



WELCOME TO THE NEIGHBORHOOD

APR
2023

A DAY IN CHARLESTOWN

.....SOMETIME IN THE FUTURE

#1



BOSTON PLANNING & DEVELOPMENT AGENCY

WHAT IS PLAN: CHARLESTOWN?

PLAN: CHARLESTOWN IS A FRAMEWORK TO SHAPE THE FUTURE OF CHARLESTOWN. IT SEEKS TO DETERMINE HOW TO ACCOMMODATE NEW CONTEXTUALLY APPROPRIATE GROWTH ALONG THE RUTHERFORD AVENUE CORRIDOR AND IN SULLIVAN SQUARE WHILE PRESERVING THE CHARACTER OF CHARLESTOWN'S EXISTING RESIDENTIAL AREAS.

PLAN: CHARLESTOWN SEEKS TO ENSURE THE EQUITABLE PROVISION OF INFRASTRUCTURE TO SUPPORT FUTURE LAND USES AND DEVELOPMENT, MOBILITY CONNECTIONS INTO AND WITHIN CHARLESTOWN, PARKS AND OPEN SPACE, CLIMATE RESILIENCY, AFFORDABLE HOUSING, AS WELL AS STRATEGIES TO ENHANCE THE EXISTING COMMUNITY AND PRESERVE ITS HISTORIC ASSETS. PLAN: CHARLESTOWN WAS CREATED IN CLOSE COORDINATION WITH AN INTER-DEPARTMENTAL WORKING GROUP ACROSS CITY DEPARTMENTS AND STATE TRANSPORTATION AGENCIES.

IN ADDITION TO THE RECOMMENDATIONS PRESENTED HERE, PLAN: CHARLESTOWN WILL INCLUDE URBAN DESIGN GUIDELINES AND A NEIGHBORHOOD NEEDS ANALYSIS. AT THE CONCLUSION OF PLAN CHARLESTOWN, THE BPDA WILL ISSUE A SET PLANNING RECOMMENDATIONS FOR DEVELOPMENT MITIGATION, CAPITAL IMPROVEMENTS, AND NEW ZONING.

LEARN ABOUT PLAN: CHARLESTOWN HERE, THEN FOLLOW CURRENT AND FUTURE RESIDENTS IN THE NEIGHBORHOOD STARTING ON PAGE 10



WHAT IS THIS BOOK?

THIS BOOK PRESENTS THE RECOMMENDATIONS FROM PLAN: CHARLESTOWN IN A CLEAR (AND FUN!) WAY. IT DEPICTS A DAY-IN-THE-LIFE OF A FEW CHARLESTOWN RESIDENTS IN THE NEAR FUTURE, AFTER THE PLAN'S RECOMMENDATIONS HAVE BEEN IMPLEMENTED.



ONLINE SURVEY

DO YOU HAVE THOUGHTS ABOUT THE FUTURE OF CHARLESTOWN? IF SO, WE'D LOVE TO HEAR FROM YOU! SIMPLY SCAN THE QR CODE ON THE RIGHT TO COMPLETE A QUICK ONLINE SURVEY. THE SURVEY IS USED FOR COLLECTING FEEDBACK ON THE SCENARIO REPRESENTED IN THIS COMIC.

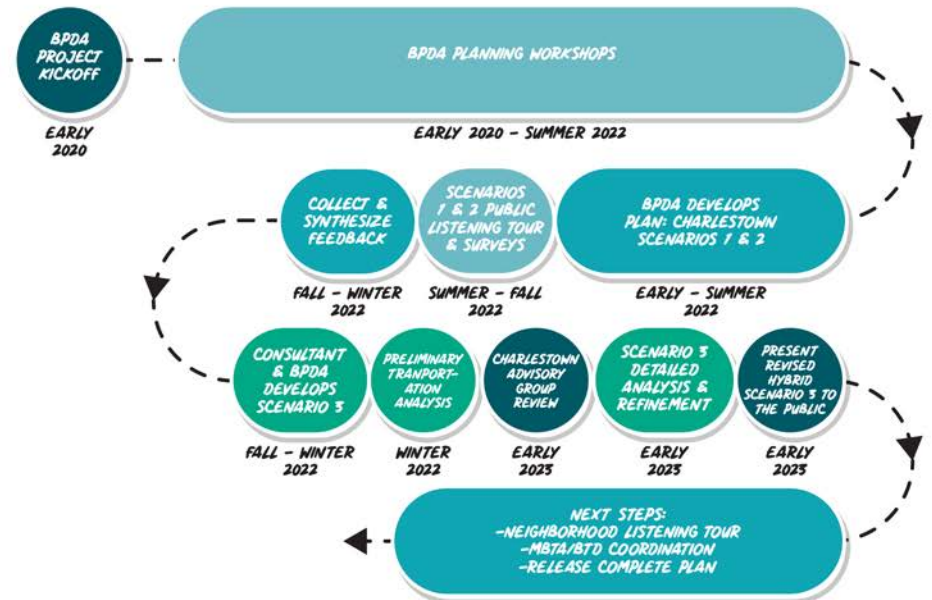


USE THIS LINK TO VIEW THE FULL SCENARIO SLIDES: WWW.BIT.LY/CTOWNHYBRIDSCENARIOSLIDES

WWW.BIT.LY/CTOWNHYBRIDSURVEY

TIMELINE

THE RECOMMENDATIONS SHOWN IN THIS BOOK ARE THE PRODUCT OF A LENGTHY PARTICIPATORY PROCESS. PLAN: CHARLESTOWN BEGAN IN JANUARY 2020 WITH A BPDA-LED PROJECT KICKOFF. IN BPDA-LED WORKSHOPS HELD OVER THE NEXT TWO YEARS, COMMUNITY MEMBERS OFFERED OPINIONS ON OPEN SPACE, TRANSPORTATION, DEVELOPMENT, AND OTHER IMPORTANT TOPICS. THESE PREFERENCES WERE INCORPORATED INTO TWO SCENARIOS, EACH OF WHICH WERE MADE AVAILABLE FOR COMMENT IN PUBLIC LISTENING TOURS AND SURVEYS. A CONSULTANT TEAM SUBSEQUENTLY ANALYZED THE COMMENTS, DID IN-DEPTH TRANSPORTATION AND REAL ESTATE MARKET ANALYSES, AND PRODUCED THE THIRD, "HYBRID" SCENARIO THAT YOU SEE PRESENTED HERE IN THIS BOOK.



WHY DOES CHARLESTOWN NEED A PLAN?

CHARLESTOWN IS SEEING A LOT OF DEVELOPMENT PROPOSALS; A COMMUNITY-INFORMED PLAN CAN ENSURE THAT FUTURE DEVELOPMENT IS COORDINATED, CONTRIBUTES TO CHARLESTOWN'S QUALITY OF LIFE, AND RESULTS IN MORE AFFORDABLE HOUSING, RETAIL, PARKS, AND CLIMATE RESILIENCY. OUTSIDE OF THE HISTORIC CORE, CHARLESTOWN ALSO HAS A LOT OF UNDERUTILIZED, INDUSTRIALLY-ZONED LAND THAT IS RIFE FOR MIXED-USE DEVELOPMENT THAT COULD BETTER TAKE ADVANTAGE OF CHARLESTOWN'S NEARBY TRANSIT CONNECTIONS, WATERFRONT ACCESS, HISTORY AND COMMUNITY.



BUNKER HILL INDUSTRIAL PARK

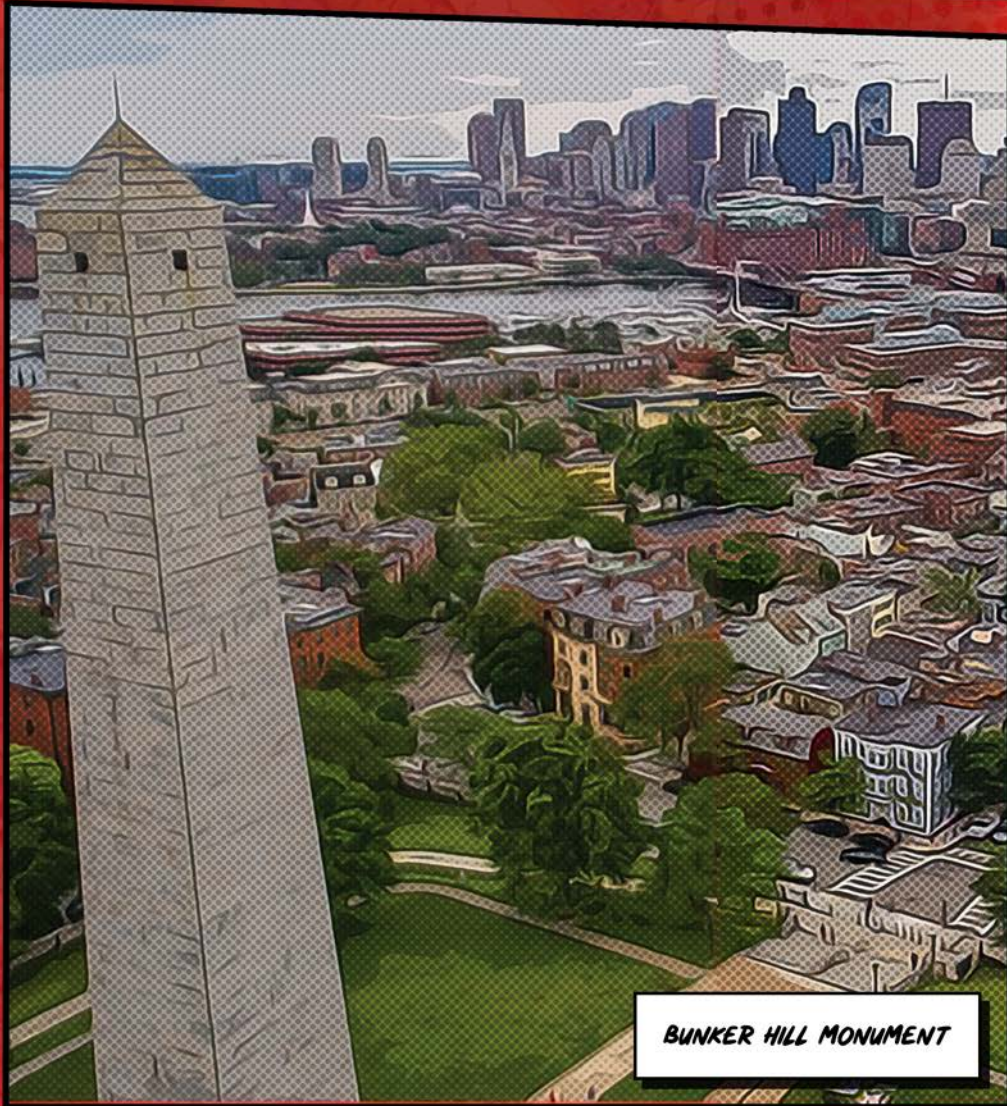
BUNKER HILL COMMUNITY COLLEGE PERIMETER ROAD PARKING AREA



COULD YOU IMAGINE A NEW VISION FOR SPACES LIKE THIS IN THE FUTURE? TURN TO PAGE 20 TO SEE HOW PLAN: CHARLESTOWN SHAPED AMARI AND SCOUT'S JOURNEY ON THE NEW GREENWAY

