



Greetings,

We would first like to thank the many community members and neighbors who have participated in the Pier 5 disposition process to date. Following the community engagement meeting on April 30, staff of the BPDA (who are now staff of the Planning Department) began actively drafting a Request for Proposals (RFP) for the disposition of Pier 5. Our goal, informed by the public process, is to create a resilient and accessible destination that provides for considerable public space and educational opportunities for all.

We would like to clarify a few points that we have heard from community members:

- If a proponent is awarded tentative designation for the site, the BPDA is expected to commit \$7-8 million for Pier 5's redevelopment, reconstruction, or demolition. The anticipated investment will be informed by the proposed program of the selected partner. Any additional costs associated with the redevelopment, reconstruction, or demolition will be the responsibility of the designated party.
- Built structures are not explicitly required or prohibited in RFP responses; we will be evaluating any proposal we receive based on its responsiveness to the RFP criteria and any applicable regulatory frameworks. Submissions that include residential uses on the site will not be considered.
- Overall, while all submitted and complete proposals in conformance with RFP requirements will be presented to the community, the evaluation and designation recommendation will consider the proposal that is most highly advantageous against the aforementioned guidelines.

The following information includes core components of the draft RFP for public review. We will be opening a comment period from July 5, 2024 to July 19, 2024 to receive any additional feedback on this RFP content. Following the comment period closure, we will make any necessary edits, seek Board authorization to release the RFP, and then release the RFP package.

We welcome any comments you may have on this RFP draft language. If you have any questions, please email Natalie Deduck at natalie.deduck@boston.gov.

Thank you for your commitment to helping us improve Pier 5, Charlestown and the City of Boston.

Real Estate Division

PLANNING DEPARTMENT

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THE FOLLOWING IS DRAFT TEXT PROPOSED TO BE INCLUDED IN THE REQUEST FOR PROPOSALS FOR THE REDEVELOPMENT OF PIER 5 IN THE CHARLESTOWN NAVY YARD.

RFP PURPOSE

The BPDA seeks to convey Pier 5 in the Charlestown Navy Yard (“Property”) to allow the development of open space, active and passive recreational uses, civic and cultural facilities, and water-dependent uses. The RFP process is being managed by Planning Department staff on behalf of the BPDA. Proposals will be subject to review and approval by the City and the BPDA and subject to the approval of the BPDA Board.

SITE DESCRIPTION AND PLANNING AND ZONING CONTEXT

The Property, Assessing Parcel 02-03505-600, consists of a pier of approximately 83,000 square feet and a watershed of approximately 75,000 square feet.

- Planning and Zoning
 - Pier 5 and the larger context of the Charlestown Naval Shipyard/Charlestown Navy Yard (CNY) are within the study area of several local planning initiatives launched. Past and current plans for the area that focus on Pier 5 include:
 - PLAN: Charlestown (2023) identifies the production of open space to keep pace with population growth as a priority for the neighborhood.
 - Boston Naval Shipyard Charlestown Planning and Development Program (1975)
 - Design Guidelines: New Development Area Boston Naval Shipyard at Charlestown (1978)
 - Charlestown Navy Yard Master Plan for the Yard’s End (1990)
 - City of Boston Harborpark Municipal Harbor Plan (1990)
 - Waterfront Activation Network Plan for the Charlestown Navy Yard (2007)
 - Climate Ready Boston: Coastal Resilience Solutions for East Boston and Charlestown (2022)
 - Projects must also adhere to the regulations on waterfront development set forth by the Massachusetts Public Waterfront Act (Chapter 91). Per Chapter 91, the proposed project should not limit future water-dependent use on site. Proposals should prioritize water-dependent and open space uses for the Pier.

Water-dependent uses are classified in the Massachusetts Waterways Regulation per 310 CMR 9.12(2) Determination of Water-dependency.

- For zoning purposes, the Property is situated within the Harborpark: Charlestown Waterfront Zoning District, in the Charlestown Navy Yard Subdistrict, as shown on Map 2B/2C of the Boston Zoning Maps.
 - The Property is within the Coastal Flood Resilience Overlay District (CFROD). Proposals for properties within this overlay district are subject to the regulations set forth in Article 25A of the Zoning Code, and should adhere to the Coastal Flood Resilience Design Guidelines.

DEVELOPMENT OBJECTIVES AND DESIGN GUIDELINES

- Development Objectives
 - Diversity and Inclusion:
 - Proposals should provide opportunities for diversity and inclusion, wealth creation and workforce participation for businesses and individuals who have historically been underrepresented in real estate development.
 - Waterfront Access and Education
 - Proposals should recognize and celebrate the waterfront as a public asset
 - Proposals should prioritize waterfront programming, infrastructure, continuous access, and compatible uses
 - Examples of some possible waterfront programs could include but are not limited to sailing, kayaking, boating, fishing, and festivals
 - Public/Open Space and Cultural Destination
 - Proposals should prioritize creating progressive, inclusive, accessible amenities and spaces
 - Examples of specific public amenities, besides those listed elsewhere in this RFP, could include but are not limited to public art, pedestrian walkways, playgrounds, benches, picnic tables and community event space.
 - Proposals are encouraged to consider designs that support connections to the Harborwalk and Pier 4 that centers views of the City and the Harbor.
 - Coastal Resilience
 - Proposals should prioritize the City's goals for sustainable, resilient, and healthy new construction.

