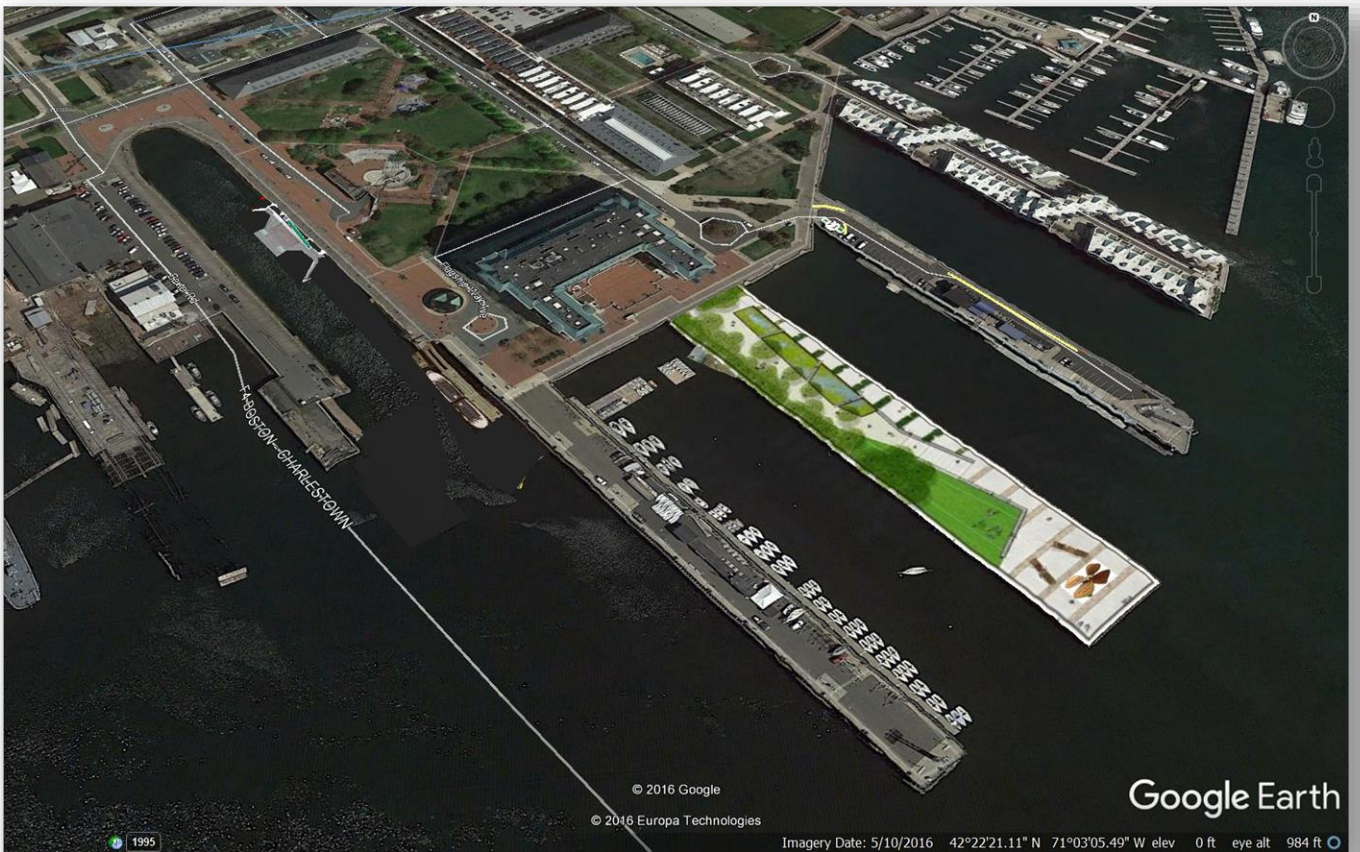
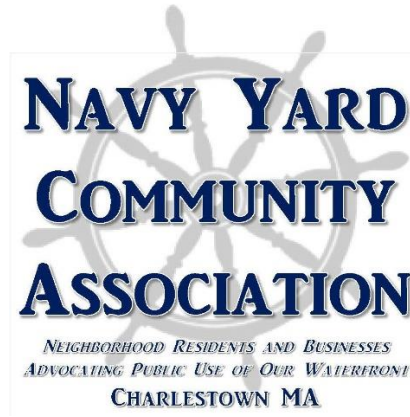


**Activation of the Charlestown Navy Yard Waterfront & Water's Edge
Proposal May 12, 2017**





**Navy Yard Community Association
197 8th Street # 725
Charlestown, MA 02129-4234**

May 11, 2017

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

Re: Letter of Interest in Response to RFI for the Activation of the Charlestown Navy Yard and Waterfront & Water's Edge

Dear Ms. Polhemus,

Being duly authorized to represent and act on behalf of the Navy Yard Community Association (the Applicant) and having reviewed and fully understood all of the requirements and information provided, the undersigned hereby submits the attached Application and supporting materials and hereby applies for the opportunity to provide or submit a proposal for the activation of the Charlestown Navy Yard waterfront and water's edge as described in the RFI for the activation of the Charlestown Navy Yard Waterfront and Water's Edge (the RFI). Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the RFI.

The BPDA is hereby authorized by the Applicant to conduct any inquiries and investigations to verify the statements, documents, and information submitted in connection with the Application, and to seek clarification from references and other third parties regarding any financial and experience issues. If the BPDA has any questions regarding this Application please contact the following individuals:

Edward Cardinali, Chair
Navy Yard Community Association (NYCA)
197 8th Street, Unit 621, Charlestown, MA 02129
Telephone: 1-207-752-7039; 617-242-3572

edwardcardinali@aol.com

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Navy Yard Community Association (NYCA)
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617-869-1225
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Sherry Grancey, Esq., Co-Chair
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617-470-1401
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Sherrie S. Cutler, AIA, Advisor Member
Navy Yard Community Association
197 8th Street, Unit 506, Charlestown, MA 02129
970-948-8822
sscutter@ecodesign.com

The undersigned confirms and warrants that there is no officer, director, partner, employee, or spouse of any of the foregoing categories of individuals who is:

- (a) An elected official of the City of Boston or an employee of the City of Boston; or
- (b) Related to or has any business or family relationship with any elected official of the City of Boston or any employee of the City of Boston, such that there would be any conflict of interest or any appearance of conflict of interest in the evaluation or consideration of the Application by the BPDA

The undersigned declares that the statements made and the information provided in the duly completed Application are complete, true and correct in all respects.

Navy Yard Community Association

By: _____
Edward Cardinali, as Chair, and for Co-Chairs

Attachments – NYCA –Charlestown Waterfront Public Use & Transportation Plan 2017:

- * Pier 5 – Boston Head of the Harbor Maritime Park
- * Recreational Water Access – Dry Dock 2/Shipyard Park
- * Water Transportation in the Inner Harbor

Hand Delivered to the Executive Director’s Office
cc: erikk.hokenson@boston.gov

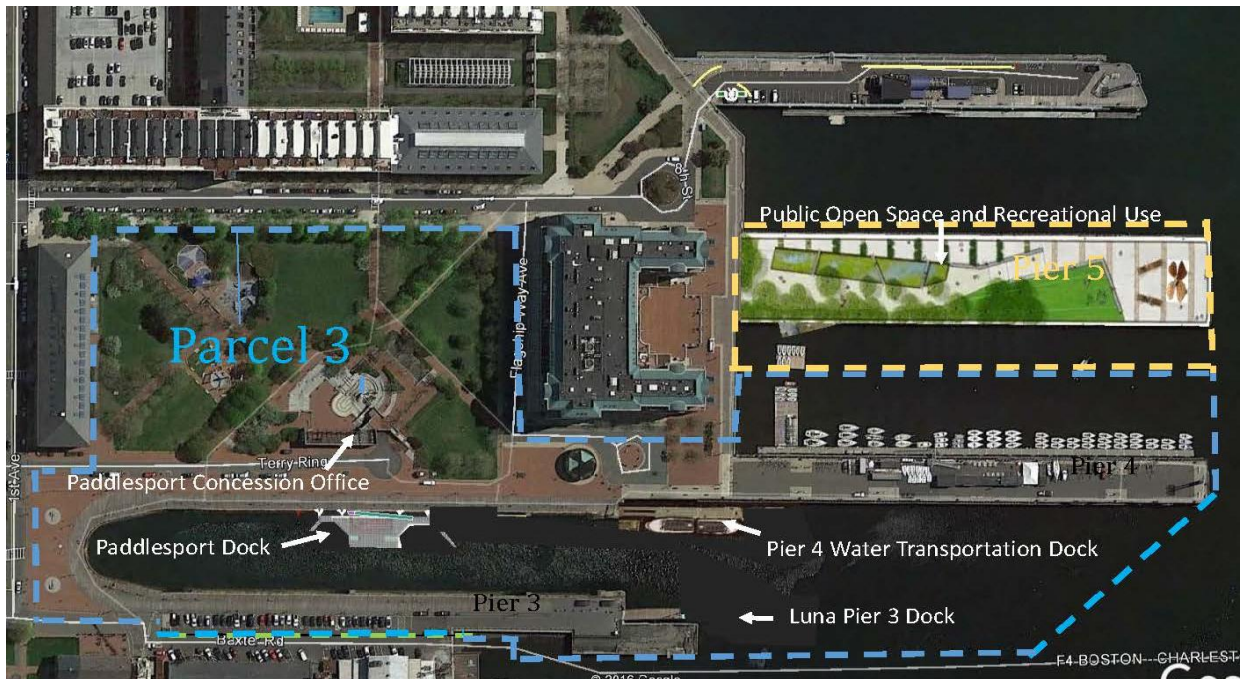


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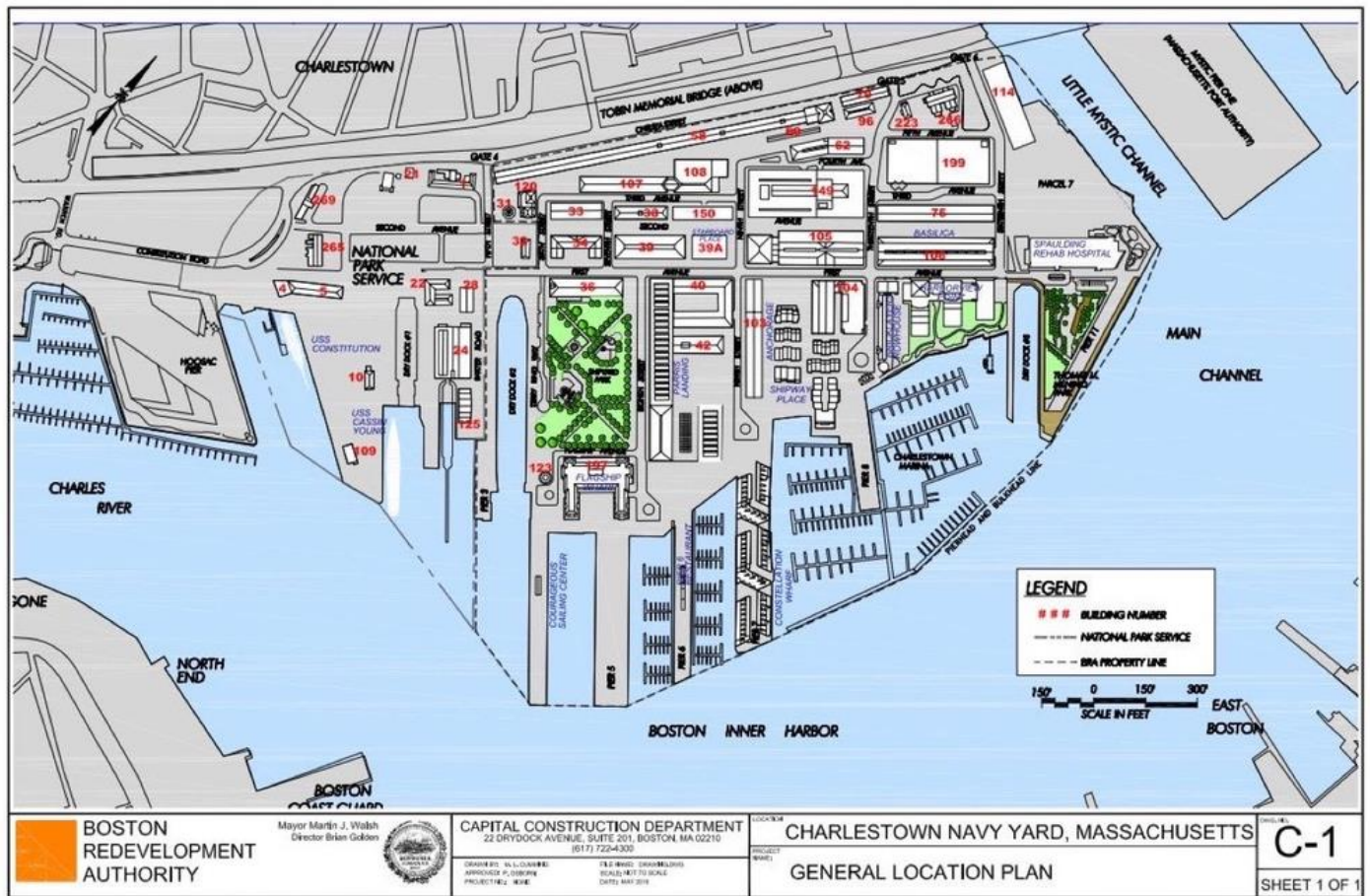
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PIER 5 Head of the Harbor Maritime History & Science Park

PIER 5
OPEN SPACE
RECREATION



A) 1.0 ORGANIZATION STRUCTURE

Navy Yard Community Association (NYCA)
197 Eighth Street #725, Charlestown, MA 02129

NYCA is a Navy Yard Community Association dedicated to the enhancement and activation of our waterfront through Public Open Space, Recreational Use and Expanded Water Transportation.

Contacts:

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Christine Colley, NYCA Co-Chair
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Email: ccflagship0406@comcast.net

Sherrie S. Cutler, AIA, Advisor Member
Telephone 970-948-8822
Email: sscutler@ecodesign.com

The Navy Yard Community Association does not hold a non-profit status at this time.

