

CHAIN FORGE (CNY Building 105)

Community Meeting # 1 – RFP Visioning Session



September 17th, 2024

Yoon Cha, Real Estate Development Officer



Planning Department

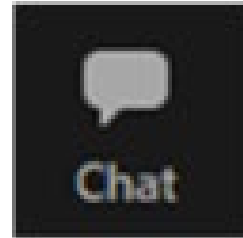
CITY of **BOSTON**

MEETING ETIQUETTE

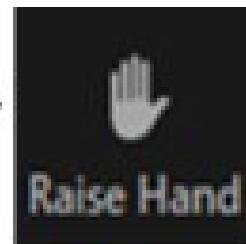
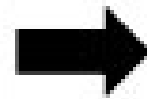
**PLEASE HELP US ENSURE THAT THIS CONVERSATION IS
A PLEASANT AND PRODUCTIVE EXPERIENCE FOR ALL ATTENDEES.**

- Be respectful of everyone's time
- Use kind language
- Keep the discussion focused on the topic
- Remain muted until called on
(use the "Raise Hand" function on Zoom for comments or questions)
- Wait to raise additional questions until all others have had an opportunity
- If we are unable to get to your question tonight, please enter comments on the project website: bit.ly/ChainForge or email yoon.cha@boston.gov

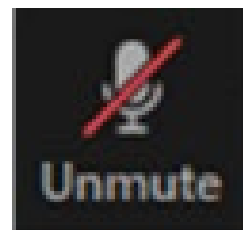
ZOOM TIPS



Use the chat to type a comment or ask a question at any time – Planning Department staff will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

RECORDING

- At the request of community members, this event will be recorded and posted on the project webpage for those who are unable to attend the zoom event live.
- It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.
- Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.

AGENDA

OBJECTIVE

- 1) Update on Chain Forge disposition
- 2) Share research & analysis
- 3) Start conversation with community

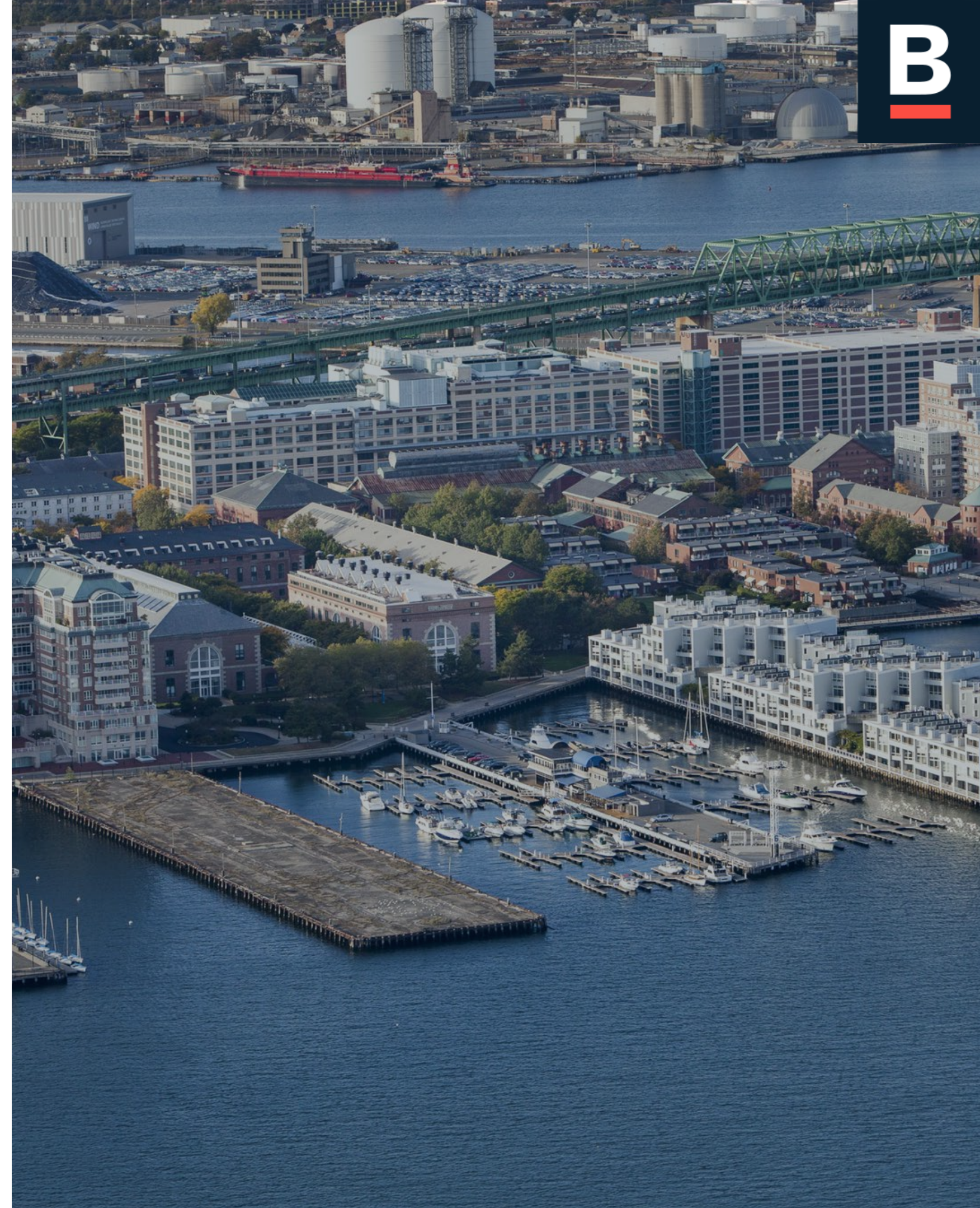
1 BACKGROUND

2 SITE OVERVIEW

3 CHALLENGES

4 ANALYSIS

5 DISCUSSION



SUMMARY



CHAIN FORGE (CNY Building 105)

Assessing ID : 0203510510

UR Parcel ID : NY-1, Charlestown Urban Renewal Area, Project No. MASS R-55

Address : 105 First Ave, Charlestown, MA 02129

Lot size : 75,515 sf

Current GSF : 58,800 sf

Chain Forge, a historic industrial building in Charlestown Navy Yard (CNY), is up for renewed disposition effort following termination of its previous lease.

Considering presented challenges such as historic preservation requirements, flood risk, and environmental contamination it will be important to rehabilitate property in a way that can attract investment for the necessary improvements and transform the building into a centerpiece and destination for Boston. The Planning Department is seeking community input for feedback including, but not limited to, current neighborhood priorities and needs, feasible uses, important design and preservation considerations, and other creative suggestions.

DISPOSITION PROCESS



Goal: Redevelop vacant or underutilized city-owned land to create more affordable, equitable, and resilient uses

Real Estate Division analyzes subject parcel and provides recommendation

Real Estate Division drafts Request for Proposal (RFP)

RFP is released and developers submit proposals

Strongest proposal chosen based on evaluation criteria and community feedback

Developer secures all design, financing, permits and is ready to break ground



Public Meeting to share recommendation, receive feedback, and gather ideas (Often multiple meetings)

Public Meeting to review final draft of the RFP

Public Meeting to review RFP proposals

Public Meetings led by entitlement/permitting process (Article 80, BCDC, IAG...)

