



CONCEPTUAL DESIGN

144 CHARLES STREET

RELATED BEAL
DEVELOPER + GENERAL CONTRACTOR

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HACIN + ASSOCIATES
ARCHITECT

hacin.com

THE WHITNEY HOTEL, 2019



“The Whitney approaches its historic setting with a reserved confidence and high style, revealing layers of thoughtful detail as the eye lingers. The Whitney demonstrates that new can be thoughtfully placed in a sensitive location, blending old and new in the hands of a skilled project team.”

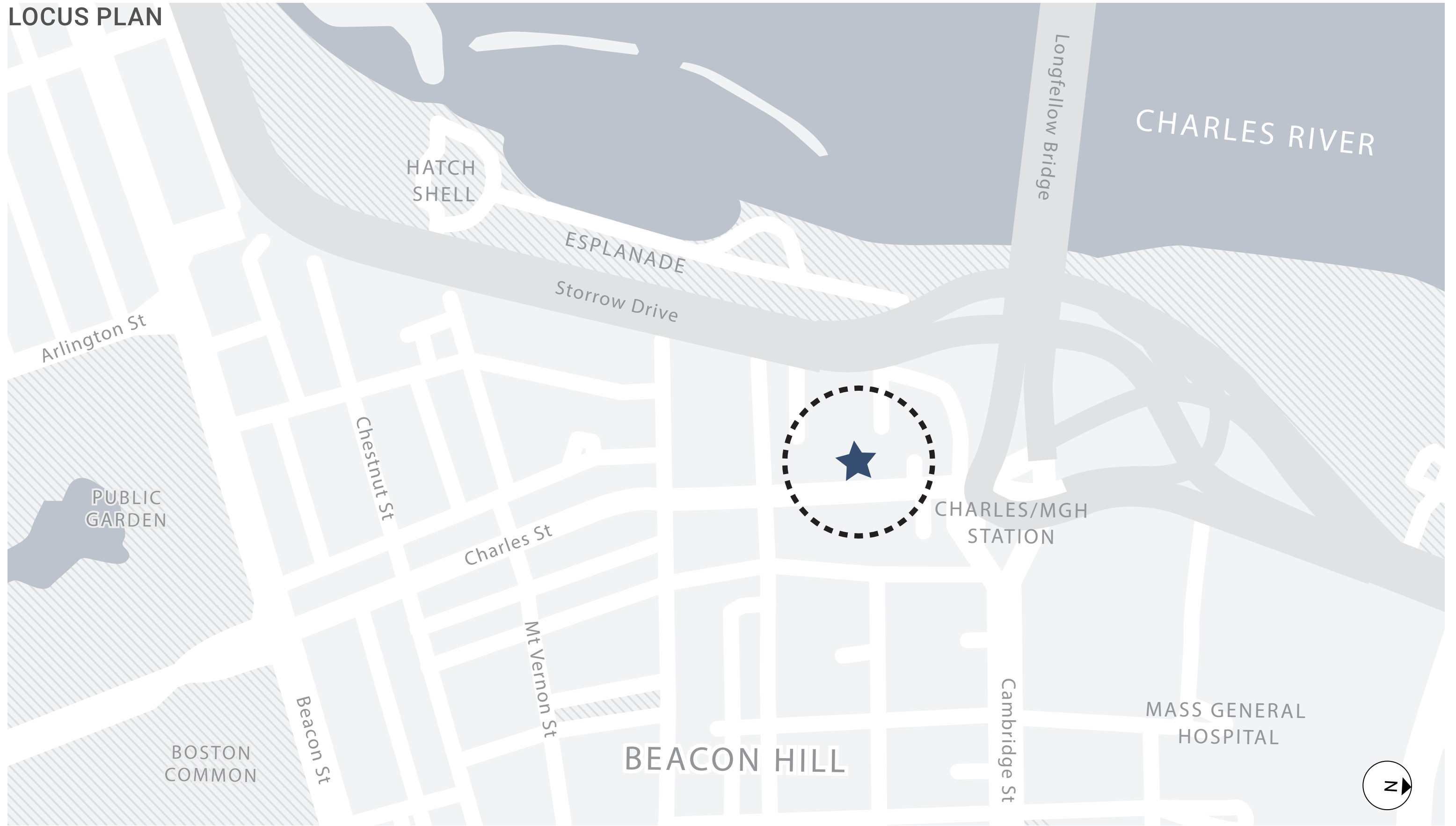
-Greg Galer
Boston Preservation Alliance
Executive Director



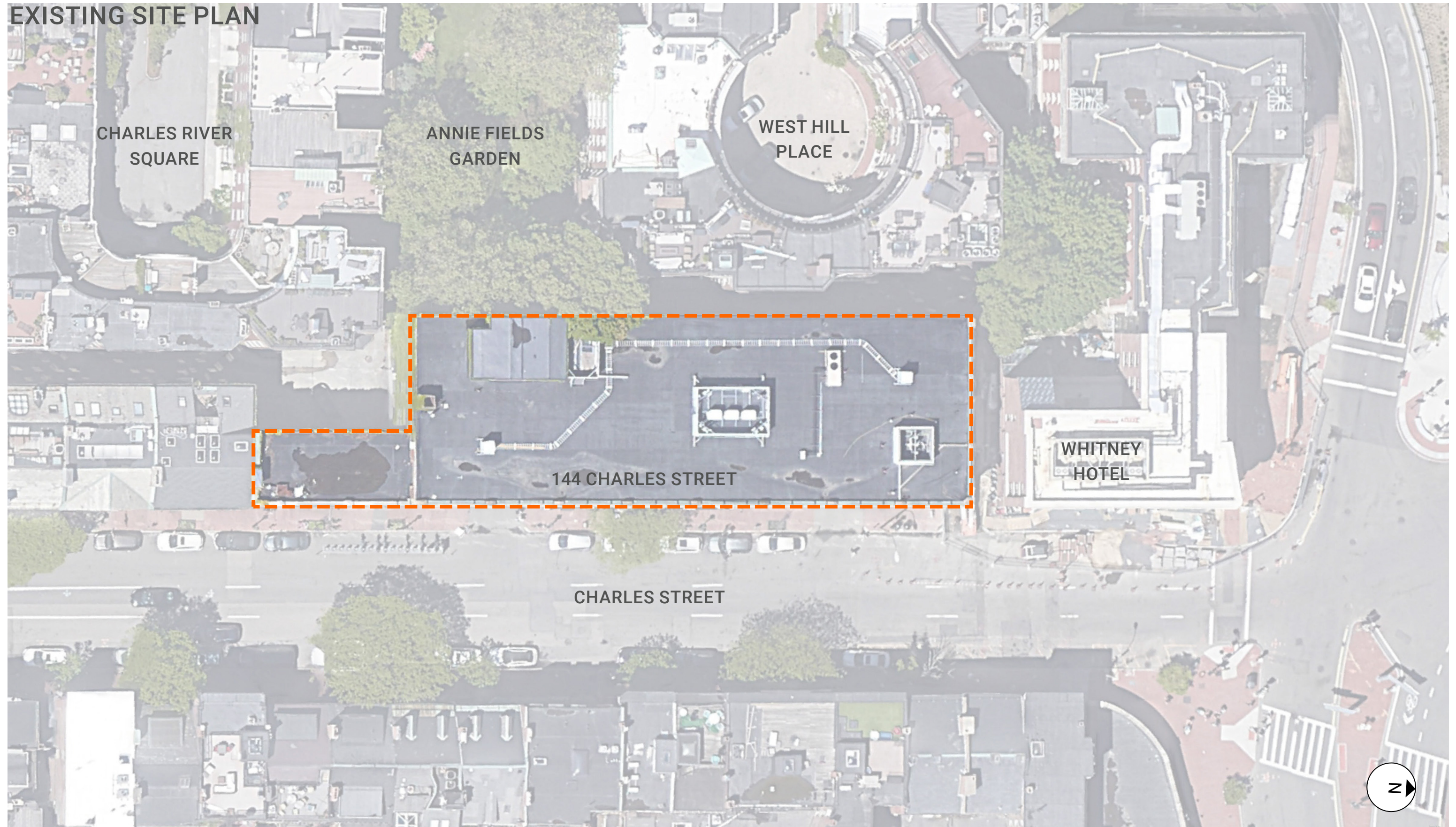
“The Whitney’s address embodies the best of the classic brick townhouse style associated with the neighborhood and balances the vibrancy of the city with the serenity of its idyllic location.”