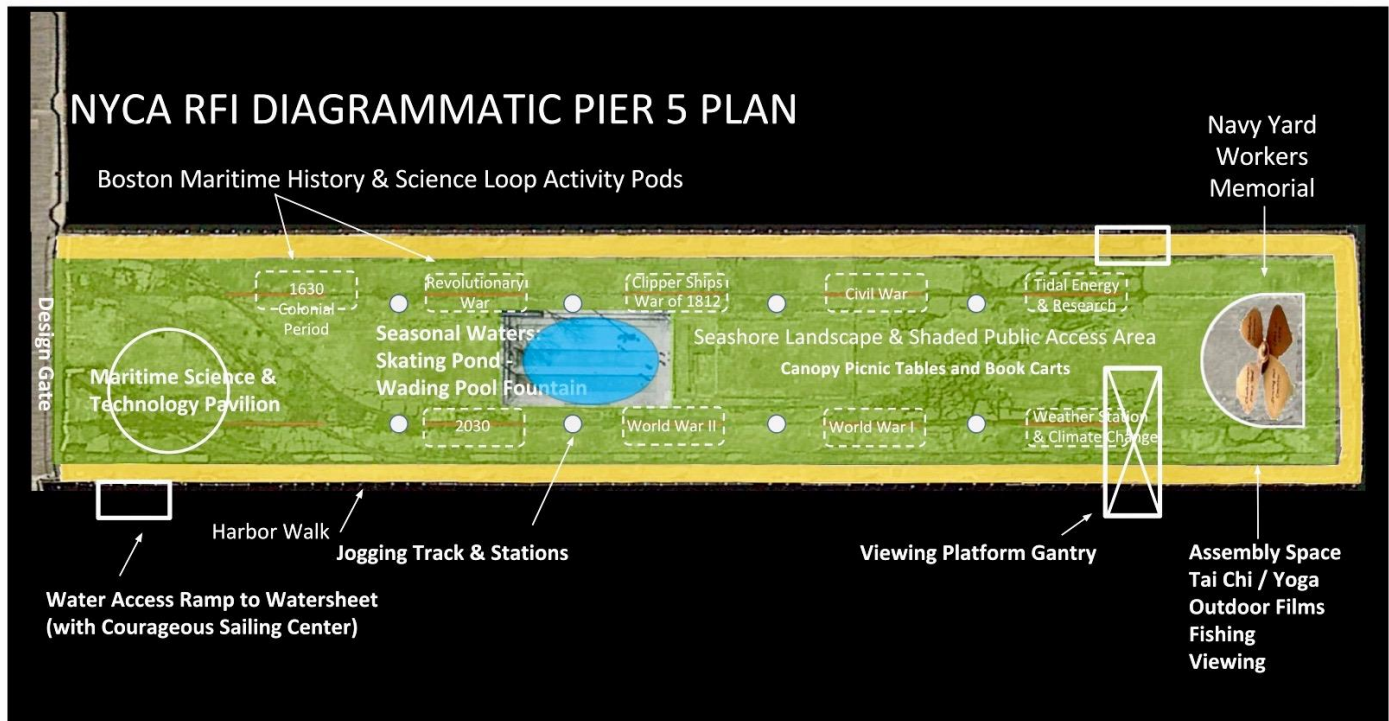
**SUMMARY OF ACTIVITIES: There are three related initiatives:**

- A) Pier 5 Head of the Harbor Park
- B) Shipyard Park/ Dry Dock 2 - Recreational Water Access
- C) Enhanced Water Transportation

A) 2.0 SUMMARY OF ACTIVITIES: Pier 5 – “Head of the Harbor Park”

A) 2.1 Description : Boston Maritime Science and History Park — At the *Head-of-the-Harbor*

Develop Pier 5 as a **“Place Making” destination** for residents and visitors compatible with the other local attractions such as the National Park, Harbor Walk, Freedom Trail and Courageous Sailing. Pier 5 would be used for public open space, harbor viewing and recreation and feature Maritime Science and History related story loop **“Activity Pods”** that portray Boston’s rich 400 years of Maritime History 1630 to 2030 and the Charlestown Navy Yard ship yard workers and seamen. This could be accomplished with **interpretive exhibits, temporary and /or semi-permanent pop-ups, displays, memorials and exhibits** set in a partially shaded natural setting providing public access space that can be used for activities such as **picnics, harbor viewing, art shows, maritime exhibits, yoga classes, Tai Chi, and other innovative ideas.**



Our Vision of Boston Maritime Science and History Park on Pier 5

From Pier 5 ascend to the **high viewing platform for the inspirational view** down our majestic Boston Harbor. This is a view like nowhere else that belongs to you--- **the public**. Simultaneously, you see a moving panorama of tankers and tall ships, planes and helicopters, sailboat races of all sizes, tug boats and pleasure boats, cranes, ferry boats, “Old Ironsides,” Duck Tour boats, kayaks, cruise boats and water spouting fireboats, Environmental, State and Boston Police Boats, Coast Guard and Navy vessels from around the world.

Envision paving textures like an elegant, **low Japanese garden** with a perimeter of shell and gravel **walkways and an inner clay jogging path** separated by lines of **cobblestone** ballast, original gantry **crane rails** or low **sea grasses**. Paths are accented by **stations for exercise, pods for maritime science and history awareness and “pop-ups”** which surround a seashore landscaped core with a **central seasonal water element** — winter/summer...**fountain, wading and skating**. **Shaded areas and seating** for contemplation, cooling decompression and picnics are there too.

Stop at a **Boston Marine Science and History Pod** to learn about the maritime history of the **Revolutionary era, the War of 1812, Clipper Ships, Civil War submarines, WWI , WWII**. Test your science wizardry at a **Maritime Science Pod** like the **Climate Change Weather Station** or the **Tidal Range and Energy Register**. Stop to test your strength at hoisting a mainsail or weighing an anchor. Check your balance by walking a gangplank, learn to **use a sextant** and the difference between an **octant, an astrolabe and a Loran** ---compare them to our new **GPS** Technology. Try your hand at some knot tying at a **“Knot Station”** or weather prediction at a **“Weather Station.”** **Learn to read a chart.**

Set your **spyglass** or the **Naval binoculars** on the winning skipper of the frostbite fleet to appraise the set of his sails! Learn how sailors used **celestial navigation** at an **Astronomy pod**. See **Tidal/Hydro energy testing** for urban prototypes utilizing 9-15’ tides below Pier 5 to see “soon to be” 2030 Maritime Science. Then warm around a recessed **“Harbor-Fire”** (See Providence RI’s successful “River-Fire”).

Identify a sloop, catboat, ketch, schooner, cutter, yawl, bark, and brigantine from **boat models or actual boats**. See a progression of Coast Guard lifeboat, lifesaving and rescue equipment. Talk to a Coast Guard recruitment officer at the **Coast Guard pop-up kiosk**.

Assemble to watch **old nautical films** like “A Perfect Storm,” “Moby Dick” or “Supertankers.” Schedule your Plein Aire **watercolor painting** classes overlooking the Courageous Sailing Center Starting Line. Attend the **morning Tai Chi** or the **evening Yoga** at the end of the Pier. Ride on solar-powered rickshaws. Join the Bunker Hill **Yacht Club**.

Set **signal flags** on the **nautical flagpole yardarm** for your own message—“Congratulations!” “Welcome!” “A Proposal?” Get married at a small Non-Denominational **WWII Workers Memorial Meeting Space at the Pier End!** Yes, joined by the memorial to War Veterans and the Men and Women, who worked at, were shipped out to active duty, were de-Commissioned from, and were serviced by the Navy Yard. The memorial features the extraordinary women’s labor force is immortalized by a statue of **Rosie the Riveter** flexing her muscles at **the Head of the Harbor!**

Harbor Views form Pier 5



A) 2.2 BACKGROUND: Achieving Activation of the Waterfront / Waters Edge along Piers and Harbor Walks

Very few cities can boast a true, continuous “Harbor Walk.” Most port cities have a Harbor Park or View Point like San Francisco’s “Embarcadero,” New York City’s “Battery Park,” Brooklyn Heights’ “Promenade,” Brooklyn’s “Bridge Park,” Baltimore’s “Inner Harbor,” Miami’s “Crandall Park,” Charleston’s “Battery.”

Boston’s Unique Harbor Walk with Accented Public Piers

Highlights of special happenings and special places along the Harbor Walk — like our proposed Pier 5’s unique Maritime Park will link like a jewel on our **Emerald Necklace** to create something greater than the chain alone. Once there is an appreciation for the preciousness of this amenity --an appreciation for what it can do for the city, the job of defending a Harbor Walk becomes easier. When it is developed to its full potential it will take on a life of it’s own that becomes synonymous with the city itself as Central Park has become so with New York City — this is called “**Place-making.**”

The Boston Harbor Walk and the Freedom Trail need a terminus, a major focus, and Pier 5 with it’s commanding views of the full Harbor is the ideal location such a Harbor-front Maritime Park. Boston is one of this country’s only important Harbor Cities that does not offer to its residents and visitors a major, accessible and comprehensive Park with a major Maritime Museum for its citizens.

GOALS and OBJECTIVES

Enhance and fully use the unique **vista on Pier 5**. Provide a compelling destination that invites **local and international travelers** to come and actively use this **hidden treasure**-to participate in exploring the **maritime history** and **science** of Boston Harbor and the Navy Yard following along the historical sign-posts and information pods....to learn something new!

Host varied maritime events, educate the public to Boston’s rich maritime history, and the Navy Yard’s contribution to nautical science, and support and encourage the **Courageous Sailing Center**. Provide peaceful promenades, benches, picnic tables, along with exercise stations, pop-up activity areas to be shared by young and old alike, along the historical “**Head of the Harbor.**”

Promote expanded water transportation to access all Navy Yard venues



A) 3.0 FINANCIAL VIABILITY OPTIONS

Although primary financing is expected to come from collaborative sources (See Section 5.0 Collaboration Alternatives) we have identified additional sources:

- Tax incentives and “development transfer rights”
- Contributions from Maritime Museums to promotional satellites (As per Guggenheim in Balboa, Spain, etc.)
- Investment in Pier 5 with Land Bank or Trustees type organization
- Donation for Pier 5 from Community Contributions made to BRA
- Lease/sale of “Pods” for exhibits, memorials or temporary gatherings and pop-ups. (General Electric sponsors Maritime Science and History Pavilion or the “2030 Pod.”)
- Incorporation or annexation into U.S. National Park adjacent
- Major Donations from Friends of the Harbor Walk, friends of access to the Harbor, and the City
- Corporate Sponsorships
- Funding ideas also include sell-a-brick/ballast, etc.
- Tidal/ Hydro and Wind energy testing for urban prototypes utilizing the 9’-15’ tides at Pier 5
- Baltimore receives considerable funding from their extensive boat tours of submarines, Coast Guard, Lightship, historic vessels.
- Boston offers only a few harbor-front restaurants. The Navy Yard needs more casual food sources such as clam chowder kiosks.
- Charlestown/Bunker Hill Yacht Club charter still exists; an eager membership base — even a symbolic one — awaits

A) 4.0 ORGANIZATION PROGRAMING AND SERVICE DELIVERY

PROGRAMMING:

Maritime Science and History Park at Charlestown Navy Yard Pier 5

The Charlestown Navy Yard section of the Boston Harbor Walk offers undeveloped potential. Charlestown is the only Boston Harbor front community that doesn’t have a water’s edge park offering broad vistas of the harbor. To make better use of our national treasures already in the Charlestown Navy Yard, a **critical mass of activities** is required to achieve “**place making.**” The activities should not be scattered unfocused around the Navy Yard.

Creative programming and consolidation of certain activities for the use of the Pier 5-Maritime Science and History Park holds the key to a concept that could achieve the goals of greater awareness, appreciation and cohesiveness for the Boston Harbor Walk and even the Freedom Trail of which it is the terminus. We propose using Pier 5 for such activities as:

- Harborside assemblies
- Tall Ships
- Expansion of Courageous Sailing Center for interscholastic, intercollegiate and ocean racing
- Jogging, walking, fitness and wellness courses
- Skating,
- Tai Chi / Yoga

- **Putting**
- **Outdoor museum**
- **Seaside botany**
- **Marine sciences and training (including Tidal/Hydro and Wind Energy prototype testing)**
- **Memorials**
- **Maritime arts & crafts**
- **Quiet contemplation**
- **Harbor viewing**
- **Sailboat racing**

These are all activities that could be contemplated within a context of Boston's Nautical History-

All in an outdoor Maritime Park at a prime destination where you know where the action is and where it can be properly managed.

Because this Plan consolidates a critical mass of activities, it can be programmed and serviced by a single administration source and staff. This **critical mass of maritime activities** also provides awareness of the activities that will be available throughout the season at a **single accessible point** that can be reached by Harbor Shuttle Transportation. (See Enhanced Water Transportation Proposal" attached).

Sampler of Massachusetts Maritime History:

Programming and exhibits will come from any and all institutions of our State's rich maritime heritage; the park could serve as a "**sampler**," advertisement or public relations announcement of what these Museums and Institutions offer:

- Peabody-Essex Museum (Satellite Museum)
- Boston Marine Trail
- Boston Marine Society
- Boston Marine Museum
- US Navy
- US Coast Guard and Coast Guard Museum, Cape Cod
- Mass Maritime Academy
- Longshoreman's Union
- Interscholastic and Intercollegiate Sailing Programs
- Woods Hole Oceanographic Institute
- NE Historic Seaport / Schools for Children
- Boston Science Museum
- USS Constitution / Museum / USS Cassin Young
- New Bedford Whaling Museum
- Churches (Waterfront Annex)
- Bunker Hill Yacht Club (Charter still existing!)

Partial listing of Maritime Museums with outdoor exhibits:

The following maritime museums are interior, but have exterior components:

- Peabody Essex
- National Maritime Museum of UK
- North Carolina Maritime Museum
- Mystic Seaport
- Long Island Maritime Museum
- Herreshoff Marine Museum
- Baltimore Inner Harbor (Many Historic Boat Tours at docks.)
- Ft. Lauderdale River Walk (See fundraising website.), etc.

