

## **Boston Zoning Commission November 19, 2025**

# Austin Street Parking Lots



## HOUSING

- 705 units of housing in master plan
- 123 on-site affordable rental units in Phase 1
- Min. 60% affordable units across the master plan



## JOB

- Projected 1,200 FTE construction jobs across master plan
- Boston Resident Job Policy compliance



## COMMUNITY

- Proposed 46,000 sf of community rec center
- Proposed 14,000 sf of early childhood education
- Artist live/work
- Large, publicly accessible open spaces



## SUSTAINABILITY

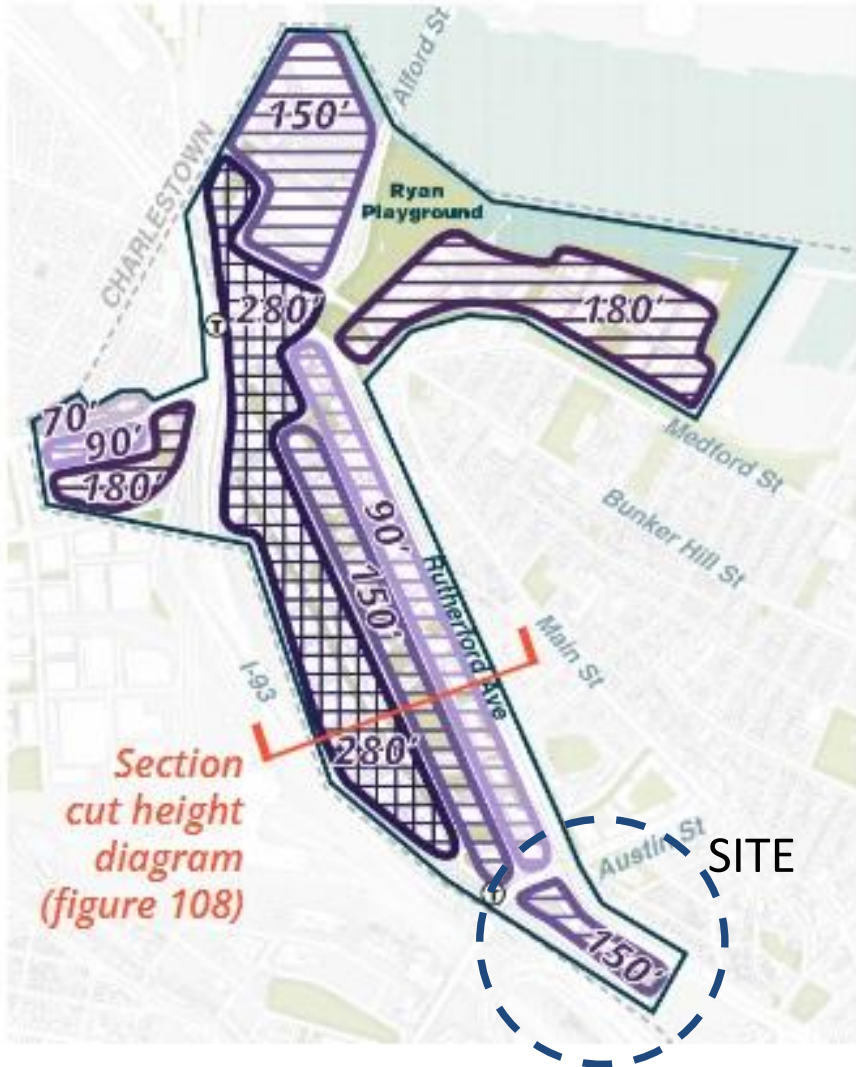
- Significant increase in permeable, planted area
- All-electric Passive House construction
- LEED-Gold certifiable buildings
- BlueBike station

# SITE CONTEXT



- Neighborhood
  - Currently used as surface parking lots
  - Right next to elevated I-93 viaduct
- Zoning
  - Charlestown Neighborhood Zoning District
  - Mixed-Use (MU-1) Zoning Subdistrict
  - Planned Development Areas are allowed
  - Portions are located within the Coastal Flood Resilience Overlay District (CFROD)
- Transportation
  - Near MBTA Community College Orange Line Station