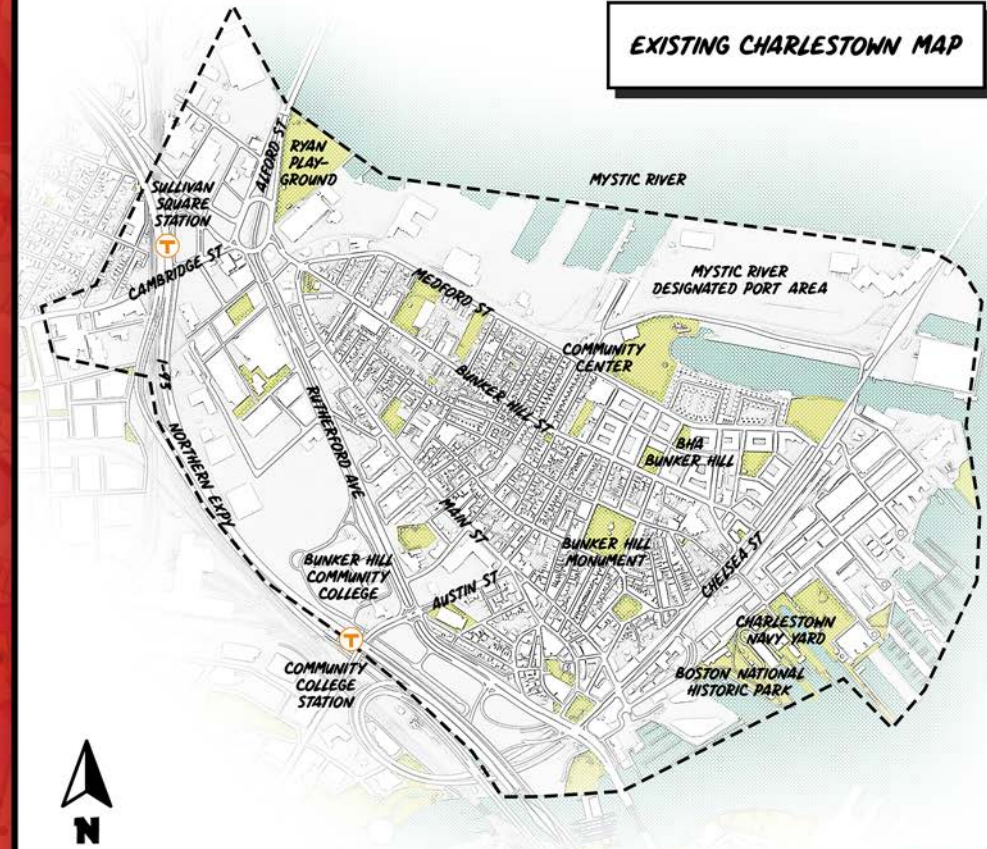
ABOUT CHARLESTOWN

FOUNDED IN 1629, CHARLESTOWN IS THE CITY'S OLDEST NEIGHBORHOOD. SITUATED JUST ACROSS THE HARBOR AND TO THE NORTH OF DOWNTOWN, CHARLESTOWN IS HOME TO THE BUNKER HILL MONUMENT AND HISTORICAL CHARLESTOWN NAVY YARD.



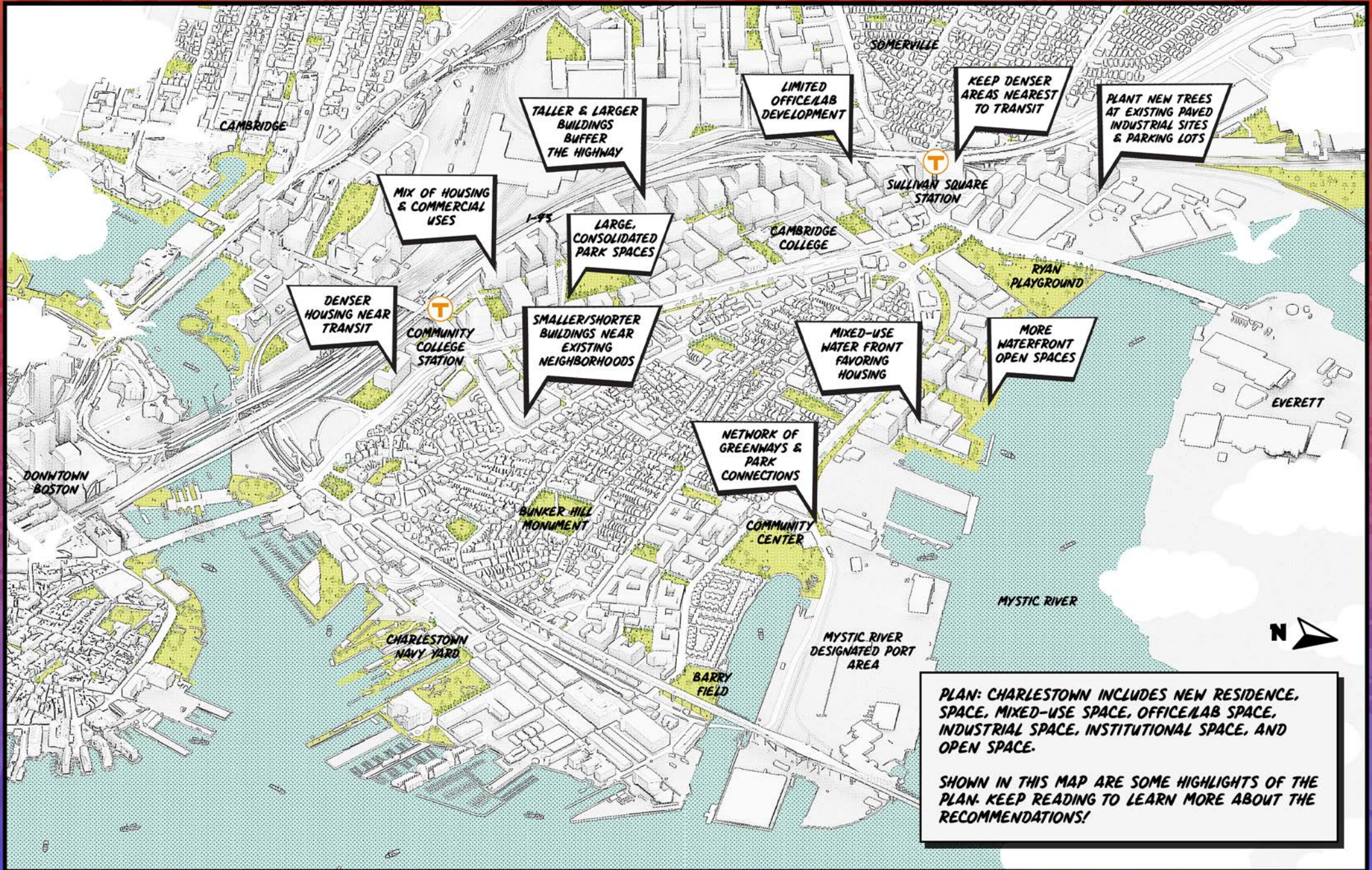
BUNKER HILL MONUMENT

EXISTING CHARLESTOWN MAP



CHARLESTOWN IS AN ATTRACTIVE RESIDENTIAL NEIGHBORHOOD COMPOSED OF BRICK AND WOOD ROW HOUSES AND PUBLIC HOUSING. IN RECENT YEARS, WATERFRONT CONDOMINIUMS AND APARTMENTS HAVE BEEN ADDED TO THE HOUSING MIX. THE CHARLESTOWN NAVY YARD, NOW A POPULAR NATIONAL PARK, FORMS THE SOUTHERN EDGE OF THE NEIGHBORHOOD. BOTH RESIDENTS AND VISITORS CAN ENJOY STUNNING VIEWS OF THE BOSTON SKYLINE FROM THE NAVY YARD'S GREEN SPACES AND PIERS. TWO ORANGE LINE STATIONS, MULTIPLE BUS ROUTES, AND A SEASONAL FERRY CONNECT CHARLESTOWN TO BOSTON AND THE REST OF THE REGION.