Many older museums, including Maritime Museums, have a surplus of exhibit material stored away for generations without viewing. A new trend in museum management has been to establish “Satellite Museums,” which help to maximize their programs and encourage interests to be pursued further at the more remote or space-constrained “Mother” or “Central” Museum. This approach has been extremely successful with the Guggenheim Museum in Balboa, Spain, which has been credited with reviving a failing port city and turning it into an important tourist destination. The Los Angeles Getty Museum has just announced plans to establish a satellite in Dubai! Why not satellite from some of the above to Navy Yard Pier 5?



A) 5.0 COLLABORATION OPPORTUNITIES

The **Navy Yard Community Association (NYCA)** has been in communication with and seeking collaborative opportunities and mutual intentions with the following institutions:

Boston Planning and Development Agency (BPDA)

The NYCA invited the new BPDA (was BRA) Director Brian Golden and BRA staff to meet with the Navy Yard community and discuss our concerns and initiatives towards the Chapter 91 appropriate uses of the Navy Yard Waterfront at Pier 5, Dry Dock 2, and the enhanced Water Transportation in the Boston Harbor. We believe this meeting and the direct exchange it provided was implemented in the important

actions by the new BPDA to return the Water Shuttle to Pier 4. We have continued to meet with and correspond with Rich McGuinness, Deputy Director for Waterfront Planning, and Erik Hokenson, Project Manager.

Boston Harbor Now (BHN)

We have had a number of fruitful talks and meetings with Julie Wormser, Vice President of Policy and Planning, along with Jill Valdes Horwood, Maritime Attorney and Director of Waterfront Planning. They have been generous in offering their ideas and guidance regarding our interest in enhancing and expanding public access to the Charlestown Navy Yard waterfront. BHN expressed strong interest in being an umbrella organization that would assist in connecting with other organizations to attempt to identify and seek funding sources.

The Trustees

In communications with the Trustees we have applauded The Trustees initiatives “to protect and restore precious lands on the Harbor’s highly developed waterfront for the conservation, environmental and cultural value. —The Trustees” In meetings with Jocelyn Forbush, Chief of Operations and Program, and Laura Jasinski, Associate Director, Boston Initiative, we discussed how NYCA goals share a coherent and mutually supportive vision for the Boston harbor front and our hopes for a series of harbor front parks that would include the “Head-of-the-Harbor.”

US National Park Service (US NPS)

Early contacts were made with then NPS Director Jarvis and Sr. VP Kirsten Johansen after a presentation expressing the NPS special interest in the more urban and cultural National Parks, as these are the gateways to introducing children to our National Park System. We cited how Charlestown Navy Yard Piers 4, 5, 6 can enhance that gateway. They could be crucial to establishing a publicly active waterfront with expansion of the very successful, youth-based Courageous Sailing Center, as well as marinas, small boat and kayak use, and many visiting vessels of all Nations entering Boston Harbor. These piers remaining as true water dependent use protects the water vistas to and from the NPS properties so essential to maintaining the essence of “a Navy Yard”. In recent meetings with the NPS in their Marine Barracks offices we confirmed support for our mutual goals.

Courageous Sailing Center

Members of the NYCA have been in talks with the Courageous Sailing Center and we stand ready to help Courageous with any expansion goals they might have including the access to the entire water sheet between the Piers 4 and 5. They are a truly essential part of the Activation of our waterfront and must be protected and promoted in their pursuit to provide instruction in sailing skills to our City’s community.

Charlestown Marina

The informational meetings held by Lagasse are attended by our members. We believe the Charlestown Marina is striving to provide a quality facility within our Navy Yard Community that is well maintained and offers an appropriate and appreciated use of our waterfront. We hope that the 2nd Phase of the Marina will proceed as expected and it can be adjusted along that side of Pier 5 to allow special ships to dock alongside Pier 5 as there is a great demand for docking for these tourist friendly vessels.



Sea Boston

Sea Boston is submitting a fully funded proposal to install and operate Constitution Paddlesports and Historic Tours at Shipyard Park/DD2. This facility will provide public recreational water access for privately owned watercraft, paddle sport instruction and equipment rentals and historic paddle sport and cycle boat tours of our inner harbor.

Charlestown Waterfront Coalition (CWC)

We have attended the CWC Steering Committee meeting as many of us are also members of the CWC. We presented our concepts the committee. They have expressed enthusiastic support for our three proposals. The CWC's Ivey Saint John has submitted a letter to the BPDA's Director Brian Golden dated 8/22/16 in support of the enclosed proposals.

Friends of the Charlestown Navy Yard (FCNY)

The FCNY stated charge is to "maintain the CNY, with its unique historical sites and public waterfront access, as a destination for residents of and visitors to Boston and work with other community-based organizations on issues of common concern and issues of importance to Charlestown residents". Many of our members are also

members of the Friends of the Charlestown Navy Yard (FCNY). President Lois Siegelman has attended our presentations of our proposals.

6.0 a) Our Activation Summary

The Charlestown Community, Boston, Massachusetts and the Nation deserve and are capable of a major Maritime Science and History Park at Pier 5 "Head of the Historic Boston Harbor" — the Jewel of the Boston Harbor Walk.

Once the Head-of-the-Harbor is taken from us, once it is privatized, we will never get it back. As the Father of our American Parks Systems, Frederick Law Olmsted quoted John Ruskin to Boston's Commissioner when defending his 1890's plans:

"Let it not be for present delight, nor for present use alone; let it be such work as our descendants will thank us for, and let us think... that a time is to come when...men will say, "See! This is what our Fathers did for us."



Recreational Water Access at Shipyard Park/Dry Dock 2

Sea Boston

Proposal, 2017



B)0.0 INTRODUCTION (A complete Sea Boston Proposal will be submitted as a separate document. The following is an abridged version of that proposal that is supported by the NYCA.)

Sea Boston, dba Constitution Paddle Sports, proposes to establish a seasonal paddle sport and historic harbor tour facility at Shipyard Park in the Charlestown Navy Yard called **Constitution Paddle Sports & Historic Tours**. This facility would be open to the public and offer instruction, rentals and historic guided tours of our waterfront.

This operation would conform with the conditions stipulated in the 1977 and 1979 deeds that conveyed Parcel 3 from the Federal Government to the BRA and the City of Boston. These deeds state

Parcel 3, which includes Piers 3 & 4, Dry Dock 2, the Pumphouse/Bldg. 123 and the Shipyard Park grounds, was ***“conveyed exclusively for Public Park or public recreation purposes in perpetuity.”*** These deeds further stipulate that *“nothing in this provision shall preclude the grantee from providing related recreational facilities and services compatible with the approved application, through concessions agreements entered into with third parties.”*

This proposal is consistent with:

Massachusetts General Law Chapter 91

Waterfront Activation Network Plan for the Charlestown Navy Yard 2007

Harbor Park Plan/ Municipal Harbor Plan 1991

The proposal includes the installation of an **ADA compliant gangway** and low freeboard floating dock with equipment storage rack at Dry Dock 2 at Sea Boston's expense. The **floating dock will accommodate the storage of all water craft**. A portion of the dock could be made available for **public use** and **personal paddle sport watercraft access** during operating hours. This facility would offer seasonal storage for privately owned paddle craft. We would also like to use the room in the Shipyard Park brick pavilion building that is currently being used for storage but appears to have been designed for concession use with adjacent public restrooms. This would allow this structure to function as a **Special Public Destination Facility (SPDF)** and **Facility of Public Accommodation (FPA)**. The storage space would be used for the concession office, participant processing desk and small equipment storage and the sale of snacks and non- alcoholic beverages. There would be no obstruction to the Harbor Walk adjacent to Dry Dock 2.

The Sea Boston proposal is a product of many years of experience operating paddle sport facilities, developing recreational sites and guiding kayak tours in the Boston Harbor while observing marine traffic patterns along the Inner Harbor Waterfront. This Shipyard Park/Dry Dock 2 based paddlesport facility concept has been presented to the following organizations who have provided valuable input.

- **US Coast Guard -USCG**
- **Massachusetts Department of Environmental Protection - MDEP**
- **Charlestown Neighborhood Council - CNC**
- **Charlestown Waterfront Coalition – CWC**
- **Friends of the Charlestown Navy Yard - FCNY**
- **Port Operators Group – POG**
- **Massachusetts Environmental Police - MEP**
- **Boston Redevelopment Authority – BRA**
- **Boston Harbor Now – BHN**
- **Navy Yard Community Association - NYCA**

Based on their comments and experience we have identified a Shipyard Park and Dry Dock 2 as the optimum Inner Harbor site to base a small boat/paddle craft operation due to its protected water sheet, good public accessibility and its location that would minimize small watercraft interaction with larger commercial vessels.

We believe the proposal would be well received by the community as it will provide the following benefits:

- * **Public recreational water access to our Inner Harbor**
- * **Activation of our Navy Yard waterfront**
- * **Additional traffic for the Water Shuttle and local businesses**
- * **Continuous responsible seasonal park presence and oversight by an operator who lives adjacent to Ship Yard Park**
- * **Seasonal jobs**
- * **Donations of equipment usage and guide/instructor services to community organizations.**
- * **ADA compliant water access.**

It is our desire to proceed with permitting and installation of the proposed facilities as soon as possible and start operations in the 2017 Summer Season.

B) 1.0 ORGANIZATION STRUCTURE

B) 1.1 Organization’s Name, State of Incorporation and Contact Information

Sea Boston, dba Constitution Paddle Sports is a partnership between Boston Charles River Recreation, Inc. (CRR) and Hogback Inc. (HB). Upon acceptance of this proposal it will incorporate in the Commonwealth of Massachusetts as Sea Boston LLC.

Legal Name:	Sea Boston.	
Incorporated:	Massachusetts	
Mailing address:	Hogback Inc. 197 Eight St. Unit 621 Charlestown MA 02129	Charles River Recreation 160 Riverview Avenue Waltham MA 02453
Primary contact:	Edward Cardinali - President	Mark Jacobson - GM
Telephone:	(207) 752-7039	(617) 893-0209
Email:	edwardcardinali@aol.com	mark@paddleboston.com
Website:	NavyYardCommunity.org	paddleboston.com

2.0 SUMMARY OF ACTIVITY

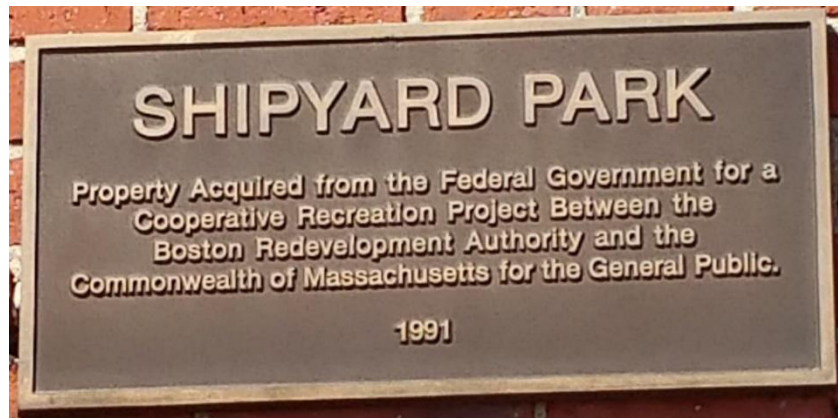
B) 2.1 Proposed Activity

Sea Boston, dba Constitution Paddlesports, proposes to establish a Paddlesport and Historic Harbor Tour facility on the Charlestown Navy Yard waterfront in Shipyard Park in and adjacent to the Dry Dock 2 water sheet. This facility will offer **public water craft access, rentals, historic harbor tours and paddle instruction.** (Additional details on planned programs

and facilities. sections 3.0 and 4.0)

B) 2.2 Compliance with RFI Waterfront Activation Goals

- This operation would conform to the conditions stipulated in the 1977 and 1979 deeds that conveyed Parcel 3 (Shipyard Park Parcel) from the federal government to the Boston Redevelopment Authority that states Parcel 3, was ***“conveyed exclusively for public park or public recreation purposes in perpetuity.”***



- The proposed facility is a **Water Dependent Use**, a **“Facilities of Public Accommodation” (FPA)** and **“Special Public Destination Facility (SPDF)** as defined in **Massachusetts General Law Chapter 91.”**

This proposal is consistent with the:

- **Massachusetts General Law Chapter 91** as it is a water dependent activity that promotes increased public use and provides public recreational access to our waterfront.
- **Waterfront Activation Network Plan for the Charlestown Navy Yard 2007** that specifically recommends on page 53 the Dry-dock 2 area as a “water demonstration and learning center for public waterborne activities such as kayaking lessons” and on page 82 that “The protected waters make the Dry Dock an ideal space for kayaking and/or boat demonstrations and instruction”.
- **Harbor Park Plan/ Municipal Harbor Plan 1991** that “aims to ensure public access and enjoyment of an activated water’s edge” and states “features of special interest will also be provided, such as public boating facilities”

The Constitution Paddlesport & Historic Tour operation will compliment other **Navy Yard Special Public Destination Facilities (“SPDF”)** such as **Courageous Sailing** by providing collaboration on youth paddlesport training and events and would also be compatible with the **NPS** by providing waterborne historic tours of their facilities and the Boston Waterfront.

- **The tours will help promote an awareness of the consequences of climate change and sea level rise.**
- **The floating dock will be designed to be resilient to the projected sea level rise.**

B) 3.0 FINANCIAL VIABILITY AND CAPABILITY

B) 3.1 Capability

Charles River Recreation (CRR) is a Massachusetts company with deep roots in the greater Boston and the Metrowest communities. CRR has worked for more than forty years with the Massachusetts Department of Conservation and Recreation, other state and local agencies, as well as private organizations to utilize public and private lands, waterways and facilities to provide **affordable and accessible public recreation**. CRR has developed and operated multiple boating, skiing and ice skating facilities that serve over 125,000 residents and visitors annually throughout the greater Boston area. Our mission is to provide year round healthy outdoor recreational opportunities for people of all ages and abilities that emphasizes physical enjoyment, education, safety, conservation and appreciation for our open spaces.