-Beacon Hill Times

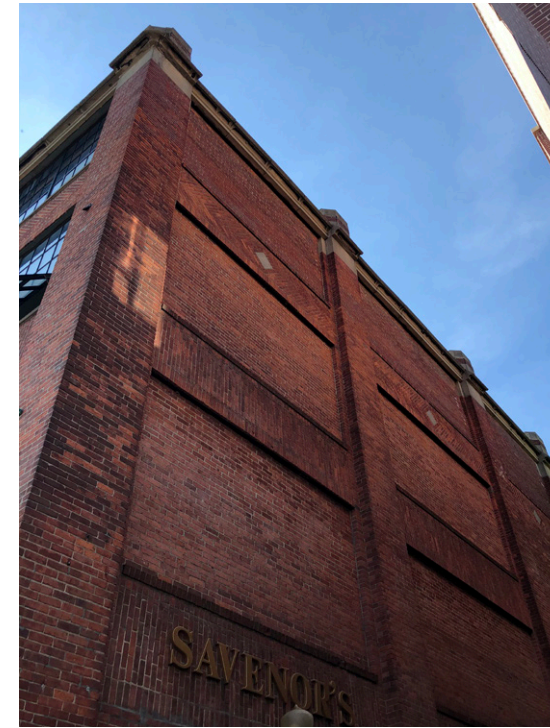
LOCUS PLAN



EXISTING SITE PLAN



EXISTING CONDITIONS



EXISTING CONDITIONS



PROJECT SUMMARY



DEVELOPMENT CONCEPT:

The Project will add office use on the upper floors in place of a portion of existing parking and related renovations including a roof deck, all within the existing building envelope. A lobby providing access to the offices will be on the ground floor. Exterior improvements will include new windows, signage, and lighting, as well as upgrades to the covered passage and accessible roof space for office tenant use.

SITE AREA = 12,077 SF

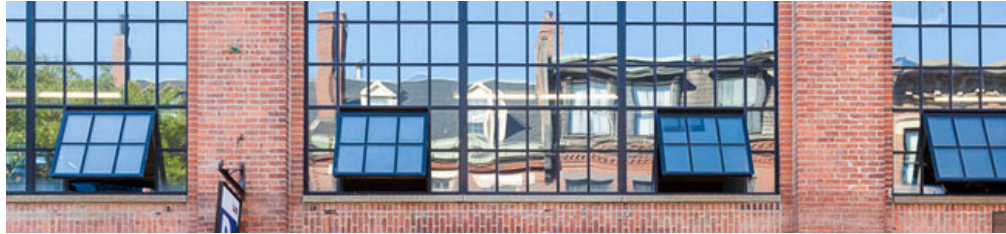
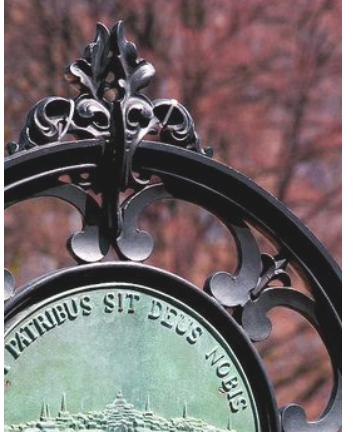
EXISTING PROGRAM

- RETAIL 6,228 SF
- PARKING 41,157 SF [190 SPACES]

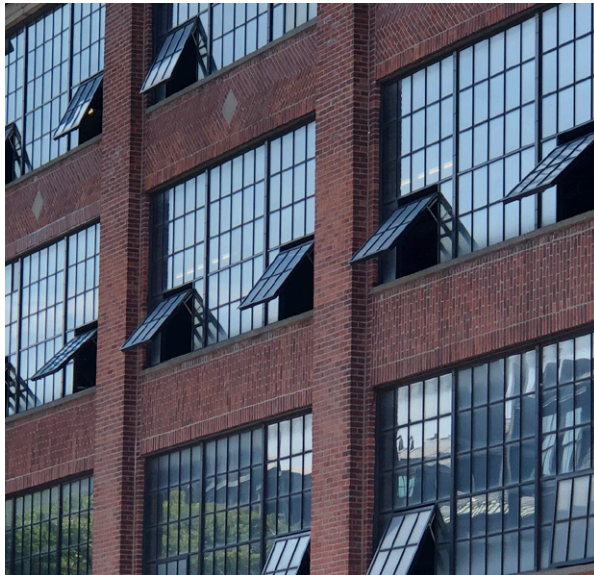
PROPOSED PROGRAM

- RETAIL 6,525 SF
- PARKING 13,286 SF [59 SPACES]
- OFFICE 21,318 SF

DEVELOPMENT CONCEPT



PROPOSED CHARLES STREET EXTERIOR IMPROVEMENTS



FACADES

- Masonry clean-up and repairs
- New openings on North facade
- Windows on West and South facades



STOREFRONTS

- Storefront repairs
- Remove awnings
- Updated signage
- Building lighting



SITE

- Groundwater recharge system
- New site utilities
- Brick sidewalk repairs



PASSAGE

- Upgraded drive aisle paving
- Decorative exterior ceiling
- Improved lighting



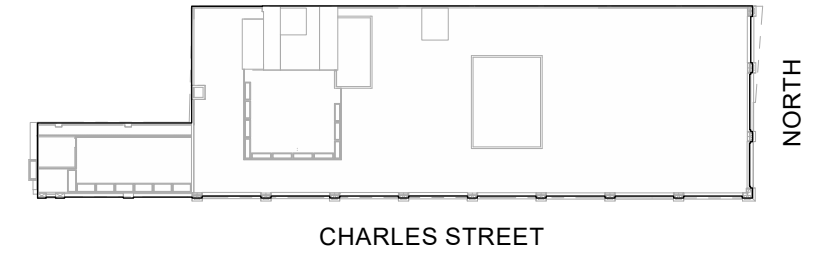
ROOF

- New mechanical enclosures
- New roof deck amenity for office tenants
- Planting buffer at perimeter of roof deck

PROPOSED BUILDING ELEVATIONS



CHARLES STREET ELEVATION



NORTH ELEVATION

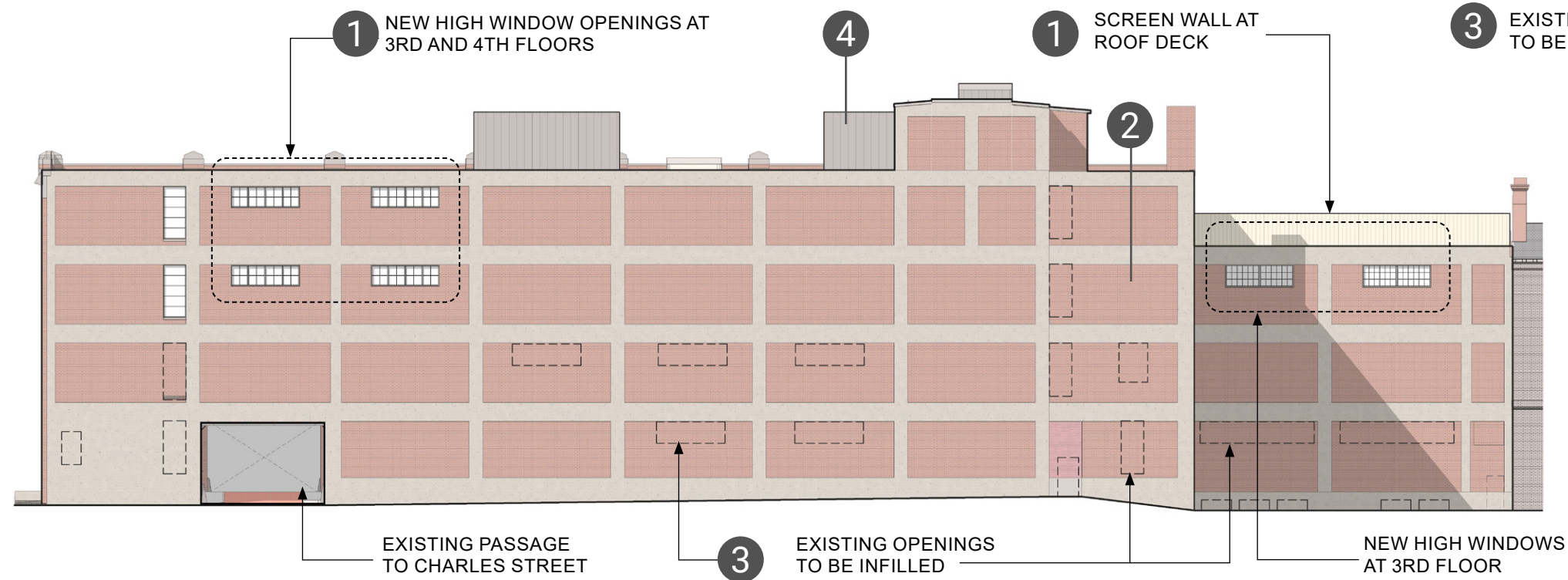
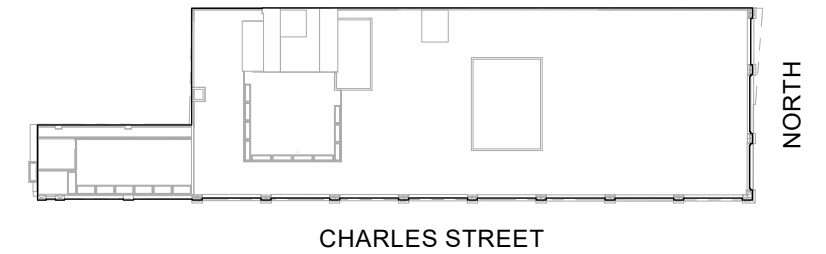
FEEDBACK:

1. Questions regarding security, lighting, appropriate finish materials, and access within the existing passage.
2. Interest in reducing reflectivity and light pollution from windows facing Charles Street.
3. Questions over precedent of new openings visible from the public way.
4. Desire to understand the amount of roof deck visibility from Charles Street.

