

ONE CHARLESTOWN

Charlestown BCDC Subcommittee Meeting

November 22, 2016



CORCORAN
JENNISON
Associates



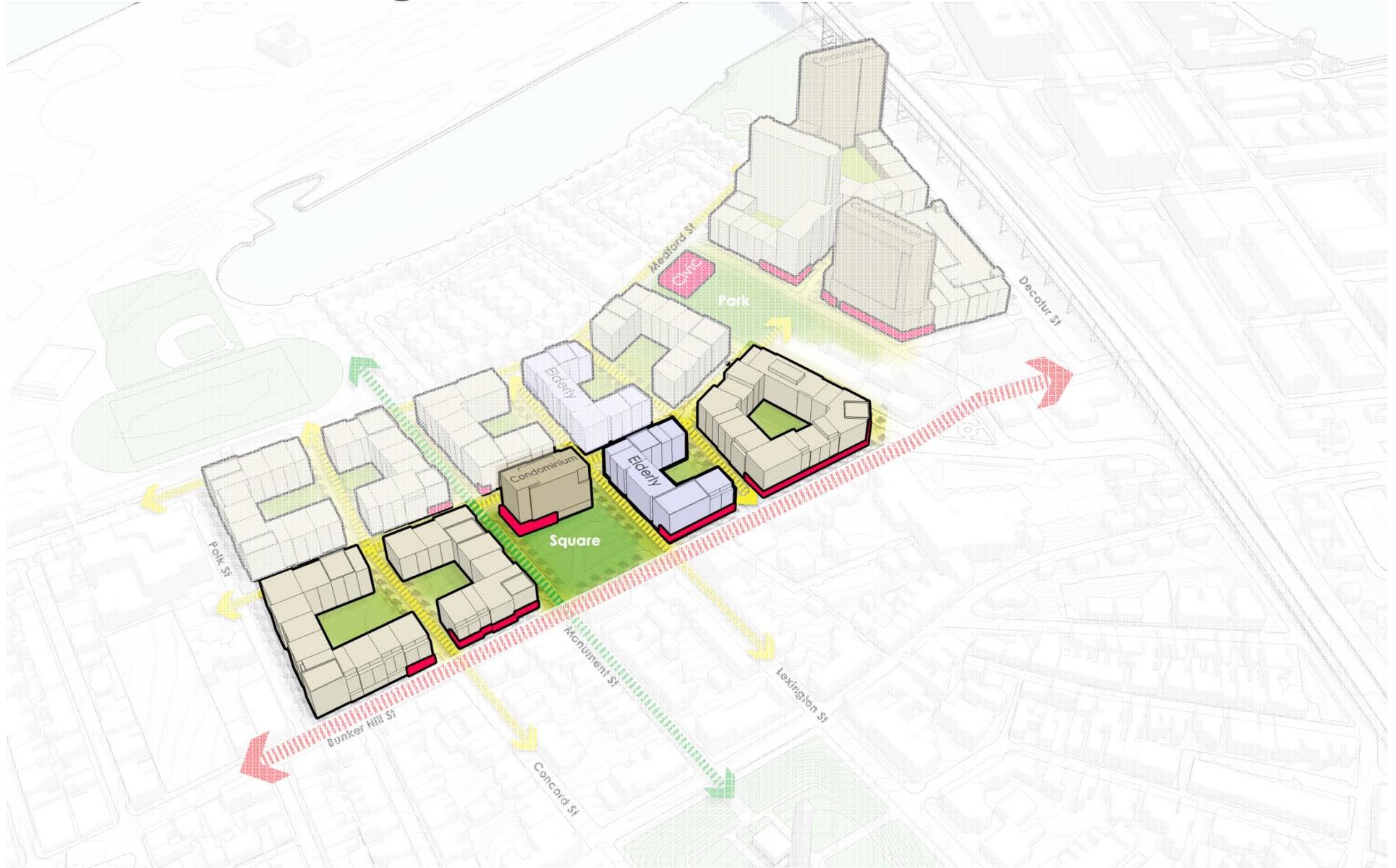
ground



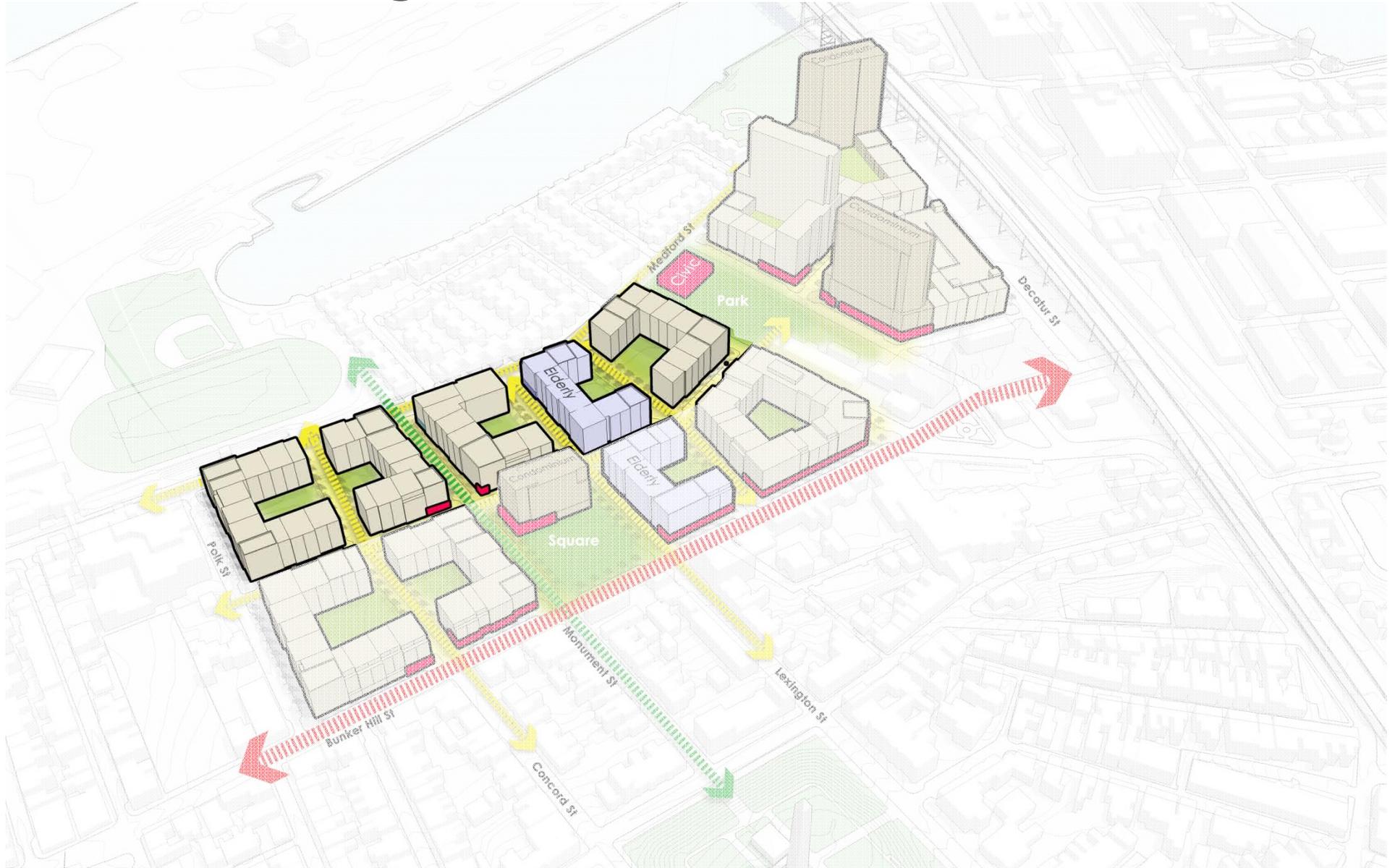
Architecture

- Review of approach to Phase 1 & 2
- Phase 1 updates
- Phase 3 : Bridge District 'on the boards'
- Design guidelines

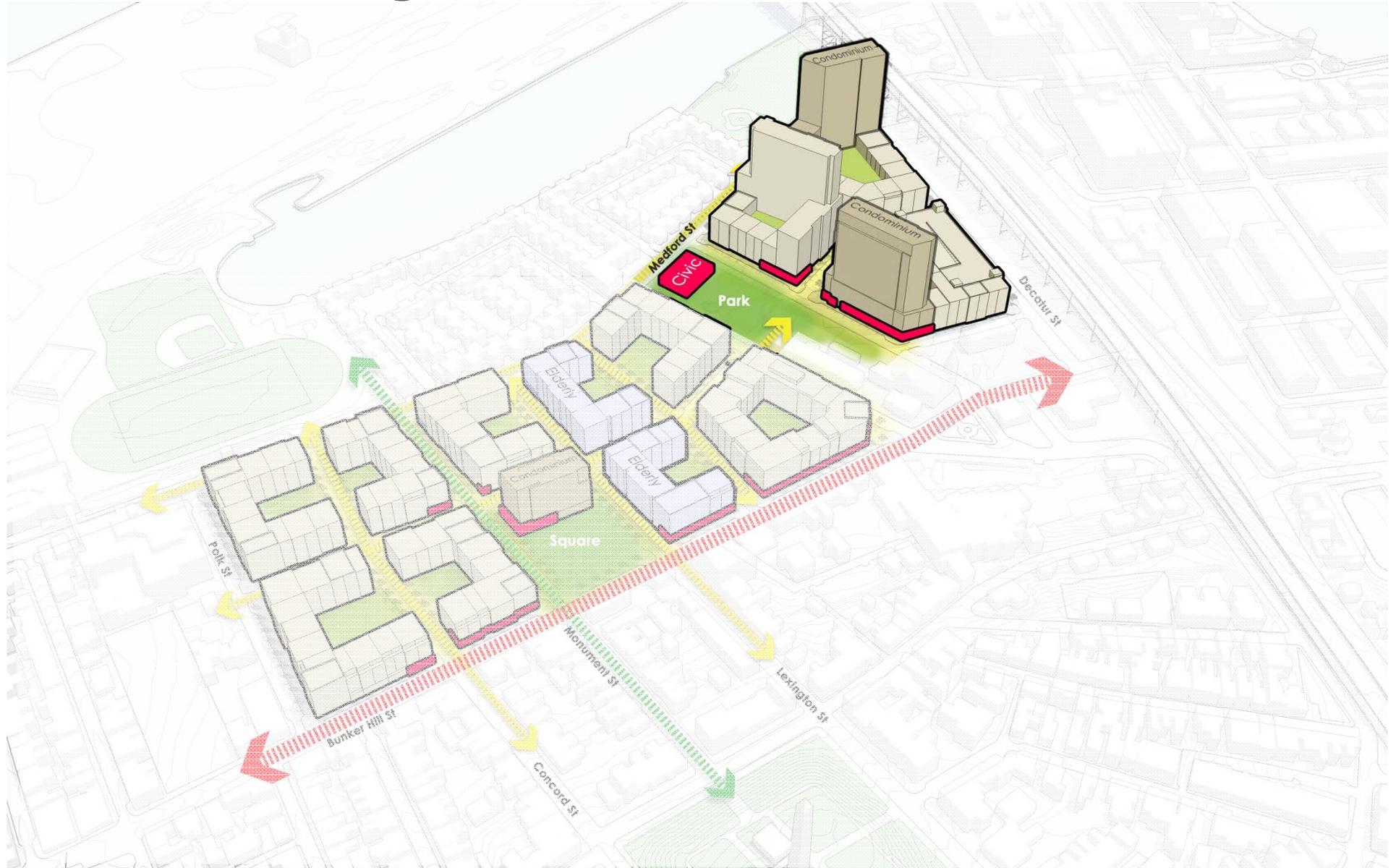
PNF Massing : Phase 1



PNF Massing : Phase 2



PNF Massing : Phase 3



Community Open House

ONE Charlestown Open House

Architecture

How much should new buildings reference Charleston's historic character?

A LOT

They should be inspired by Charleston historic elements

SOMEWHAT

We can learn from historic Charleston but I am open to new design elements

ONLY A BIT

I like modern design and don't want to imitate historic Charleston

Sticky Notes:

- A LOT:** NO!, REALLY HISTORIC
- SOMEWHAT:** I love the brick, the quality (circled), GREAT STREET should have speed bumps., To look like their own home., Needs to have some elements to knit it to rest of neighborhood (circled), MODERN STYLE YES!! (circled)
- ONLY A BIT:** A little of all! (circled), Making it look historic diminishes the historic, Young - top Am elderly bottom floor., I don't want it to look like an old bldg (circled), No BRICK we have already alot of Brk (circled), Should have its own character ex. Everett Brickyard, MODERN, Prefer Modern Bldgs! (circled), No BRICK! (circled), gym - please put a gym! (circled)

Community Open House

Street variation

Electrical capacity for Micro wave + coffee maker - Amps!

