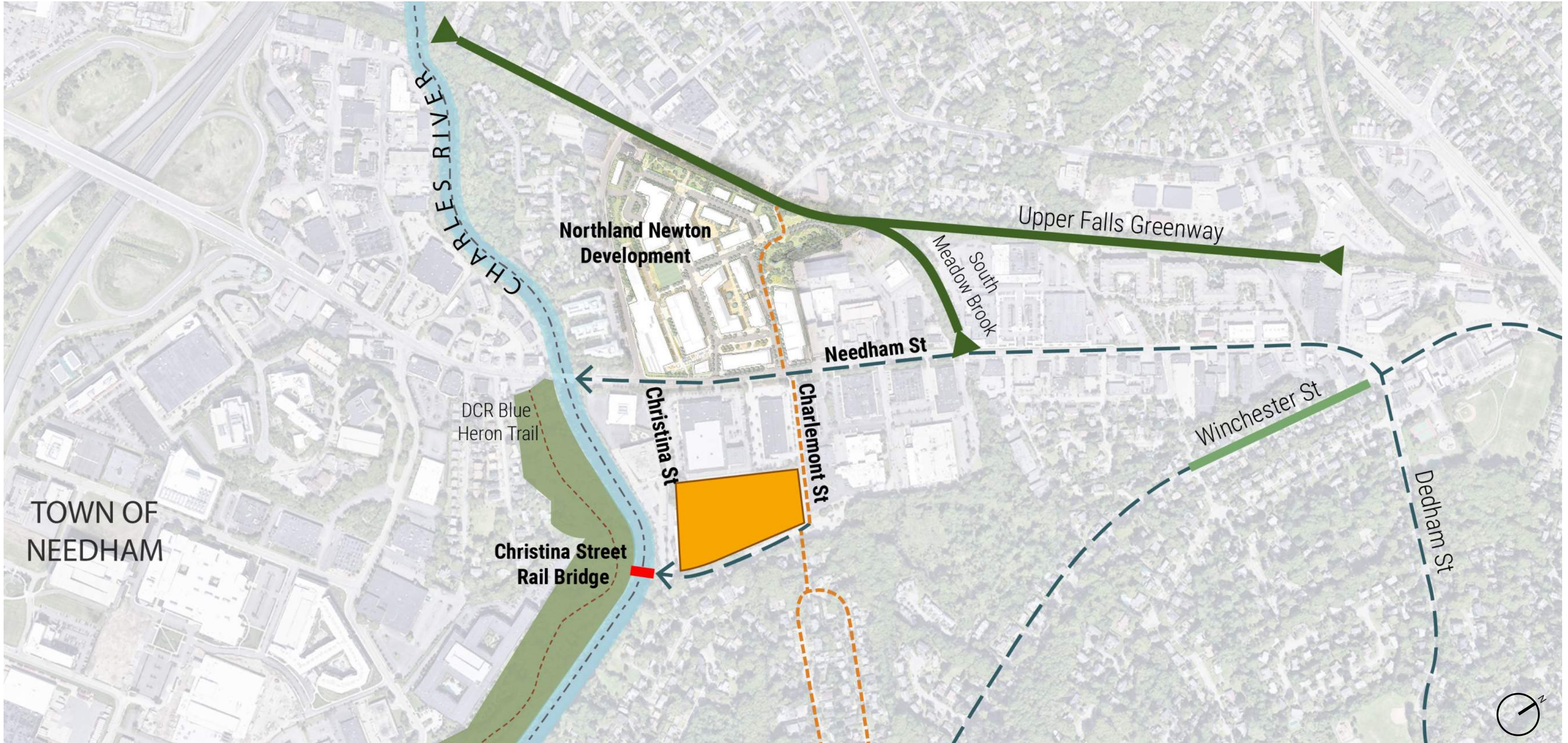


# CHARLEMONT 40B CONTEXT PLAN





# CHARLEMONT 40B CONTEXT PLAN ENLARGEMENT





**CHARLEMONT 40B**  
**EXISTING AERIAL**





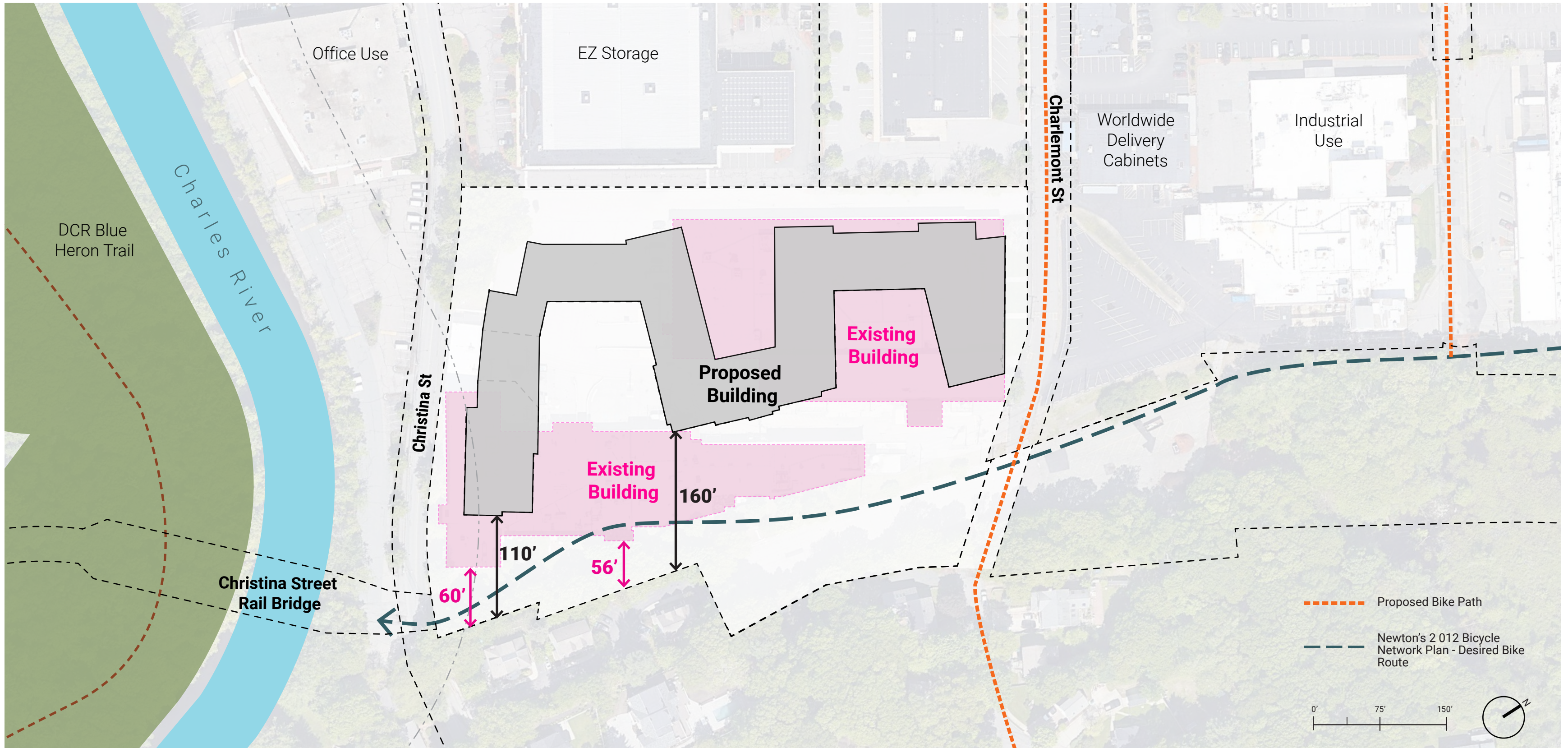
# CHARLEMONT 40B PROJECT METRICS

Site Acreage:	6.99 Acres
Market Rate Apartments:	307 Units
Affordable Apartments:	<u>103 Units</u> (25%)
	410 Units
Unit Mix:	
Studios	27 units 7%
1-Bedroom	134 units 33%
2-Bedroom	208 units 50%
3-Bedroom	41 units 10%
Commercial Space:	10,689 SF
Parking:	
Total	486 Spaces
Structured	471 Spaces
Surface	15 Spaces