Ground lease or sale executed; Development breaks ground

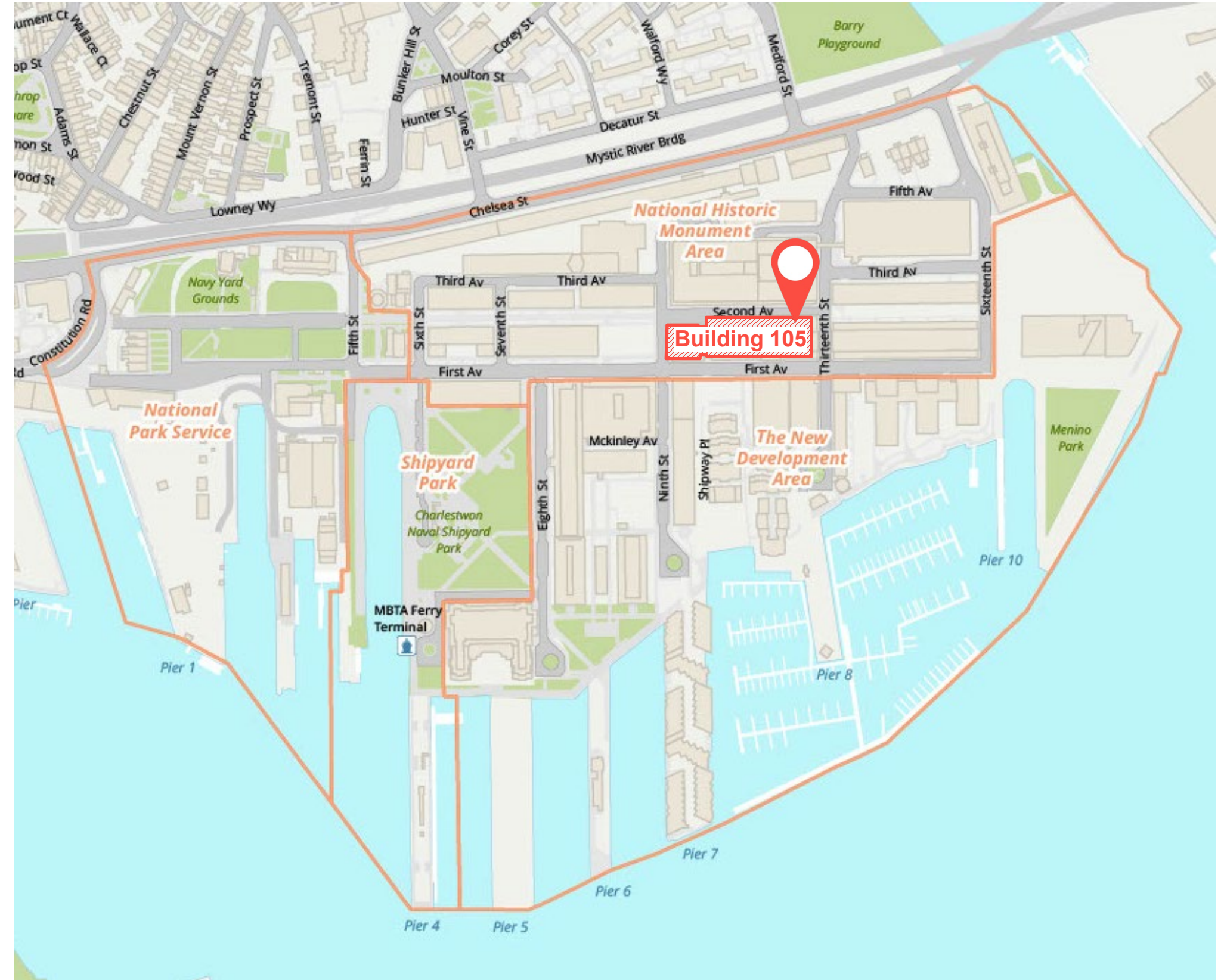
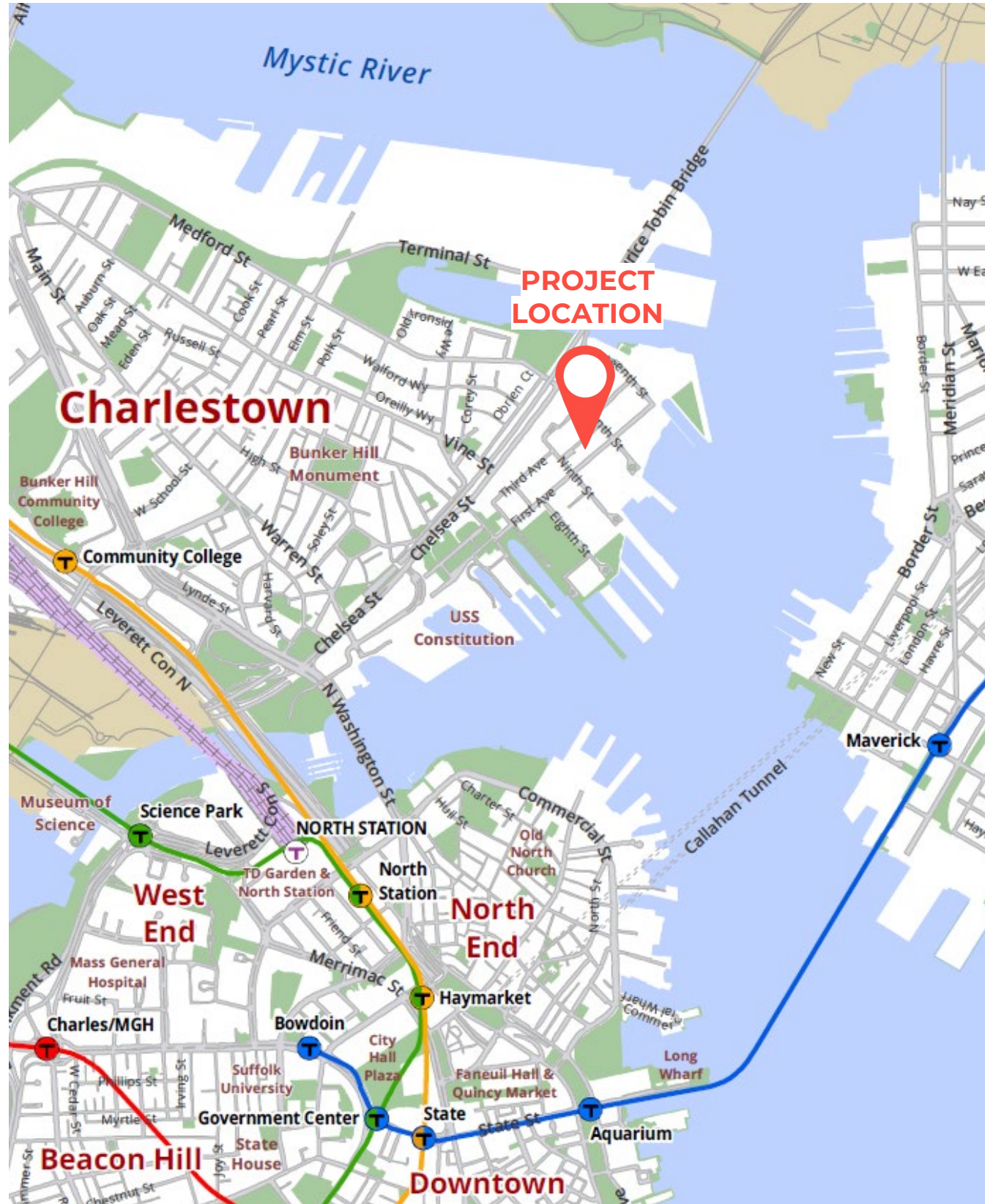
... and it's an iterative process!



BACKGROUND



AREA MAP



SITE HISTORY



Charlestown Navy Yard (1957), BPDA Records

1904: Chain Forge Opens at CNY

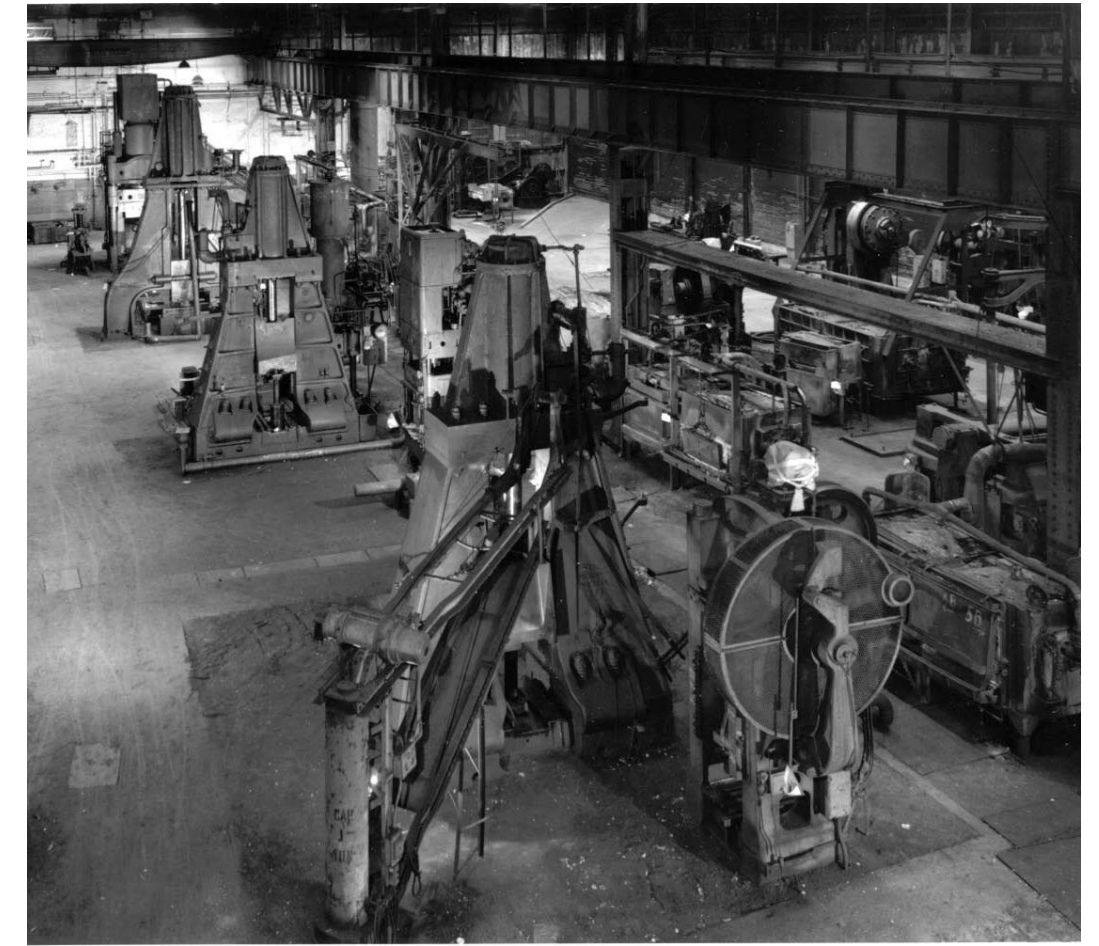
In 1904, the Charlestown Navy Yard added Building 105, also known as Chain Forge, to its complex. Designed in by Architect Louis Leach of Works Progress Administration, the building has an innovative steel frame covered with a brick veneer in Renaissance Revival style.



