



PLAN: Charlestown

# Advisory Group Meeting #3

*August 18, 2021*

# Welcome

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*Jason Ruggiero, Community Engagement Manager*

# Meeting Recording

At the request of community members, this event will be recorded and posted on the PLAN: Charlestown project webpage at <http://bostonplans.org/PlanCharlestown> for those who are unable to attend the Zoom event live.

It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

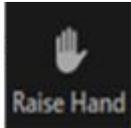
If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

# Zoom Tips

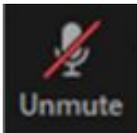
Welcome! Here are some tips on using Zoom for first-time users.  
Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time –  
Members of the PLAN: Charlestown team will enable the chat at the end.



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

- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom.
- The chat function will be enabled during the discussion agenda item. (In keeping with convention from in-person meetings.)
- 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 **Jason.Ruggiero@boston.gov**

# Advisory Group Code of Conduct

- AG members should:
  - Act as ambassadors to the larger community
  - Treat all participants with respect
  - Listen actively; speak thoughtfully
  - Support all voices, so that all viewpoints may be heard
  - Actively participate in all PLAN: Charlestown events and encourage others to join
- The process encourages respectful dialogue among those with differing opinions
- Always be open to seeing the world from someone else's perspective

**For all meeting content:**

**<http://www.bostonplans.org/plancharlestown>**

# Agenda

- Welcome
- Engagement Report Back
- Planning Progress
- Next Steps
- Sneak Peek: Imagining the Future Workshop

If you have a follow up item, please reach out to Jason Ruggiero (**[Jason.Ruggiero@boston.gov](mailto:Jason.Ruggiero@boston.gov)**) and we will be in touch as soon as possible.

# Where We Are / Where We've Been

## Spring Public Engagement & Feedback

- Planning Places Workshop Series:
  - May - Rutherford Ave and Sullivan Square
  - June - Original Peninsula and Lost Village
- Launched map.social Virtual Engagement Tool

## Planning Progress

- Updated Subarea map based on Advisory Group feedback
- 7/12 - Released a Request for Proposals for Consultant Services
- Contextual analysis to aid selected consultant work



## PLAN: Charlestown Virtual Chat with a Planner

Thursday, July 1, 2021 | 6:00 PM - 7:00PM

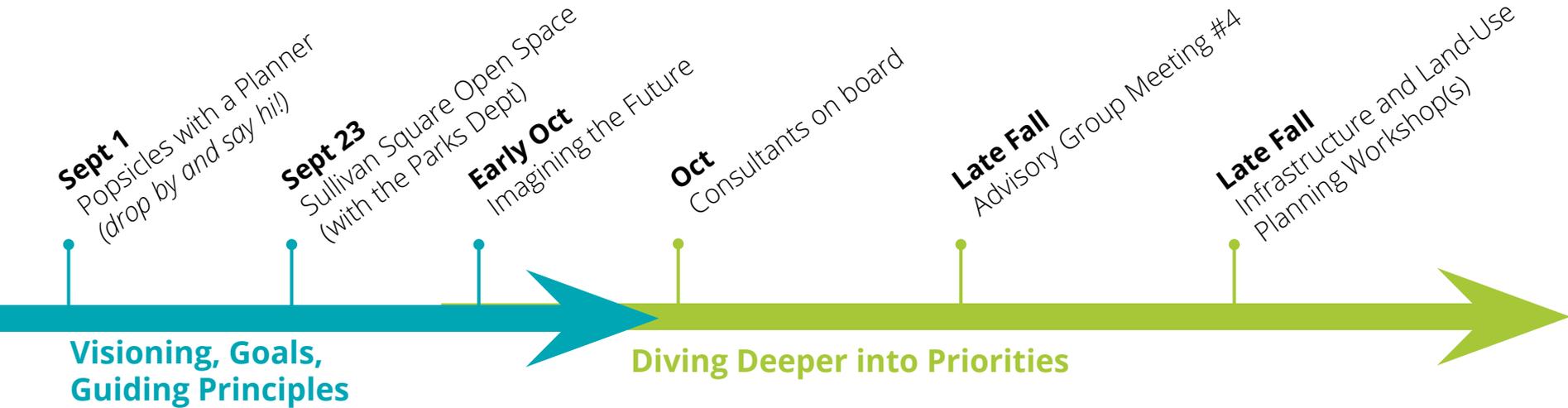
Please join the PLAN: Charlestown team for a Virtual Chat with a Planner on July 1st from 6-7pm, to review Map Social. At this meeting planners will explain how to use Map Social and answer questions related to this new tool.

Register by visiting: [bit.ly/PLANCharlestownVCWAPJuly](https://bit.ly/PLANCharlestownVCWAPJuly)



To learn more about the planning initiative, or to get more information about this event, please email Jason Ruggiero at [Jason.Ruggiero@boston.gov](mailto:Jason.Ruggiero@boston.gov)

# Where We're Going



# Planning Process



**Planning for Charlestown Tomorrow**

Refine

Refine



**Implementing the Final Plan**



★ We are here

# Engagement Report Back

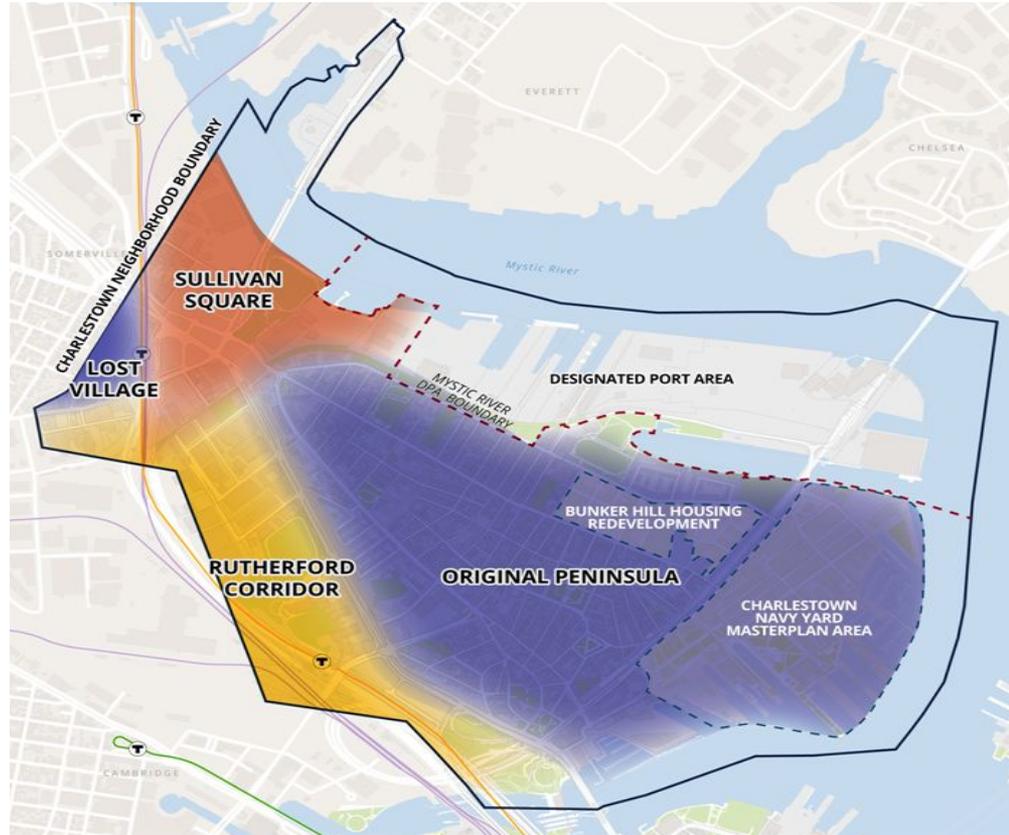
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*Kelly Sherman, Planner I*

