

ROOM 1 - HOUSING

We need to fix/solve Rutherford Ave. environmental issues before housing can be contemplated here.

DISCUSSION QUESTIONS:

1. What levels of affordability should be targeted?
2. What should the mix of ownership to rental units be?
3. What types of housing should be included? (ex. compact, senior/supportive, student, etc.)

Affordable housing is needed, site has challenges (especially along N Rutherford, hard to cross). Really important to integrate site into BHCC development, incorporate ADA access to grocery store, prevent the site from being an island.

townhouses/ rowhouses with more paths to homeownership. There needs to be more pathways to ownership for young people who've grown up here and are being priced out to the suburbs! Less condos and apts where there's less room to grow or grow a family

We need more housing of all types. There is unique opportunity in the land (since owned by City) to get uses that we wouldn't see from a private developer. Homeownership is important, even if income restricted (especially affordable for gaining wealth & stability).

QUESTION 1 - levels of affordability

We want play fields, open space. But if it is housing, it should be about building equity. Trend of real wages to rent isn't tracking, people may end up getting priced out of "affordability."

we have a small shopping area, no laundromat. Is it only going to be affordable housing? It's not fair to put in more affordable housing, there's already a lot here when Charlestown already has the most % per acre. It would be best if the housing was available for purchase + to build equity.

Less dense. Please not another high-rise like the other parts of Gilmore.

Workforce and market rate mix

More homeownership than rental

We need more opportunities for affordable homeownership where people can build equity and be able to move on to a market rate home.



Do you have ideas? Draw them on this map!