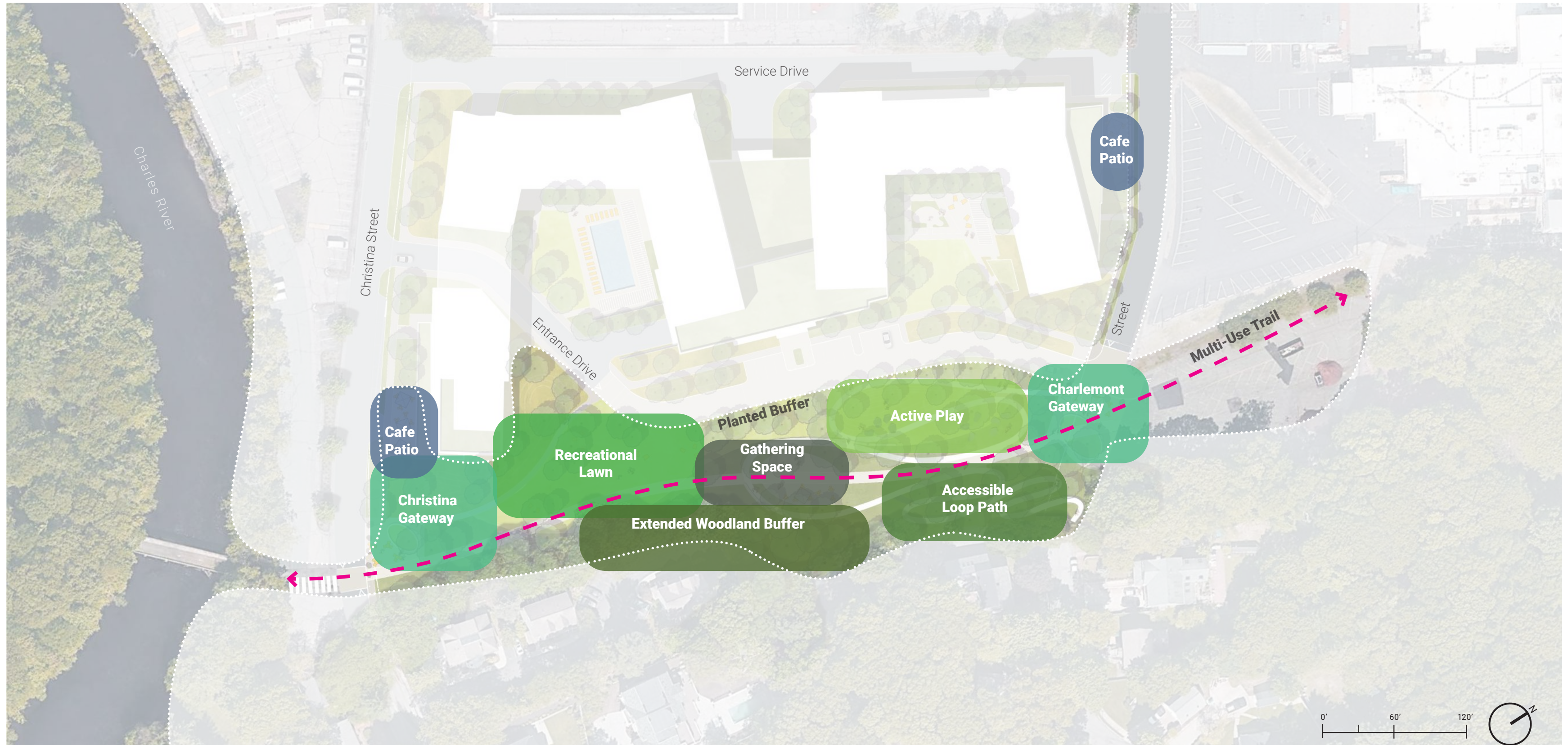


# CHARLEMONT 40B SITE CONTEXT PLAN





# CHARLEMONT 40B PUBLICLY ACCESSIBLE OPEN SPACE





# CHARLEMONT 40B SITE CONCEPT PLAN



- 1. Cafe Patio
- 2. Parking Entry/Exit
- 3. Play Hill
- 4. Play Swale
- 5. Loop Path
- 6. Accessible Hillside Path
- 7. Trail Gateway Plaza
- 8. Multi-Use Trail
- 9. Gathering Space
- 10. Pedestrianized Forecourt