Hogback Inc. (HB) 100% owned by Edward Cardinali is a C corporation incorporated in the State of Maine. Edward Cardinali has 45 years of experience in site development and recreational operations with particular emphasis paddle sports and aviation. Edward Cardinali is a long time resident of the Navy Yard and has been very active in promoting public open space and recreational use of its waterfront. (More detail available in complete Sea Boston Proposal)

B) 3.2 Financial Viability

B) 3.2.1 Funding

All site development and operating expenses will be funded by Sea Boston. Sea Boston's initial capitalization will be provided by the two partners CRR and HB with contributions from available funds. Verification of funds availability can be provided upon request.

B) 3.2.2 Insurance

Insurance and Waivers - Sea Boston, dba Constitution Paddlesports, will carry liability insurance. The Boston Planning and Development Authority and the City of Boston will be listed as additional insured as needed. All tour participants will sign waivers.

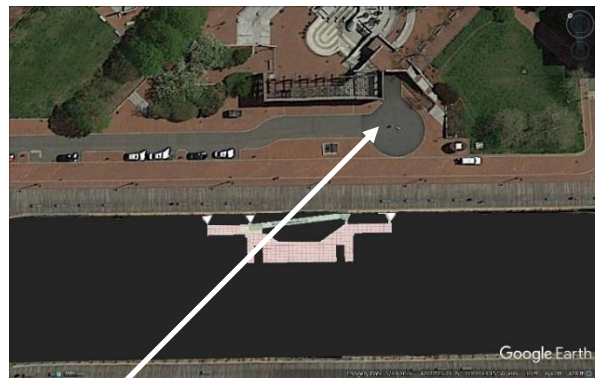
B) 3.2.3 Business Plan

Constitution Paddle Sports Proposes to install, at their expense, in Dry Dock 2 adjacent to the Pavilion an **ADA compliant floating dock and gangway with security gate** depicted below (\$250,000 EST). To eliminate Harbor Walk congestion the dock would accommodate the storage of all PFDs, paddles and watercraft. In return for the license to install the floating dock and gangway and use the storage room, we will make a portion of the dock available for the public's use to launch privately owned paddle craft during our operating hours. Sea Boston will also: --

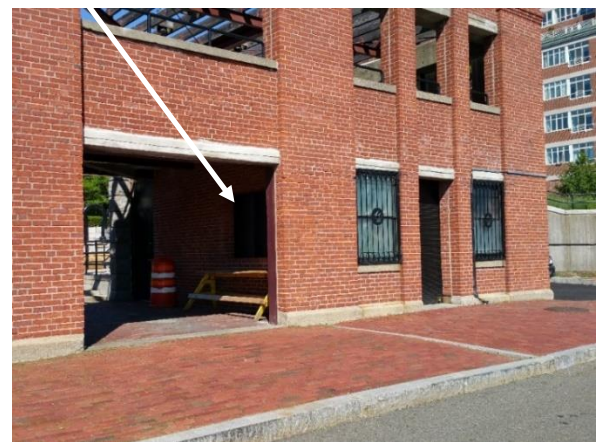
- **Donate free rental equipment to groups such as Waypoint, VA, YES.**
- **Offer discount rental rates to schools, camps, and programs for individuals with disabilities.**
- **Donate equipment and services for silent auctions, community events, etc.**



Sea Boston, dba Constitution Paddle Sports, would like to use the storage room in the Shipyard Park pavilion pictured below. This room would be a **“Facilities of Public Accommodation” (FPA)** and **“Special Public Destination Facility (SPDF)** May thru October as a concession office for administration, participant processing, small equipment storage and snack and beverage sales.



Storage Room



B) 4.0 ORGANIZATION PROGRAMMING AND SERVICE DELIVERY

B) 4.1 Instruction, Equipment Rental & Tours Sea Boston will service Boston residents, visitors and organizations of all ages. The program will provide paddlesport instruction, demonstrations and

equipment rentals plus **ADA accessible** public water access for privately owned paddlecraft. Professionally guided paddle and cycleboat tours of the Inner Harbor and Charles and Mystic Rivers will also be provided.



B) 5.0 COLLABORATION and SUPPORT OPPORTUNITIES

- **NPS- Sea Boston's Constitution Paddlesports** facility will cooperate with and support the **National Park** to create interpretive programming that will enhance the visitors Navy Yard experience.
- **Courageous Sailing-** Collaboration is also planned with **Courageous Sailing** to develop a youth paddling instruction program
- **Spaulding Rehabilitation.**to provide **ADA** accessible paddle sport access for their patients.

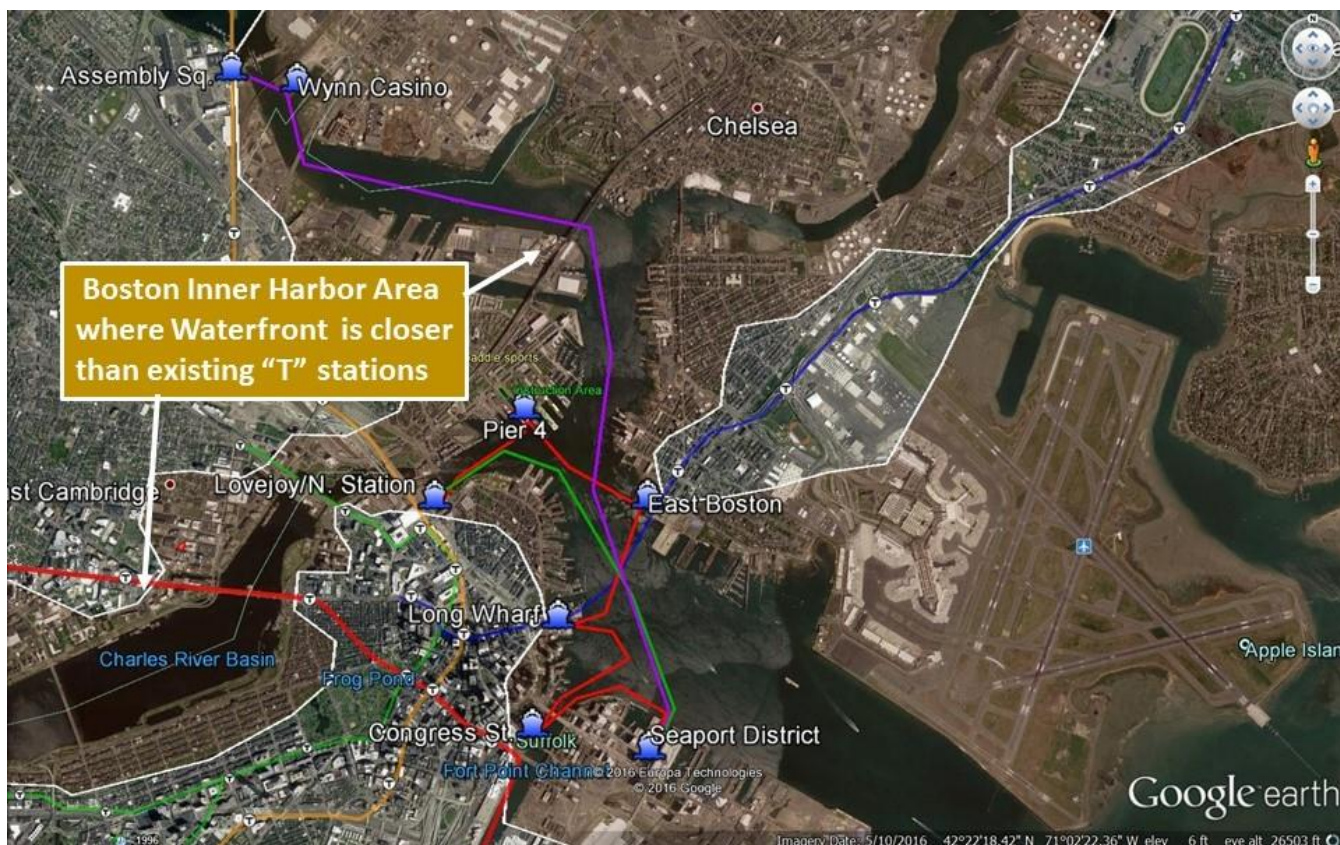
ENHANCED WATER TRANSPORTATION



c) 0.0 INTRODUCTON – Enhanced Water Transportation

The Navy Yard has severely restricted vehicular access and a lack of public transportation. Charlestown gridlock will increase to an unacceptable level when the Casino opens and North Washington Street Bridge construction starts. The increasing Boston traffic congestion can be mitigated by creating a robust, green, world class Boston Harbor Ferry network that services multiple waterfront communities.

The Boston areas shaded in brown on the map below indicate Boston neighborhoods that are closer to our waterfront than the existing “T” Stations.



C) 1.0 ORGANIZATION STRUCTURE – Enhanced Water Transportation

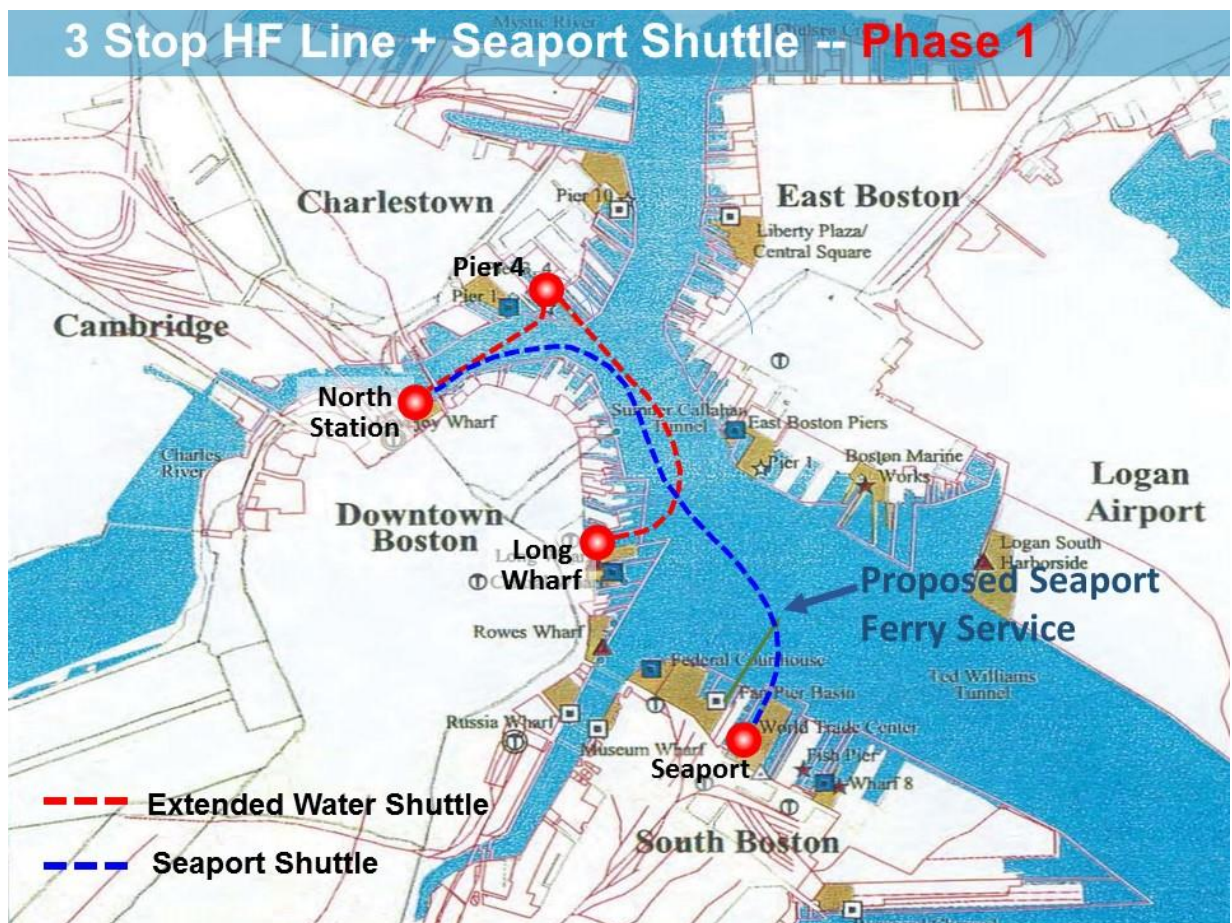
To be determined

C) 2.0 SUMMARY OF ACTIVITY - Enhanced Water Transportation

C) 2.1 Proposed Activity

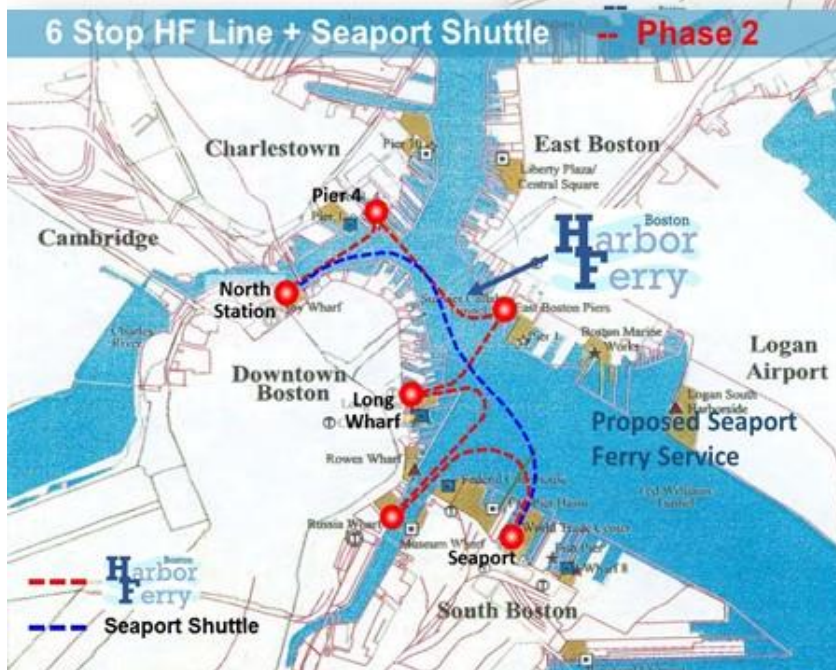
The Enhanced Water Transportation System can be implemented in Phases.

