



**PLAN: Charlestown**

# Revised Draft Public Meeting

*September 11, 2023*



**boston planning &  
development agency**



# Welcome

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*Jason Ruggiero, Community Engagement Manager*

# Zoom Meeting Info + Tips

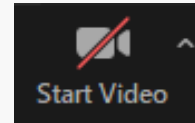
- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial 9 followed by 6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



Mute/unmute



Raise hand to get in line to ask a question or provide comment



Turn video on/off

## **Arthur Jemison**

*Chief of Planning and Director,  
Boston Planning & Development  
Agency*





# Code of Conduct (co-written w/ AG)

- Virtual planning events will be held via the Zoom “Meeting” platform, which allows participants to control their engagement features such as “mute/unmute,” “camera,” and other features. Zoom Webinar does not allow these capabilities.
- During presentations, the chat feature will be turned off. The chat feature will be enabled once a presentation is complete. Participants are encouraged to raise their hands to ask questions if needed. The virtual “Raise Hand” feature is located at the bottom of the Zoom screen (hand icon).
- 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.
- We ask that all attendees 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.
- We ask that all attendees refrain from the following behaviors:
  - Threatening to take unwarranted legal action against meeting participants
  - Directing comments at other participants or groups
  - 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
- Those who exceed the limits on speaking time or interrupt or otherwise disrupt others while they are speaking may be removed from

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](mailto:Jason.Ruggiero@boston.gov)

**For all meeting content:**

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

# Agenda

- Vision, Goals, + Timelines
- Review contents of PLAN: Charlestown
- Plan Revisions
- Next Steps
- Q&A

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

# Vision Statement

*“In 2050, Charlestown is a thriving, diverse, accessible, and resilient neighborhood where residents can safely and more easily walk, bike, or bus to new parks, plazas, neighborhood amenities, and active waterfront areas. These improvements unite an enhanced historic residential fabric with new homes and jobs which support small businesses, as well as families of all types, sizes, and income levels.”*



# Goals

- **Mobility:** Ensure access to travel choices that connect people to key destinations in and out of the neighborhood safely and reliably.
- **Housing:** Expand affordable, sustainable, and diverse housing opportunities that allow existing and future residents to grow up, stay, and age within the community.
- **Climate & Environment:** Enhance and grow Charlestown's collection of green spaces and cultivate a healthy and resilient environment.
- **Urban Form & Public Realm:** Generate new predictable and contextual investment in the built environment that contributes to an active public realm and celebrates the neighborhood's past.
- **Jobs & Businesses:** Grow and strengthen Charlestown's local businesses and job opportunities to create a diverse and resilient economy.

