

Request for Proposals: Building 108 in the Charlestown Navy Yard

Proposal Presentations December 3, 2020 6:00 PM



**boston planning &
development agency**

Meeting Recording

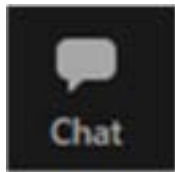
At the request of community members, this event will be recorded and posted online for those who are unable to attend the Zoom event live.

Also, 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.

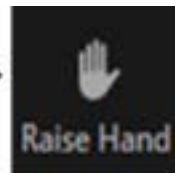
If your camera and microphone are off, you can still participate through the text chat feature.

Zoom Tips

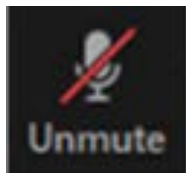
Your controls are at the bottom of the screen:



Use the chat to type a comment or ask a question at any time – BPDA 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

Zoom Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees.

- All participants will be muted until the Q+A portion of the conversation. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email morgan.e.mcdaniel@boston.gov.

PLAN: Charlestown

Climate Resilience & Open Space Workshop

December 16, 2020 | 6:00 - 7:30pm

Register on Zoom by visiting this link: bit.ly/33xjuDU

Please join us for the next PLAN: Charlestown public meeting. Building on discussions at previous PLAN: Charlestown community events, the initiative will host a workshop on the topics of climate resilience and open space. Staff from the BPDA and the City of Boston Environment Department will present on past and upcoming phases of Climate Ready Charlestown. Additionally, BPDA and Boston Parks and Recreation staff will expand on October's Parcel Priority Plan exercise with a discussion of Charlestown's current parks, and planning for future open space.

To view all PLAN: Charlestown project materials, please visit: bostonplans.org/plancharlestown or contact Jason Ruggiero, Community Engagement Manager at Jason.Ruggiero@boston.gov



Building 108: RFP Context

- Building 108 is located in the Historic Monument Area of the Charlestown Navy Yard, and is located on a portion of Parcel NY-1 within the Charlestown Urban Renewal Area
- Built in 1902, Building 108 supplied nearly all of the electric power needed at the Charlestown Navy Yard until the Navy Yard was decommissioned in 1974.
- The building is attached by a connector to Building 107, which is occupied by the National Park Service.
- The original building is due for demolition in early spring 2021 due to its deteriorating condition and the environmental contaminants present in the building.



Building 108: Key RFP Guidelines

Any redevelopment of Building 108 is subject to guidelines and requirements from the Charlestown Navy Yard Master Plan, Charlestown Urban Renewal Plan, the Charlestown Navy Yard Guidelines for Reuse of the Historic Monument Area, among others.

Key guidelines include:

- The new construction must be contained within the volume of the original massing. A modest addition at the northeast corner may be allowed. Setbacks, corner treatments, and other design details should minimize the volume of the new building and evoke the original massing.
- The appearance of the new building should be contemporary, but compatible with the size, scale, color, material and character of the existing buildings and their environment.
- The new building should activate its frontage and reinforce the streetscape with thoughtful contributions to the public realm.
- The design must carefully integrate the connector to Building 107 into the new construction.



The Portside at Building 108

The Portside at Building 108

A Signature Equity Development Building Boston's Future



➤ ***Rick Shaffer***
Co-Developer
Vision Properties



➤ ***Clayton Turnbull***
Co-Developer
Waldwin Development Group

Our Team

ROBERT J. VERRIER, FAIA, NCARB Managing Principal; Founder The Architectural Team, Inc.

JAMES COMEAU P.E. Bryant Associates **MBE**

DAKOTA JONES Director of Operations, In Order Business Development Solutions **M/WBE**

COLLEEN RYAN SODEN LEED AP BD+C Principal, Soden Sustainability Consulting **WBE**

DOT JOYCE Principal, Joyce Strategies, LLC & Dot Joyce Consulting **WBE**

KATYA PODSIADLO Principal, Verdant Landscape Architecture **WBE**

MIKE SCHOFIELD LEED AP CBCP CLEAResult

JOSEPH UNSWORTH P.E. GZA GeoEnvironmental

RICK LATINI P.E. LEED Howard Stein Hudson

GRACE BLOODWELL & JESSICA MURPHY Agent/Broker, Coldwell Banker

KEVIN J. JOYCE, ESQ. Principal, Joyce Strategies & Of Counsel, Law Office of Gerard F. Doherty

Diversity in Ownership, Development and Operations

Building wealth and opportunity for Boston

EQUITY INVESTMENT & OWNERSHIP

DIVERSITY OF EQUITY IS TRUE INCLUSION

Clayton Turnbull,
Waldwin Development Group

Rick Shaffer
Vision Properties

ARCHITECTURE, ENGINEERING & SUSTAINABILITY

REPRESENTATIVE DESIGN

Bryant Associates

Soden Sustainability
Consultants

Verdant Landscape Architects

CONSTRUCTION

BUILDING COMMUNITY

Janey Construction
Management

OPERATIONS

A LASTING IMPACT

Our work will include a model
for lasting diversity – beyond
project development and
throughout operations.

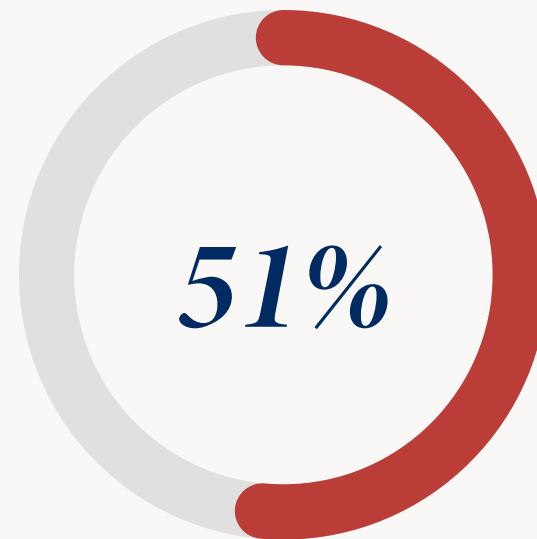
Building Opportunity & Equity



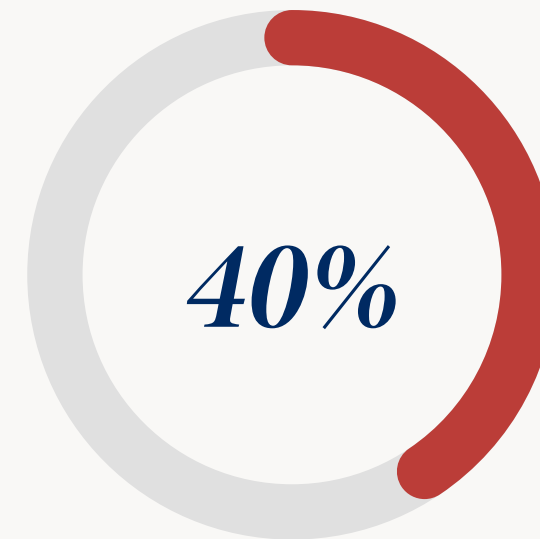
120 Construction Jobs



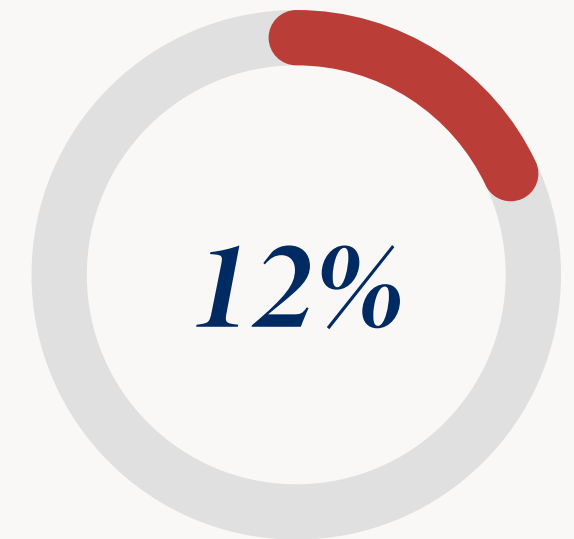
8-12 Permanent Jobs



Boston Residents



People of Color



Women

These goals represent the floor, not the ceiling

A Unique Opportunity for our Neighborhood

- **Signature project with true equity**
- **Delivering on Boston's housing and planning goals**
- **Building connections and community for Charlestown**



Marketability for New Housing Solutions

With recent news about a vaccine and predictions of a return to robustness in Boston, it is reasonable to forecast that by 2023 rental rates will return to or exceed 2019 levels and that vacancy rates will stabilize.

Portside is uniquely positioned to fulfill housing needs for existing Navy Yard users and a new diverse swath of residents.