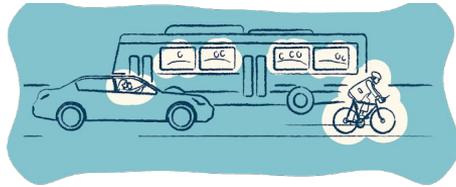


# Planning Places Workshops

- Why Plan?
- Mapping Priorities
- Parsing the Built Environment



# Planning Places Workshop: Rutherford Ave and Sullivan Square



**Mobility**



**Open Space and  
Resiliency**



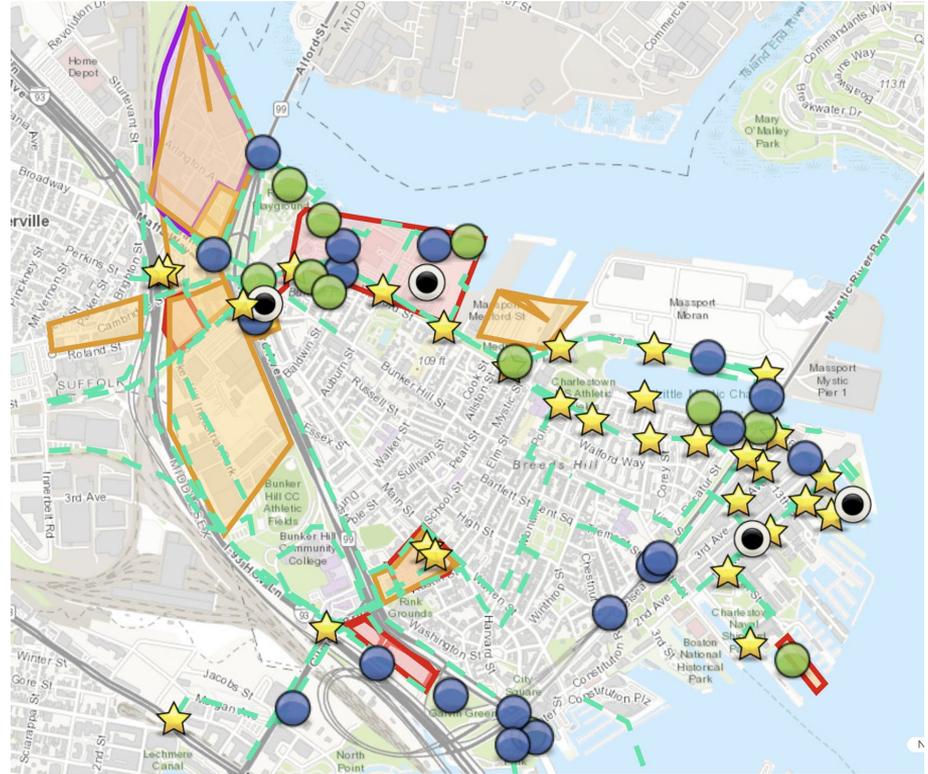
**Public Realm**



**Housing & Business  
Locations**

# We Heard from You [on map.social]

- ★ New and improved mobility options and connections are needed throughout Charlestown, especially around Sullivan Square
- Desire for more green space throughout Charlestown, specifically community gardens, dog parks, and active recreation fields.
- ▭ Desire for mixed-uses along Rutherford Ave and in Sullivan Square to help activate those areas



# Planning Places Workshop: Original Peninsula and Lost Village

We heard that the planning tools in **Charlestown's residential areas** (Original Peninsula and Lost Village) **should focus on:**

- Preservation
- Contextual infill

## Next Steps:

Explore and discuss further potential new preservation tools, such as design guidelines for the Lost Village, in follow up workshops.



# Spread the Word!

Map.social is the interactive mapping tool that extends the conversation beyond AG meetings workshops.

Share the tool and your input through September to help inform our *Imagining the Future* workshop!

<http://bit.ly/mapcharlestown>



**Help us shape the future of Charlestown**  
Guided by *Imagine Boston 2030*, the PLAN: Charlestown process builds on earlier planning work to produce a framework to predictably shape the future of Charlestown.

**Create your own map at <http://bit.ly/mapcharlestown>!**  
Through Map Social, you can map and identify priorities and needs across your community.

**You can identify:**

- Key destinations and desired paths to improve transportation access and Charlestown's network
- Locations for housing, mixed-use, commercial, and/or industrial uses
- Ideas and locations for new open space and public realm improvements
- Sites in need of...



