

# CHARLESVIEW REDEVELOPMENT

29 JUNE 09

**Charlesview, Inc.**



*The* **Community Builders, Inc.**

**cbt**

# PROJECT UPDATE

## PNF AERIAL RENDERING

### PNF Review Comments    Response



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### Response

A- More land

Nearly two new acres



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### PNF Review Comments

### Response

A- More land

Nearly two new acres

B- More open space

Two new parks

# PROJECT UPDATE

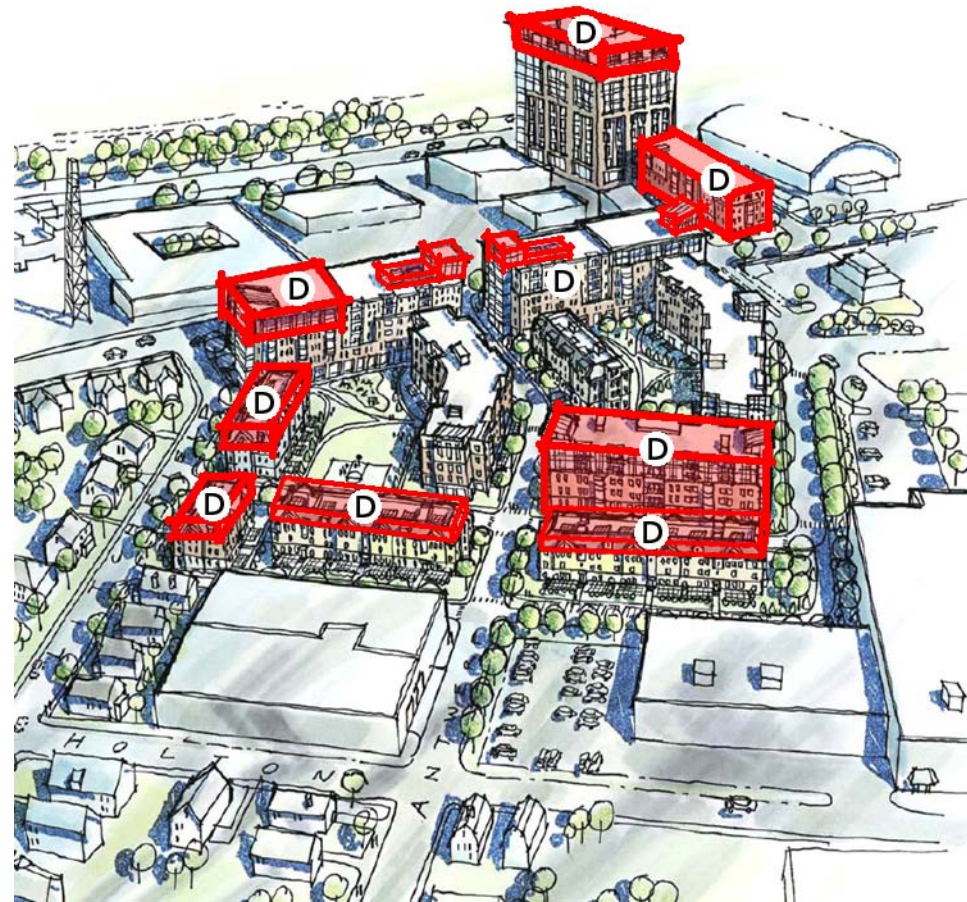
## PNF AERIAL RENDERING



PNF Review Comments	Response
A- More land	Nearly two new acres
B- More open space	Two new parks
C- Reduce density	20% reduction

# PROJECT UPDATE

## PNF AERIAL RENDERING



PNF Review Comments	Response
A- More land	Nearly two new acres
B- More open space	Two new parks
C- Reduce density	20% reduction
D- Reduce height	Reduced height throughout
E- Reduce scale	Blends with neighborhood

**PROJECT UPDATE**  
**PNF AERIAL RENDERING**



<b>PNF Review Comments</b>	<b>Response</b>
<b>A-</b> More land	Nearly two new acres
<b>B-</b> More open space	Two new parks
<b>C-</b> Reduce density	20% reduction
<b>D-</b> Reduce height	Reduced height throughout
<b>E-</b> Reduce scale	Blends with neighborhood
<b>F-</b> Housing mix	Spread ownership to include Brighton Mills; integrated income mix