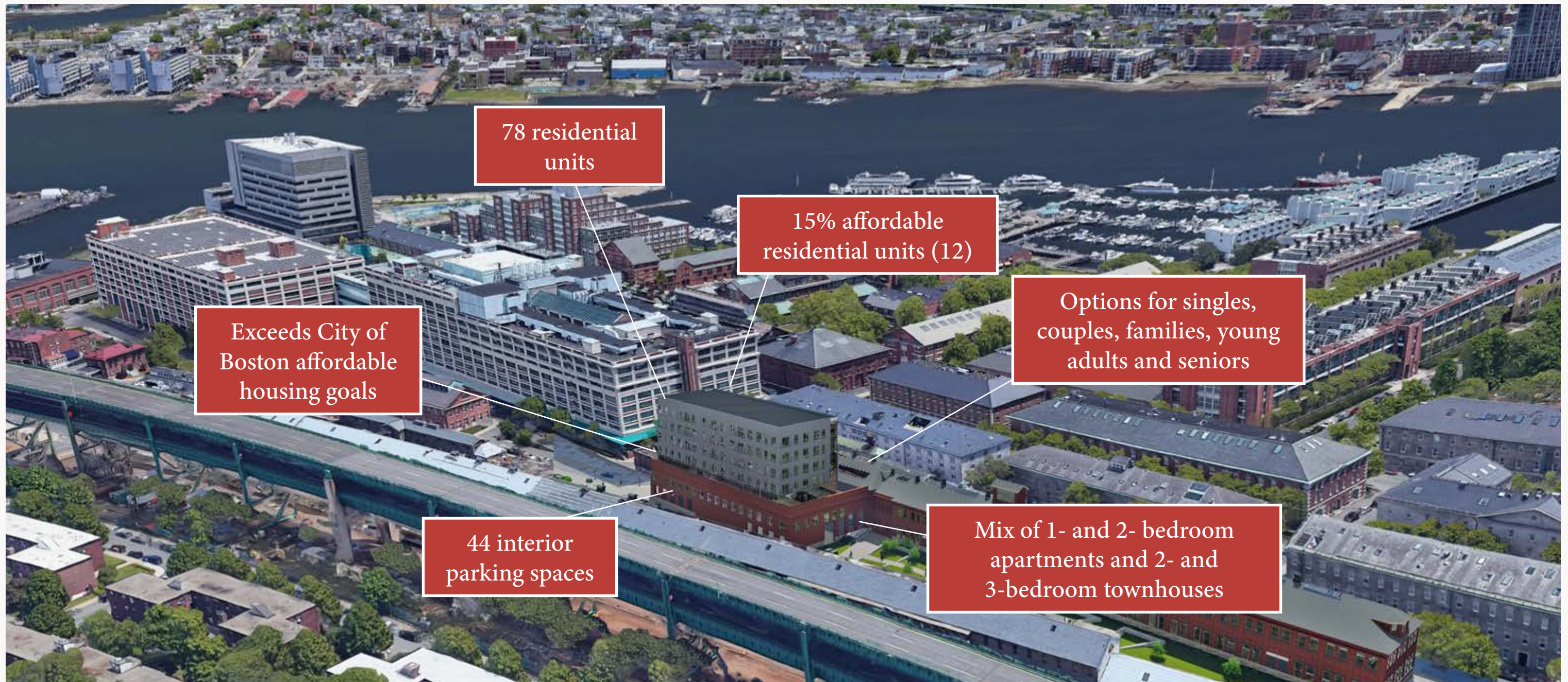
- 1. *Housing Solutions for Current Navy Yard Users:*** MGH Institute, Spaulding Rehabilitation & other organizations continue to expand. They will require housing for their employees, researchers, professors, graduate students, former patients & visitors who wish to eliminate commutes.
- 2. *Housing Solutions for New Residents:*** The community's proximity to downtown and public transportation coupled with direct access to beautiful open spaces, parks, the waterfront, cafes and restaurants makes the Navy Yard a winning location for a diverse pool of people.

By adding more life to this section of the Navy Yard, Portside will help to make the neighborhood more cohesive and will elevate overall vibrancy.



Housing Solutions for All

Development without displacement: added options to suit housing needs and help Charlestown residents stay in the neighborhood



78 residential units

15% affordable residential units (12)

