

Route 1 South Housing Affordability Strategy Charrette
Morning Volunteer / Core Team Meeting - Charrette Day 1, February 26, 2018
Themes from Affordable Housing Table Exercise

Affordable Housing

1. Prefer mixed-income within each building –
 - a. Enables resident in affordable housing units to move to market rate within same building
 - b. Avoid stigma associated with all affordable housing buildings
2. Why can't we keep existing buildings/units as they are and build on parking lot?
 - a. Property owners can convert to expensive townhouses by-right using underlying zone would
 - b. Opportunity work pro-actively to avoid ending up with expensive townhouses.
 - c. Preservation/Renovation is an option, however should property owners choose to redevelop, need to look at ways to bring back affordable housing, and density is one of those strategies
3. Need to give more information on the economics of affordable housing

Density

1. Locating higher buildings/ density along Route 1
2. Tapering building scale to the east of Route 1 and adjacent to existing townhouses
3. Can the neighborhood support additional density and associated traffic? (Associated infrastructure and auxiliary services)

Humanizing Route 1

1. Setbacks along Route 1 to accommodate larger sidewalks and landscape, trees
2. Locate entrances on Route 1
3. Explore parallel parking on Route 1
4. Maintaining building streetwall along Route 1
5. Echo streetscape design of Washington Street
6. Make more urban like rest of City grid

Urban Design/ Massing

1. Breaking massing within block to create more porosity
2. Break massing of buildings through architectural articulation

Open Space

1. Balance density with open space
2. Enhance/improve exiting open space such as Wilkes Street Plaza

Parking

1. Parking should be underground
2. Explore flex parking – shared parking spots among residents and among blocks
3. Encourage alternative transportation. Younger generation does not own cars at same rate.