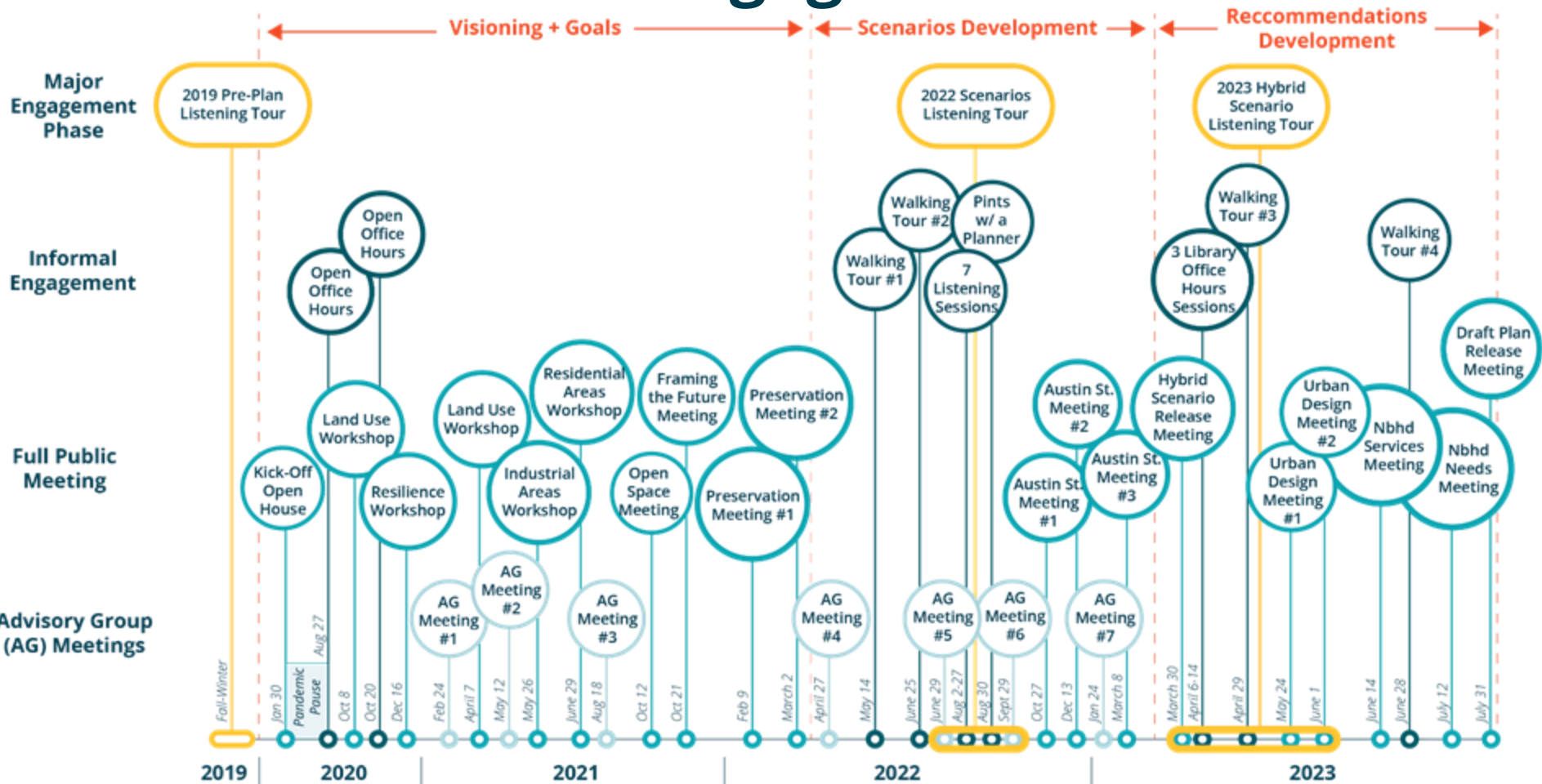
# Extensive Engagement and Outreach

*Accessible through many formats and outlets*

## **Held both in-person and virtual style events and meetings**

- 4 Neighborhood Walks
- 3 Charlestown Neighborhood Assoc. (CNC) Meetings
- Several in-person Office Hours Events at Library – 3 most recent last year with more than 13hrs committed
- Charlestown Mothers Association, NewTown residents, Bunker Hill Res. Alliance, Preservation Society, Turn It Around, BPS student events – *All in-person*
- 16 Public Meetings, 7 Advisory Group (AG) meetings, 5 Chat with a Planner events, 7 Listening Session Events and more!
- Map.Social
- Comic Book

# Timeline of Public Engagement



# Updated Draft PLAN

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*Aimee Chambers, Director of Planning*

*Jim Fitzgerald, Deputy Director of Transportation & Infrastructure*

*Astrid Walker-Stewart, Planner I- Zoning Reform Team*



# PLAN Structure

## Chapter 1

### Overview

- Why We're Planning
- Planning Context
  - **Neighborhood History** and referenced plans
- Summary of community engagement process
- Establishes **vision and goals**

## Chapter 2

### Neighborhood Needs Analysis

#### Analysis Topics Include:

- Demographics
- Housing
- Retail + Food Access
- Open Space
- Climate Resilience
- Preservation
- Arts and Culture
- Mobility
- Neighborhood Services

## Chapter 3

### Sullivan + Rutherford Planning Framework

- Zoning scenario related to land use, density, open space, and mobility
- Basis for **new zoning** for this area

# PLAN Structure

## Chapter 4

### Urban Design Guidelines: Sullivan + Rutherford

- Examines existing conditions
- Recommends **design for new construction**
- Recommends **guidelines for adaptive reuse**
- Recommends priorities for connectivity, open space and canopy coverage, and green building policy

## Chapter 5

### Urban Design Guidelines: Original Peninsula + Lost Village

- Examines Neighborhood Design Overlay Districts
- Makes recommendations for **appropriate infill** development
- Design guidelines for additions and alterations
- Examines open space needs
- Makes recommendations for **how zoning can support preservation** and bring more properties into compliance

# PLAN Structure

## Chapter 6

### Charlestown Navy Yard

- Compendium of past plans
- Highlights **recommendations from past plans** that align with current goals but have yet to be implemented

## Chapter 7

### Implementation

- Includes information on Planning Advisory Council and how BPDA/COB will facilitate implementation
- Recommendations table - **collects all recommendations** from all Chapters of the PLAN into one place.
- Minor zoning updates - proposed changes explained



# Updates Timeline & Public Feedback

## PLAN Timeline:

- **Draft PLAN release:** July 28
- **Draft zoning amendments:** August 18
- **Zoning Virtual Office Hours:** August 21

## Updated Timeline:

- **Original comment period:** July 28th to September 6th, 2023 (40 days)
- **Extended comment period:** end on September 21st, 2023 (55 days)

## # of Responses:

- Online Survey Responses received: 115 (as of 9/6/23)
  - Physical Survey Responses received: 8 (as of 9/6/23)
  - Other Comments received: 75 (as of 9/6/23)
- \*All comments have been anonymized and posted on the project page

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# Overview + General Updates

# Overview + General Updates

## Public Feedback:

“Bulleted list of all changes (executive summary?)”

“I appreciate the emphasis on increasing housing, transportation (including safer bike lanes), and traffic/pedestrian safety. We should be doing everything we can to welcome new residents and make it easier for new and existing residents to live and get around here. I also **found the report very interesting and learned a lot I didn't know about the neighborhood.** It is one of the most informative and well-written government documents I have seen.”

## Updates & Edits:

- Added Letter from the Chief and Executive Summary (p. 6-10)
- Strengthened terminology in recommendations to be clear where there is further study needed versus action
- Identified more “ongoing” and “short term” items that are aligned with the PLAN goals

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# Neighborhood Needs: Preservation

# Preservation

## Public Feedback:

“Excellent Inventory work was completed by Ed Gordon in 1987, revised in 1990. Charlestown’s Inventory has largely remained the same since this study report was completed. (Survey Project Completion Report by Ed Gordon.) **While the inventory is mentioned in this section, it does not include the recommendations made for districts in the neighborhood.** The PLAN needs to incorporate these recommendations, and an updated survey can be performed within the district approval process. This is the method used for the Monument Square Landmark District that is currently in process.”

