

Community Conversation

BPDA-Owned Property: Charlestown Navy Yard

Tuesday, October 22, 2019

Spaulding Rehab Hospital
Conference Center B

300 First Ave, Charlestown Navy Yard

6:00 PM to 8:00 PM



**boston planning &
development agency**

Goal for Discussion:

- To update the Charlestown community on disposition and developments in the Charlestown Navy Yard Historical Monument Area.
 - To discuss anticipated Request For Proposals to seek contextually appropriate reuse of the Pump House, Pier 4, and Pier 5.
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Agenda

1. **Updates on current dispositions**
2. **Urban Planning in Charlestown and the Navy Yard**
3. **Upcoming dispositions**
4. **How RFP & selection process works**
5. **Discussion**
6. **Next Steps**

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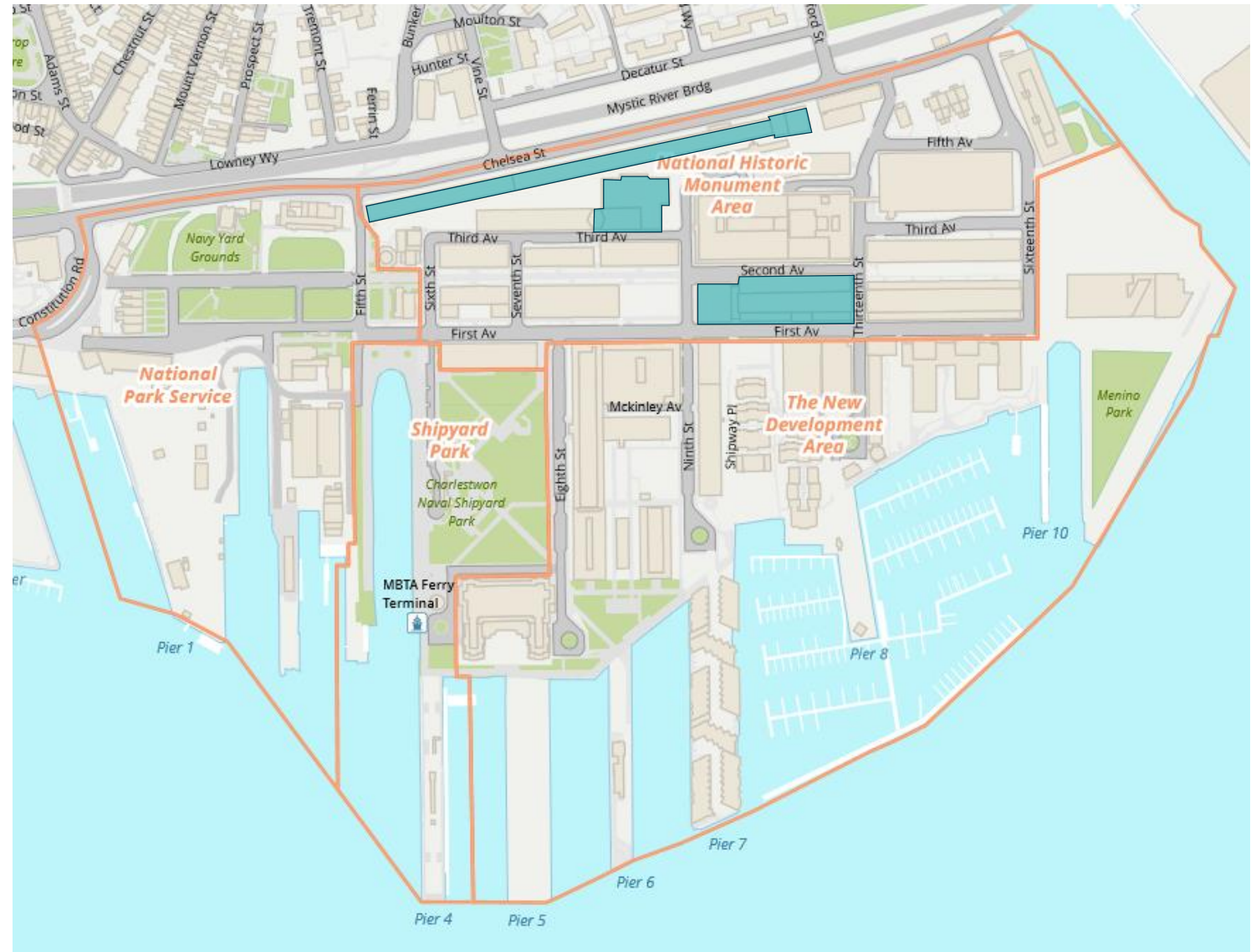
Updates on Current Dispositions



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Completing the redevelopment of the Historical Monument Area:

- Ropewalk
- Chain Forge
- Building 108



Ropewalk

- **Program: Renovation of the existing building into a residential development with approx. 97 rental units**
- **Status: Currently under construction. The development team aims to complete construction by the end of 2019.**



Chain Forge

- **Program:** Renovation of the existing building into a hotel with up to 230 guest rooms
- **Status:** Site prep has begun. Full construction will commence by the end of 2019.