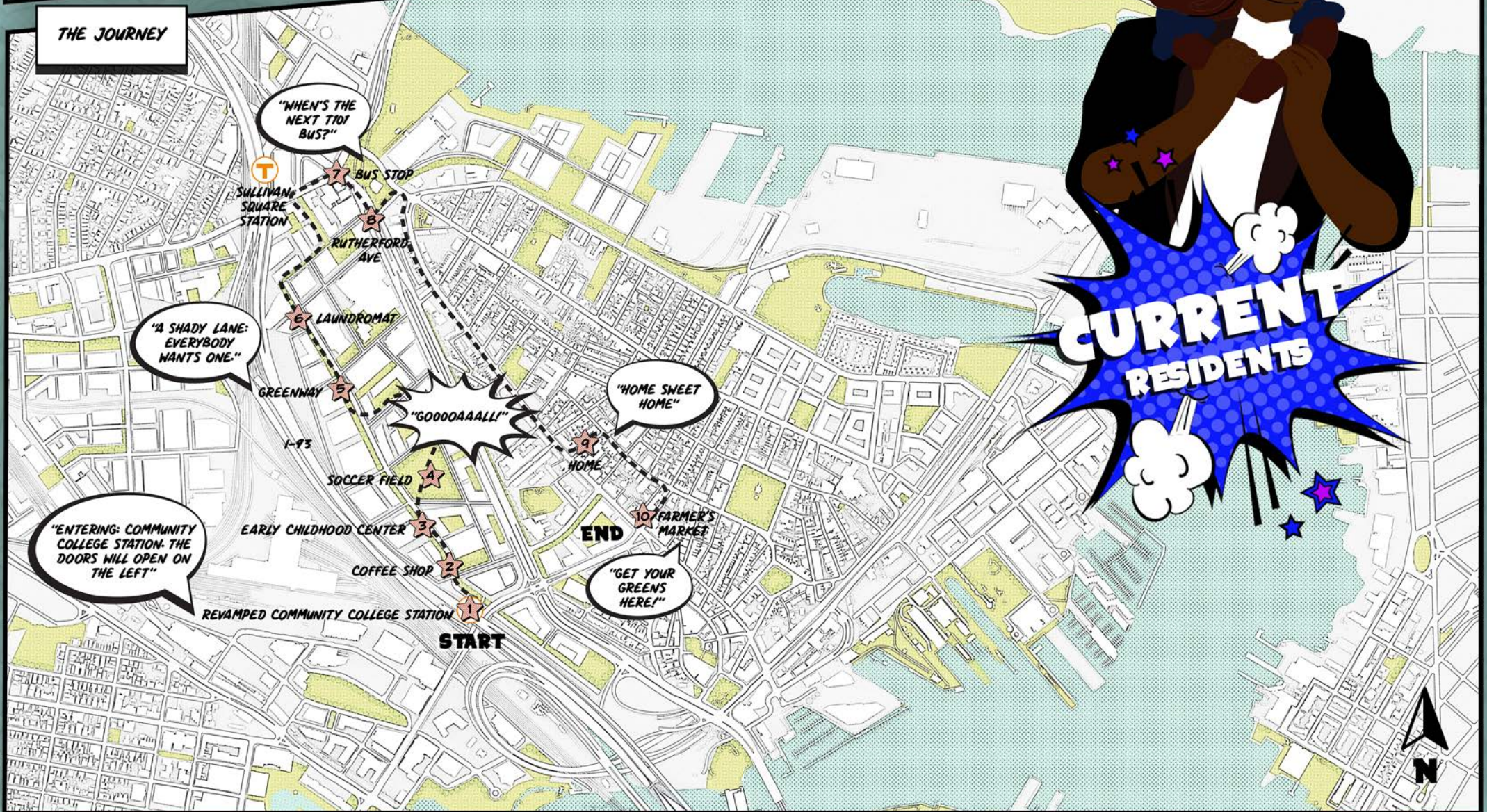
WHAT ARE PLAN: CHARLESTOWN'S RECOMMENDATIONS?



WELCOME TO CHARLESTOWN, ONE OF THE MOST HISTORIC AND VIBRANT NEIGHBORHOODS IN BOSTON. IN THIS COMIC BOOK, WE'LL TAKE A GLIMPSE INTO THE FUTURE AND SEE WHAT LIFE MIGHT BE LIKE FOR A CURRENT RESIDENT OF CHARLESTOWN. OUR HERO IS A HARDWORKING PARENT WHO NAVIGATES THE DAILY HUSTLE AND BUSTLE OF CITY LIFE, BUT ALSO ENJOYS THE SIMPLE PLEASURES OF SPENDING TIME WITH FAMILY AND ENJOYING THE BEAUTIFUL SURROUNDINGS OF CHARLESTOWN.

SCOUT AMARI

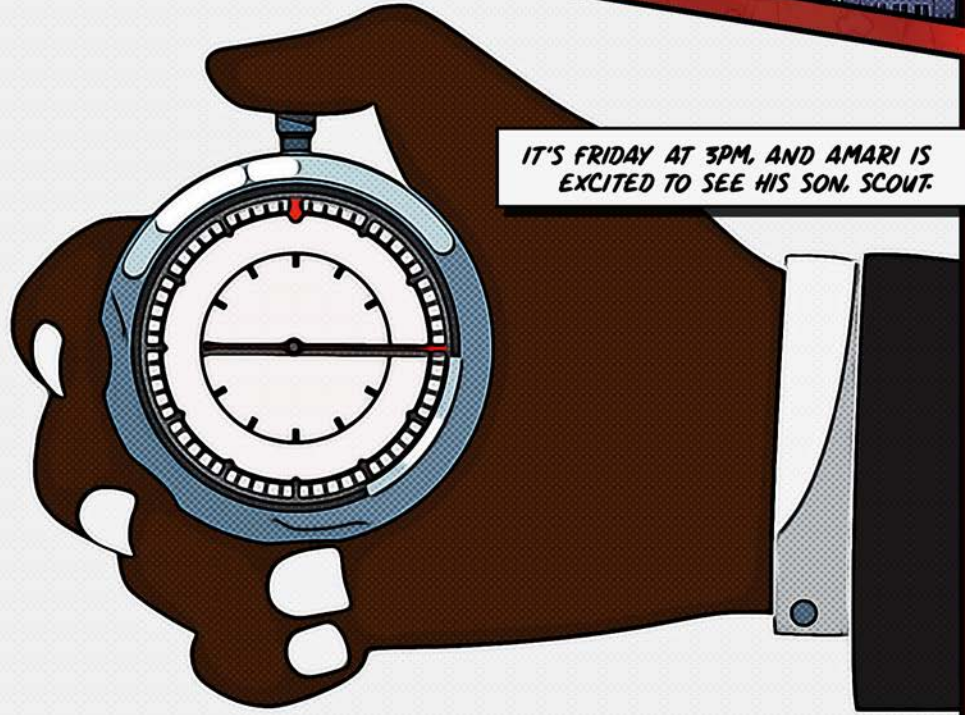
THE JOURNEY



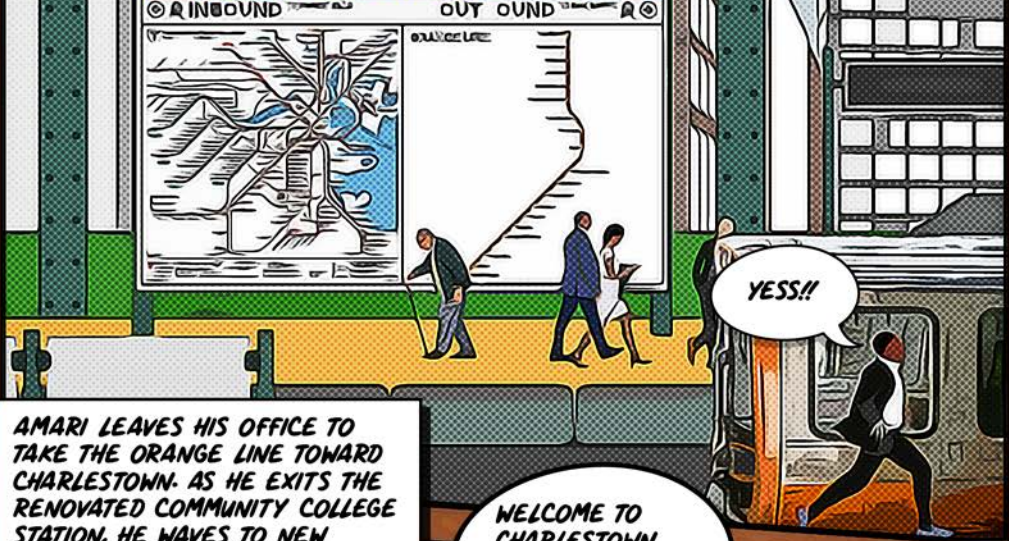
AMARI IS A CHARLESTOWN PARENT WORKING IN A BRIGHT OFFICE IN DOWNTOWN BOSTON, SURROUNDED BY COMPUTER SCREENS AND PAPERS.



IT'S FRIDAY AT 3PM, AND AMARI IS EXCITED TO SEE HIS SON, SCOUT.

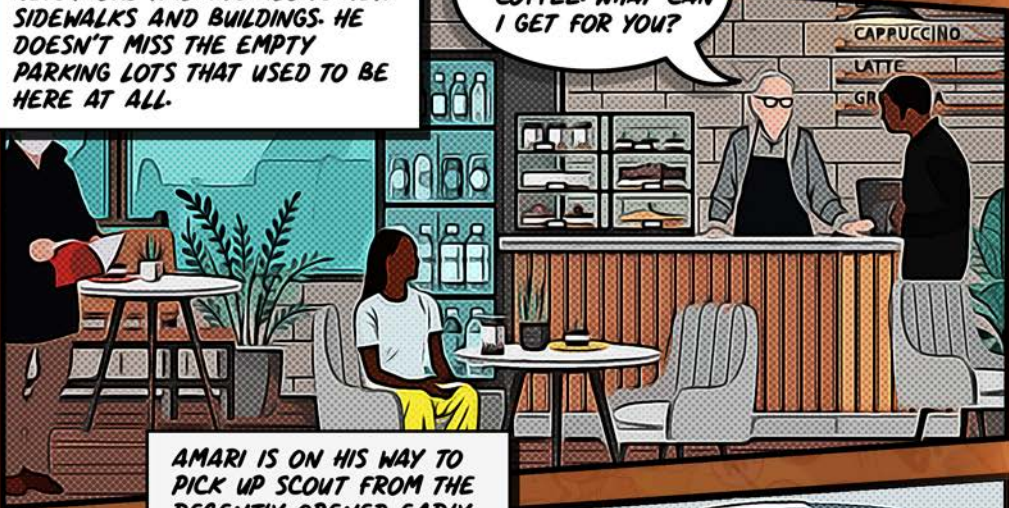


COMMUNITY COLLEGE



AMARI LEAVES HIS OFFICE TO TAKE THE ORANGE LINE TOWARD CHARLESTOWN. AS HE EXITS THE RENOVATED COMMUNITY COLLEGE STATION, HE WAVES TO NEW NEIGHBORS WALKING ALONG NEW SIDEWALKS AND BUILDINGS. HE DOESN'T MISS THE EMPTY PARKING LOTS THAT USED TO BE HERE AT ALL.