“The National Register district for Monument Square is larger than indicated. There was an expansion that was deemed eligible. Same for the Town Hill district expansion, and **Phipps Burial Ground** and Doherty Park needs to be indicated as an NR.”

## Updates & Edits:

- Recognition of previous historic inventory work. p. 63
- Recognition of pending historic districts, National Register expansion, and recently identified historic places, p. 66
- Highlighted the possible use of Charlestown Community Impact Fund for an updated inventory of historic resources, p. 221
- Encouraged the consideration of historic character for development projects in the Original Peninsula and Lost Village, p. 221(Ch. 7 - Implementation), p. 69 (Ch. 2: Neighborhood Needs Analysis - Preservation)
- Supported the continued process by BLC to give Monument Square district historic designation, p. 221 (Ch. 7 - Implementation), p. 69 (Ch. 2: Neighborhood Needs Analysis - Preservation)

# Preservation

This plan builds off the research of dedicated historians and preservation advocates, such as Ed Gordon who completed inventory surveys in 1987 and 1990, to present proactive approaches to protect Charlestown's historic fabric. This section of the Needs Analysis catalogs the kinds of preservation designations and protective policies the historic parts of Charlestown have today, identifies where they may fall short, and recommends several measures to further preserve this area of the neighborhood in the future. Historic designations exist at the local, state, and federal levels, each with its own processes for designation and set of benefits. In general, the process of achieving designation begins at the local level by identifying historic resources through an inventory or survey, before rising to the state then national level.

*Ch. 2 - Neighborhood Needs Analysis - Preservation, p.63*

**Chapter 2: Preservation (p. 69/Recommendation 11c): "Complete an updated inventory of historic resources in Charlestown."**

*Ch. 7 - Implementation - Charlestown Community Impact Fund, p.221*

## Historic Districts

At the time of writing this plan, the BLC has hired a consultant to prepare a Study Report for the Monument Square **area Landmark District** in Charlestown, for which the BLC received a petition in April of 2022 from the Charlestown Preservation Society. The petition was accepted by the BLC, and is now a pending Landmark District until the Study Report is complete. **An expansion of the National Registered District has been deemed eligible but has not yet been formally listed.** The final step is for the BLC to post a draft for public feedback, followed by a Commission vote on designation, then a vote by the Mayor and City Council.

Throughout the PLAN: Charlestown process, it has been clear that many members of the community are interested in stronger protections, and therefore local landmarks designations, for additional historic properties and districts within Charlestown. **A number of additional local historic districts are pending. In addition, a National Register expansion to the Town Hill District is pending. Doherty Park and Phipps Cemetary have recently been identified on the National Register. ~~The BLC has been clear that~~** Petitions are welcome for any proposed landmarks community members believe are worth preserving. It encourages interested parties to learn more about the process by contacting the BLC.<sup>72</sup>

*Ch. 2 - Neighborhood Needs Analysis - Preservation, p.66*

# Preservation

## New Recommendations

11e	Ch 2: Sec 6: Preservation	Preserve and promote history	Development projects that request relief from the ZBA should consider historic character in the Original Peninsula and Lost Village	Short-term	Private partners
11f	Ch 2: Sec 6: Preservation	Preserve and promote history	BLC should continue the process of the designation of Monument Square district, once the study report is complete	Short-term	BLC

Ch. 7 - Implementation - Theme: Preservation, p.221

### RECOMMENDATIONS

In coordination with the Boston Landmarks Commission (BLC), this PLAN identifies four steps that the City should take to further preservation goals:

1. Complete an updated inventory of historic resources in Charlestown that builds upon past work and accounts for new recommendations.
2. The Boston Landmarks Commission (BLC) will continue to review the petitions for landmarks and districts submitted by the community.
3. BLC should continue the process of the designation of Monument Square district, once the study report is complete.
4. Development projects that request relief from the ZBA should consider historic character in the Original Peninsula and Lost Village
5. The BLC and MHC should continue to nominate landmarks in Charlestown to the National Register of Historic Places.
6. Reform the Boston's Zoning Code's Article 85, Demolition Delay, citywide.

For more information on the implementation of these recommendations, please refer to Chapter 7 of this PLAN.

Ch. 2: Neighborhood Needs Analysis - Preservation, p. 69



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# Neighborhood Needs: Transportation

# Transportation

## Public Feedback:

“Adding 10+ million more square feet than a 2019 regional planning study used as a basis for planning mobility in the region. A 2019 **Lower Mystic Regional Planning Study** indicated that Charlestown could add eight million square feet, this plan greatly exceeds that.”

**“Transportation Infrastructure, Development Capacity and Public Safety:** It appears from consultants’ projections that the gateways in and out of Charlestown will be further compromised by their initial estimates for the area’s development capacity.”

## Updates & Edits:

- Inclusion of Appendix B “Transportation Capacity Analysis Summary” p. 230
  - The transportation analysis used as its starting point the models developed by the LMRWG and were updated to test the additional growth projected by PLAN Charlestown
  - Based on this iterative analysis, total projected full build out was reduced (~10%) and the mix of uses adjusted (less commercial)
  - Acknowledges the “gateways” will continue to be a challenge for the network. By having a plan that allows us to understand the details of long term (25+ years) trip making, we can use this data to inform decisions on committed to transportation network improvements (i.e. Rutherford Ave, Gilmore)
  - Clarity that some of the safety/services concerns need to be addressed in a shorter term

# Transportation

## Public Feedback:

“...I would also like to see more bike storage opportunities throughout the neighborhood that are available to residents of any building (not just people moving in to new buildings). I would [sic] also like to see improvement for **EV car charging throughout the historic core** of Charlestown where people are currently charging cars by unsafely running cables.”