Building 108

Overview:

- Power plant originally built in 1902, with numerous additions over time.
- Undergoing preparations for demolition.
- Community meeting held on May 22, 2019
- BPDA will be issuing an RFP next month for redevelopment of the parcel.
- The new development will be subject to historic preservation restrictions.



Building 108

Goals and Objectives:

- **Preserve the overall historic integrity of the Navy Yard, and better harmonize this particular site with its surroundings by putting it back into active use.**
- **Ensure flood and climate resiliency.**
- **Ensure that the design is appropriate for the historical context, requirements and massing of the Navy Yard.**
- **Conduct a property disposition via an open and competitive process.**

Building 108

Demolition Update:

- **Inspectional Services Department issued Order for Demolition 2/07/19.**
- **In response, BPDA hired Engineering Consultant, Weston & Sampson Engineers.**
- **Demolition and environmental remediation planned for Spring 2020.**



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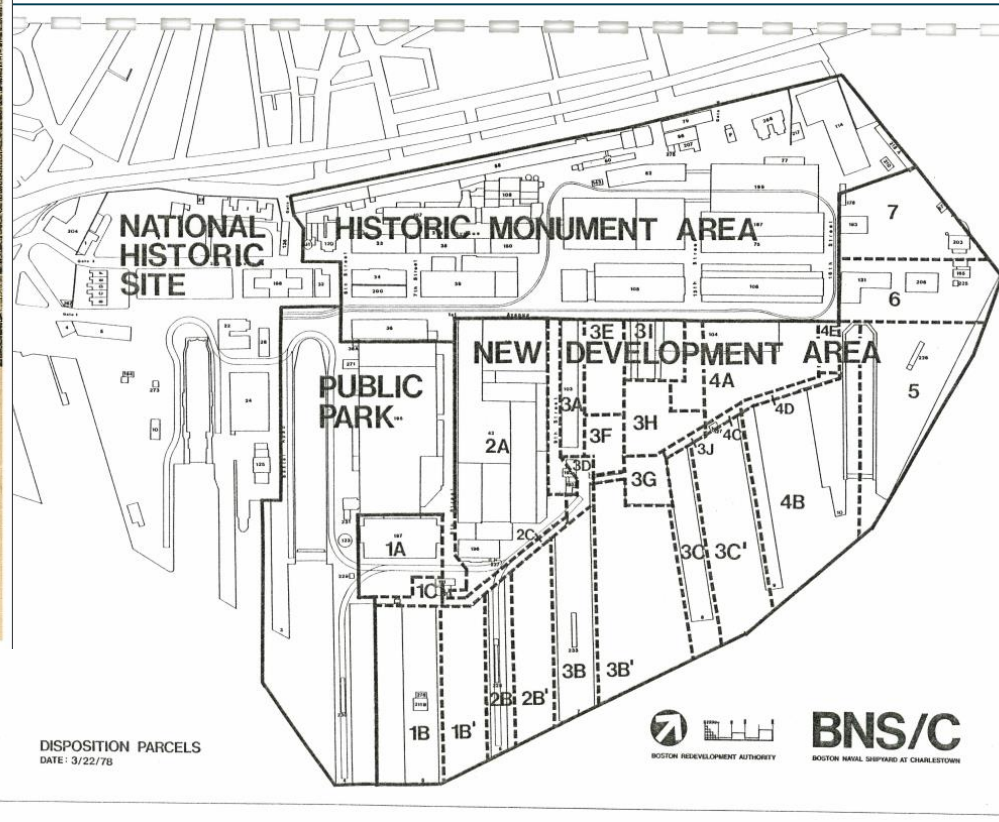
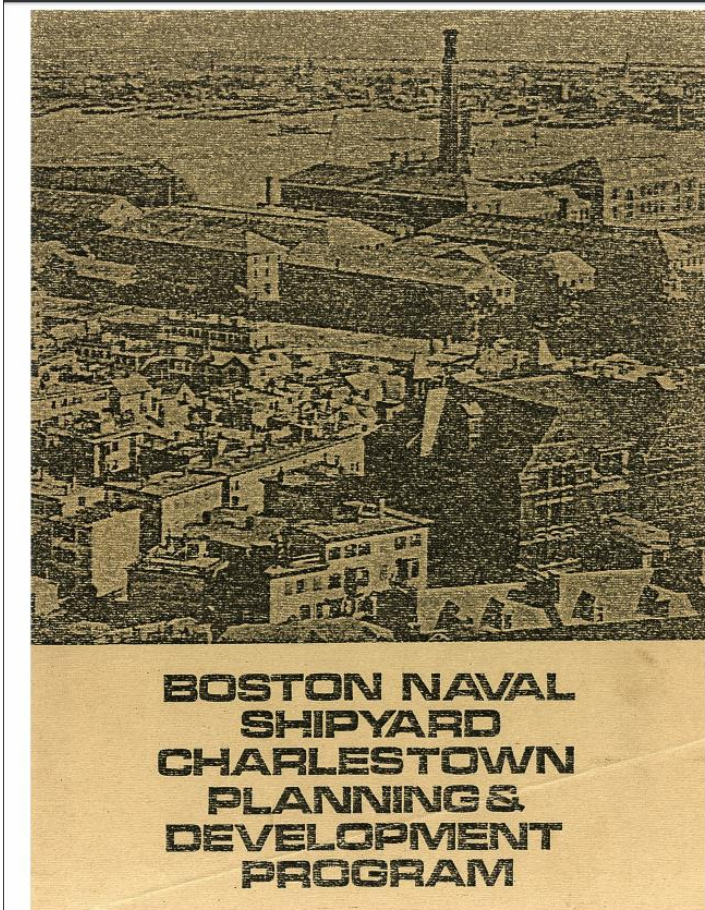
Urban Planning in Charlestown and the Navy Yard