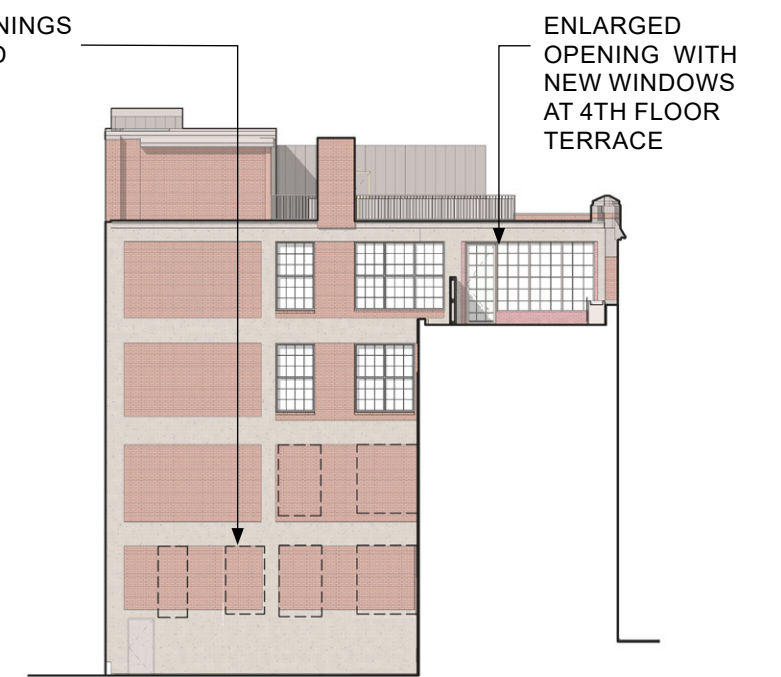
RESPONSES:

1. New contextually appropriate brick pavers, finished ceiling, and lighting to be added to enhance the existing passage and improve safety.
2. Studying the condition and performance of existing windows. Any proposed modifications will be reviewed through Beacon Hill Architectural Commission.
3. Proportion of new windows correlate with existing windows at North, South, and Charles Street facades. Proposed modifications will be reviewed through Beacon Hill Architectural Commission.
4. Roof decks set back from parapet walls. Perimeter planters and a decorative screen will minimize visibility of occupants and activity.

PROPOSED BUILDING ELEVATIONS



WEST ELEVATION (FACING WEST HILL PLACE, ANNIE FIELDS GARDEN, AND CHARLES RIVER SQUARE)



SOUTH ELEVATION

FEEDBACK:

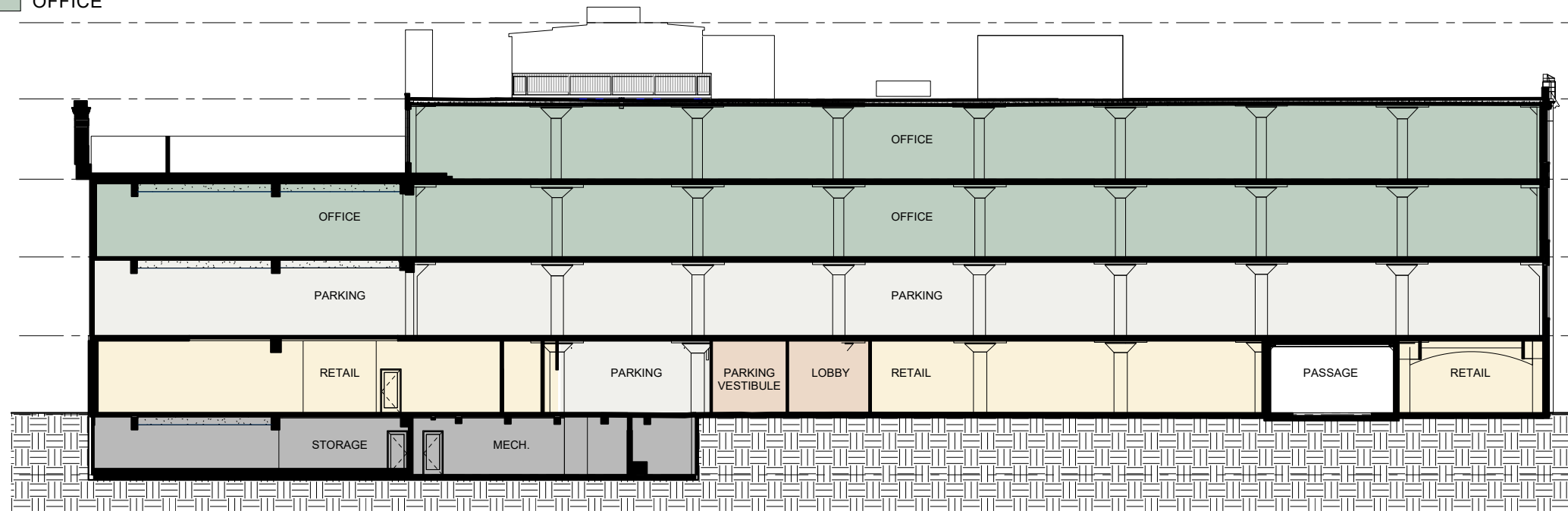
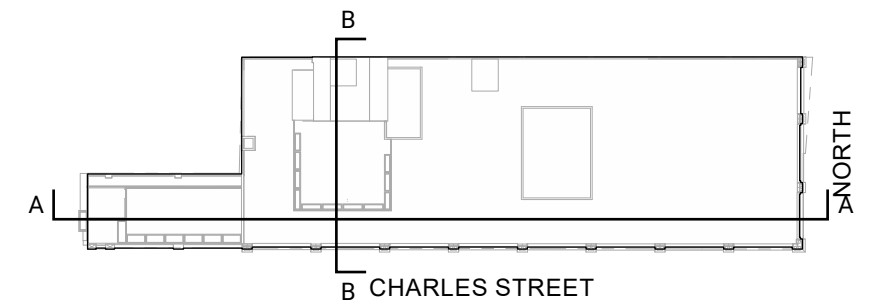
1. Request to screen view of office users from abutting neighbors and from Annie Fields Garden to protect privacy and avoid light pollution.
2. Request to protect and restore green wall, and remove invasive trees.
3. Clarify which existing window openings are to be infilled.
4. Desire to understand sound levels from rooftop mechanical equipment.

RESPONSES:

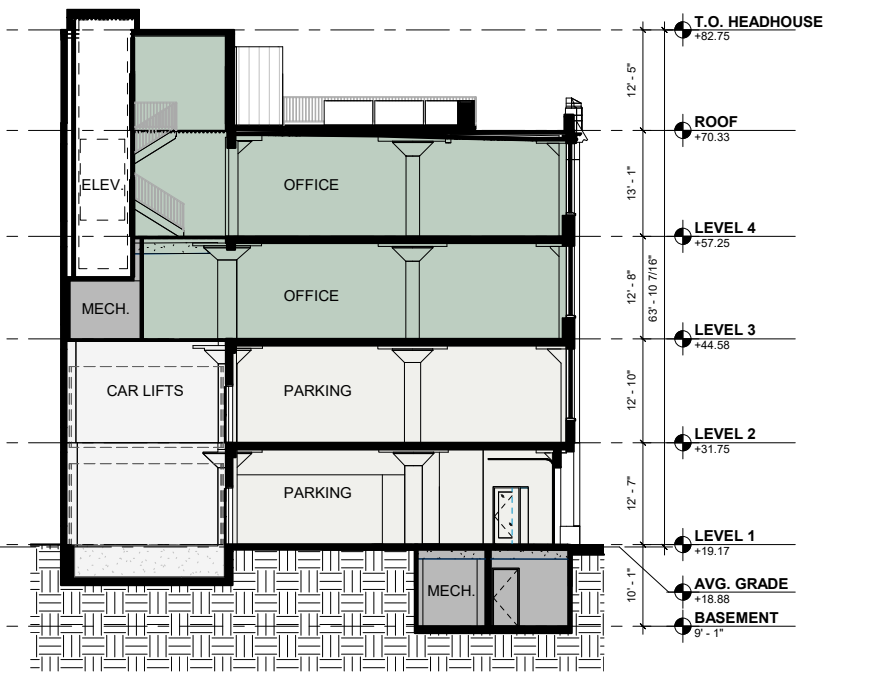
1. Proposed windows are approximately 8' above the floor to provide the office space with light, while shielding views in and out with obscured glass. A screen wall along the 4th floor roof deck will minimize view of activity from abutting neighbors.
2. Studying required repair of masonry wall to understand impact on existing green. Care will be taken to protect view and experience within Annie Fields Garden.
3. Dashed lines in Elevations indicate existing openings to be infilled.
4. Acoustic consultant to be engaged to advise on enclosure construction for sound attenuation, similar to at Whitney Hotel.