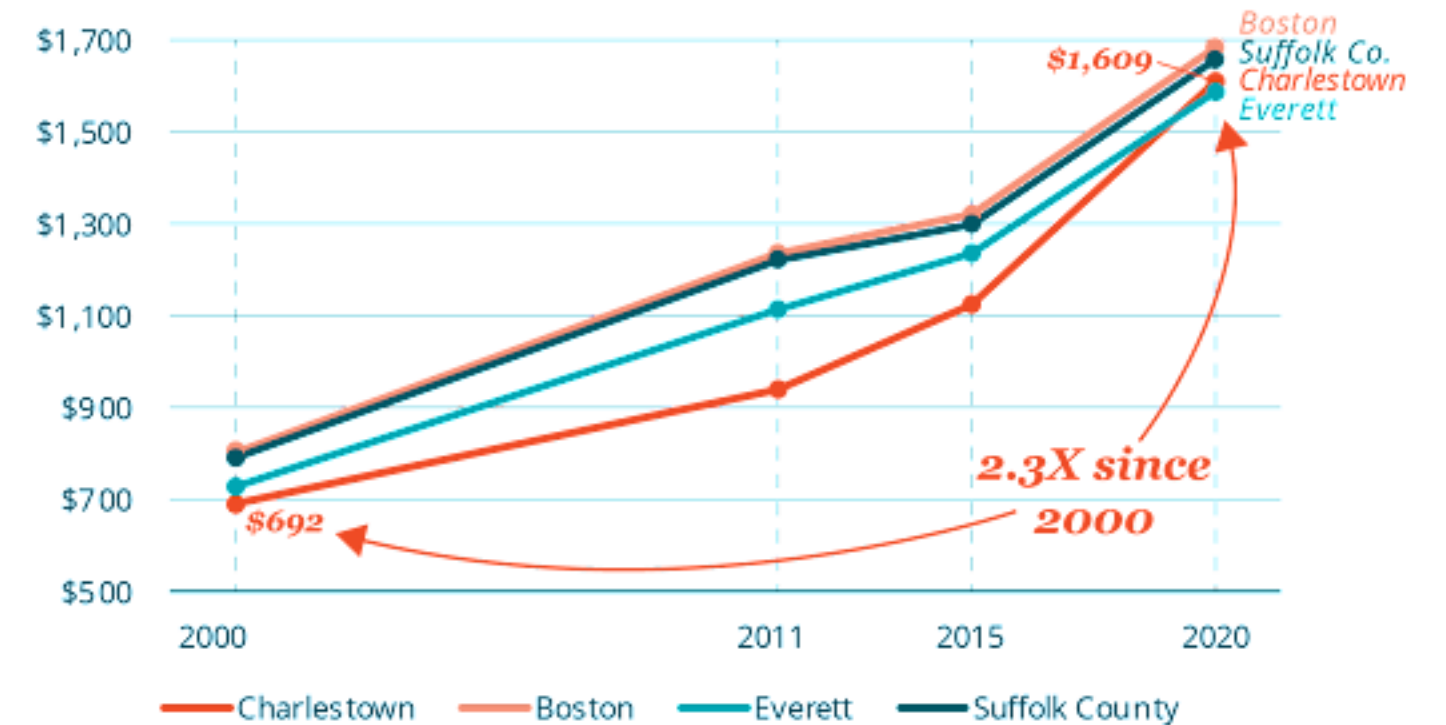
ROOM 1 - HOUSING

53% of Charlestown housing units are renter-occupied

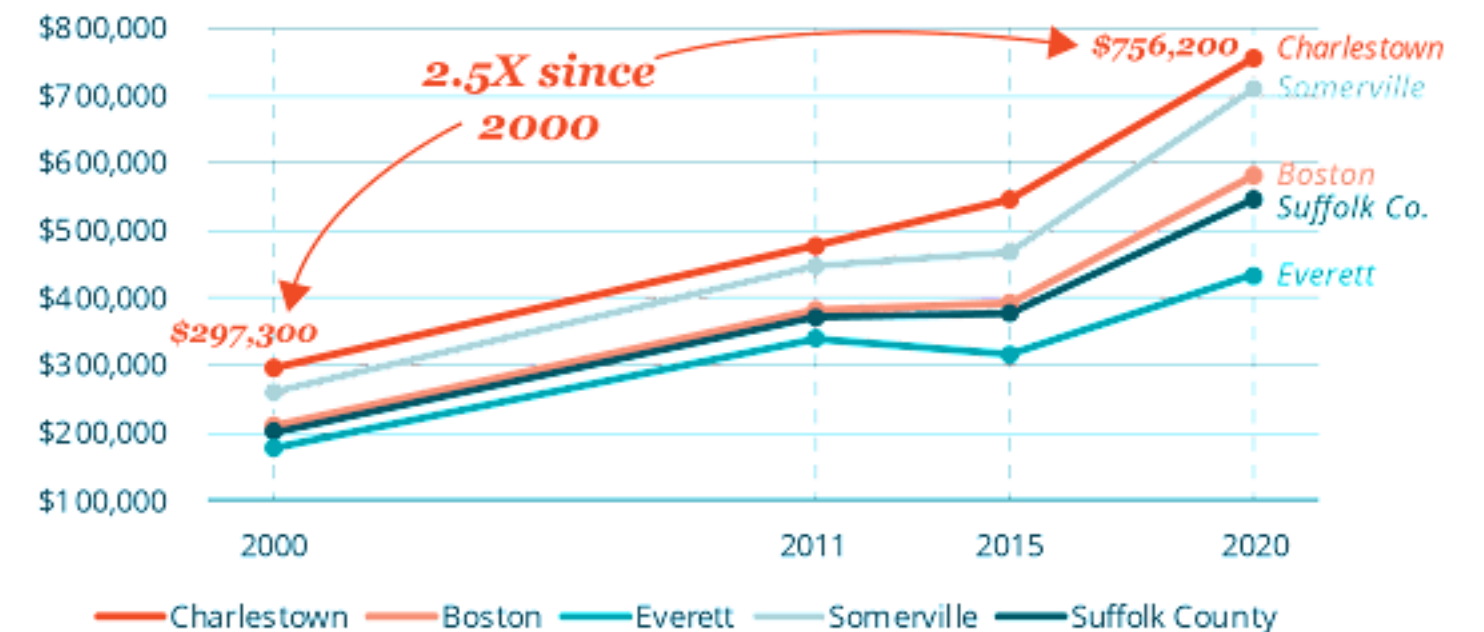
compared to

65% of Boston housing units are renter-occupied

Median Rents Over Time in Charlestown and Nearby Geographies (ACS 5-year and Census data)

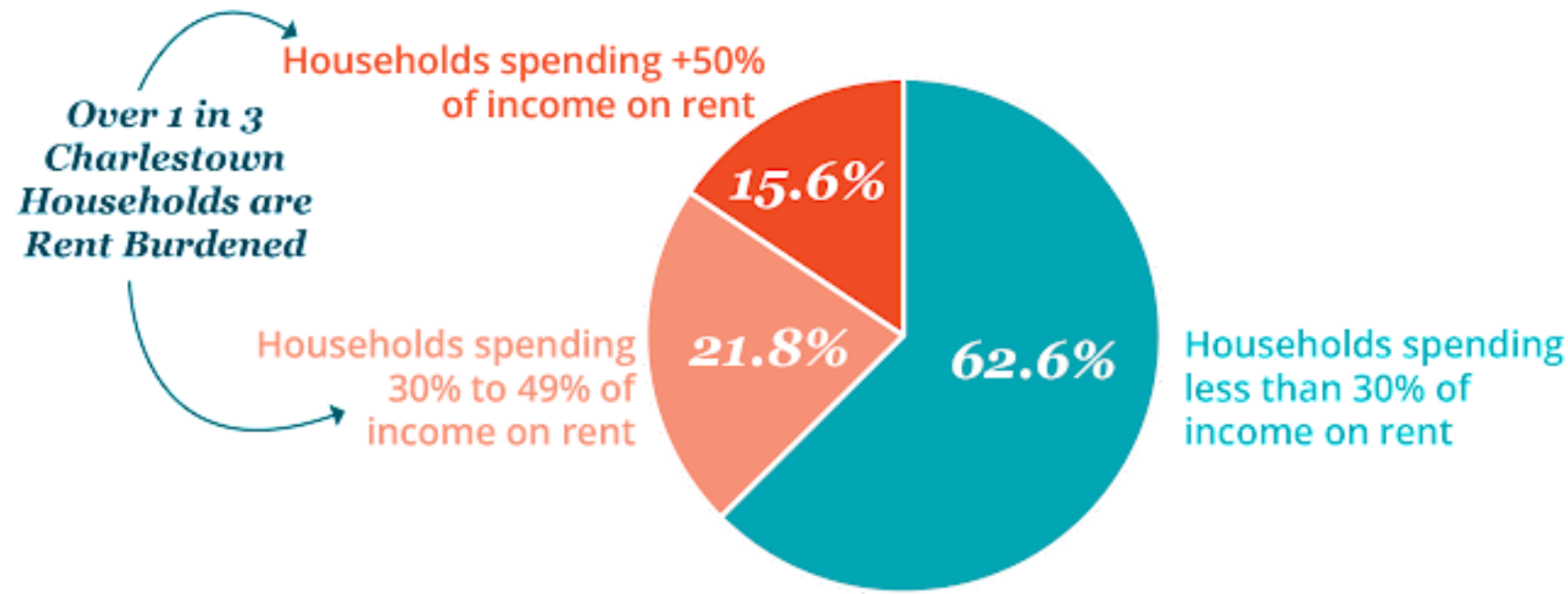


Median Home Values Over Time in Charlestown and Nearby Geographies (ACS 5-year and Census data)