Options for singles, couples, families, young adults and seniors

Exceeds City of Boston affordable housing goals

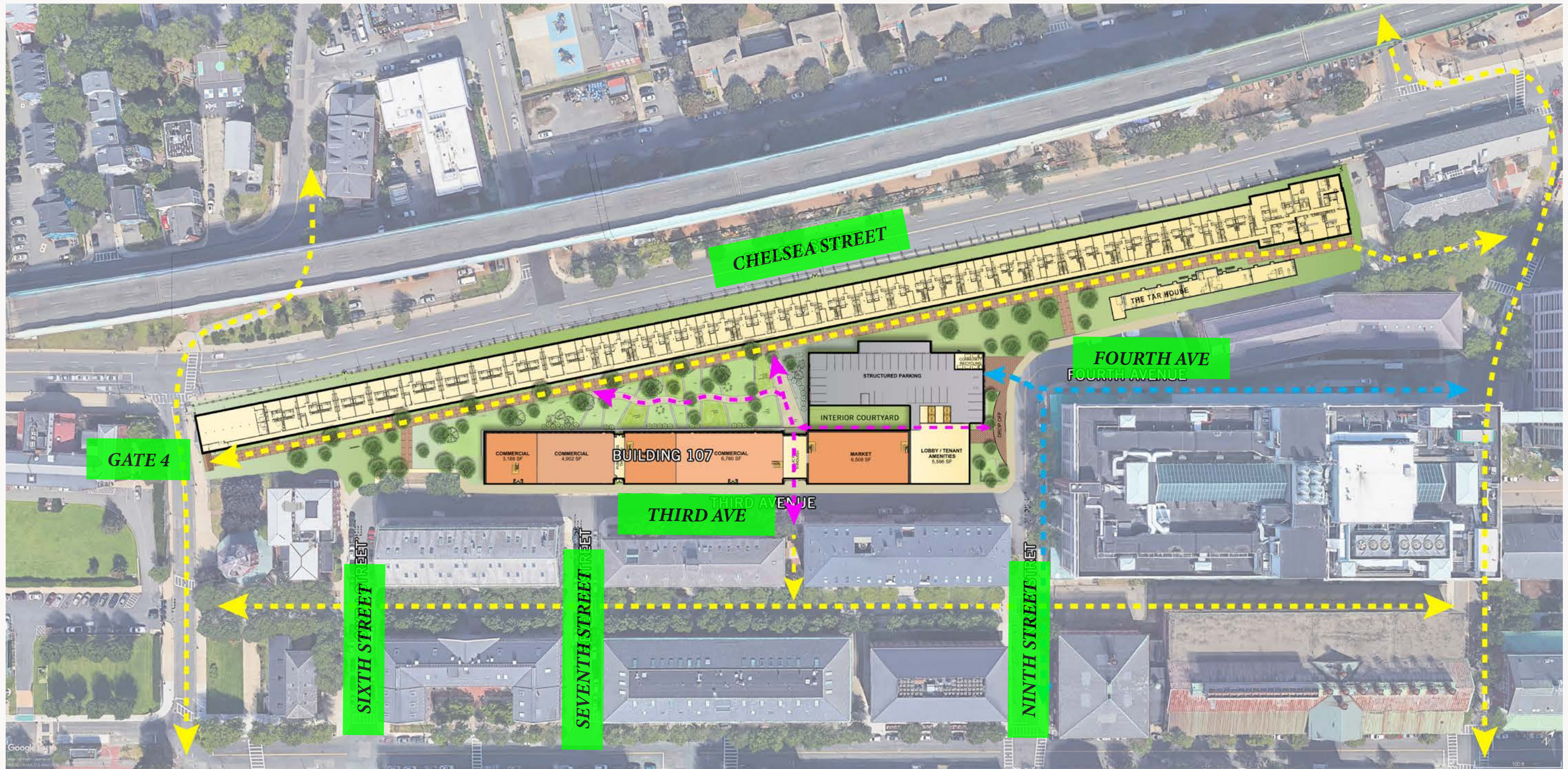
44 interior parking spaces

Mix of 1- and 2- bedroom apartments and 2- and 3-bedroom townhouses

Creating a Neighborhood Experience



Neighborhood Planning

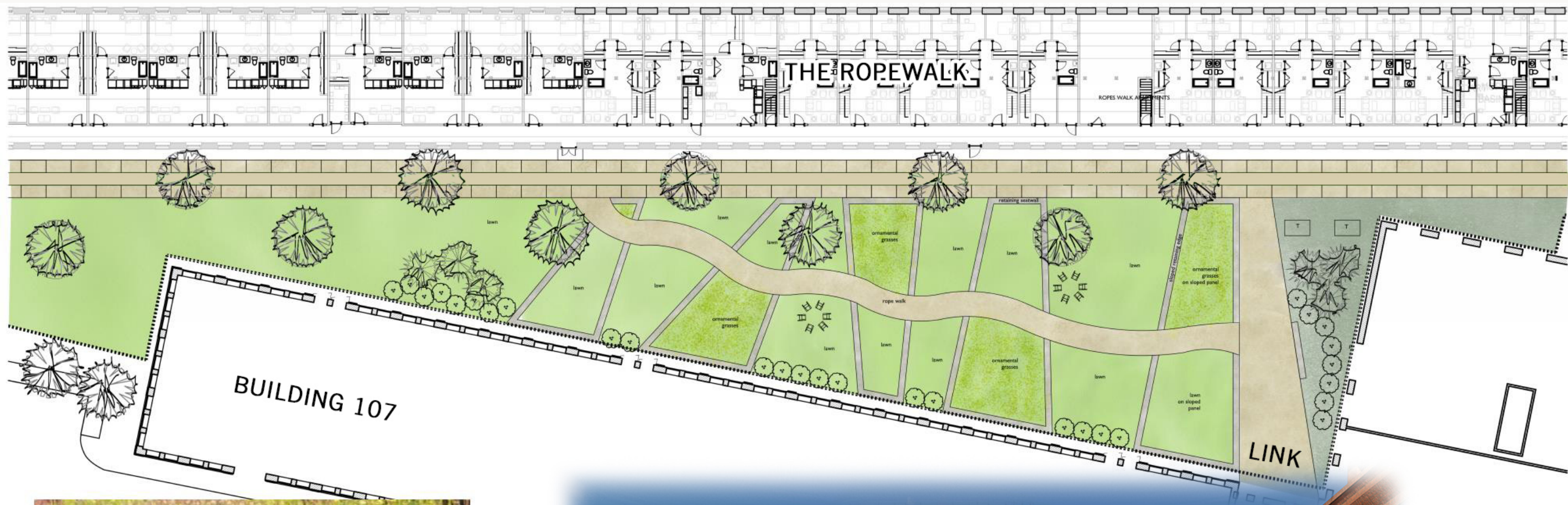












Seatwalls with Native Grasses at Lifted Wings



Street Elevations

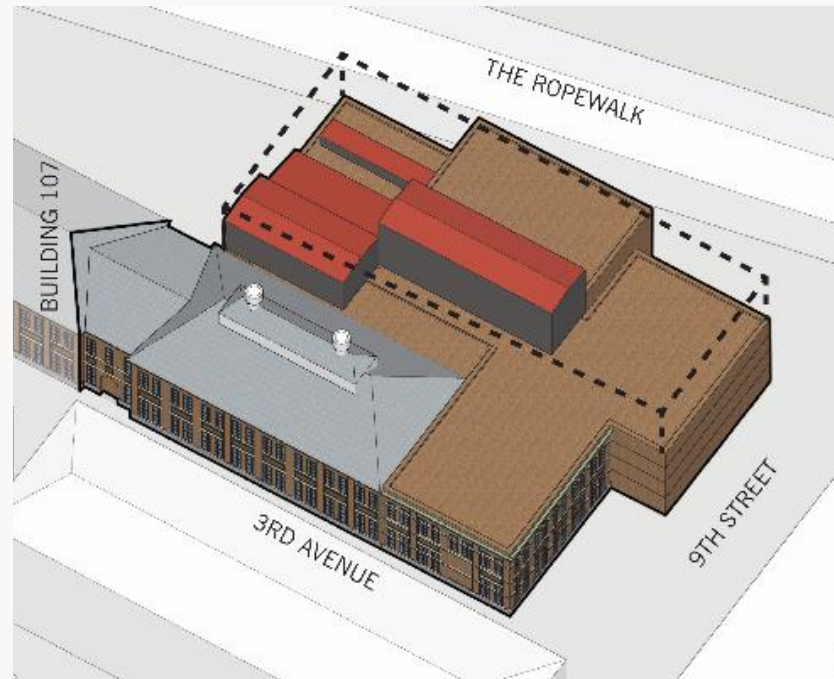


STREET ELEVATION DOWN 3RD STREET



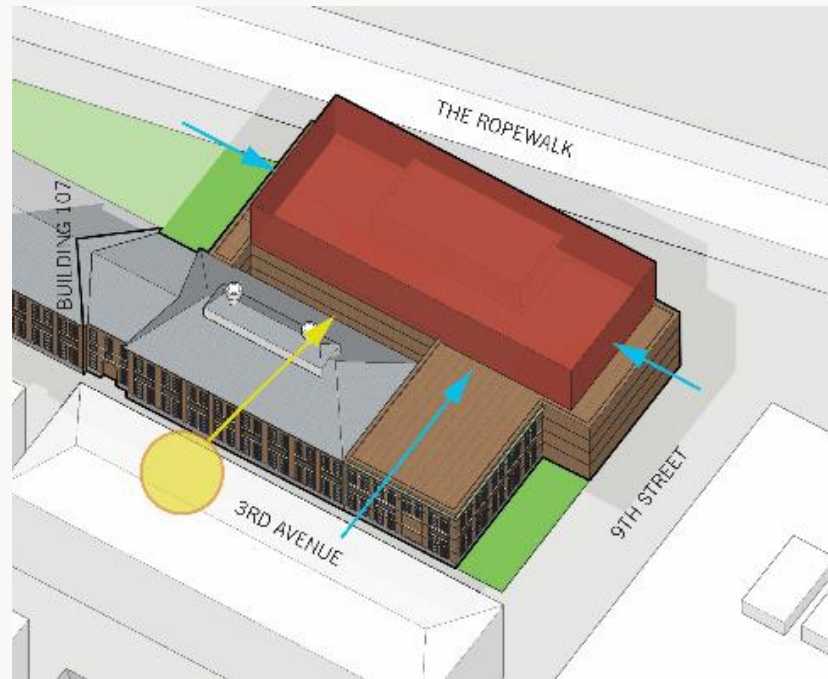
STREET ELEVATION DOWN 9TH STREET

Conceptual Massing



EXISTING VOLUME

The existing building's rooftop penthouses give the powerplant a perceived architectural volume and height that has existed from 1902-1974. This proposal will historical rebuild the existing powerplant shell while proposing a new construction within the architectural volume.



ADDITION AND SETBACK

The addition completes the existing perceived height volume and conforms to the RFP setback requirements of 13-feet while also pushing back to not disturb the views from street level and to preserve the parapet edge of the powerplant. A center courtyard will allow natural light to the level below.



GREEN HISTORIC REUSE

Cross laminated timber structure because of its embodied energy. Passive house will be employed to achieve a greater green level. New proposed cut through between Building 107 and 108 to provide access to the shared public green space over geothermal wells.

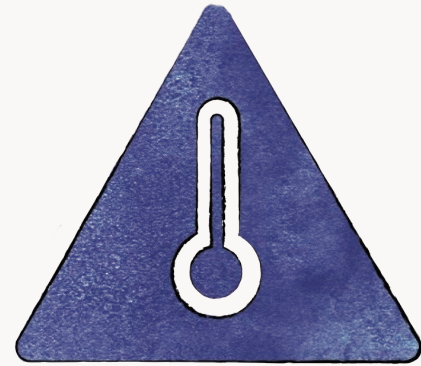
TAT's Charlestown Navy Yard Experience



Resilient, Sustainable Development



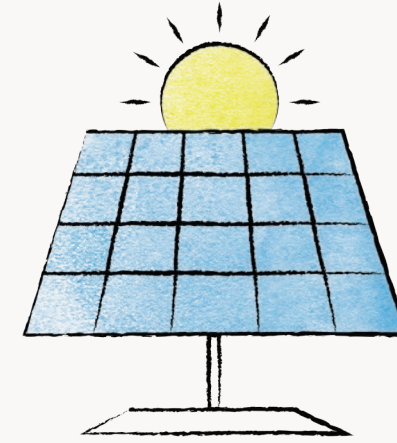
Targeting carbon neutral, net zero, Passive House



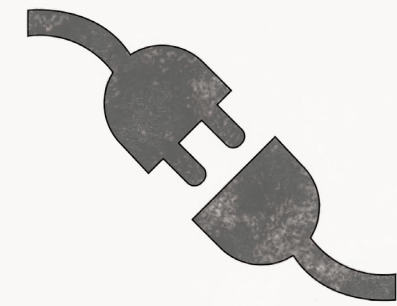
Geothermal wells for heating, Energy Recovery, LED fixtures, High performance building envelope



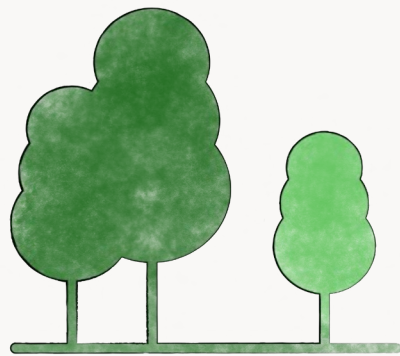
Heat Island Reduction with expanded tree canopy and shade structures light paving/ roofing materials



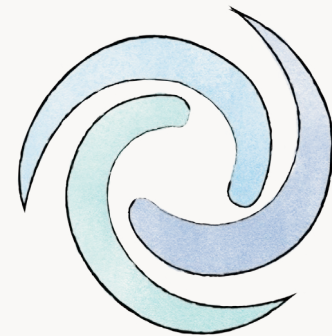
Rooftop solar, PPA for off-site renewable



EV Charging



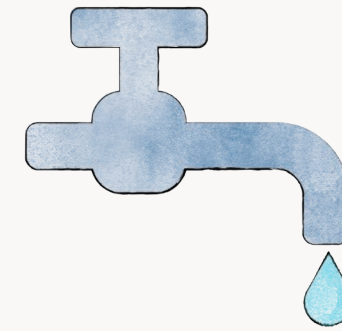
Green roofs, native and adaptive plantings



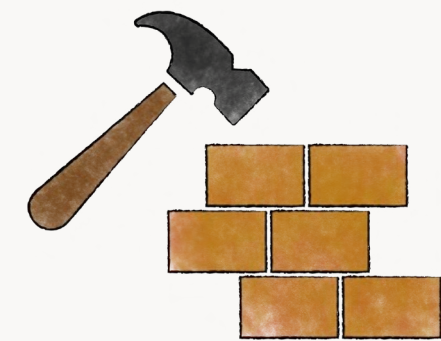
Superior Air Quality with increased ventilation and filtration, all non-smoking units



Stormwater, subsurface infiltration systems, groundwater recharge, permeable pavers and BMPs



Potable Water reduction for indoor plumbing, and irrigation



Healthy Building Materials to promote occupant health and reduce environmental impact

Achieving LEED for Homes Gold

LEED BD+C: Multifamily Midrise v4 - LEED v4

Power Plant Building 108 Scorecard

Location: 3rd Ave and 9th Street, Building 108, Boston, MA 2128.