“The plan increases building heights and square footage -- enabling thousands more residents to join our Charlestown community (which we welcome) but **WITHOUT ANY CONCRETE PLAN FOR IMPROVING THE INFRASTRUCTURE.**

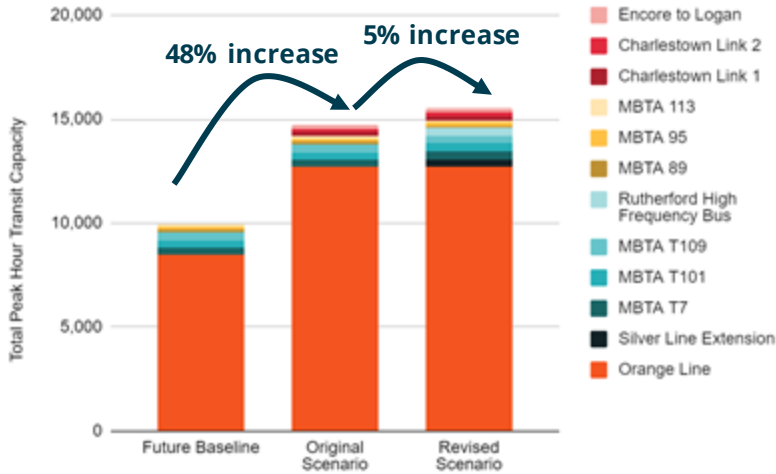
Cars will NOT decrease by 50% - the number of cars and traffic will increase. Public transportation in Charlestown is terrible, which makes cars necessary (sadly). There is no concrete plan to address this. [...]”

## Updates & Edits:

- Inclusion of language on expanding shared mobility options, such as EV-charging stations and bikeshare stations, as well as expand secure bike parking at MBTA stations and in the historic core, p. 218
- By having a plan that allows us to understand the details of long term (25+ years) trip making, we can use this data to inform decisions on committed to transportation network improvements (i.e. Rutherford Ave)
- The Gilmore Bridge will be analyzed by MassDOT this Fall to determine how this corridor can be improved for all modes (vehicles, buses, pedestrians, bikes)

# Transportation

## Appendix B: Transportation Capacity Analysis



The transit service included in PLAN: Charlestown represents a **56% increase in transit service** over the Future Baseline Conditions (which are already higher than existing conditions)

### TRANSIT CAPACITY RESULTS

The future transit network in Charlestown is already expected to expand significantly within the next ten years. The most significant of these improvements includes the completion of the Orange Line Transformation and its procurement of additional train sets that will allow the service to run every 4.5 minutes during peak hours, and significant additions to bus service frequencies and routes through the MBTA Bus Network Redesign.

With the PLAN: Charlestown scenarios, growth is intentionally targeted close to Orange Line stations to create homes and jobs that are well supported by transit. The results from the Original Scenario model run, revealed that the large increases in service on the Orange Line will provide more than enough capacity to meet the full buildout demand on the Line.

The transit capacity analysis demonstrated strong demand for many of the new transit services in the Original Scenario. Assuming full buildout under the Original Scenario, some of the currently-planned bus routes may need more capacity in the future to meet demand, including:

- The T101, which will connect Sullivan Square and Kendall Square via Main Street
- The T7, which will connect Sullivan Square and Downtown via Bunker Hill Street
- Route T109 and 113 that connect from Everett to Sullivan Square via Alford Street and provide connections to Somerville via Cambridge Street

In recognition of these results, the Revised Scenario includes several impactful transit network improvements including:

- Increasing the frequency on the T7 route to 7 minutes in peak periods
- The extension of the Silver Line from Chelsea to Everett and Sullivan Square via Alford Street (as recommended by the LMRWG and subsequent MassDOT SLX Alternatives Analysis)
- A new high frequency bus route operating on Rutherford Ave with connections to Everett and Downtown

The increases in transit capacity between the Baseline, Original and Revised Scenarios are articulated in Figure 5 below. The complete transit network recommended in the Revised Scenario is represented in Figure 6.