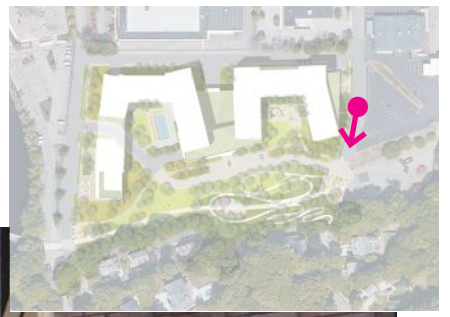


CHARLEMONT 40B  
**CHARLEMONT STREET | BEFORE**





# CHARLEMONT 40B CHARLEMONT STREET | AFTER



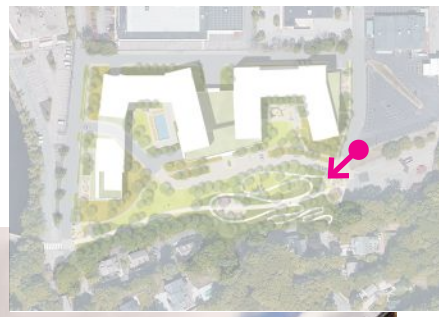


CHARLEMONT 40B  
**CHARLEMONT STREET | BEFORE**





CHARLEMONT 40B  
**CHARLEMONT STREET GATEWAY PLAZA | AFTER**



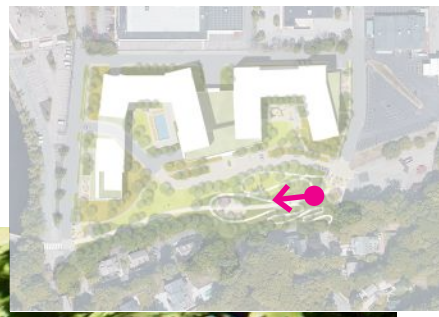


CHARLEMONT 40B  
**EXISTING PARKING LOT | BEFORE**



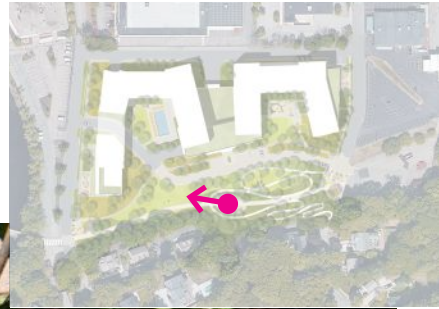


# CHARLEMONT 40B MULTI-USE TRAIL | AFTER





# CHARLEMONT 40B RECREATIONAL LAWN



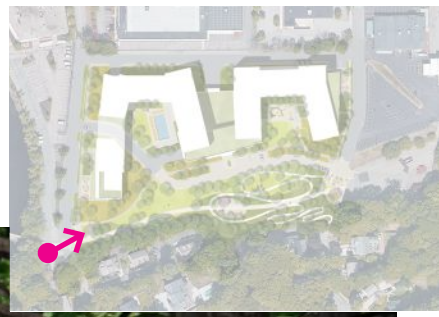


CHARLEMONT 40B  
**CHRISTINA STREET | BEFORE**





CHARLEMONT 40B  
**CHRISTINA STREET GATEWAY PLAZA | AFTER**



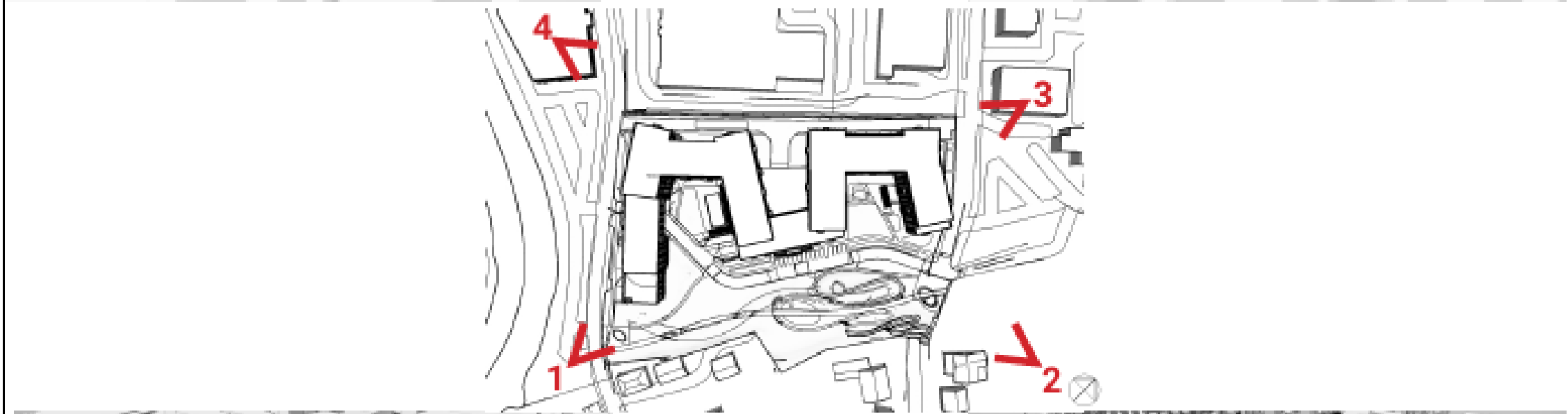


CHARLEMONT 40B  
**AERIAL**





CHARLEMONT 40B  
3D PERSPECTIVES