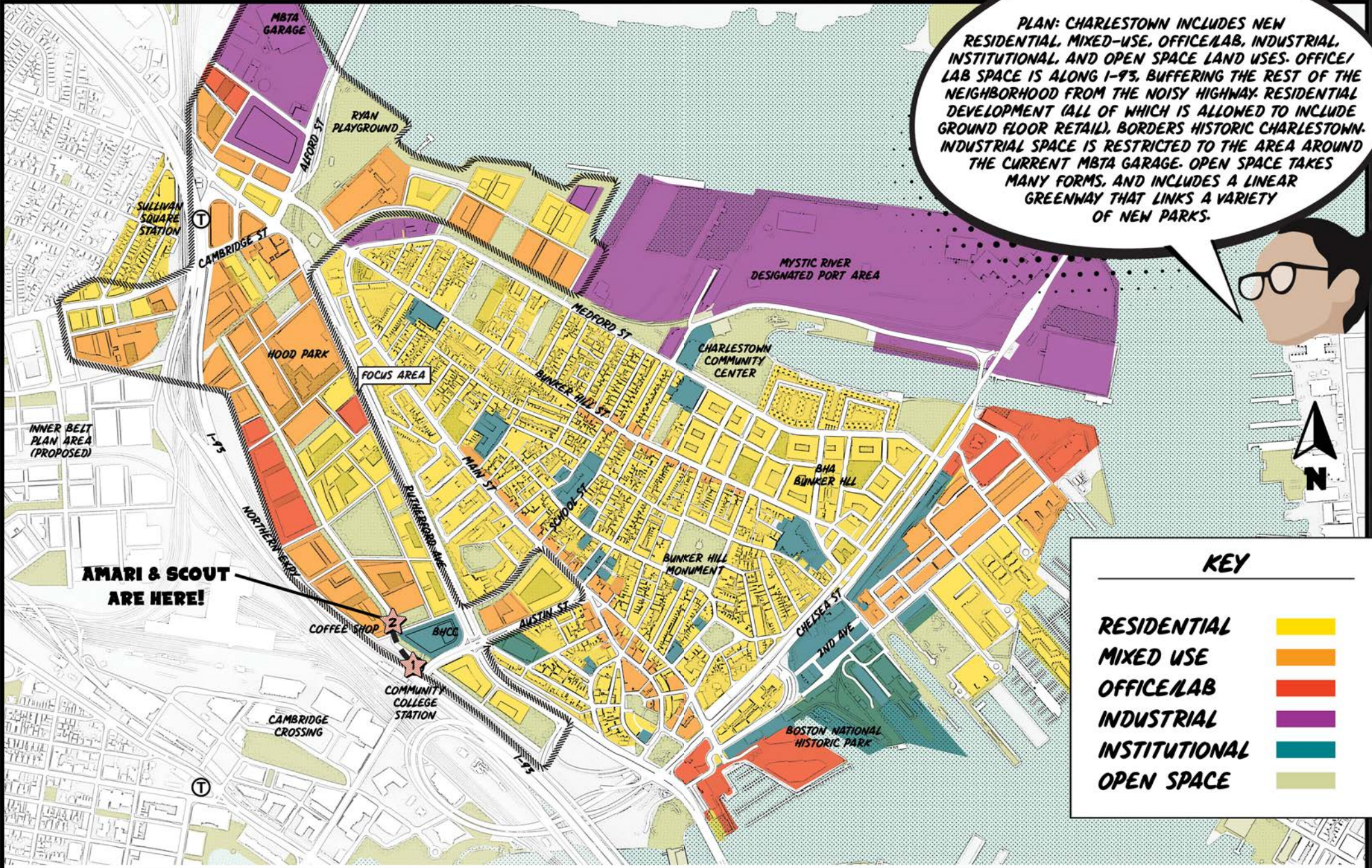
WELCOME TO CHARLESTOWN COFFEE. WHAT CAN I GET FOR YOU?



AMARI IS ON HIS WAY TO PICK UP SCOUT FROM THE RECENTLY-OPENED EARLY CHILDHOOD CENTER BUT THERE'S ALWAYS TIME FOR COFFEE, THE SCENT OF WHICH WAFTS FROM A NEW COFFEE SHOP ON THE FIRST FLOOR OF A NEW RESIDENTIAL BUILDING.



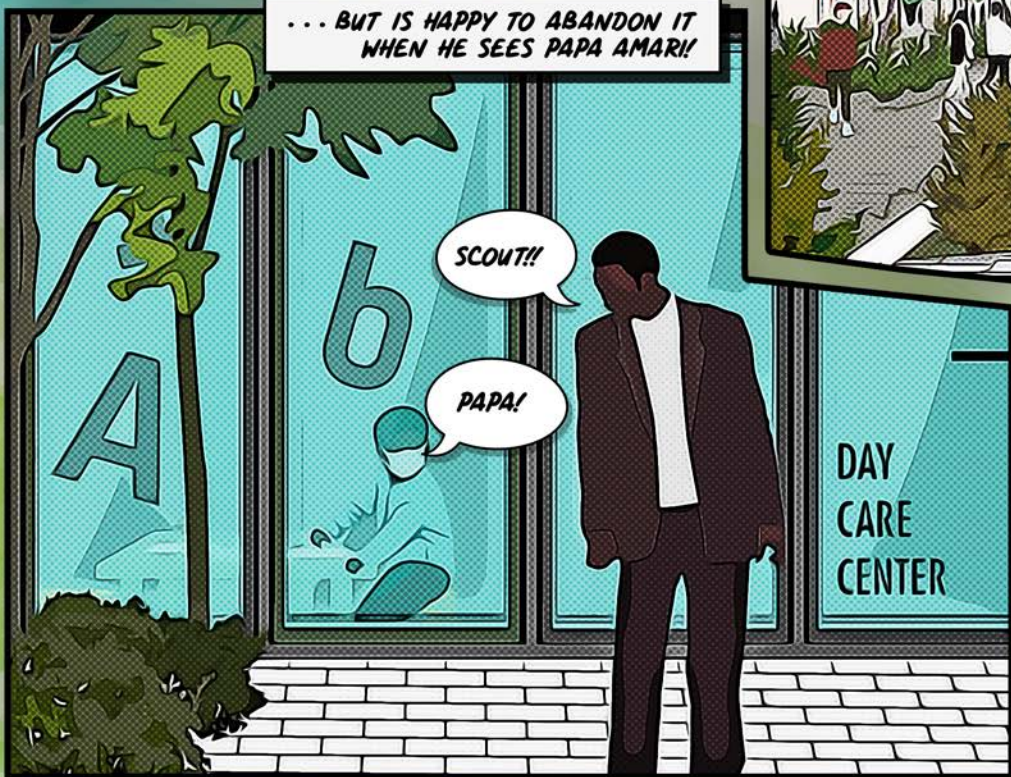
WHAT LAND USES WILL AMARI AND SCOUT SEE ON THEIR JOURNEY?





SCOUT IS HARD AT WORK ON A NEW JIGSAW PUZZLE ...

... BUT IS HAPPY TO ABANDON IT WHEN HE SEES PAPA AMARI!

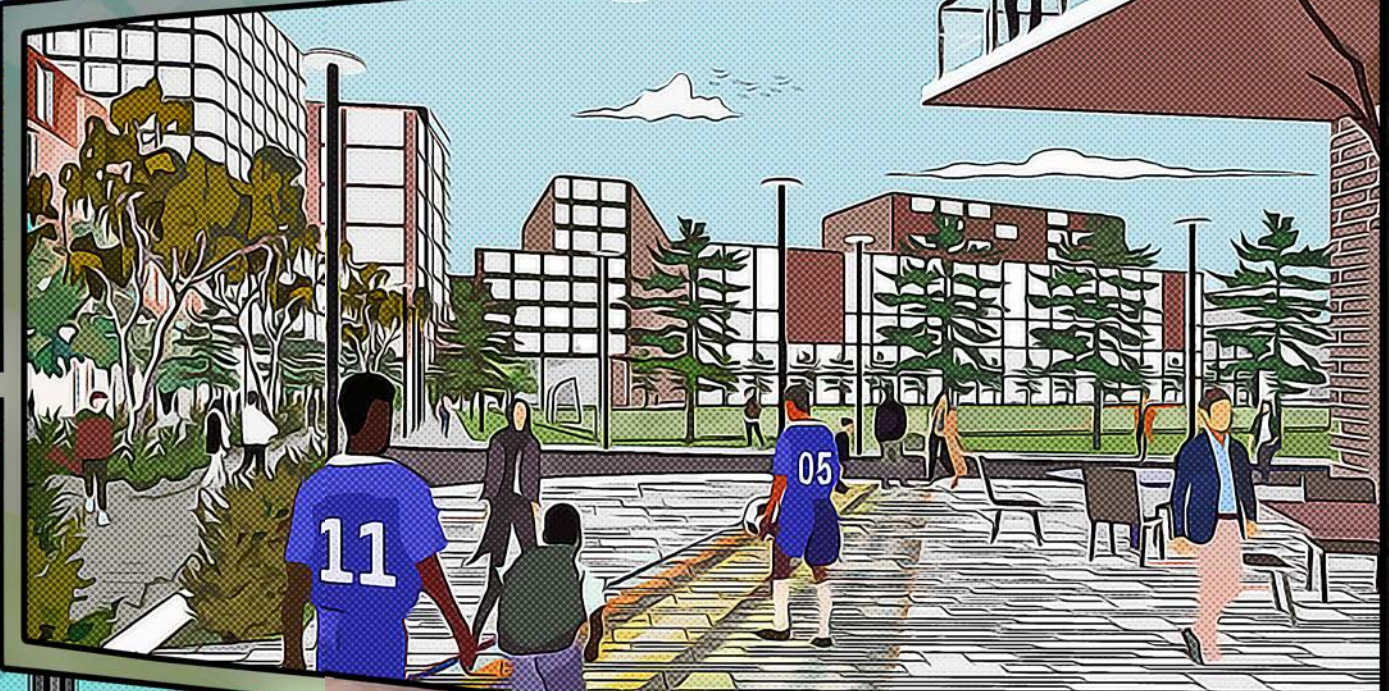


SCOUT!!