## Ch. 7: Implementation, p. 218

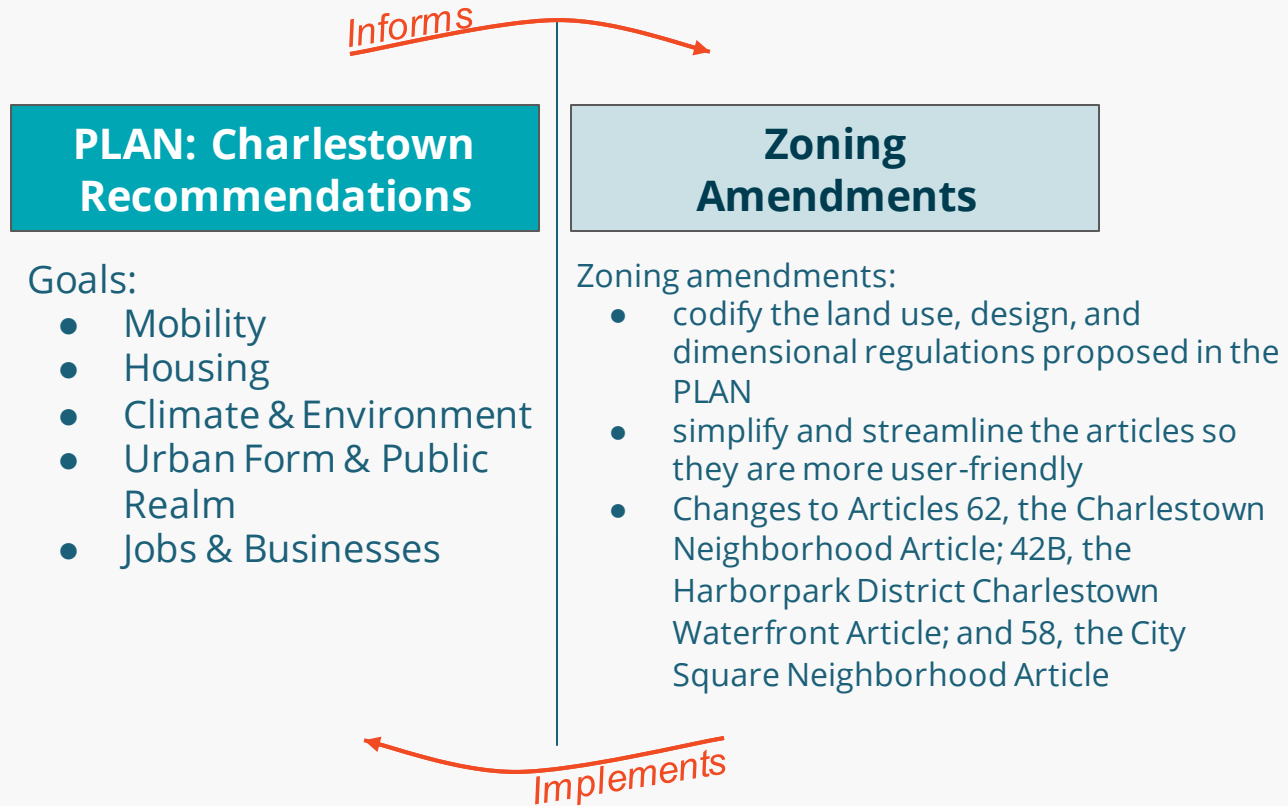
8f	Ch 2: Sec 8: Mobility	Expand multi-modal transportation options	Expand publicly-accessible, secure bike parking at MBTA stations and in the historic core	Short-term	MBTA, BTD
8m	Ch 2: Sec 8: Mobility	Expand multi-modal transportation options	Expand shared mobility options in Charlestown including public carshare to better support occasional drivers, public electric-vehicle charging stations to promote a zero-emission vehicle future, and bikeshare stations to facilitate quick trips within the neighborhood	Ongoing	BTD, BPDA

## Appendix B: Transportation Capacity Analysis, p. 239

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# Growth Area + Zoning

# Planning Informs Zoning



# Zoning Amendments

Changes to Articles 62 - Charlestown Neighborhood Article; Article 42B - Harborpark District Charlestown Waterfront; and Article 58 - City Square Neighborhood Article:

- Codify the land use, design, and dimensional regulations proposed in the PLAN
- Simplify and streamline the articles so they are more user-friendly

The zoning recommendations can be organized into 4 categories: Definitions, Rezoning of Sullivan Square and Rutherford Ave Study Area, Zoning to Support Design, and Minor Zoning Modifications.

To review the changes in more detail, please visit PLAN: Charlestown website:  
<https://www.bostonplans.org/planning/planning-initiatives/plan-charlestown>



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# What is a Planned Development Area (PDA)?

*A PDA is a zoning tool for a large or complex project on a large piece of land.*

## Public Feedback:

“PDA’s Everywhere: As we discussed at our 8/28 meeting with BPDA, we take issue with the zoning recommendation that all parcels within the Plan zoning area are eligible for PDA’s. While I understand the BPDA’s rationale- a PDA is the leverage needed to extract from proponents specific community benefits like the greenway and other roadway infrastructure the Plan proposes- it undermines the premise of the entire Plan and perpetuates the planning by parcel that the Plan was supposed to replace.”

A Planned Development Area (PDA) is

- a zoning overlay that establishes special zoning for **large or complex projects**
- Developments, essentially, go through a **mini-planning** and **zoning process**
- Approval of a PDA requires the **submission of a development plan**
  - The development plan must provide for **specific public benefits**
  - The development plan submission triggers a **45 day public comment period**

Examples of cases in which a PDA may be appropriate include when a development proposal involves a large building, a cluster of buildings, or a mix of uses.