PLAN: Charlestown

- Neighborhood planning initiative commencing early 2020
- Pre-planning phase
 - Chat with a Planner 8/19/2019
 - Chat with a Planner 9/17/2019
- Stay Connected!
 - <https://bit.ly/2yomAdl>

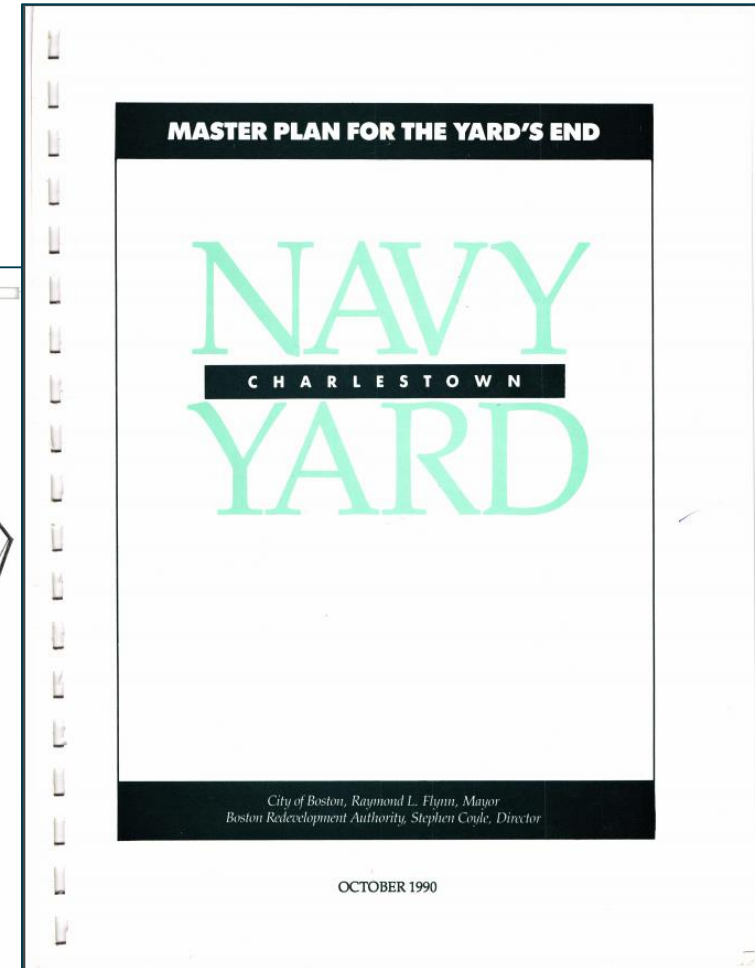
Charlestown Navy Yard Planning



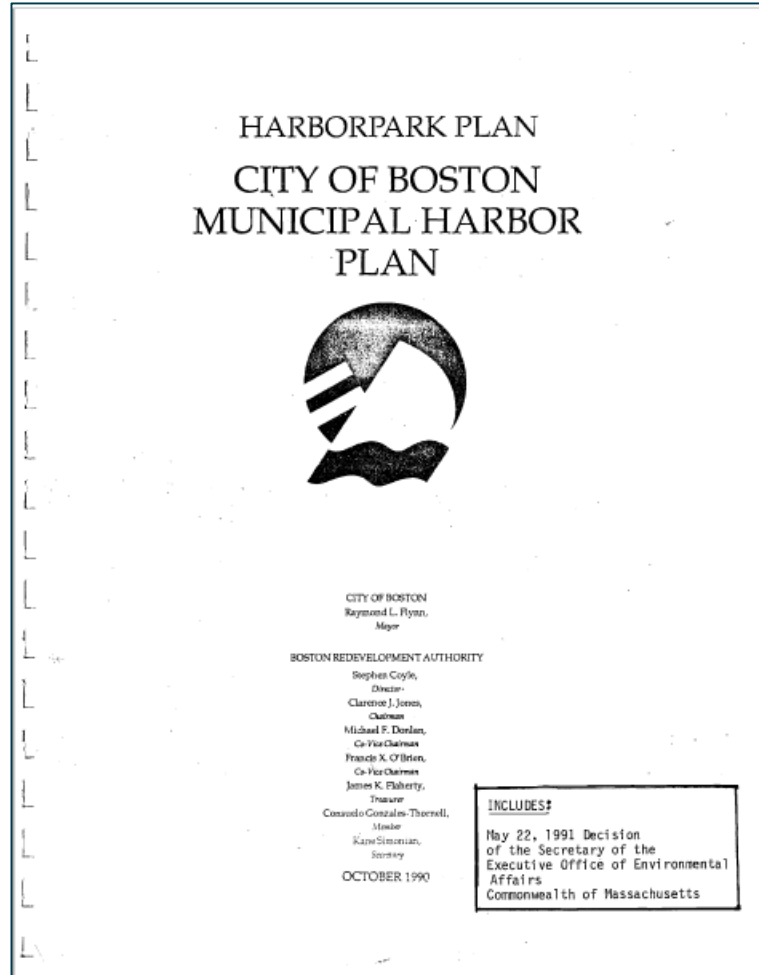