# Planning Progress

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*Ted Schwartzberg, Senior Planner II*



**boston planning &  
development agency**

# Updated Draft Sub-areas

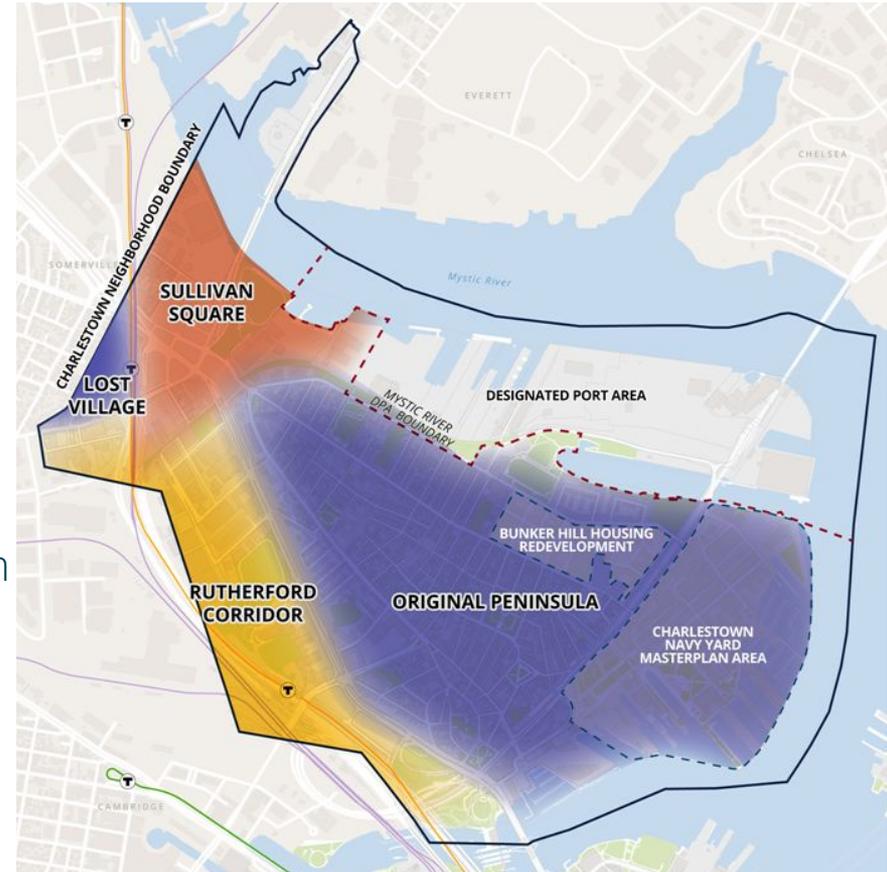
## What changed?

- Shifted sub-area boundaries to better represent a continued focus on connections and impacts between sub-areas.
- Added Lost Village as distinct sub-area from Original Peninsula

## How will this be used moving forward?

Used by the PLAN: Charlestown consultant team to frame their analyses

- Sub-Area 1: The “Original Peninsula” and “Lost Village”
- Sub-Area 2: Rutherford Avenue Corridor
- Sub-Area 3: Sullivan Square



# Consultant Timeline

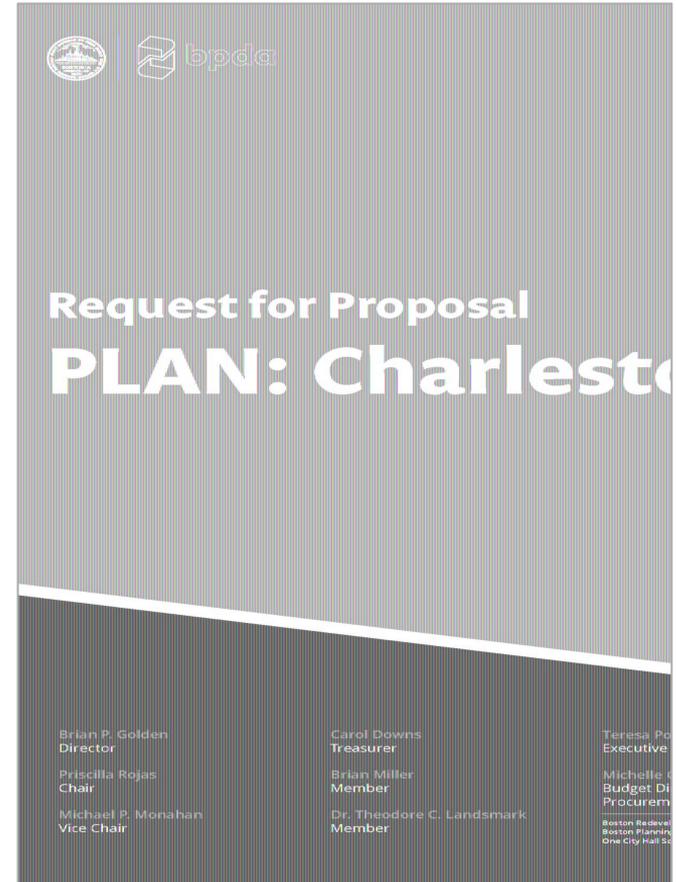
## August 6th: Proposals due

- **Two responses received** that include team members with expertise in preservation, urban design, planning, transportation, sustainability, and real estate market feasibility.

## August 17th: Interviews completed

## August/September: Scope review and contract negotiations

## October: Consultants on board



# Building on Past Planning

## Planning Goal

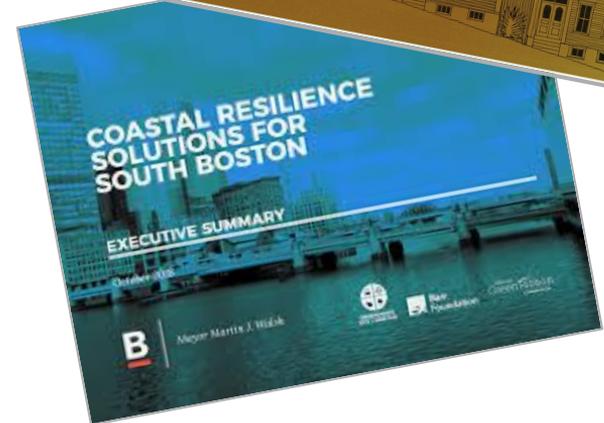
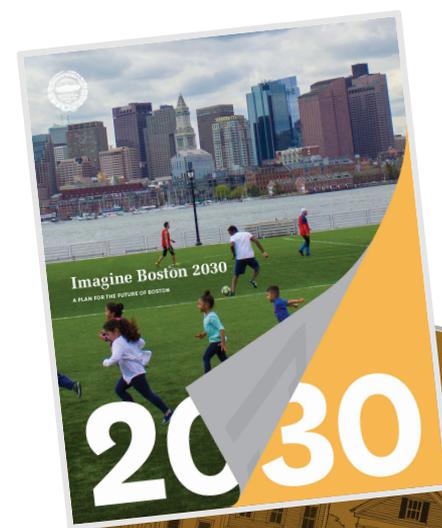
Guided by Imagine Boston 2030, Boston's first citywide plan in 50 years, and community stakeholders, PLAN: Charlestown seeks to determine how to accommodate new contextually appropriate growth while preserving the character of its older residential districts.