# Zoning Amendments

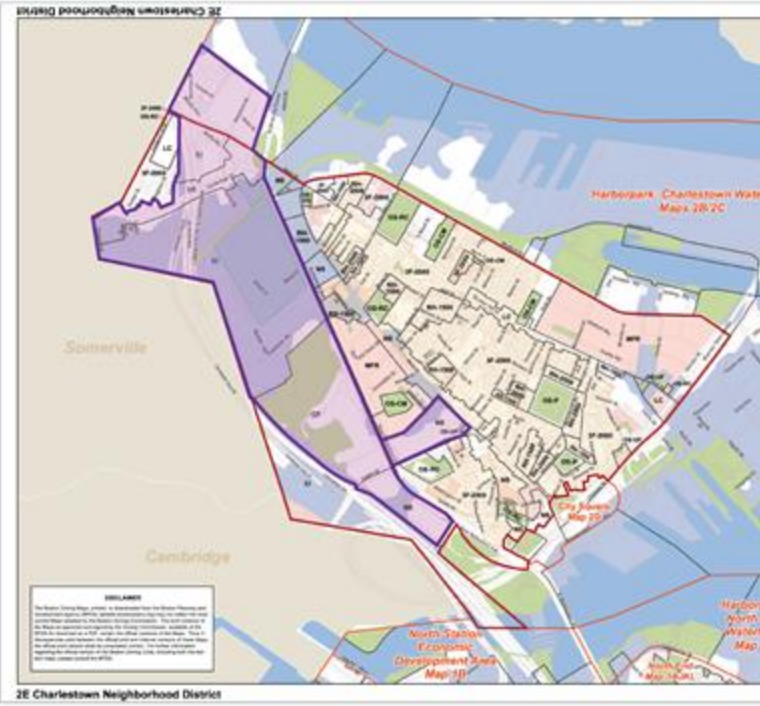
## Public Feedback:

*“**Bunker Hill Mall** needs to stay at a 35 foot height variance. I support new development but this is a historic neighborhood and new development needs to be done wisely. It is not right to treat this lot, in the center of our community the same as the large large developments at the outer edges of Charlestown.”*

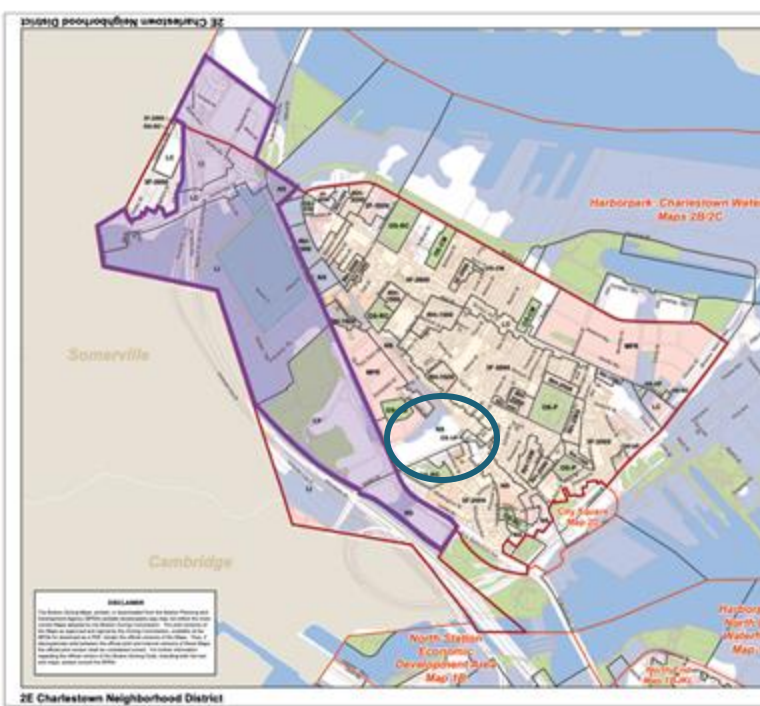
## Updates & Edits:

- Adjustment of the PLAN Zoning Study Area
- Acknowledgment of underutilized and transitional areas, like the Bunker Hill Mall, which are outside of the Zoning Study Area for potential future growth

# Updated Zoning Study Area



Previous Zoning Study Area



Updated Zoning Study Area

# Zoning Updates

## Public Feedback:

Desire for Research & Development uses to be included in Mixed Use Subdistricts

*"...Continuing the acceptable use of Light Manufacturing and Research Laboratory is critical to the ongoing growth of this environment, and we hope that language in any future zoning code accounts for that need."*

## Updates & Edits:

- Update to Mixed-Use Subdistrict to make Research & Development a 'Conditional' Use

# Zoning Updates

Draft Zoning (August 18)

## Research and Development Uses

See Table Footnote: (23)

	<del>Local Convenience Subdistricts</del>		Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use (MU)
	<del>Bsmt. &amp; First Story</del>	<del>Second Story &amp; Above</del>	Bsmt. & First Story	Second Story & Above			
Research laboratory	F	F	F	F	C	A	F

(Text Amd. No. 459, § A.17., 4-14-2023)

After Public Feedback

## Research and Development Uses

See Table Footnote: (23)

	<del>Local Convenience Subdistricts</del>		Neighborhood Shopping Subdistricts		Local Industrial Subdistricts	Commercial Subdistricts (C)	Mixed-Use Subdistricts (MU)
	<del>Bsmt. &amp; First Story</del>	<del>Second Story &amp; Above</del>	Bsmt. & First Story	Second Story & Above			
Research laboratory	F	F	F	F	C	A	C

(Text Amd. No. 459, § A.17., 4-14-2023)



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# Urban Design Guidelines

# Urban Design

## Public Feedback:

“Resiliency strategies should include lighting design, as poor selection and application can adversely affect marine life, flora, and fauna.”

“Mansard roofs are not appropriate for new buildings. Please delete the reference to **mansard roofs** as an “appropriate roof form”

“Please note that abutting / original sidewalk materials should be replaced in kind. I.e. our **brick sidewalks should be reset** in place rather than sections filled with concrete or asphalt.”