I like this one

Dormers can help break up roof line

Lights on ceiling not just switched outlets in all rooms!

← This one! yes!

LIKE THE DIVERSITY

No car pet - want dogs in unit

Like the idea of variation & multiple architects Happy attention to this issue

4-story is a concern

Intercom system for building!

Keep it integrated w/ upper charlestown Bunker Hill st.

Brick buildings?

Yellow brick not 'Charlestown'

Mix brick & clapboard both

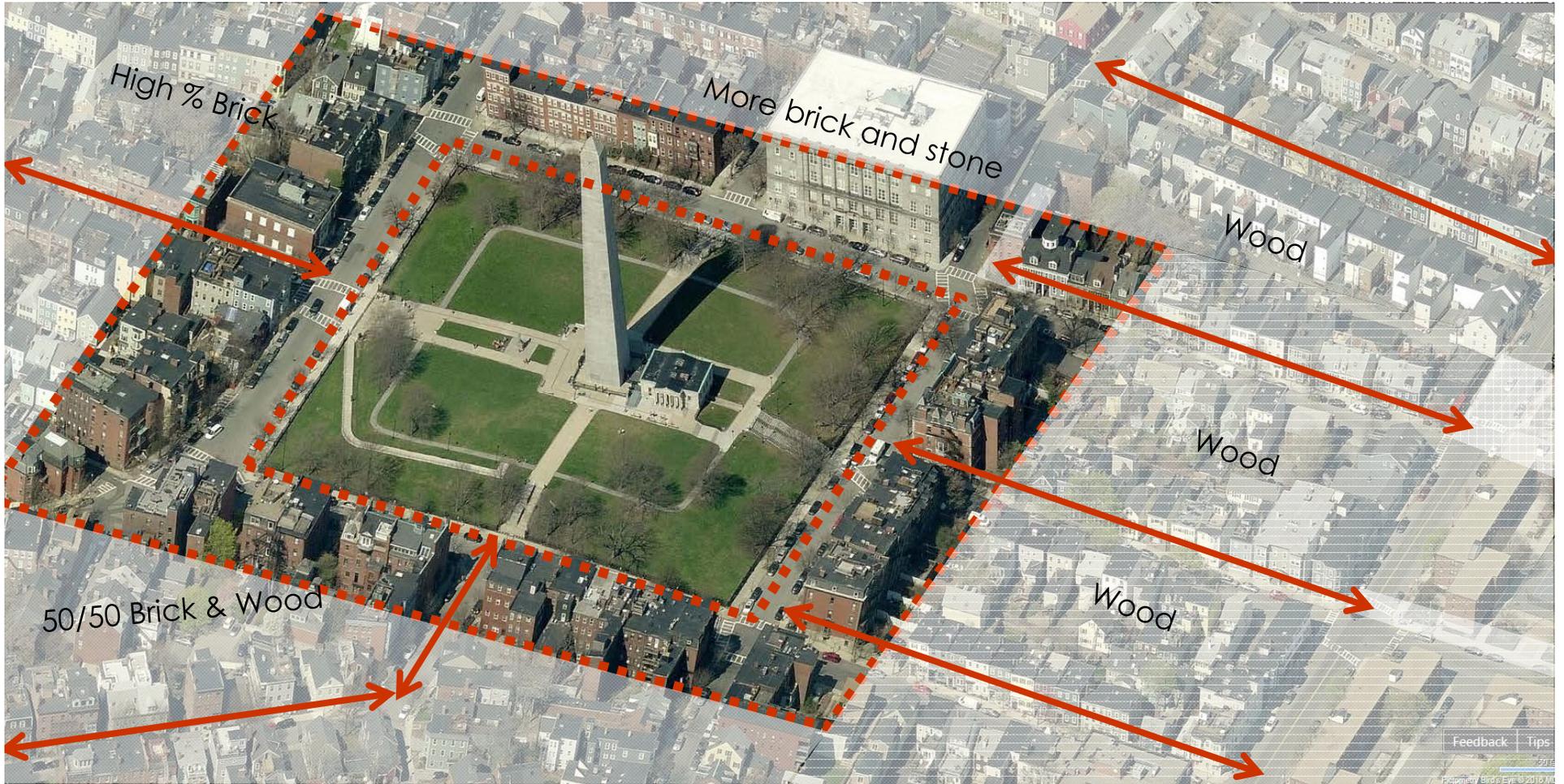
Mix new contemporary w/ traditional!

Clapboard buildings?

MAKE BUILDING HEIGHTS VARY

Don't do this type of modern

Observation 1 : Formality & Materials

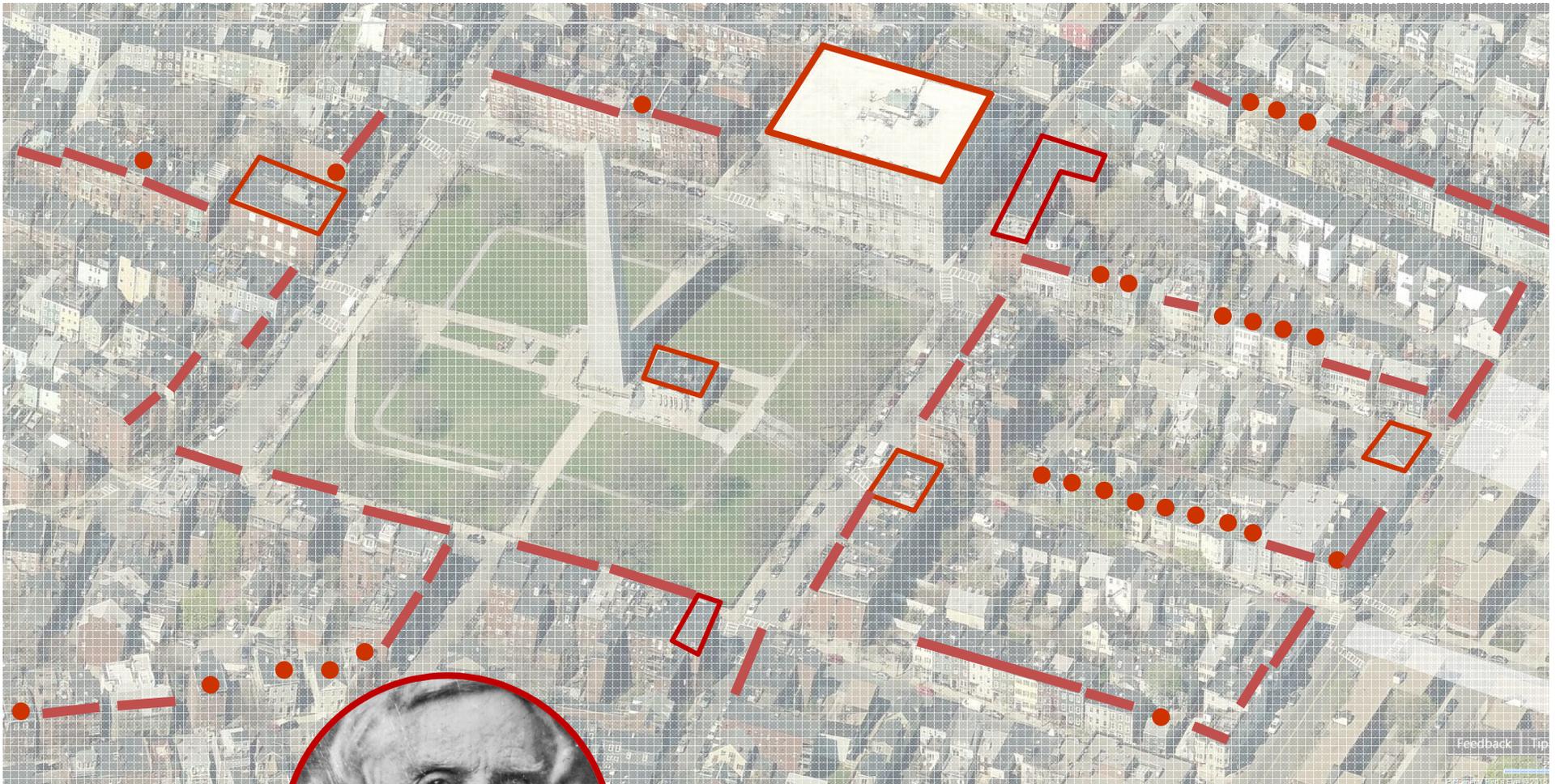


Master Plan Diagram



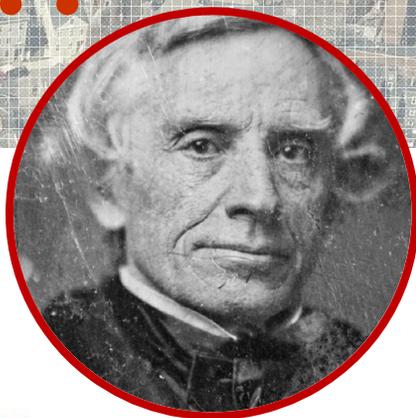
Reddish blocks = more masonry; light blocks = more siding

Observation 2: Massing & Facades



Morse
Code

CORCORAN
JENNISON
Associates SunCal

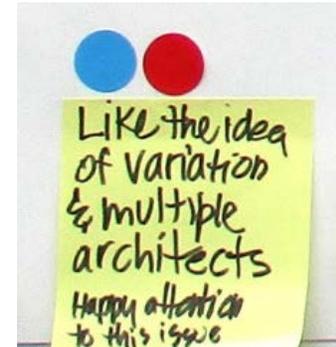


Samuel Morse, 1792-1872
Born in the Edes House on
Main Street, holds 1837
patent for the telegraph
One Charlestown

A ●-	J ●---	S ●●●
B -●●●	K -●-	T -
C -●●-	L ●●●	U ●●-
D -●●	M -	V ●●●-
E ●	N ●	W -●-
F ●●●-	O ---	X -●●-
G ---●	P ●●●	Y -●●-
H ●●●●	Q ---●	Z ---●●
I ●●	R ●●-	



5 Firms Collaborate on Phase I



Heard from several Charlestown residents at the Community Open House



Stantec



Dimella-Shaffer



Dream Collaborative



Marshall Moya



Studio Luz

Kit of parts



MATERIALS

ACCENT	PRIMARY			PRIMARY	

EX: HARDIEPANEL (BATTEN OR FRY-REGLET ALUM. TRIM); HARDIE PLANK (2" OR 8" EXPOSURE)

DESIGN GUIDELINES / THE KIT OF PARTS

Example of 'Morse Code' Façade Approach

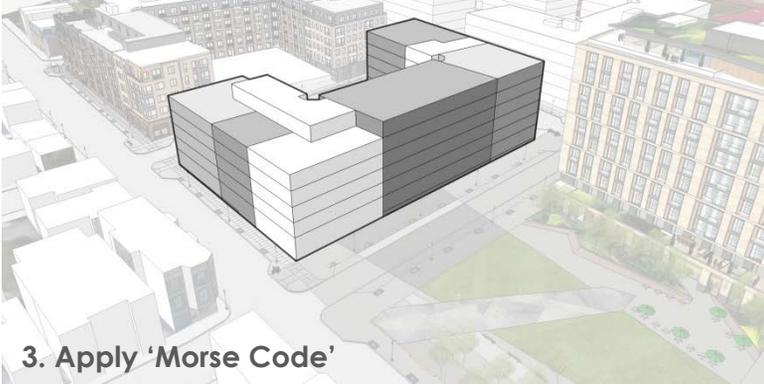
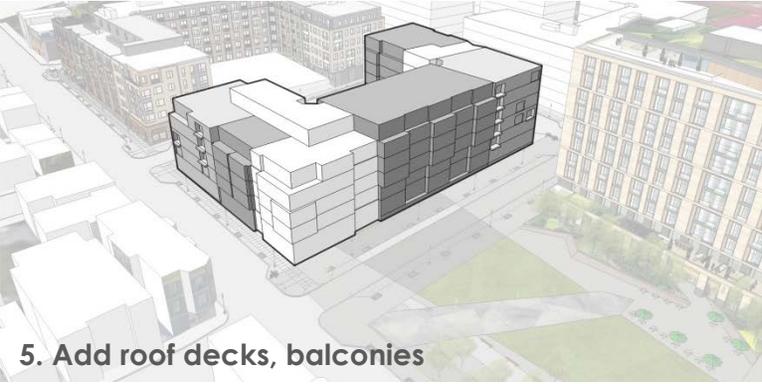
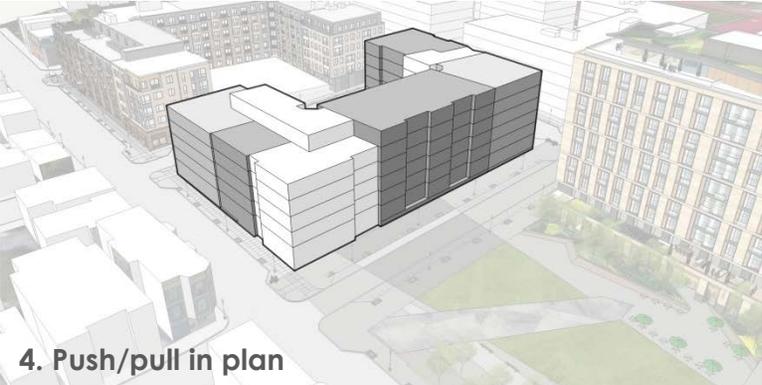
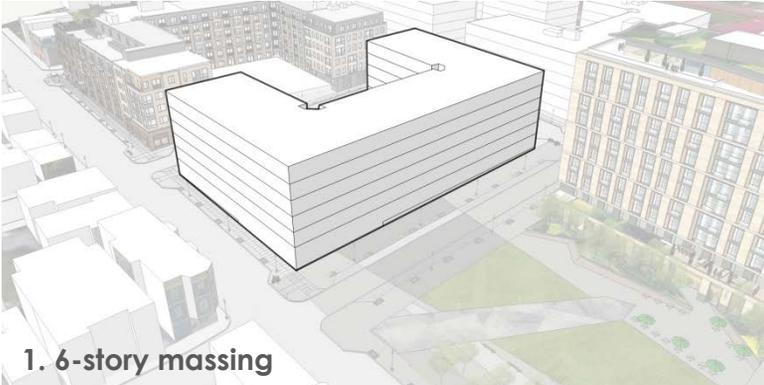