PAPA!

DAY CARE CENTER

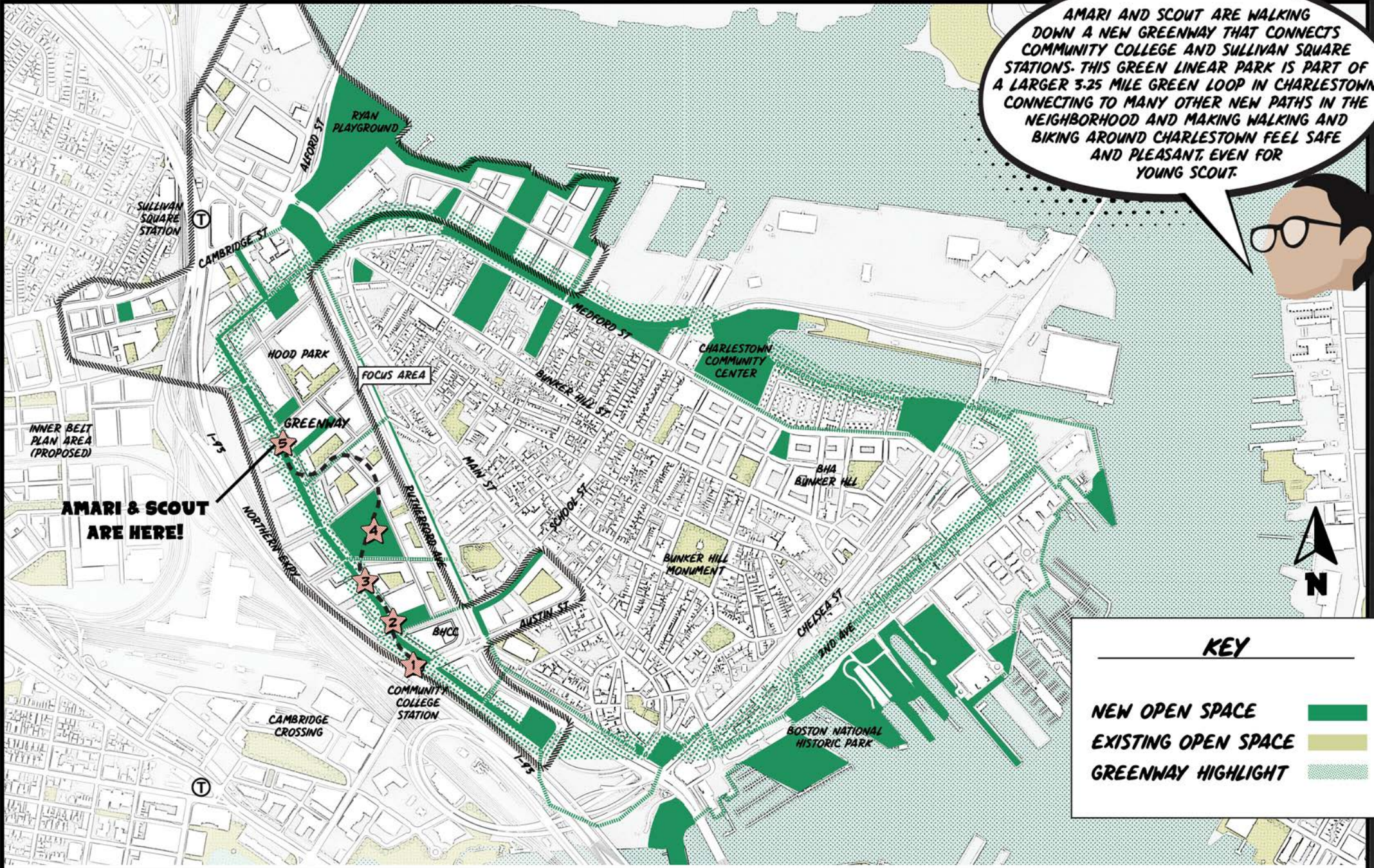
AMARI AND SCOUT WALK TO THE LARGE PUBLIC PARK UP THE STREET, GUIDED BY THE SOUNDS OF A HEATED JUNIOR VARSITY SOCCER MATCH. THIS PARK IS JUST ONE OF THE MANY NEW PLAYGROUNDS AND ACTIVE GREEN SPACES THAT HAVE RECENTLY SPROUTED UP THROUGHOUT CHARLESTOWN IN RECENT YEARS. AMARI CAN REMEMBER FROM WHEN HE WAS A KID IN CHARLESTOWN, THE OLD FIELD HERE THAT USED TO FLOOD. NOW, 20 YEARS LATER, THERE ARE 2 NEW SOCCER FIELDS.



AFTER PLAYING FOR 30 MINUTES ON THE PLAYGROUND...



WHAT GREENWAYS WILL AMARI AND SCOUT USE TO GET HOME?



AMARI AND SCOUT ARE WALKING DOWN A NEW GREENWAY THAT CONNECTS COMMUNITY COLLEGE AND SULLIVAN SQUARE STATIONS. THIS GREEN LINEAR PARK IS PART OF A LARGER 3.25 MILE GREEN LOOP IN CHARLESTOWN, CONNECTING TO MANY OTHER NEW PATHS IN THE NEIGHBORHOOD AND MAKING WALKING AND BIKING AROUND CHARLESTOWN FEEL SAFE AND PLEASANT, EVEN FOR YOUNG SCOUT.



AMARI & SCOUT ARE HERE!

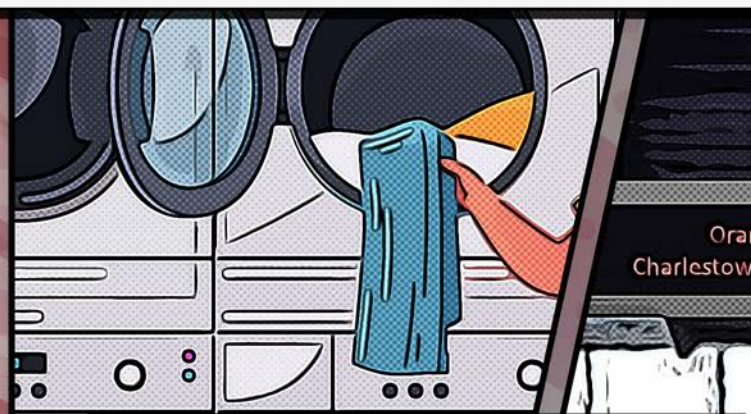
KEY

- NEW OPEN SPACE
- EXISTING OPEN SPACE
- GREENWAY HIGHLIGHT

WITH NEW BUILDINGS BLOCKING THE NOISE OF THE HIGHWAY, THE WALK UP THE NEW GREENWAY IS SHADY AND QUIET. THANKS TO PLAN: CHARLESTOWN, FORMERLY UNDERUTILIZED SPACES HAVE BEEN TRANSFORMED INTO VIBRANT GATHERING PLACES FOR FAMILIES, FRIENDS, AND NEIGHBORS.



IT'S TIME TO HEAD HOME BUT NOT BEFORE DROPPING OFF THIS BAG OF LAUNDRY THAT HAS BEEN IN TOW ALL THIS TIME.

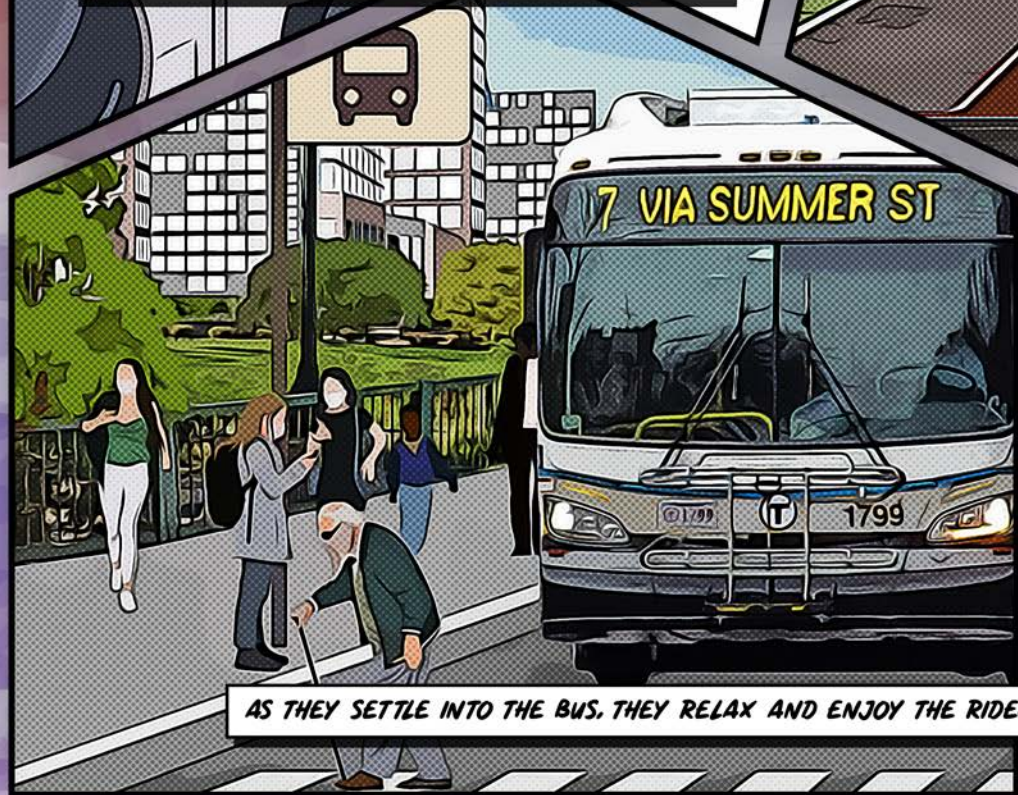


Orange line
Charlestown Link S

AMARI AND SCOUT ARRIVE AT THE BUS STOP WHERE THEY CAN CATCH MANY BUS AND SHUTTLE ROUTES. SINCE THEY'RE HEADING HOME, THEY WAIT FIVE MINUTES TO CATCH THE NEW T101 BUS.