“There is little reference to lighting quality throughout the document, which is a lost opportunity to address and protect the issues mentioned above [...] **Better lighting design** would seek to produce appropriate light levels for the activities in the area, minimize contrast, and consider the direction of light travel with respect to viewers. Doing so can often reduce the amount of energy used and create a more aesthetically pleasing, safer environment.”

## Updates & Edits:

- Encouraged the consideration of lighting with sustainability and resilience strategies, p. 159
- Adjusted appropriate roof forms on p. 175
- Encouraged the use of original sidewalk materials during repaving, reconstruction, and utility work, p. 183
- Encouraged the thoughtful implementation of lighting design, p. 184



# Urban Design

- Resiliency strategies should include lighting design, as poor selection and application can adversely affect marine life, flora, and fauna.

*Ch. 4 - Urban Design Guidelines - Sullivan Sq + Rutherford Ave, p.159*

## ROOF

- Appropriate roof forms include gable (either side or front facing depending upon the immediate context), mansard, and flat. If a mansard roof is preferred, its proportions and scale are very important and care should be taken to avoid a mansard roof line that is either too slim or too generous. Mansard roofs should not overhang the building below. When using a flat roof, detailed bracketed cornices are preferred.

*Ch. 5 - Urban Design Guidelines - Original Peninsula + Lost Village, p.175*

## PAVING MATERIALS

- Improve the safety of the public realm through repaving, sidewalk reconstruction, and utility work. Original sidewalk material should be retained or replaced in-kind in consultation with PIC and Disabilities Commission. This issue is particularly notable in the Lost Village residential area.

*Ch. 5 - Urban Design Guidelines -  
Original Peninsula + Lost Village, p.183*

## STREET LIGHTING

Lighting design should seek to produce appropriate light levels for neighborhoods, minimize contrast, and consider the direction of light level with respect to users. Proper lighting can create a more aesthetically pleasing and safer environment.

*Ch. 5 - Urban Design Guidelines -  
Original Peninsula + Lost Village, p.184*

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# Implementation

# Implementation

## *Public Feedback:*

“BPDA does not have authority over the MBTA, Boston Public Schools, and Boston Parks and Recreation.

**Partnerships are the purview of City Hall.”**

“The recommendations suggest further planning at various intervals, with no trigger, and reliance on public oversight to “hold the city accountable.”

## **Updates & Edits:**

- Addition of “Planning Advisory Council (PAC)” section on p. 202 (Chapter 7 - Implementation)
- Addition of “The Development Pipeline” in the Housing, Retail & Food Security, and Open Space sections of Chapter 2 - Needs Analysis
- Inclusion of “private partners” in Recommendations Table, p. 212 (Chapter 7 - Implementation)
- Inclusion of section of “Charlestown Community Impact Fund”, p. 221 (Chapter 7 - Implementation)

# Implementation

## THE DEVELOPMENT PIPELINE

As of the release of this plan, three development projects which include housing units in Charlestown have been approved by the BPDA board, but are not yet built: the Bunker Hill Housing Redevelopment, Hood Park, and 1-2 Thompson Square. Together they represent up to 1,778 new housing units, an 18% increase in residential units in the neighborhood.

In addition, a number of projects are proposed for development in the neighborhood. These include One Mystic Avenue (approx. 503 residential units), 40 Roland Street (approx. 124 residential units), and 425 Medford Street (approx. 510,300 sq ft of residential units).

*Ch. 2 - Neighborhood Needs Analysis - Housing, p.41*

9d	Ch 2; Section 3: Open Space	Add needed open space	Create new open space as the population of Charlestown increases	Long-term	BPRD, private partners
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*Ch. 7 - Implementation, p.219*

## THE DEVELOPMENT PIPELINE

As of the release of this plan, three projects which include retail space, have been proposed for development in Charlestown. They include: 40 Roland Street, 425 Medford Street, and 66 Cambridge Street.

*Ch. 2 - Neighborhood Needs Analysis - Retail and Food Security, p.45*

## THE DEVELOPMENT PIPELINE

There are several projects planned in Charlestown which will improve the neighborhood's open space network and add tree canopy on a mix of privately and publicly owned land. This PLAN supports and considers these expected improvements to be the baseline upon which the larger PLAN builds:

- The Bunker Hill Housing Redevelopment proposes approximately 7 acres of open space, of which 2.7 acres is intended to be publicly accessible.<sup>9d</sup> The project includes fields and courts for active recreation, dog areas, and tot lots.
- Hood Park, west of Rutherford Avenue, promises to deliver 2.88 acres of publicly accessible open space upon completion.<sup>9d</sup>
- The Rutherford Avenue/Sullivan Square redesign (a Boston Transportation Department project), proposes a new boulevard condition for the street and a green corridor along the east side of Rutherford Avenue that would provide a multi-use path, tree plantings, and landscaping.<sup>9d</sup>
- New playgrounds at the Edwards School (new equipment, lighting, furniture, plantings, and improved basketball and street hockey courts).
- Medford Street has a planned green bicycle/pedestrian corridor. This complements the Rutherford Avenue bicycle/pedestrian corridor, connection to the Sullivan Square area and the Harborwalk at the Little Mystic Channel.<sup>9d</sup>

At the time of this PLAN's writing, there are two ongoing projects impacting sports fields in Charlestown. The first is the Charlestown High School Track and Field Replacement project, which intends to replace the turf for a new football field/multi purpose field, replace the track, and add new water filling stations. This project does not add any additional sport facilities, but improves the quality of those that exist. The second project is the Ryan Playground improvements project intends to renovate the entire park, adding a new multi use sports field, as well as a resilient edge along the Mystic River to block a major flood pathway to the neighborhood.