Phase 1 elevation along Bunker Hill Street (example)

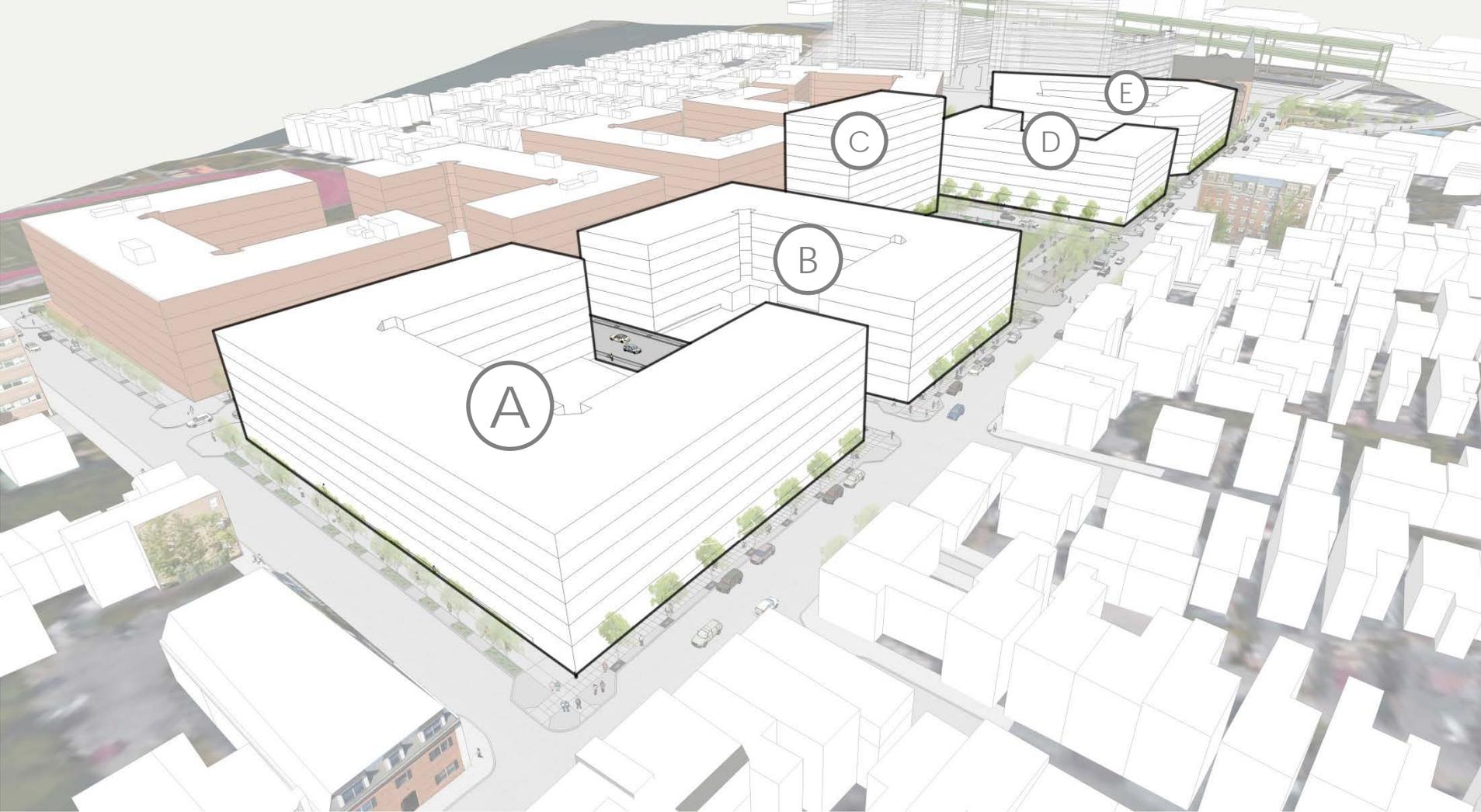


Charlestown historic photographs for reference

Design Strategy : 1 block



Design Strategy : Phase 1 blocks



Design Strategy : Phase 1 blocks



Design Strategy : Phase 1 blocks



Phase 1 Updates

Block D @ Bunker Hill Street



Phase 1 Updates

Block D @ Bunker Hill Street



Phase 1 Updates

Block D @ Bunker Hill Street



Phase 1 Updates

Block C @ New Park



Phase 1 Updates

Block C @ New Park



Phase 1 Updates

Block C @ Center Street



Phase 1 Updates

Block C @ Center Street



Block E @ Bunker Hill Street



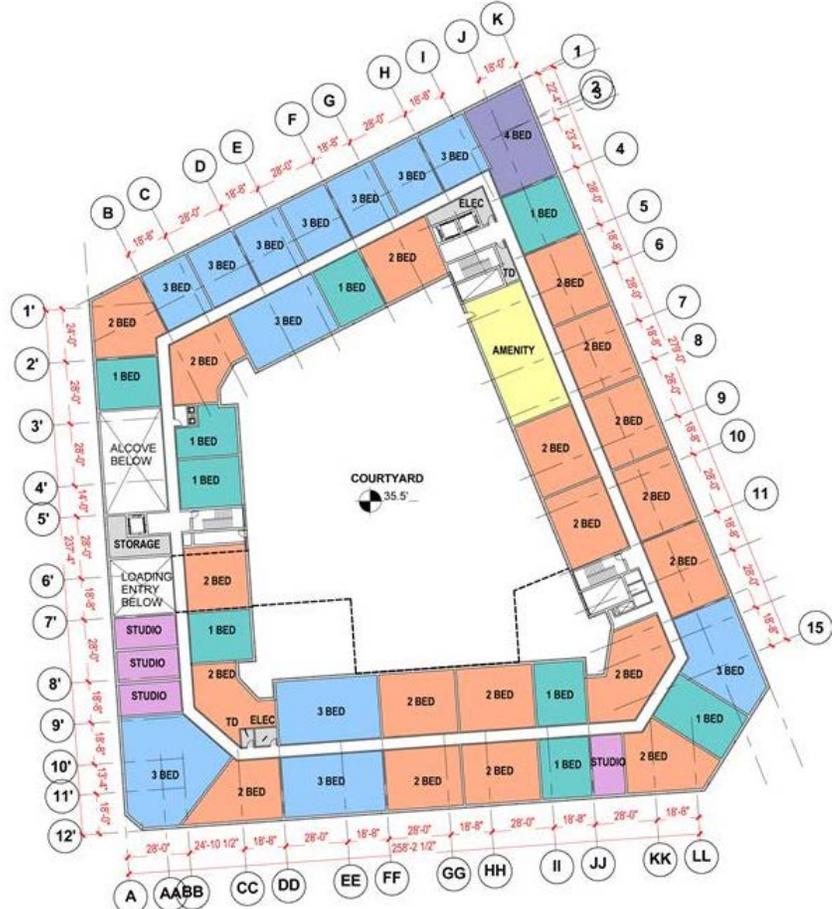
Block E @ Center Street



Original Block E Plans



Ground Floor



Second Floor

Original

Block E @ Bunker Hill Street



Original

Block E @ Tufts Street



Architecture

- Review of approach to Phase 1 & 2
- Phase 1 updates
- Phase 3 : Bridge District 'on the boards'
- Design guidelines

Goals of Redesign effort

- Reduce # of towers
- Get tower off of Medford St.
- Break down block sizes
- Improve pedestrian realm
- Maximize views



View study – perp. to Center Street



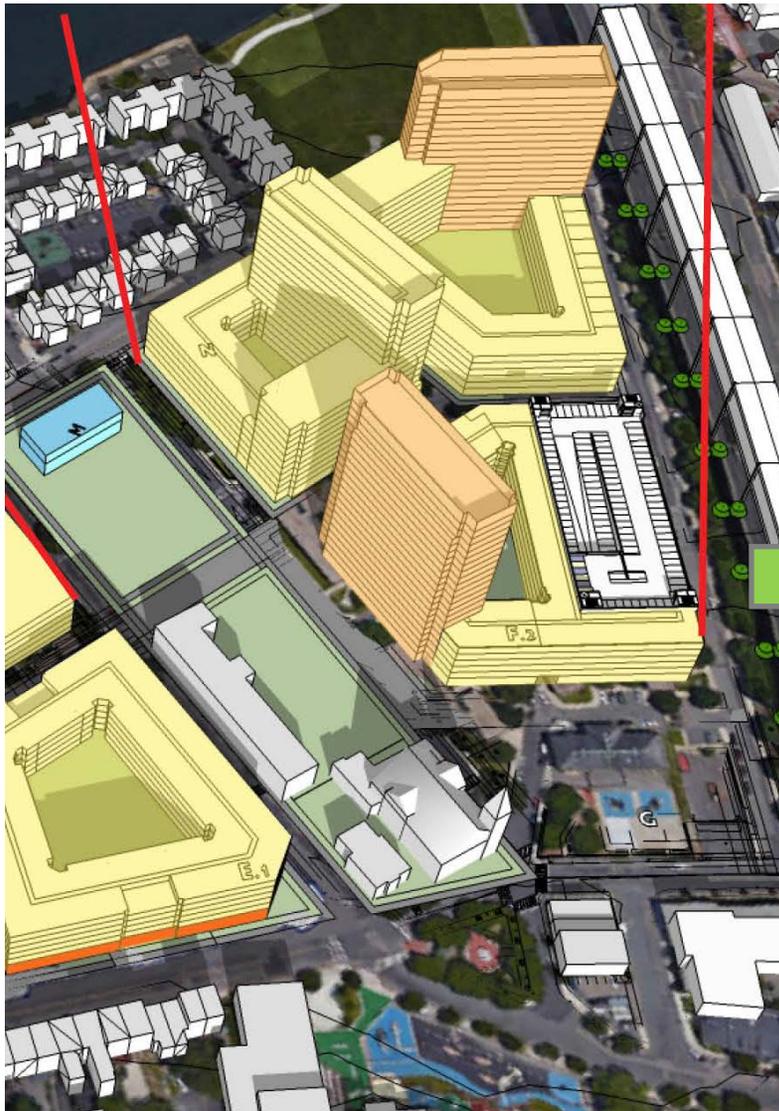
View study – perp. to Tobin



View study – parallel to Center St.