EXISTING AND PROPOSED BUILDING SECTIONS

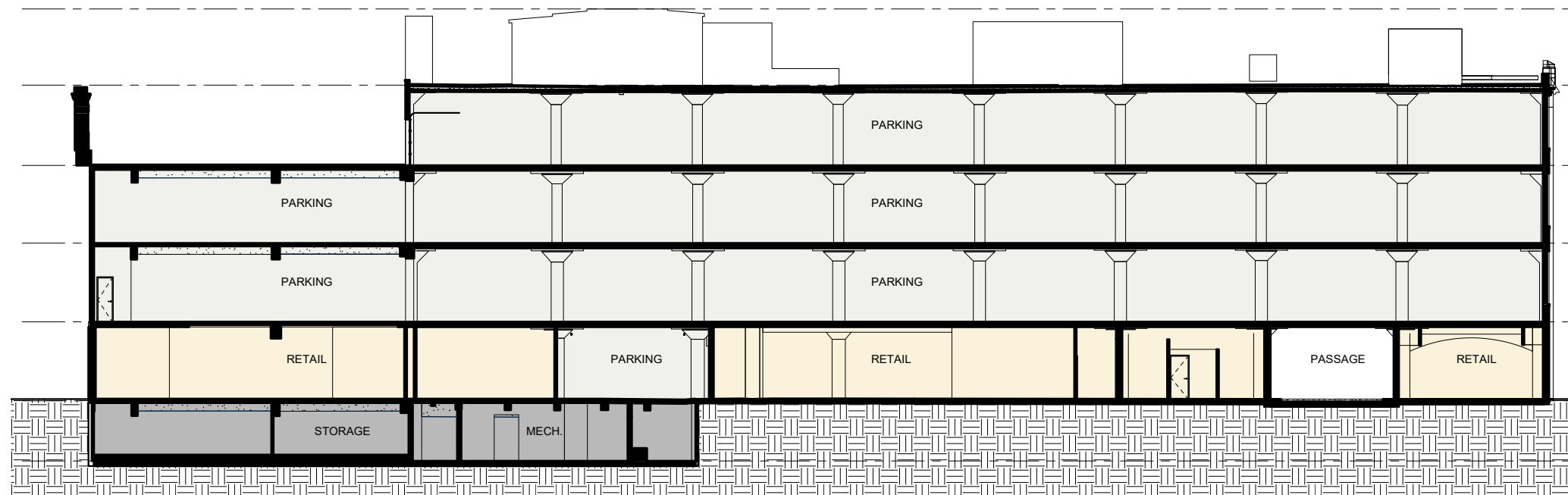
- RETAIL
- PARKING
- LOBBY
- CIRCULATION
- STORAGE
- OFFICE



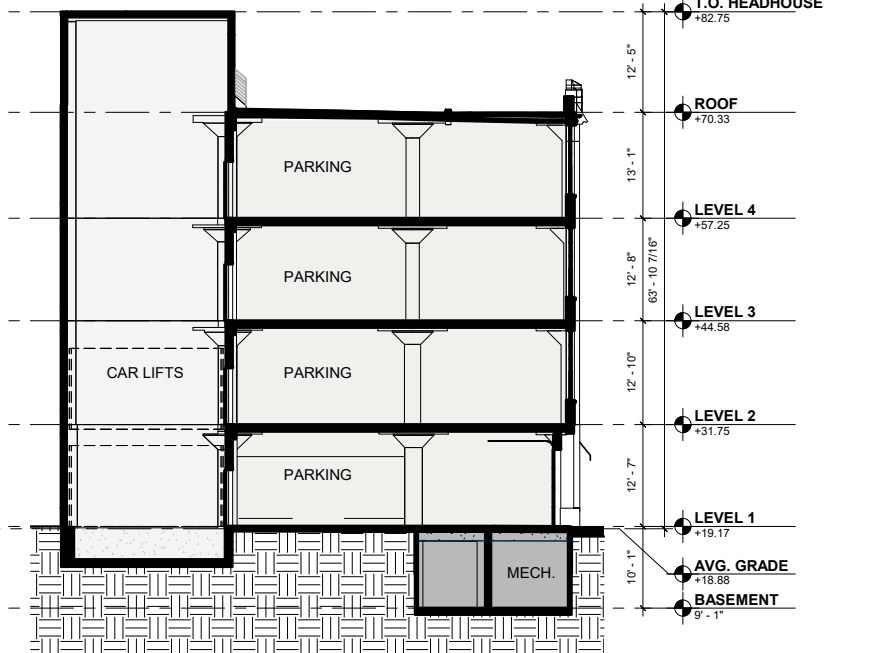
PROPOSED SECTION A



PROPOSED SECTION B

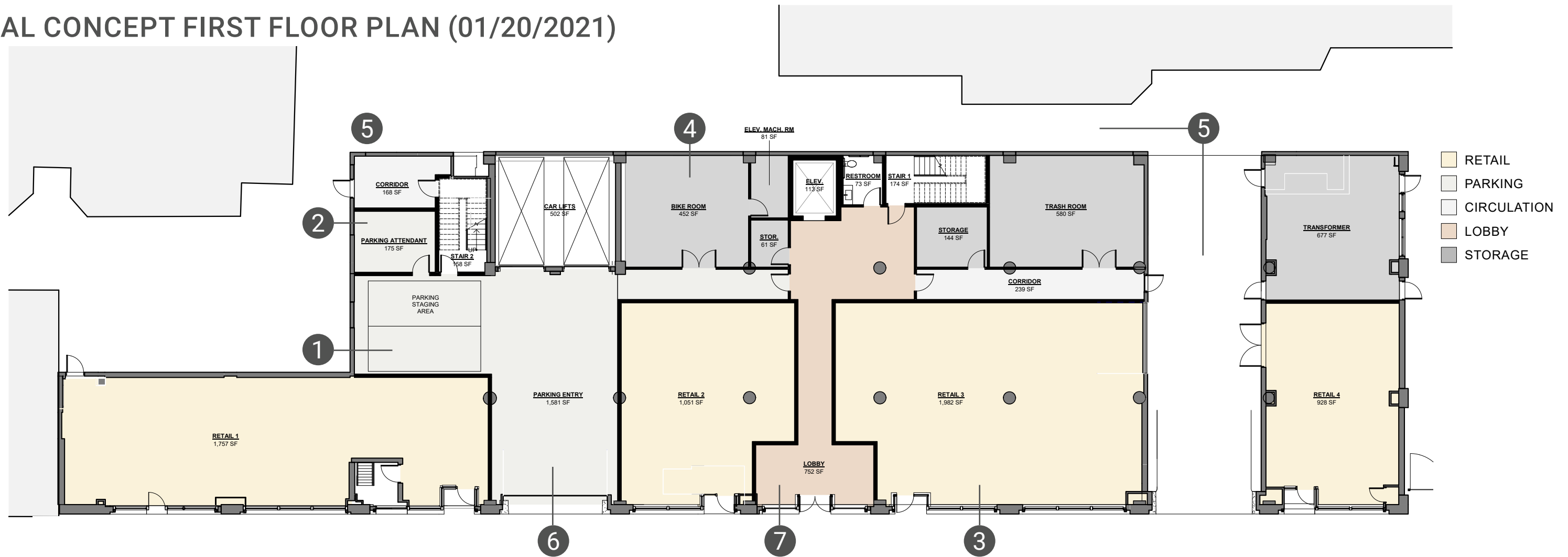


EXISTING SECTION A



EXISTING SECTION B

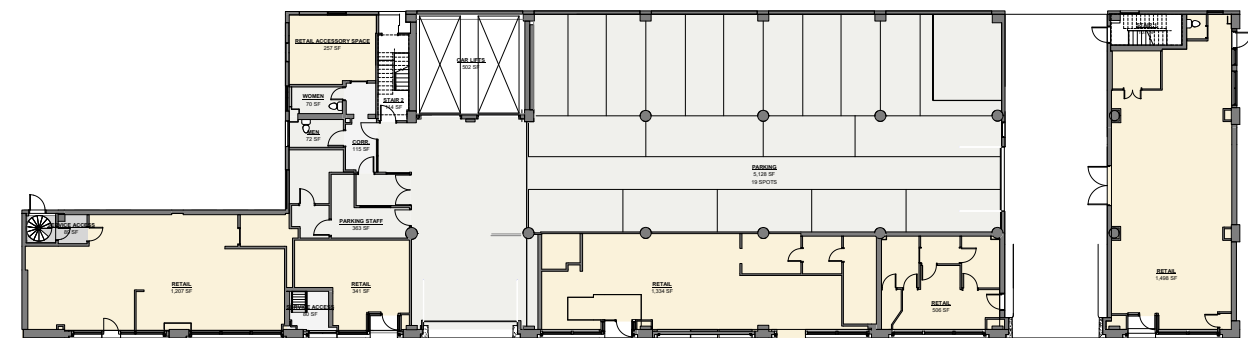
INITIAL CONCEPT FIRST FLOOR PLAN (01/20/2021)



INITIAL CONCEPT FIRST FLOOR PLAN (01/20/2021)