The Ryan Playground improvements Project is ongoing, with design informed by three community meetings and a survey to identify what amenities should be included in the project. The park already has 6 baseball diamonds today, but

*Ch. 2 - Neighborhood Needs Analysis - Open Space, p.55*

# Implementation: PAC

Added  
section on  
PAC

## Planning Advisory Council (PAC)

Formally launched in July, 2023, the Planning Advisory Council is composed of Cabinet officials overseeing Boston's built environment, including planning and development review, housing, parks and environment, streets, public facilities, arts, equity, as well as the City's CFO. The PAC will now serve as a convening body focused on reviewing and implementing citywide, interdepartmental planning recommendations. In the coming year, the PAC will work in partnership with BPDA and City of Boston staff to make the implementation plan for PLAN: Charlestown actionable.

### THE TOOLS IN THE TOOLBOX

The 90+ recommendations detailed in the Recommendations Table can be realized via the following:

#### Zoning & Regulatory Powers

Boston's Zoning Code dictates the appropriate heights, densities, and uses allowed in different areas of the City. The Zoning Code is updated via petitions submitted by the BPDA Board to the Boston Zoning Commission. The nine minor zoning updates noted below, along with other longer-term zoning reforms, will be brought to the Commission in the coming months. Beyond zoning, City departments can shape rules and regulations, such as residential parking permits.

#### Private Development Review

Private developers have an important role to play in shaping our built environment. Through the Article 80 Review process, the BPDA works closely with private developers and major institutions, like our universities and hospitals, to guide built form, private investments in the public realm, and community benefits. Sometimes, the City works with developers to build on City land, which creates even more opportunity for new public amenities - from open space to grocery stores to spaces for artists - and can yield substantially more affordable housing units for our residents.

## Planning Advisory Council (PAC)

- Launched in July 2023
- Convening body, interdepartmental
- Composed of Cabinet officials that oversee Boston's built environment

## Tools in the Toolbox

- Zoning & Regulatory Powers
- Private Development Review
- Capital Planning

*Ch. 7 - Implementation, p.202*

# Implementation: CCIF

## Charlestown Community Impact Fund

The Charlestown Community Impact Fund (CCIF) is the repository for a \$2 million annual Community Impact Fee, initially assessed in 2016 and will continue for 15 years. Overseen by a Managing Committee that includes the City of Boston's Collector-Treasurer, its Chief of Streets and Chief of Civic Engagement as well as city and state elected officials representing Charlestown, the fund is primarily intended for transportation improvements. PLAN: Charlestown presents a unique opportunity to align recommendations with this funding source.

The CCIF is held by the City of Boston and may be applied toward any impact, infrastructure, improvement, or mitigation, including: 1) Improvements to facilities within the City to facilitate water transportation and to fund staffing and other public safety initiatives related to increased use of water transportation in Boston Harbor related to the [casino] project; 2) Support of Charlestown's non-profits, parks, after-school activities, senior programs, job training programs, cultural events and related activities that promote Charlestown's heritage, quality of life, recreational and cultural activities; 3) Staffing and other public safety initiatives related to increased pedestrian and vehicular traffic in the City related to [casino] project following opening; or 4) Any other impacts including any transportation impacts and the SSIP (Sullivan Square Infrastructure Project).

The following is a list of recommendations that have been articulated in this plan which could be utilized by this fund:

- Chapter 2: Neighborhood Services (p. 102/Recommendation 6i): " Drug addiction recovery programs, youth services, and other community programs are key to crime prevention and building healthy communities. Identify and support these services through funding and other means. Charlestown Coalition is crucial for the youth services and drug/addiction recovery programs it offers. Harvest on Vine is crucial for its food distribution work."
- Chapter 2: Mobility (p.94/Recommendation 8h): " Provide accessible neighborhood shuttle services that stop throughout the neighborhood and at both Orange Line stations"
- Chapter 2: Neighborhood Services (p. 105/Recommendation 4e): " More funding in Charlestown should be allocated towards senior programming, especially if any new senior housing is added in the neighborhood."
- Chapter 2: Preservation (p. 69/Recommendation 11c): " Complete an updated inventory of historic resources in Charlestown."

*Ch. 7 - Implementation, p.221*

## Charlestown Community Impact Fund

- Repository for a \$2 million annual Community Impact Fee
- Can be applied to impact, infrastructure, improvement, or mitigation associated with specific topic areas.
- Recommendations that relate to allowable uses are identified here to further opportunities for implementation

# Next Steps

<https://www.bostonplans.org/planning/planning-initiatives/plan-charlestown>



## General Information

- Continuing to collect comments until 9/21
  - Minor modifications can still be made on the basis of additional comments received

## BPDA BOARD

- PLAN will be submitted to BPDA Board along with all comments on 9/28
- Zoning to be submitted to BPDA Board for recommendation to Zoning Commission

## Zoning Commission

- October Zoning Commission - Public Hearing

## Bunker Hill Mall/Transition Zones

- Staff will mobilize after PLAN Charlestown completion

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# THANK YOU! QUESTIONS?

*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.*



# Time Reminder for the Speaking Limit

**30 seconds left**

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*We are happy to call on you again after we get to everyone else*