DISPOSITION PARCELS
DATE: 3/22/76



BNS/C
BOSTON NAVAL SHIPYARD AT CHARLESTOWN

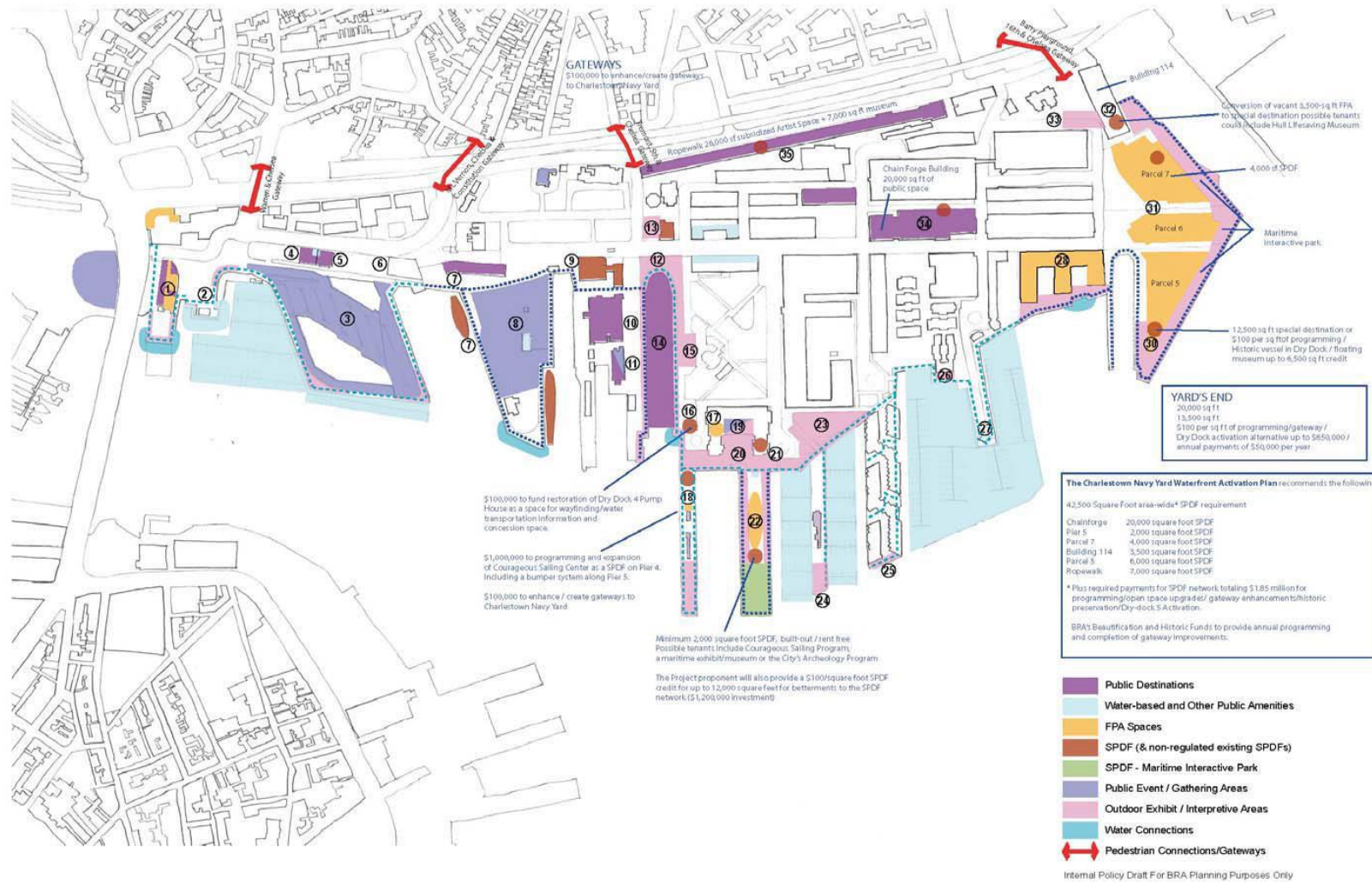


Charlestown Navy Yard Planning



- Public Access: Harborwalk
- Protect Working Waterfront
- Revitalized Underutilized Shoreline
- Public Activation: SPDF's FPA's