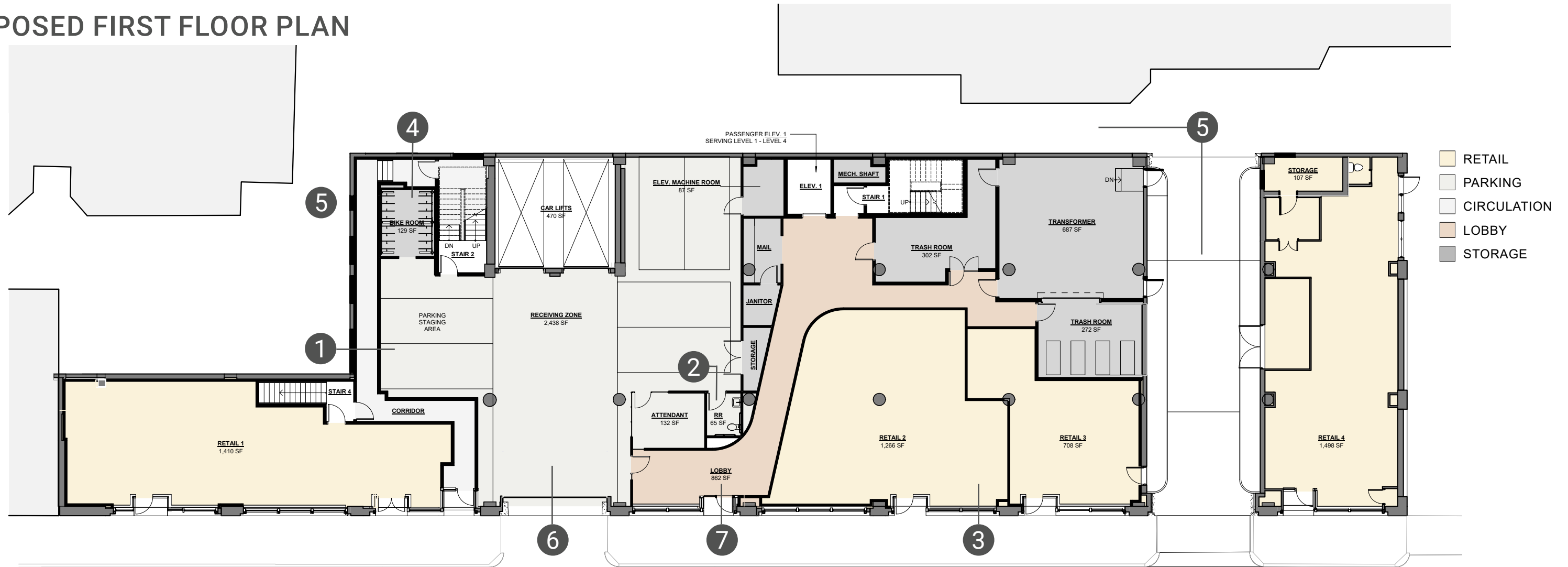
FEEDBACK:

1. The two staging spaces are insufficient and too small.
2. No public restroom.
3. Expanded retail spaces inappropriate for neighborhood.
4. Bike room too large.
5. Security concern in passage and along alleyways between residences and the garage.
6. Desire to understand vehicle queuing, circulation, and general garage operations.
7. Lobby scale is not in keeping with the scale and character of Charles Street.



EXISTING FIRST FLOOR PLAN

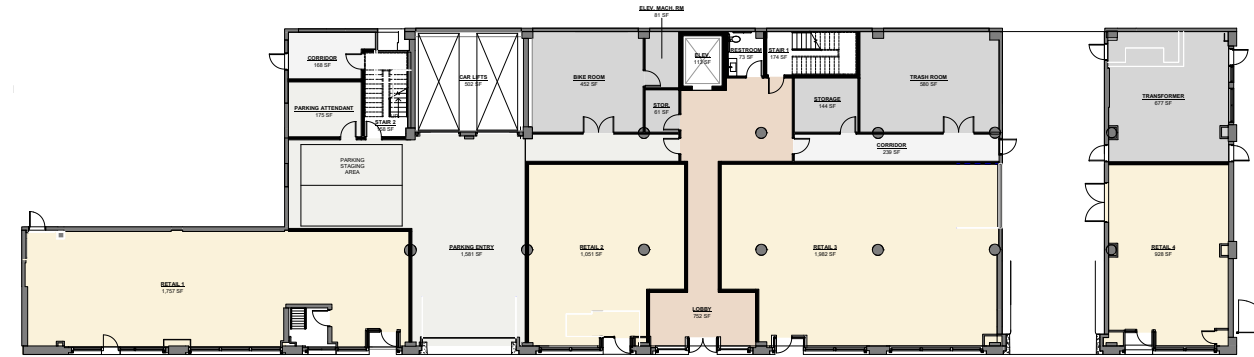
PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

RESPONSES:

1. Increased number of staging spaces to 6 and enlarged parking receiving area, per analysis by traffic engineer.
2. Public restroom accessible to parking garage users.
3. Smaller scale retail spaces appropriate for the neighborhood.
4. Relocated bike room.
5. Enhanced lighting and security cameras to be installed.
6. Traffic engineer has analyzed and verified functionality. Refer to following slides for parking data.
7. The lobby entrance is relocated to utilize an existing entry door and developed to serve essential functions, including serving as a waiting area for the parking garage. Curved lobby walls and selected finish materials will reflect the quality expected of Charles Street and Beacon Hill.

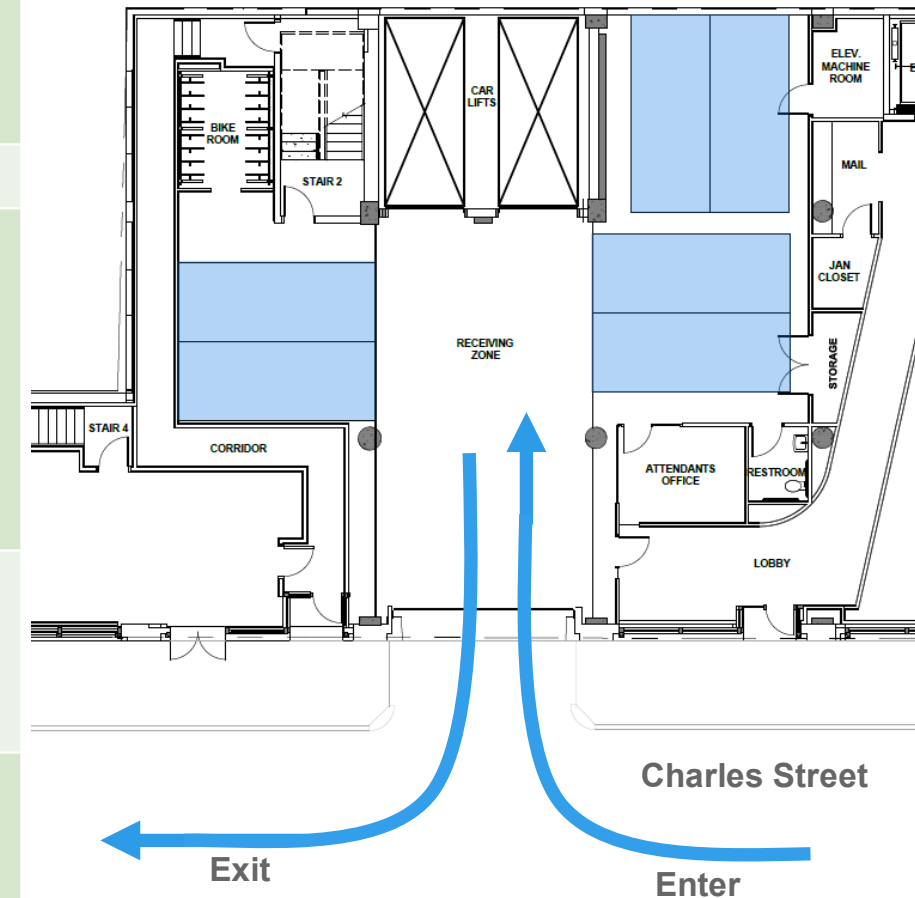


INITIAL CONCEPT FIRST FLOOR PLAN (01/20/2021)

Proposed Project Parking and Transportation

Engineers + Planners

	Existing	Future
Land Uses	Ground Floor Retail	Modified Retail and New Office Space in Top Two Floors
Parking Spaces	190	59
Parking Allocation/Use	65 Commercial/Monthly 55 Condo/Monthly 45 MEEI Employee 20 Hotel Employee/Guests 5 Retail Largely Commuter Travel	21 Condo Owned 16 Commercial/Monthly 12 Office 10 Hotel Infrequent Random Arrivals
Garage Operations	→ Four Levels of Valet Parking → One-Way First Floor Circulation with Two Driveways	→ Two Floors of Valet Parking (Staging on First Floor) → Two-way Driveway Access
Additional Building Elements		→ New Car Elevators → New Bicycle Parking Storage



	Existing	Future	Net New
Daily (in and out)	181	85	-96
a.m. peak Hour (in and out)	28	10	-18
p.m. peak Hour (in and out)	18	11	-7