THEY CROSS OVER THE RECONSTRUCTED RUTHERFORD AVE ...



AS THEY SETTLE INTO THE BUS, THEY RELAX AND ENJOY THE RIDE.



... REMEMBERING HOW DESOLATE AND DANGEROUS RUTHERFORD USED TO BE.

WHICH SHUTTLE WILL AMARI AND SCOUT USE TODAY?

TO SOMERVILLE
TO ASSEMBLY SQUARE
TO ENCORE

TO CHELSEA
TO ASSEMBLY SQUARE

TO SOMERVILLE

AMARI & SCOUT ARE HERE!

SULLIVAN SQUARE STATION

CAMBRIDGE BUS STOP

TO CAMBRIDGE

INNER BELT PLAN AREA (PROPOSED)

TO SOMERVILLE

TO CAMBRIDGE TO BOSTON

TO FOREST HILLS
TO NORTH STATION

TO BOSTON
TO NORTH STATION
TO AIRPORT

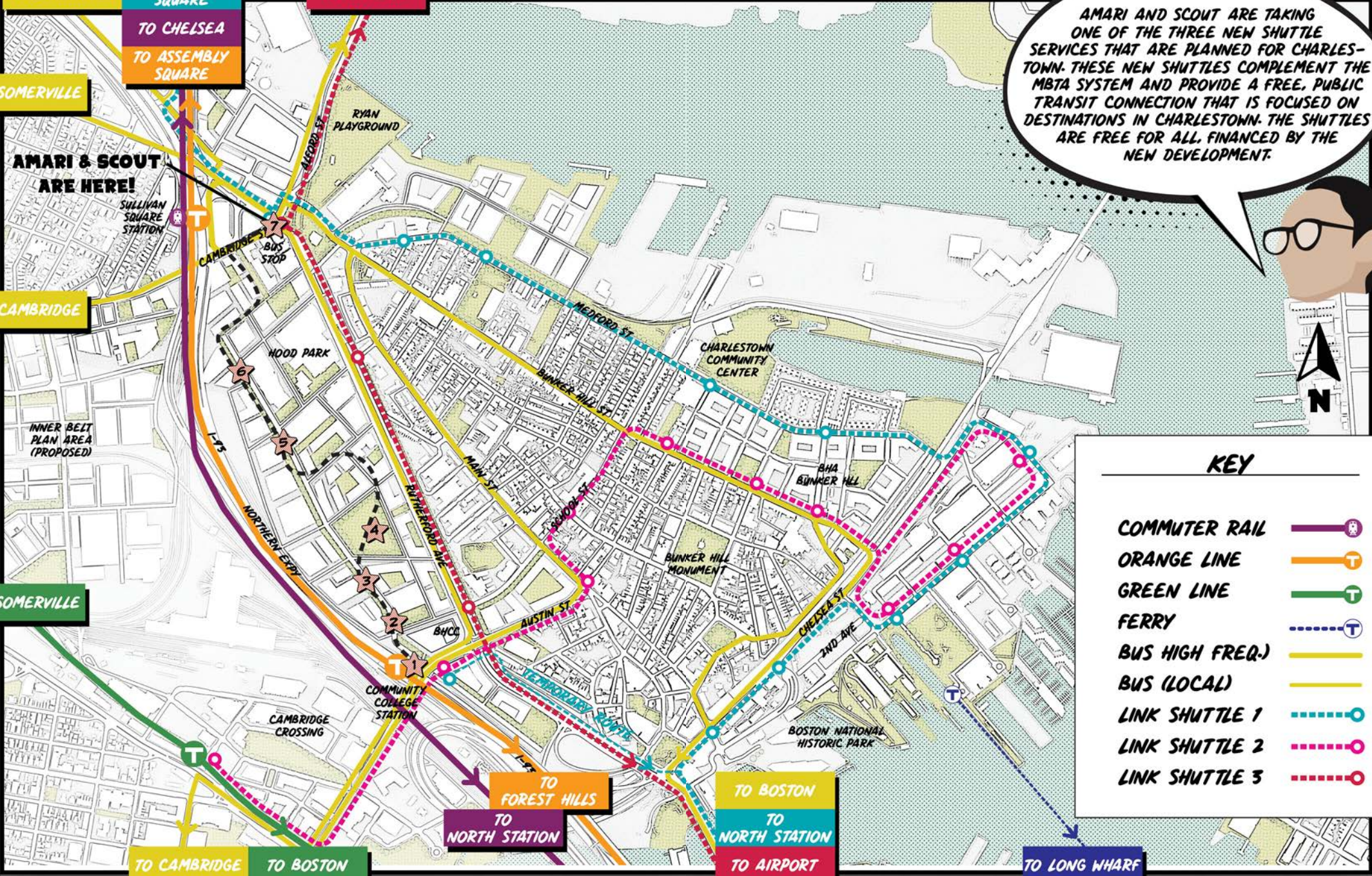
TO LONG WHARF

AMARI AND SCOUT ARE TAKING ONE OF THE THREE NEW SHUTTLE SERVICES THAT ARE PLANNED FOR CHARLESTOWN. THESE NEW SHUTTLES COMPLEMENT THE MBTA SYSTEM AND PROVIDE A FREE, PUBLIC TRANSIT CONNECTION THAT IS FOCUSED ON DESTINATIONS IN CHARLESTOWN. THE SHUTTLES ARE FREE FOR ALL, FINANCED BY THE NEW DEVELOPMENT.

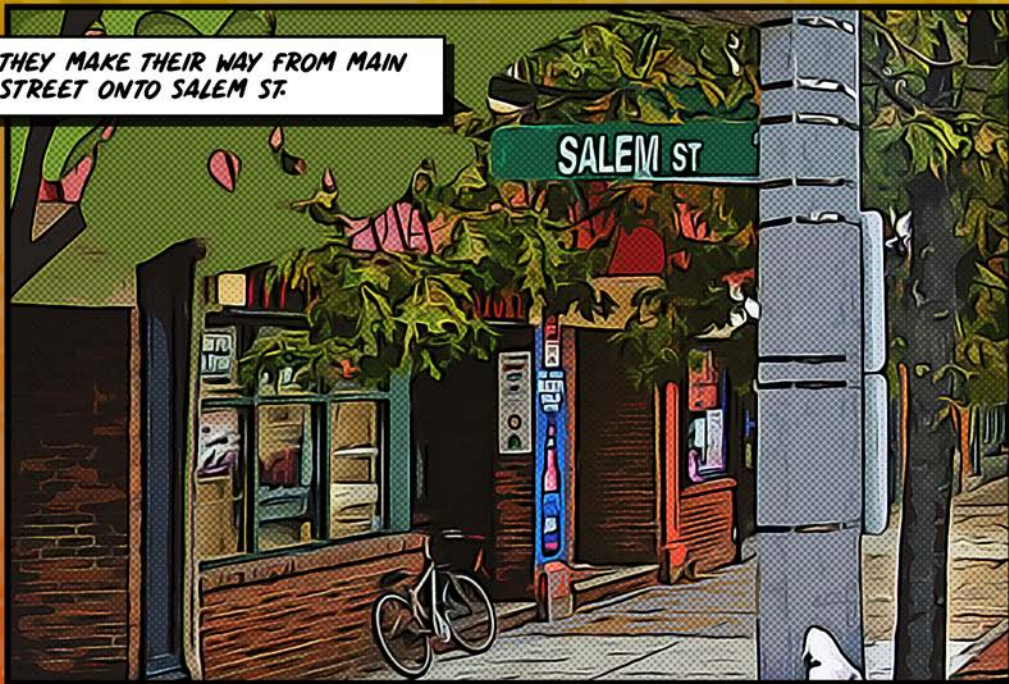


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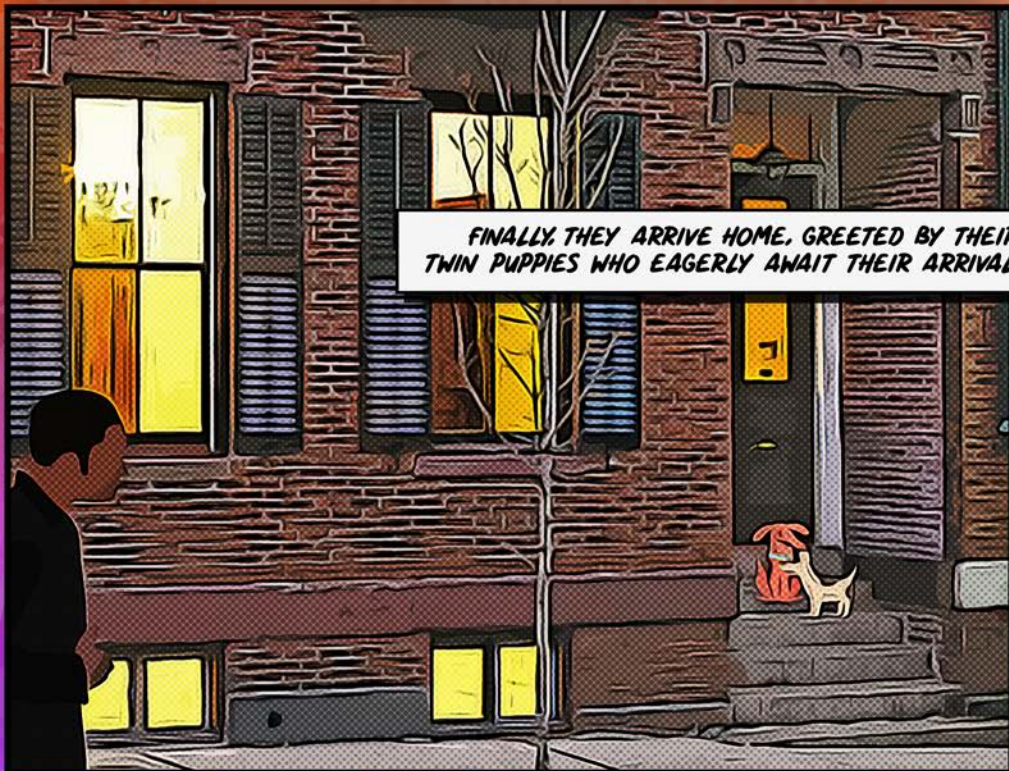
- COMMUTER RAIL
- ORANGE LINE
- GREEN LINE
- FERRY
- BUS HIGH FREQ.)
- BUS (LOCAL)
- LINK SHUTTLE 1
- LINK SHUTTLE 2
- LINK SHUTTLE 3