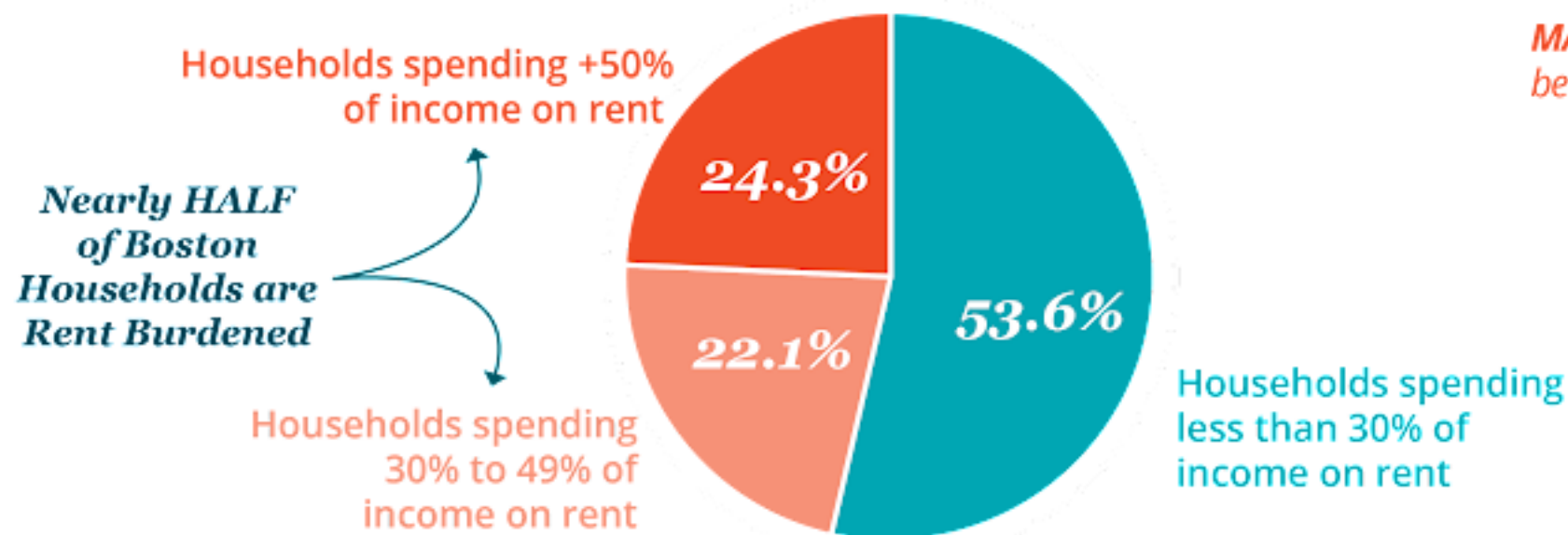


ROOM 1 - HOUSING

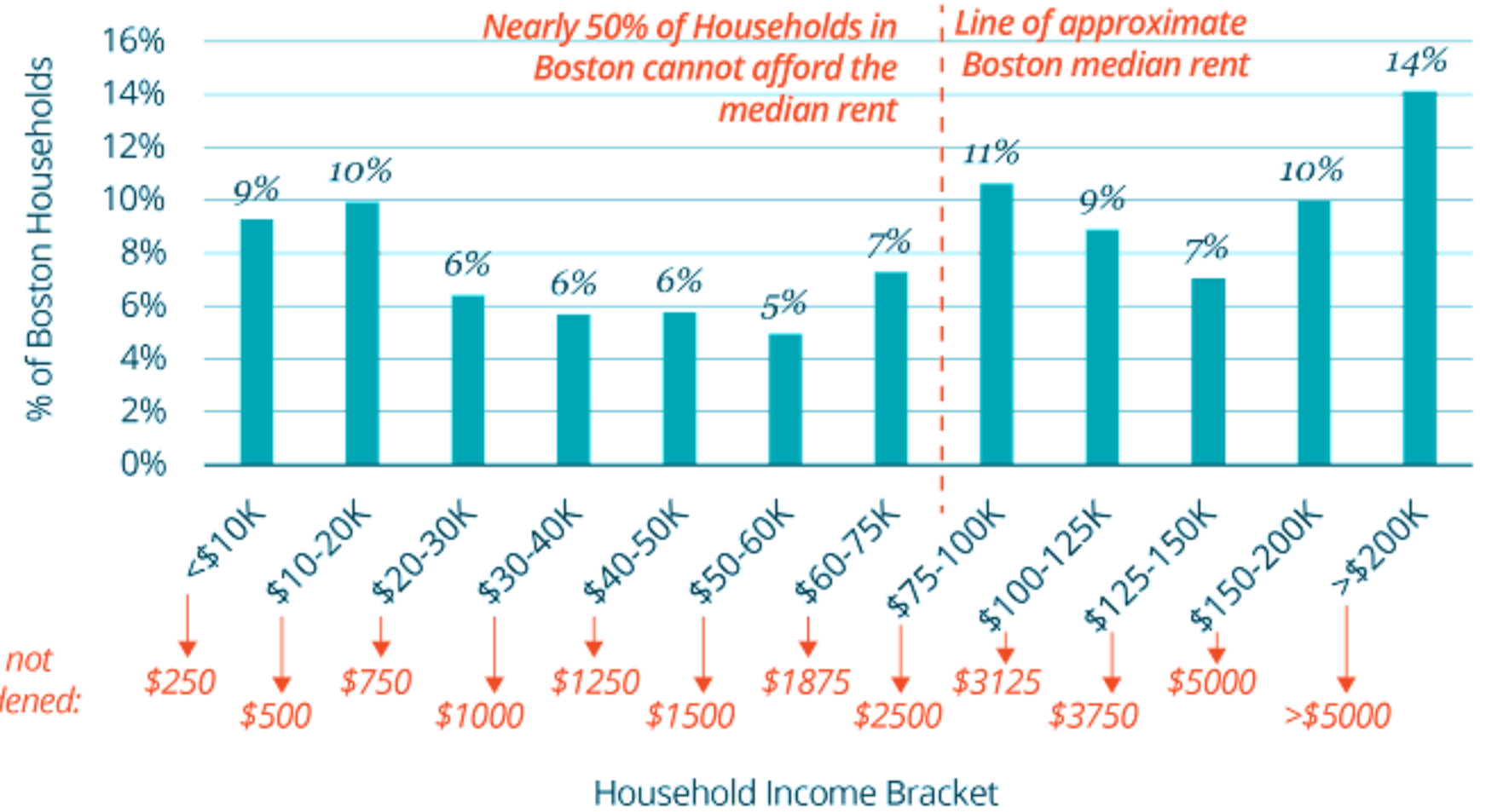
Charlestown Rent Burdened Households in 2020 (ACS 5-year data)



Boston Rent Burdened Households in 2020 (ACS 5-year data)



