

Population Projection - Methodology

Max Population Modeling Assumptions

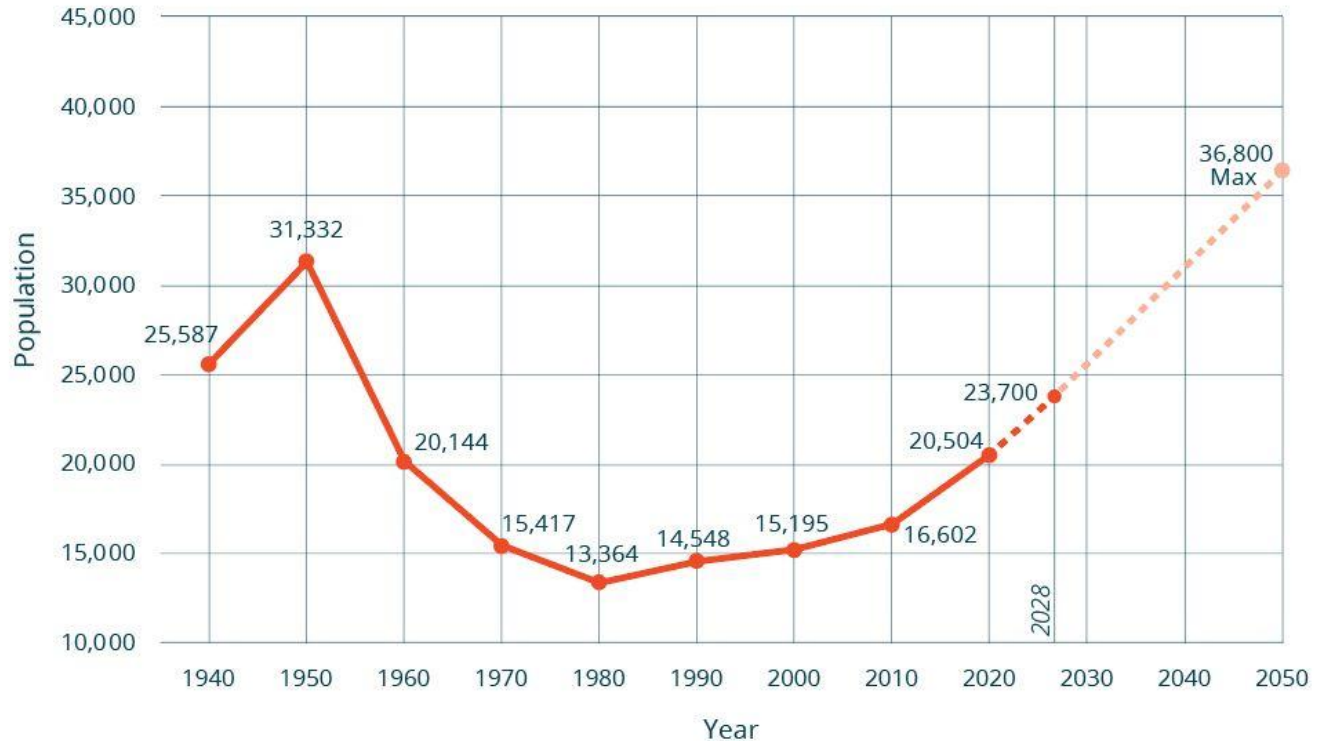
- Assumes all parcels are built out to 100% of their allowed square footage
- Assumes 100% of residential parcels and 50% of mixed-use parcels are developed into housing
- Assumes an efficiency ratio of 80%
- Assumes average housing unit size is 1,000 sq ft
- Assumes average occupancy is 1.7 people per housing unit (same as Article 80 average city wide)

Demographics Modeling Assumptions

- Utilizes population demographics data from citywide Article 80 projects to project who will likely live in new developments in the Charlestown focus area

Population Maximum Projection

Charlestown Population Over Time and Projected



Population Maximum Projection

	Existing	Net New			Total	Net Change	
	Year	2021	2028	2035	2050	2050	
Total Population	20,411	3,293	6,125	6,970	36,799	16,388	
Population by Age	Day Care Aged (0-4)	1,699	201	374	425	2,699	1,000
	Elementary School Age (5-10)	1,339	53	98	112	1,601	262
	Middle/High School Age (11-17)	4,079	69	129	146	4,423	344
	Age 18-34	5,811	1,837	3,418	3,889	14,956	9,145
	Age 35-64	7,916	1,031	1,917	2,182	13,045	5,129
	Age 65+	2,605	102	190	216	3,113	508

Key Takeaways

- Maximum 80% pop increase by 2050
- Most new children will be day-care age
- Projections do not include employees or number of businesses