

90 Washington Street

North River Leerink

Murray Fisher / Sarah Saint-Amand



Team Introductions

- **North River Leerink** – Chris Pachios and Doug Gensler
- **Project Leads** – Murray Fisher and Sarah Saint-Amand
- **Handel Architects** – Blake Middleton and Richard Karsten
- **SCAPE Landscape Architects** – Laura Marett

NORTH RIVER
LEERINK

HANDEL ARCHITECTS

SCAPE

North River Leerink

Strong presence in MA and commitment to Somerville through existing assets in Brickbottom

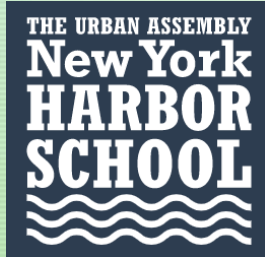


Project Leads: Murray Fisher and Sarah Saint-Amand

- Experience in public / private projects, multi-stakeholder developments
- Looking for opportunities to develop beautiful, healthy, vibrant, and lasting spaces for people to live, work, and play.
- We aim to create or restore buildings that positively contribute to communities for generations. This effort is rooted in a deep love for American cities, landscapes, and people. It is a response to urban blight and suburban sprawl, and an invitation to create spaces where minds, bodies, families, and communities thrive.

In our ideal developments:

1. The **ECONOMIC VALUE** of the property improves as a result of the redevelopment.
2. The **ECOLOGICAL HEALTH** of the property improves as a result of the redevelopment.
3. The **CULTURAL** aspects of the property (how the property fits into and contributes to the community and the landscape) improve as a result of the redevelopment.



Handel Architects

Experience in the Boston Metro

We've presented built projects for review and approvals to:

- Boston Redevelopment Authority
- Boston Zoning Board of Appeals
- Inspectional Services Department, City of Boston
- Boston Fire Department
- Boston Civic Design Commission (BCDC)
- Boston Landmarks Commission
- Back Bay Architectural Commission
- Walk Boston
- Boston Preservation Alliance
- Fenway Community Development Corporation
- Friends of Fenway
- Neighborhood Association of Back Bay (NABB)
- Metropolitan Boston Transportation Authority (MBTA)
- Massachusetts Department of Transportation (MassDOT)
- Massachusetts Environmental Protection Agency (MEPA)
- National Park Service (NPS) – Northeast Region
- Federal Aviation Administration - Boston
- Citizen's Advisory Committee (CAC) reviews for Seven Projects over 18 years



Handel Architects

Affordable Housing Experience

9,354 Built Affordable Units



Handel Architects

High Performance Building Experience

50+ LEED and Passive House Buildings

What We're Doing Now:

- LEED at all tiers in cities worldwide
- Passive House projects in New York City, Boston, Detroit, and Toronto
- WELL Buildings in New York City, Boston, Miami
- Mass timber in Atlanta and San Francisco
- Innovative systems in multiple markets: geothermal, wastewater heat recovery, CO2 heat pumps



SCAPE Landscape Architecture

Designing Vibrant Public Spaces in Mixed-Use Districts



SCAPE Landscape Architecture

Experience in Greater Boston

- Resilient Boston Harbor Vision (City of Boston)
- Climate Ready Dorchester (City of Boston)
- Tenean Beach Design (City of Boston and DCR)
- Massachusetts Resilient Coasts Plan (Commonwealth of MA)
- Harvard Allston Enterprise Research Campus Greenway & Streetscapes, Allston, MA
- Reserved Channel Development, Boston, MA
- Boston Downtown Waterfront Design & Use Design Guidelines (City of Boston)
- A Resilient Vision for Lynch Park, Beverly, MA (City of Beverly)
- Resilient Together El Punto, Salem, MA (City of Salem)
- Nantucket Strategic Retreat and Relocation Program (Town of Nantucket)
- Washington Street Resilience Framework Plan, Nantucket, MA (Town of Nantucket)
- Nantucket East Creek Design (Nantucket Islands Land Bank)
- Provincetown Coastal Resilience Plan (Town of Provincetown, MA)



Key Differentiators

Density

Prioritizing adding new housing units while staying within the neighborhood context

Ecology

Preserving, restoring and activating as much green space as possible

Site specific

We seek to develop properties that take into consideration each site's individual, historic, community, ecologic and political realities