Waterfront Activation Network Plan for the Charlestown Navy Yard



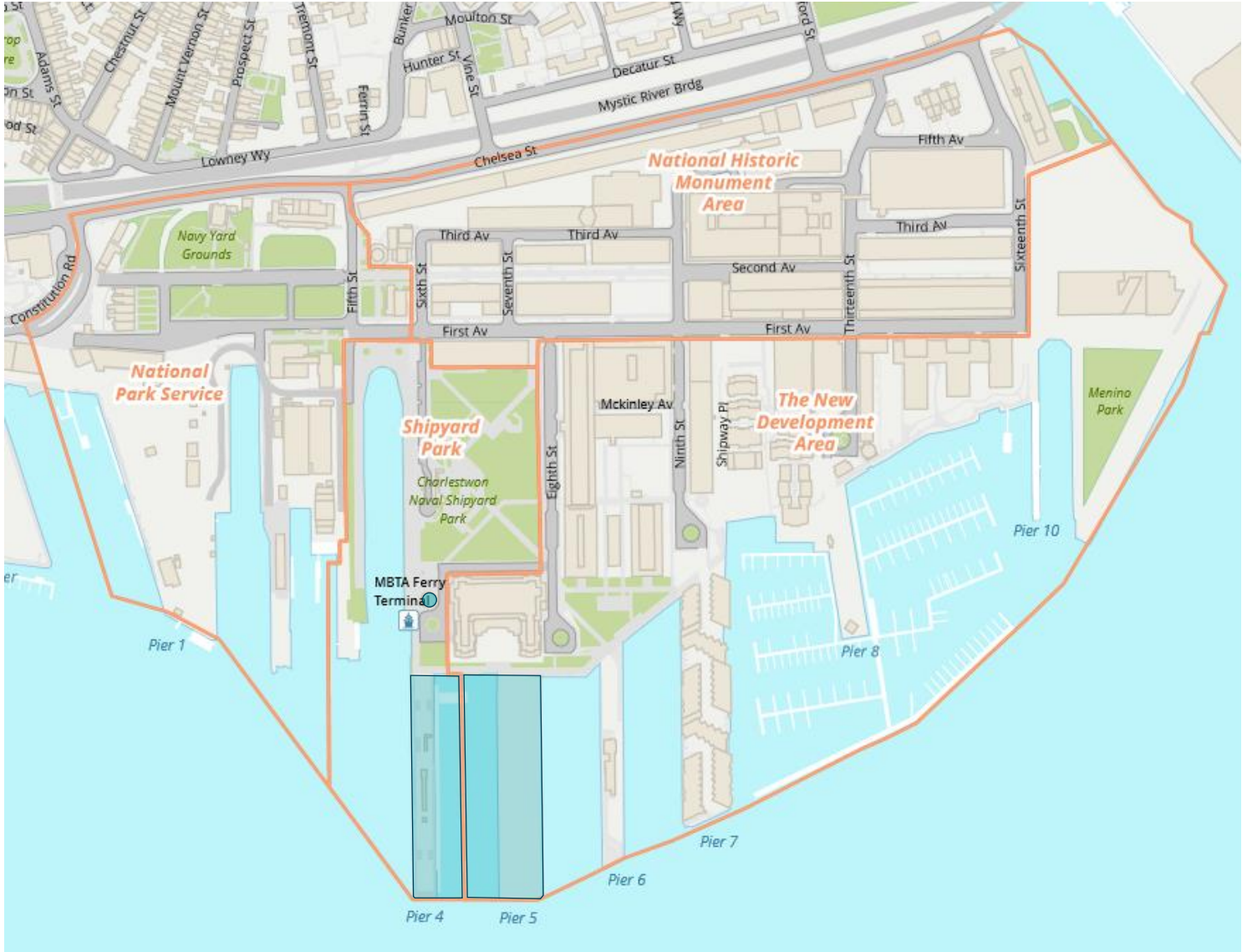
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Upcoming Dispositions



Completing waterfront activation in the New Development Area:

- Pump house
- Pier 4
- Pier 5



General Goals and Objectives

- **Preserve the overall historic integrity of the Navy Yard.**
- **Activate the waterfront for the benefit of the public.**
- **Ensure flood and climate resiliency.**
- **Ensure that the design is appropriate for the historical context, requirements and massing of the Navy Yard.**
- **Conduct a property disposition via an open and competitive process.**

Pump House

- Former pump house for Dry Dock 2
- Waterfront Activation Plan envisions a SPDF and visitor booth/concession stand.