Women workers with a Die-Lock chain (c.1940), NPS

1930-1940s: "The Cathedral of Industry"

Chain Forge produced nearly all the chains used by the Navy through WWII. Most notable of their production was Die-Lock chain, invented by James Reid, Albert M. Leahy, and Carlton G. Lutts, which remains unparalleled for its durability to this date.



Interior of Chain Forge (c. 1970s), NPS

1975: CNY transferred to BRA

After the Navy Yard closed in 1974, the building was transferred to the BRA in 1975. Most of the historically significant equipment were transferred to NPS for Boston National Historical Park (BOST). Some equipment will be preserved on site.

HISTORIC PHOTOS



CHAIN FORGE (BUILDING 105)

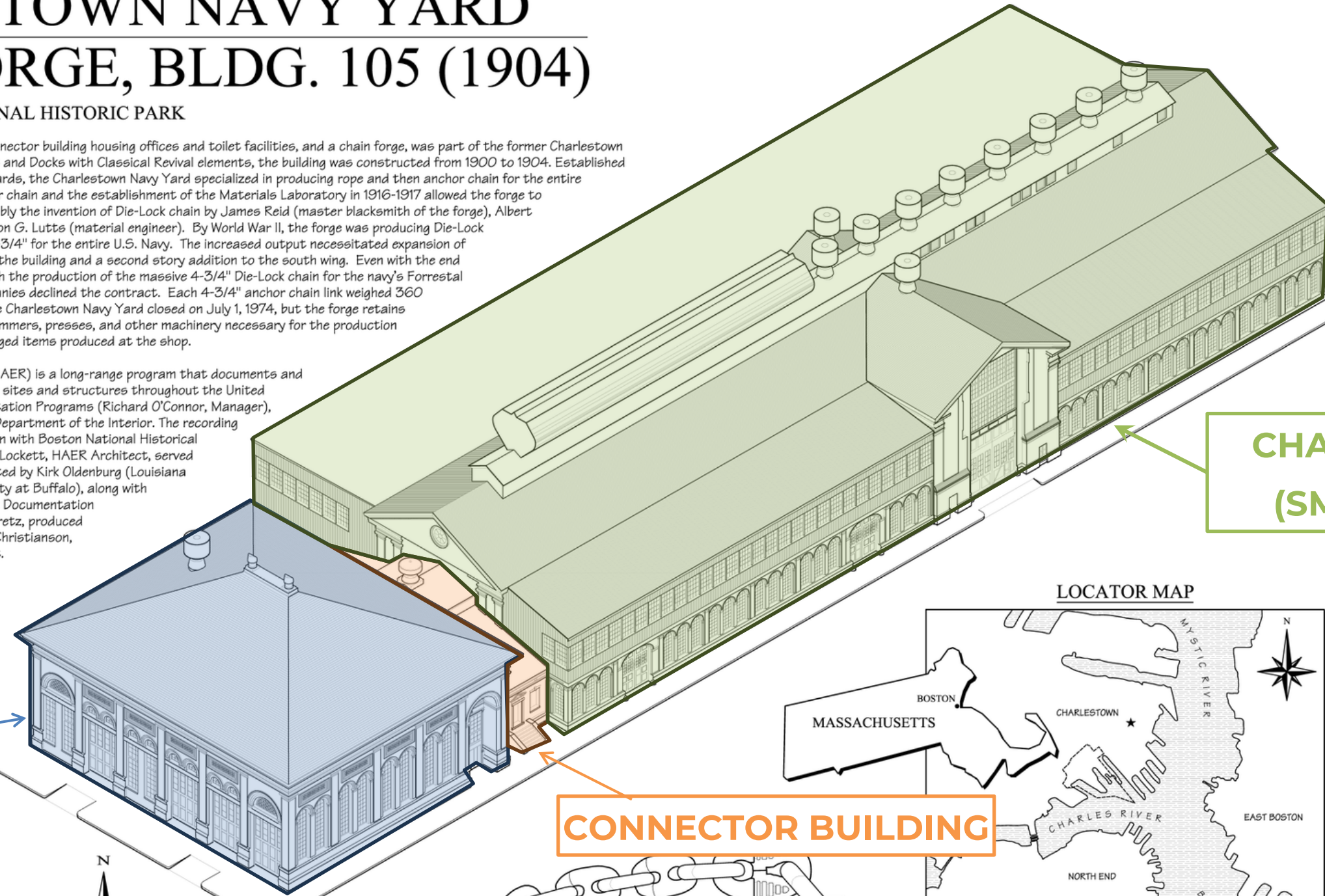


CHARLESTOWN NAVY YARD CHAIN FORGE, BLDG. 105 (1904)

BOSTON NAVY YARD NATIONAL HISTORIC PARK

Building 105, comprised of a powerhouse, connector building housing offices and toilet facilities, and a chain forge, was part of the former Charlestown Navy Yard. Designed by the Bureau of Yards and Docks with Classical Revival elements, the building was constructed from 1900 to 1904. Established in 1800 as one of the country's first naval yards, the Charlestown Navy Yard specialized in producing rope and then anchor chain for the entire U.S. Navy. The yard's specialization in anchor chain and the establishment of the Materials Laboratory in 1916-1917 allowed the forge to develop innovations in chain production, notably the invention of Die-Lock chain by James Reid (master blacksmith of the forge), Albert M. Leahy (leadingman blacksmith), and Carlton G. Lutts (material engineer). By World War II, the forge was producing Die-Lock anchor chain in sizes ranging from 3/4" to 3-3/4" for the entire U.S. Navy. The increased output necessitated expansion of the forge with a wing on the north façade of the building and a second story addition to the south wing. Even with the end of World War II, the chain forge continued with the production of the massive 4-3/4" Die-Lock chain for the navy's Forrestal class of aircraft carriers when private companies declined the contract. Each 4-3/4" anchor chain link weighed 360 pounds and measured 2'-4 1/2" x 17 1/4". The Charlestown Navy Yard closed on July 1, 1974, but the forge retains a nearly complete inventory of the forges, hammers, presses, and other machinery necessary for the production of the Die-Lock chain, anchors, and other forged items produced at the shop.

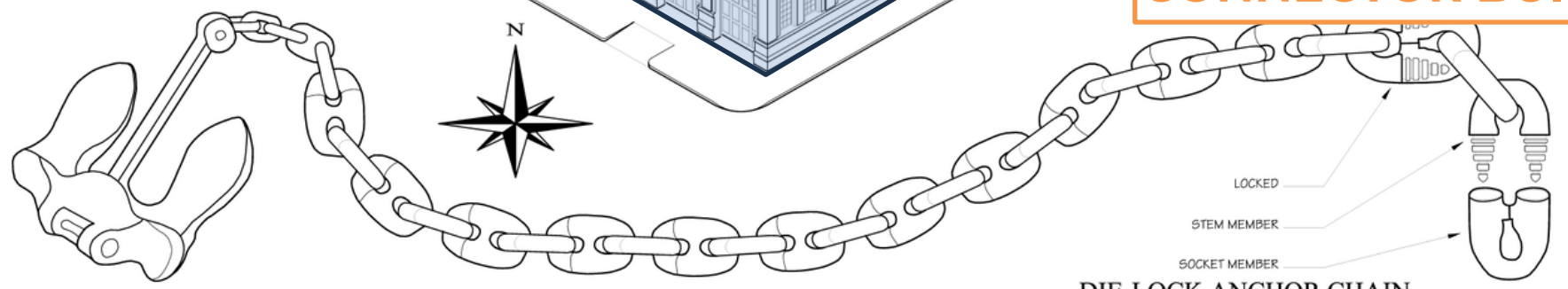
The Historic American Engineering Record (HAER) is a long-range program that documents and interprets historically significant engineering sites and structures throughout the United States. HAER is part of Heritage Documentation Programs (Richard O'Connor, Manager), a division of the National Park Service, U.S. Department of the Interior. The recording project was undertaken in 2013 in conjunction with Boston National Historical Park (Cassius Cash, Superintendent). Dana Lockett, HAER Architect, served as project leader. The field work was completed by Kirk Oldenburg (Louisiana State University) and Emily Warren (University at Buffalo), along with Paul Davidson and Daniel DeSousa (Heritage Documentation Programs). Jet Lowe, assisted by Renee Bieretz, produced the large-format photography, and Justine Christianson, HAER Historian, produced the written report.