## The selected consultant will work with BPDA Planners to build on past planning efforts, such as:

- Imagine Boston 2030 (2017)
- Coastal Resilience Solutions for Charlestown Phase I (2017)
- Sullivan Square Disposition Plan (2013)
- Lower Mystic Regional Working Group report (2019)
- Revitalizing Older Houses in Charlestown (1973)

## And continue to coordinate with ongoing plans:

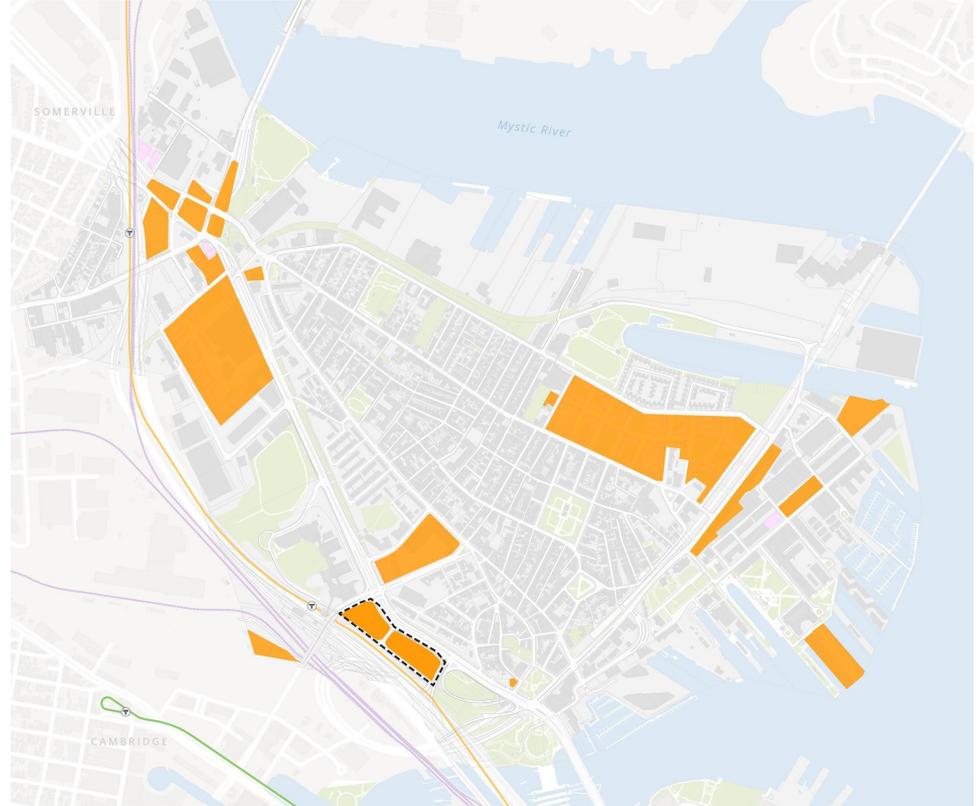
- Coastal Resilience Solutions for Charlestown Phase II
- Boston Urban Forest Plan



# Building on Past Planning

## Lower Mystic Working Group

New development planned for in the 2019 Lower Mystic Working Group report: **8.4 million square feet**



# PLAN: Charlestown & Development Review

## Planning Process Considerations in Scoping Determination Process

- Ongoing public input from the PLAN: Charlestown process
- Preliminary transportation and urban design guidelines from PLAN: Charlestown process
- Imagine Boston 2030 (2017)
- Rutherford Redesign (ongoing, Boston Transportation Department)
- Coastal Resilience Solutions for Charlestown Phase I (2017)
- Coastal Resilience Solutions for Charlestown Phase II (ongoing)
- Boston Urban Forest Plan (ongoing, Boston Parks & Recreation)
- Regional-scale planning organizations and reports, including:
  - Metropolitan Area Planning Council
  - Lower Mystic Regional Working Group
  - MBTA
  - Adjacent municipalities including Somerville, Everett, Cambridge, and Chelsea

# Consultant Scope: Neighborhood-Wide

## Equity Impact:

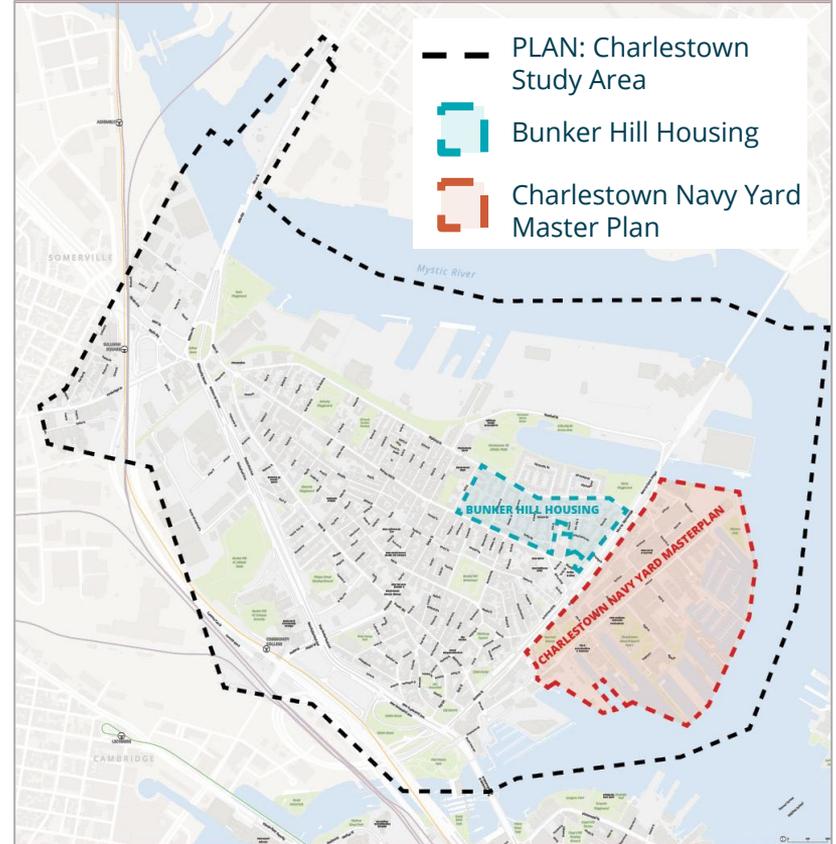
- How can the neighborhood plan address existing inequalities?
- In what areas might planning work result in unintended negative outcomes?

## Capacity Analysis Assistance

- How would new development impact transportation capacity?