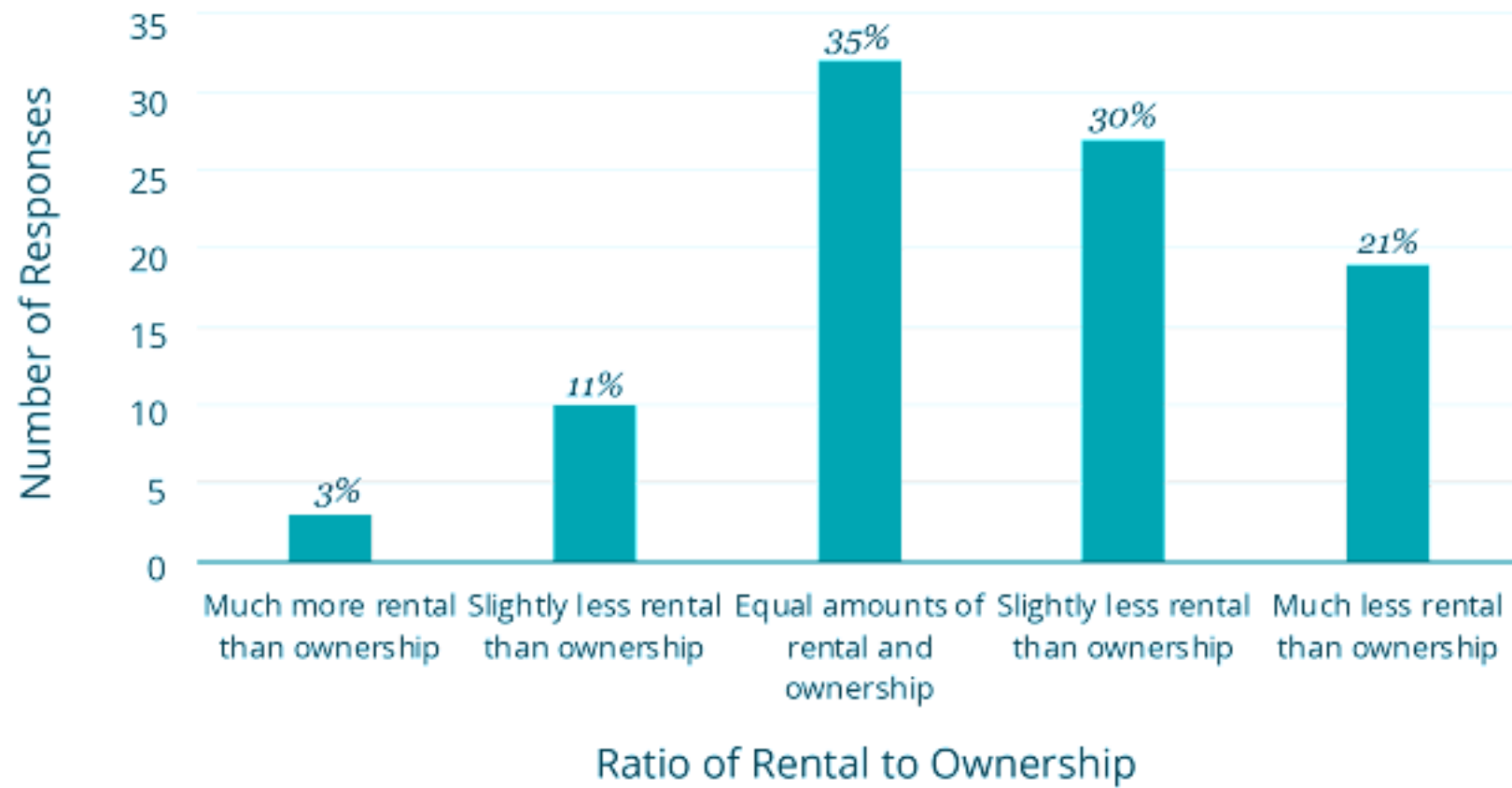
Household Incomes in Boston in 2020 (ACS data)