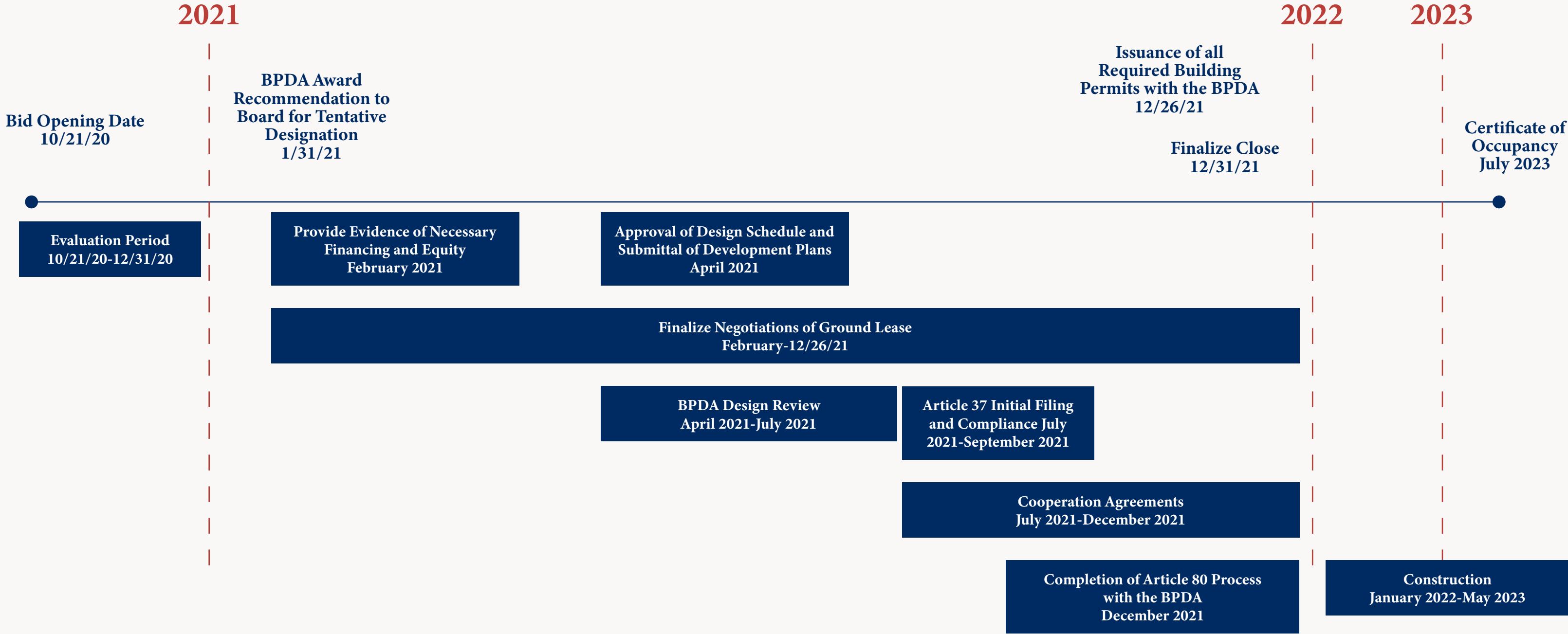
Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.

Icon	Category	Preliminary	Y	M	Verified	0	
	Integrative Process	Preliminary	Y	0 of 2	M	1	Verified 0
	IPc Integrative Process			0 of 2		1	
	Location and Transportation	Preliminary	Y	15 of 15	M	0	Verified 0
	LTP Floodplain Avoidance			Required			Not Verified
	<i>Performance Path</i>						
	LTC LEED for Neighborhood Development			0 of 15		0	
	<i>Prescriptive Path</i>						
	LTC Site Selection			8 of 8		0	
	LTC Compact Development			3 of 3		0	
	LTC Community Resources			2 of 2		0	
	LTC Access to Transit			2 of 2		0	
	Sustainable Sites	Preliminary	Y	4 of 7	M	1	Verified 0
	SSp Construction Activity Pollution Prevention			Required			Not Verified
	SSp No Invasive Plants			Required			Not Verified
	SSc Heat Island Reduction			0 of 2		1	
	SSc Rainwater Management			2 of 3		0	
	SSc Nontoxic Pest Control			2 of 2		0	
	Water Efficiency	Preliminary	Y	5 of 12	M	2	Verified 0
	WEp Water Metering			Required			Not Verified
	<i>Performance Path</i>						
	WEc Total Water Use			0 of 12		0	
	<i>Prescriptive Path</i>						
	WEc Indoor Water Use			5 of 6		0	
	WEc Outdoor Water Use			0 of 4		2	
	Energy and Atmosphere	Preliminary	Y	29.5 of 37	M	0	Verified 27.5
	EAp Minimum Energy Performance			Required			Not Verified
	EAp Energy Metering			Required			Not Verified
	EAp Education of the Homeowner, Tenant or Building Manager			Required			Not Verified
	EAc Annual Energy Use			27.5 of 30		0	27.5
	EAc Efficient Hot Water Distribution System			2 of 5		0	
	EAc Advanced Utility Tracking			0 of 2		0	

Icon	Category	Preliminary	Y	M	Verified	0	
	Materials and Resources	Preliminary	Y	1.5 of 9	M	0	Verified 0
	MRp Certified Tropical Wood			Required			Not Verified
	MRp Durability Management			Required			Not Verified
	MRC Durability Management Verification			1 of 1		0	
	MRC Environmentally Preferable Products			0.5 of 5		0	
	MRC Construction Waste Management			0 of 3		0	
	Indoor Environmental Quality	Preliminary	Y	9 of 18	M	0.5	Verified 0
	EQp Ventilation			Required			Not Verified
	EQp Combustion Venting			Required			Not Verified
	EQp Garage Pollutant Protection			Required			Not Verified
	EQp Radon-Resistant Construction			Required			Not Verified
	EQp Air Filtering			Required			Not Verified
	EQp Environmental Tobacco Smoke			Required			Not Verified
	EQp Compartmentalization			Required			Not Verified
	EQc Enhanced Ventilation			2 of 3		0	
	EQc Contaminant Control			0 of 2		0.5	
	EQc Balancing of Heating and Cooling Distribution Systems			2 of 3		0	
	EQc Enhanced Compartmentalization			0 of 3		0	
	EQc Combustion Venting			2 of 2		0	
	EQc Enhanced Garage Pollutant Protection			1 of 1		0	
	EQc Low-Emitting Products			1 of 3		0	
	EQc No Environmental Tobacco Smoke			1 of 1		0	
	Innovation	Preliminary	Y	3 of 6	M	1	Verified 0
	INp Preliminary Rating			Required			Not Verified
	INc Innovation			2 of 5		1	
	INc LEED Accredited Professional			1 of 1		0	
	Regional Priority	Preliminary	Y	2 of 4	M	2	Verified 0
	RPc Regional Priority			2 of 4		2	
Point Floors							
The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere							<input type="checkbox"/> Yes
The project earned at least 3 points in Water Efficiency							<input type="checkbox"/> No
The project earned at least 3 points in Indoor Environmental Quality							<input type="checkbox"/> No
Total		Preliminary	Y	69 of 110	M	7.5	Verified 27.5
Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110							