Pump House

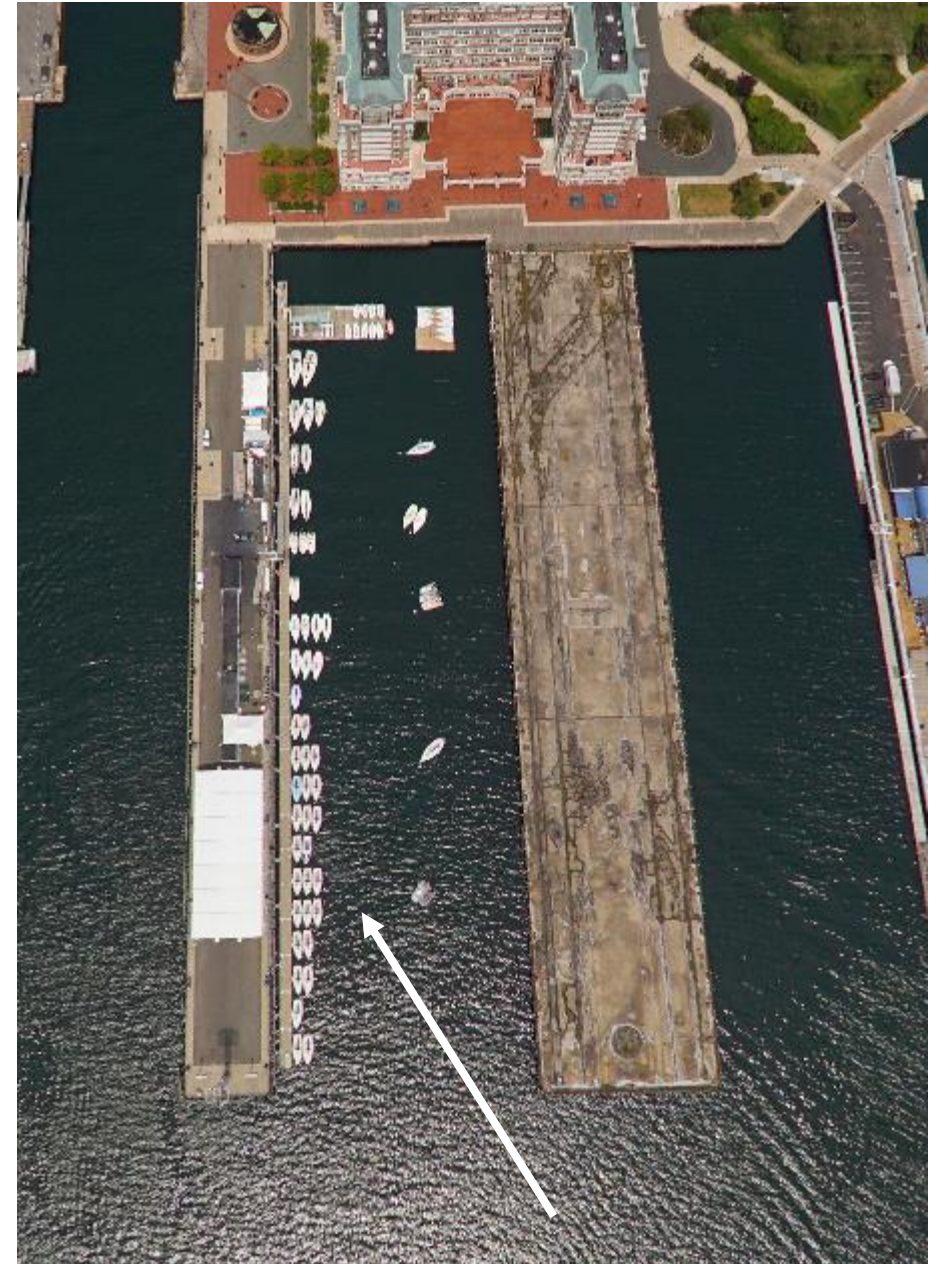
Potential RFP Goals and Objectives:

- **Preserve historic building**
- **Utilize as a visitor booth and concession stand.**
- **Comply with relevant zoning, the CNY Master Plan, the Harbor Plan, the Waterfront Activation Plan, and any historic preservation restrictions.**