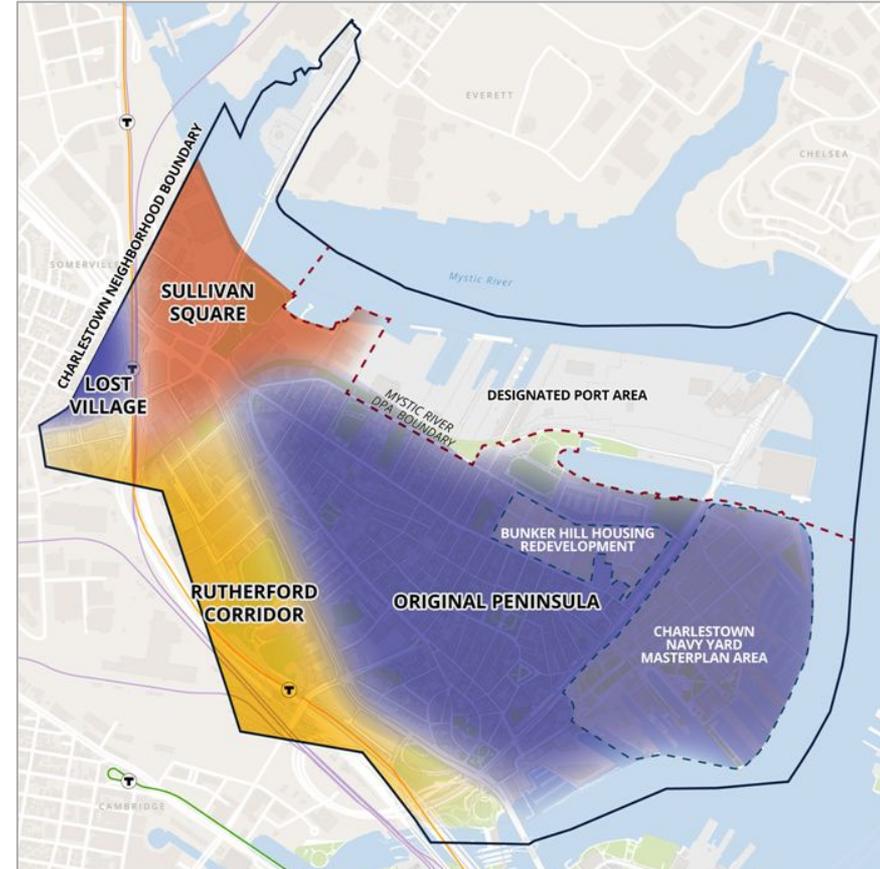
## Recommendations to Improve Mobility:

- In Rutherford/Sullivan areas.
- Between the Original Peninsula, Lost Village and Rutherford/Sullivan-adjacent areas.
- Between Charlestown, as a whole, and the surrounding City and region.



# Consultant Scope: Sub-area Specific

- **Original Peninsula**
  - Enhance and reinforce preservation standards; update *Revitalizing Older Houses in Charlestown* (1973) design regulations
  - Recommend updates to zoning
- **Lost Village**
  - Review preservation guidelines
  - Recommend connectivity improvements
- **Rutherford and Sullivan Areas**
  - Review urban design scenarios, that include new street connections, public open space, mobility improvements
  - Analyze impacts and benefits the scenarios with members of the public
  - Create urban design guidelines
  - Help determine the appropriate amount of public goods tied to new development



# Next Steps

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*Jason Ruggiero, Community Engagement Manager*  
*Anna Callahan, Planner II*

# Come say hello!

Date: **Wednesday, September 1, 2021**

Time: **3:00 - 5:00 PM**

Location:

**Charlestown High School Track and Field  
Athletic Field at the corner of Medford St.  
and Polk St.**

**PLAN: Charlestown**

# Popsicle

with a Planner

**Wednesday, September 1, 2021**  
**3:00 PM - 5:00 PM**

**Charlestown High School  
Track and Field**  
*Medford St. at the corner of Polk St.*

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Stop by Charlestown High School Track and Field on Medford St. at the corner of Polk St. for some delicious popsicles and chat with the PLAN: Charlestown team to learn more about the planning process. Children welcome!

If you have questions about this event, or want to learn more about the PLAN: Charlestown process, please email Jay Ruggiero at [jason.ruggiero@boston.gov](mailto:jason.ruggiero@boston.gov)

[bit.ly/PLANCharlestown](https://bit.ly/PLANCharlestown) | @bostonplans  
#PlanCharlestown

 bpda

# Save the Date for Future Workshops

Next Advisory Group Meeting: **Late Fall**

Next Workshops:

**September 23rd: Sullivan Square Open Space** (in collaboration with the Parks Dept)

## October - Imagining the Future

- What is our vision for the future of Charlestown?
- What goals help us achieve that vision?
- Should some goals be prioritized over others?

## Late Fall - Infrastructure and Land Use Planning

# Q&A and Discussion

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*Advisory Group Members*



**boston planning &  
development agency**

# Sneak Preview: Imagining the Future

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*Anna Callahan, Planner II*



**boston planning &  
development agency**

**Remember:**  
**PLAN: Charlestown will look over a  
15-20 year horizon.**

**We have to know where we want to  
go before we discuss the best way to  
get there.**



# Imagining the Future

## What is a Vision?

An *aspirational view* of what residents hope the community will be like in the future, at its very best. *A meaningful plan must include what future it is aiming for.* The vision statement becomes the driving force behind the plan.

**Think:** In 2040, Charlestown is....

# Imagining the Future

**In 2040, Charlestown is....**

*Type your answer in the Chat*

# Imagining the Future

## What are Goals?

Goals are *measurable conditions to aim for* that help the community achieve its vision over time. Some goals may be higher priorities than others.

## Examples:

- Design active public spaces for all ages.
- Guide neighborhood growth that is predictable and contextual.
- Advance climate preparedness and promote a healthy environment.
- Expand access to a variety of affordable housing options that are able to meet households needs as they change over time.

# Imagining the Future

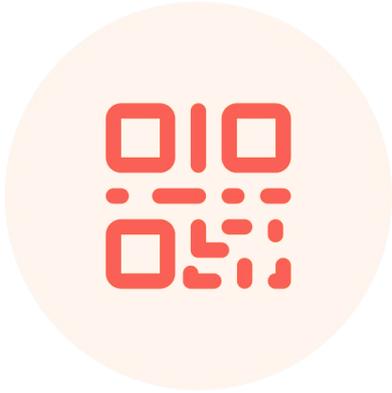
## Strategies

Strategies are *actionable ways* that the City and neighborhood will work to achieve one or more of the goals. They involve funding, regulations, programs, and use of other resources, such as staff and time.

## Examples:

- Updating Design Guidelines
- Zoning and Policy Changes

slido



**Join at [slido.com](https://slido.com)  
#477601**

① Start presenting to display the joining instructions on this slide.

slido



**I am most concerned about  
\_\_\_\_\_ for my family and I  
over the next 20 years.**

① Start presenting to display the poll results on this slide.