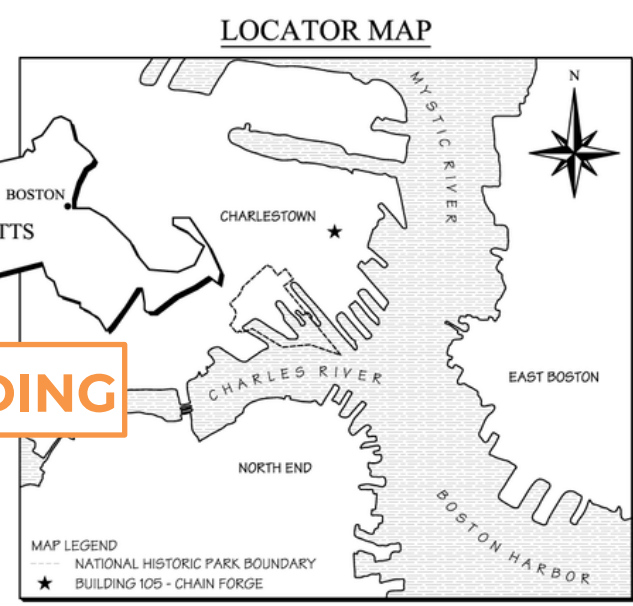
POWERHOUSE

**CHAIN FORGE
(SMITHERY)**

CONNECTOR BUILDING



DIE-LOCK ANCHOR CHAIN



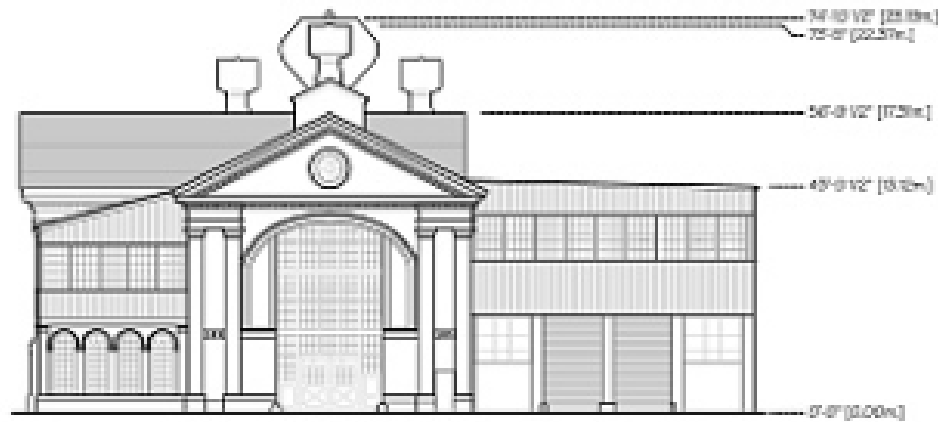
Building 105 is located at latitude: 42.376258 and longitude: -71.052419. The coordinate represents the structure's southwest corner. This coordinate was obtained on August 1, 2013, using Google Earth, imagery dated April 9, 2013. Building 105 has no restriction on its release to the public.

DELINEATED BY: EMILY R. WARREN & KIRK E. OLDENBURG II, 2013
 RECORDING PROJECT
 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR
 CHARLESTOWN NA
 CHARLES SUFF
 BOSTON
 MASSACHUSETTS
 SHEET 1 OF 7
 HISTORIC AMERICAN
 ENGINEERING RECORD
 MA-90-3

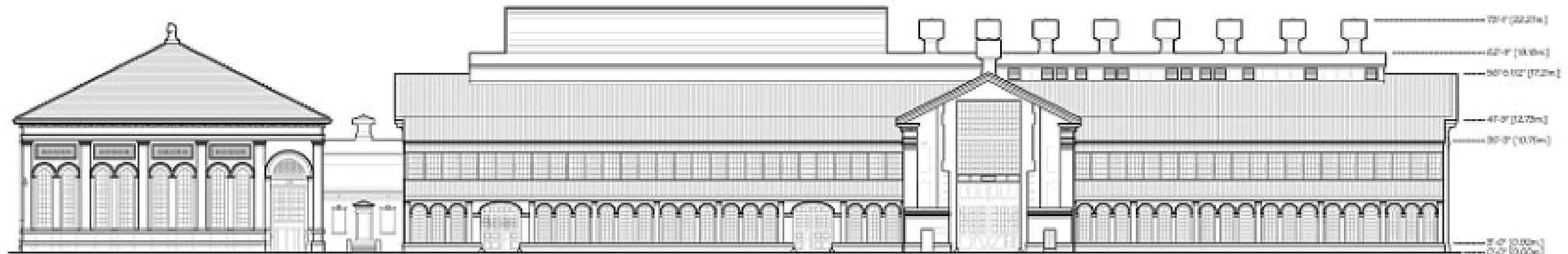
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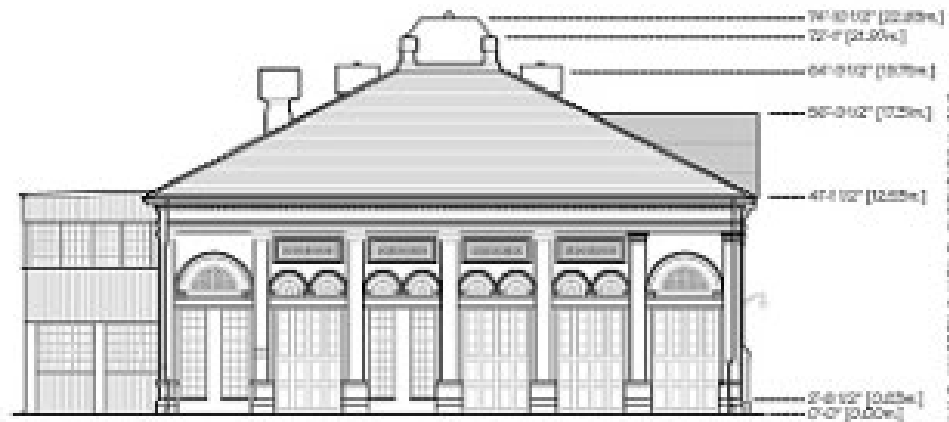
SCALE: 1/16" = 1'-0"
0 10 20 30 40 50 FEET
0 5 10 15 METERS



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



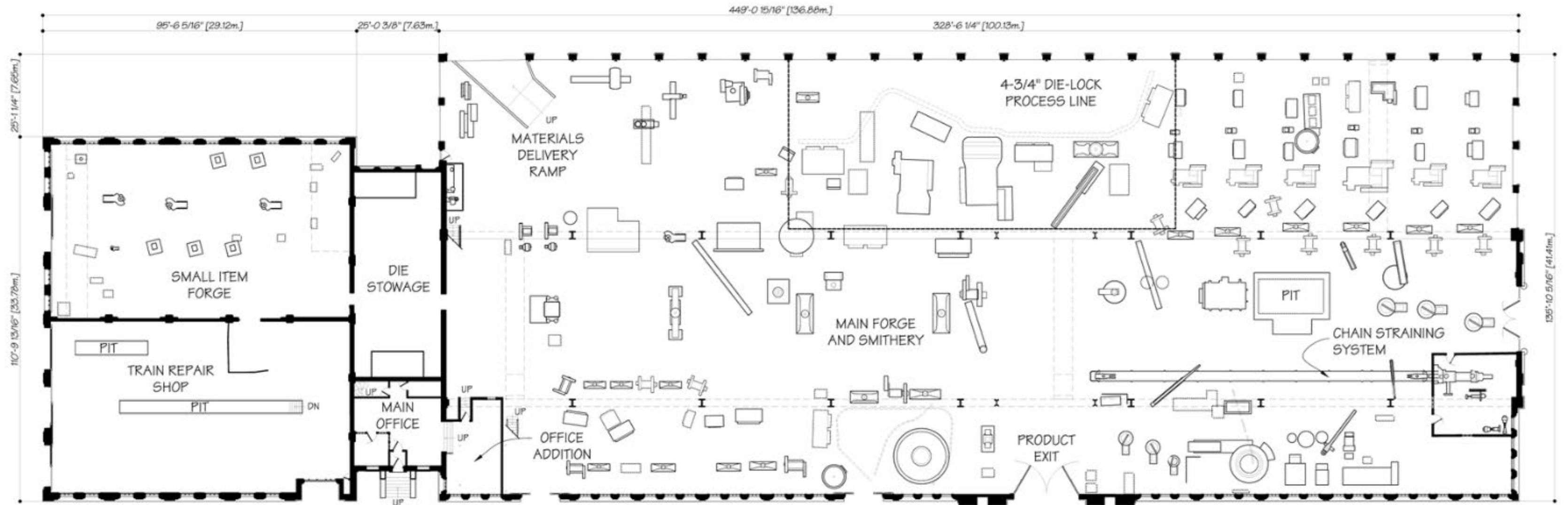
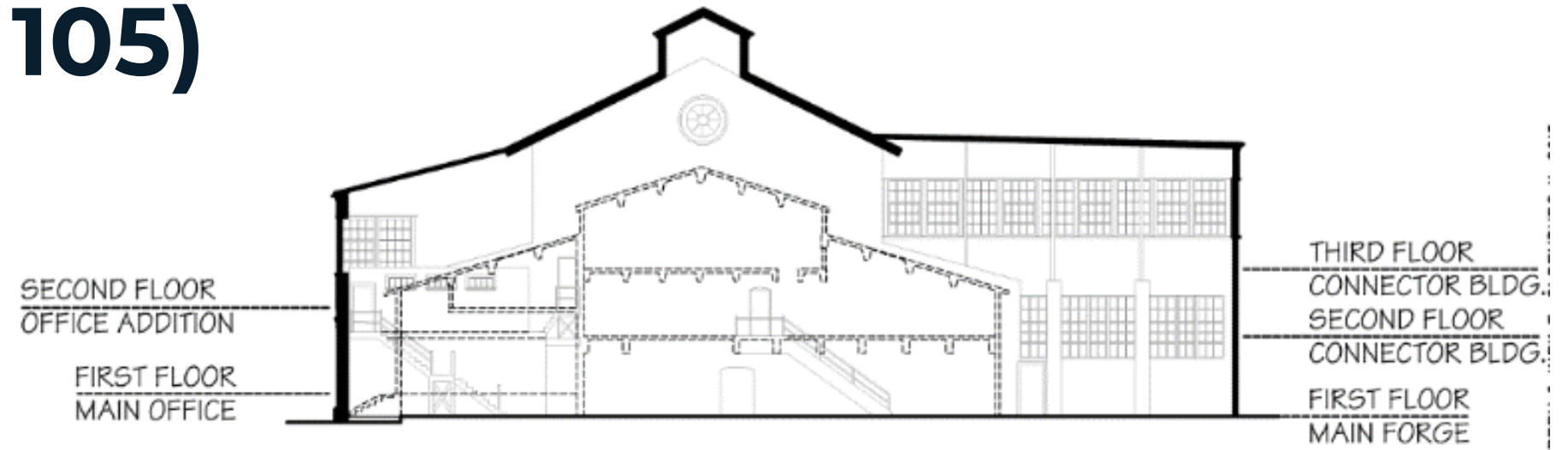
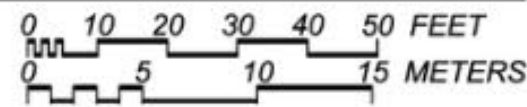
WEST ELEVATION