First Phase should be to provide an immediate alternate mode of public transportation for the Charlestown residents by extending the existing Water Shuttle route and operating hours. A **Pier 4 to Lovejoy Wharf segment** and one ferry boat should be added to the **existing Long Wharf to Pier 4 Water Shuttle route**. This, combined with a coordinated **Mini Bus connector** serving Charlestown, will provide the entire Charlestown community with a convenient public transportation alternative. It should not be necessary to increase the footprint of the existing Pier 4 floating dock that can berth up to two ferries.





Phased Implementation



Future Phases would develop a harbor wide efficient, convenient and "green" Harbor Ferry system with a route structure that would be extended to more Boston communities as additional boats are brought on line.

To increase the service area mini bus shuttle connector routes should be incorporated into the system.

25 min. Water Transportation Minibus Shuttle Connector

Stop on Terry Ring Way by Shipyard Park brick pavilion building or at the intersection of Terry Rig Way and 1st Ave. coordinated with Pier 4 Dock arrivals and departures to provide convenient harbor wide public transportation to all Charlestown residents & visitors while avoiding N. Washington Bridge, Rutherford Ave. and Chelsea St. congestion.



- Frequency, efficiency and convenience would be the keys to this systems success.
- The system could use relatively small, bow loading, low wake catamaran style Water Buses in the 30 to 60 passenger range. These faster boats with auto-docking and streamlined ticketing, loading and unloading procedures could provide quick and economical transit and turnaround times.

D) 2.2 Compliance with RFI Waterfront Activation Goals

Convenient alternate public transportation and accessibility is needed to activate the Navy Yard Waterfront. This is particularly true at this time as the **North Washington St. Bridge reconstruction** and the **Casino development** abutting Sullivan Square threaten to further disrupt vehicular traffic at the two primary gateways to Charlestown.

Enhanced Water Transportation combined with a Charlestown **Minibus Connector** terminating at Pier 4 will promote Navy Yard Waterfront accessibility for residents and visitors and comply with **the RFI Waterfront Activation Goals**

C) 3.0 FINANCIAL VIABILITY AND CAPABILITY - Enhanced Water Transportation

A well-established method used to finance infrastructure is called "**value capture.**" This entails the funding of new transportation projects by the people and organizations that will derive the greatest benefit.

This is predicated on the FACT that both developers and future residents within the catchment area have a vested interest to pay for better transit.

- Benefit for the developers- Their projects command higher value and faster absorption.
- Benefit for residents and local businesses - Improved quality of life AND property value increase.

A case in point is the East Boston waterfront condo developer who is promoting a water shuttle route to Long Wharf.

In practice, this can be broken down into **capex** (capital expenditure) and **opex** (operating expenditure) components. Developers contribute a sum of money to finance the capex, while a "transit improvement tax" is tacked on to the real estate tax to help finance ongoing opex.

C) 4.0 ORGANIZATION PROGRAMMING AND SERVICE DELIVERY - Enhanced Water Transportation

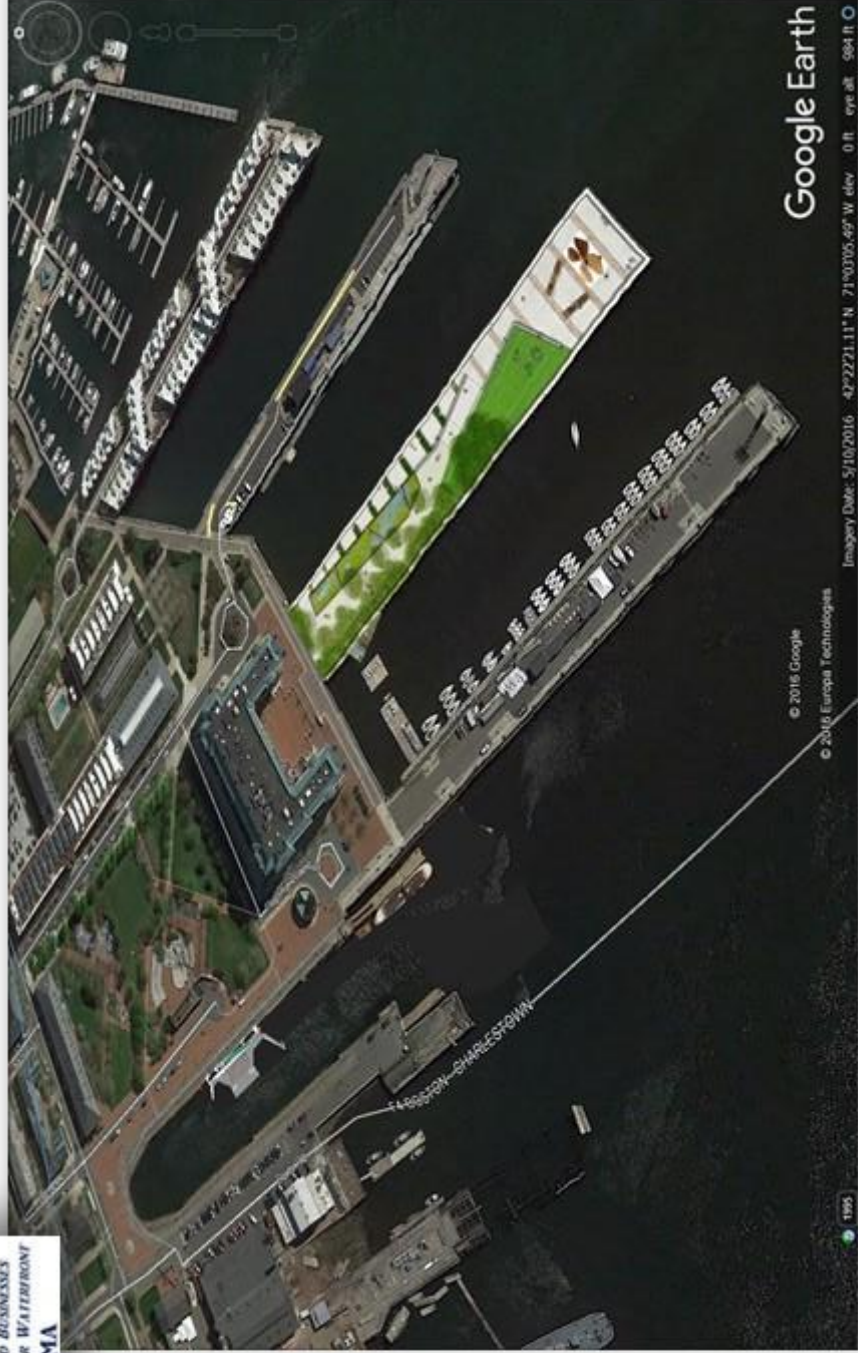
See C) 2.0 SUMMARY OF ACTIVITY - Enhanced Water Transportation

C) 5.0 COLLABORATION OPPORTUNITIES - Enhanced Water Transportation

(See A) 5.0 Collaboration Opportunities



Charlestown Waterfront Public Use & Transportation Plan 2017



“A Navy Yard Community Initiative to enhance Public Transportation, Open Space & Recreational Use of Our Waterfront”

PIER 5
PUBLIC OPEN SPACE
“HEAD OF THE HARBOR PARK”

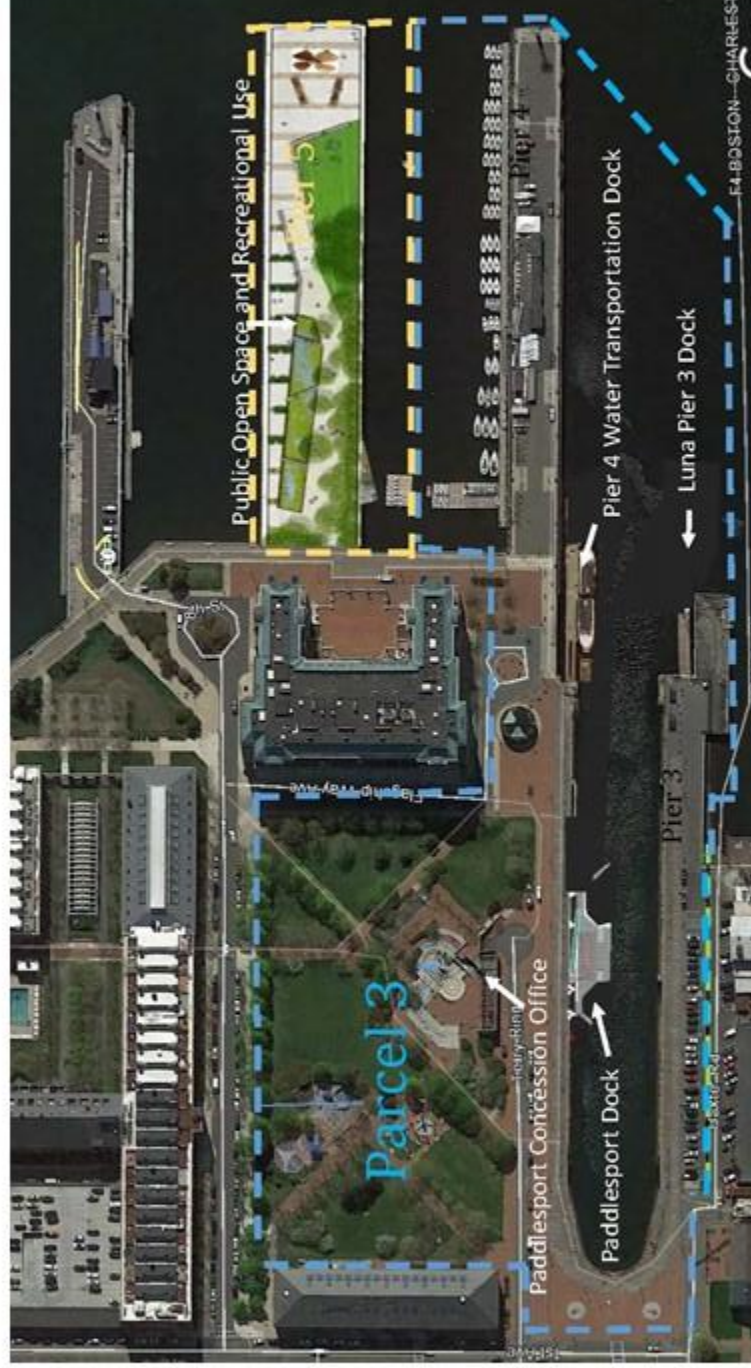


Pier 5 is the “Head of the Harbor”

Enhancing Waterfront Public Access & Transportation

Navy Yard Community Public Use Initiatives

- Pier 5 Public Access Open Space & “Head of the Harbor Park”
- Recreational Water Access - Shipyard Park/Dry Dock 2
- Enhanced Water Transportation – Harbor Ferry Routes



Pier 5: Public Open Space & Head of the Harbor

Occupies a prominent location at the head of our harbor SHOULD BE CONSIDERED A HISTORIC PUBLIC TREASURE

Phase 1) Public Open Space

- a) Reopen Pier 5 for low impact Public Open Space and Recreation Facilities such as quiet paths, jogging/life cycle course, picnic and viewing areas surrounded by minimum soil saltwater plantings with flexible spaces designed to accommodate future community generated and funded temporary and semi-permanent activities and displays
- b) Designate entire water sheet between Piers 4 & 5 for Courageous Sailing use.

Phase 2) Head of the Harbor Park commemorating 400yrs of Boston Maritime History & Science

Develop Pier 5 as a “place making” destination for residents and visitors compatible with the other local attractions such as the National Park, Harbor Walk, Freedom Trail and Courageous Sailing to be used for public open space, harbor viewing and recreation and feature Maritime History and Science related Story Loop Activity Pods” that portray Boston’s rich 400 years of Maritime History 1630 to 2030 and the contributions of the Charlestown Navy Yard ship yard workers and seamen.



Existing Condition March 2016

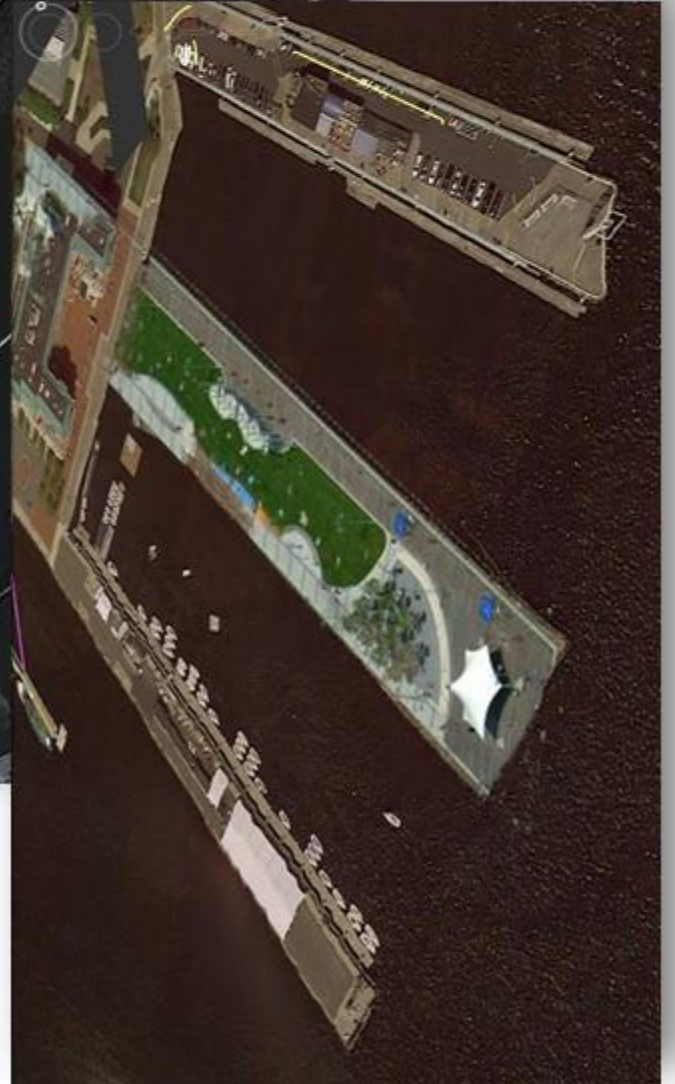
Phase 1) Public Open Space 4

HEAD OF THE HARBOR PARK

Phase 2)