# CONTEXT

## NABCWP HOLTON STREET CORRIDOR





# CONTEXT NABCWP HOLTON STREET CORRIDOR



# CHARLESVIEW SITE

## Aerial view



## Plan view

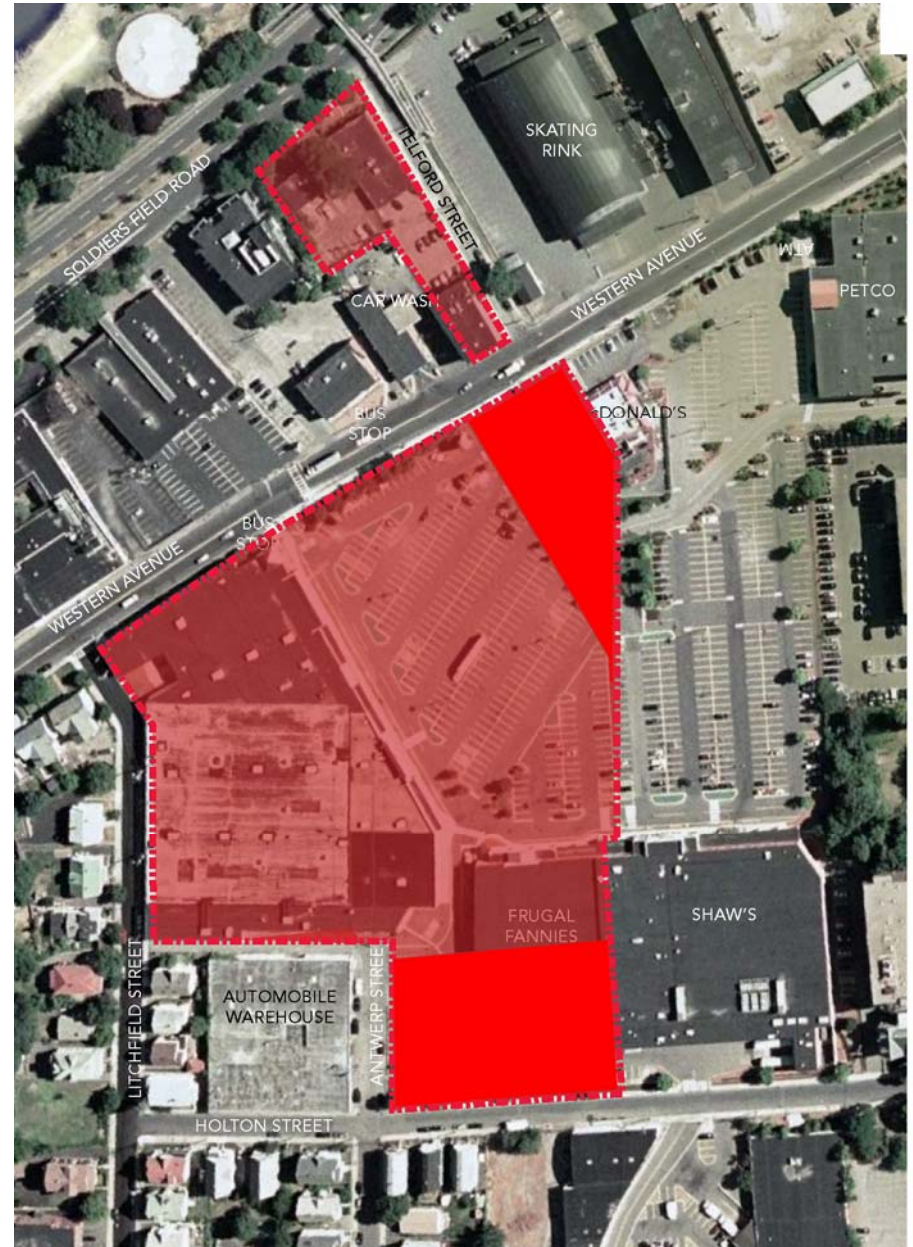


# ADDITIONAL LAND FOR CHARLESVIEW

## Aerial view



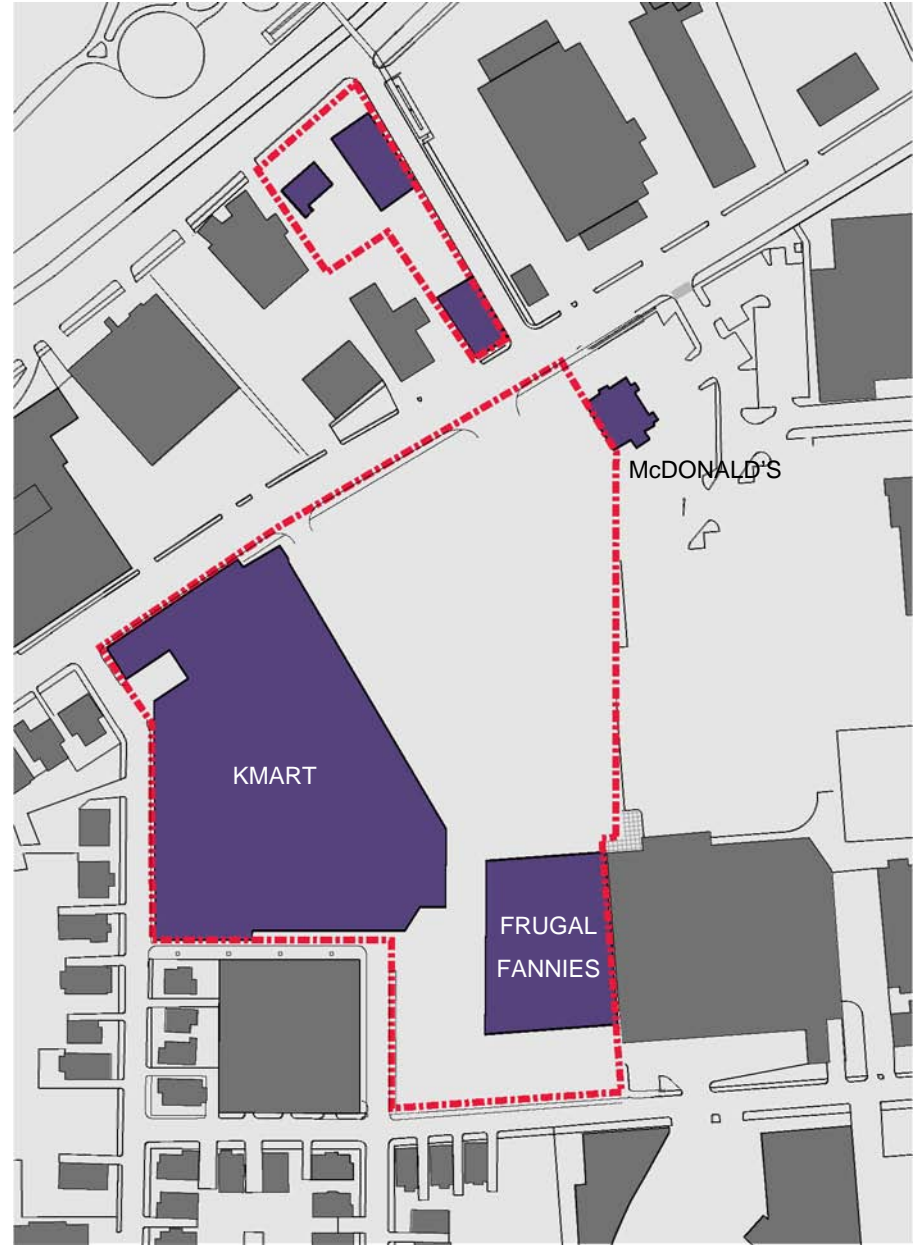
## Plan view



# SITE PREPARATION EXISTING BUILDINGS TO BE DEMOLISHED



## Plan view

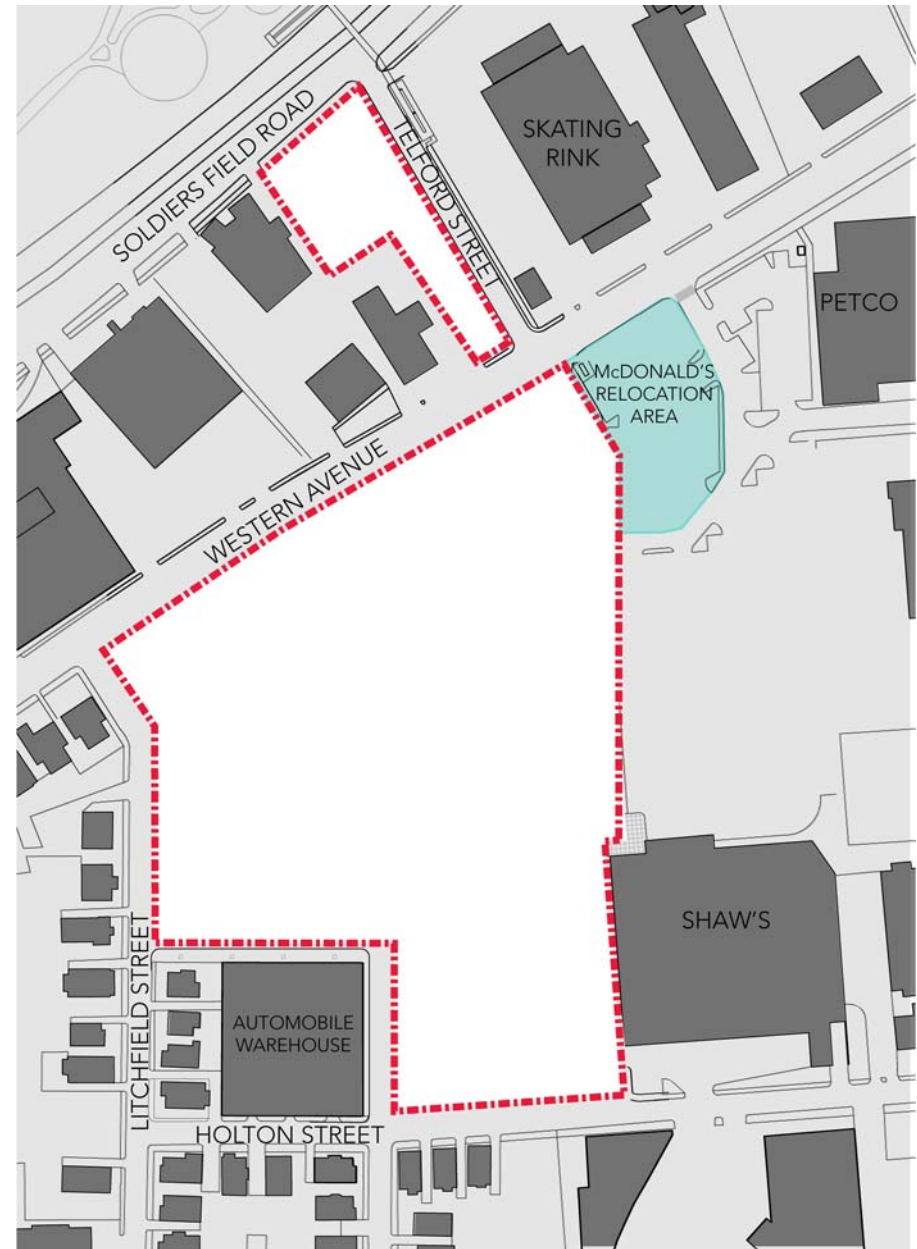


# SITE BOUNDARIES

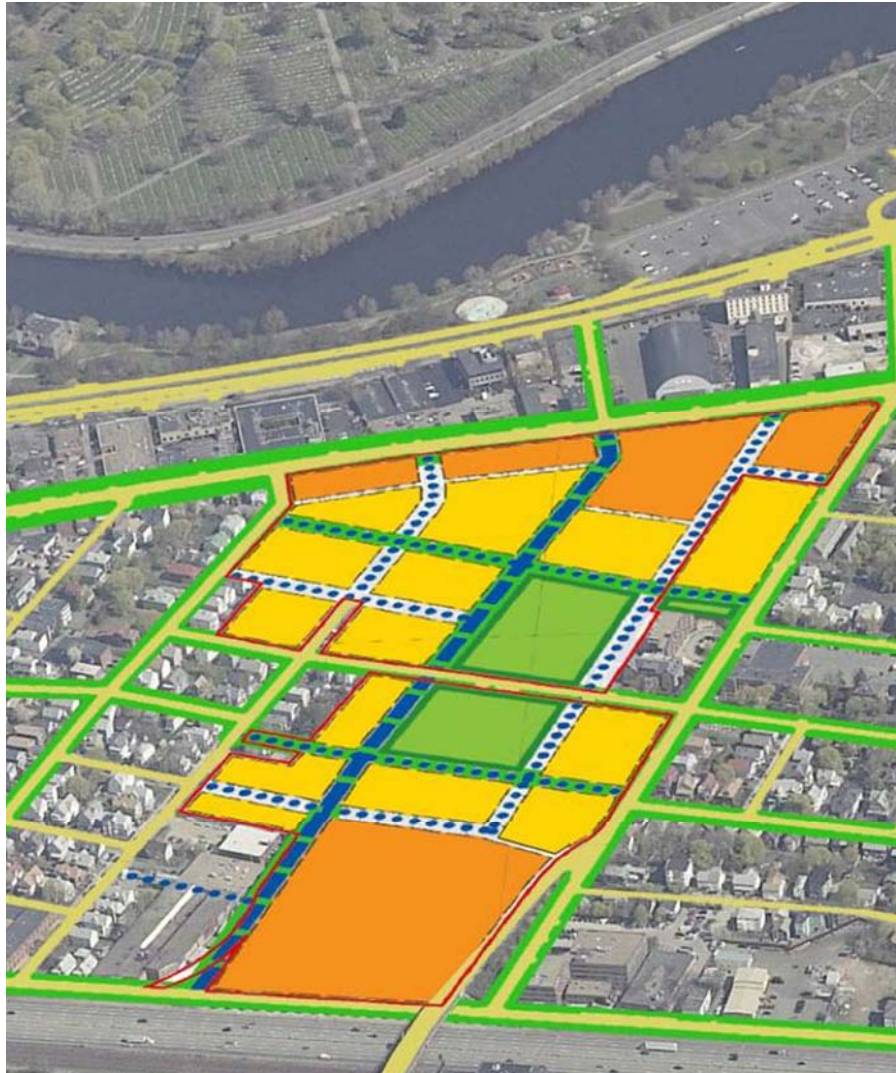
Aerial view






Plan view