**slido**



**As a Charlestown resident, I am most concerned about \_\_\_\_\_ in my community over the next 20 years.**

① Start presenting to display the poll results on this slide.

**slido**



**As a City of Boston resident, I am most concerned about \_\_\_\_\_ in the region over the next 20 years.**

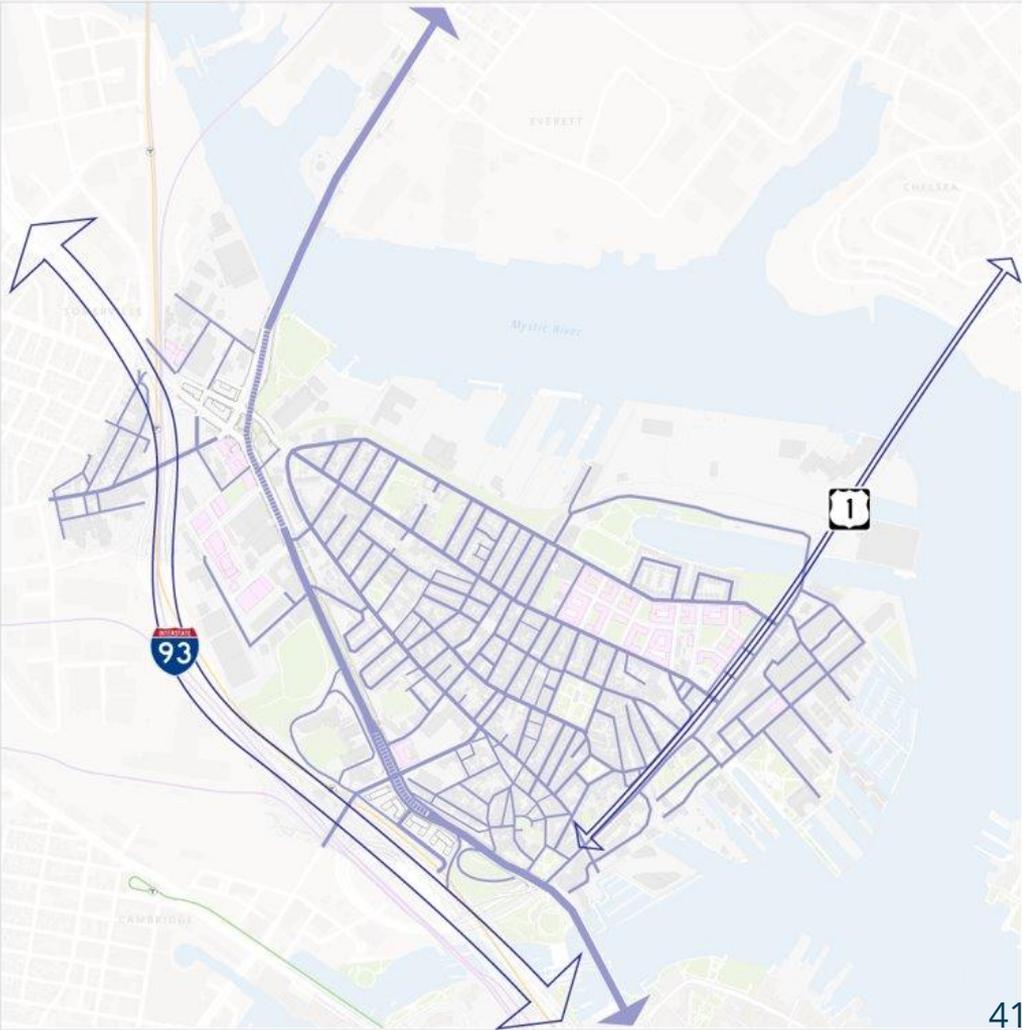
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# Appendix

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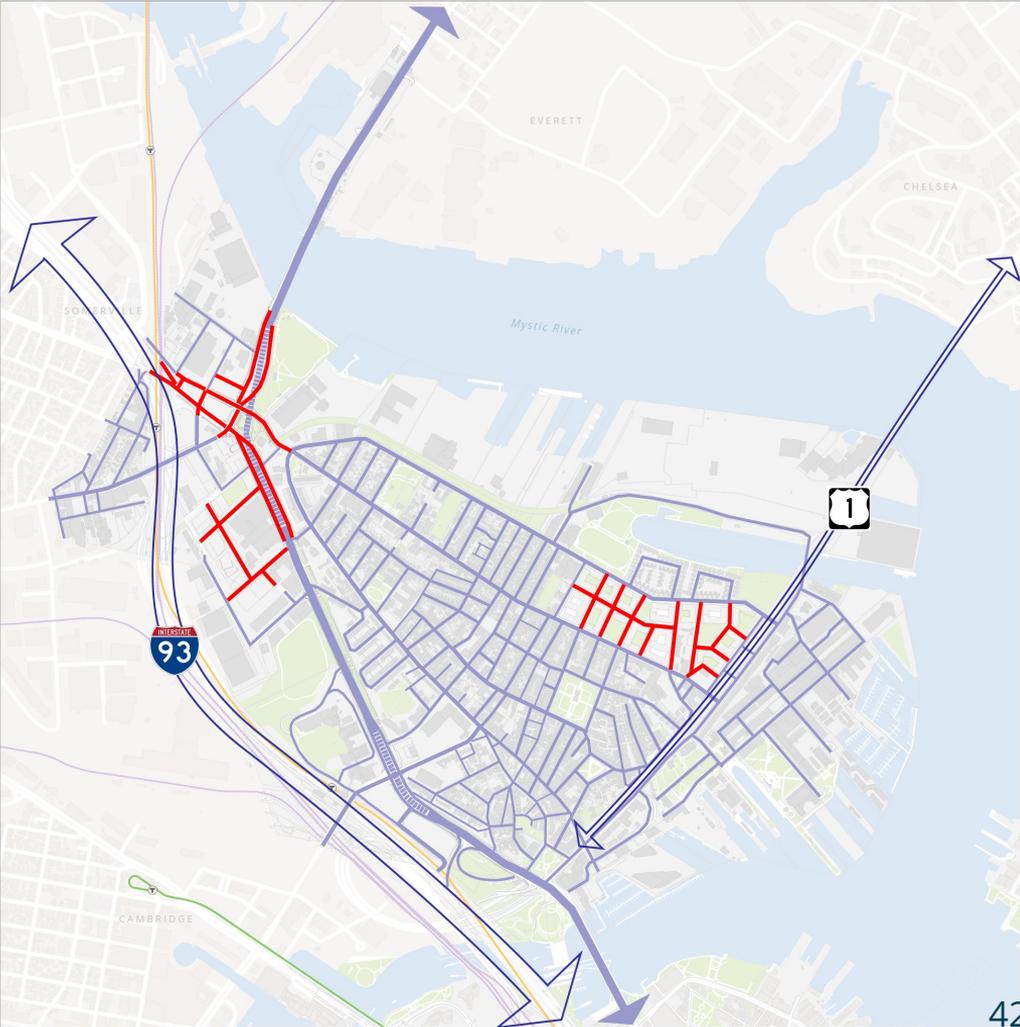
# Example Workshop Discussion: *Transportation Capacity*