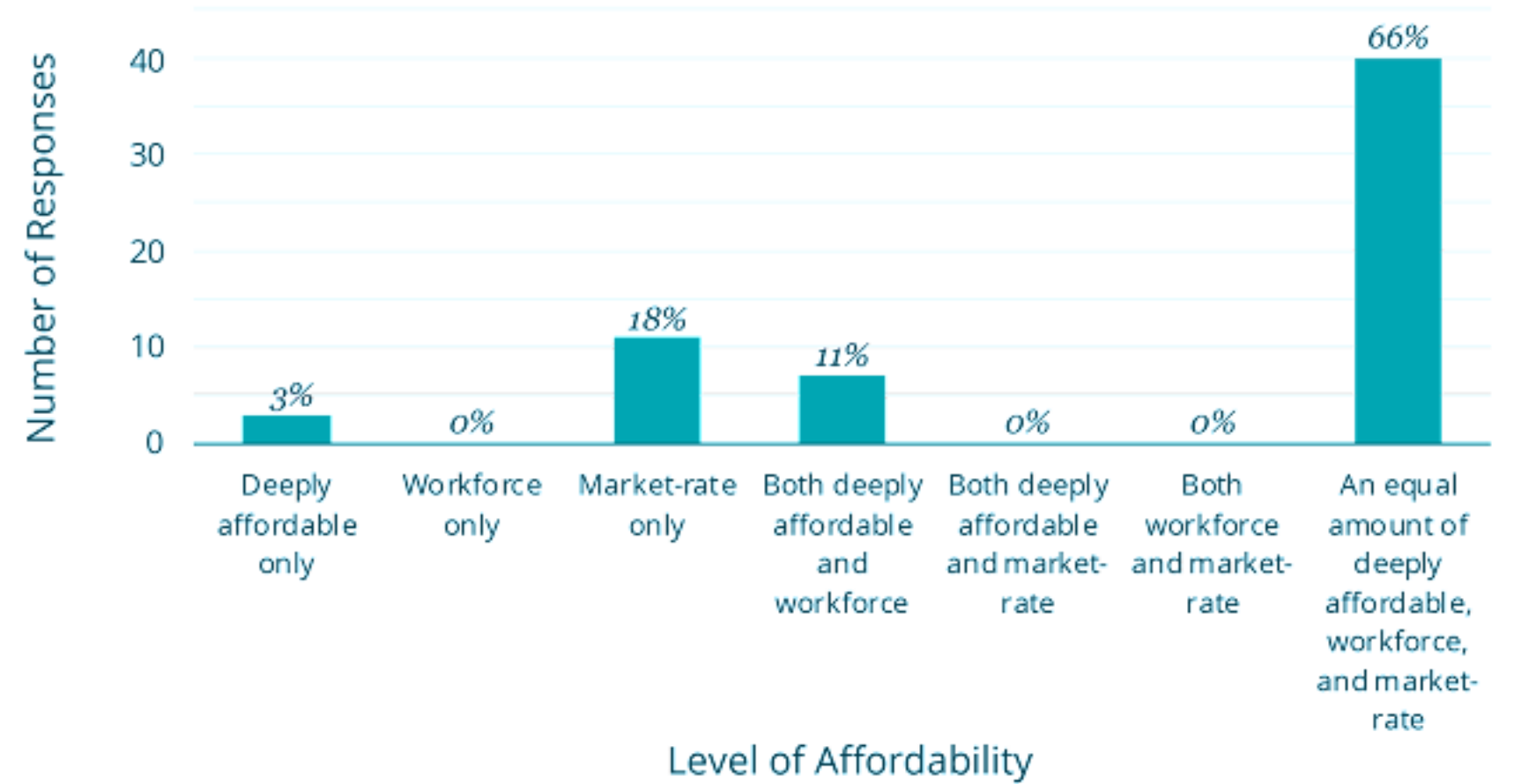
ROOM 1 - HOUSING

Responses to similar questions from the PLAN: Charlestown Draft Scenarios Land Use Survey, below.

What should the ratio of Rental to Ownership be in new Charlestown housing developments? (91 Responses)






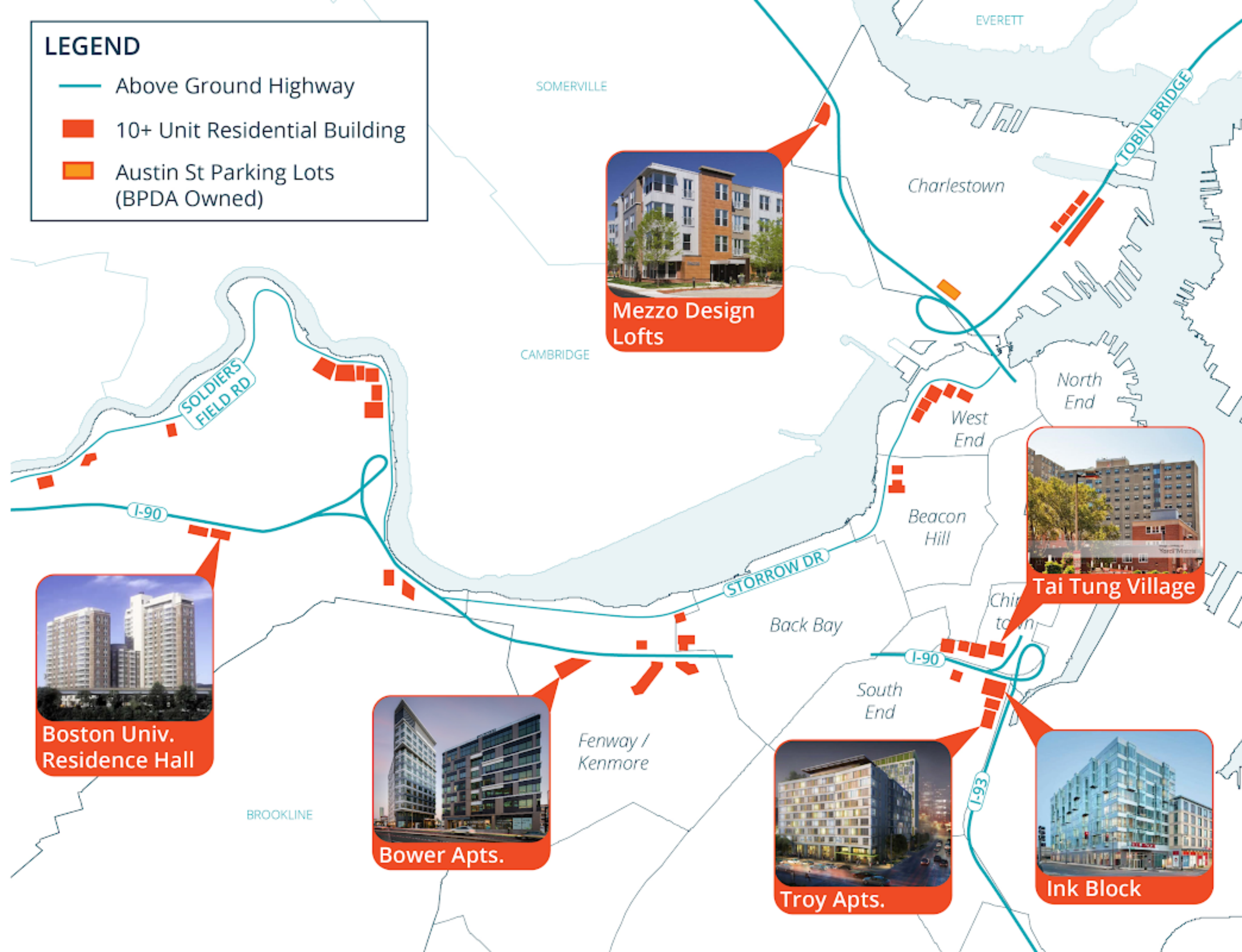
What level of housing affordability should be prioritized for new Charlestown developments? (61 Responses)



ROOM 1 - HOUSING

LEGEND

-  Above Ground Highway
-  10+ Unit Residential Building
-  Austin St Parking Lots (BPDA Owned)



Map of Multi-family Residential Buildings Adjacent to Above Ground Highways in Boston

ROOM 2 - GROUND FLOOR ACTIVATION / RETAIL

DISCUSSION QUESTIONS:

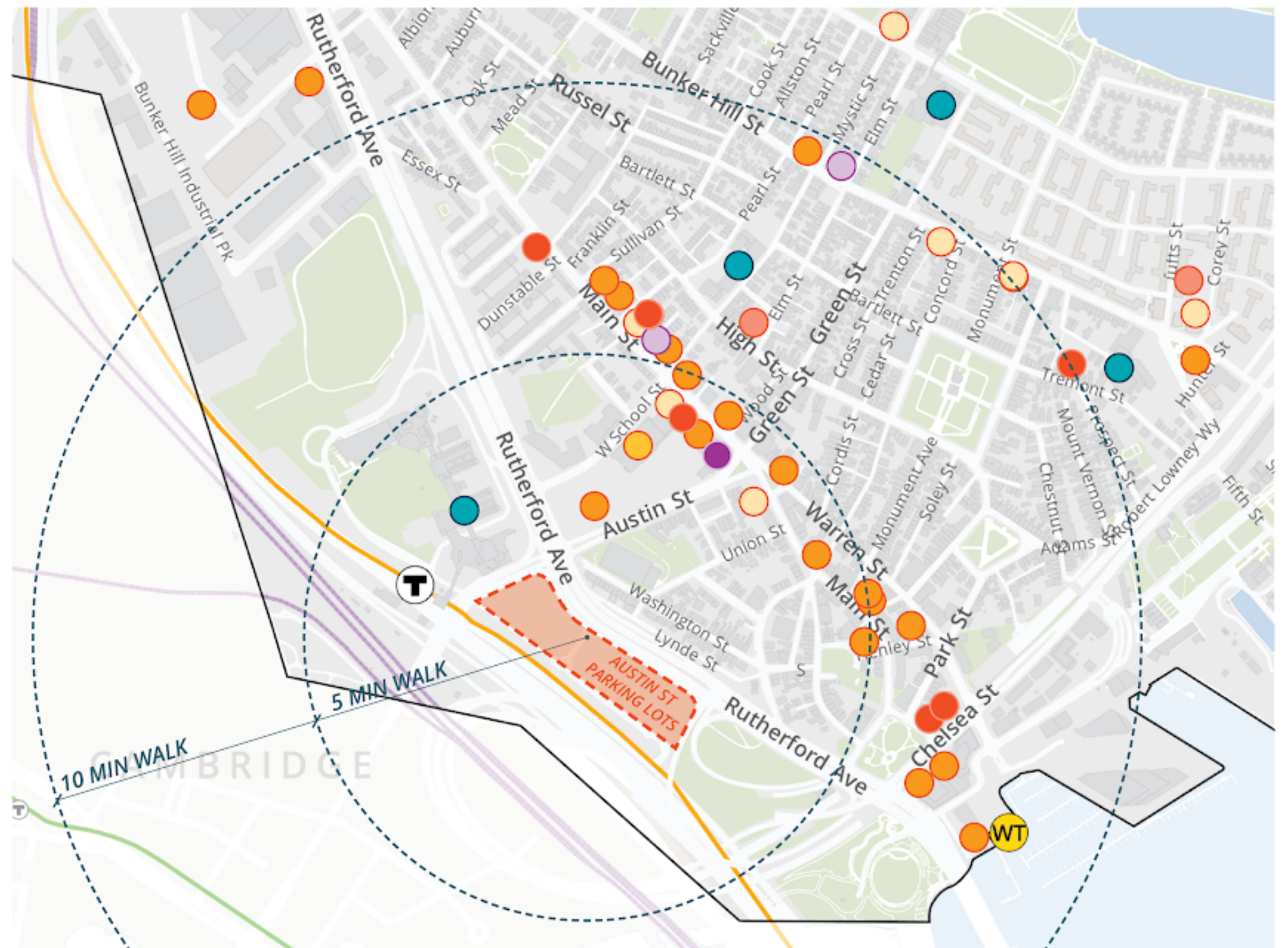
1. What neighborhood services should be accommodated here?
2. What kinds retail/restaurants would you like to see accommodated here?
3. What kinds of community spaces would your neighborhood benefit from here?



ROOM 2 - GROUND FLOOR ACTIVATION / RETAIL

- This space should definitely have community space (addressing food insecurities)
- Let non-profits respond and speak first
- Make a public-private partnership, and have non-profits offer services
- During inclement weather, you cannot use the fields
- There are no spaces for young adults
- Rock climbing, basketball, roller rink

- INSTITUTION
- RESTUARANT
- GROCERY
- CONVENIENCE
- DRY CLEANER / TAILOR
- POST OFFICE
- HEALTH CENTER
- FITNESS BUSINESS



Map of Ground Floor Uses and Neighborhood Services in Walking Distance from the Site

- Other components, such as open use may take a lead on the design of space
- Community space is a real need, and this space seems like a logical location for it
- meeting space even if small scale, that is accessible to various groups/needs
- Small scale retail
- Intersection is a logical location for retail, esp. across the retail located diagonally
- Retail should be critical mass, with a handful of operators, not just coffee shops
- Complimentary retail within the space
- Food/beverage space
- Neighborhood services - such as dry cleaner
- Improving intersection as a nice urban boulevard

ROOM 3 - OPEN SPACE

DISCUSSION QUESTIONS:

1. Who should the open space be for? (ex. Dogs, children, college students, seniors?)
2. What kinds of open spaces should be prioritized for inclusion? (ex. Butterfly gardens? Lacrosse/soccer fields? Playgrounds?)
3. How would you like to see climate resilience incorporated?

Need more open space in general.
Soccer + Lacross fields needed!
And a separate dog only area. -
Debbie

Need more space for
sportsfields! Maxed out right
now. Soccer and Lacross
especially. Not all 6 acres
needs to be parks - Allen

Concerned that there might
not be City or State
resources to maintain parks
here

**NET
CARBON
NEUTRAL!**

**Trees here to
eliminate heat
island!!**

**Could housing
be addressed
on other
parcels?**

**Open
to all
ages!**

**Public
Commons?
Performing
Arts Space?**

**Site needs to
connect to the
rest of
Charlestown!**

**Need to
fundamentally
address
community
open space
needs here**

Approximate size of a
full size soccer field,
for reference

Do you have ideas? Draw them on this map!



ROOM 3 - OPEN SPACE



Map of Open Space Network in Walking Distance from the Site

ROOM 4 - MOBILITY

DISCUSSION QUESTIONS:

1. Where should people access the site and how should they move around it?
2. What kinds of transportation infrastructure should be prioritized on the site?
3. How should the site tie into the city's larger transportation network?

Open up via duct across Rutherford for linking the lots to the community & open dual directions options enter and leaving the lots by car as well

Land Swap?
w/ 275
medford
street?