# HOLTON STREET CORRIDOR BRA NABCWP



-  Open Space
-  Retail/Residential Mixed Use
-  Residential

## CWP Planning Priorities

### A- Street Grid

- Telford Street extension
- Holton Street corridor
- Neighborhood Streets

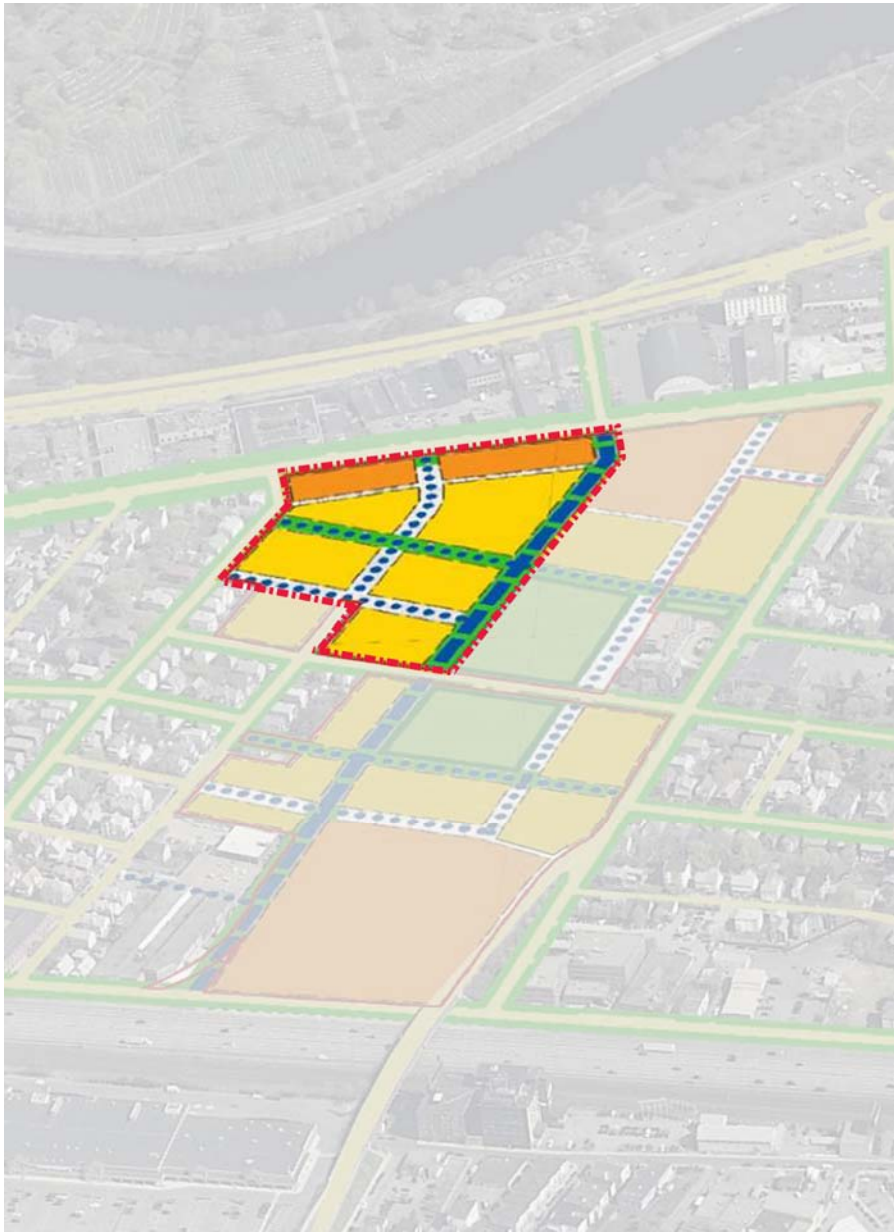
### B- Land Use

### C- Public Open Space

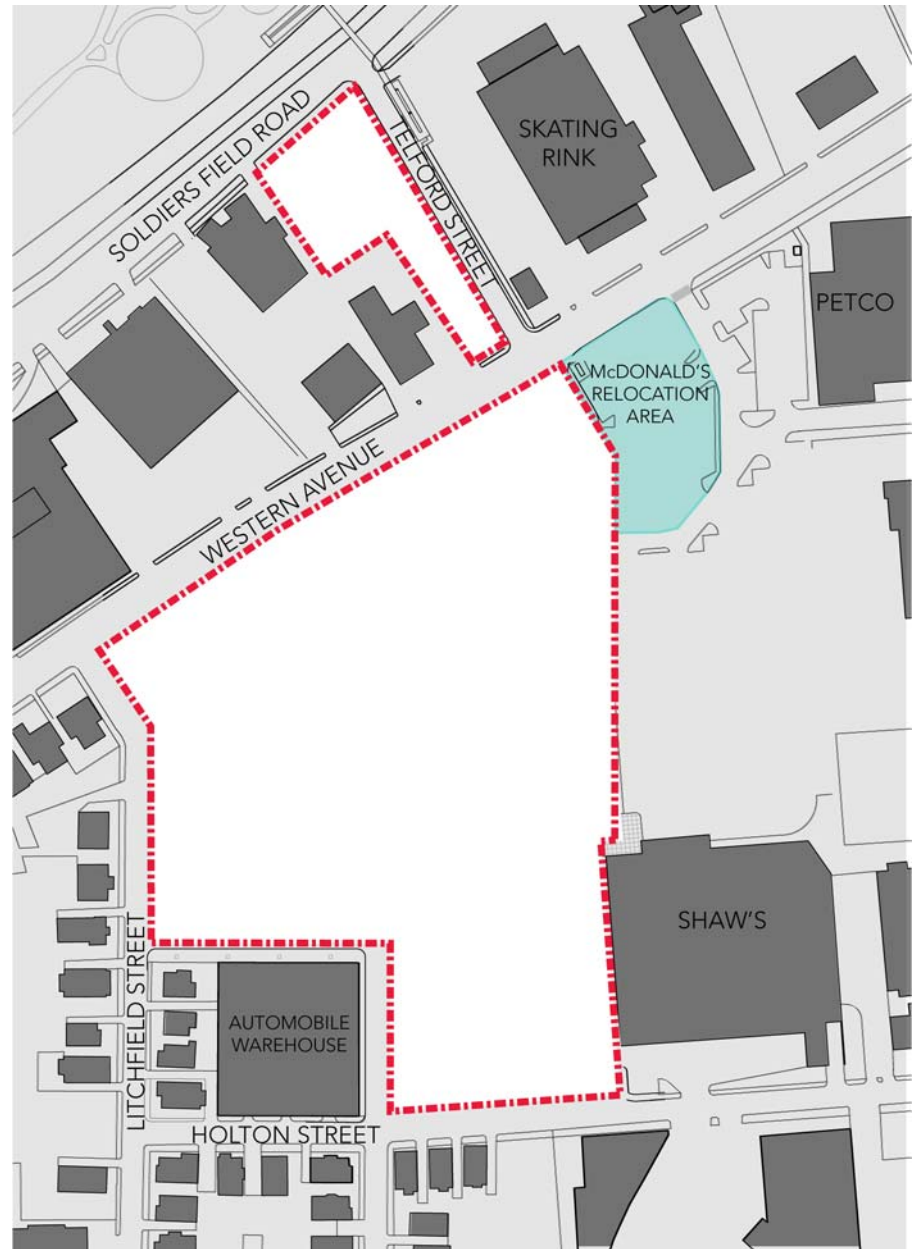
### D- Height

### E- Massing

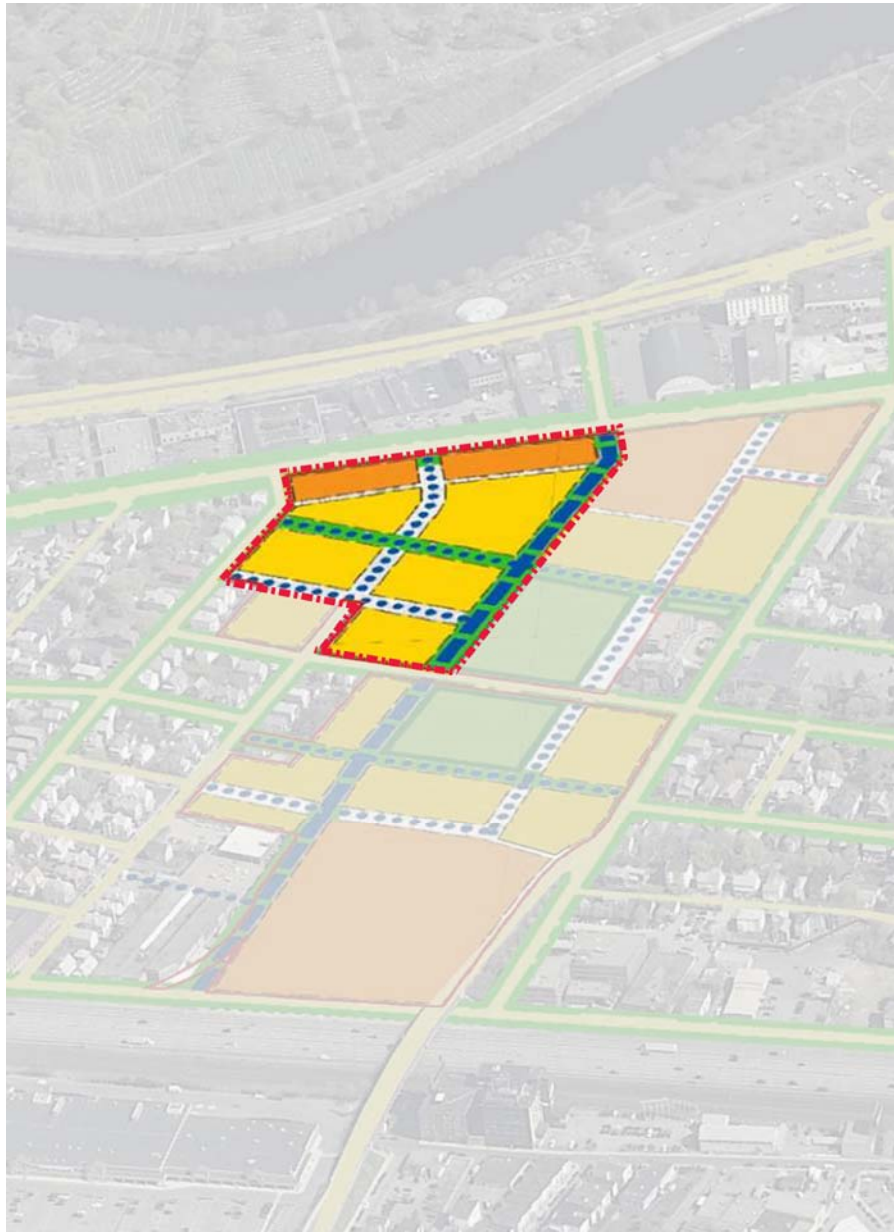
# HOLTON STREET CORRIDOR BRA NABCWP



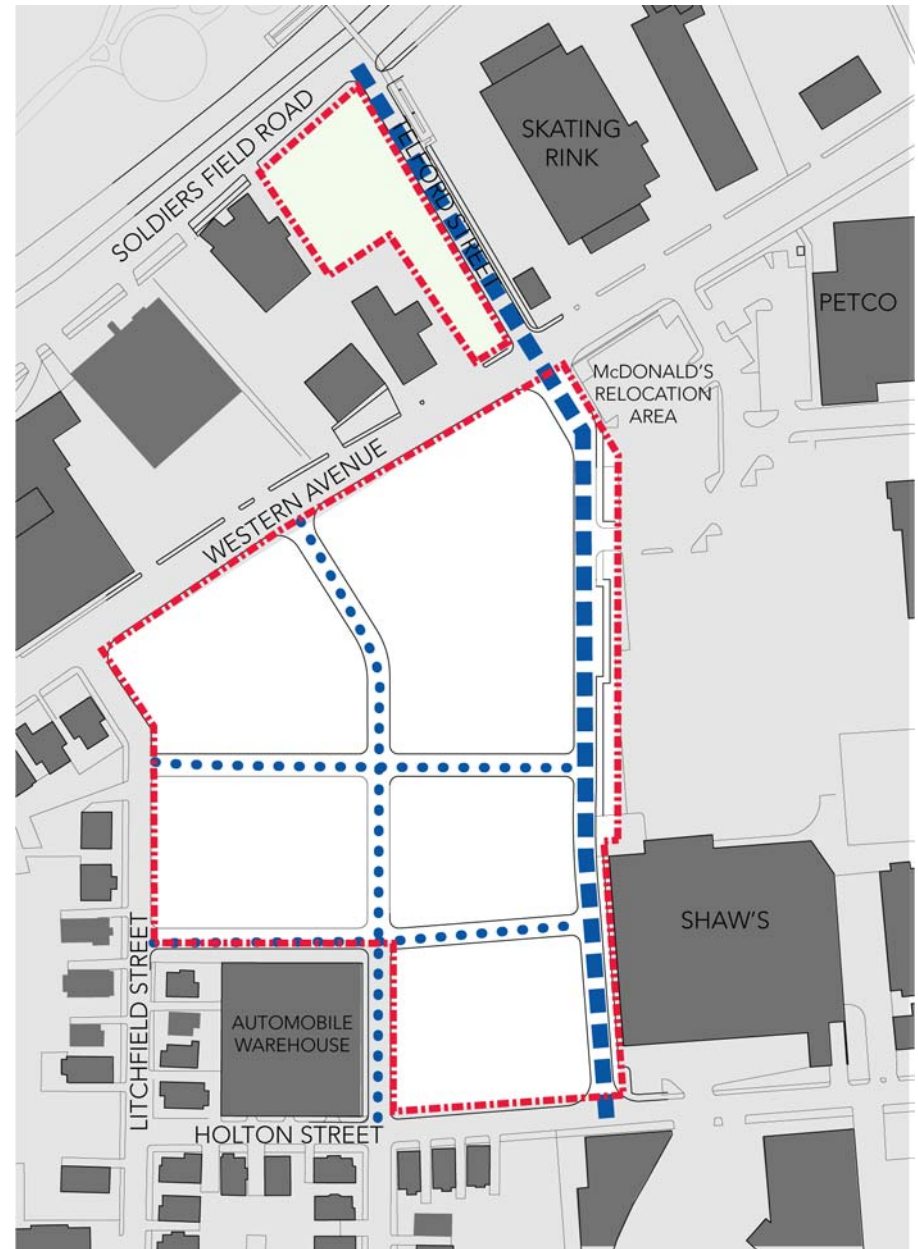