 Existing Streets



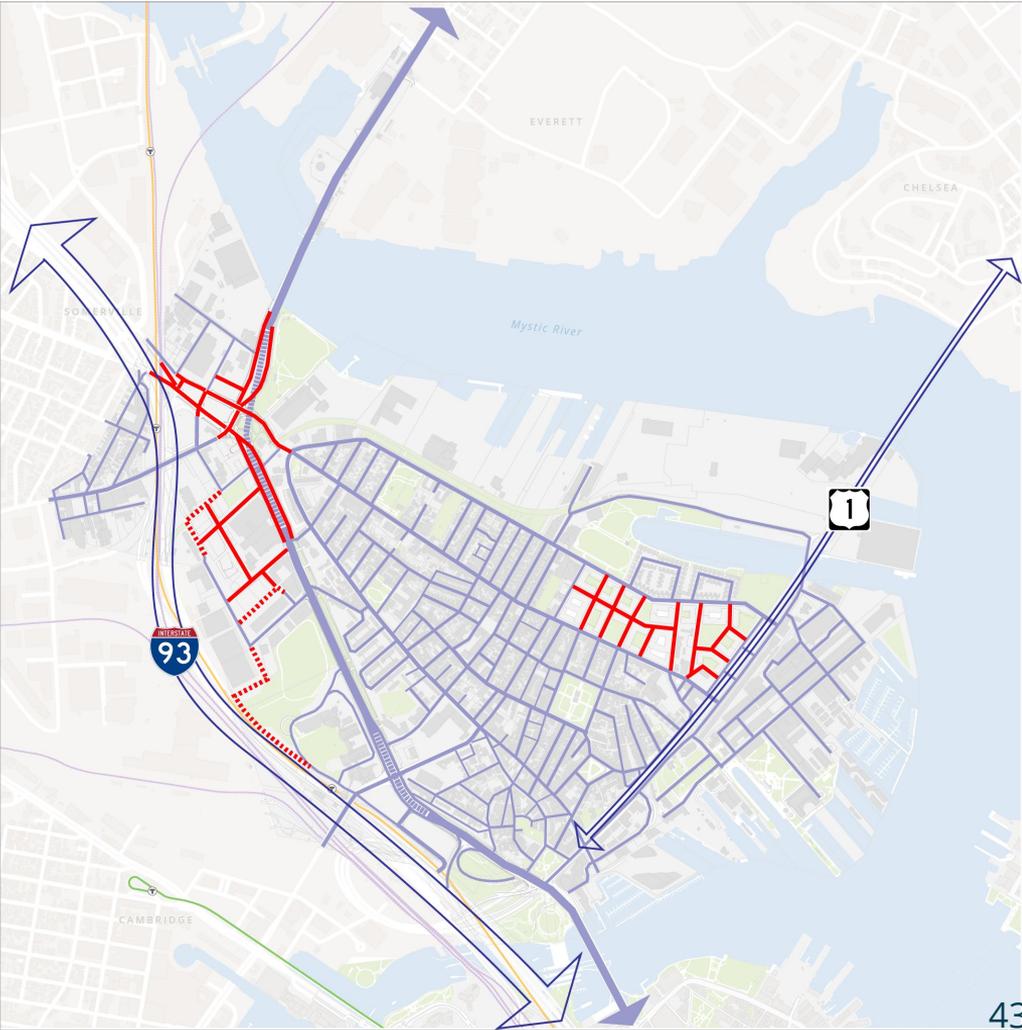
# Example Workshop Discussion: *Transportation Capacity*