Gilmore
Bridge
connection

New ped &
bike pathway
from
Cambridge St
to Millers
River walkway

Multi-modal
connection to
Community College
Station: Bikes,
walking, passenger
vehicle drop-off.

connecting
and making a
parallel street
to the college
(north)

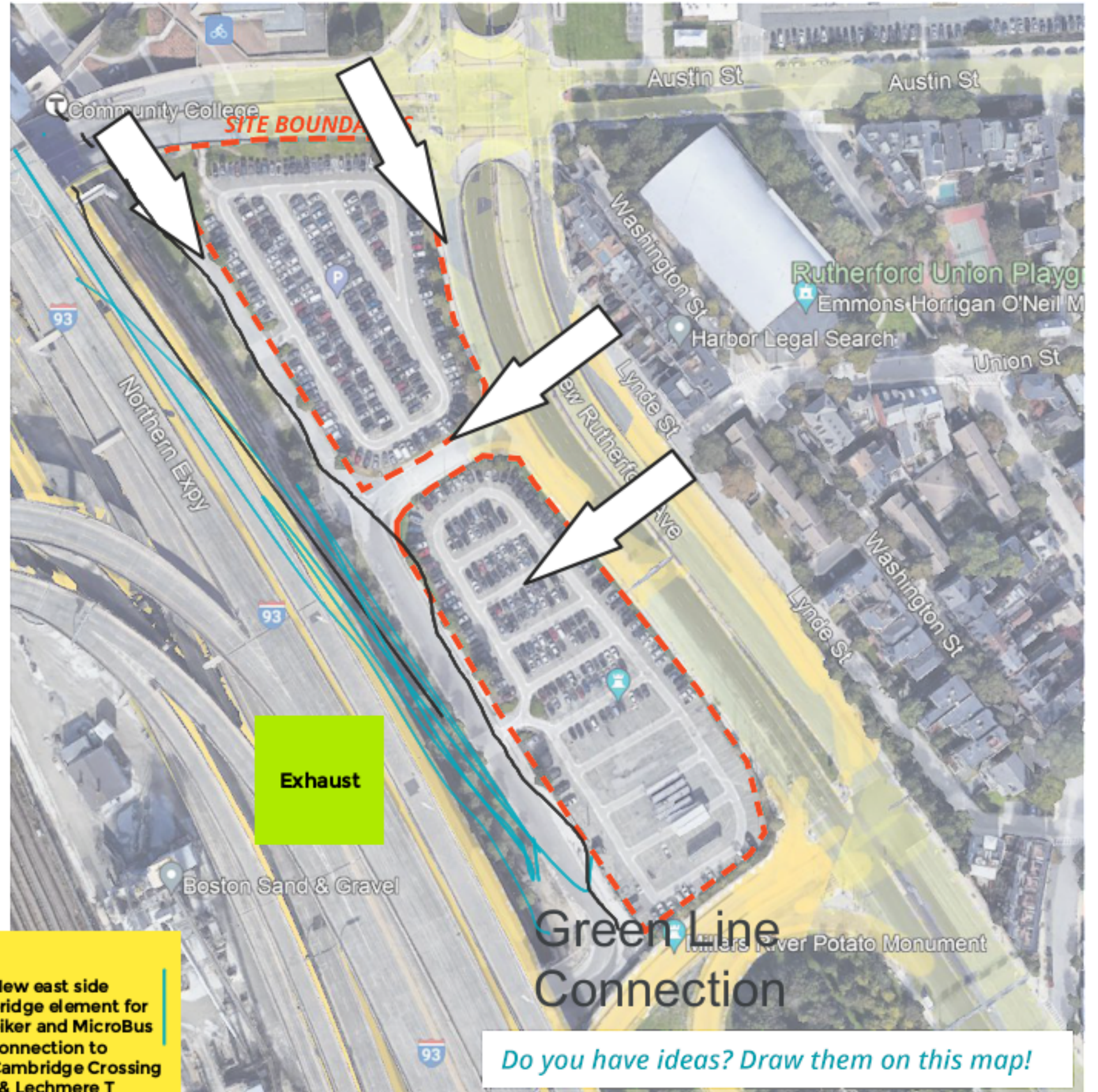
What is the plan for
student/ staff
parking? Is that no
longer going to be
provided?

Additional Ped/Bike
bridge over
Rutherford Ave. to
connect to the heart
of Charlestown.

One or
two
access
points?

