



Are you on board?

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May 12, 2017

Via email to: erikk.hokenson@boston.gov

Teresa Polhemus
Executive Director/Secretary
Boston Planning & Development Agency
One City Hall Square, Room 910
Boston, MA 02201-1007

Re: Charlestown Navy Yard RFI

Dear Mrs. Polhemus,

Attached is Boston Harbor Now's response to the Boston Planning and Development Agency request for letters of interest to contribute to the activation of the waterfront and water's edges of the Charlestown Navy Yard, specifically Dry Dock #2, the foot of Dry Dock #2, Dry Dock #2 Pump House, Pier 5, Shipways, Dry Dock #5, the water's edge, and adjacent watersheets.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Julie Wormser".

Julie Wormser
VP Policy & Planning

A handwritten signature in black ink that reads "Jill Valdes Horwood".

Jill Valdes Horwood
Director of Policy

EXHIBIT B

FORM OF APPLICATION

The following format and questions are intended to help you structure your response and describe how your response meets these requirements.

1.0 ORGANIZATION STRUCTURE

Boston Harbor Now (incorporated in MA)
15 State Street, 11th Floor
Boston, MA 02109

Primary contact:

Jill Valdes Horwood

617-223-8672

jvhorwood@bostonharbornow.org

www.bostonharbornow.org

1.2 If your organization is a non-profit, please provide a copy of your organization's certificate of incorporation, a copy of your determination letter from the Internal Revenue Service, and if applicable, a copy of your organization's last Form PC filed with the Massachusetts Office of the Attorney General, Non-Profit Organizations/Public Charities Division.

See attached.