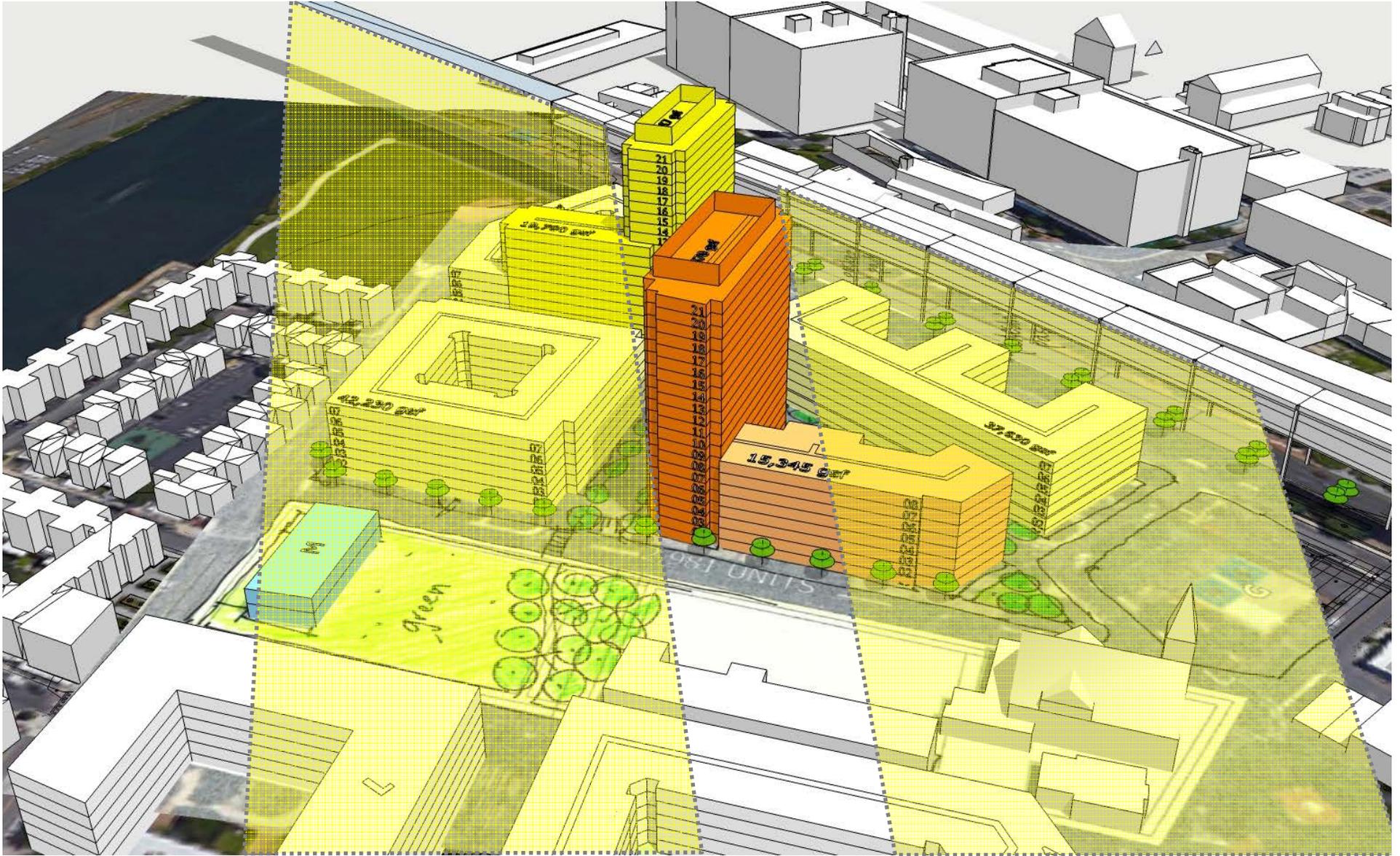
Bridge District Option



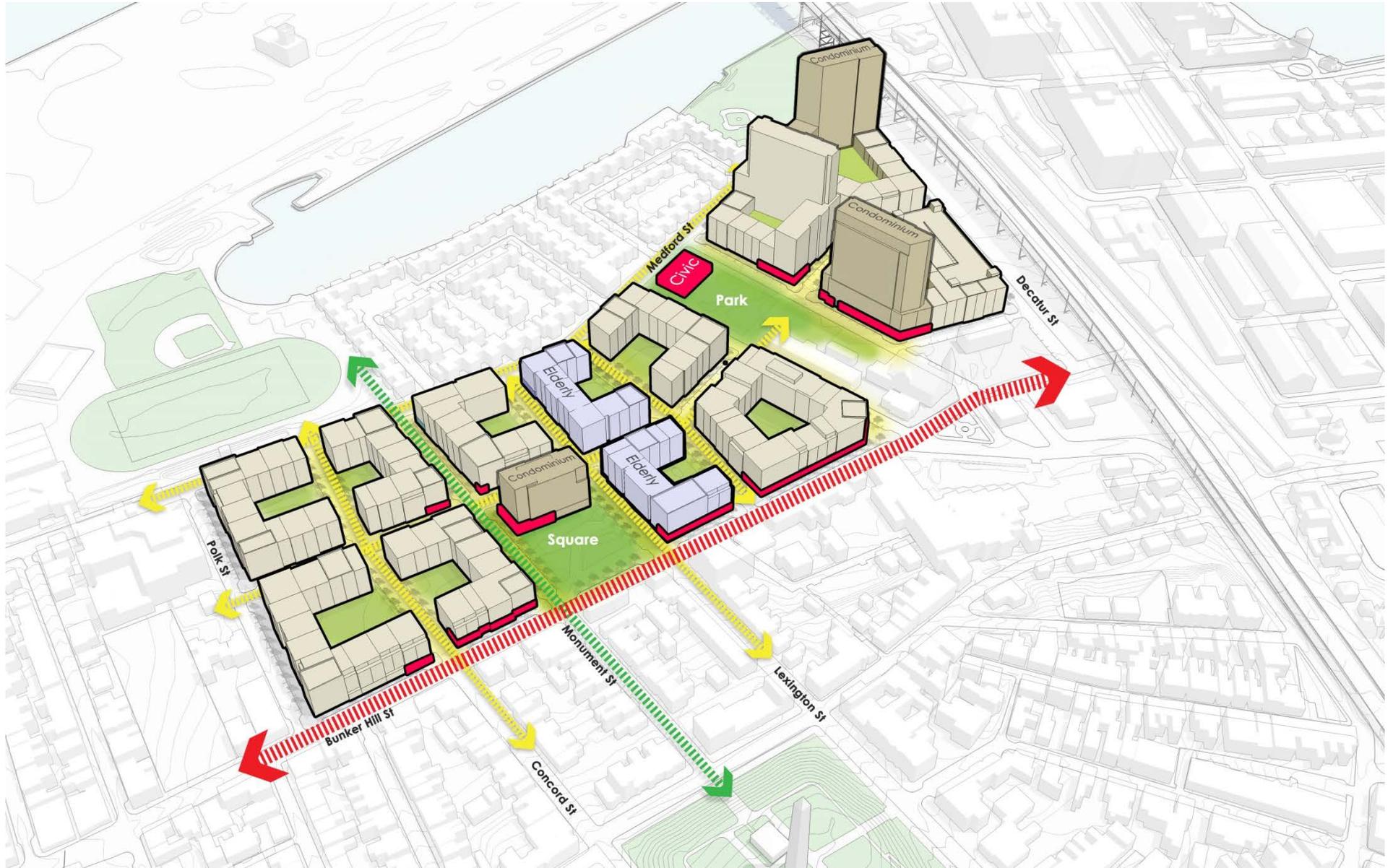
Bridge District Option : Plan



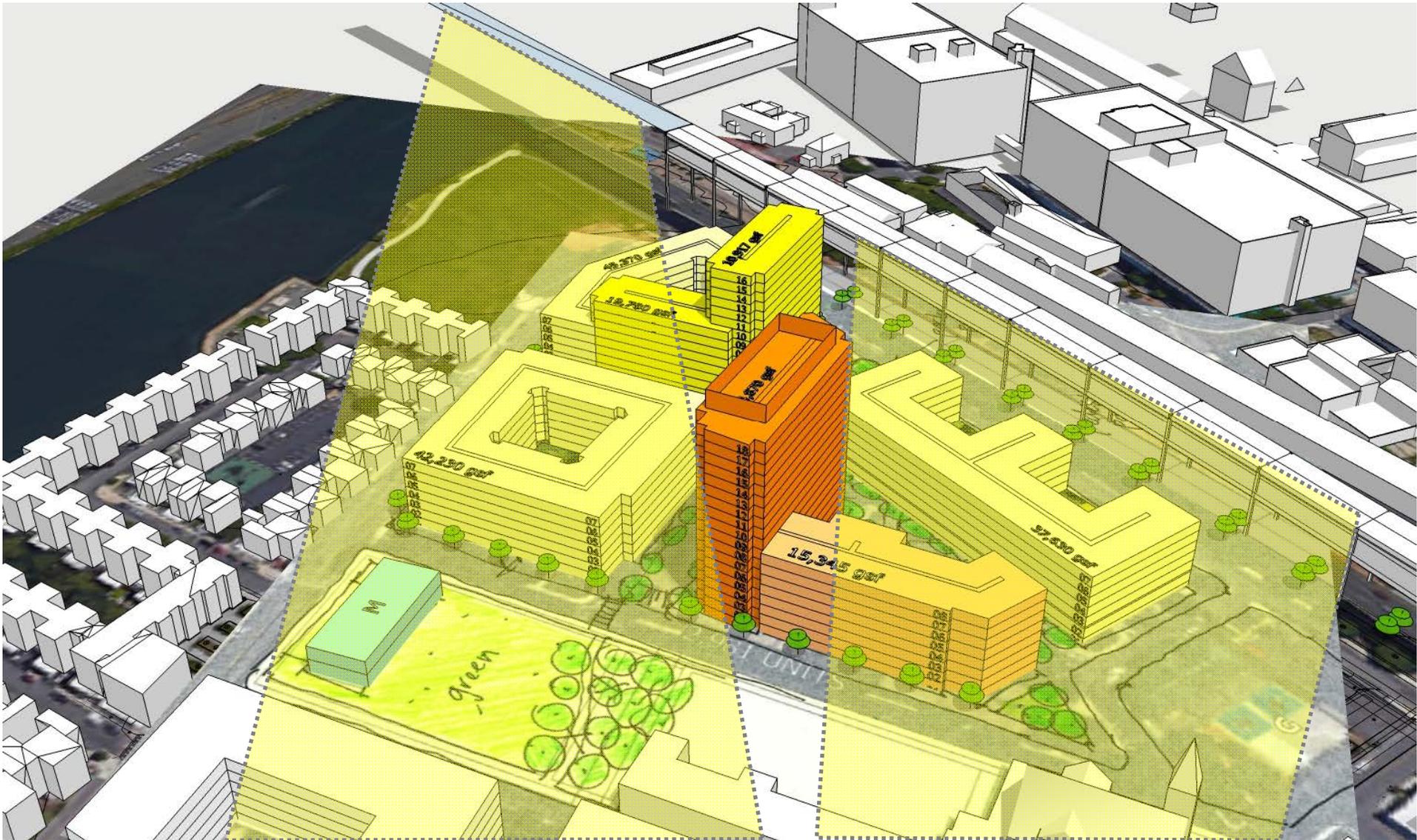
Views toward the Monument



Design Guidelines



Views toward the Monument



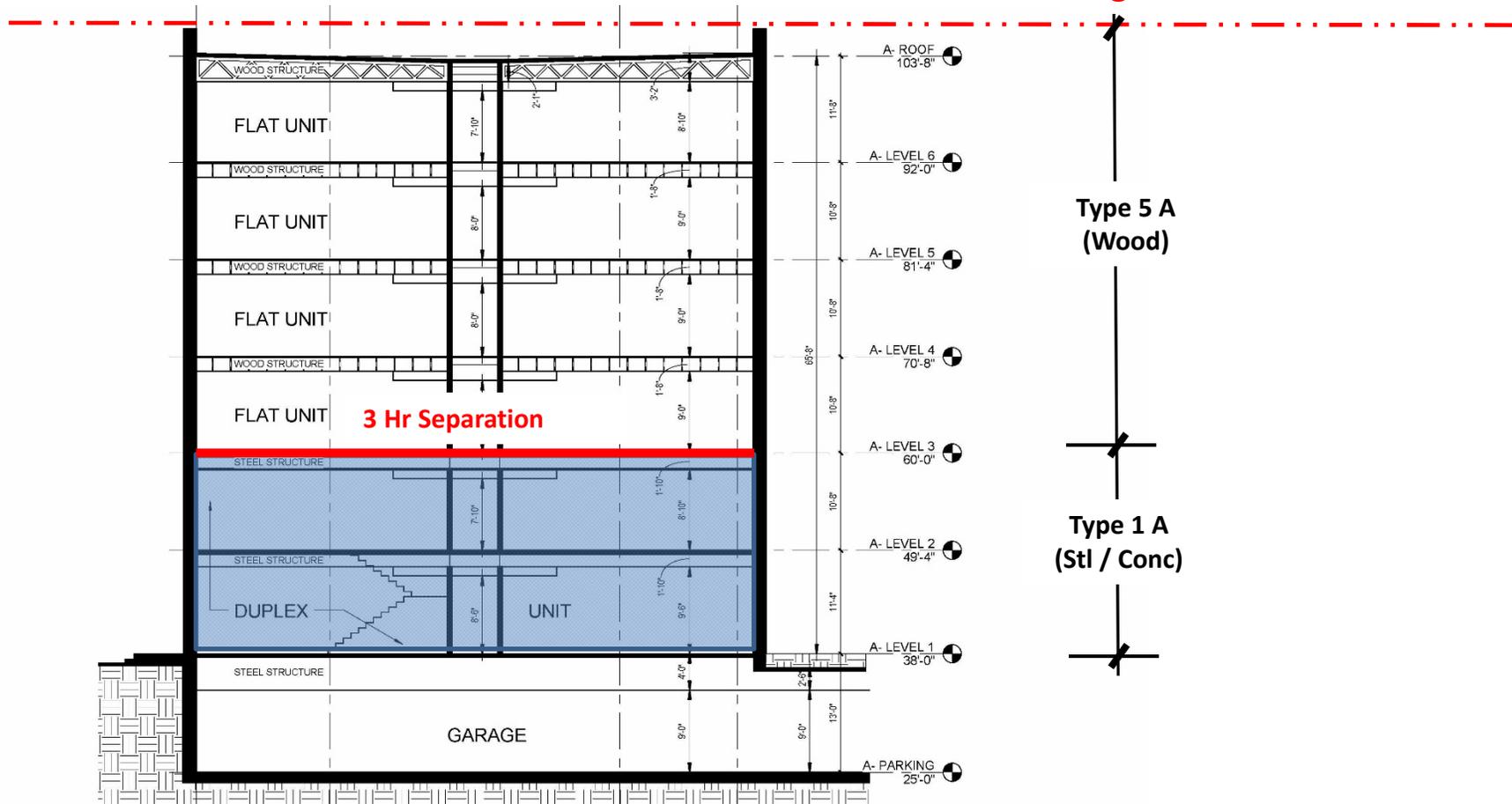
View from New Town & playing fields



Construction Type Diagram – 4 over 2

Mixed Income Rental

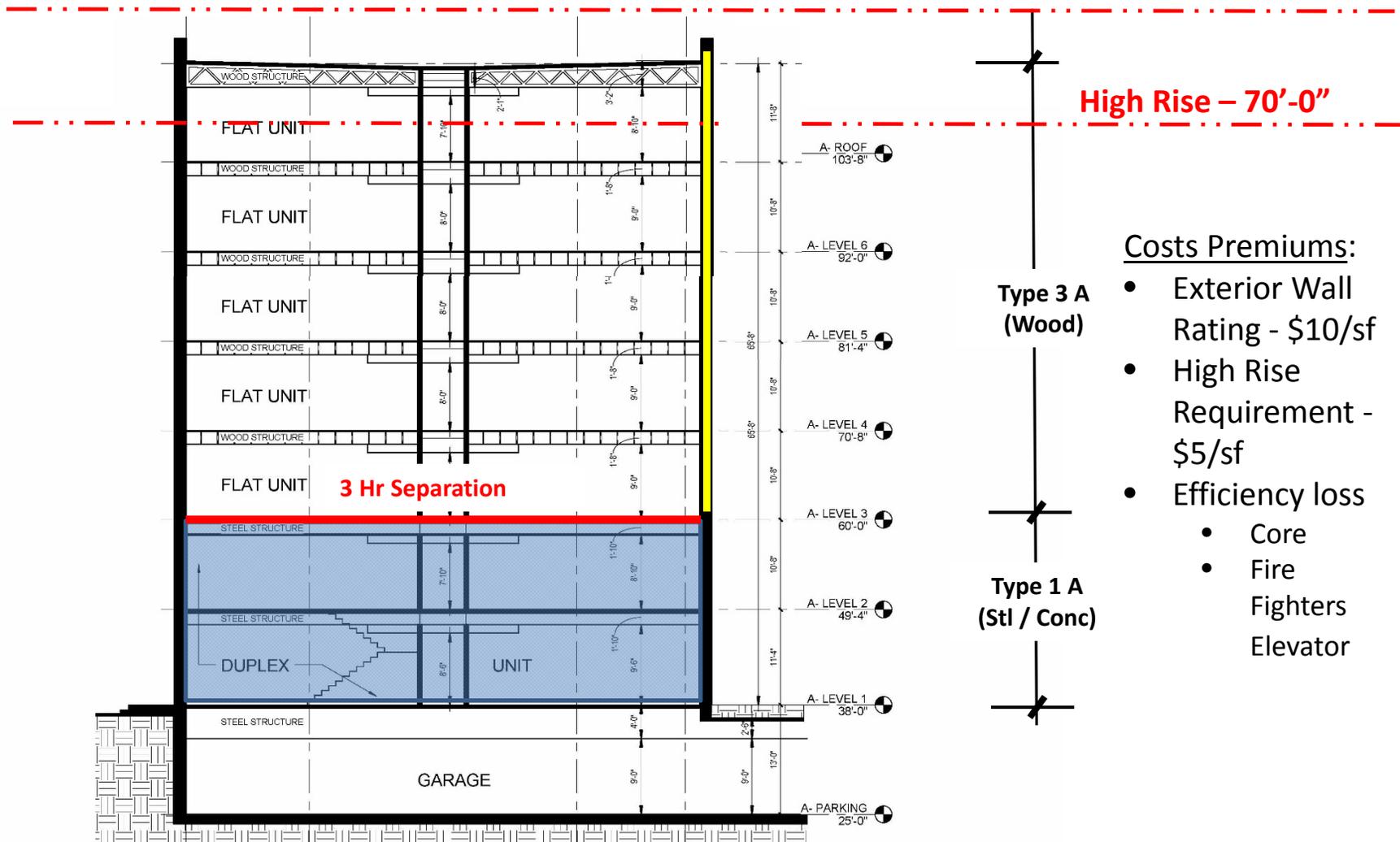
High Rise – 70'-0"



Construction Type Diagram – 5 over 2

Mixed Income Rental

Max Allowable – 85'-0"



High Rise – 70'-0"

Costs Premiums:

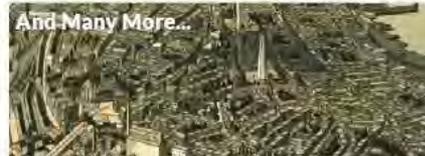
- Exterior Wall Rating - \$10/sf
- High Rise Requirement - \$5/sf
- Efficiency loss
 - Core
 - Fire Fighters Elevator

Landscape

Preservation Group/NPS What is the Story

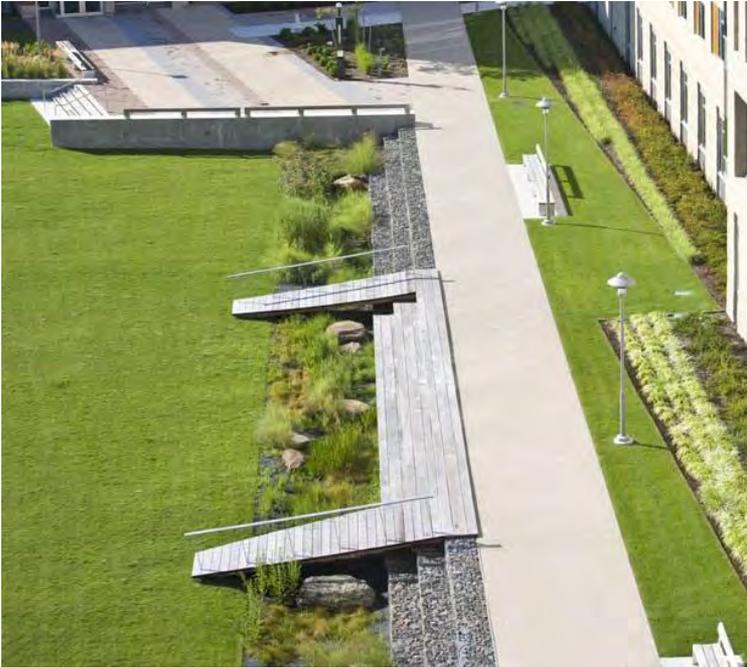
Tell Charlestown's story

Layer the site's rich history into landscape architecture and cultural programming.



Landscape

History/ Public Art How is the story told



Landscape

Open Space



Landscape

Streets



Create a safe, walkable, inviting neighborhood

Activate sidewalks, prioritize pedestrians, and foster social interaction among diverse residents and neighbors.



Landscape

Sidewalk Types

Sidewalk Typology Names	Sidewalk Width	Primary Building Façade Type	Sidewalk Zones			Street Names
			Green & Furnishings Zone	Pedestrian Zone	Frontage Zone	