# PLANNING CONTEXT



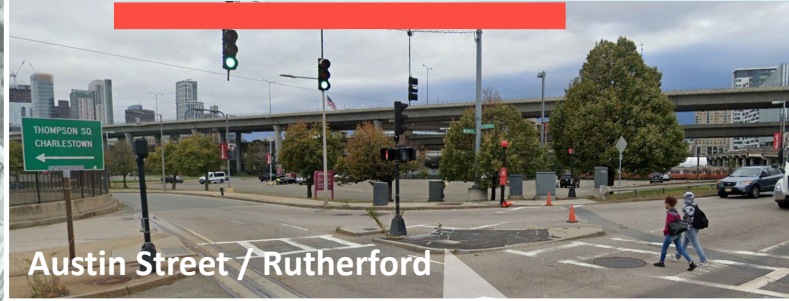
## PLAN: CHARLESTOWN (2023)

- Use Goals
  - Mixed-income housing production with active ground floor uses
  - Maximize public open space and playing fields for youth sports
- Massing Guidelines
  - Greater heights to visually buffer I-93 viaduct
  - Heights step down to existing Main Street context
- Site-Specific Recommendations
  - Enhance public connections to Bunker Hill Community College and the North Bank Bridge
  - Public realm improvements to Austin Street and New Rutherford Avenue intersections
- Proposal is within zoning maximum dimensions for PDA's
  - Max. FAR 4.0 for residential projects
  - Height: 150'
  - Minimum permeable area: 25%

# Bird's Eye View



# Street Level View



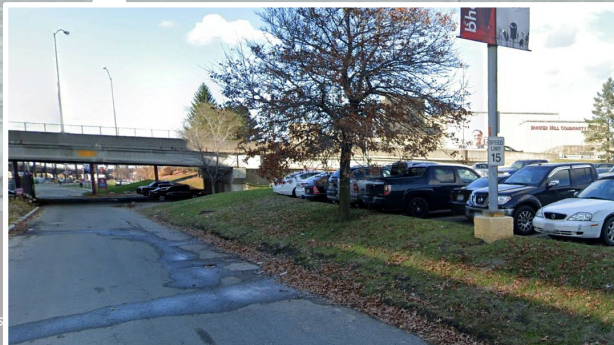
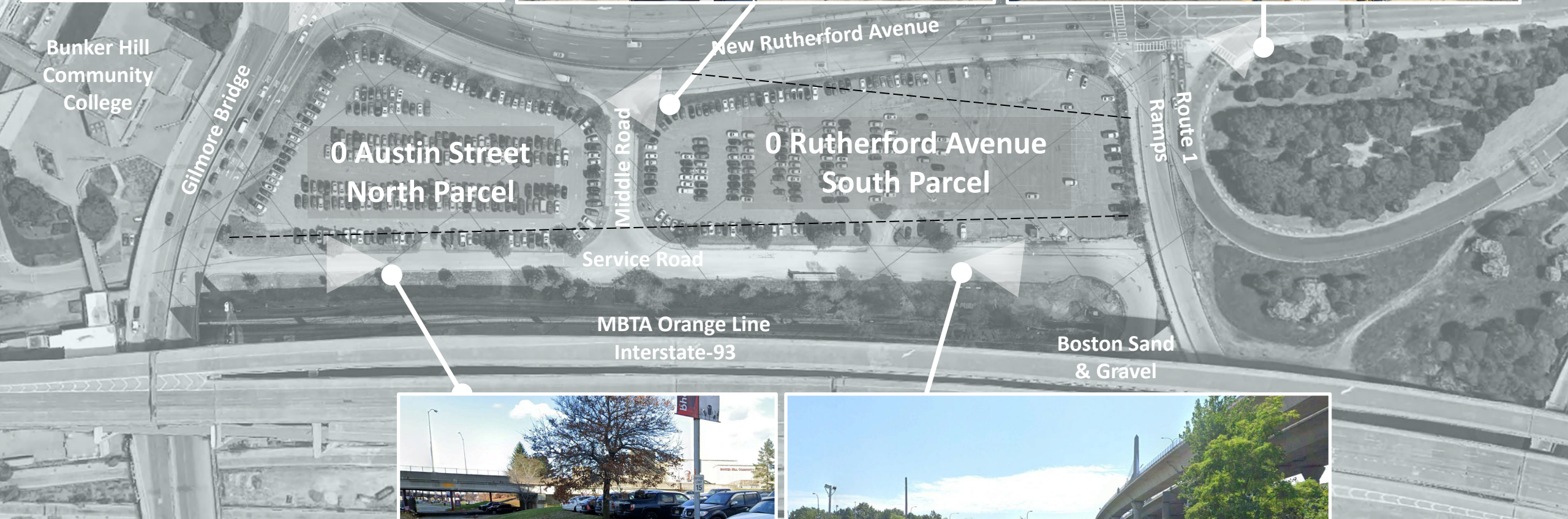
Austin Street / Rutherford