## Plan view



# STREET DEVELOPMENT BRA NABCWP

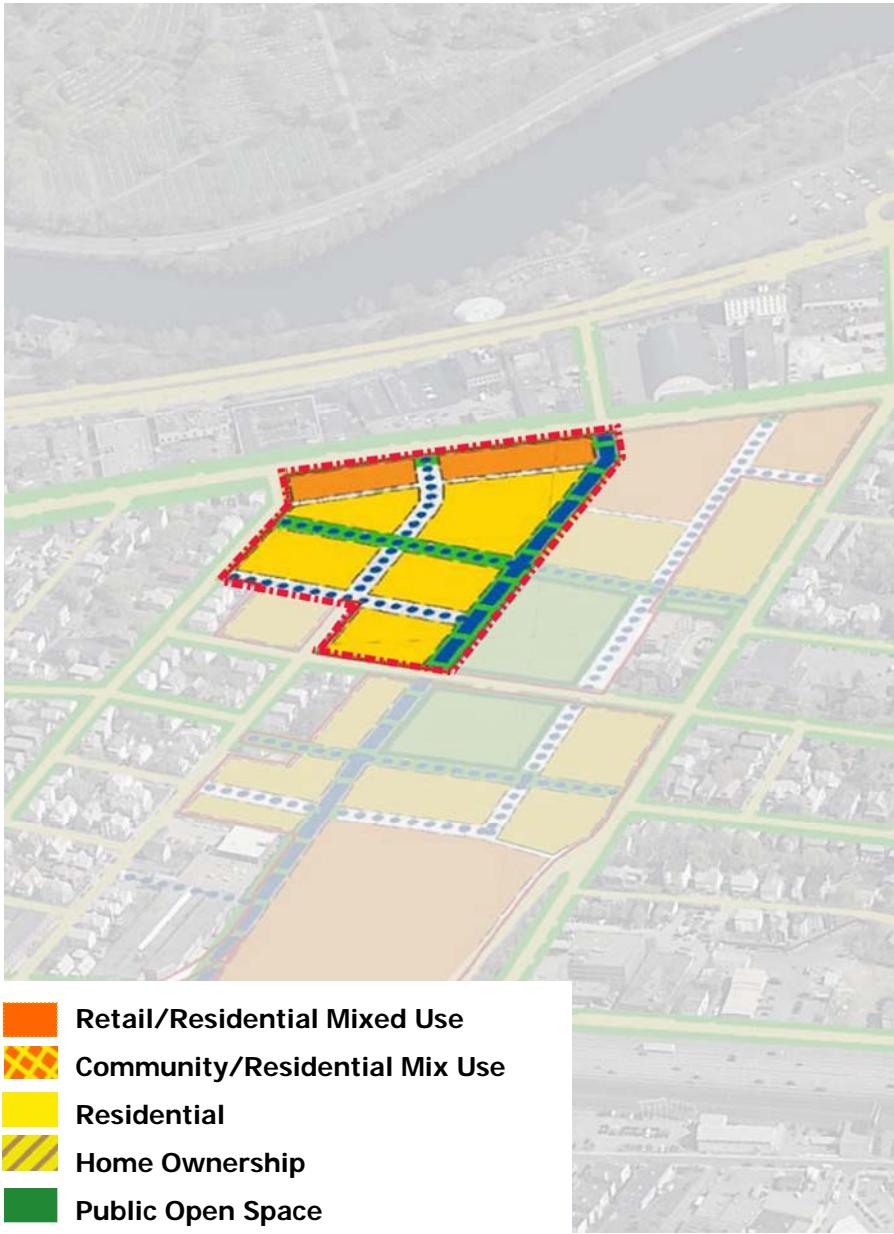


# CHARLESVIEW ESTABLISHES NEW STREET GRID





# LAND USE BRA NABCWP

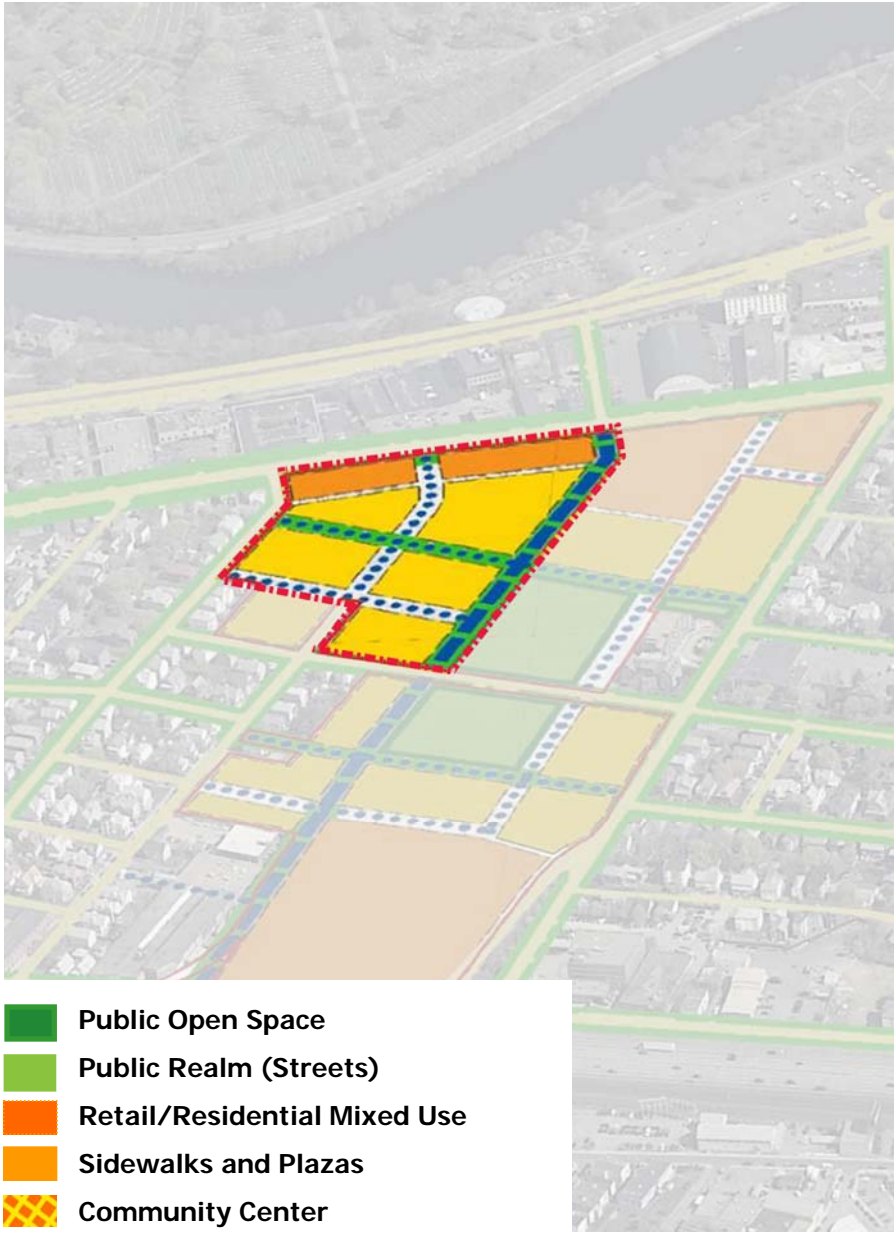


- Retail/Residential Mixed Use
- Community/Residential Mix Use
- Residential
- Home Ownership
- Public Open Space

# CHARLESVIEW ESTABLISHES NEW LAND USES



# OPEN SPACE and PUBLIC REALM BRA NABCWP



# CHARLESVIEW CREATES NEW PUBLIC SPACE



# BUILDING HEIGHT BRA NABCWP



- 4-6 Stories
- 4-5 Stories
- 3-4 Stories and Less