S-CTR	18'	Porches	4'	5'	9'	Center Street
S-NOSO	17'	Varies	5'	5'	7'	N/S Streets: Polk, Lexington, Tufts, Corey, T Street, Decatur
S-MONU	17'/19'	Stoops	5'	5'	7' E, 9' W	Monument Street
S-COURT	9'	Courtyards	4'	5'	0'	Streets adjacent to courtyards: Concord, TBD Street
S-BH	12'	Retail	4'	8'	0'	Bunker Hill Street
S-MED	15'	Varies	8'	7'	0'	Medford Street



Landscape

Sidewalk Types

S-CTR sidewalks are 18'-0" wide and occur on the east-west spine of Center Street. Due to the significant number of combined stoops, the Frontage Zone width is maximized to allow for ample combined stoop depth and access. Therefore, the Green/Furnishings Zone will provide shade and amenities and the typical Pedestrian Zone width is maintained.

S-CTR Sidewalk Zone Goals		
Green/Furnishings Zone	Pedestrian Zone	Frontage Zone
4'-0"	5'-0"	9'-0"



Concrete Planter



Railing Ideas



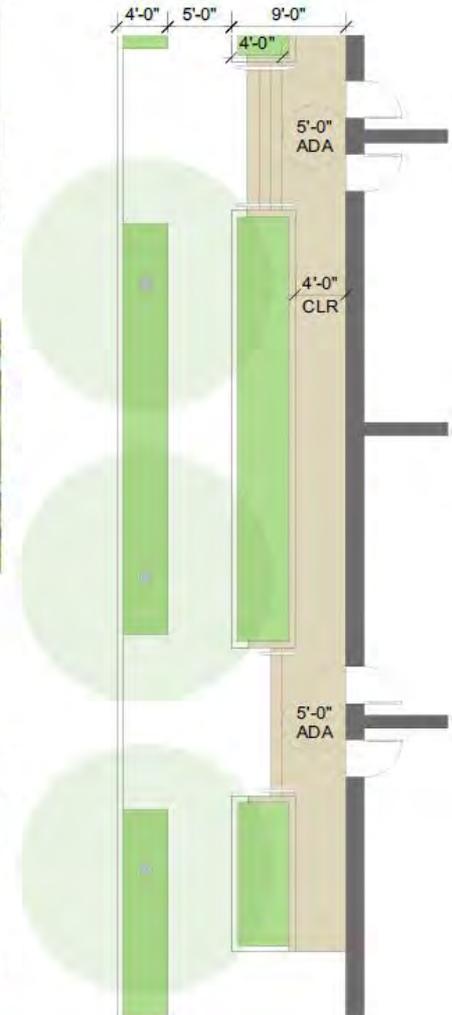
Street Tree - Honey Locust



Steel Planter Curb



Elevated Porch



Landscape

Sidewalk Types

S-NOSO sidewalks are 17'-0" wide and occur along streets that run north-south with ground floor uses that vary by block. S-SONO sidewalks have generous Green/Furnishings Zones and a typical 5'-0" Pedestrian Zone, while the generous Frontage Zone accommodates depth of stooped entries. Adjacent parks and courtyards may encroach on the Frontage Zone where they occur.

