

Pier 5

Proposed Development and Design Guidelines

MEETING RECORDING

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

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

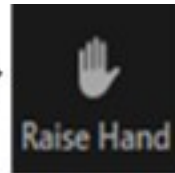
If your camera and microphone are off, you can still participate through the text chat feature.

ZOOM TIPS

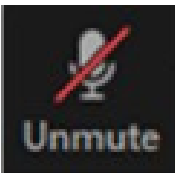
Your controls are at the bottom of the screen:



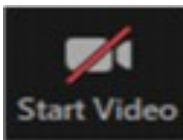
Use the chat to type a comment or ask a question at any time – BPDA staff will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

ZOOM ETIQUETTE

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

- We strongly encourage speakers to turn on their cameras while speaking.
- Comments or questions from the public will be limited to 2 minutes of speaking time. Two questions per person at a time is the maximum.
- A 30-second follow-up comment after a staff member responds is allowed. These time limits will be strictly enforced.
- All attendees are expected to respect one another and any differences of opinion.
- We welcome differences of opinions, including opinions that differ from those of BPDA staff.
- Always assume good intentions when any contradictions or disagreements are made. Constructive comments and opinions should be aimed at topics, not people.

Unacceptable behavior will not be tolerated. Examples of unacceptable behavior are instances such as the following, but not limited to:

- Threatening to take unwarranted legal action against meeting participants
- Bullying participants either in the chat or verbally out loud
- Harassment including criticizing, mocking, or posing threats against participants
- Threats or derogatory speech against BPDA staff or other participants
- Grandstanding or exceeding allowed time limits
- Other violations within this code of conduct

Those who violate the code of conduct may be subject to the following actions:

- Given a verbal or written warning
- Muted for the entirety of the meeting or event
- Removed from the meeting or event. If we are unable to get to your question at this meeting please put them in the Chat at the end or email natalie.deduck@boston.gov

Goal for Discussion:

- To share feedback and comments that have been received to date on this project from the community
 - To share the draft development and design guidelines for the disposition of Pier 5 for further discussion
-