CHAIN FORGE (BUILDING 105)



PLANS

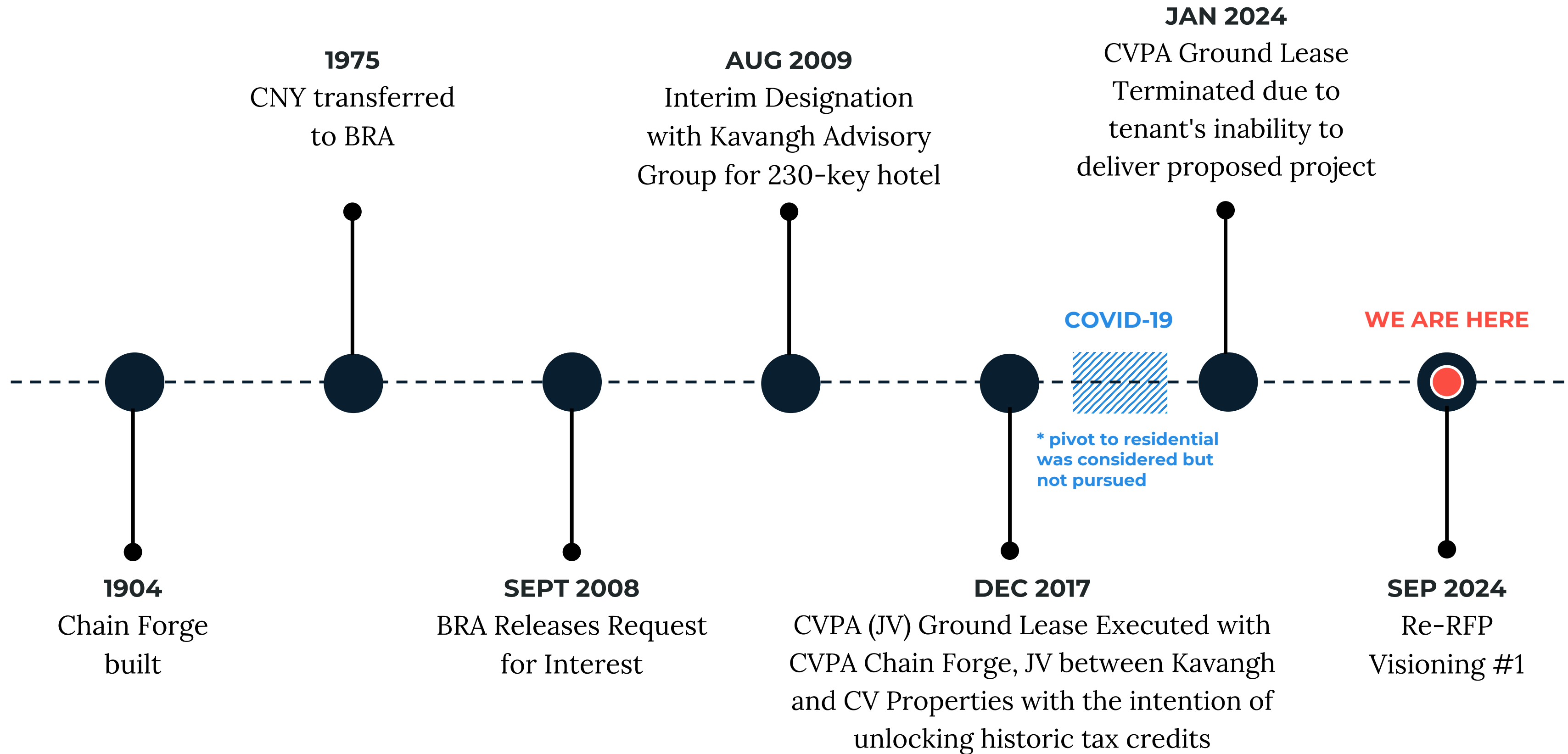
SCALE: 1/16" = 1'-0"



FIRST FLOOR

NOTE: Machinery is shown in its original operational position.
See sheet 5 of 7 for machine identification.

PROJECT HISTORY





SITE OVERVIEW

CHARLESTOWN NEIGHBORHOOD



TRANSPORTATION



- No onsite parking, possible use of nearby garage
- Route 93 Bus - First Ave @ Ninth St
- 30m walk to Community College T-stop
- Charlestown Ferry, Water Shuttle, Water Taxi

RETAIL



- Need for ground-floor activation
- No large fresh market outside of Whole Foods
- Opportunity for waterfront dining

INDUSTRY



- Medical: MGH / Spaulding Hospital
- Lab: Kendall Square, Conference
- Education: BHCC, Harvard, MIT, Tufts

PLAN: CHARLESTOWN (2023)

