

ONE CHARLESTOWN

Boston Civic Design Commission

October 4, 2016

Preview Package



Mission & Program

The mission of One Charlestown is to preserve 1110 public housing units as part of a **livable, equitable, and sustainable mixed-income community** that is fully integrated into the Charlestown neighborhood.

This effort is one part of the Boston Housing Authority's visionary new approach to improve the quality of public housing. The BHA designated Concoran Suncal to redevelop the entire 27 acre Charlestown Public Housing project into a mixed income community, with approximately 1/3 of the units as affordable and 2/3 of the units as market rate. This financial model has proven to be successful and sustainable at Harbor Point, a project done by the primary developer of One Charlestown, Corcoran Jennison.

Affordable Rental Units, total	1110
Non-elderly Units	760
Elderly Units	350

Market Rate Rental Units, total	1510
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Home Ownership, total	600
Affordable/Workforce	78
Market rate	522

Total Units	3210
Total Residential Program	3.2 msf

Total Retail/Civic Program	100,000 SF
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Unit Mix	Studio	1 BR	2 BR	3 BR	4 BR
	350	1200	1200	400	50



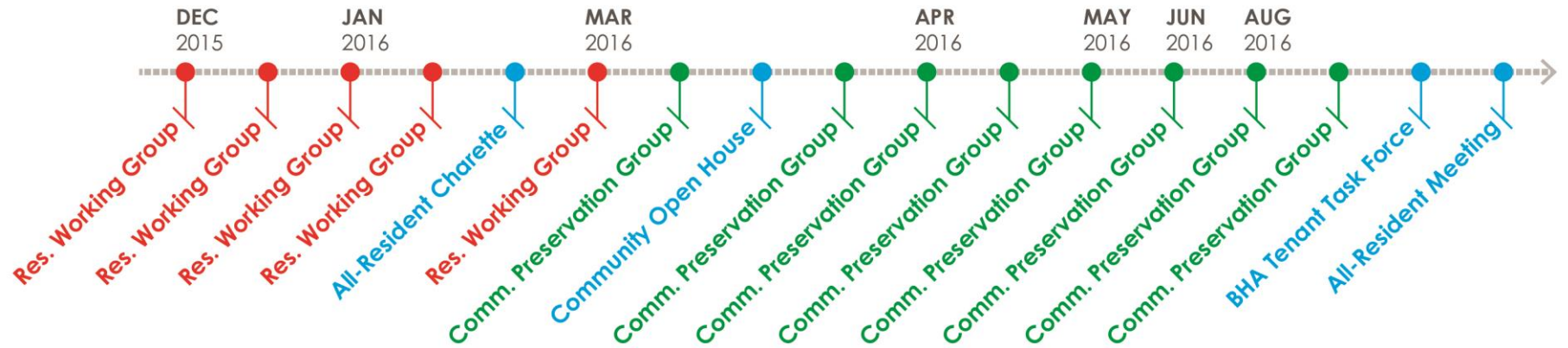
Site Location



Resident & Community Engagement

What we heard:

- We want a safe, sustainable, livable neighborhood
- Charlestown is historic and nationally significant
- Diversity is important
- We want the Bunker Hill Apartments community to be integrated with Charlestown
- We want a mix of contemporary and traditional design