- Proposals should follow/comply with the recommendations from the Coastal Resilience Solutions for Charlestown Phase II and Flood Resilience Planning, Feasibility and Design Study for the Charlestown Navy Yard which will commence in 2024.
 - Any proposed structures will need to be designed according to Article 25A, regardless of scale. Proposals should also conduct site-specific coastal flood risk modeling utilizing the Massachusetts Coastal Flood Risk Model (MCFRM), and at a minimum, new proposed public realm including public access (Harborwalk) shall be designed to be elevated above 2070 astronomical high tides to maintain public access in the future.
 - Proposals should incorporate green infrastructure to the extent feasible, to support stormwater management, reduced heat island effect, and ecosystem benefits.
- Accessory Economic Development
 - Proposals should incorporate economic development opportunities, focusing particularly on fostering growth opportunities for small businesses, local artists within the community, and non-profit or public service organizations.
 - Structures may be proposed assuming they are in compliance with all regulations and further advance the goals of the RFP.
 - All economic development opportunities in proposals should seamlessly blend with the above 4 goals.
- Design Guidelines

The urban design guidelines encourage exceptional designs and include quality and creative contributions to the public realm. Key urban design guidelines in proposals should specify the following that align with current regulations and planning efforts.

 - Architectural Design
 - The form of new construction shall create desirable year-round conditions of sun and shade for adjacent buildings, open spaces, streets, and sidewalks.
 - The design shall be constructed of materials that are compatible with those found in the existing CNY neighborhood.
 - Access, Circulation, Connectivity, and Continuity
 - The design shall provide public access to the waterfront as required by the Harborpark Plan, which connects to the existing landward Harborwalk.
 - The design shall incorporate the principles of universal design to support equitable use by a diverse user group.

- Open Space and Public Realm
 - The site shall be comprised of fifty-one percent minimum open space.
 - At least 40% of the first floor of any built structures shall be devoted to facilities of public accommodation.
 - Public open spaces should accommodate gathering spaces at a variety of scales, to support social interaction and community building as well as spaces for solitary respite.
 - Open spaces should incorporate canopy trees in support of benefits including shade, stormwater management, habitat, and carbon sequestration.
 - Plantings shall be tolerant of coast conditions including wind, saltwater spray, and inundation during storm events.
- Climate Resilience and Sustainability Guidelines
 - Proposed projects should support the community and City of Boston's Carbon Free, Climate Resilient, and Healthy Community goals including the 2019 Carbon Free Boston report. See Article 37 Green Building and Climate Resiliency Guidelines for additional information.
- Structures Design Guidelines
 - Any built structures on the site should be in service of the Development Objectives, which prioritize public amenities, water-related programming, and coastal resilience. Any structure design will be considered more highly advantageous if the height is constrained to a maximum of 35'.

DIVERSITY, EQUITY, AND INCLUSION PLAN

The Planning Department is strongly committed to ensuring that the disposition of BPDA properties, including this Property, provide opportunities for diversity and inclusion, wealth-creation, and workforce participation for businesses and individuals who have historically been underrepresented in real estate development. The Diversity and Inclusion Plan must discuss why it is specific, realistic, executable, and impactful. The Diversity and Inclusion Plan evaluation criterion shall comprise 25% of the comparative evaluation of each proposal submitted.

EVALUATION CRITERIA

- Development Program and Regulatory and Planning Alignment
 - This criterion assesses the extent to which the proposed project's development program, vision and aspirations as presented: (1) is detailed and realistic in addressing the RFP's Development Objectives for the Property while also creative (2) is accessible for people of all ages and

abilities (3) is consistent with applicable zoning and regulatory restrictions (4) aligns with applicable planning and reports and (5) provides long term maintenance.

- Exceptional Design and Alignment with Public Realm
 - This criterion assesses the extent to which the proposed design and plan: (1) is thorough in addressing the design guidelines for the Property (2) provides quality, innovative and contextual designs that achieve all of the Development Objectives and Guidelines (3) includes the use of high quality and durable materials and (4) contributes to the public realm.
- Demonstration of the Ability to Execute the Project and Finance Plan as Presented
 - The purpose of this criterion is to: (1) assess the extent to which proposals are able to demonstrate the qualifications of the development team to deliver a quality project that is able to be developed as presented and on time, based upon the team's professional credentials and experience completing projects similar to the one proposed and (2) evaluate the relative strength of the proponent's financial sources, overall viability of the financial plan and proponents experience with financing similar projects.
- Coastal and Climate Resiliency
 - This criterion assesses the extent to which a proposal's: (1) plan aligns with current coastal resiliency efforts in the CNY (2) plan can adapt to future planning efforts (3) plan meets or exceeds sustainability and energy standards and (4) development team is willing to work with other entities surrounding this topic
- Diversity Equity and Inclusion (25% weight)
 - This criterion evaluates the comprehensiveness of the proponent's Diversity Equity and Inclusion Plan for creating 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. The Diversity Equity and Inclusion Plan should be specific, realistic and executable.

Overall, this request for proposals seeks innovative solutions that prioritize public amenities, creativity, and diversity of experience, ensuring inclusion and accessibility for all. Proposals should integrate water-related activities and emphasize coastal resiliency measures, safeguarding these amenities for future generations. The goal is to foster a sustainable development that enriches our community while mitigating environmental risks.