Transit-oriented

Investing in safe and convenient connection to new T stop, on-site car-sharing, and easy ride sharing drop off / pick up

Walkable

Accessing to Somerville Bike Path and retail that allows residents to do most of their daily life on campus

Program Overview

- [426] new housing units of which [20]% will be affordable
- [8,000] SF arts center (exhibition, teaching, and/or production)
- Center public plaza with recreation lawn, playground, and native plants open to the community
- [17,000] SF of retail that appeals to residents
 - Grocery anchor on Washington Street
 - Dining and café that face inner plaza
 - Other retail that contribute to place-making (e.g., Pilates, dry cleaning)
- [200] sub-grade parking spaces

Southeast Aerial



Northwest Aerial



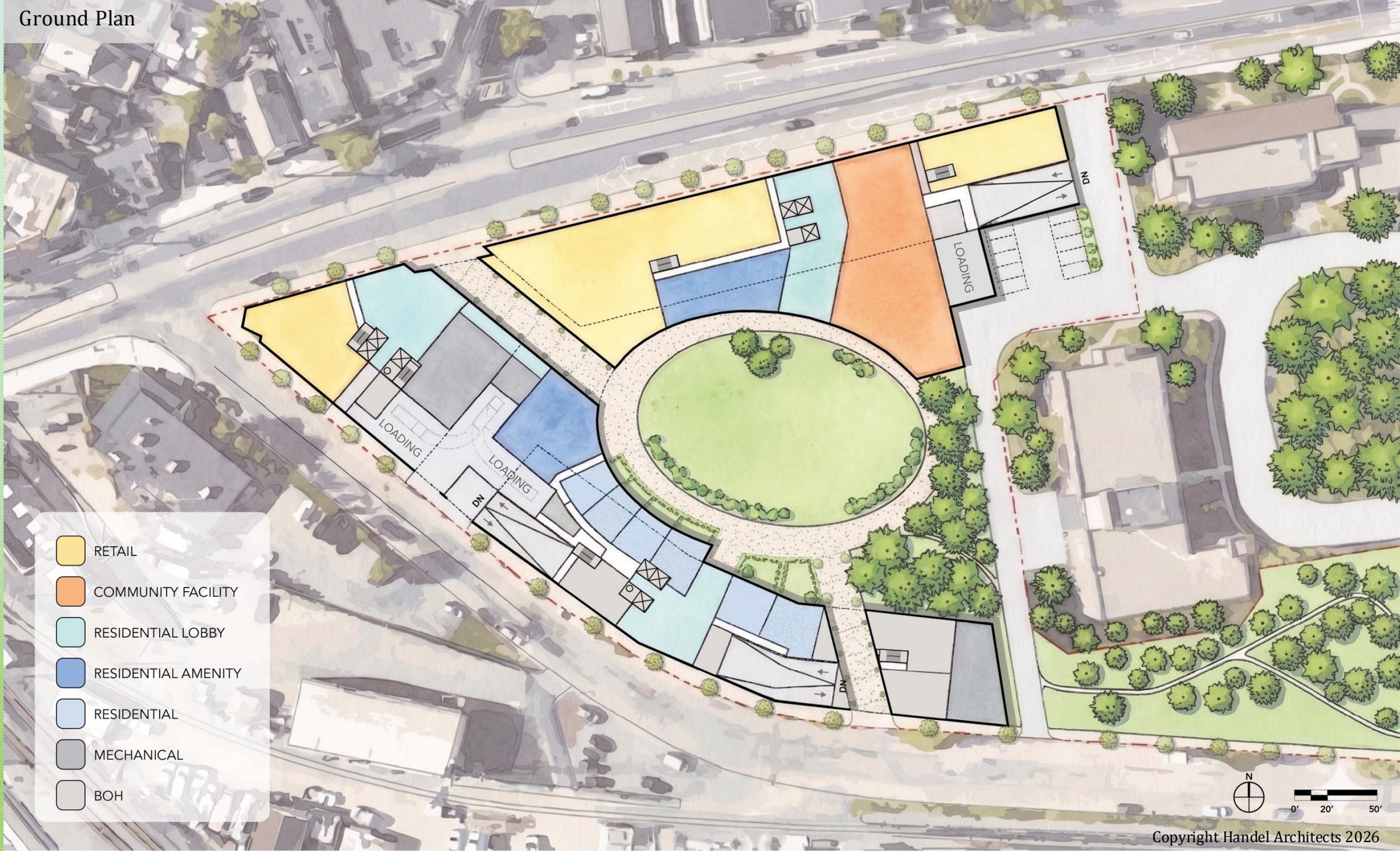
Washington Street Facing East



Central Garden Facing South

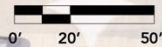
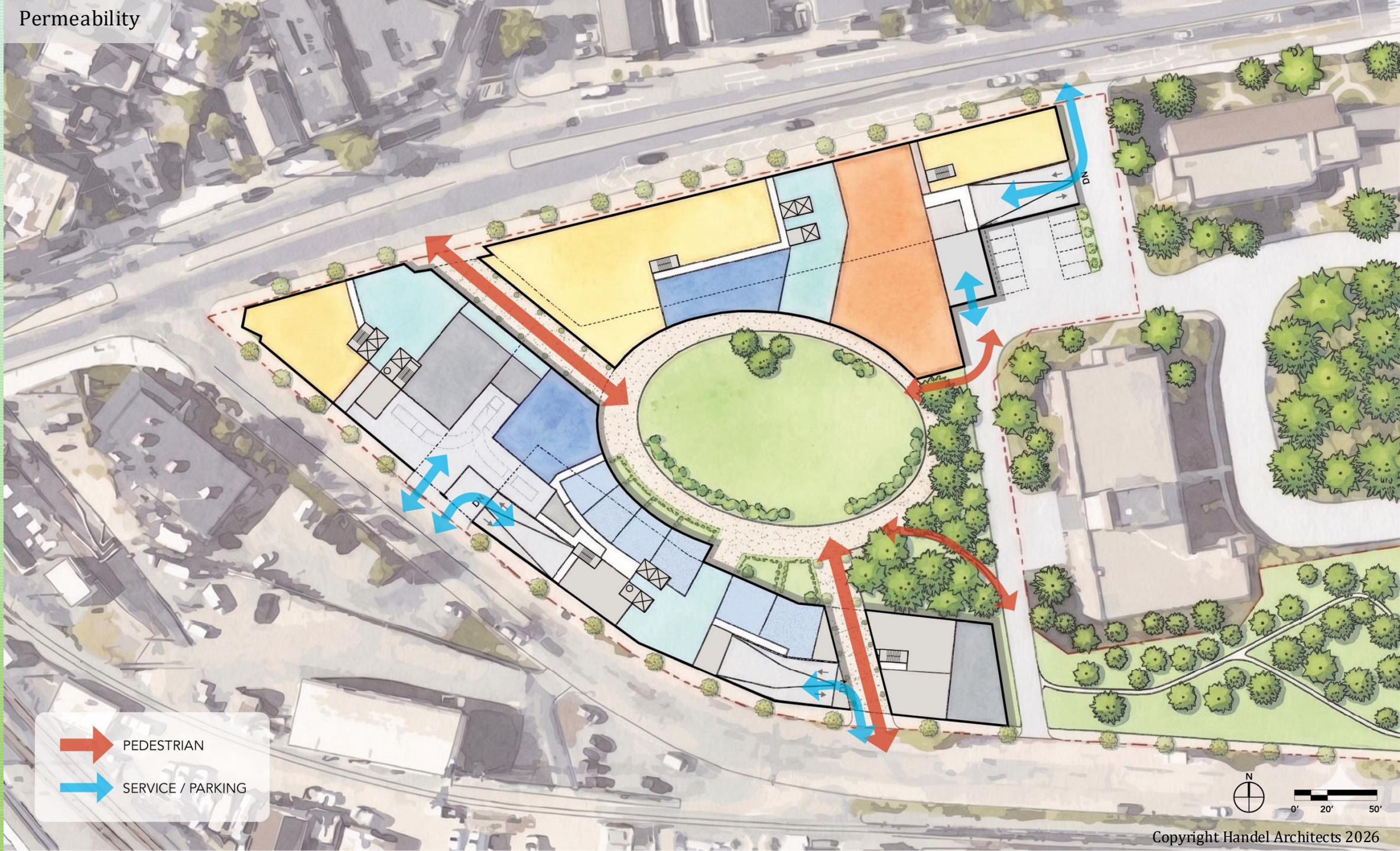