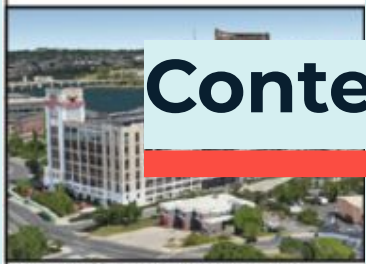
Middle Road



Rutherford / Miller's River Littoral Way



# Context Photos



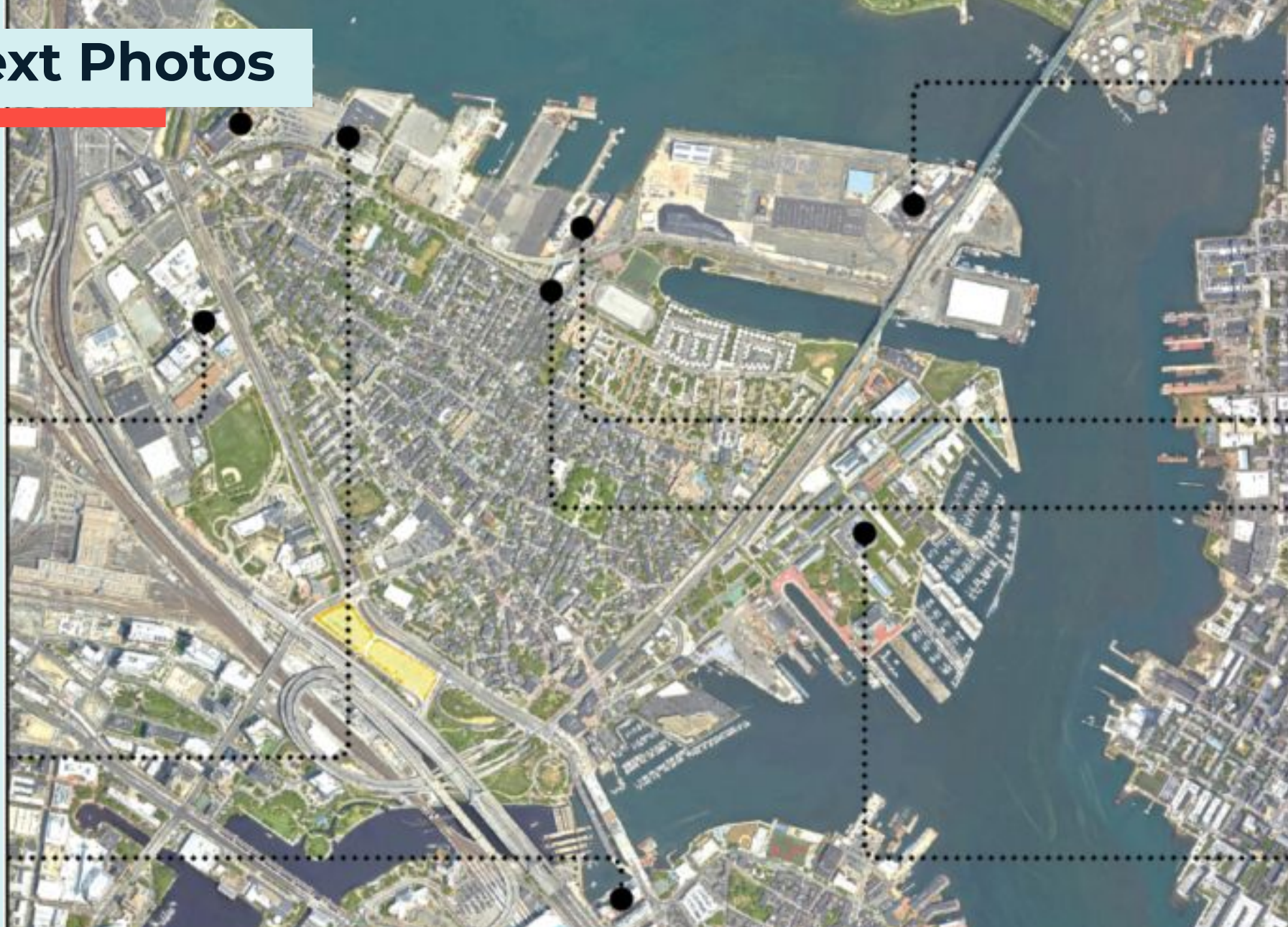
Schrafft's City Center



Hood Plant + The Harvey



Medford Street



Terminal Street



Commerce Center



Medford St. Apartments



# Coordination Outreach



**Early Community Feedback:** BPDA PLAN: Charlestown, RFP process

**Coordination with City and State Agencies:** MOH, BTD, MassDOT, MBTA, DEP

## **Meetings with Community Stakeholders:**

- Elected officials
  - Representative Ryan
  - Councilor Coletta Zapata
  - Senator DiDomenico
  - Neighborhood Liaison Sean Breen
- Individuals/Neighbors
- Charlestown Nursery School
- Greater Boston YMCA and Charlestown YMCA
- Artists Group of Charlestown & StoveFactory Gallery
- Bunker Hill Community College
- Carr Funeral Home
- Good Shepherd School
- Charlestown Youth Soccer Association
- North End Music & Performing Arts Center
- Charlestown Lacrosse and Learning Center
- Foodway Revival @ Foundation Kitchen
- Charlestown Neighborhood Council

# Neighborhood-Orientation

- Experienced Developer – 38-year track record developing a mix of affordability across the city of Boston.
- Development members include a team of experienced, local, licensed professionals including design firms ICON Architecture, Klopfer Martin Design Group, air quality consultant Tech Environmental and acoustic consultant Acentech.
- Publicly accessible spaces and high-quality building construction in conjunction with Passive House design respond to site-specific community needs and environmental factors.
- Experienced at complexity of building housing in this market, including cost constraints, funding challenges, operational considerations.
- Program and Site Design
  - Site constraints and complexity
  - Mix of housing, community recreation, arts uses and local partnerships