### **SUSTAINABILITY**

- All-Electric Building Systems
- Passive House Certified Design & Construction
- Sustainable Roof Strategy - Solar Ready & Green Roofs
- Low Embodied Carbon Strategies
- Electric Vehicle Charging
- Promotes Walkability & Access to Public Transit
- New Recreational Open Space

### **STORMWATER**

- Newly Designed System Vastly Improving Existing Condition
- Reduction of 1.7 Acres of Impervious Surface Promoting Infiltration and Groundwater Recharge
- Green Stormwater Best Management Practices to Reduce Site Run-Off and Improve Water Quality





CHARLEMONT 40B  
**CHRISTINA ST ELEVATION**



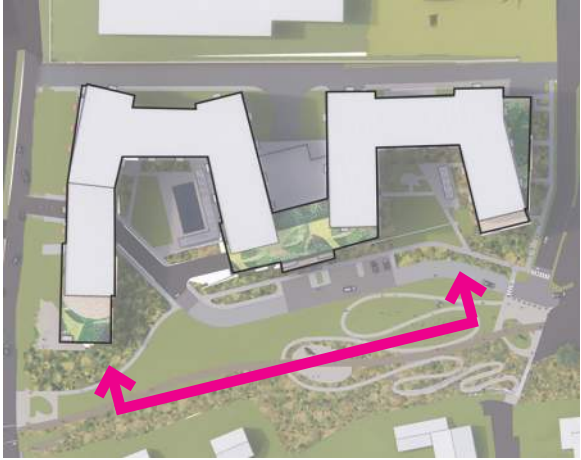


CHARLEMONT 40B  
**CHARLEMONT ST ELEVATION**





**CHARLEMONT 40B**  
**FRONT ELEVATION**





CHARLEMONT 40B  
**CHARLEMONT STREET GATEWAY PLAZA**

**THANK YOU**