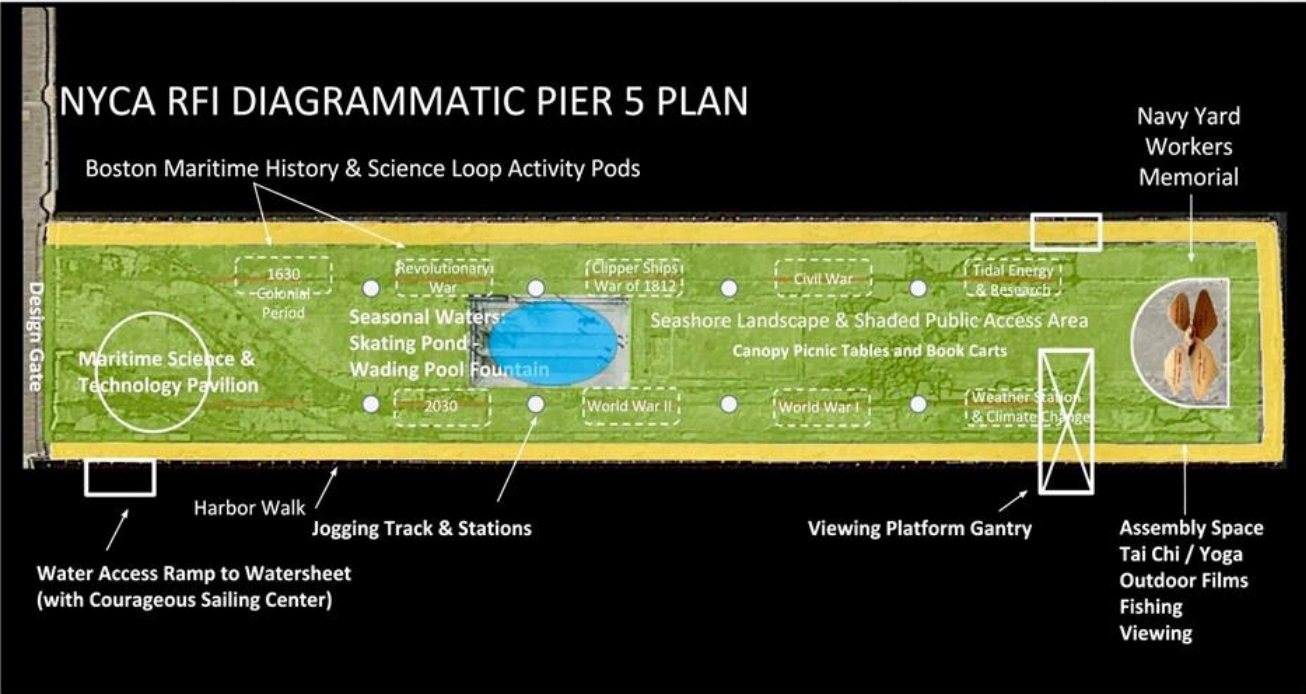


1630 to 2030 - 400 years of rich maritime history celebrated by events, monuments and displays in an open air setting with special emphasis on the contributions made by the Charlestown Navy Yard workers and seamen 1801 to 1974 5



"MOST AMERICAN seaports, including Boston, have shamefully neglected the splendid history of their maritime efforts."

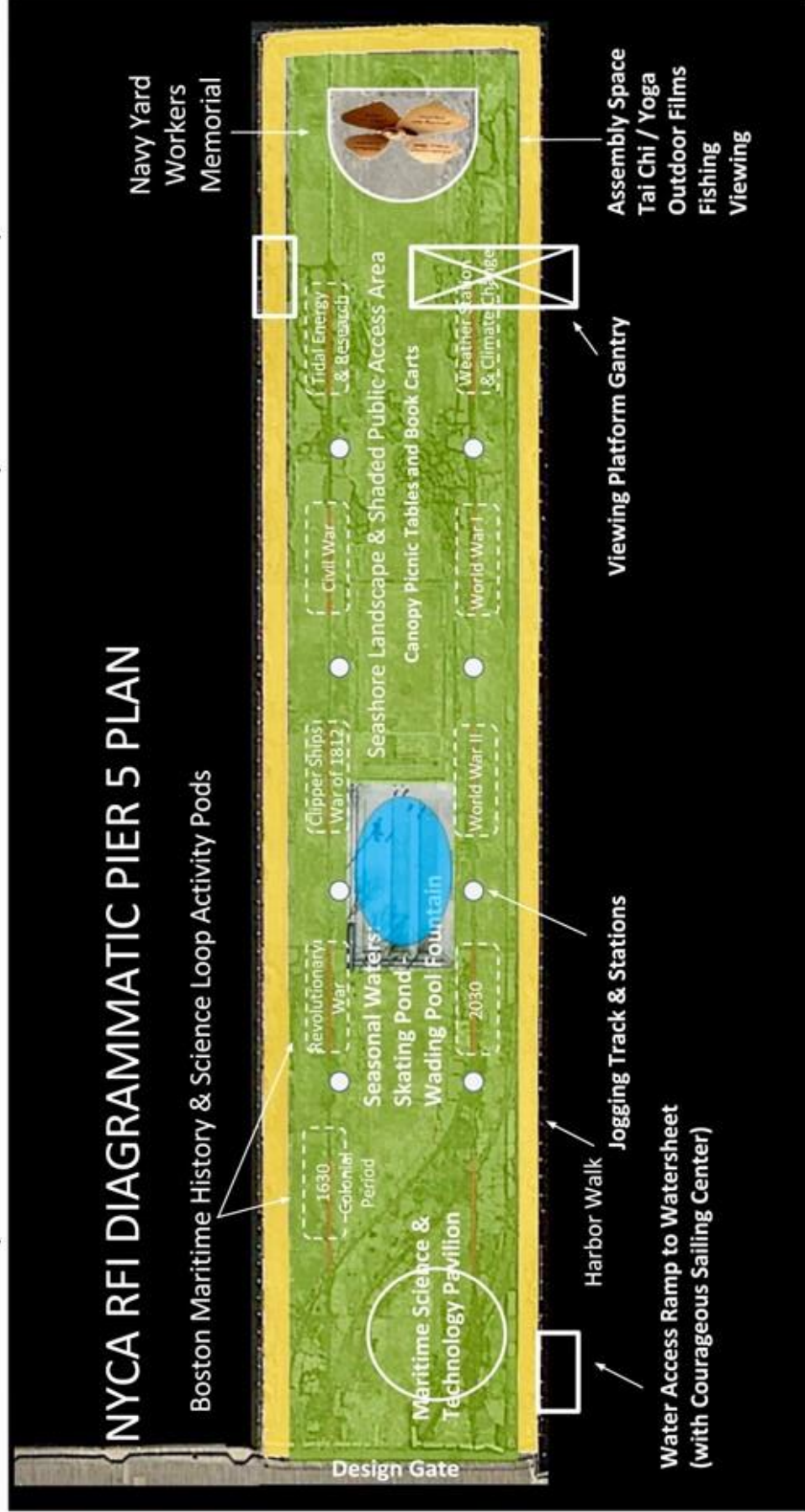
by historian Samuel Eliot Morison in his classic "Maritime History of Massachusetts,"



"Boston Maritime History & Science Story Loop Activity Pods" depicting our Maritime History and contributions to Marine Science 1630 to 2030 with interpretive signage and/or semi-permanent historic displays, memorials & exhibits set in a partially shaded natural setting providing public access that can be used for such activities as picnics, harbor viewing, art shows, maritime exhibits, yoga classes, tai chi, etc.

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**PIER 5
OPEN SPACE
RECREATION**

HEAD OF THE HARBOR PARK



PIER 5 SHIPYARD WORKERS COMMEMORATIVE MONUMENT



RECREATIONAL WATER ACCESS SHIPYARD PARK/DRY DOCK 2

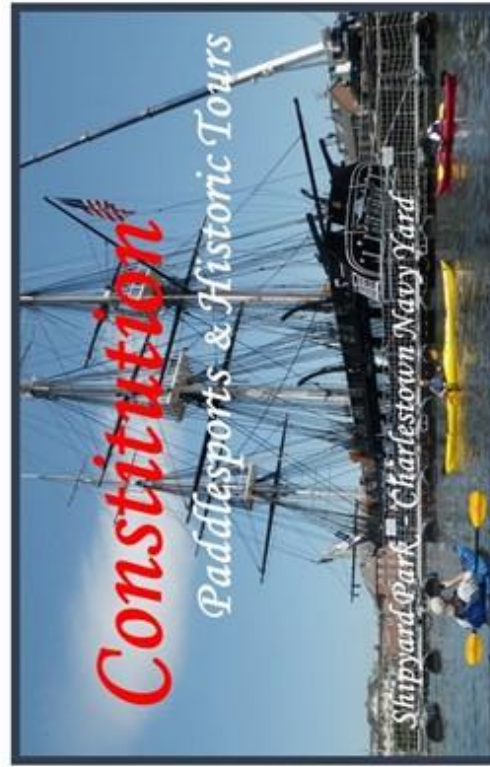


Public Recreational Water Access at Shipyard Park/Dry Dock 2

- Parcel 3 – Includes Piers 3 & 4, Dry Dock 2, the Pumphouse and Shipyard Park
It was deeded to the BRA for “park and public recreational purposes in perpetuity”
- We encourage the development of a responsible combined Public/Private Paddle Sport and Historic Tour recreational facility located at Shipyard Park/Drydock 2 similar to the facility proposed by Sea Boston.

Sea Boston

Proposal, 2016



Ship Yard Park/Dry Dock 2 Public/Private Facility for Paddlesports & Harbor Historic Tours

For additional information contact: Edward Cardinali, Charlestown MA.
edwardcardinali@aol.com

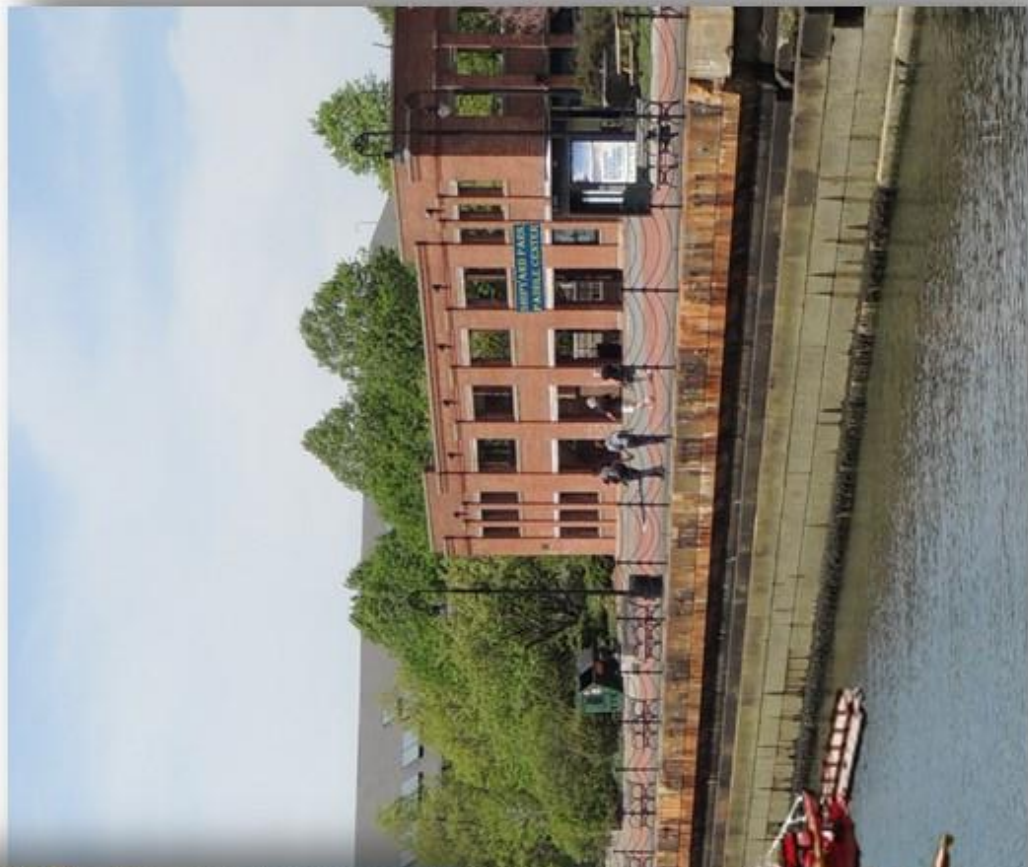
Sea Boston

Ship Yard Park/Dry Dock 2 Public/Private Facility for Paddlesports & Harbor Historic Tours