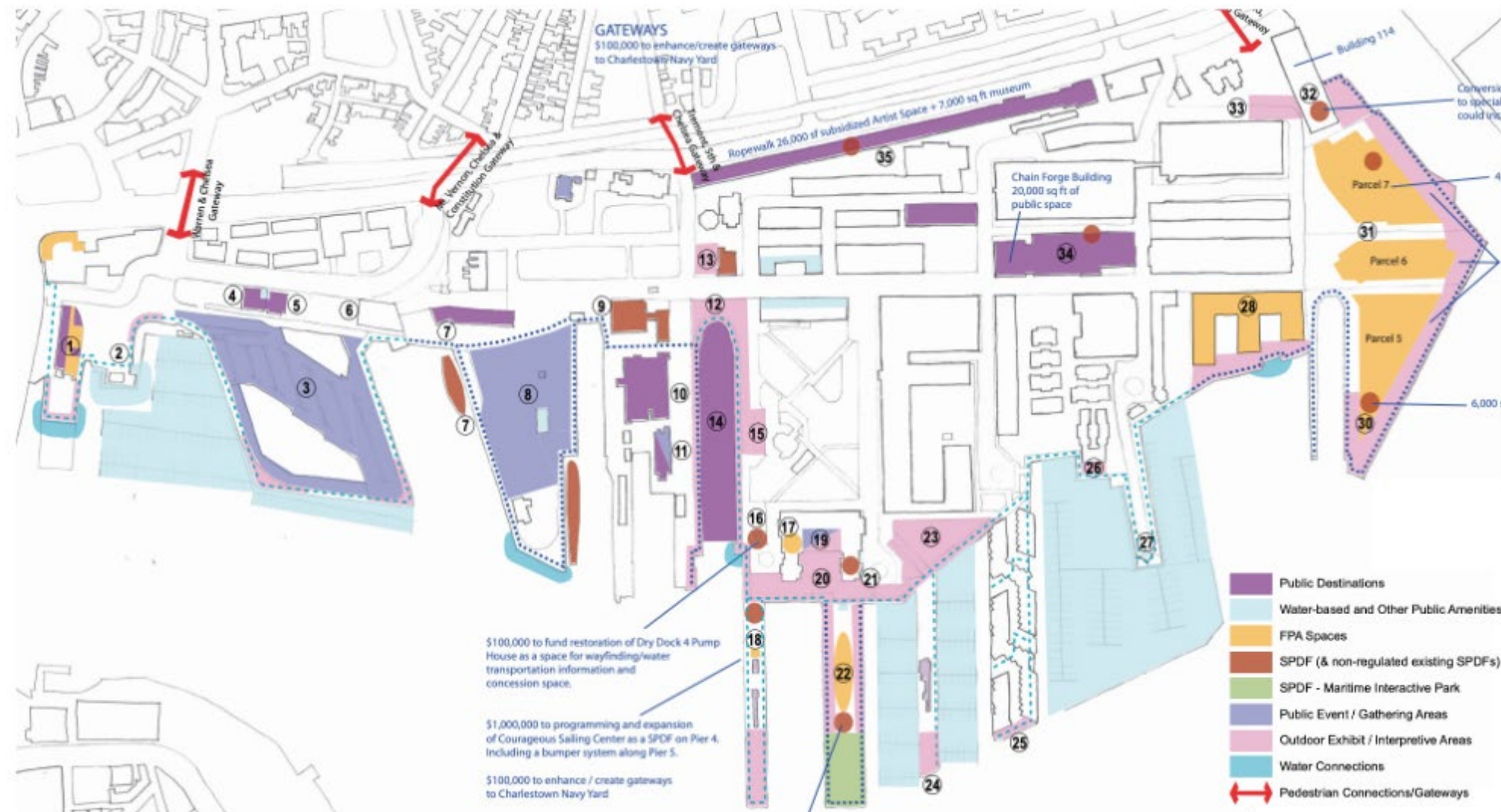


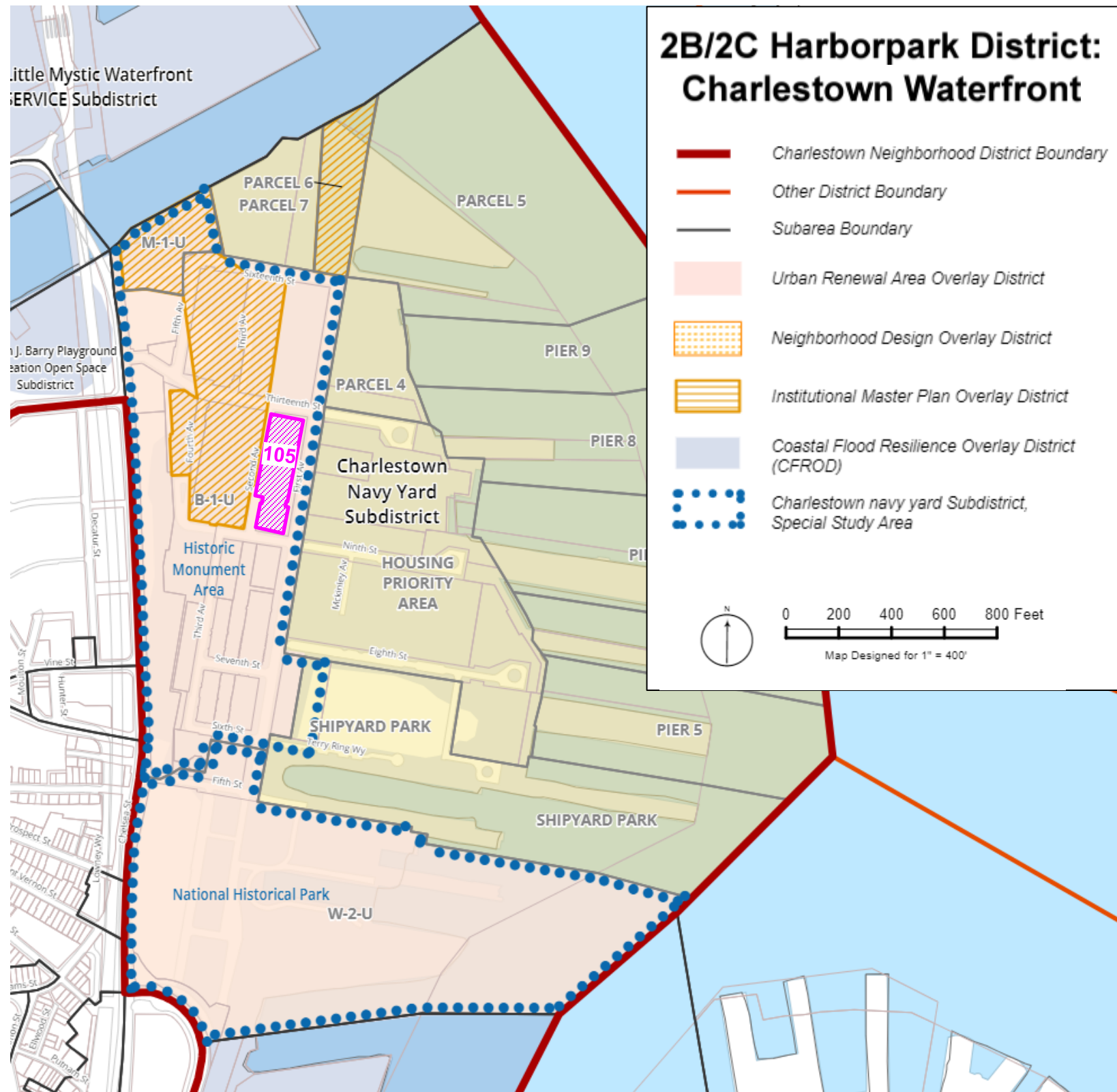
Figure 176 Waterfront Activation Map

PAST PLANS

- **1990 City of Boston Harborpark Municipal Harbor Plan:** reference for Article 42F
- **1986 Navy Yard – Anchor in Harbor Park:** confirm historic rehabilitation and adaptive reuse
- **1978 Design Guidelines: Historic Monument Area Boston Naval Shipyard at Charlestown:** outlines interventions allowed in HMA
- **1977 Program of Preservation and Utilization:** proposed treatment of each building for preservation/demo/rehab
- **1975 Boston Naval Shipyard Charlestown Planning & Development Program:** First comprehensive plan for CNY

- Recommendation: **Improved Connectivity, Waterfront Activation, Adaptive Reuse and Preservation, Economic Development, Coastal Resilience**
- Chain Forge is a “Public Destination”: 20,000sqf of public space planned

ZONING & PLANNING



ZONING DISTRICT

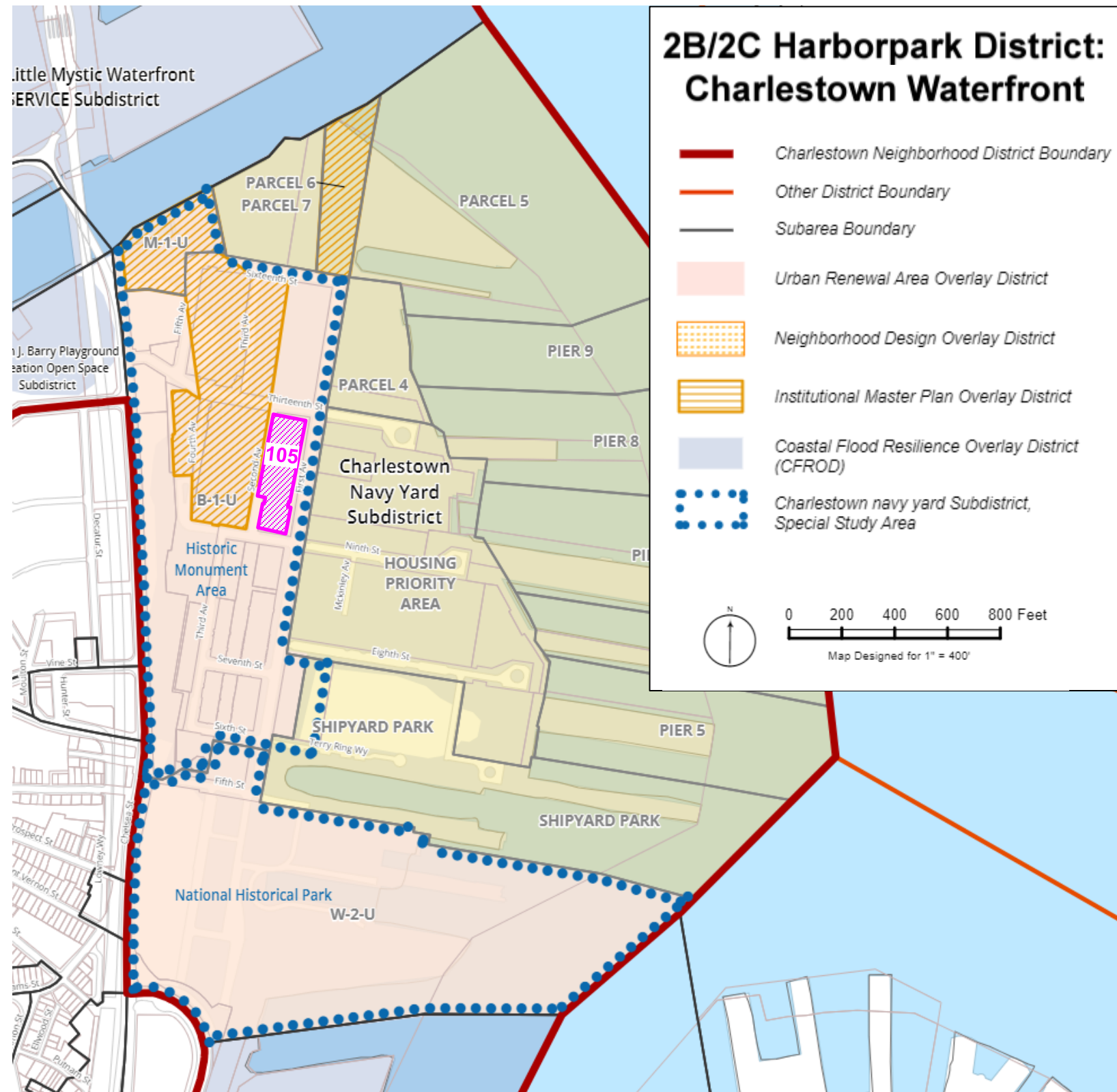
- Article 42F Harborkpark- Charlestown Waterfront District
- Charlestown Navy Yard Subdistrict
 - dimensional and use regulations (42F-13 & 14)

OVERLAYS

- Special Study Overlay Area: Historic Monument Area
 - design guidelines
- Urban Renewal Area Overlay District
- Coastal Flood Resilience Overlay District
- FEMA Flood Hazard Area

Zoning Map

ZONING & PLANNING



What it means..