Pier 4

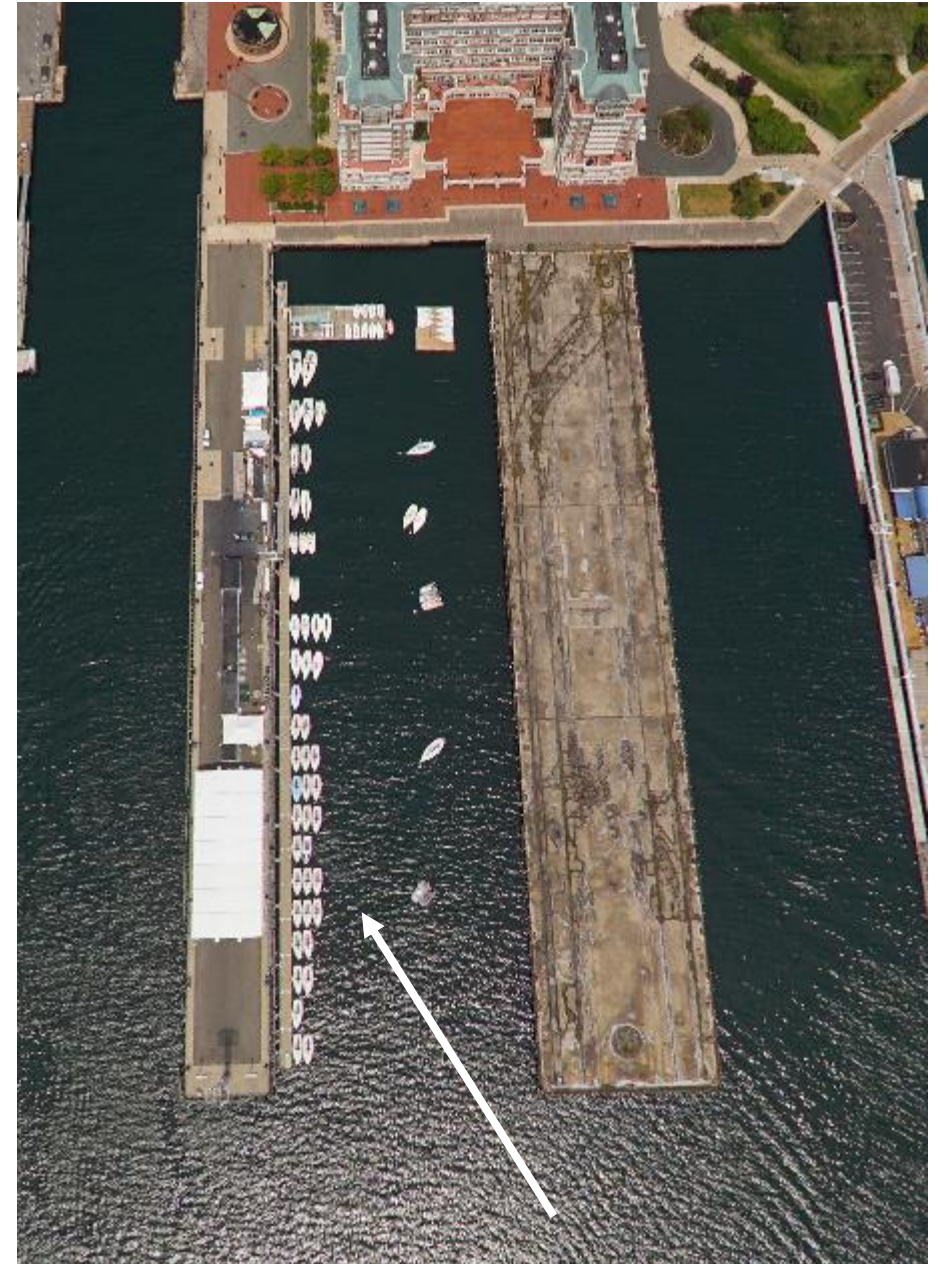
- **Headquarters for Courageous Sailing**
- **Waterfront Activation Plan envisions:**
 - **Courageous Sailing as long-term SPDF**
 - **Outdoor exhibit/interpretive area**
 - **Public event/gathering areas**



Pier 4

Potential RFP Goals and Objectives:

- Long-term marine recreation facility
- Comply with relevant zoning, the CNY Master Plan, the Harbor Plan, and the Waterfront Activation Plan.



Pier 5

Historical Context

- Navy pier built of wood in 1912 and reconstructed with concrete in 1943.
- As of 2007, a development was proposed that would include 89 units and a ground floor with a B&B, café, and SPDF, and exterior space programmed as Interactive Maritime Park.
- The development fell through because the cost to rehabilitate the pier was too high.



Pier 5

Current Condition

- The pier is not salvageable and must be demolished.
- Temporary uses are impossible due to safety constraints
- Costs:
 - \$5M to demolish the pier
 - At least \$16M to repair the pier



Pier 5

Urban Planning Guidelines

- **Zoning District:** Harborpark: Charlestown Waterfront
- **Ch 91 Requirements:** Ground floor must be dedicated to public use as an FPA. 50% of remaining square footage must be SPDF.
- **2007 Waterfront Activation plan:** Maritime Interactive Park SPDF at the end of the pier, 2,000 sf SPDF, FPA space, outdoor exhibit/interpretive areas along harborwalk. Develop SPDF concurrently with residential development.
- **Charlestown Navy Yard Master Plan:** Residential uses, 110 units
- **1978 CNY New Development Area design guidelines:** Permitted use is residential. Marina use may be permitted only if it can be demonstrated by the developer that residential use is not feasible.
- **Climate resiliency**