Urban Design

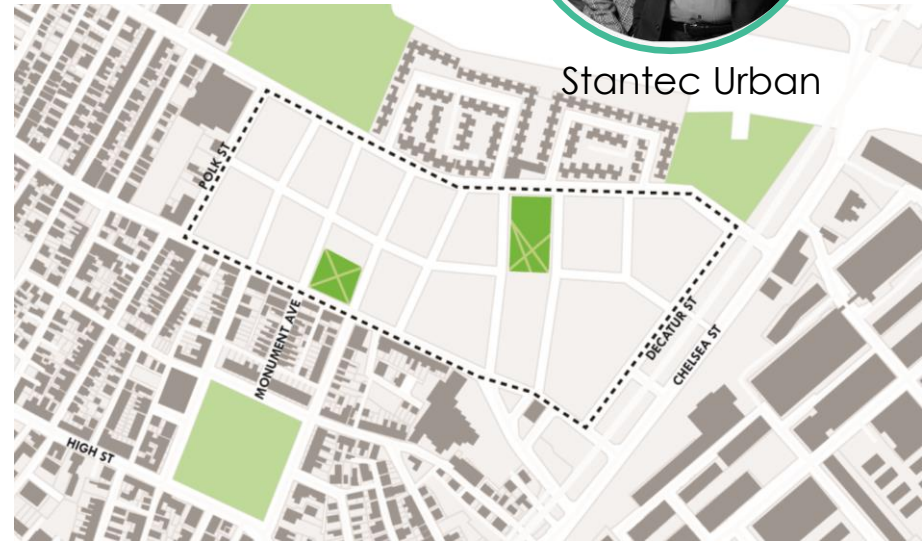
The project's urban design stitches together the surrounding street network with the new, adding retail and open space as well as 3200 housing units.



Stantec Urban



Existing Street Network



2 New Public Open Spaces



New Street Network



Bunker Hill Street Retail Seam

Master Plan

- 14 new neighborhood blocks
- New streets connect to existing network
- 2 new public open spaces
- 12 new private courtyards over underground parking
- Streetscape guidelines that follow Boston's Complete Streets recommendations