- Priority: Ground-Floor Activation
- Redevelopment must preserve historically significant elements
- Limit to additional density
- No open space required
- Public use recommended
- Floodplain challenges for ground-floor use (residential, retail)
- Flood resilience measures needed
- Permitted uses: institutional, retail, hotel, residential
- No addition of parking allowed

Zoning Map



CHALLENGES

3

CHALLENGES: HISTORIC PRESERVATION



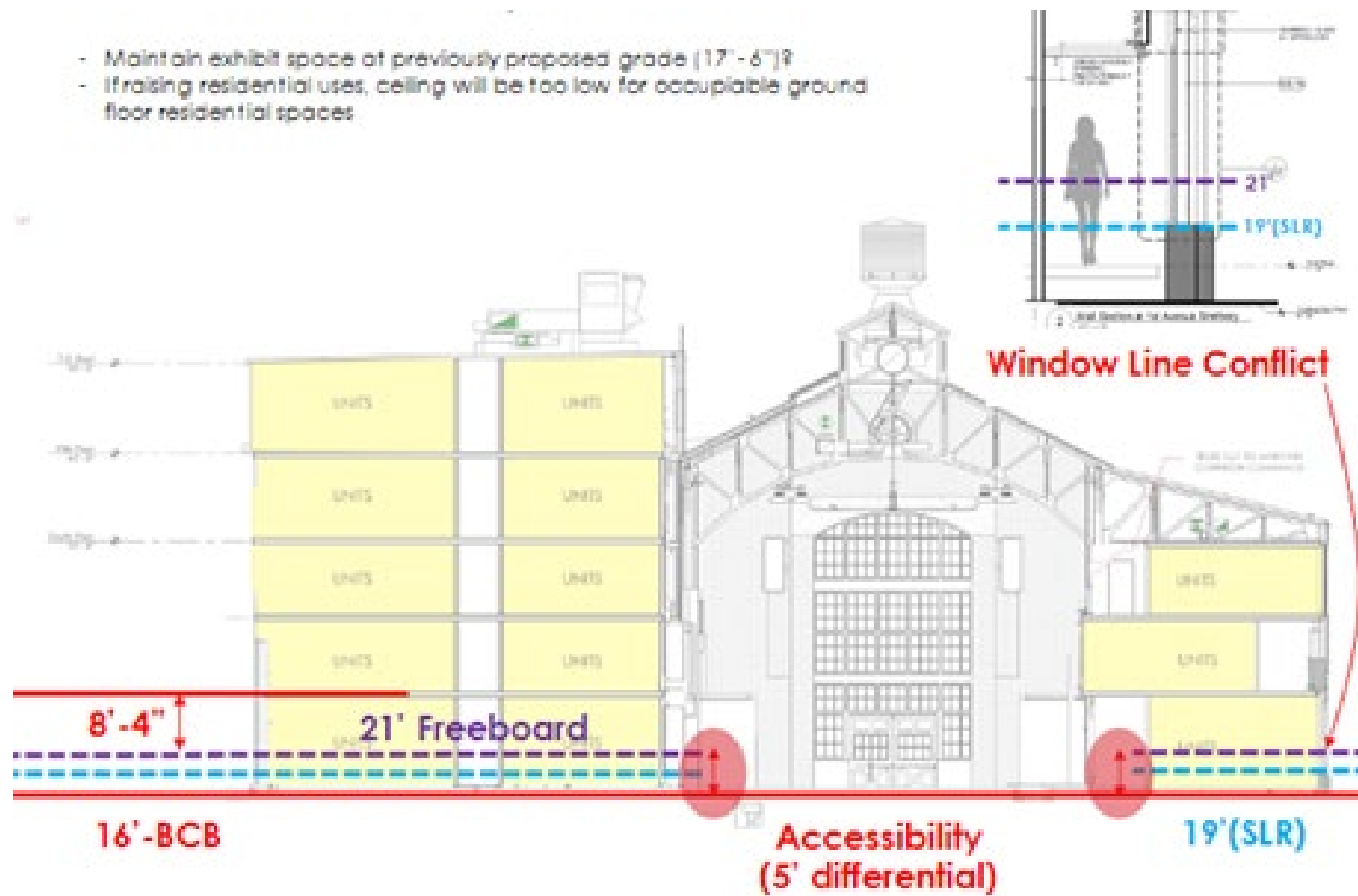
PRESERVATION

- Retain historical character
- Equipment: in-situ & relocated

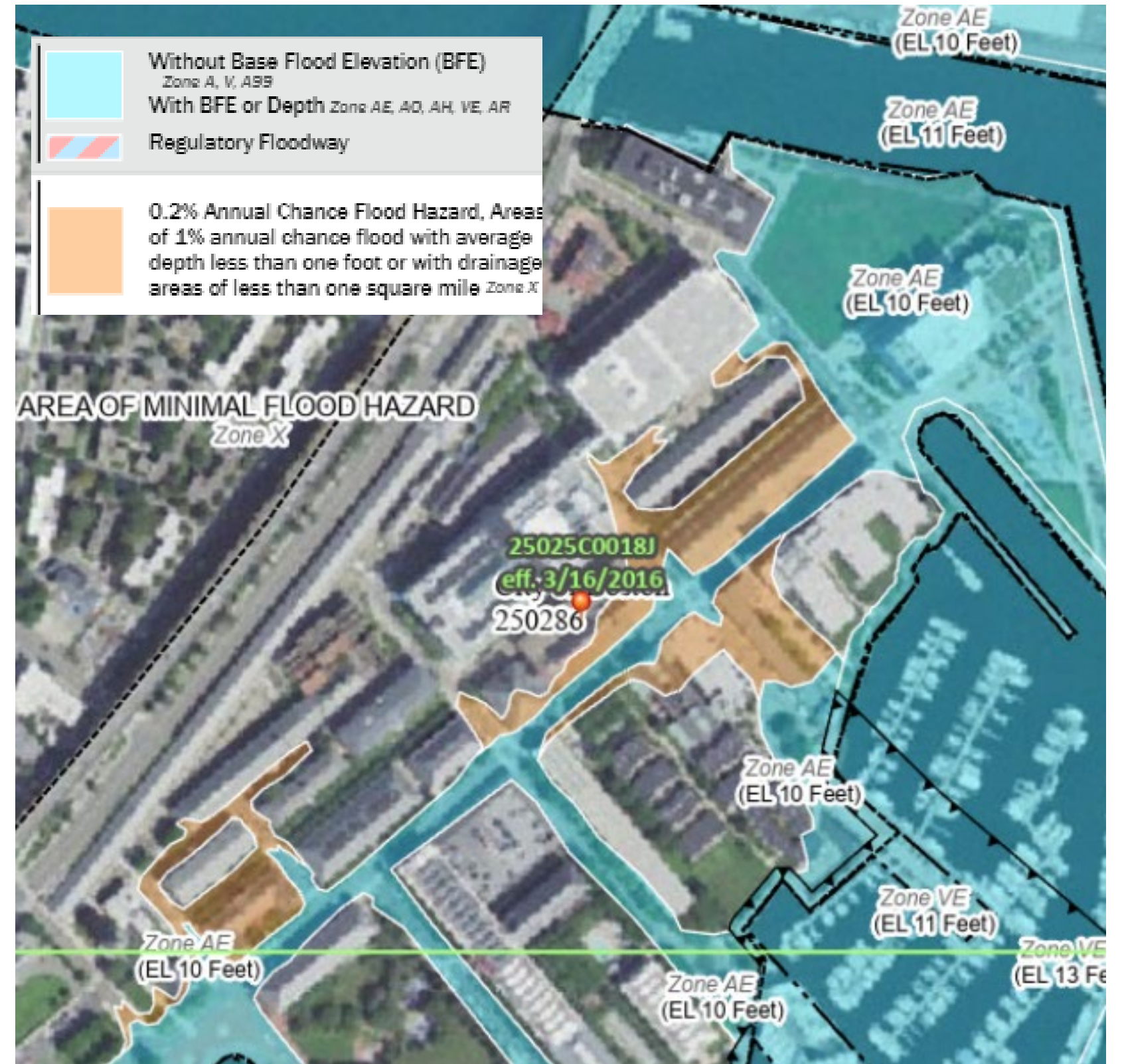
INTERVENTION

- Addition of floors
- Addition of windows
- Ground floor activation
- Public uses
- Historical Tax Credits