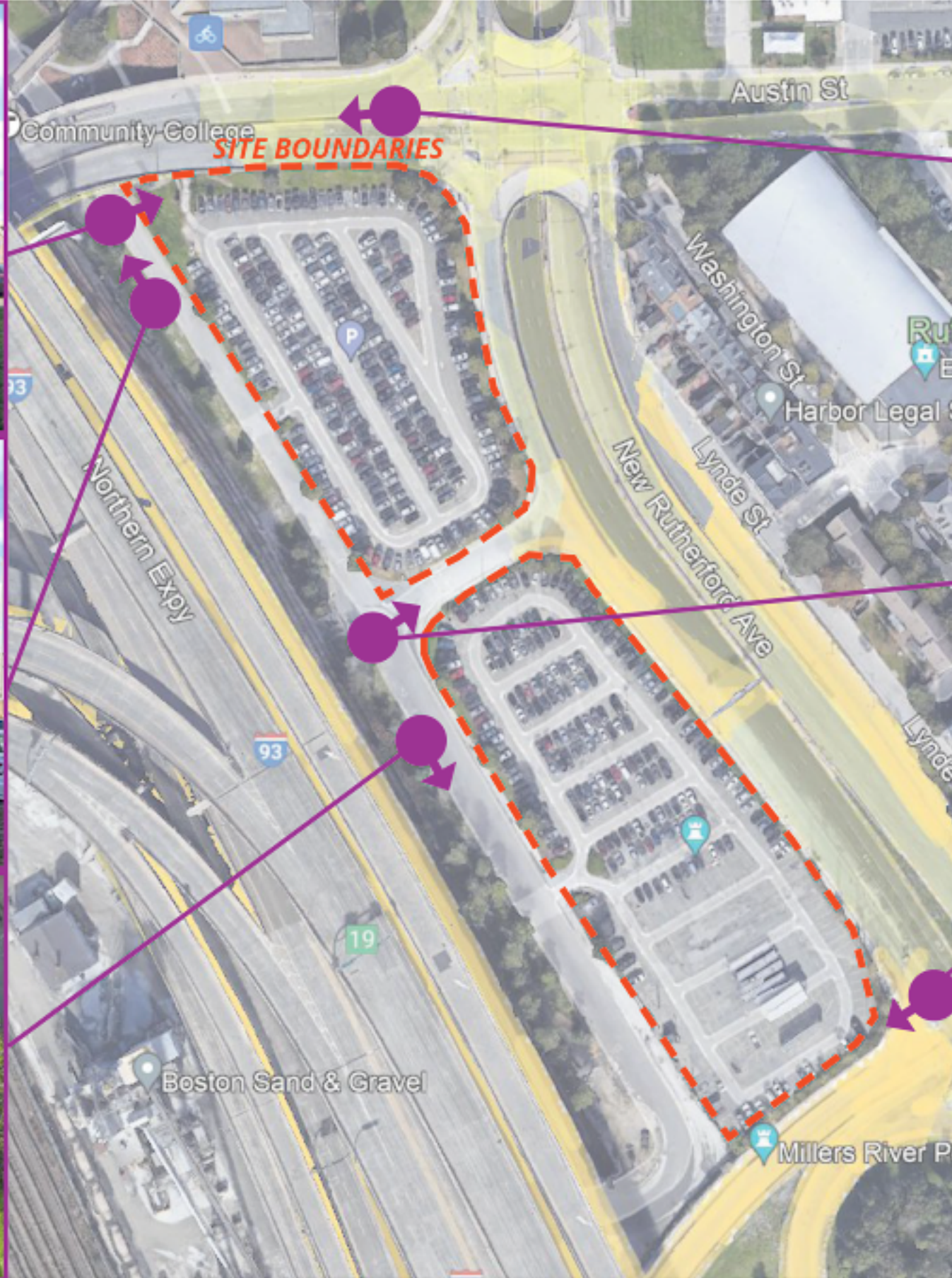
Dedicated Bus Lane
with stops that
connect directly to
developments at
the Austin Street
Lots.

New east side
bridge element for
biker and MicroBus
connection to
Cambridge Crossing
a& Lechmere T



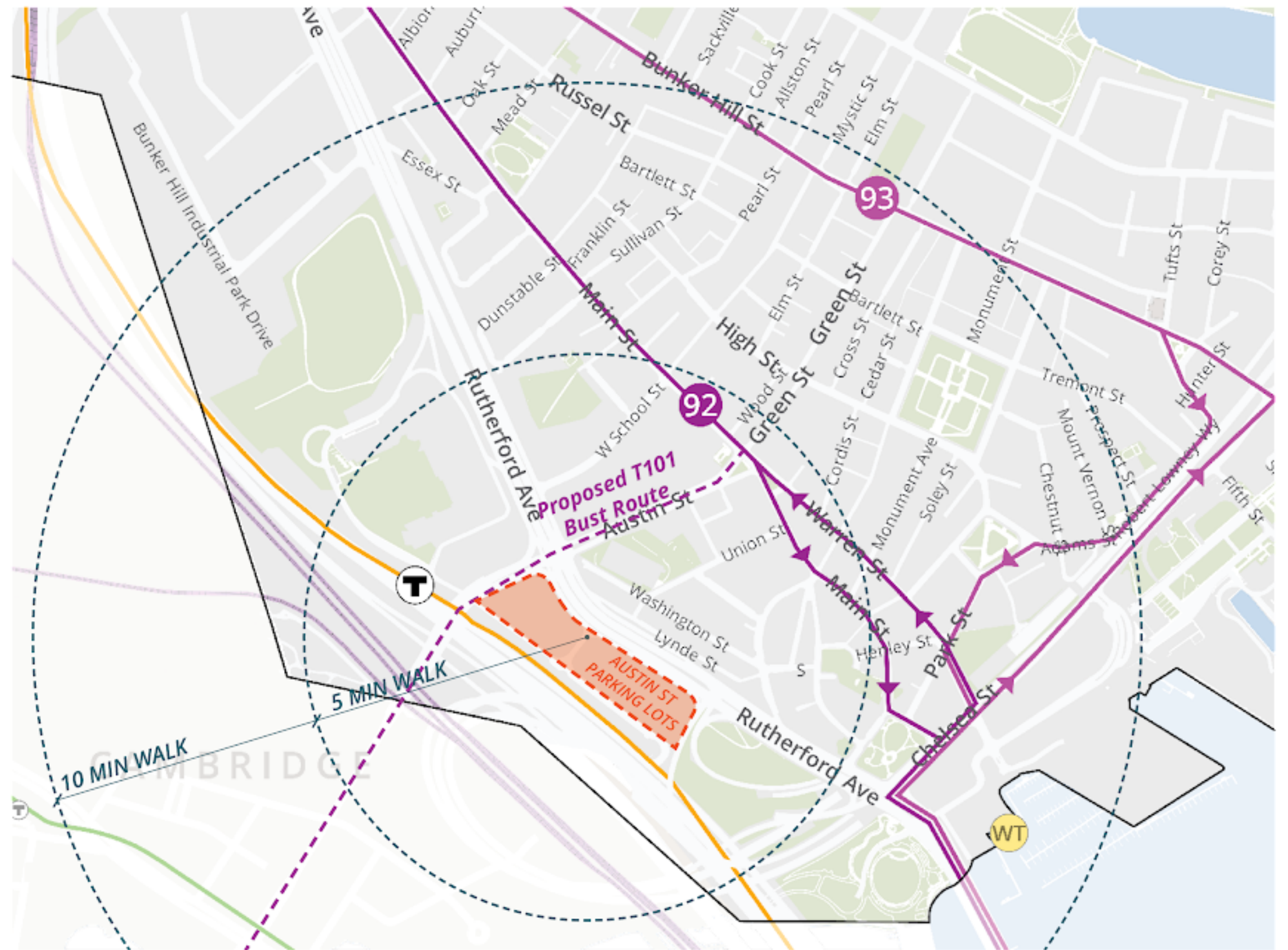
Do you have ideas? Draw them on this map!

ROOM 4 - MOBILITY



Views of the Site

ROOM 4 - MOBILITY



Map of Transportation Network in Walking Distance from the Site