

OPEN SPACE

active, passive, central park, linked squares, plaza?

Opportunities	Issues
If developer maintains open space then the linked squares open space approach, otherwise if City owned then a central park approach	Existing zoned open space should include right of way adjacent to playground – start with minimum amount of open space
Create open space without shadows that the community can enjoy	Developer maintained open space adjacent to property?
Concentrated open space – support commercial edges, larger open space more useful for community gatherings	Private open space should remain as open space and maintained in perpetuity to community standards
Break blocks into smaller developer parcels – more smaller ownership patterns, invested in the community	Shadows over open space – avoid heights and shadows
Connect Charlestown to the neck	Air pollution from cars and commuter rail
Can have large City owned open space and an array of smaller privately maintained open space?	Noise pollution from cars
Post Office Square model is successful private approach with collaboration	Wind impacts should factor into the developments plans and building orientation
Parcels 6&7 both as open space?	Storm water and flood zones analysis for the open spaces
Future connections to the river and harbor walk	Need zoning and topographic maps to inform decision making as well as ownership maps
Use the open space to connect residents to the MBTA station	Avoid super-blocks
Future waterfront park on MBTA land?	
More connections to existing playground	
Need to create an open space that is “The Square” with clear identity	
Central park could have minor roads alongside some of the edges for more pedestrian friendly activity	
Larger open space and create a place with clear identity	
Advocate elected officials for funding in order to expedite roadway construction	
Use community data for open space decisions	
Walk-able neighborhood to support local businesses	

OTHER COMMENTS

- Emphasis on community vision and not solely on developer wants
- Parking ratios should not impact the residents
- Existing zoning heights are a concern with regard to impact on open space
- No monolithic buildings
- Parcel sizes are not large enough for building atriums
- Larger context map
- Provide meeting materials to library branch
- Distinguish existing building context graphically with heights and color coded
- Create a neighborhood destination/center and extension of rest of Charlestown
- Develop a vision and development concepts for parcels surrounding the seven parcels
- Avoid remote parking or commuter parking lot for the rest of the City
- Improve the highway underpasses for safe and attractive pedestrian crossings
- Emphasize pedestrian vantage points in graphics in order to visualize and illustrate
- Consider long term connections to other future development districts such as Brick Bottom
- Zoning needs to reflect a new development
- MAPC should do health impact assessment
- Concerns with density and its health impacts
- Expedite development by constructing infrastructure sooner with a phased approach
- More regional approach to planning

- Concerns about regional traffic
- Look at design guidelines for Owens private parcel
- Create central parking garage?
- Agenda provided ahead of time
- What types of businesses and small business owners will there be in the new Sullivan Square? And the floor plate sizes?