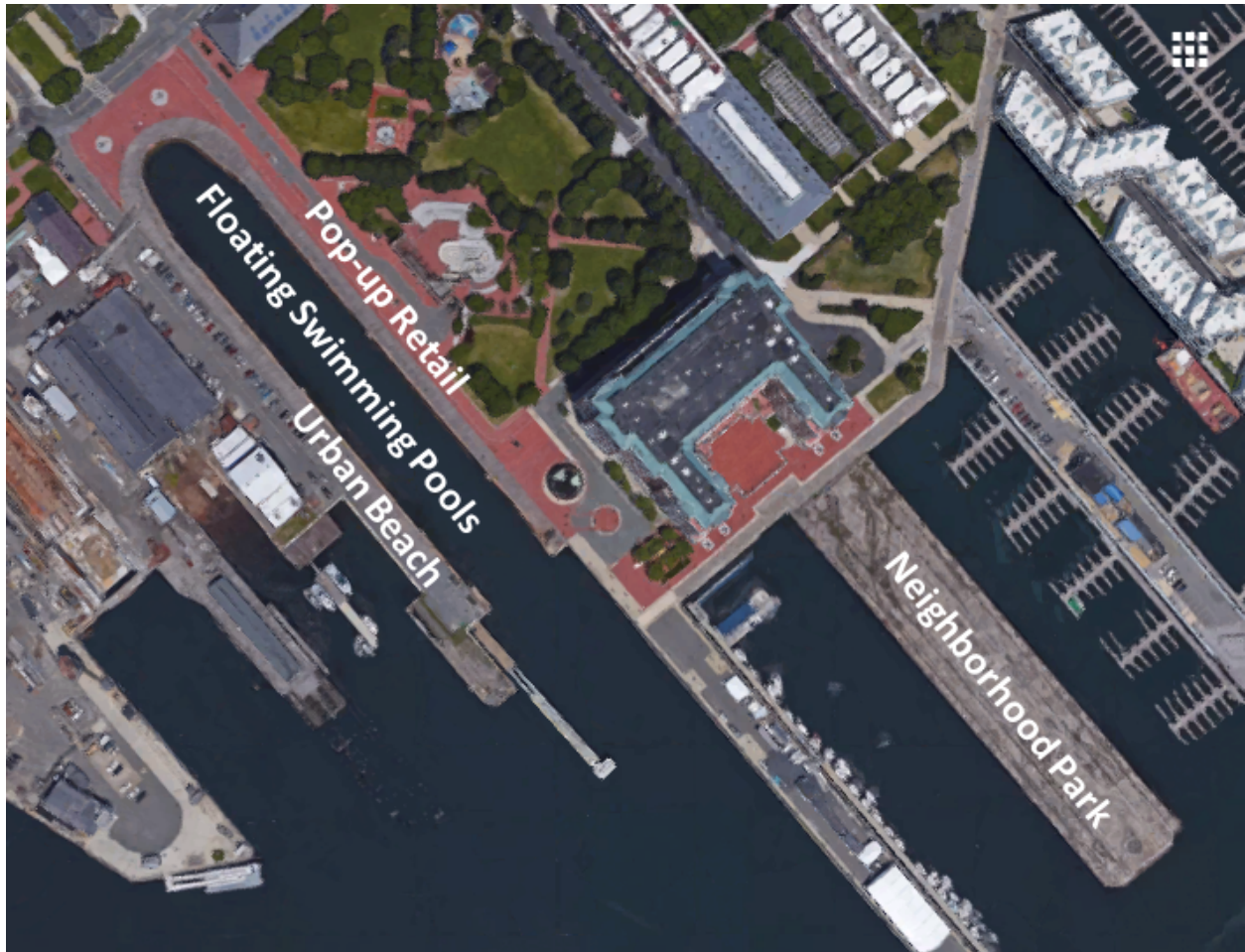
2.0 SUMMARY OF ACTIVITY

2.1 Please provide a description of your proposed activity for the activation of the Charlestown Navy Yard waterfront and water's edge.

We are responding to this RFI with relatively low-cost, potentially revenue generating suggestions that would activate especially the Charlestown Navy Yard area between the National Park and Pier 5. We would be glad to partner with BDPA and others to see these ideas come to fruition.

Pier 3 and a portion of Dry Dock 2: Urban Beach and Floating Swimming Pools

The Ring Fountain on the Greenway has become an absolute kid magnet during the summer. Families coming to the New England Aquarium, Faneuil Hall or other destinations near Central and Long Wharves now bring along bathing suits and towels and extend their visits to include a soak in the Ring Fountain.



Similarly, the Charlestown Navy Yard would benefit from a safe opportunity to cool off in the water. Given its location at the end of the Freedom Trail and a short ferry ride from Long Wharf, the Navy Yard could be an urban oasis for hot, tired visitors and residents.

We envision creating an urban beach on Pier 3 with perhaps a six-inch-high perimeter curb holding in beach sand and all-weather seating and shade.



Such a beach would be further enhanced by changing rooms, an outdoor cold-water shower and a food/souvenir kiosk on Pier 3. Sugar Beach in Toronto (see right) is a wildly successful example of this strategy.

We also suggest adding one or more floating swimming pool barges (perhaps one that is 3-4 feet deep as shown below and a wading pool for small children) to the Dry Dock 2 channel. Below are examples of such pools in Antwerp, Belgium (left) and Berlin, Germany (right). ADA-access to the pool might be from Pier 4, while access from Pier 3 could be via rebuilt stairs within Dry Dock 2.



Pier 4 Walkway to the National Park: Pop-up retail and a visitor kiosk

A visitor information, souvenir and concession stand in a rebuilt Pump House would help visitors arriving by ferry orient themselves to the Navy Yard and Bunker Hill. Other ferry terminals have benefitted from pop-up retail, such as art galleries, food trucks and other temporary establishments. We would like to see the walkway along Pier 4 activated in such a way. Below are riverfront examples from Arizona and Buffalo, NY. Boston’s SOWA weekend



market and the Greenway Open Market are other local examples.

Pier 5: Neighborhood Park/Urban Oasis



Finally, we would like to see Pier 5 be developed into a place that brings people together for social experiences. Imagine providing space for grilling and picnicking, as Castle Island does, a covered pavilion with seating, interpretive signs/public art, a dog park, a sprinkler park and other opportunities for children and adults to relax and refresh themselves along the waterfront.

The Navy Yard Community Association has presented their Head of the Harbor proposal to us, and we believe that their vision of recognizing maritime and military history would be compatible with the use of Pier 5 for informal recreation and community gatherings. We would like to see such installations be as interactive as possible (e.g., as suggested on p. 57 of the 2005 Waterfront Activation Network Plan: knot tying stations, sail raising, semaphore messages).



2.2 Please detail how your proposal would achieve the goals detailed in the RFI, namely the activation of the Charlestown Navy Yard waterfront and water's edge. If applicable, please describe if and how your proposal:

- Promotes the public's use of the waterfront and water's edge in accordance with M.G.L. Ch. 91;

- **Activates the waterfront and water's edge temporarily, seasonally, on a recurring basis, or year-round;**
- **Is complementary to the special public destination facility ("SPDF")-like destinations in the Charlestown Navy Yard, e.g. the USS, Constitution, USS Cassin Young, Courageous Sailing, Constitution Museum, etc.;**
- **Educates the public about climate change and climate resilience, especially in the Charlestown Navy Yard; and**
- **Promotes or enhances the climate resilience of the Charlestown Navy Yard.**
- **Is consistent with the Waterfront Activation Network and/or Water-Dependent Use Management Plans for the Charlestown Navy Yard;**

Please be as descriptive as possible, providing images if beneficial.