Valet Operations

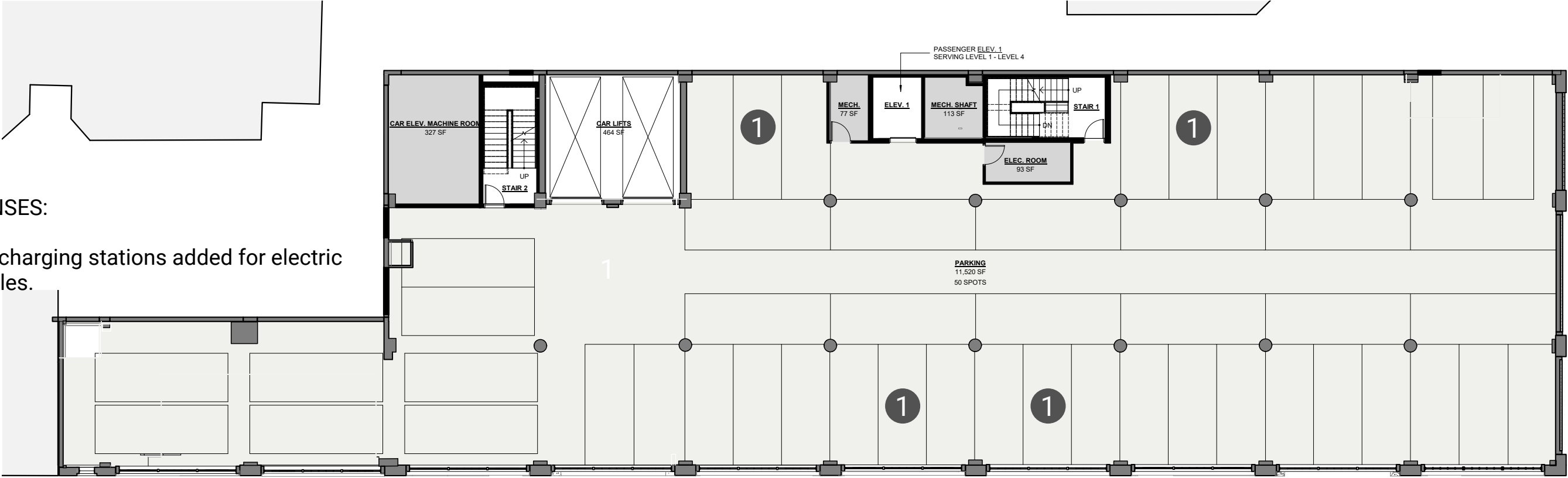
Existing: >70% chance of 3+ vehicle queue during a.m. peak hour

Future: 2% chance of 3+ vehicle queue during a.m. peak hour

INITIAL CONCEPT (01/20/2021) AND PROPOSED SECOND FLOOR PLAN

RESPONSES:

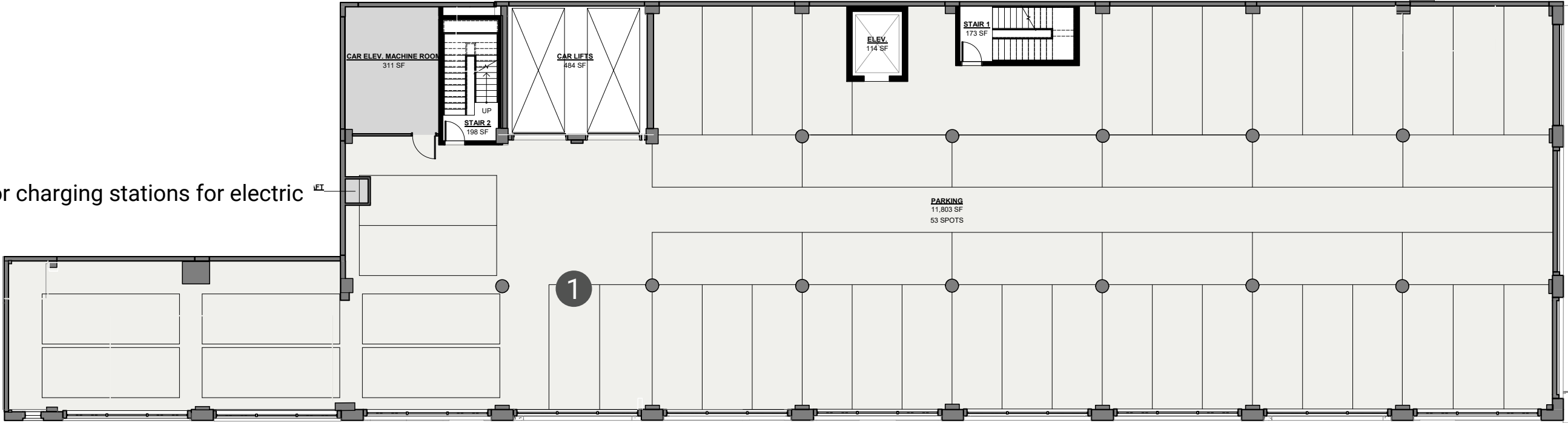
- 1. Four charging stations added for electric vehicles.



PROPOSED SECOND FLOOR PLAN

FEEDBACK:

- 1. Request for charging stations for electric vehicles.

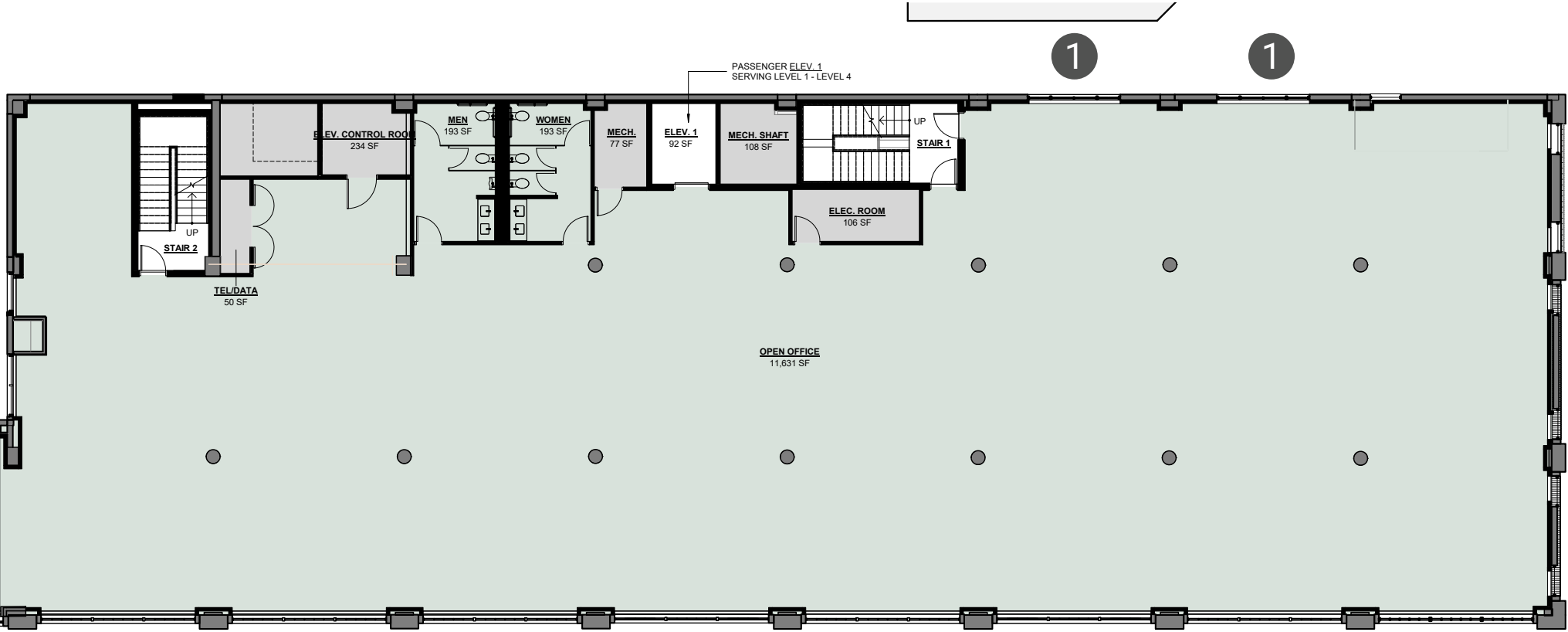


INITIAL CONCEPT SECOND FLOOR PLAN (01/20/2021)

INITIAL CONCEPT (01/20/2021) AND PROPOSED THIRD FLOOR PLAN

RESPONSES:

- 1. New windows are approximately 8' above office floor to limit visibility. Obscured glass will shield views in and out. Studying window treatments and alternate approaches to lighting.