Dry Dock 2 Paddlesport & Historic Tour Watercraft Dock at Shipyard Park

**SHIPYARD PARK/DRY DOCK 2
PADDLE SPORT/TOUR CENTER**





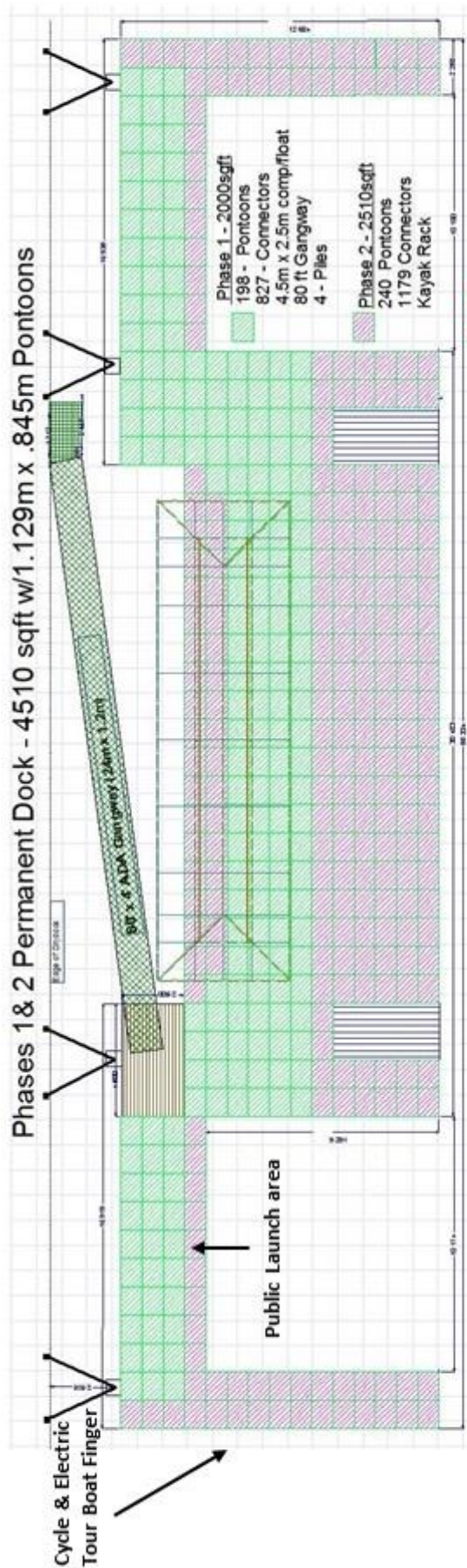
**SHIPYARD PARK
DRY DOCK 2**

**Paddlesport
Instruction and
Equipment Rentals**



Historic Inner Harbor Paddle & Cycleboat Tours





Sea Boston dba Constitution Paddle Sports

Dry Dock 2 Shipyard Park - Charlestown Navy Yard



Open aluminum frame 60ft watercraft rack w/ equipment storage enclosures both ends & vinyl removable roof covering



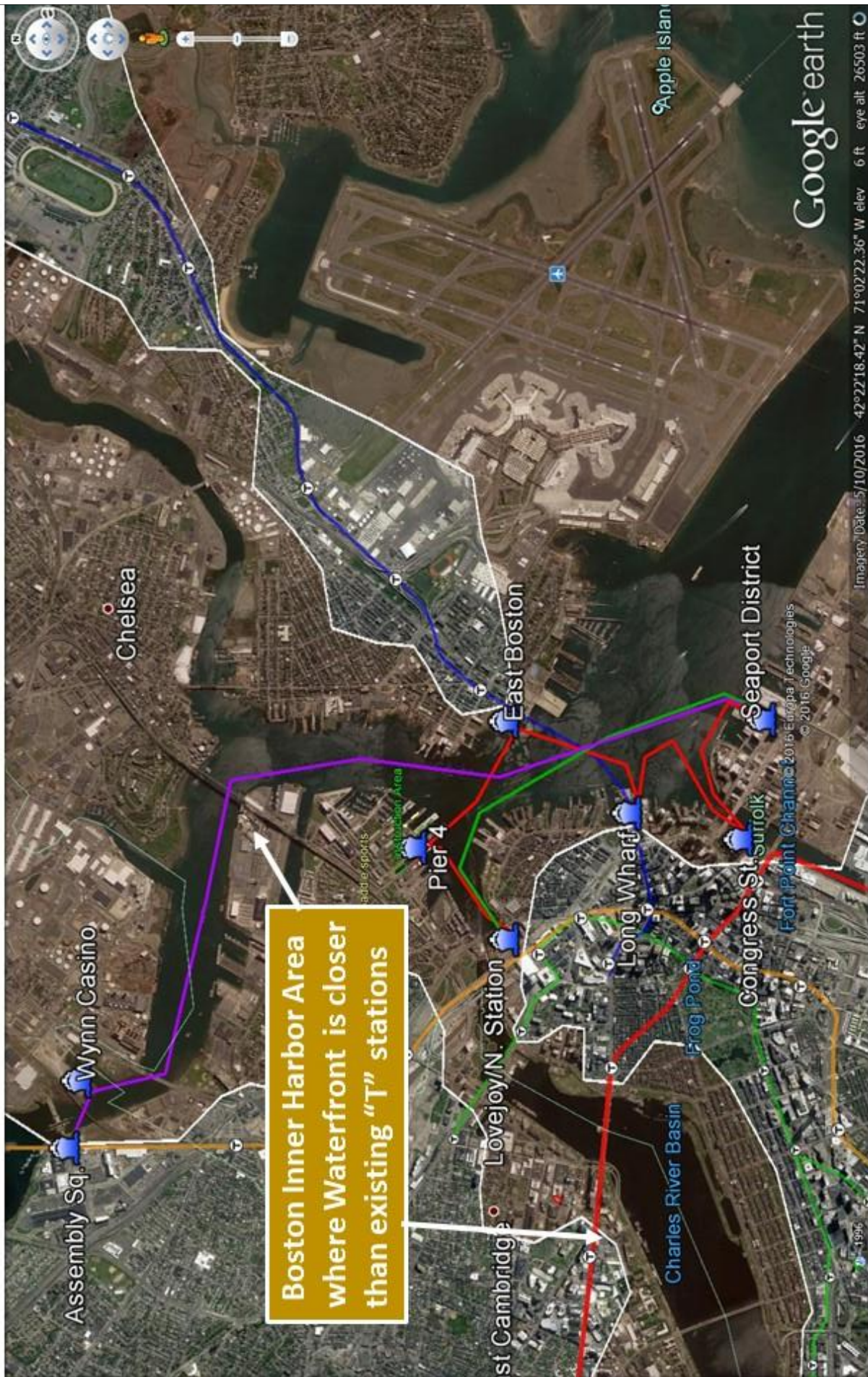
**BOSTON INNER HARBOR
WATER TRANSPORTATION
THE “Harbor Ferry” LINE**



Presented by



September 14, 2016



Enhanced Water Transportation

“The Navy Yard has severely restricted vehicular access and a lack of public transportation. Charleston gridlock may increase to an unacceptable level when the Casino opens and North Washington Street Bridge construction starts.”

Phase 1 The immediate solution is to extend the Water Shuttle route and operating hours by adding a Pier 4 to Lovejoy Wharf segment and one ferry boat to the existing Long Wharf to Pier 4 Water Shuttle. This, combined with a coordinated Mini Bus connector serving Charleston, will provide the entire Charleston community with a convenient public transportation alternative. It should not be necessary to increase the footprint of the existing Pier 4 floating dock that can berth up to two ferries.

Phase 2 Develop a world class harbor wide efficient, convenient and “green” Harbor Ferry. This systems route structure would be extended as additional boats are brought on line.

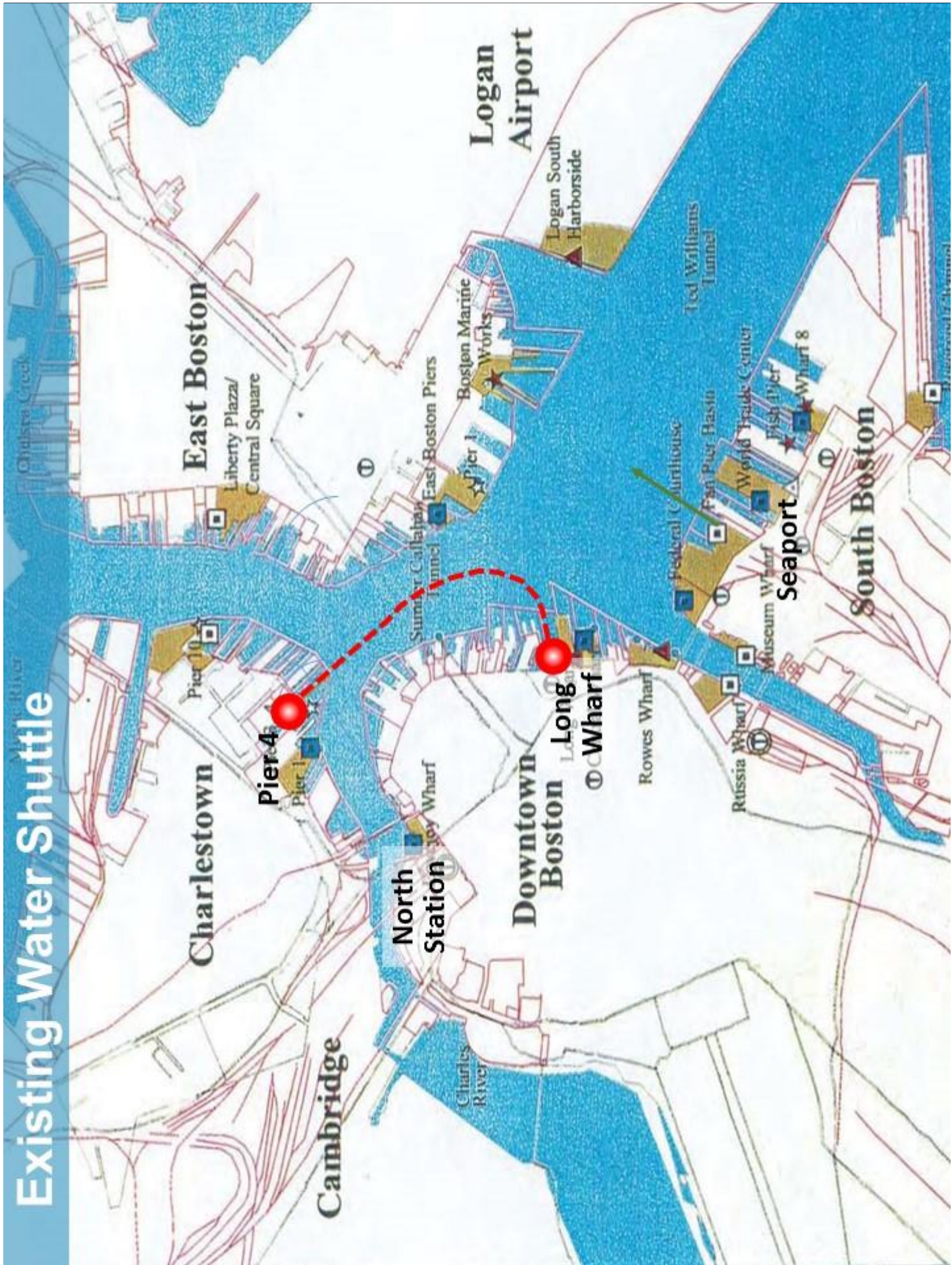
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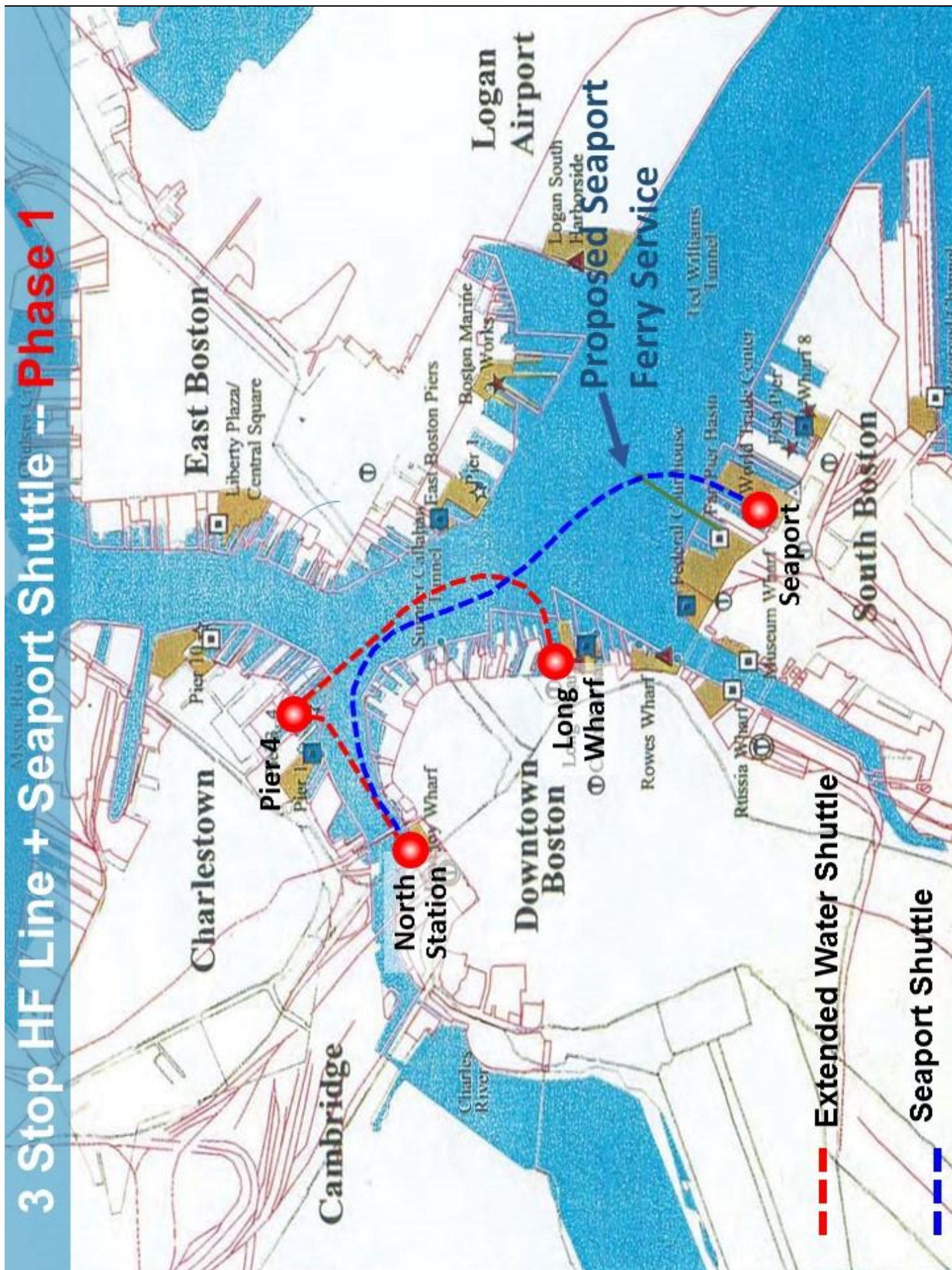
For additional Information contact [NYCA Water Transportation Group](#)