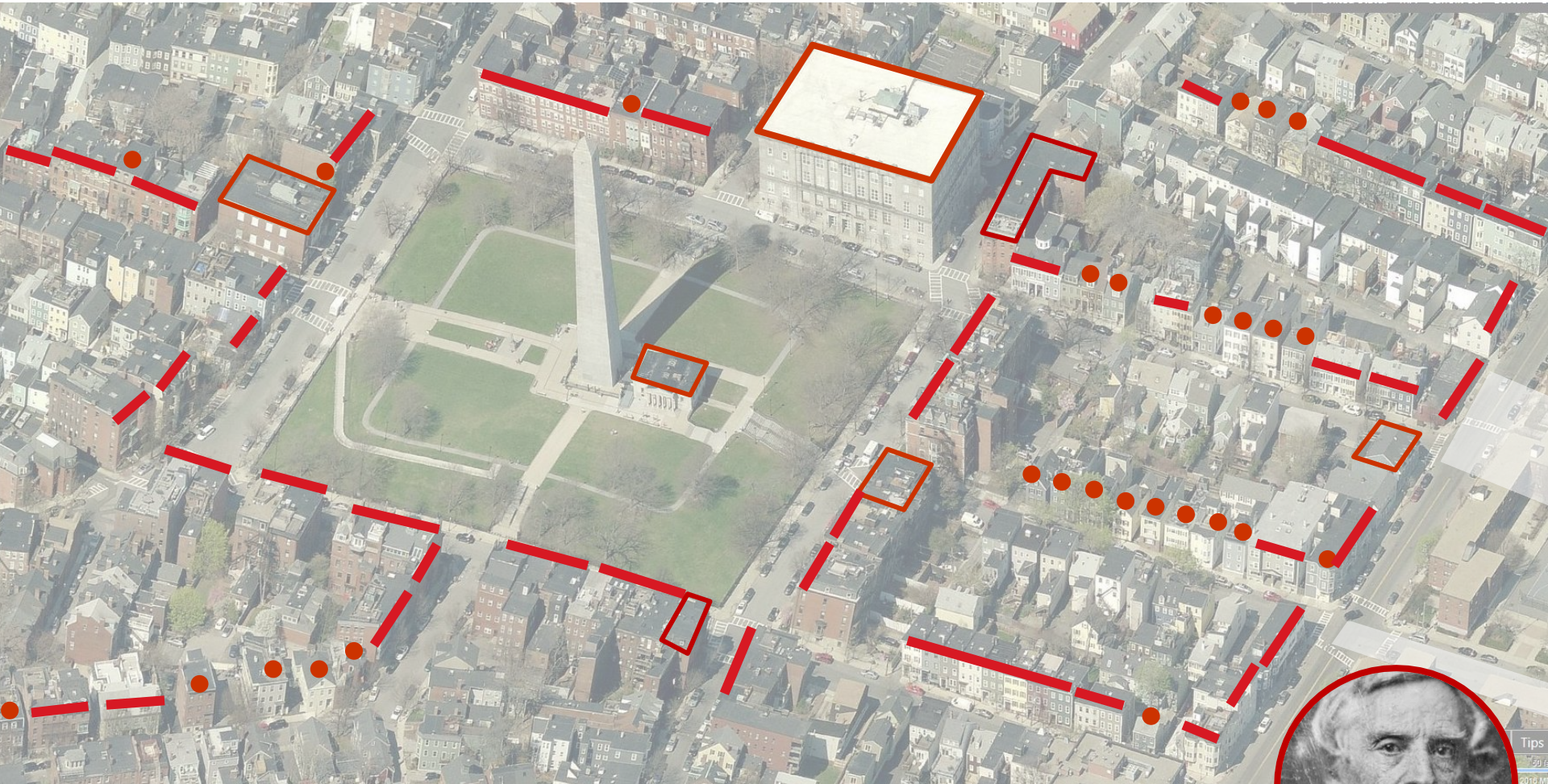
Aerial View

- Most blocks are 6-story wood frame rental apartments on podium
- 10-story condominium at new park on Monument Street
- Mix of condominium high rises and rental apartments near the Tobin bridge



Charlestown's Morse Code

In an analysis of what factors give Charlestown its unique architectural identity, the team discovered that most streets are composed of individual buildings (dots) and/or combinations of facades to create a longer building (dashes). Civic buildings are often singular objects.



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 —••	

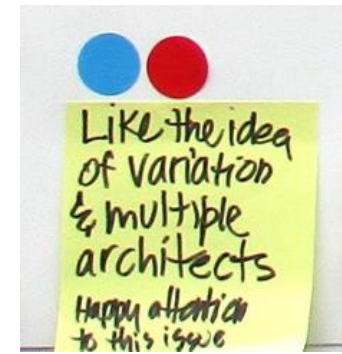
Samuel Morse, 1792-1872
 Born in the Edes House on Main Street, holds 1837 patent for the telegraph



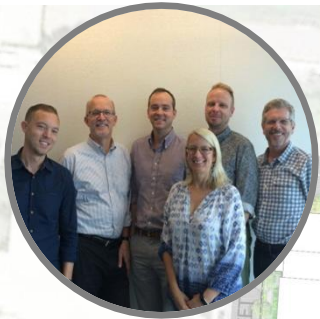
Tips
 30.15
 2016 M

5 Firms Collaborate on Phase I

Instead of having each architecture firm design an entire block, the team developed a 'morse code' approach. The strategy encourages a variety of solutions to front stoops, massing, materials, and style from transitional to contemporary that enliven the project without imitating historic Charlestown.



Heard from several Charlestown residents at the Community Open House



Stantec



DiMella-Shaffer



DREAM Collaborative



Marshall Moya



Studio Luz



Example of Façade Approach

Along Bunker Hill Street, for instance, Block B is divided into 3 facades by 3 different firms. The ground floor retail storefronts relate to the designs of the buildings above. The rich interplay of window types and rhythms, materials, projections, setbacks, and balconies provide variety that any one architecture firm alone would be challenged to create.



Phase 1 elevation along Bunker Hill Street (example)



Charlestown historic photographs for reference

Landscape & Open Space

Concepts are being developed at the master plan scale that address the history of the site, the major open spaces, and the courtyards, as well as fine-grained streetscape standards for the character districts. Public art and landscape design will be used to tell local stories and create a pedestrian walk from the Bunker Hill Monument through One Charlestown to the Navy Yard.



Ground Inc



DM-LA

View of Monument Plaza and Blocks B, C, and D from Bunker Hill Street