Pier 5

Potential RFP Goals and Objectives

- **Mixed-use residential development with public amenities.**
- **Flood and climate resiliency**
- **Proposals which minimize disruption to existing views from both public and residential areas will be encouraged.**
- **Comply with relevant zoning, the CNY Master Plan, the Harbor Plan, the Waterfront Activation Plan, and the New Development Area Design Guidelines.**



Floating Housing Examples



Amsterdam



Sausalito, CA

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How RFP & Selection Process Works

The RFP Document

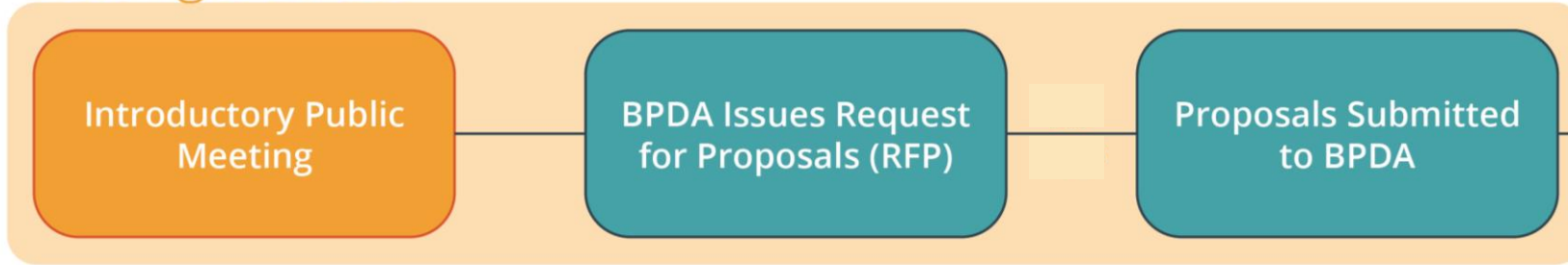
- **Request for Proposal (RFP) is the mechanism BPDA uses to dispose of property and preserve public assets by putting them back into productive use.**
- **Description of property, neighborhood, zoning, planning, and legal requirements.**
- **Guidelines stipulate things expected in proposed project such as: desired characteristics of building, use(s) of building, community benefits required, sustainability and resiliency.**
- **Comparative Evaluation criteria**

Comparative Evaluation Criteria

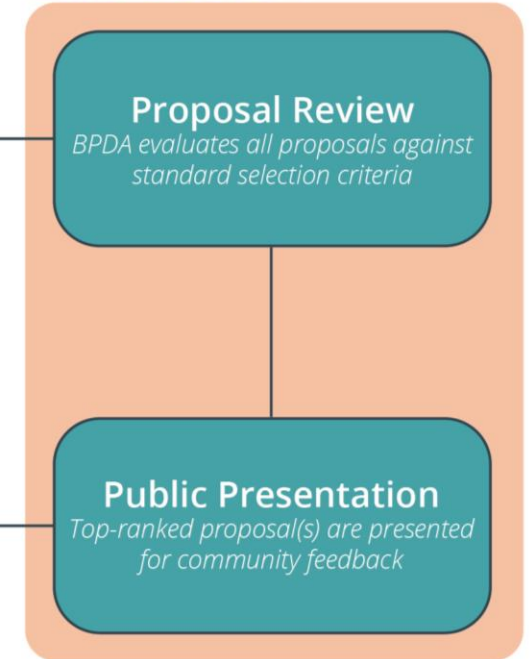
- **Ability to Execute the Project**
- **Exceptional Development Program, Design and Public Realm Contribution**
- **Strength of Financial Offer and Finance Plan**
- **Diversity and Inclusion Plan**

How the RFP and Developer Selection Process Works

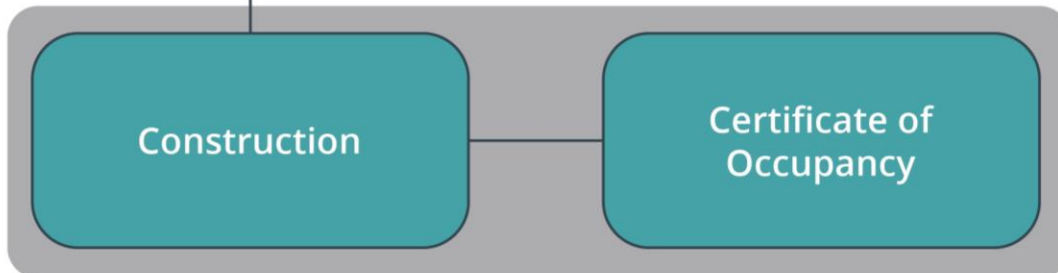
Getting Started



Evaluation



Board Protocol



Project Development

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Feedback & Discussion



Opportunities to give feedback

- Email morgan.e.mcdaniel@boston.gov. Comment period closes on November 6.
- Fill out a comment card
- Share your thoughts now

What we would like to hear from you:

- **Uses for Pump House**
- **Uses for Pier 4**
- **Uses for Pier 5**
- **SPDFs for these sites**
- **Other concerns and ideas**

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Next Steps