S-NOSO Sidewalk Zone Goals		
Green/Furnishings Zone	Pedestrian Zone	Frontage Zone
5'-0"	5'-0"	7'-0"



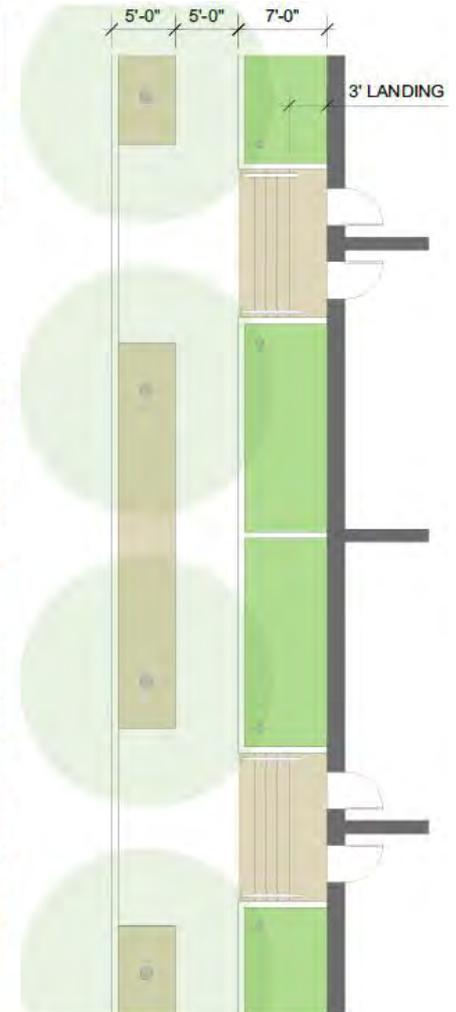
Street Tree - Zelkova



Group Stoops



Fence, Curb, and Edge Details



Landscape

Sidewalk Types

S-MONU sidewalks on Monument Street will have a differentiated character to set off this important link south to the Bunker Hill Monument. Widths are 17'-0" on the east and 19'-0" on the west side of Monument Street. The Green/Furnishings Zone is generous to accommodate special elements; the typical Pedestrian Zone width is maintained; and the Frontage Zone is generous to accommodate stoop entries.

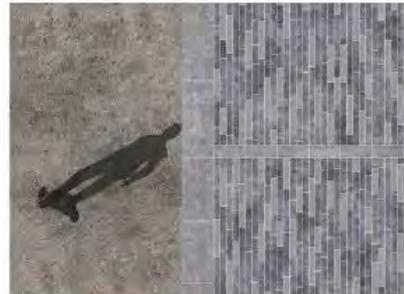
S-MONU Sidewalk Zone Goals		
Green/Furnishings Zone	Pedestrian Zone	Frontage Zone
5'-0"	5'-0"	7'-0" (east side) and 9'-0" (west side)



Tucked In Seating



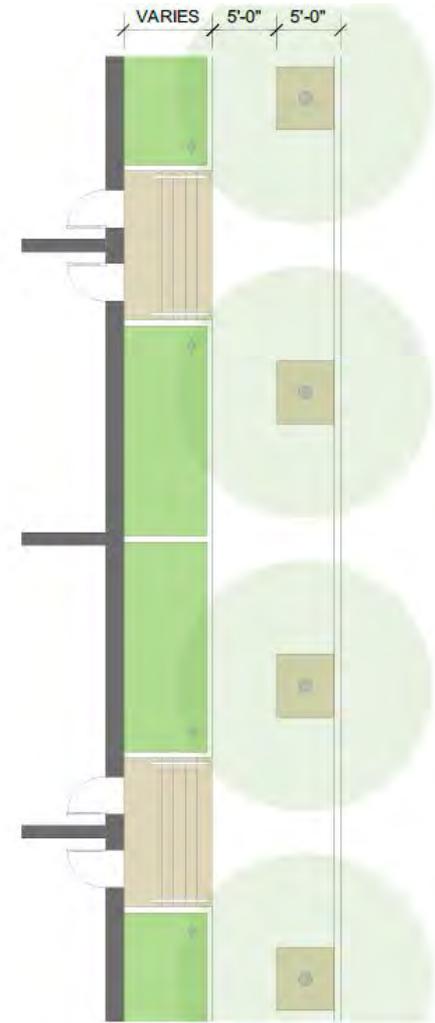
Elevated Paving at Tree Pit



Paving Detail



Contemporary Material at Frontage Zone



S-COURT sidewalks are 9'-0" wide and occur on Concord and TBD Streets. The limited width gives priority to the Green/Furnishings Zone and the Pedestrian Zone. There is no strong reason for articulating a Frontage Zone since the blocks are dominated by the presence of the courtyards.

S-COURT Sidewalk Zone Goals		
Green/Furnishings Zone	Pedestrian Zone	Frontage Zone
4'-0"	5'-0"	0'



Fastigate Red Maple



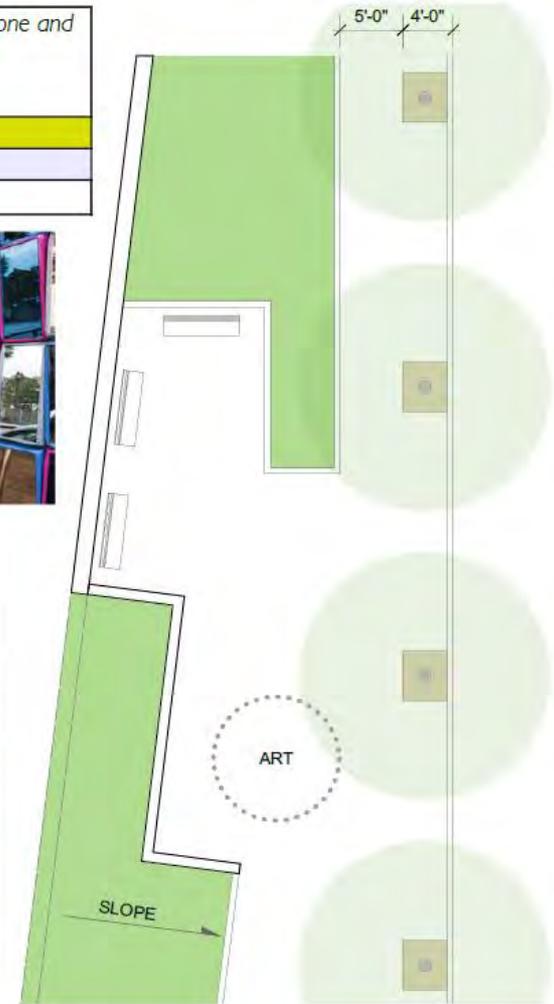
Elevated Paving at Tree



Facade and Garage Wall Treatments



Contemporary Seating / Opportunity for Art



Landscape

Sidewalk Types

S-BH sidewalks are 12'-0" wide and occur on the north side of Bunker Hill Street. Due to the overall narrow width of the sidewalk, priority is given to the Green/Furnishings and Pedestrian Zones. To maximize visibility into ground floor retail tenants, the Furnishings Zone is effectively left clear.

S-BH Sidewalk Zone Goals		
Green/Furnishings Zone	Pedestrian Zone	Frontage Zone
4'-0"	8'-0"	0'



Tree Grates



Bicycle Parking



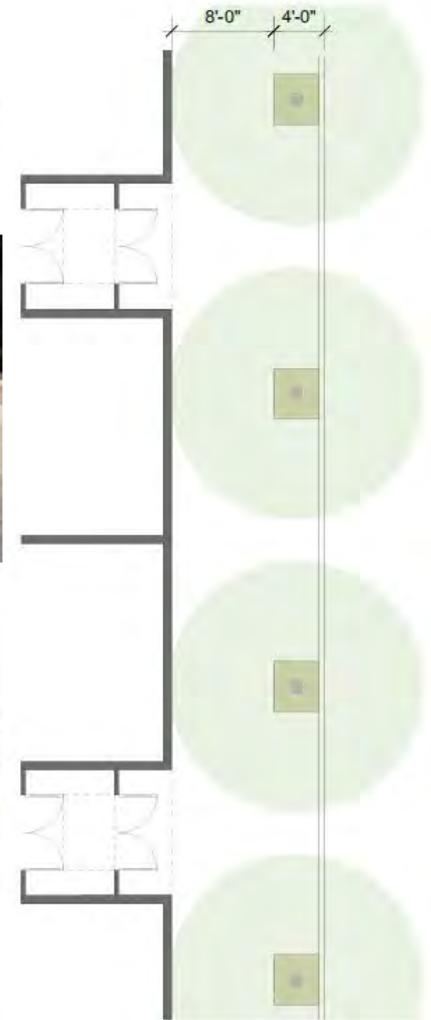
Seating



Street Tree - Red Oak



Seating at Retail Area



S-MED sidewalks occur on the south side of Medford Street. The Green/Furnishings Zone (together with the parking lane) separates pedestrian traffic from the busy street and accommodates stormwater infrastructure. The Pedestrian Zone width is generous for ease of travel while the Frontage Zone is less deep than other blocks due to the lack of private residential entries and a variety of public uses along Medford Street.

S-MED Sidewalk Zone Goals		
Green/Furnishings Zone	Pedestrian Zone	Frontage Zone
8'-0"	7'-0"	0'



Sweetgum Tree



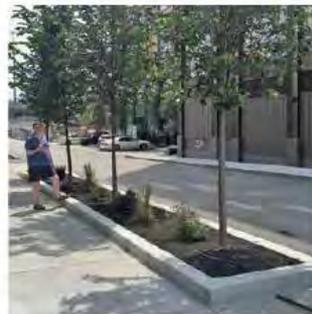
Bicycle Parking



Seating



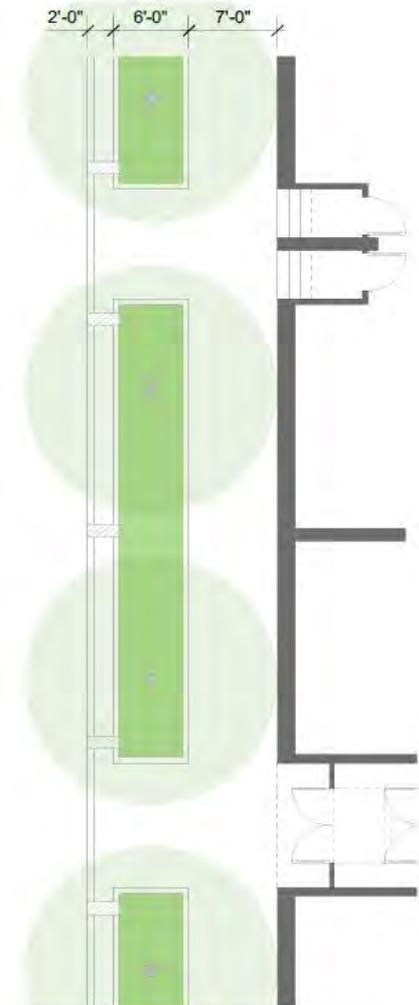
Rain Garden



Concrete Planter Curb



Lush Planting



Landscape

Street grading



<p>SITE PLAN W/GRADING 1" = 40'-0"</p>	<p>Permitted</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>It is important to verify and confirm all proposed information with the appropriate authorities and to obtain a permit or other approvals.</p>	<p>Contractors Client Name Consultant Name</p>	 <p>stantec.com</p>	<p>Client/Project CHARLESTOWN HOUSING 1100 Lefferts Street, San Francisco, CA 94102</p>	<p>Title SITE PLAN W/GRADING</p> <p>Project No. 7-081009</p> <p>Scale 1" = 40'-0"</p> <p>Drawn By J. [unreadable]</p>
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Landscape