CHALLENGES: FLOOD RESILIENCY



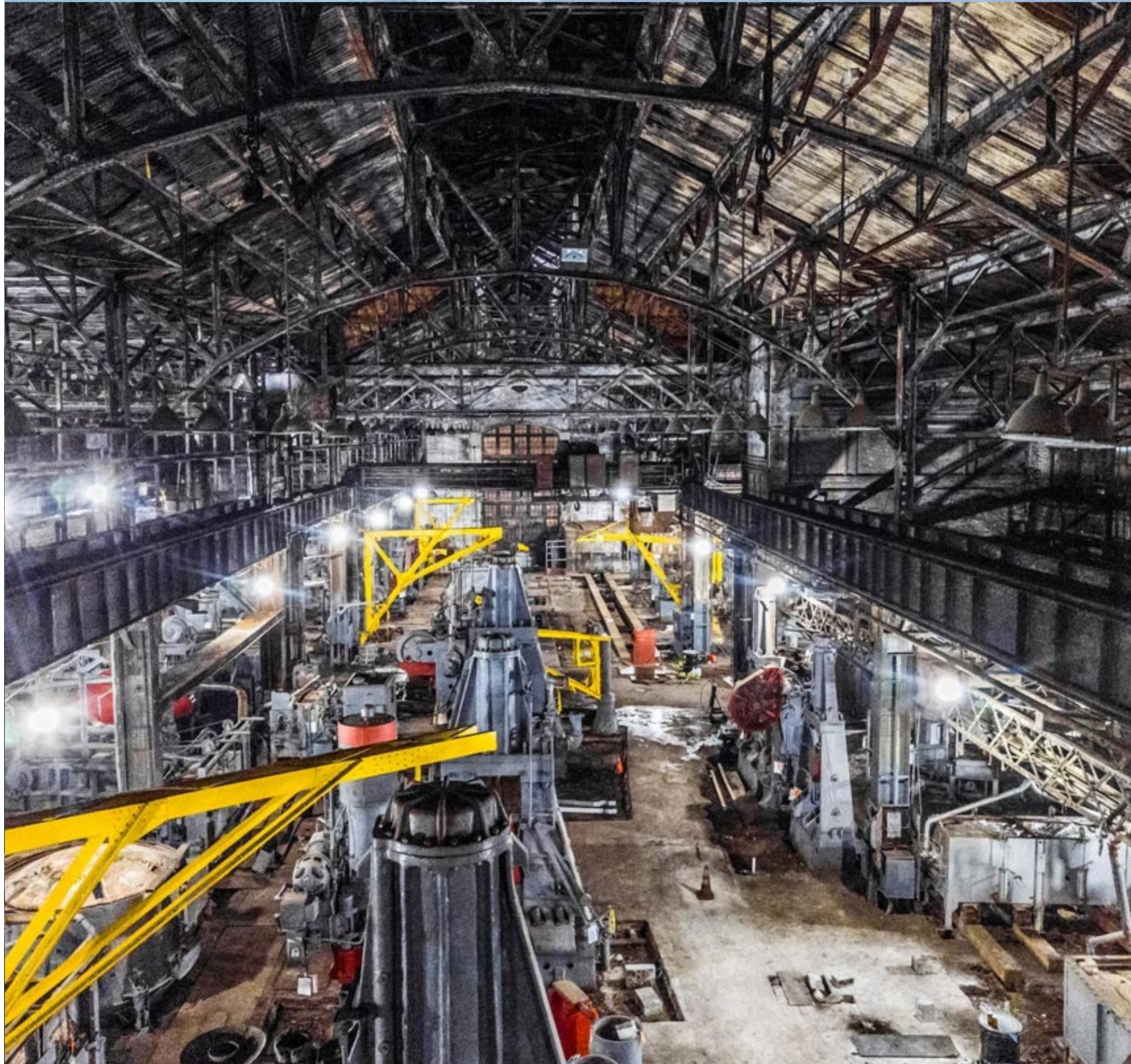
- Flood Hazard Area, SLR-BFE: 19.5 BCB
- Need to raise ground floor depending on use. Potential loss of an entire floor of units, especially for residential.



FEMA National Flood Hazard Map

Southern portion of site in 0.2% Hazard Zone, small portions in Zone AE

CHALLENGES: ENVIRONMENTAL REMEDIATION



- Already underwent remediation for **asbestos, PCB's, oil-based substances, lead paint, and removal of contaminated piping and soil**
- **More remediation work remains**

Brownfields Remediation Grant

- Planning Department is applying for Federal Brownfields Remediation Grant
- Planning Department funds already earmarked for modest structural stabilization of Chain Forge



ANALYSIS



WHAT'S DIFFERENT ABOUT THIS TIME?

1. Market Conditions

- Many business sectors in Boston are showing strong recovery after Covid (hospitality, retail, housing)
- Chain Forge could be a desirable opportunity to enter a market with high barriers

2. Financial Leverage

- Planning Department is actively looking for ways to offset the financial burden of the project
- Brownfields Remediation Grant
- Planning Department Stabilization Funds
- Other grant sources

USES



HOTEL

- Synergy with academic, business, retail & conference
- Public uses
- Limited pool of developers & operators



COMMERCIAL

- Ground floor activation
- Neighborhood amenity
- Bar, restaurant, grocery, service, specialty...
- Enough demand/traffic?

RESIDENTIAL

- Major need in the city
- Lack of on-site parking
- Limited public transit
- Flood resiliency design restriction



INSTITUTIONAL

- Museum, Gallery, Performance Venue
- Education
- Research, Medical
- Public uses
- Need for funding & interest



DISCUSSION

5

POTENTIAL TOPICS

- Given the pros and cons, which uses do you think could be successfully included in the redevelopment of this site?
- What are some current needs and priorities in the Charlestown community?
- What could historical preservation look like?
- Any questions regarding the process?



TIMELINE / NEXT STEPS



	2024			2025		
	Q3	Q4		Q1	Q2	
Planning Department	RFP Due Diligence	Draft RFP			(Q1) Release RFP	(Q2) RFP Response Due
	Draft Federal Brownfields Grant					
	(9/3) Federal Brownfield Grant Open	(11/12) Federal Brownfield Grant Due	(11/12) Federal Brownfield Grant Due			
Community Meeting	(9/17) RFP Visioning	(Mid-Oct) Brownfield App Review	(Nov/Dec) RFP Visioning?	(Dec/Jan) RFP Review		(Q2) Developer Presentation

*Timeline is tentative and subject to change

THANK YOU

HAVE QUESTIONS?

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PROJECT WEBISTE

bit.ly/ChainForge

Public Comments close 10/01/2024

NEXT PUBLIC MEETING

Mid-October

to discuss the Brownfields Grant Application





B

APPENDIX



HISTORIC REHABILITATION PRECEDENTS



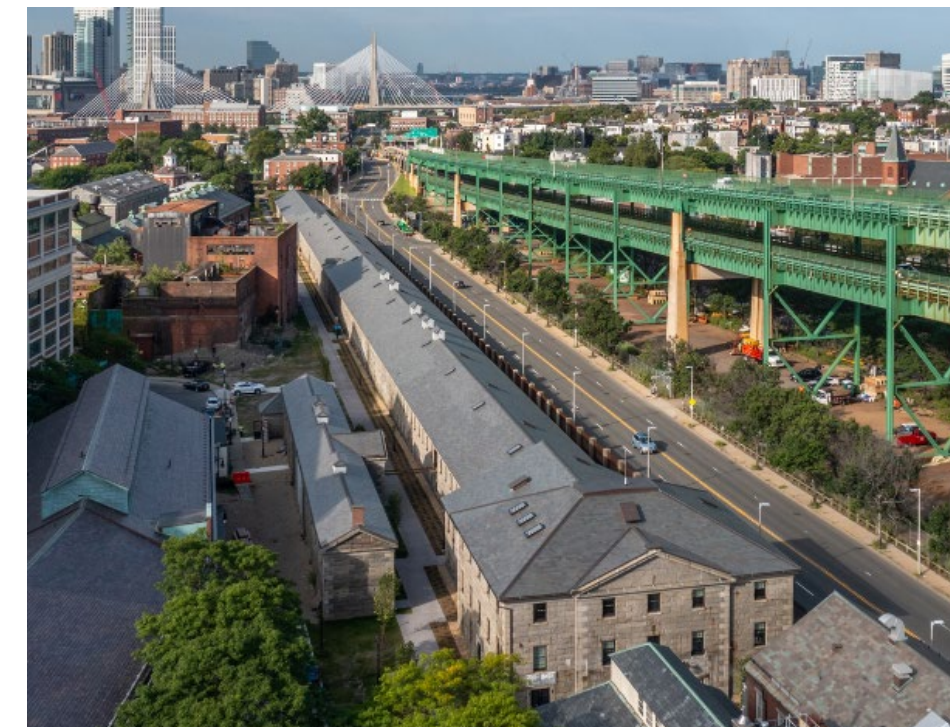
TRADER JOE'S FORT POINT

- 44 Thomson Place
- Owner: Crosspoint (2008) & Invesco (2015)
- 2016-2018 Renovation lowering ground first floor ~4ft to create retail space
- Ground floor retail, 32,000sf office space on 2nd floor
- Part of 10-building complex



368 CONGRESS ST

- Residence Inn Boston Downtown
- 120-key extended stay hotel
- 99,700sf
- 2 ground floor retail/restaurant
- \$45M renovation, foundation, MEP
- Norwich/Colliers, Lee Kennedy Co
- Built.1901, Renovated. 2013



ROPEWALK

- BPDA Disposition project
- Frontier Enterprises
- 90-unit residential conversion 160,000gsf
- 25% Affordable
- \$34M Total Project Cost
- C/O September 2021

HISTORIC PHOTOS