Project Timeline



Thank You



Q & A

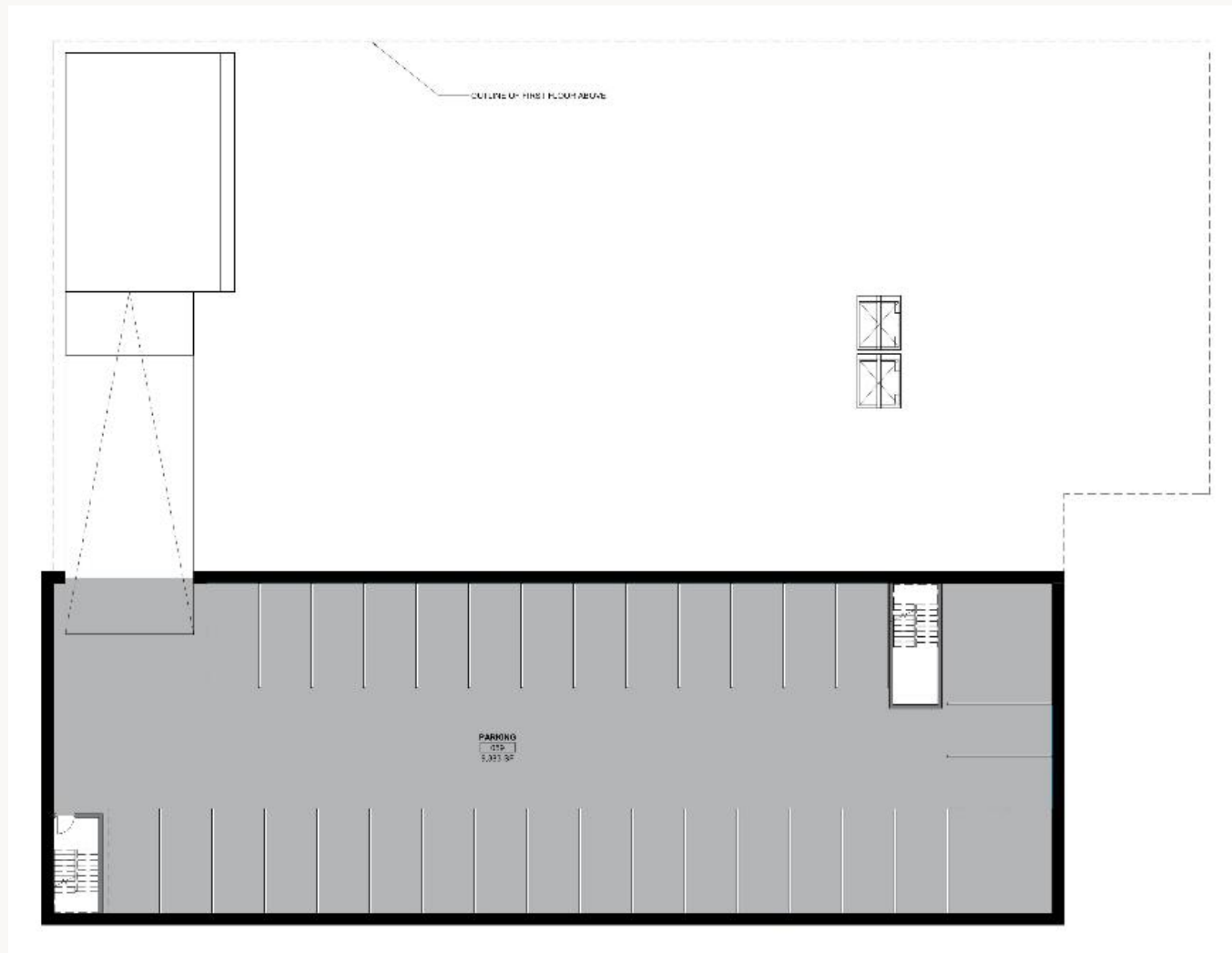


TAT Projects in The Charlestown Navy Yard



TAT Project Highlights

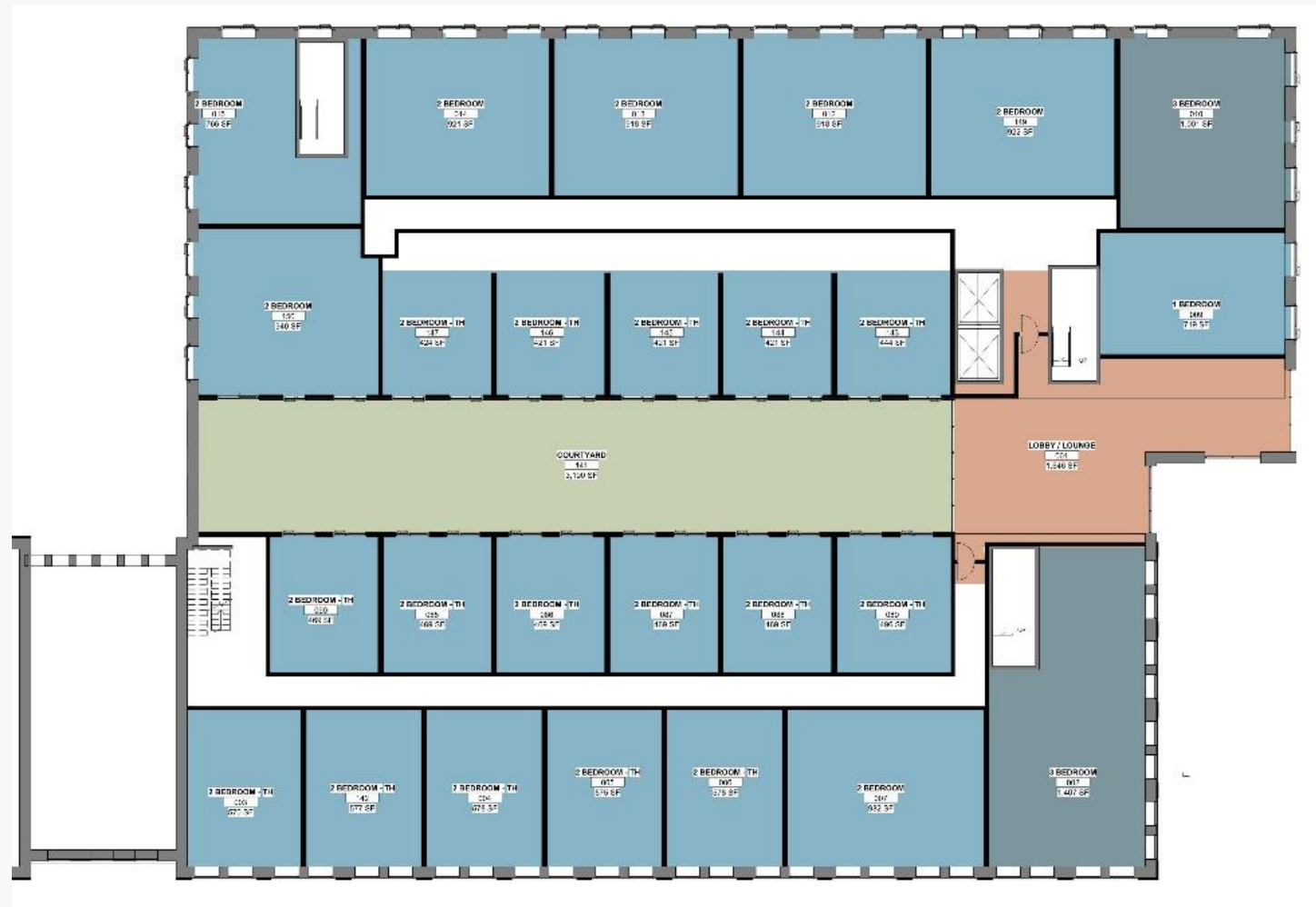




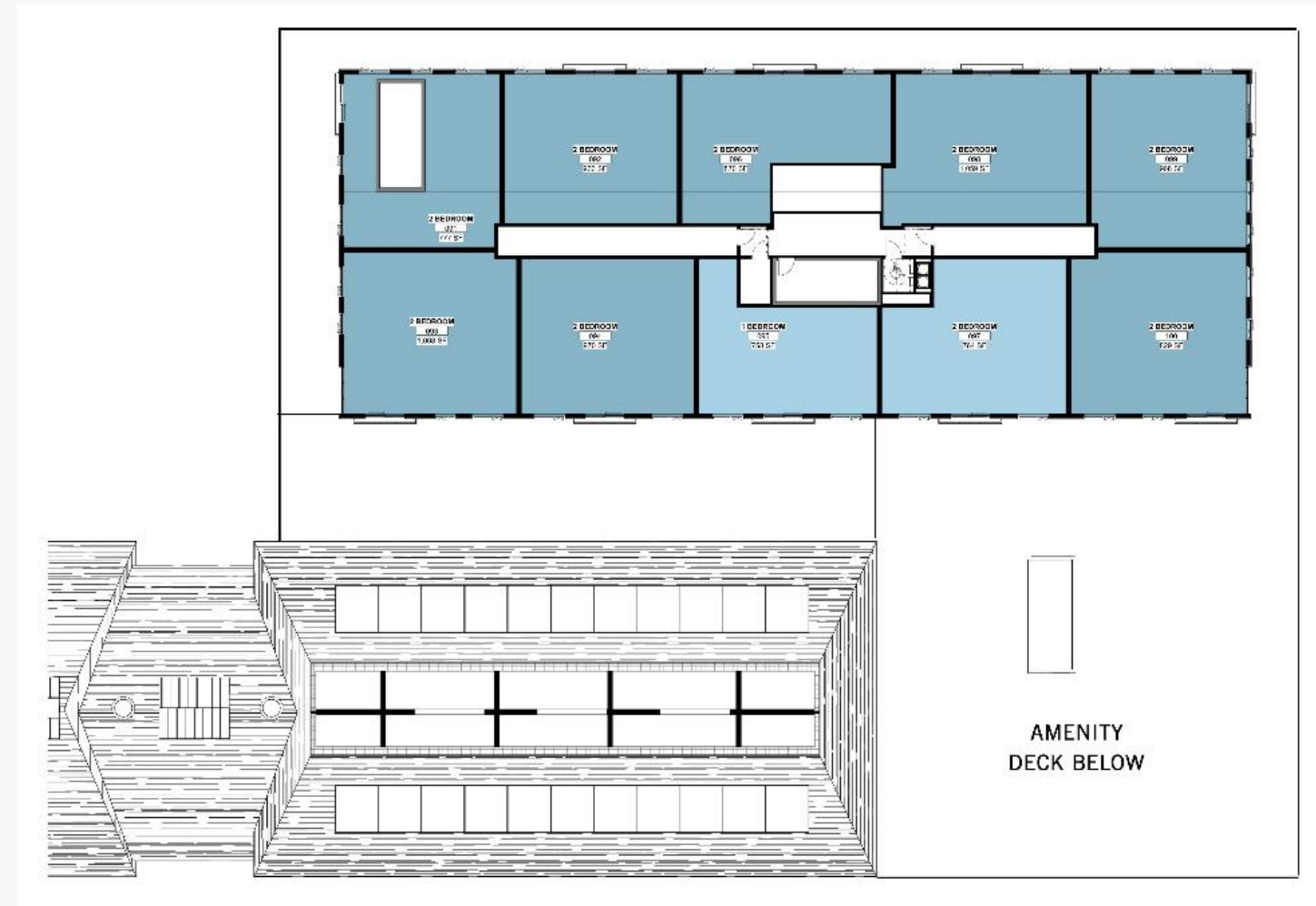
Sub Grade Parking Plan



First Floor Plan



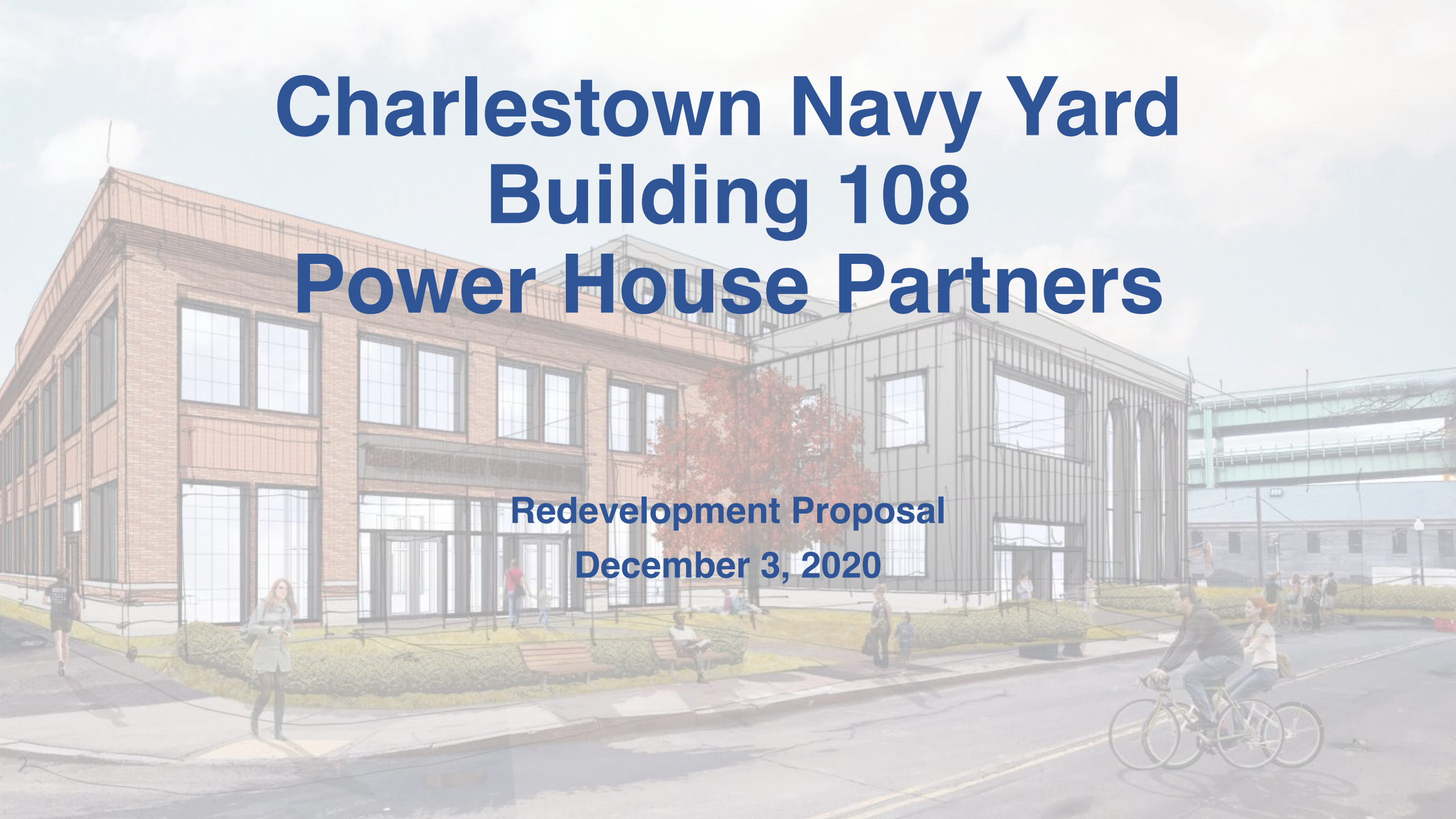
Second Floor Plan



Typical Floor Plans Third thru Seven

Charlestown Navy Yard Building 108 Power House Partners

**Redevelopment Proposal
December 3, 2020**



Proposal Goals

- Assemble first-rate team meeting the City's and BPDA's diversity and inclusion goals
- Develop a program that is financeable and therefore buildable
- Design the building to complement the historic Navy Yard while complying with the CNY design guidelines, the NPS guidelines, and the requirements of the RFP

Development Team

- Developer: Power House Partners
 - Geoffrey Lewis
 - Lou Cabral
- Architect: Bruner Cott Architects
 - Jason Forney
- Legal: Dain Torpy
- Construction: Lee Kennedy

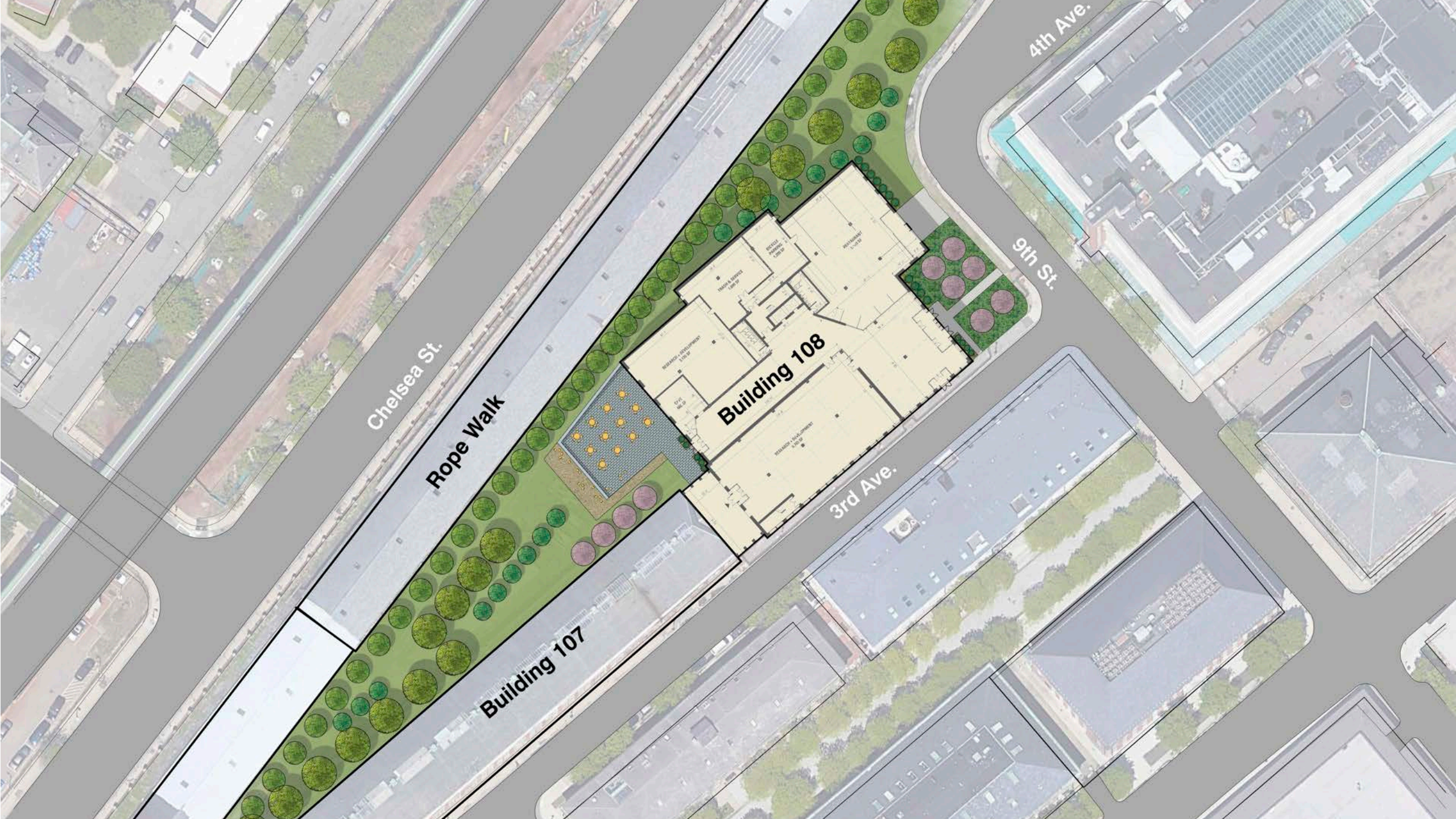
Diversity and Inclusion

- The modest scope provides opportunities for meaningful participation of under-represented firms, individuals, and investors
- Currently, 4 of the 5 A&E consultants are M/WBE with 30 percent of expected fees to M/WBE
- Bruner Cott is 20 percent woman owned and is 50 percent women by employment
- Lee Kennedy's Participation Program will increase M/WBE participation in the trades and develop them so they may participate in the construction of large scale development projects
- The team looks to broaden the public review process by holding public meetings outside the Navy Yard and directly involve groups not typically involved in development projects

Development Program

Our proposal aims to build upon the life science sector in the CNY and Boston

- 67,000 SF Life Sciences building
- Potential restaurant space and café space with outdoor terrace
- Trash room for surrounding residential uses
- Landscaping and connections between Building 108, Building 107, and the Ropewalk
- Potential to expand third and fourth floors



Chelsea St.