Street grading

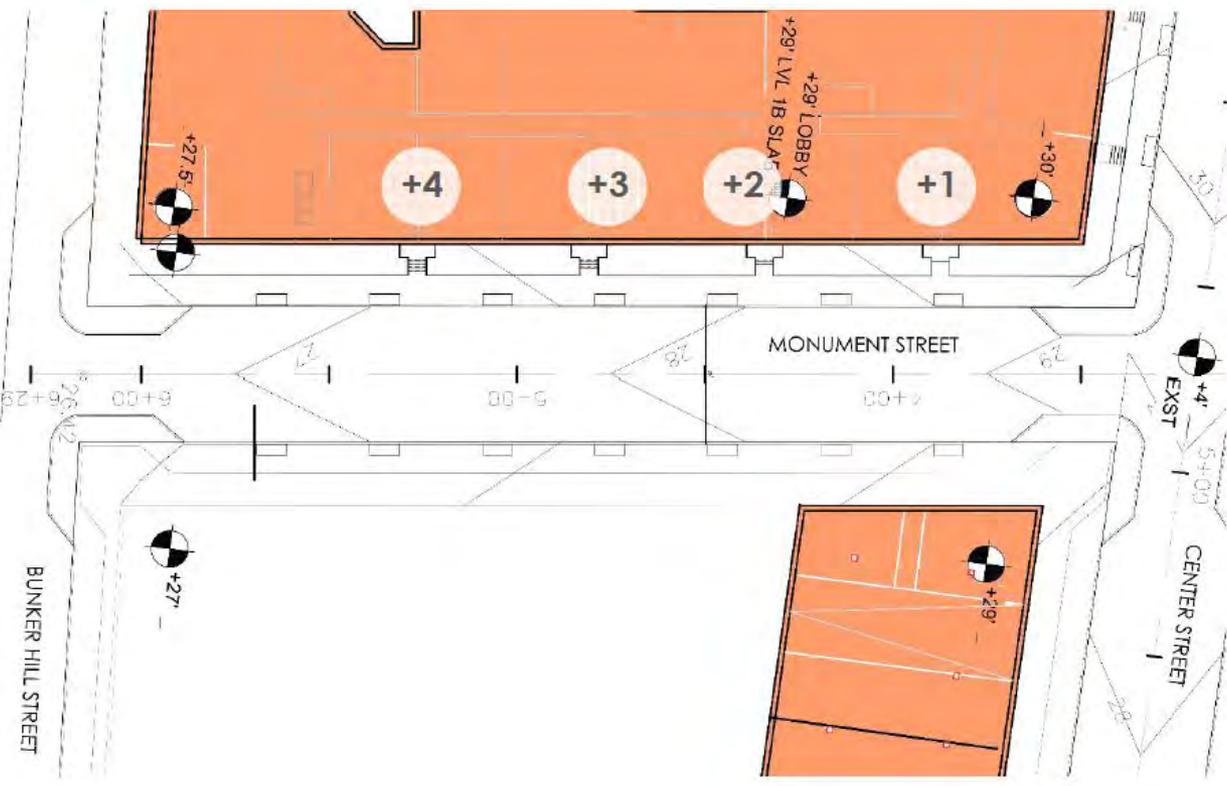
Section – Monument Street

- █ Public Facing Street
- █ Community Street



Landscape

Access to Buildings



Public Facing – Monument Street

Landscape

Access to Buildings



Community – Center Street

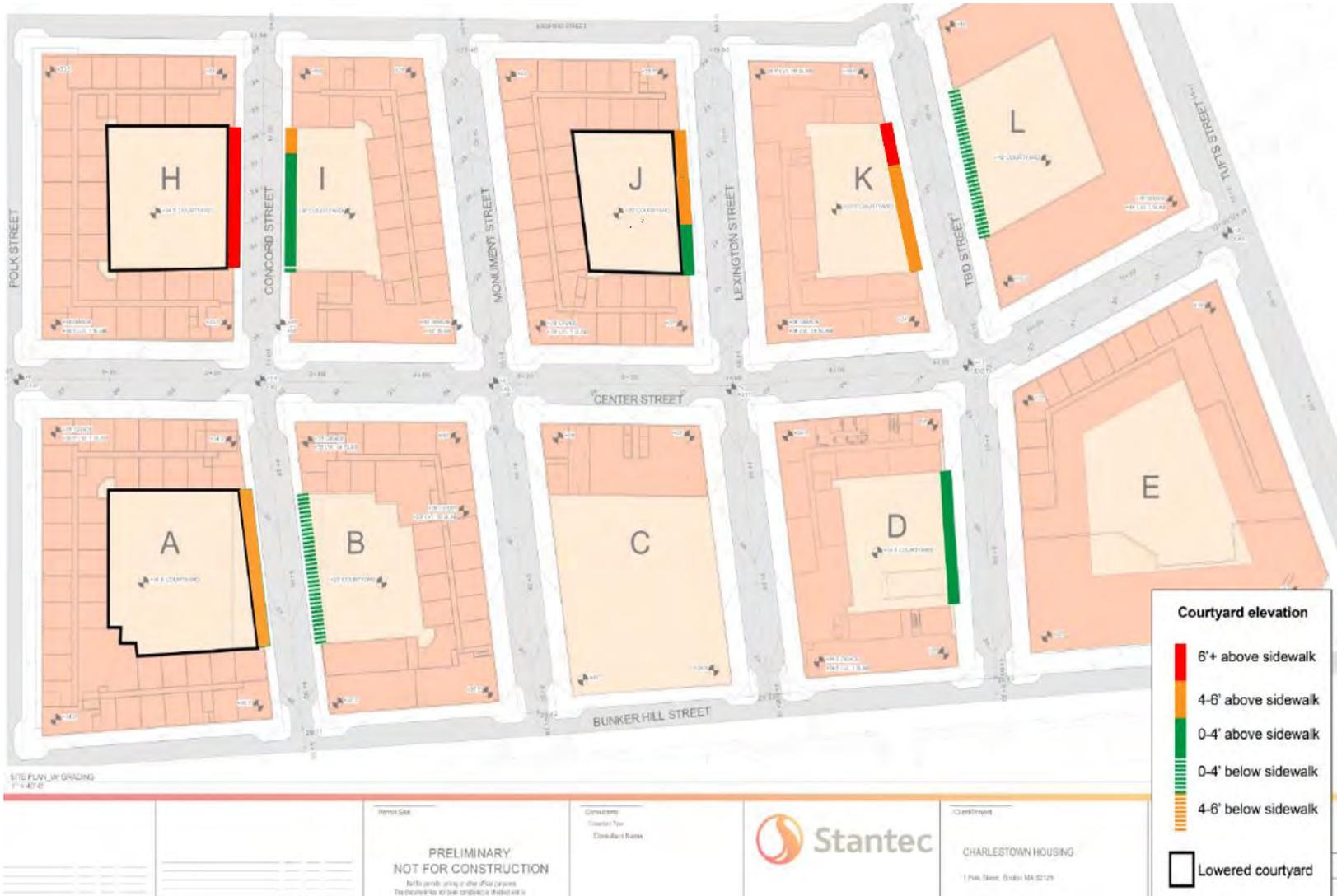
Landscape

Courtyard Edges



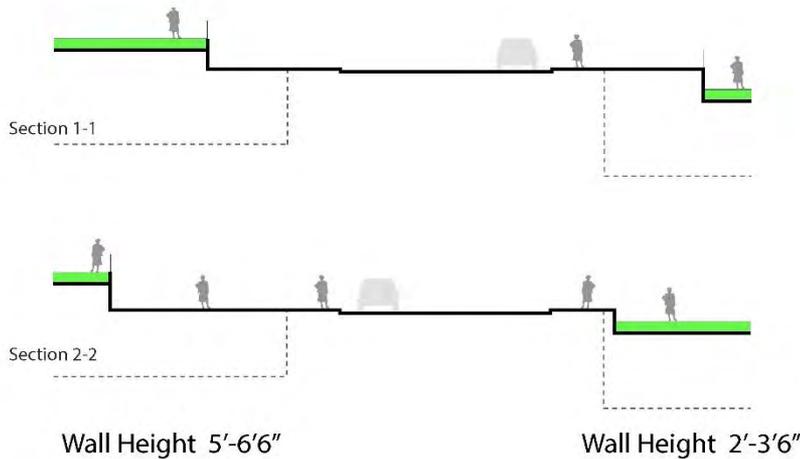
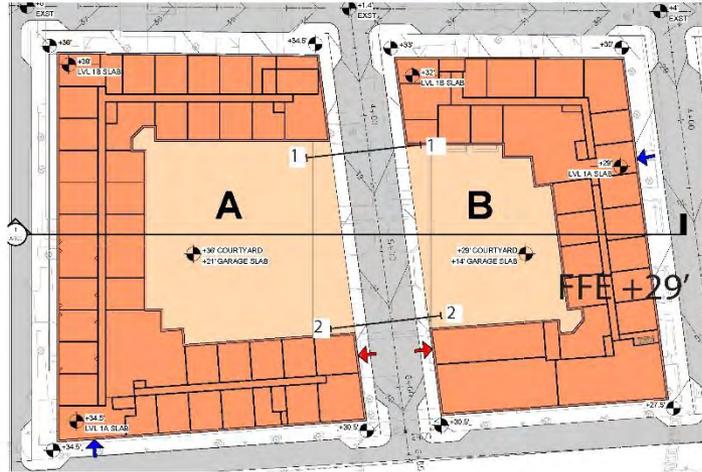
Landscape

Courtyard Relationships to street



Landscape

Courtyard Relationships to street

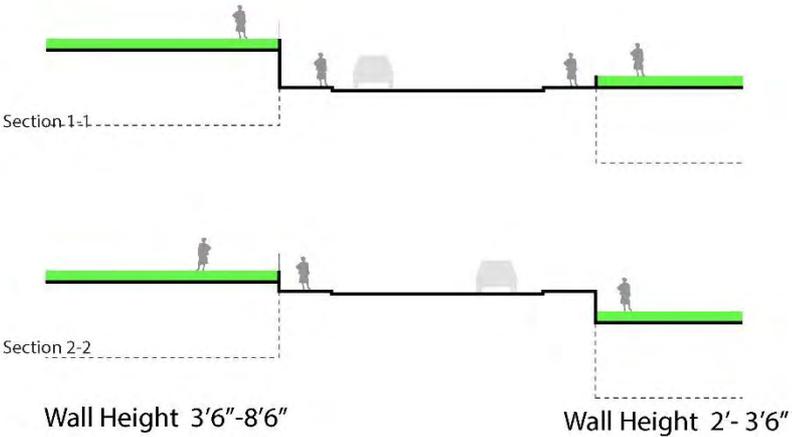
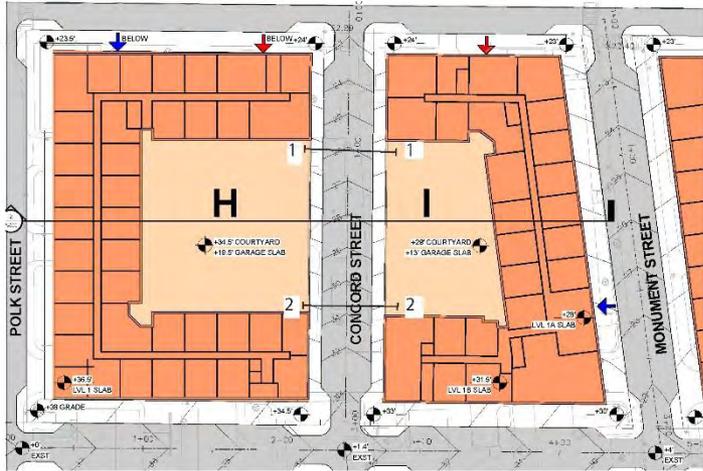


Sections are representational only.
Exact dimensions may have
changed.

A-B Courtyard Edge

Landscape

Courtyard Relationships to street

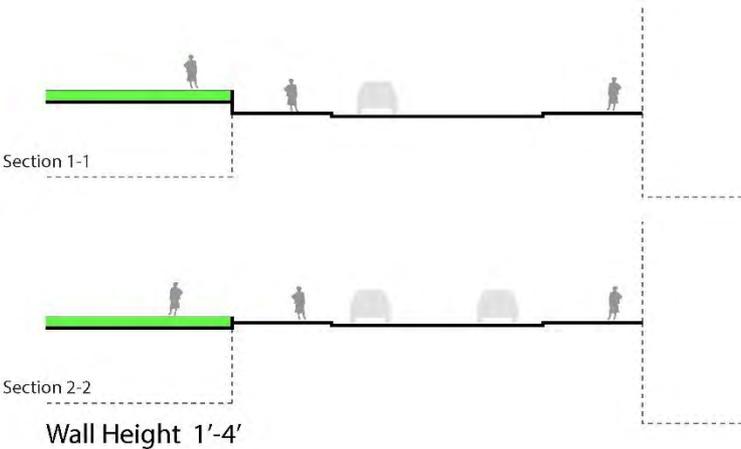
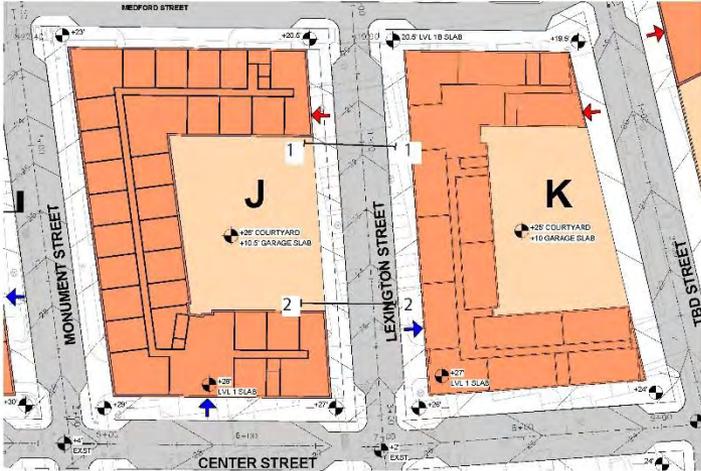


Sections are representational only.
Exact dimensions may have changed.