THEY MAKE THEIR WAY FROM MAIN STREET ONTO SALEM ST.



FINALLY, THEY ARRIVE HOME, GREETED BY THEIR TWIN PUPPIES WHO EAGERLY AWAIT THEIR ARRIVAL.



HEY, ISABEL. IT WAS EVENTFUL!

HI, AMARI. HOW WAS YOUR DAY?

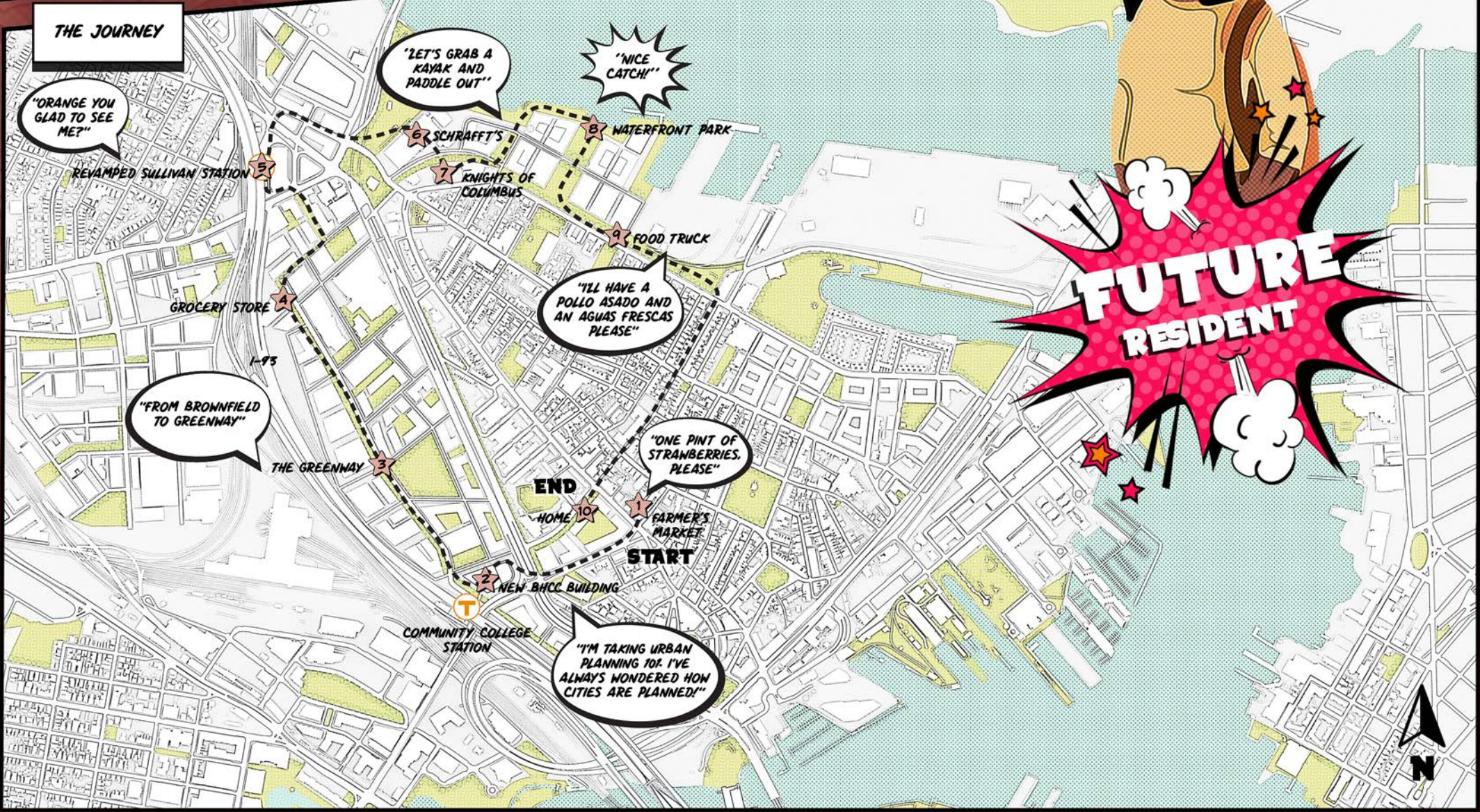
... AND DEMAND TO BE TAKEN FOR A WALK. THEY TAKE THEIR USUAL ROUTE, DOWN MAIN STREET TO THE FARMER'S MARKET AT AUSTIN AND MAIN, WHERE (AS ALWAYS) THEY MAKE MORE THAN ONE IMPULSE BUY.

MEET ISABEL, A FIRST-GENERATION AMERICAN WHO HAS RECENTLY MOVED INTO AN AFFORDABLE APARTMENT ON AUSTIN ST IN CHARLESTOWN. IN THIS COMIC BOOK, WE'LL FOLLOW HER DAILY ADVENTURES AS SHE EXPLORES HER NEW NEIGHBORHOOD AND EMBRACES ALL THE OPPORTUNITIES IT HAS TO OFFER!

ISABEL



THE JOURNEY



"ORANGE YOU GLAD TO SEE ME?"

"LET'S GRAB A KAYAK AND PADDLE OUT"

"NICE CATCH!"

"FROM BRONNFIELD TO GREENWAY"

"I'LL HAVE A POLLO ASADO AND AN AGUAS FRESCAS PLEASE"

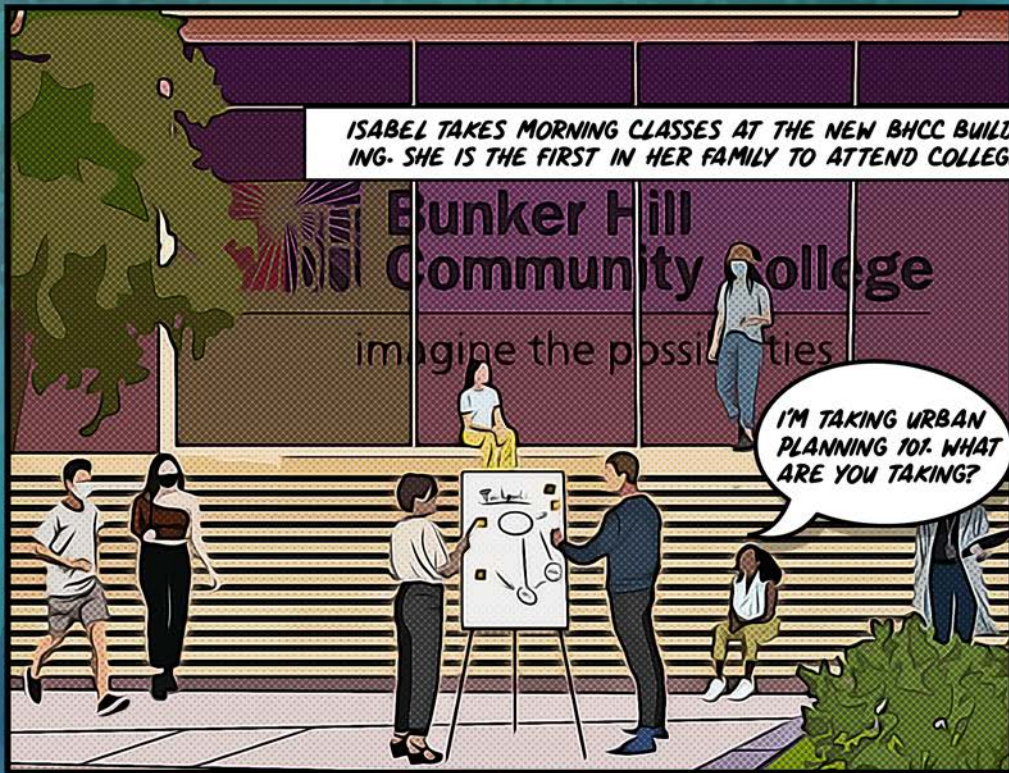
"ONE PINT OF STRAWBERRIES, PLEASE"

"I'M TAKING URBAN PLANNING 101. I'VE ALWAYS WONDERED HOW CITIES ARE PLANNED!"



ONE PINT OF ORGANIC STRAWBERRIES, PLEASE.