- Existing Streets
- Proposed Streets



# Example Workshop Discussion: *Transportation Capacity*

- Existing Streets
- Proposed Streets
- Potential New Streets



# Advisory Group Members

## Ex-officio Members

Representative Dan Ryan

Senator Sal DiDomenico

Councilor Lydia Edwards

Councilor Annissa Essaibi George

Councilor Julia Mejia

Councilor Michelle Wu

Melissa Brennan

Brian Callahan

Mary Chippa

Amber Christofferson

Sarah Coughlin

Elaine Donovan

James Donovan

Karie Everett

Shannon Fitzgerald

Anda French

Tina Goodnow

Julie Hall

Intiya Isaza-Figueroa

Nancy Johnsen

Chris Kuschel

Joanne Massaro

Mary McCarthy

Ryan McCarthy

Lisa McGoff-Collins

Zaire Richardson

Niko Skiadas

Phil Smith

Paul Sullivan

Karson Tager

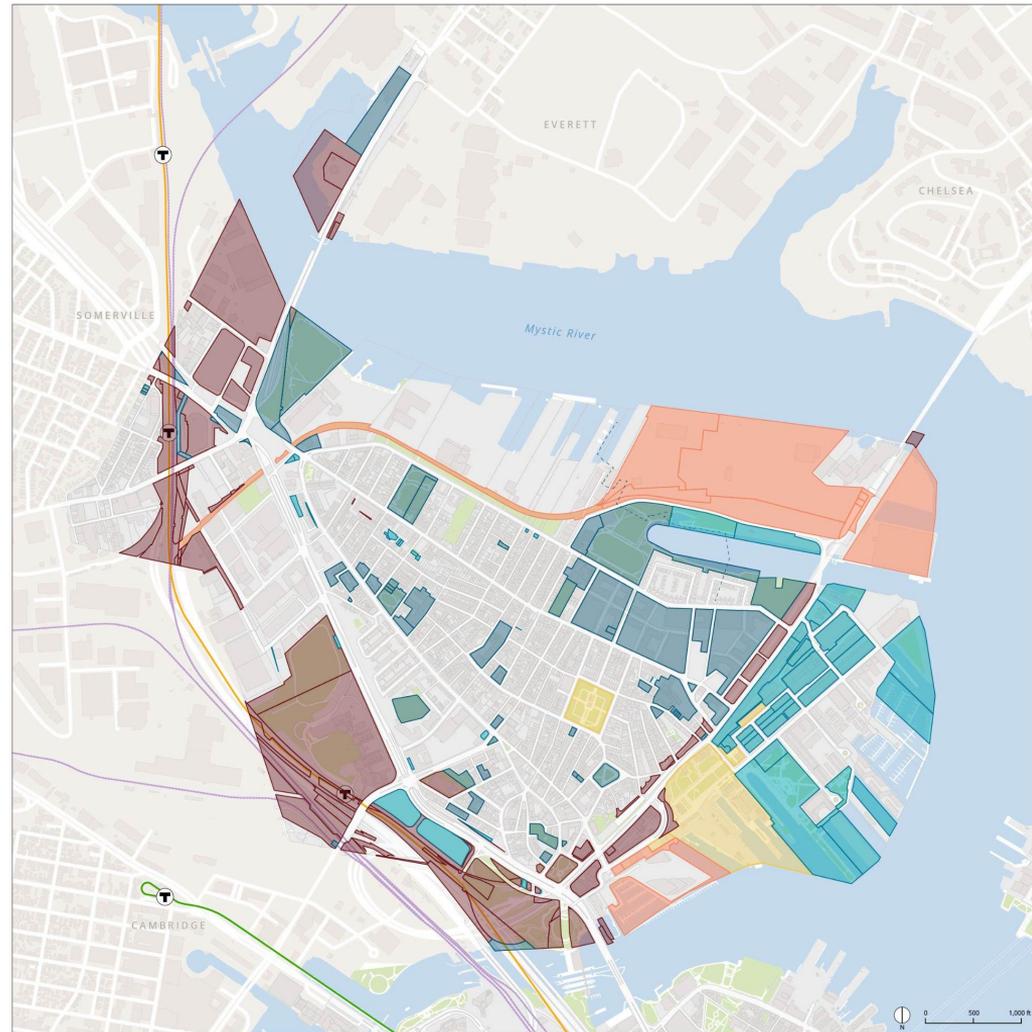
Stephanie Ward

Amanda Zettel

# Charlestown

## Publicly owned land

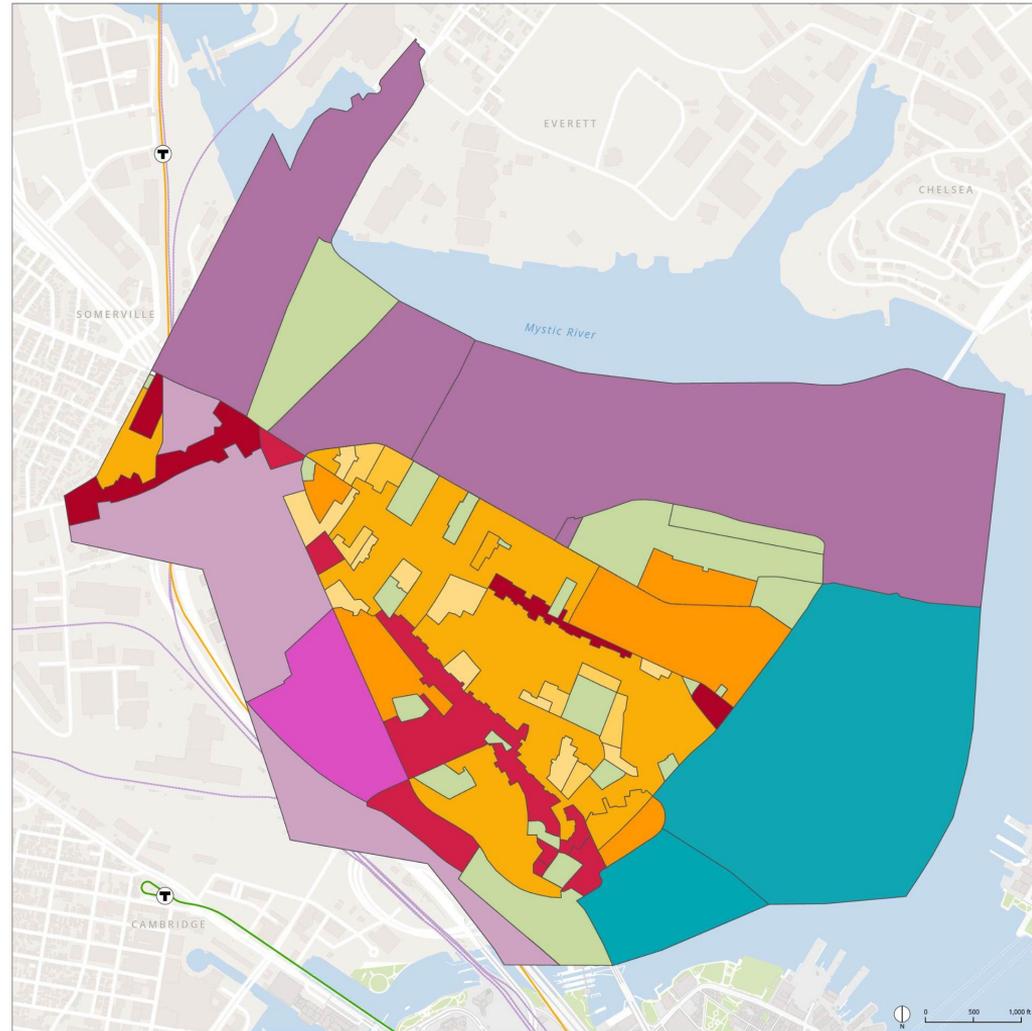
- BPDA
  - City of Boston
  - State - Massport
  - State
  - Federal
- Parcels undergoing/planned for development



# Charlestown

## Current zoning subdistricts

- RH-1500
  - RH-2000
  - 3F-200, 3F-3000
  - Multifamily Residential (MFR)
  - Neighborhood Shopping (NS)
  - Local Convenience (LC)
  - Community Facilities (CF)
  - Local Industrial (LI), Charlestown General Industrial, Mystic River Waterfront Manufacturing, Charlestown Maritime Economy Reserve
  - Charlestown Navy Yard
  - Charlestown Gateway
  - Open Space
- Subdistrict boundary  
▣ Neighborhood boundary



# PLAN: Charlestown Team

## Planning



Ted Schwartzberg  
*Senior Planner II*



Anna Callahan  
*Planner II*



Kelly Sherman  
*Planner I*



Chris Breen  
*Urban Renewal  
Manager*

## Engagement



Jason Ruggiero  
*Community Engagement Manager*

## Urban Design



Meghan Richard  
*Preservation Planner and  
Urban Designer II*