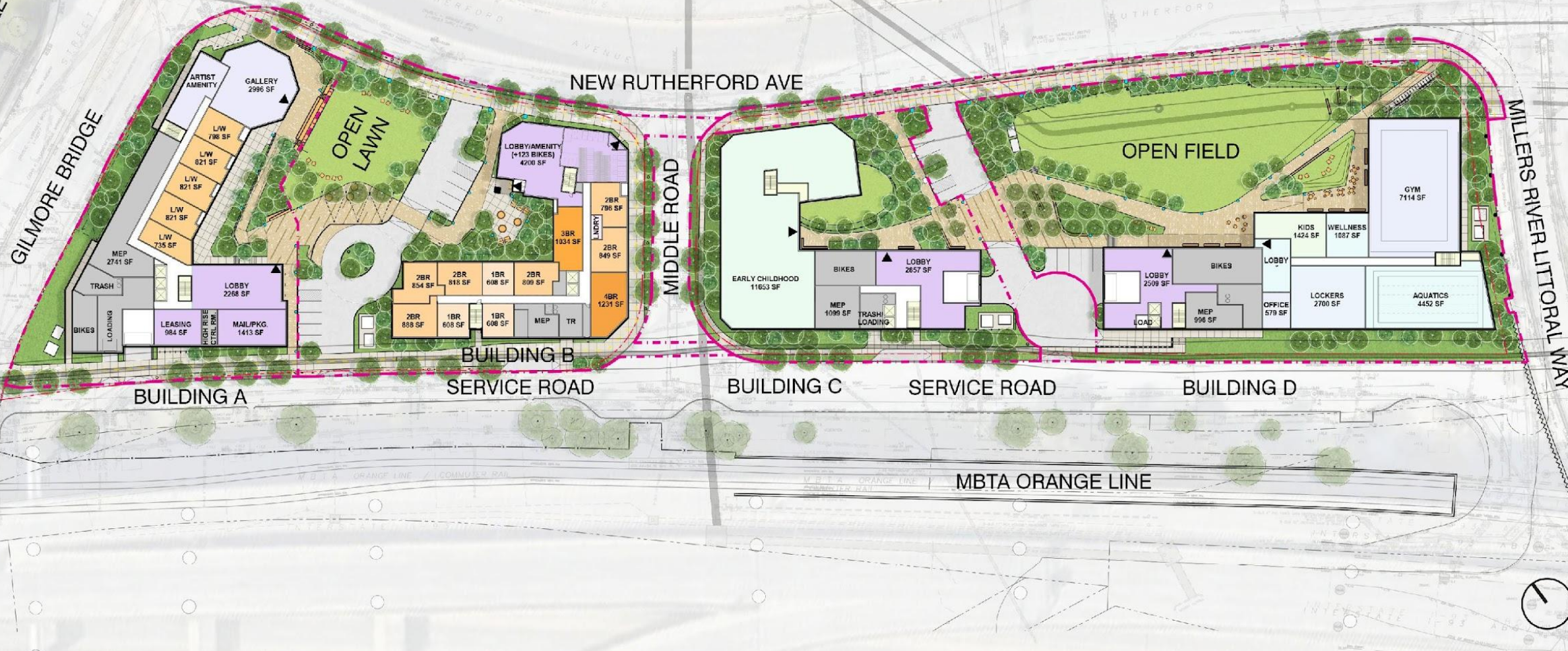


Photos courtesy of Charlestown Nursery School

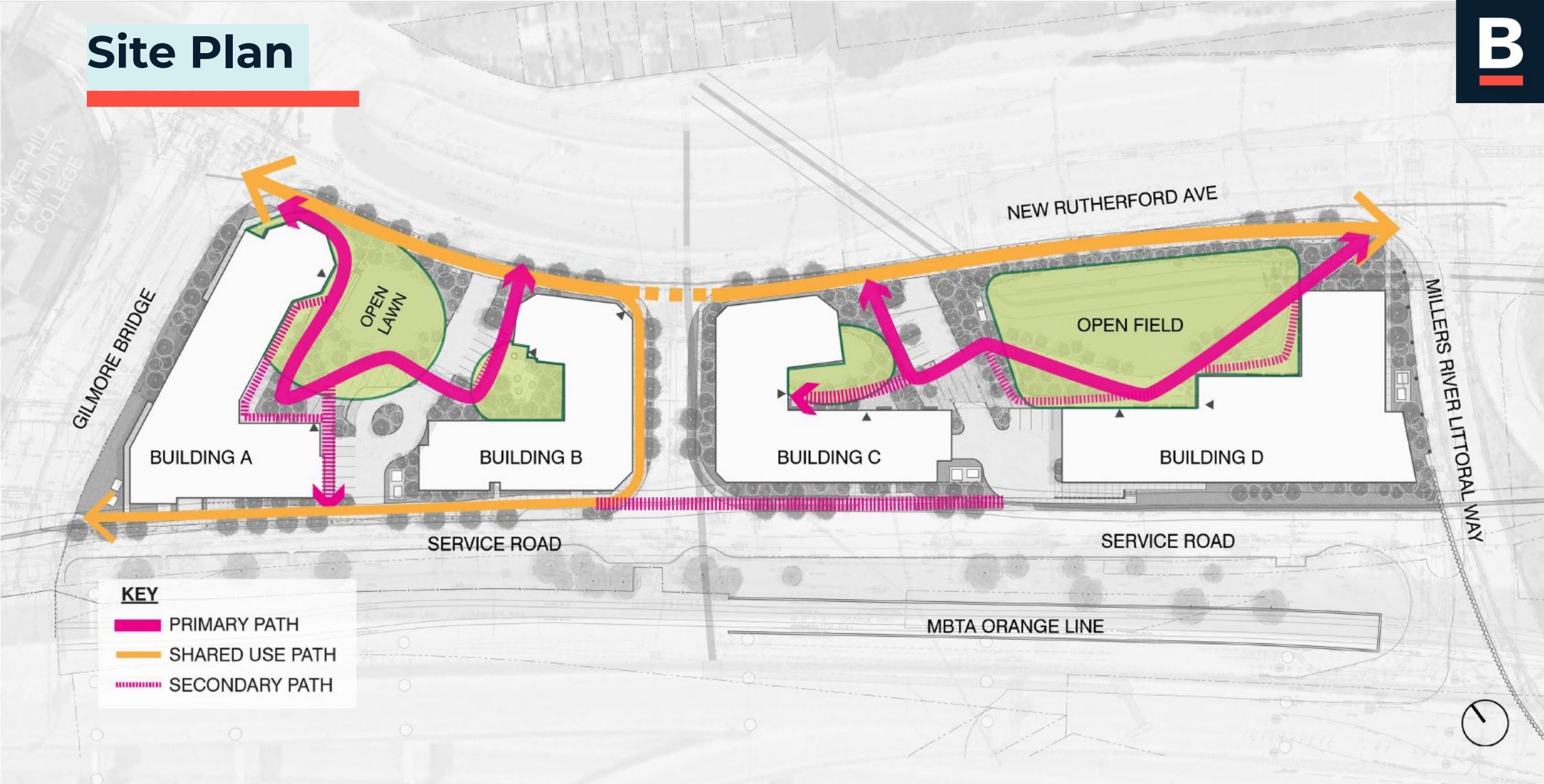
# Site Plan



BUNKER HILL  
COMMUNITY  
COLLEGE



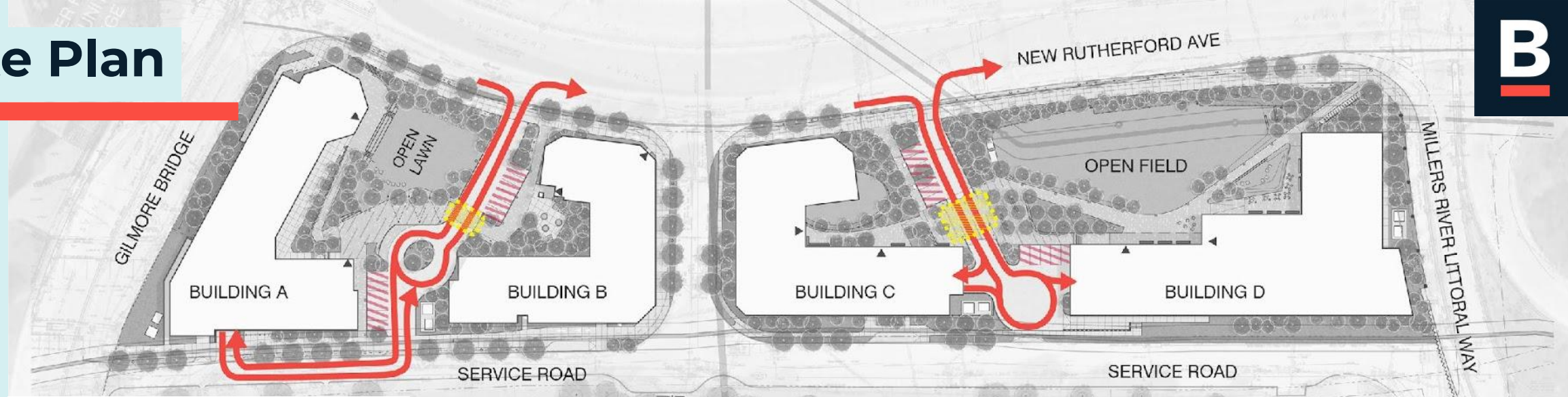
# Site Plan



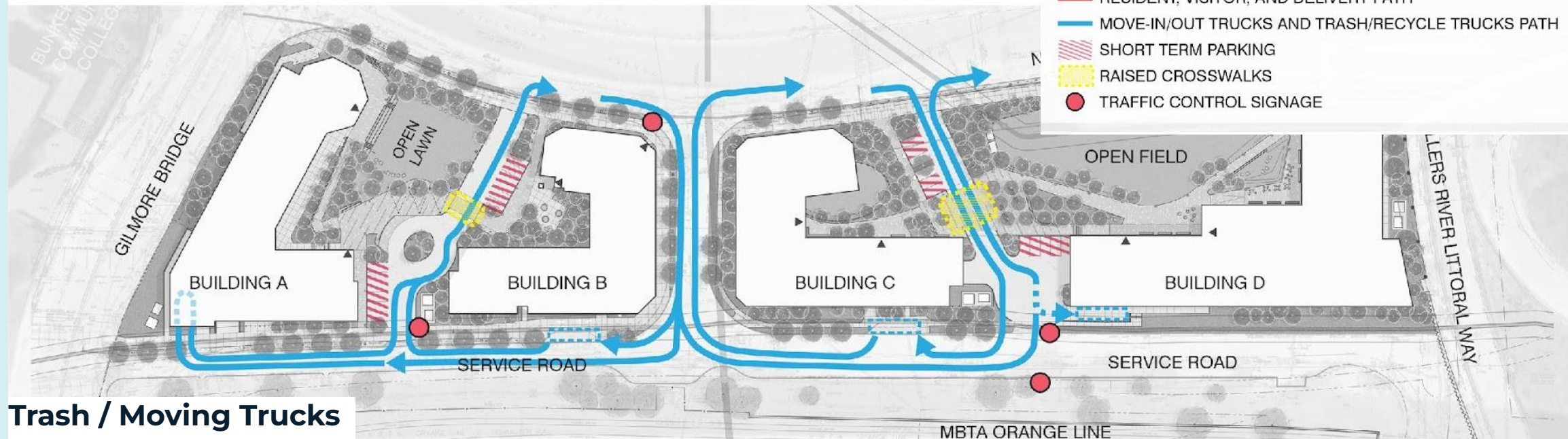