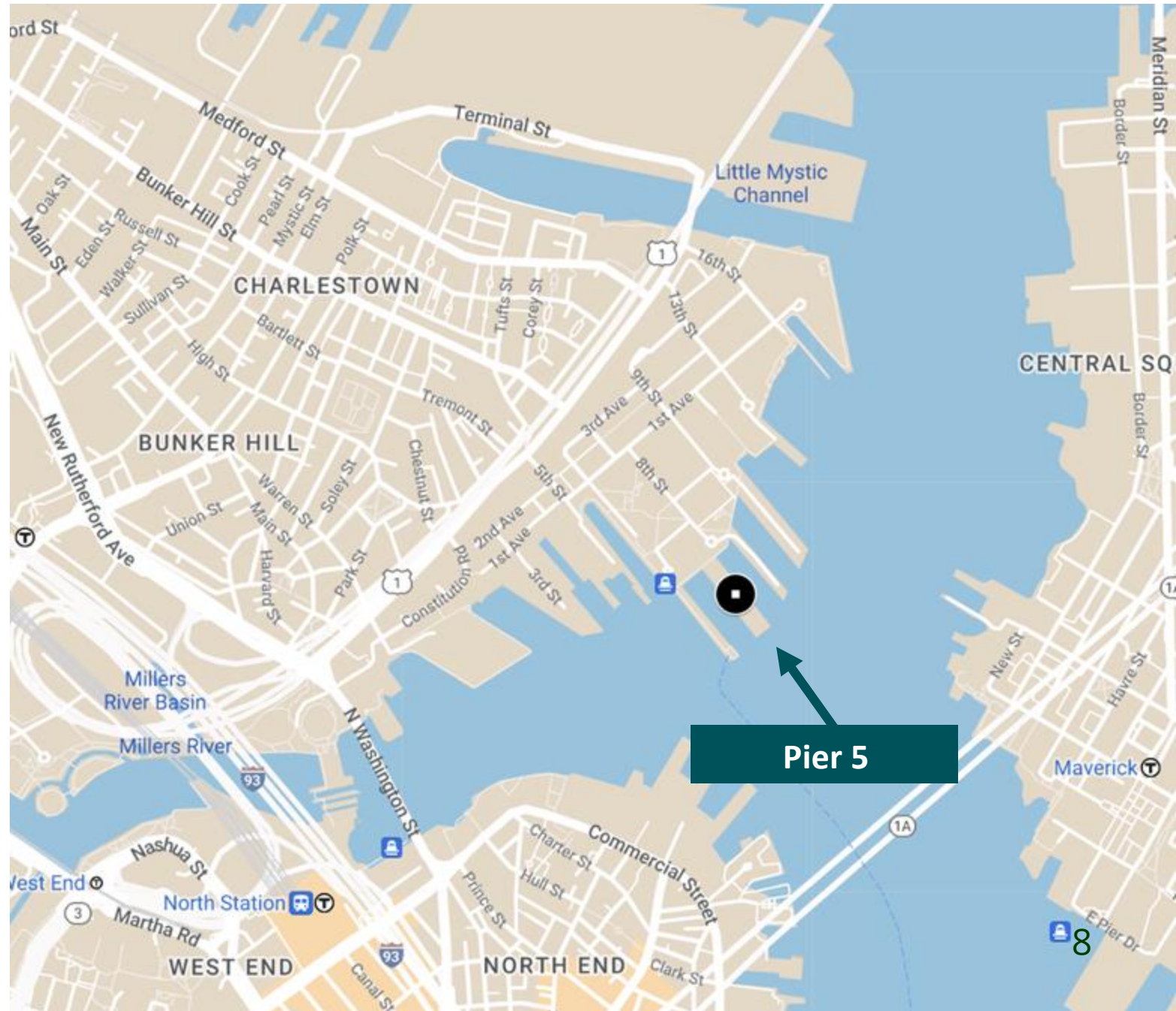
Agenda

- 1. Project Location & Planning Overview**
- 2. Draft Development and Design Guidelines**
- 3. Structure of RFP for Disposition**
- 4. Q&A**
- 5. Next Steps**

Project Location & Overview

Location

- Pier 5 is located within the Charlestown Navy Yard
- Originally a Navy pier, it was built of wood in 1912 and reconstructed with concrete in 1943.



Disposition History

- In 2007, a development was proposed that would include 89 units and a ground floor with a B&B, café, and exterior space programmed as Interactive Maritime Park.
- In September 2020, the BPDA released an RFP to redevelop the Property to allow open space, residential, and/or hotel uses. The BPDA decided to reject all the proposals based on community feedback.



1978 CNY Master Plan

Overview of Planning and Design Guidelines

- **Zoning District:** Harborpark Article 42F: Charlestown Waterfront
- **Chapter 91 Jurisdiction** and promotion and protection of water-dependent uses and public facilities. (*marinas, recreational uses, boating facilities, water-based recreational uses, etc.*)
- **Charlestown Navy Yard Master Plan (1978) and Municipal Harbor Plan (1991, 2008):** Adaptive reuse/redevelopment of Pier 5 has been anticipated/contemplated.
- **2007 Waterfront Activation Plan:** Civic /cultural and public facilities, outdoor exhibit/interpretive areas along Harborwalk



Overview of Planning and Design Guidelines

Climate Ready Boston (2016) and **Imagine Boston 2030** (2018)

- Create signature new open spaces that leverage underutilized waterfront sites
- Create flood protection systems that provide multiple benefits
- Form networks of connected open spaces and cultural destinations
- Grow the diversity of experiences along stretches of the waterfront
- Expand connections between neighborhoods and the waterfront
- Strengthen and expand waterfront housing and job centers
- Apply new, sustainable models for the creation and maintenance of public waterfront areas

PLAN Charlestown: Focused on improved connectivity, adaptive reuse and preservation, waterfront activation with improved signage, and economic development.

Coastal Resilience Solutions for East Boston and Charlestown Phase II: Raised Harborwalk in Navy Yard



Coastal Resilience

Climate Change scenarios that must be taken into account:

The City of Boston and the BPDA have studied what future flooding will look like in the City using the most up to date data from the Massachusetts Coastal Flood Risk Model (MC-FRM).

- 9 inches of Sea Level Rise (2030s)
- 40 inches of Sea Level Rise (2070s)

A vulnerability assessment of areas in the Charlestown Navy Yard will be conducted in 2024 by the BPDA and anything that is developed for Pier 5 must be coordinated with a future solution to be a part of the district scale flood solutions.