H-I Courtyard Edge

Landscape

Courtyard Relationships to street

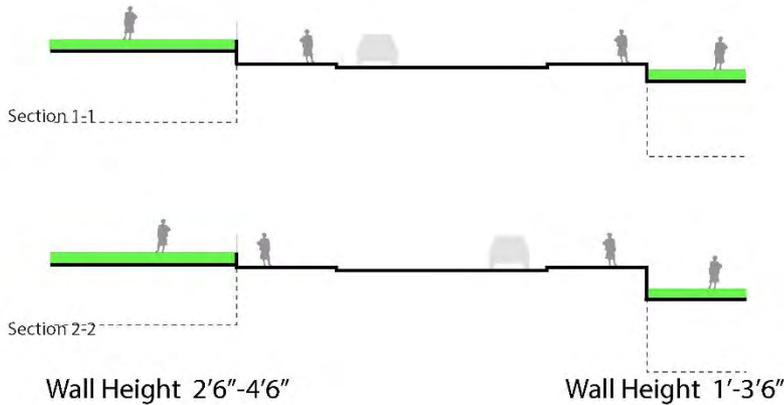
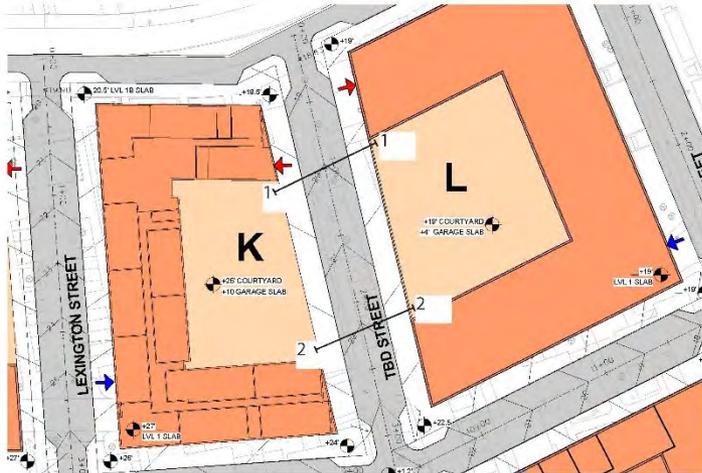


Sections are representational only.
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J-K Courtyard Edge

Landscape

Courtyard Relationships to street

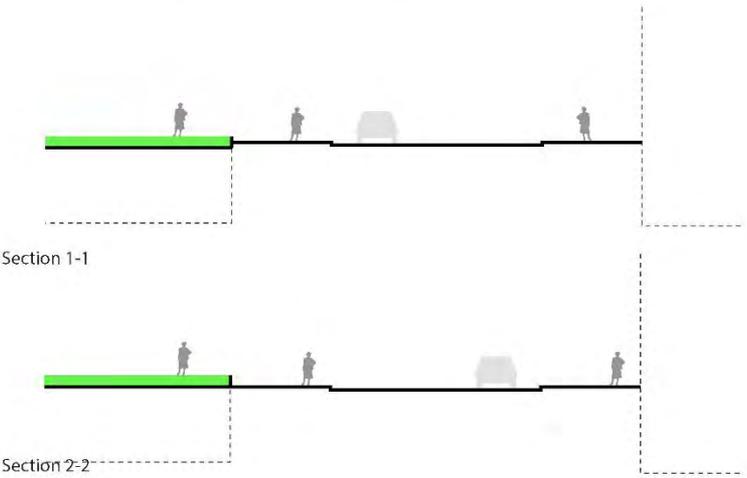
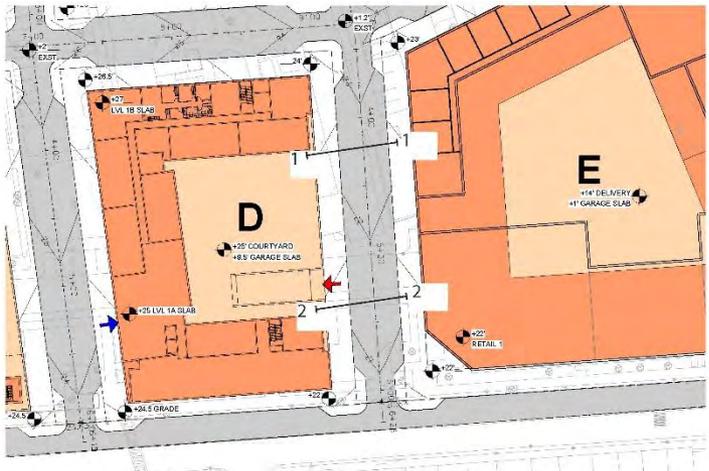


Sections are representational only.
Exact dimensions may have
changed.

K-L Courtyard Edge

Landscape

Courtyard Relationships to street



Sections are representational only.
Exact dimensions may have
changed.

D-E Courtyard Edge

Wall Height 1'-2'

Landscape

A&B Courtyard Edges



Green Terrace



A

Green Terrace



B

Green Terrace

Landscape

A&B Courtyard Edges



Play Ground



A

Play Ground



B

Play Ground

Landscape

A&B Courtyard Edges



Platform



A

Platform



B

Platform

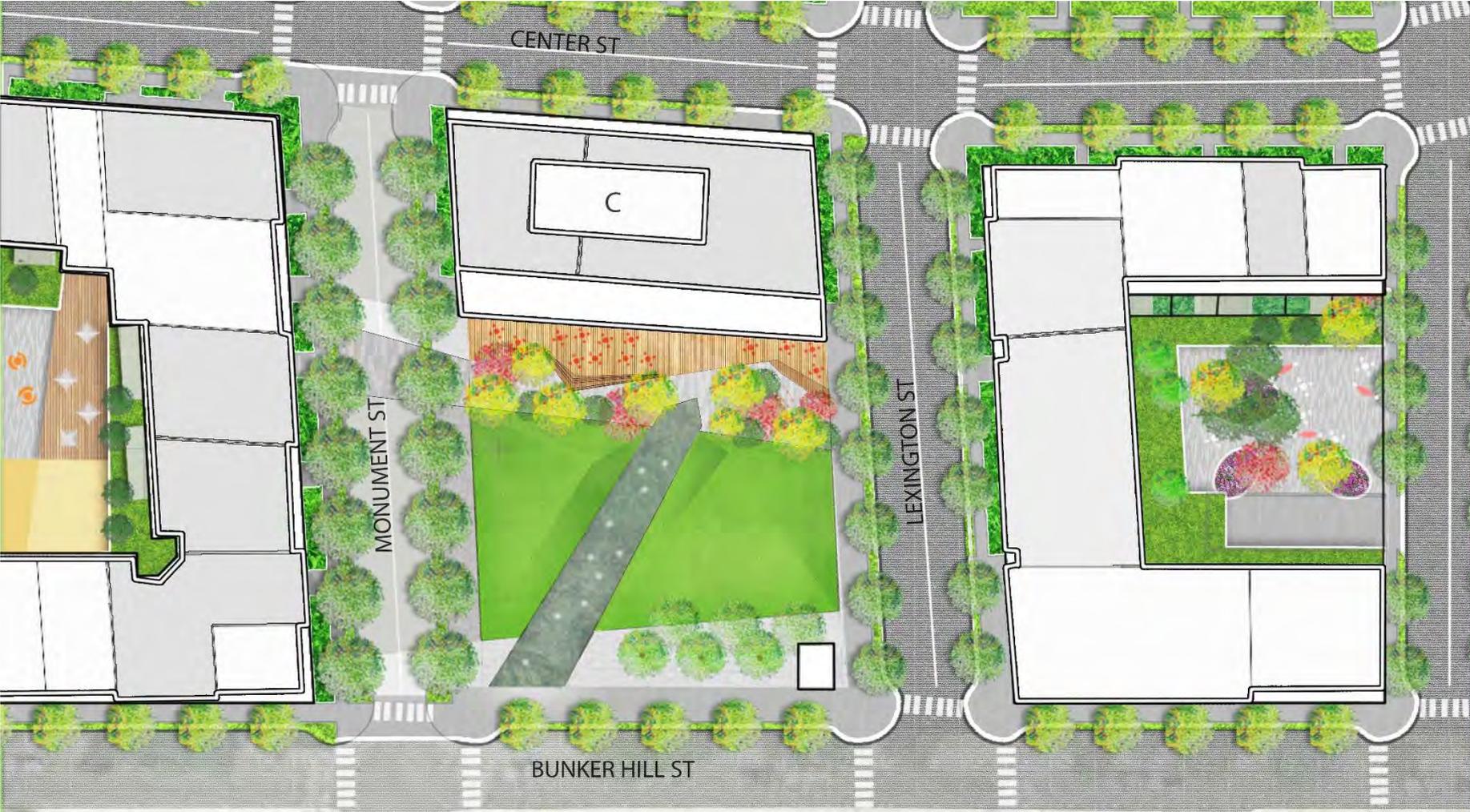


B

Platform



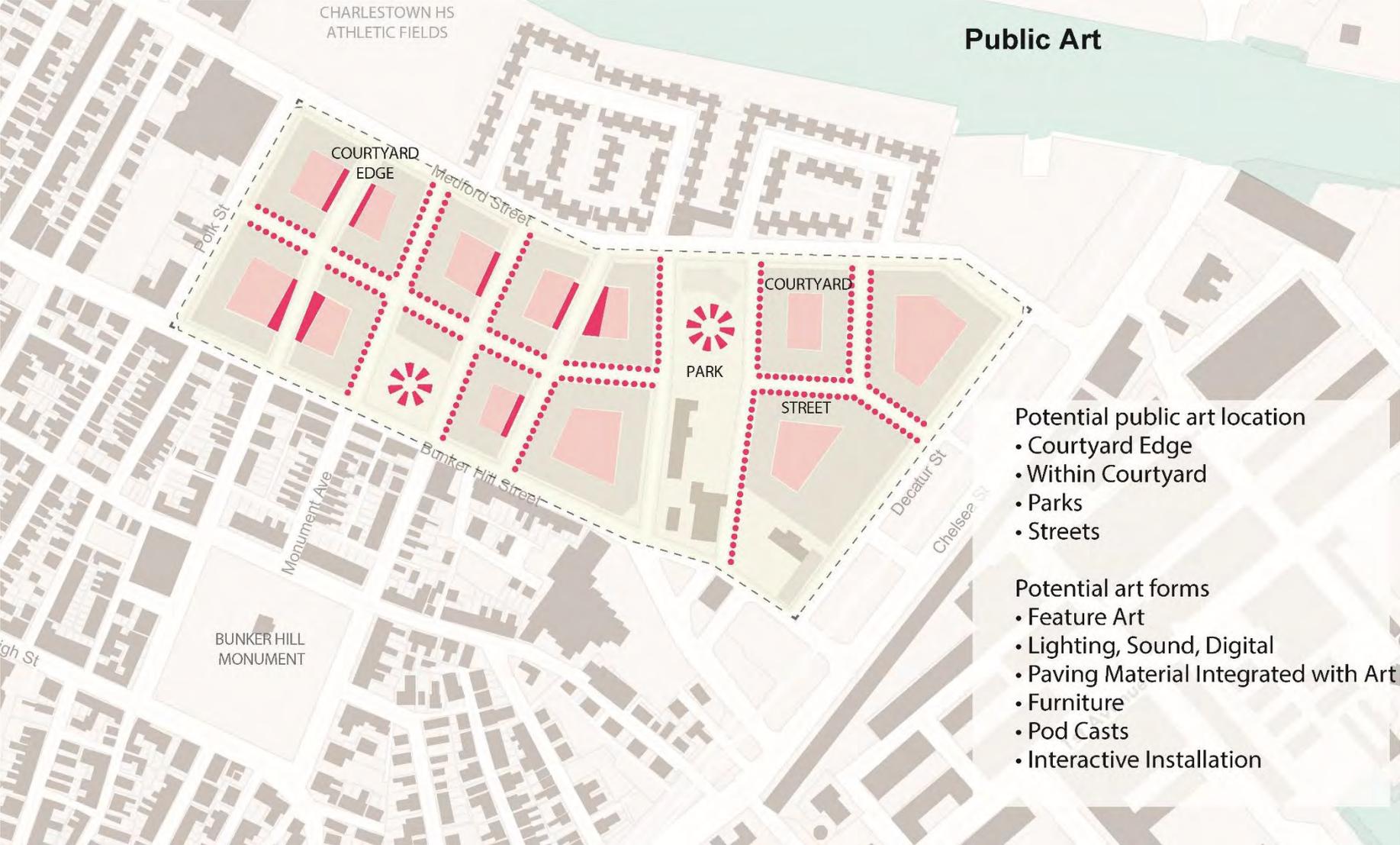












- Potential public art location
- Courtyard Edge
 - Within Courtyard
 - Parks
 - Streets

- Potential art forms
- Feature Art
 - Lighting, Sound, Digital
 - Paving Material Integrated with Art
 - Furniture
 - Pod Casts
 - Interactive Installation