## KEY

- PRIMARY PATH
- SHARED USE PATH
- SECONDARY PATH

# Site Plan

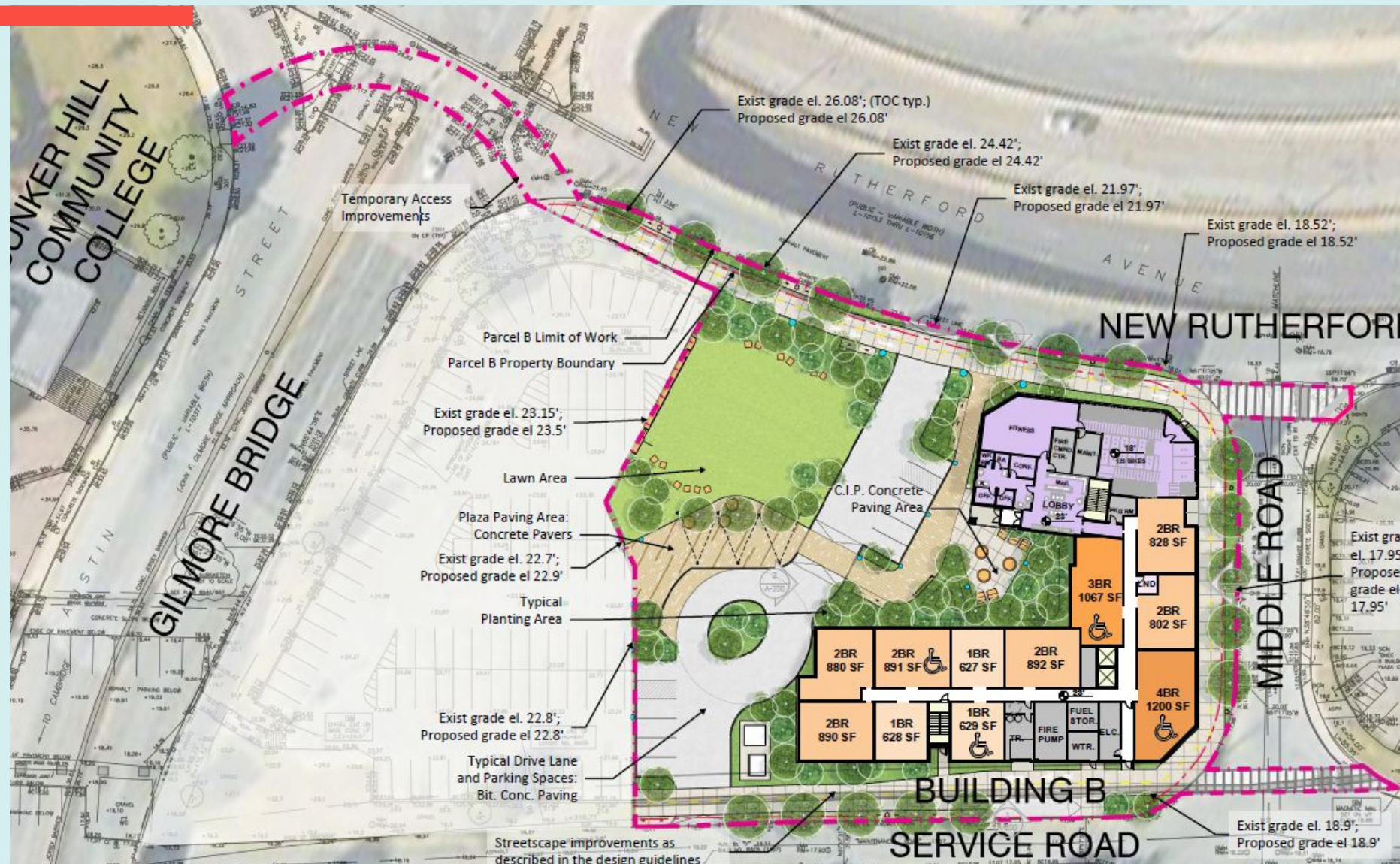


Passenger Cars / Delivery



Trash / Moving Trucks

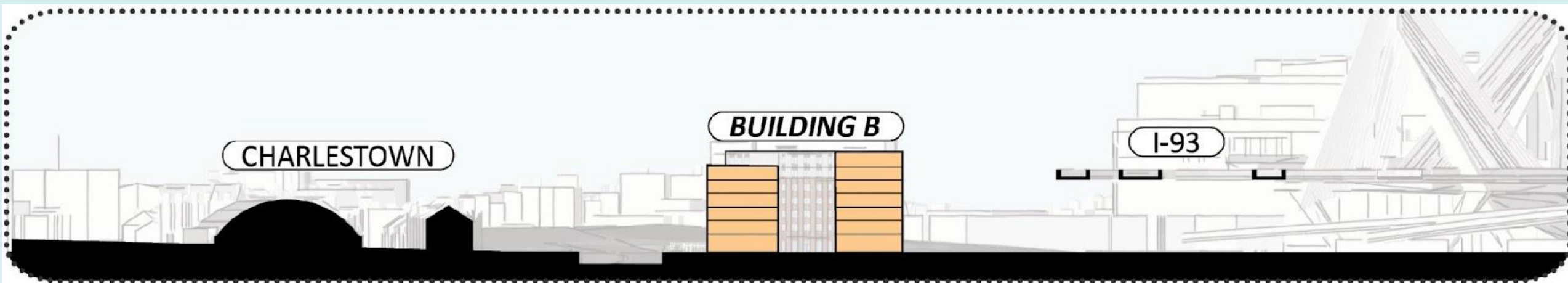
# Site Plan Building B



# Cross Section



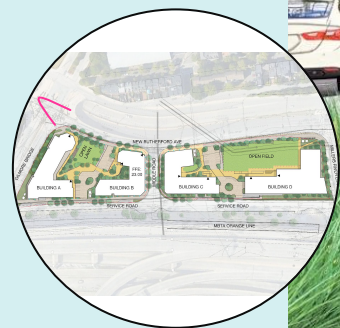
B



# Neighborhood Perspective



# Neighborhood Perspective



\_\_\_\_\_



# Neighborhood Perspective



# Neighborhood Perspective

B



# Austin Street Parking Lots



## HOUSING

- 705 units of housing in master plan
- 123 on-site affordable rental units in Phase 1
- Min. 60% affordable units across the master plan



## JOB

- Projected 1,200 FTE construction jobs across master plan
- Boston Resident Job Policy compliance



## COMMUNITY

- Proposed 46,000 sf of community rec center
- Proposed 14,000 sf of early childhood education
- Artist live/work
- Large, publicly accessible open spaces



## SUSTAINABILITY

- Significant increase in permeable, planted area
- All-electric Passive House construction
- LEED-Gold certifiable buildings
- BlueBike station

# THANK YOU