(TOP) 2030 Projections: 9 inches of SLR + 1% Annual Chance Storm
(BOTTOM) 2070 Projections: 40 inches of SLR + 1% Annual Chance Storm



Pier 5 Engineering Study: Review

Engineering Report

- Pier 5 is in "Serious" condition, which technically means that there is advanced deterioration.
- Design concepts and cost estimates were provided for 3 programs:
 - Program A: improves existing pier for pedestrians
 - Program B: improves existing pier for public park and sailing center
 - Program C: demolition of existing pier to create a watershed for future potential uses
- Average cost per program
 - Full Pier Repair = \$18.5 - \$32.9 million
 - L Shaped Pier = \$10.8 - \$15.9 million
 - Floating Marina = \$11.2 million

- The BPDA may contribute a sum not to exceed the cost of demolition (~\$7-8M) to a future project scenario for structural rehabilitation or demolition of Pier 5, subject to appropriate approvals.
- The BPDA would pursue this option if a public-private partnership could realize the full potential of the pier and enable this space to achieve community objectives

Draft Development and Design Guidelines



**boston planning &
development agency**

Community Feedback

*"Ideas on programming Pier 5 should include recreation (**boating/swimming/fishing**), space for community gardens and parks, space for indoor/outdoor **community events**, and space for marine biology exhibits and public art."*

*"I think a pedestrian walkway and park would benefit the Charlestown and general community. It would be a nice place for socialization and being active, walking, a **playground**, space to run etc. It could be space that could welcome **artists**, performers etc. Such a park should be accommodating and **welcoming for all ages and abilities.**"*

*"The pier should be repaired to support **pedestrian traffic**, including parks (interactive **educational and historic ideas welcome**)."*

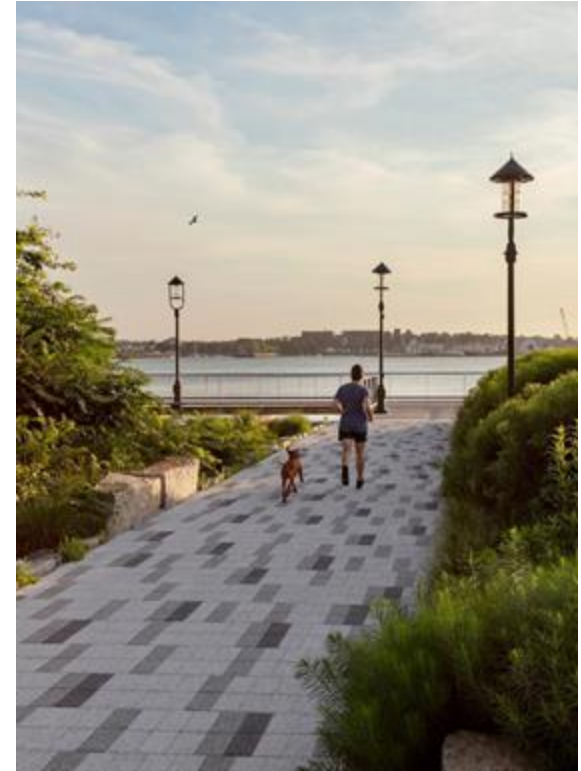
*"Pier 5 has been in the past and should be restored to be a **"public gathering space"** with maritime recreational activities such as the Courageous Sailing Center and other public recreation would offer."*

*"The design should be **coordinated with the other resilience efforts** in the Charlestown Navy Yard, including those of the National Park Service (NPS) to ensure decisions about the future of Pier 5 are coordinated with the NPS' resilience planning."*