## HEIGHT EXAMPLES



2.5 - 3 Stories



Low rise 3 - 4 Stories



4 - 6 Stories



# BUILDING HEIGHT BRA NABCWP



- 4-6 Stories
- 4-5 Stories
- 3-4 Stories and Less

# CHARLESVIEW HEIGHT PROGRESSION



- 8 Stories
- 6 Stories
- 4 Stories
- 3.5 Stories
- 2.5 Stories

# BUILDING HEIGHT BRA NABCWP



- 4-6 Stories
- 4-5 Stories
- 3-4 Stories and Less



## HEIGHT EXAMPLES



2.5 - 3 Stories



Low rise 3 - 4 Stories



4 - 6 Stories



# DENSITIES

**CHARLESVIEW DEVELOPMENT**

**TELFORD STREET**

**BRIGHTON MILLS**  
Parcel

**BRIGHTON MILLS**  
Blocks D and E  
(Western Ave. to New St.)

**BRIGHTON MILLS**  
Blocks A,B and C  
(New St. to Holton St.)

	<b>PNF</b>	<b>CURRENT PLAN</b>	<b>DIFFERENCE</b>
	400 units 6.9 acres 58.0 du/acre	360 units 8.6 acres 41.9 du/acre	10% fewer units 24% more area 27% less dense
	118 units 0.72 acres 164 du/acre	74 units 0.72 acres 103 du/acre	37% fewer units same site area 37% less dense
	282 units 6.2 acres 45.5 du/acre	286 units 7.9 acres 36.2 du/acre	2% more units 27% more area 20% less dense
		208 units 4.2 acres 49.1 du/acre	within BRA range of 37-64 du/acre
		78 units 3.7 acres 21.1 du/acre	within BRA range of 18-36 du/acre

# SITE PLAN COMPARISON

PNF: LARGE BUILDINGS and LIMITED SITE



# NOW: SMALLER BUILDINGS and MORE LAND



# SITE PLAN COMPARISON

PNF: LARGE BUILDINGS and LIMITED SITE



# NOW: SMALLER BUILDINGS and MORE LAND





# SITE PLAN COMPARISON PNF MASSING

# PROPOSED MASSING DIAGRAM



# CHARLESVIEW RESIDENCES BY THE NUMBERS

## **Housing**

- 260 rental units (mix of low, moderate, market)
- 100 homeownership units (mix of moderate and market flats and duplexes)

## **Parking**

- 532 new spaces (410 in two underground garages; the rest on new streets)

## **New Land**

- Nearly 2 acres added to site
- Includes new parkland

## **New Retail/Community Space**

- more than 10,000 square feet retail
- 9,800-square-foot community center

## **Income**

- Aligns with \$47,725 Median Household Income

# NEW CHARLESVIEW



View looking west from Telford Street extension