Rope Walk

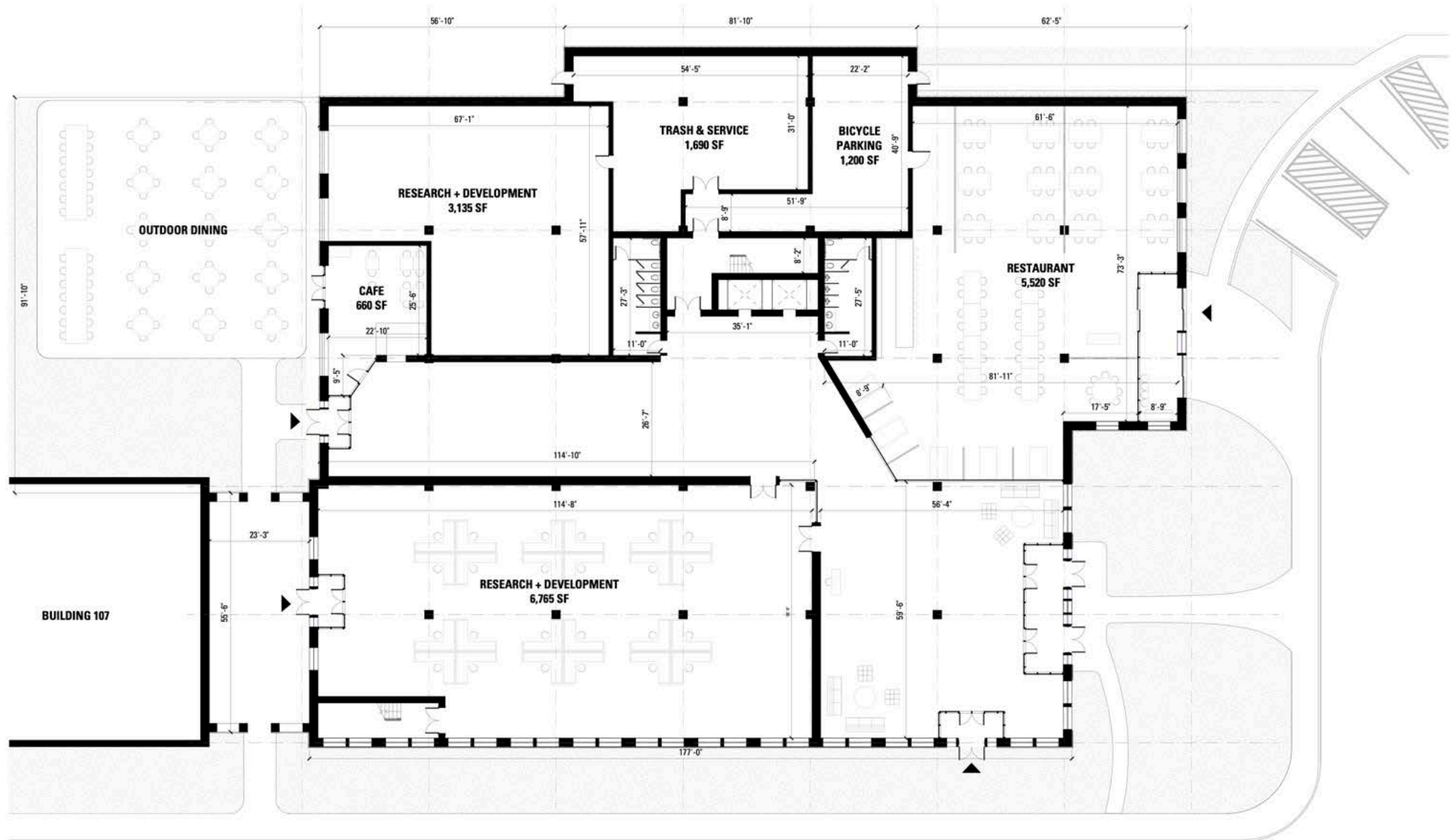
Building 107

Building 108

3rd Ave.

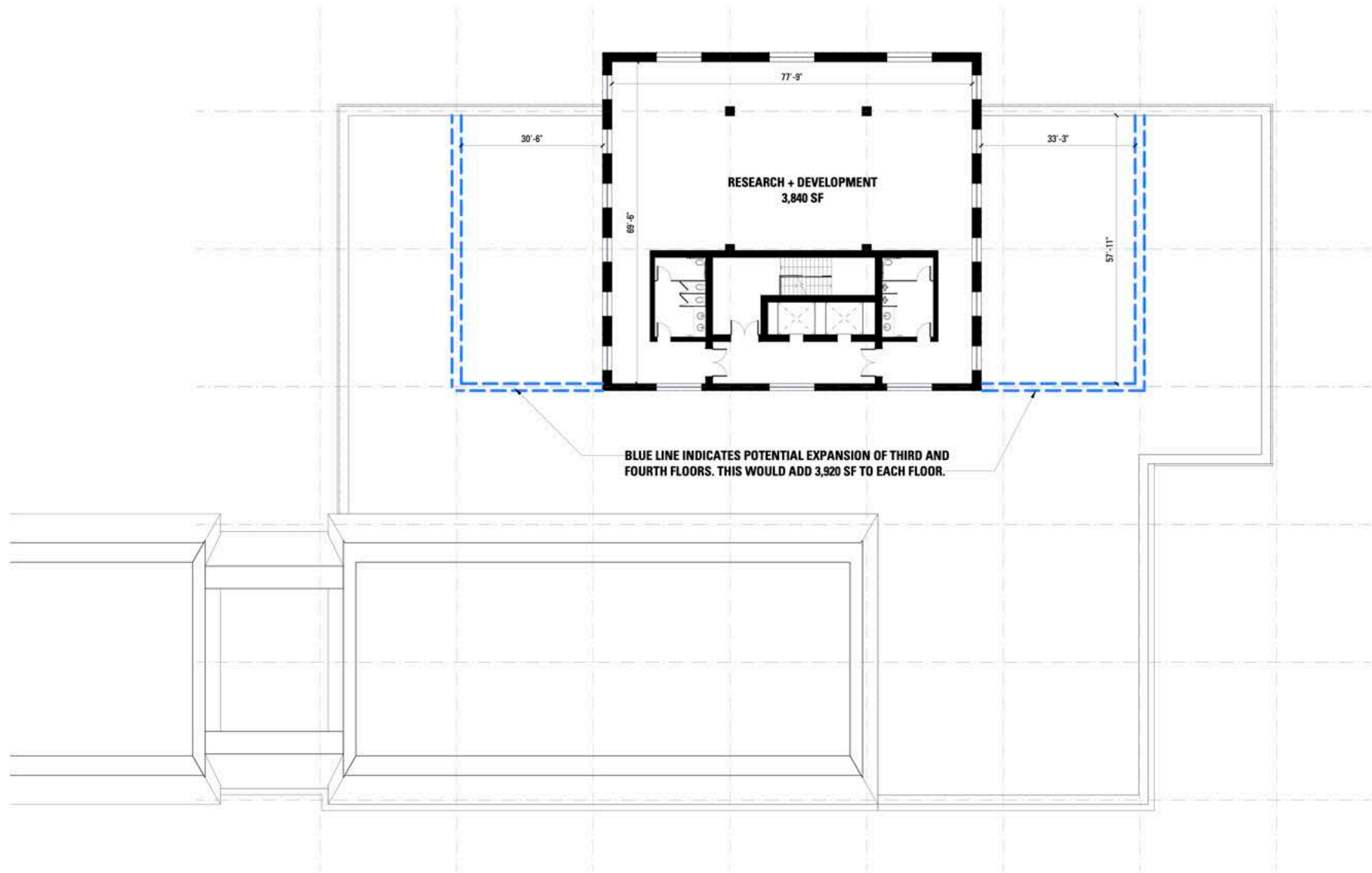
9th St.

4th Ave.