Ed Cardinal edwardcardinali@aol.com, Barbara Babin barbarababin@comcast.net

James Lee jslboos@gmail.com, & Kathleen Maher nyca197@gmail.com

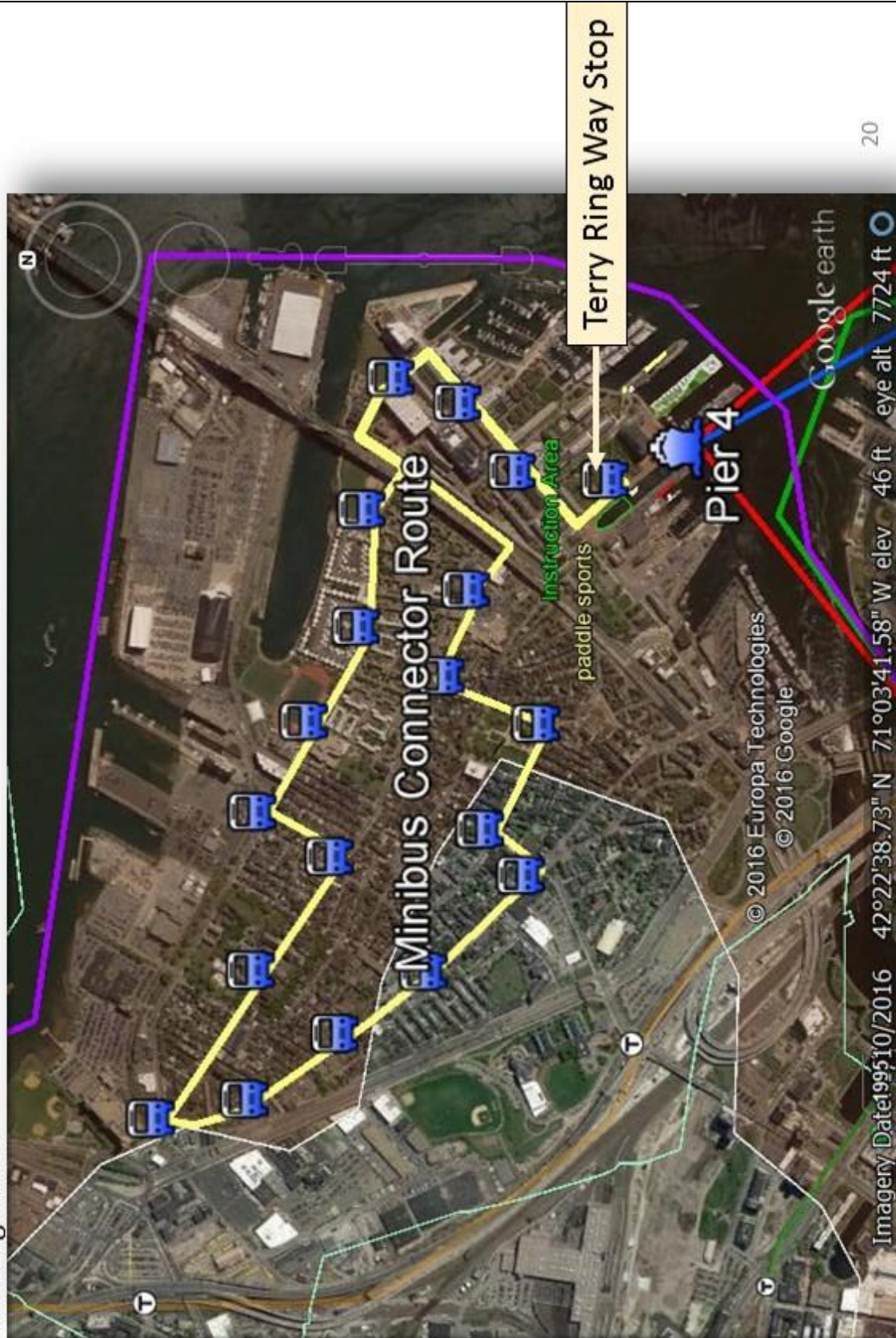


3 Stop HF Line + Seaport Shuttle -- Phase 1

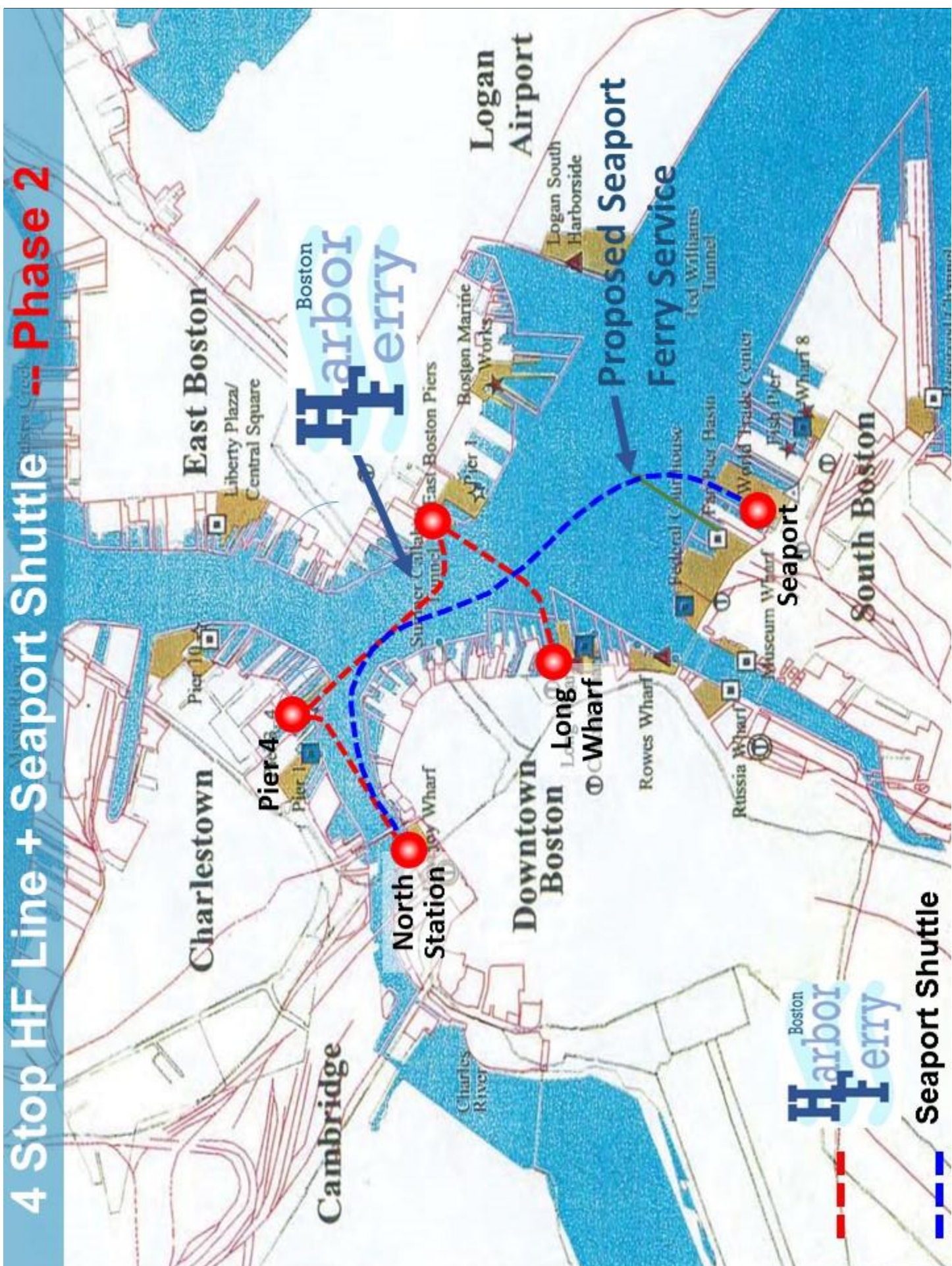


25 min. Water Transportation Minibus Shuttle Connector

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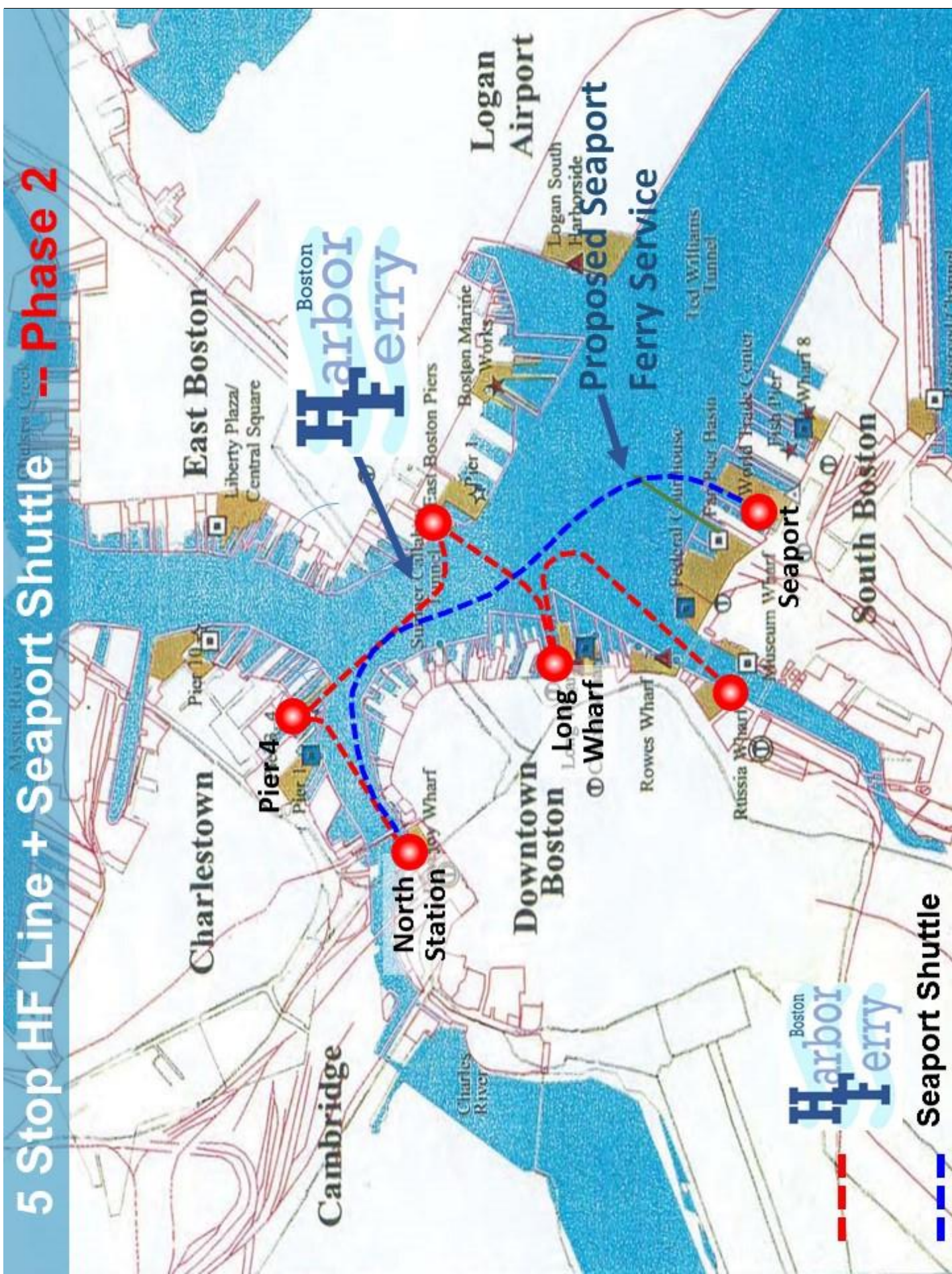


4 Stop HF Line + Seaport Shuttle -- Phase 2



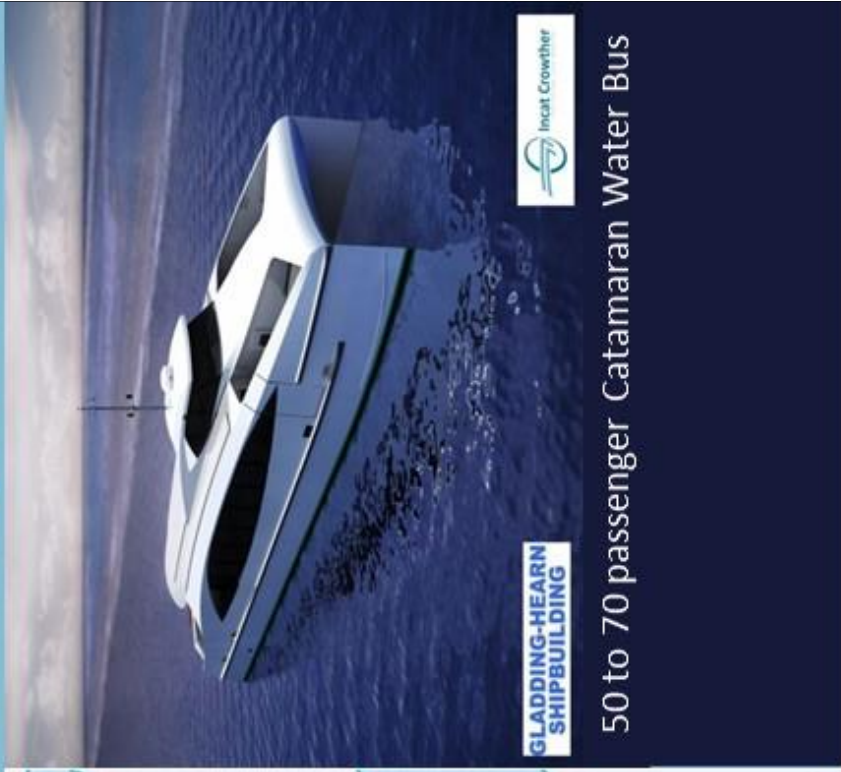
Seaport Shuttle







6 Stop HF Line + Seaport Shuttle + Wynn Shuttle



50 to 70 passenger Catamaran Water Bus