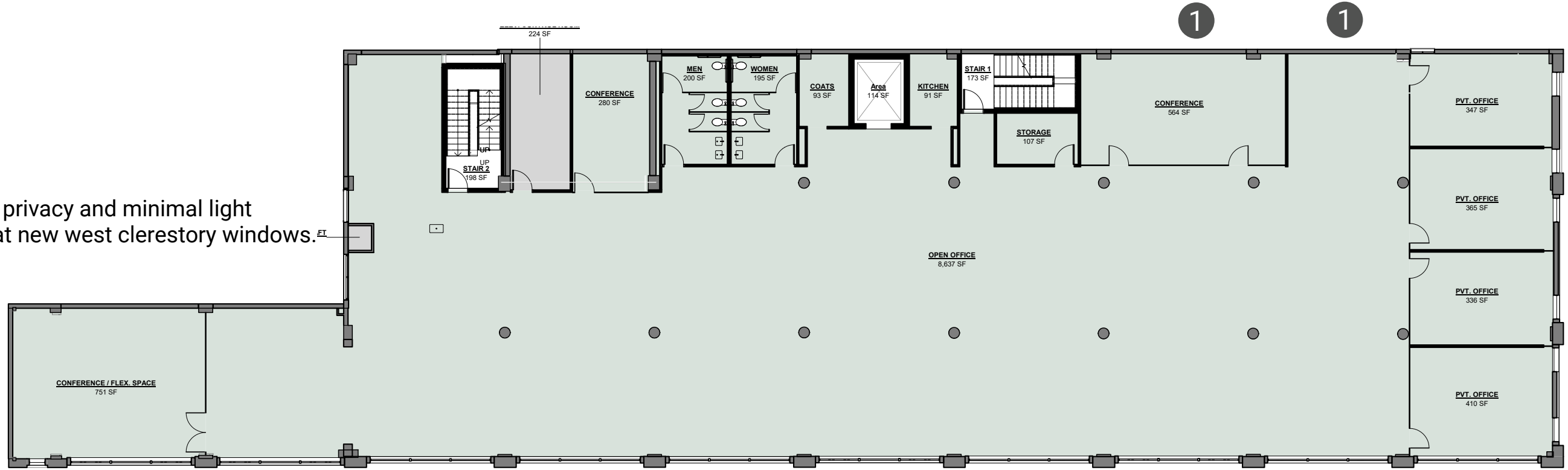


- OFFICE
- CIRCULATION
- STORAGE

PROPOSED THIRD FLOOR PLAN

FEEDBACK:

- 1. Desire for privacy and minimal light pollution at new west clerestory windows.

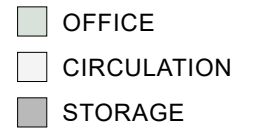
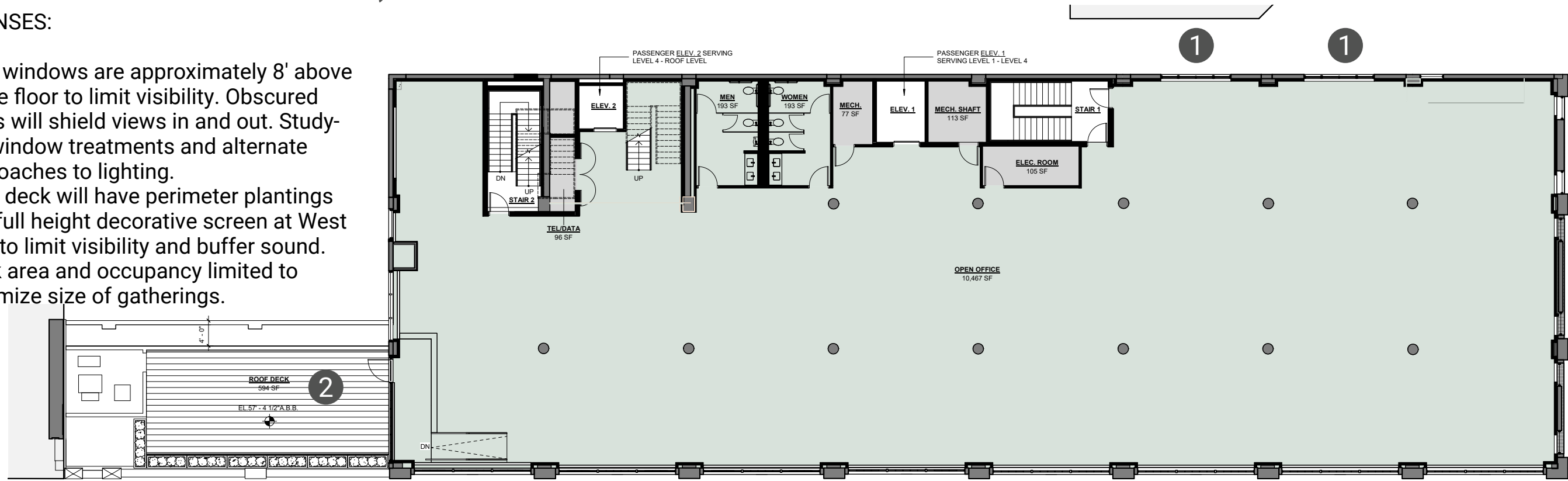


INITIAL CONCEPT THIRD FLOOR PLAN (01/20/2021)

INITIAL CONCEPT (01/20/2021) AND PROPOSED FOURTH FLOOR PLAN

RESPONSES:

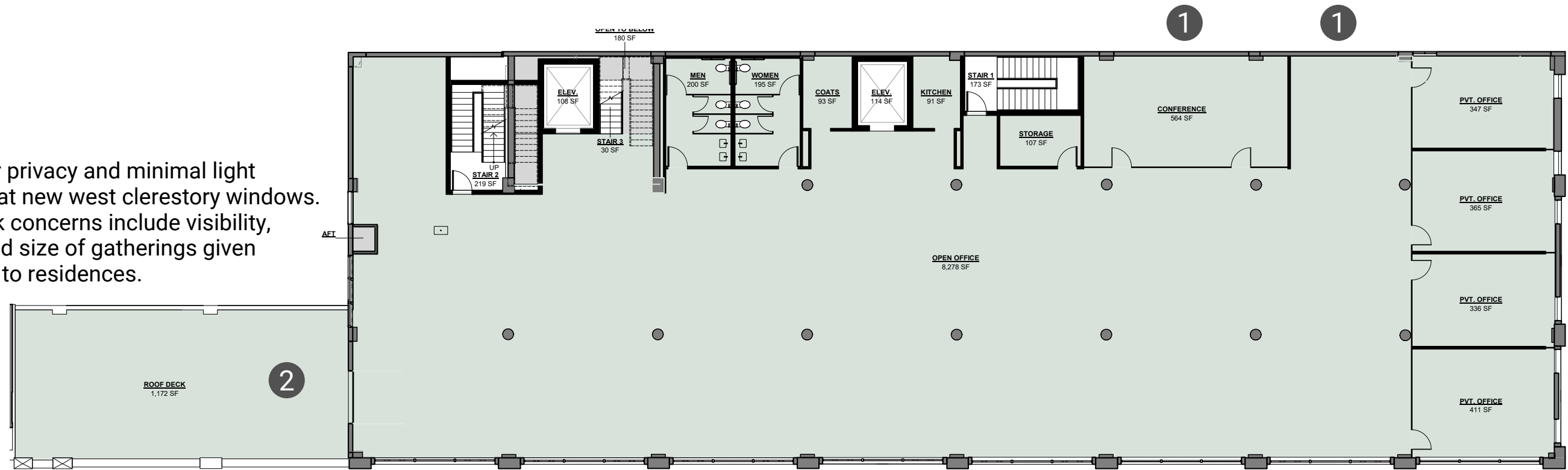
1. New windows are approximately 8' above office floor to limit visibility. Obscured glass will shield views in and out. Studying window treatments and alternate approaches to lighting.
2. Roof deck will have perimeter plantings and full height decorative screen at West side to limit visibility and buffer sound. Deck area and occupancy limited to minimize size of gatherings.