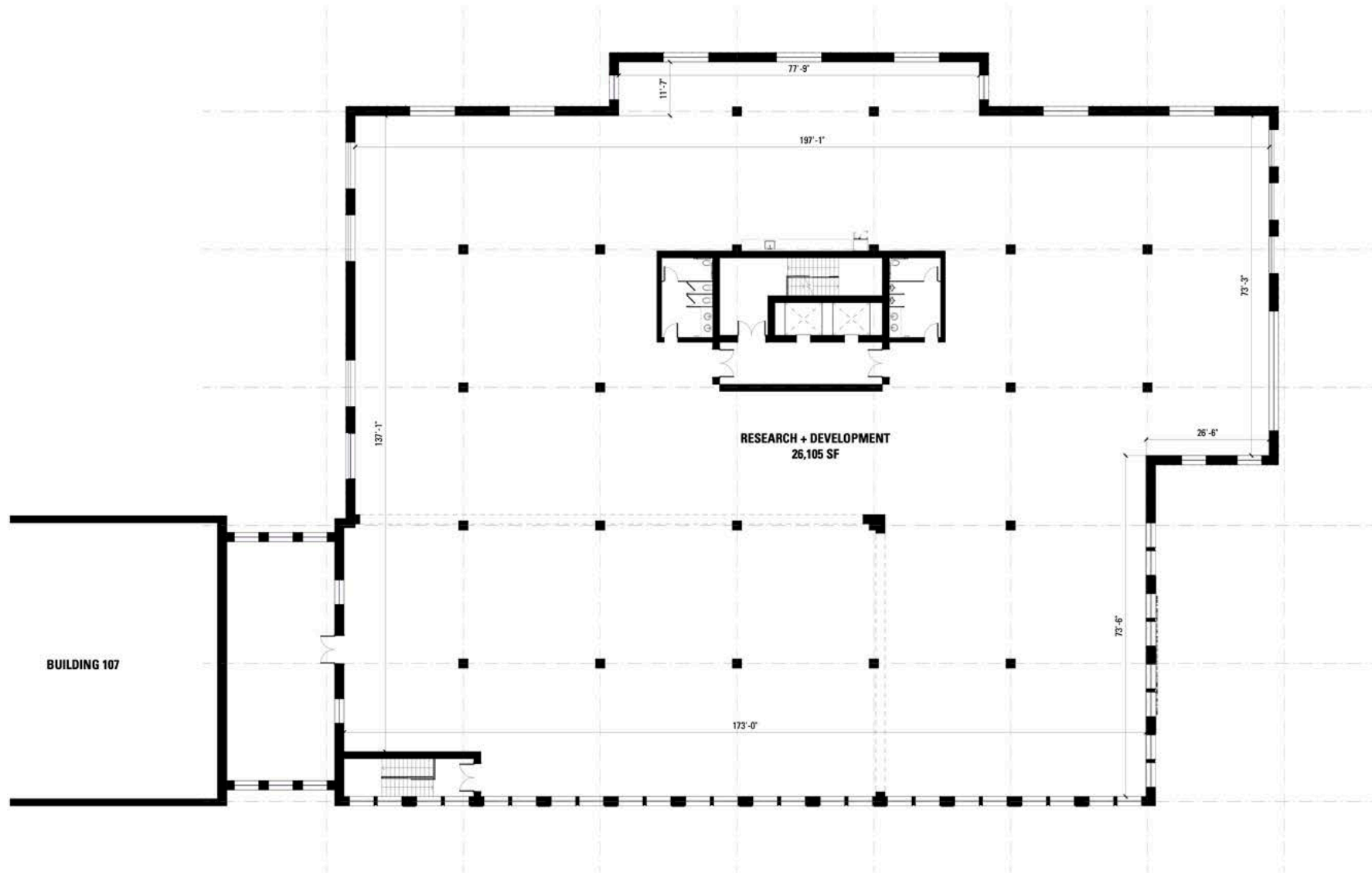


1/8" = 1'-0"

GROSS SQUARE FOOTAGE: 28,015 SF



BLUE LINE INDICATES POTENTIAL EXPANSION OF THIRD AND FOURTH FLOORS. THIS WOULD ADD 3,920 SF TO EACH FLOOR.



BUILDING 107

RESEARCH + DEVELOPMENT
26,105 SF



GROSS SQUARE FOOTAGE: 28,015 SF

SECOND FLOOR PLAN




Compliance with design guidelines

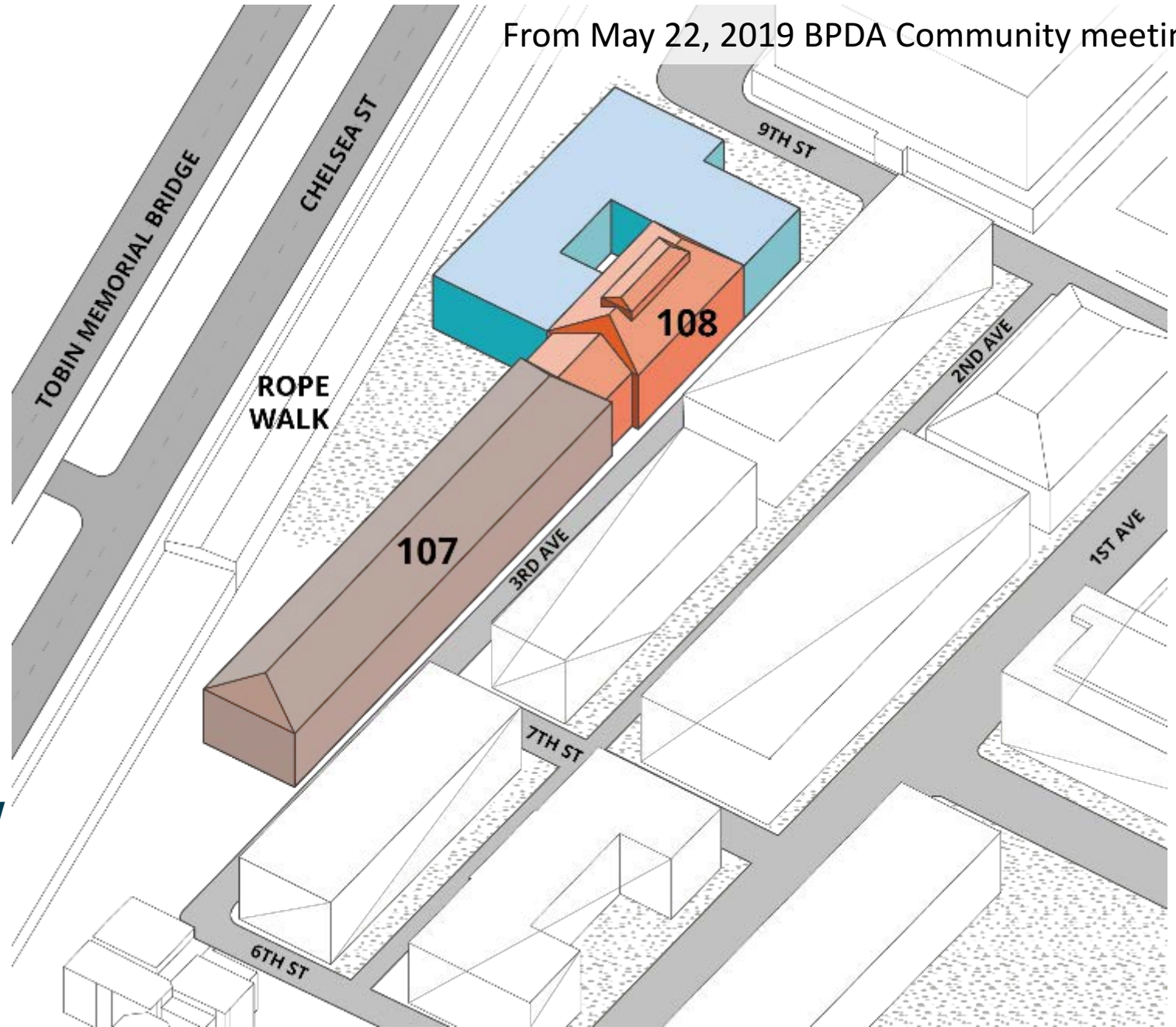
- Fits within existing volume
- Preserves connection between Building 107 and Building 108
- Compatible materials
- Design Language

MASSING

2-story building
Approx. 32,000 SF existing

From May 22, 2019 BPDA Community meeting

-  Existing building to remain
-  Demolish and rebuild new
-  Demolish, redesign, rebuild new

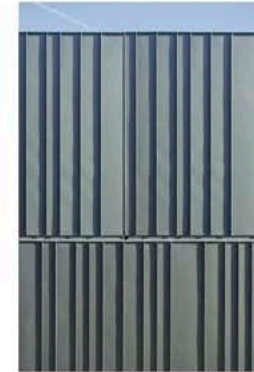




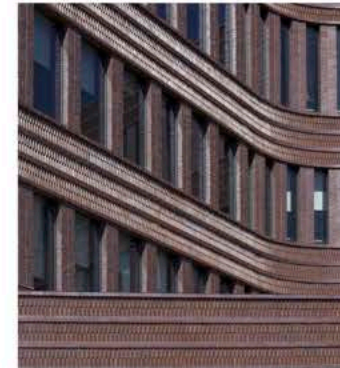




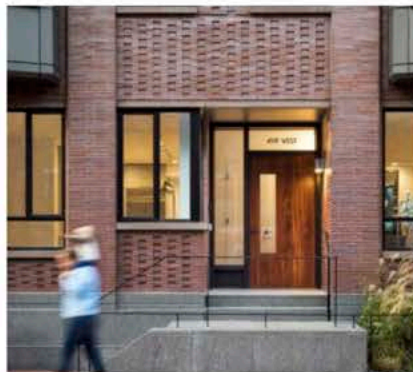
Seamed Metal Facade



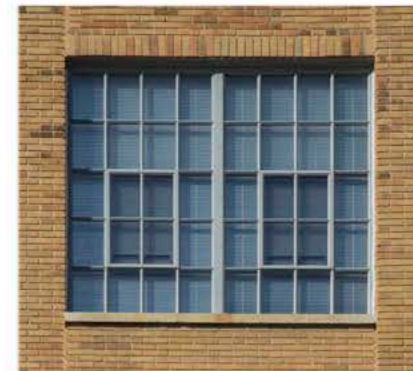
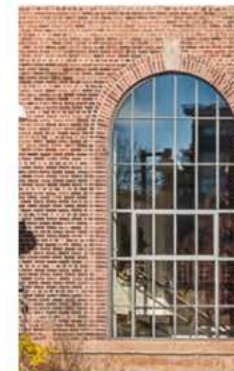
Brick Cornice and Detailing



Decorative
Brick Panels



Aluminum
Windows



Thank you



Next Steps

Share your feedback:

- The comment period is open until December 17.
- Submit a comment by email to morgan.e.mcdaniel@boston.gov

Minor Modification to the Charlestown Urban Renewal Plan:

- Residential, commercial, office, institutional, and local retail uses are permitted in the Charlestown Urban Renewal Plan.
- If Power House Partners is selected for Tentative Designation, a minor modification to the Plan will be required to allow Research and Development Uses.