Visual Examples



Seaport Pier 4



Visual Examples



Sugar Beach, Toronto



Gansevoort Peninsula

Visual Examples



Brooklyn Bridge Park, NY



Menino Park, MA



Visual Examples



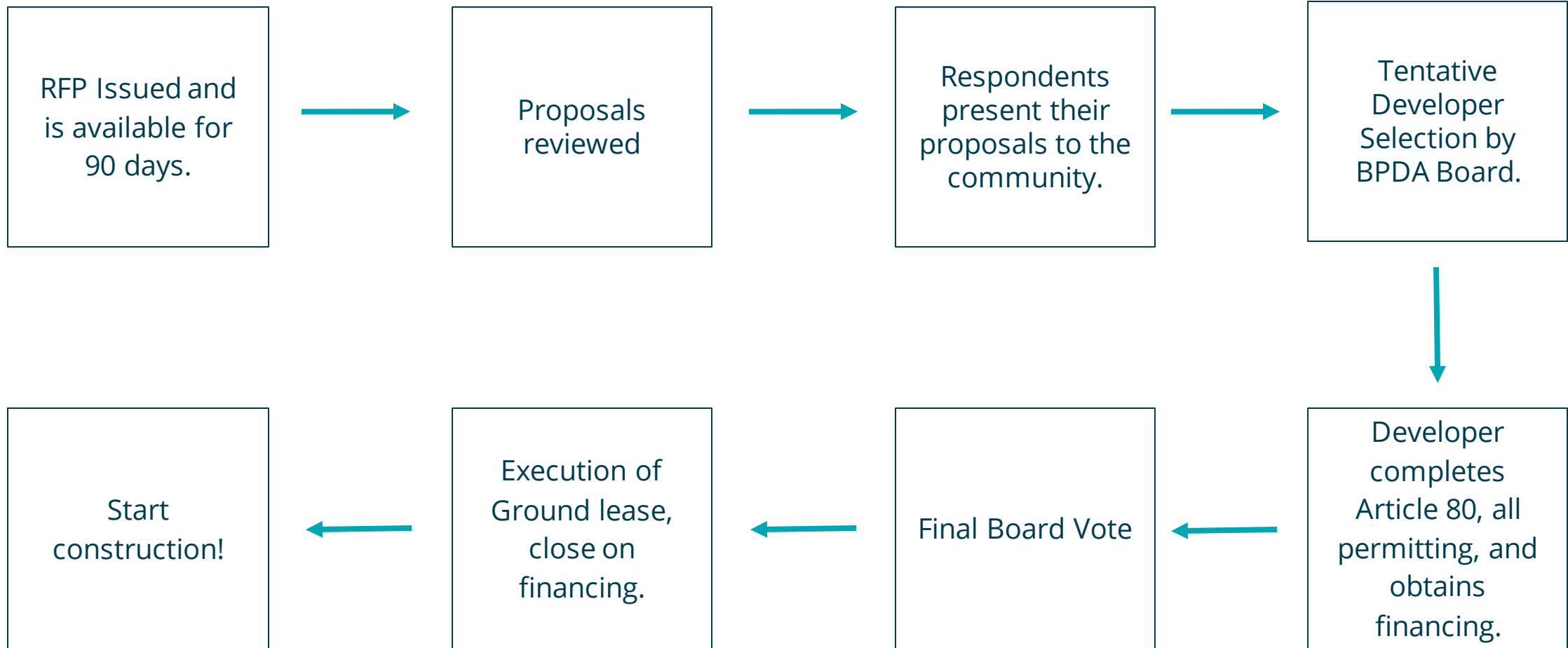
Transit Pier, DC

Overview of Draft RFP Development & Design Guidelines

Guideline	Detail
<p>Development Plan</p>	<p>Describe the development team’s experience and qualifications, quality of development, and execution plan for the proposed project. Demonstrate an ability to execute the proposed delivery schedule and support development and operating costs that are accurate for the construction and operation of the development as proposed. Propose an ongoing maintenance and operations plan to ensure appropriate stewardship.</p>
<p>Diversity Equity and Inclusion Plan</p>	<p>Create increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property, including specific strategies to achieve maximum participation by people of color, women, and M/WBEs in pre-development, construction, and operations. Plans must be specific, realistic, and executable. Comprises 25% of evaluation.</p>
<p>Waterfront Access and Education</p>	<p>Prioritize waterfront programming and infrastructure that allows for opportunities such as sailing, kayaking, boating, swimming, fishing, floating pools, and festivals. Educational opportunities are encouraged for topics including (but not limited to) the history of the Navy Yard, marine biology, and maritime instruction.</p>
<p>Public / Open Space</p>	<p>Prioritize gathering spaces for all residents of Charlestown, Boston, and tourists with infrastructural investments such as public art, pedestrian walkways, playgrounds, benches, picnic tables, and/or an outdoor theatre. Consider designs that support connections to the Harborwalk and Pier 4 that centers views of the City and the Harbor.</p>
<p>Coastal Resilience</p>	<p>Prioritize the City’s goals for sustainable, resilient, and healthy new construction. Proposals should target net zero energy or net zero carbon performance. Ensure all designs are compliant with the Flood Vulnerability Study and other zoning regulations, such as the Coastal Resilience Solutions for East Boston and Charlestown Phase II: Raised Harborwalk in Navy Yard. For Chapter 91 requirements, ground floor must be dedicated to public use.</p>

RFP for Disposition

Overview of the RFP Process



Q&A

Next Steps

Expected Timeline

Time	Step
Tonight!	Hold community meeting about development guidelines for the Disposition RFP
Early Summer 2024	Release Disposition RFP
Fall 2024	Receive proposals from the Disposition RFP
Fall 2024	Hold community meeting to present the proposals

Thank you!

Questions?

Email Natalie Deduck at natalie.deduck@boston.gov