PROPOSED FOURTH FLOOR PLAN

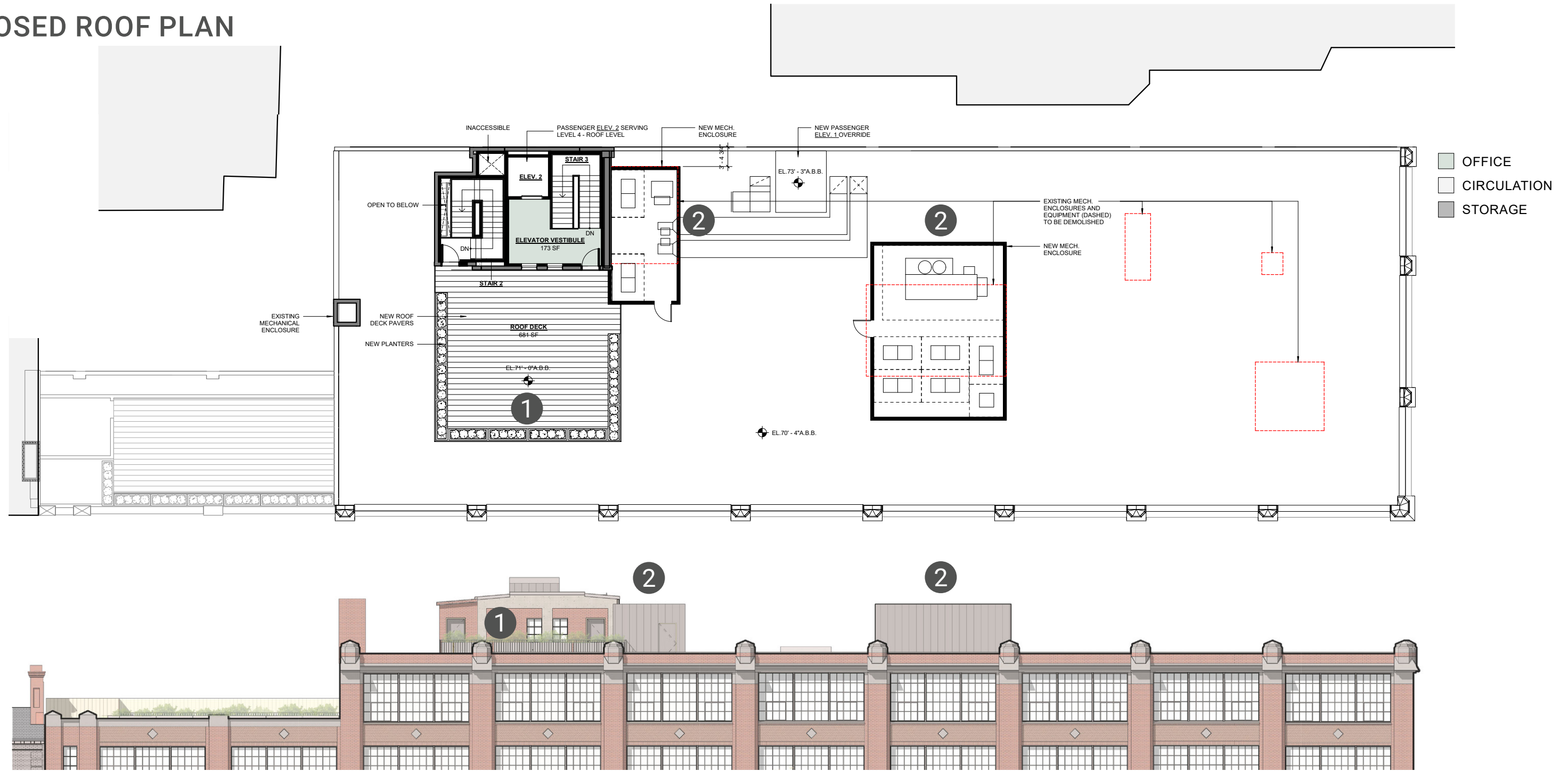
FEEDBACK:

1. Desire for privacy and minimal light pollution at new west clerestory windows.
2. Roof deck concerns include visibility, sound, and size of gatherings given proximity to residences.



INITIAL CONCEPT FOURTH FLOOR PLAN (01/20/2021)

PROPOSED ROOF PLAN



RESPONSES:

1. Location of roof deck relative to existing headhouse limits visibility and buffers noise. Roof deck plantings to be accommodated. Controlled access for tenants only.
2. Roof mechanical layout has been coordinated with enclosures oriented East-West to minimize impact on view and shadows. New enclosure footprints to be similar to existing locations. Acoustic consultant to be engaged to advise on enclosure construction for sound attenuation. Enclosure design to match those on the Whitney Hotel.

NEXT STEPS - COMMUNITY PROCESS

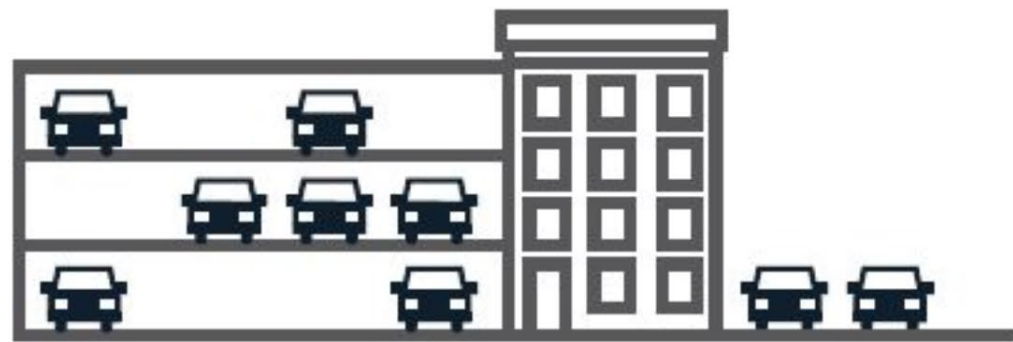
- Ongoing engagement with abutters and neighbors.
- Advisory meeting with Beacon Hill Architectural Commission in advance of formal application
- Meeting with Boston Groundwater Trust
- Zoning Board of Appeals hearing date TBD

THANK YOU



Transportation Trends and City Goals

Engineers + Planners



BEFORE



AFTER

- City of Boston – Parking Ratios (Beacon Hill)
 - Prior: 0.4 spaces maximum per 1,000 sf office
 - Future: 0.3 spaces maximum per 1,000 sf office

- Car ownership
 - from 14% of households “car dependent” in 2015 to 7% 2030

Mode for Bostonian Commutes	Today*	2030 Aspirational Goal
Public Transit	34%	↑ Up by a third
Walk	14%	↑ Up by almost a half
Bike	2%	↑ Increases fourfold
Carpool	6%	↓ Declines marginally
Drive Alone	39%	↓ Down by half
Other/Work from Home	5%	↑ Slight increase in Work from Home

EXISTING BUILDING ELEVATIONS



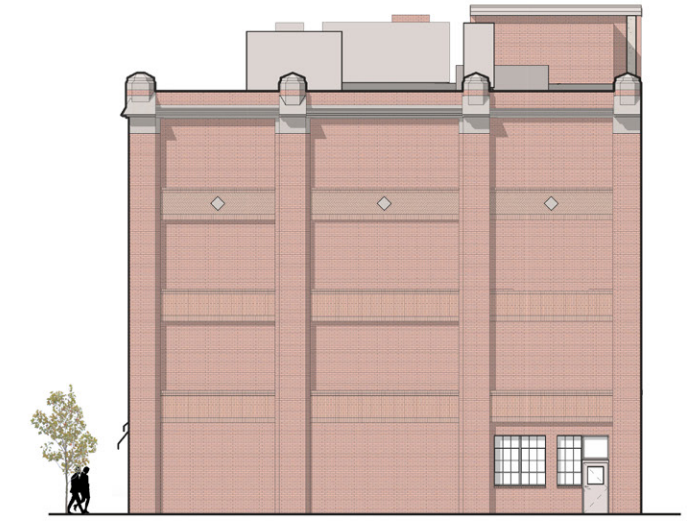
CHARLES STREET



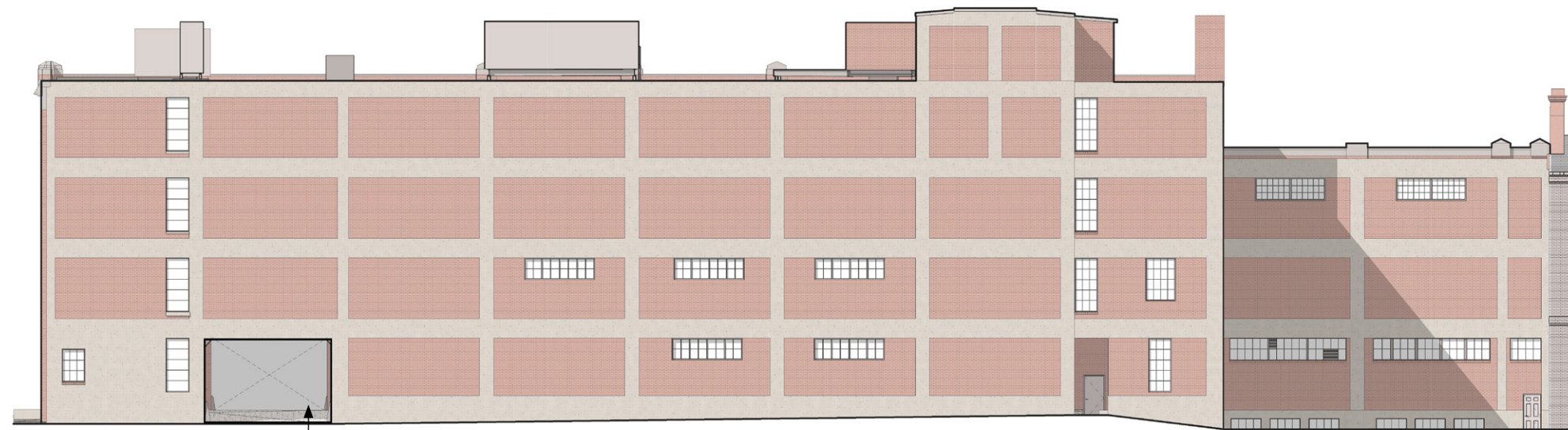
EXISTING PARKING GARAGE ENTRANCE

EXISTING PASSAGE TO WEST HILL PLACE

CHARLES STREET ELEVATION



NORTH ELEVATION



EXISTING PASSAGE TO CHARLES STREET

WEST ELEVATION



SOUTH ELEVATION