According to the National Park Service, the USS Constitution is one of the five great historical icons in the United States, along with the Statue of Liberty, Liberty Bell, Washington Monument and Mt. Rushmore. The Navy Yard also represents one end of the three-mile Freedom Trail, one of Boston's most popular draws.

In the summer, visitors arriving by ferry experience little signage, retail, shade or activation between the ferry dock and the USS Constitution Museum. Compared with downtown and the Seaport, the Navy Yard draws few local visitors and residents. As a result, one of the Inner Harbor's larger and better-developed public open spaces is often empty of foot traffic and programming.

Adding a swimming pool, urban beach, destination park, visitor kiosk and pop-up retail and/or food trucks would provide reasons for residents and visitors to repeatedly visit and enjoy this area during warmer months. One could imagine lunchtime and after-work swims for downtown workers, community gatherings on Pier 5, and weekend farmers markets. With the exception of the Pier 5 and Pump House renovations, these interventions could be done relatively cheaply and could provide seasonal revenue sources to offset capital and operating costs.

We applaud the RFI's focus on climate resilience and climate education. Our proposals are themselves generally climate resilient, in that they are either easily moved out of harm's way (pop-up retail and beach umbrellas) or relatively weatherproof (sand, barbecue stands). Public climate education could be incorporated throughout this area through interactive stations involving heat, precipitation and coastal flooding. Given how flat the Charlestown Navy Yard is,

interventions in this area will not protect inland residences and businesses. The neighborhood will need either a comprehensive seawall or building-by-building adaptation.

3.0 FINANCIAL VIABILITY AND CAPABILITY

3.1 Please provide evidence of the financial viability of your organization.

See organizational 990, attached.

3.2 Please describe your plans to fund or contribute to the costs of your activity, funding sources, contingency plans, and insurance requirements. Parties interested in funding from the BPDA must provide detailed financial information, including, if applicable, sources and uses, a business plan, maintenance/management plans, etc.

Boston Harbor Now is the legislatively authorized non-profit partner of the National Park Service and Department of Conservation and Recreation. In our capacity as DCR's legislated partner for the Boston Harbor Islands, we regularly work with both agencies on capital and maintenance projects to enhance and improve public access to the Boston Harbor Islands National and State Park. We do not have funding in hand to implement these ideas, but we would be glad to work with BPDA to secure both capital funding and contracts with management entities.

4.0 ORGANIZATION PROGRAMMING AND SERVICE DELIVERY

4.1 Please describe the programs and service delivery your organization provides including a summary of target user groups and the relationship of the proposed activity to your organization's program and services.

Boston Harbor Now, is a civic organization that brings more than six decades of waterfront, open space and recreational experience together to maximize recreational, cultural and social opportunities in and around Boston Harbor; develop and promote an integrated water transportation system and foster mixed economic development that will be a model for climate change resiliency.

As part of our programming efforts, Boston Harbor Now curates and leads over 350 free public programs on the Boston Harbor Islands each summer. These programs offer a diverse array of opportunities for physical activity, education, engagement with the arts, and cultural enrichment. Examples include exploration with the New England Aquarium on Spectacle Island,

“Plays in the Park” interactive open-air theatre series, brass band performances on Georges Island, and Boston Light Day, which celebrated the 300th anniversary of Boston Light.

In addition, Boston Harbor Now (in our former identity as the Boston Harbor Island Alliance) partners with federal and state agencies to renovate and/or build visitor centers on Peddocks, Spectacle and Georges Island, build the Boston Harbor Islands Pavilion on the Rose Kennedy Greenway, and build island recreational infrastructure such as yurts, tent platforms and trails. Our role in these activities involves fundraising, financial management and contracts management on behalf of the Parks Partnership. We continue to solicit and manage food, ferry and capital contracts for the Boston Harbor Islands.

5.0 COLLABORATION OPPORTUNITIES

5.1 If the Proposal would require, facilitate, or benefit from a partnership with another organization, the BPDA, or a department within the City of Boston, please explain.

See Section 3.2 comments.