Ground Plan

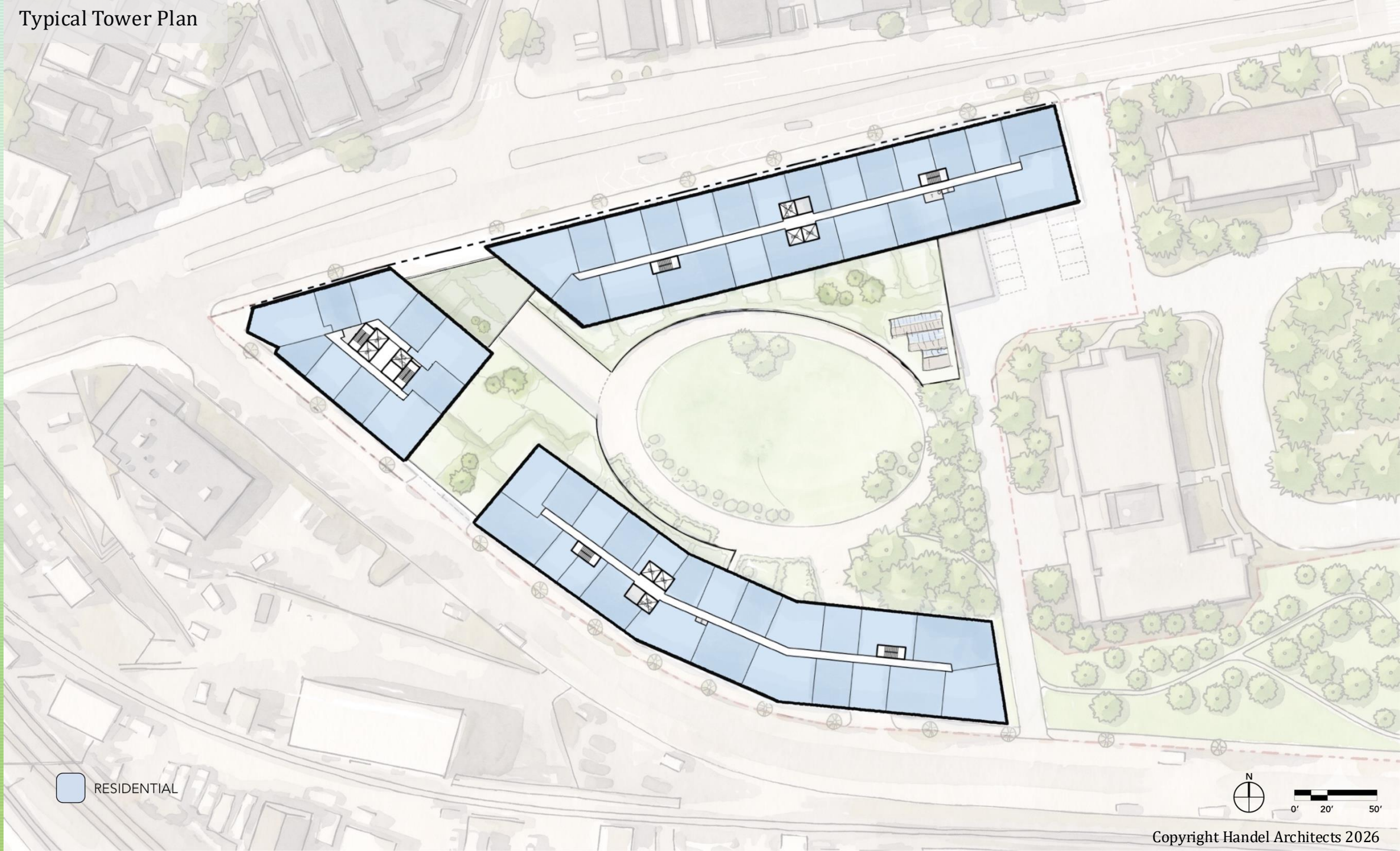


- RETAIL
- COMMUNITY FACILITY
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- RESIDENTIAL
- MECHANICAL
- BOH

Permeability



Typical Tower Plan



RESIDENTIAL



0' 20' 50'

90 Washington Street

Civic Advisory Committee Q & A