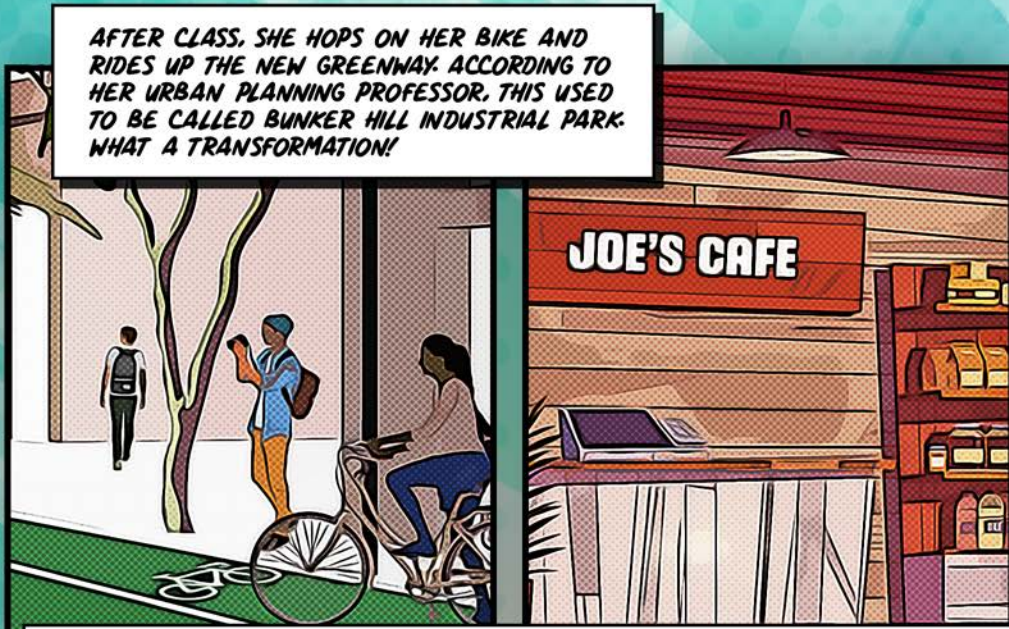
ISABEL IS AT THE FARMER'S MARKET AT AUSTIN AND MAIN, WHICH IS CONVENIENTLY JUST A BLOCK FROM HER APARTMENT.



ISABEL TAKES MORNING CLASSES AT THE NEW BHCC BUILDING. SHE IS THE FIRST IN HER FAMILY TO ATTEND COLLEGE.

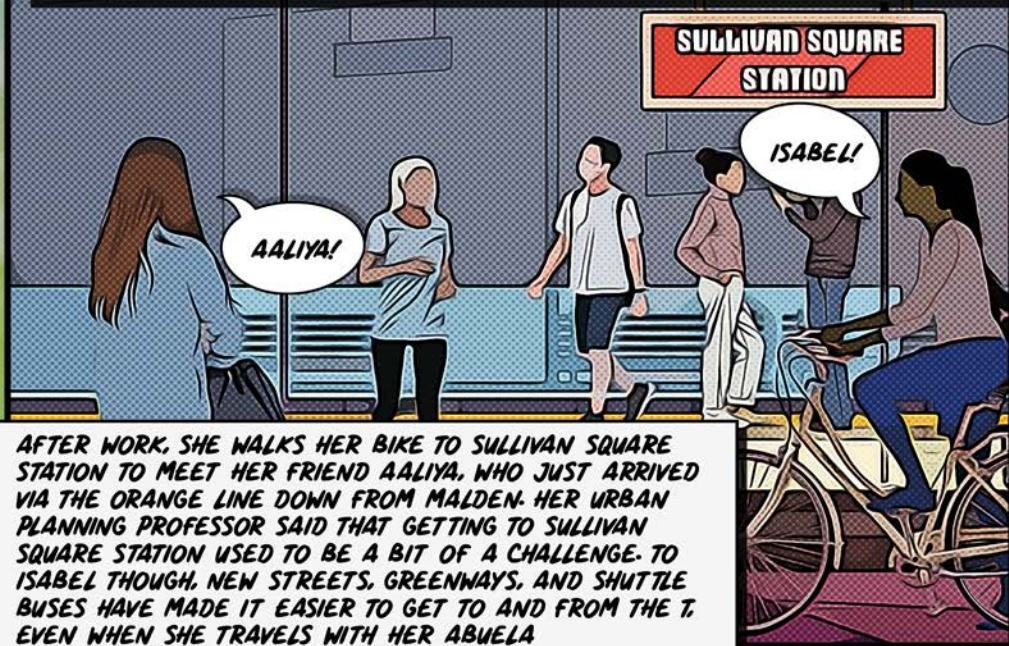
Bunker Hill Community College
imagine the possibilities

I'M TAKING URBAN PLANNING 101. WHAT ARE YOU TAKING?



AFTER CLASS, SHE HOPS ON HER BIKE AND RIDES UP THE NEW GREENWAY. ACCORDING TO HER URBAN PLANNING PROFESSOR, THIS USED TO BE CALLED BUNKER HILL INDUSTRIAL PARK. WHAT A TRANSFORMATION!

AS SHE HEADS TO WORK AT THE RECENTLY OPENED CAFE NEAR SULLIVAN SQUARE, SHE WAITS TABLES OUTSIDE AND STRIKES UP A CONVERSATION WITH A CHARLESTOWN RESIDENT. THE RESIDENT RECALLS THE NEARBY INDUSTRIAL PARK AND HOW SITTING NEAR THE NOISY INTERSTATE WAS ONCE UNIMAGINABLE. THE CONVERSATION MADE HER REALIZE THAT THE INTERSTATE, WHICH IS NOW BLOCKED FROM VIEW BY NEW MIXED-USE BUILDINGS, WAS THERE ALL ALONG.



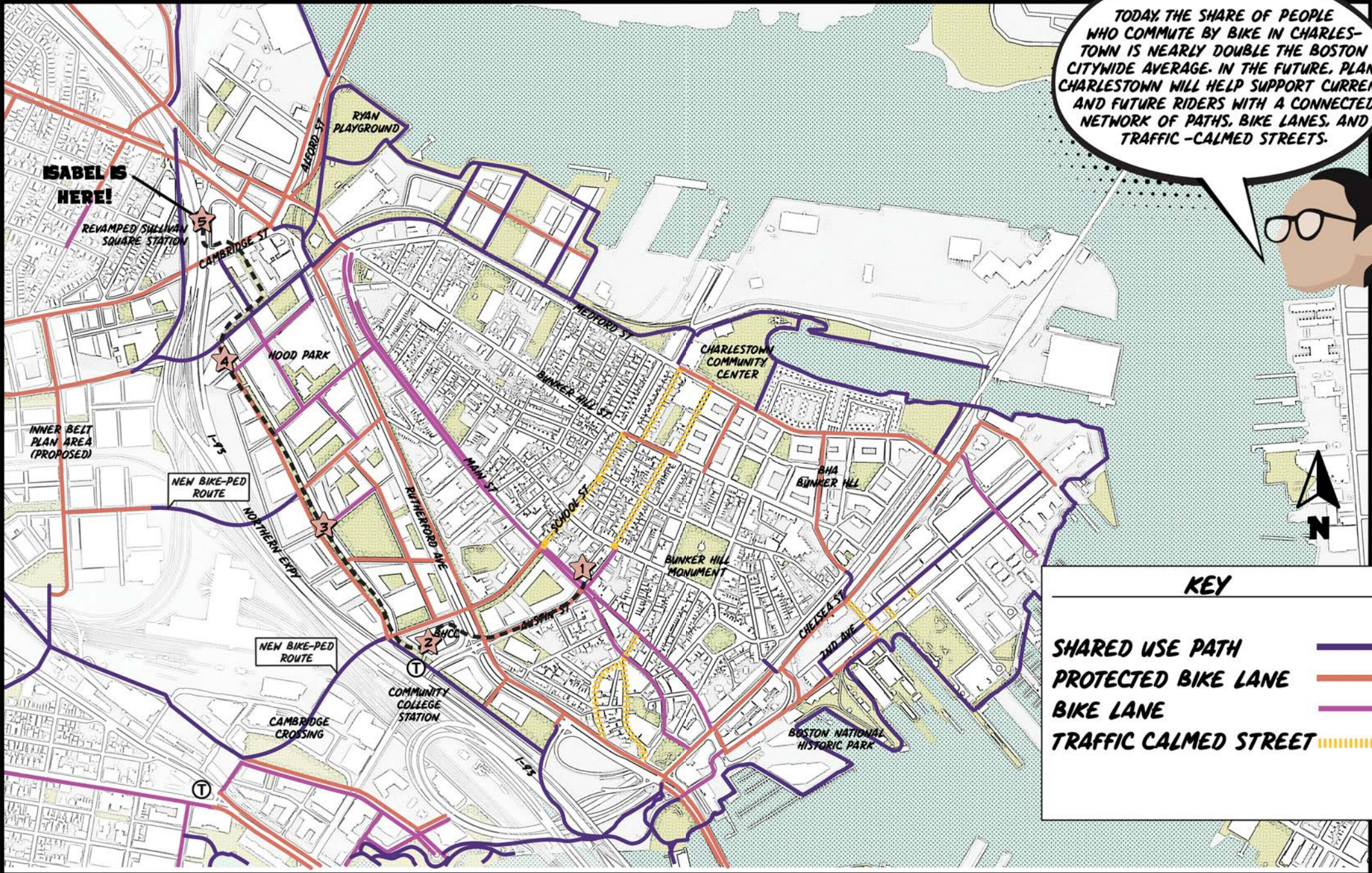
SULLIVAN SQUARE STATION

AALIYA!

ISABEL!

AFTER WORK, SHE WALKS HER BIKE TO SULLIVAN SQUARE STATION TO MEET HER FRIEND AALIYA, WHO JUST ARRIVED VIA THE ORANGE LINE DOWN FROM MALDEN. HER URBAN PLANNING PROFESSOR SAID THAT GETTING TO SULLIVAN SQUARE STATION USED TO BE A BIT OF A CHALLENGE. TO ISABEL THOUGH, NEW STREETS, GREENWAYS, AND SHUTTLE BUSES HAVE MADE IT EASIER TO GET TO AND FROM THE T, EVEN WHEN SHE TRAVELS WITH HER ABUELA

WHICH BIKE LANES WILL ISABEL USE NEAR THE STATION?

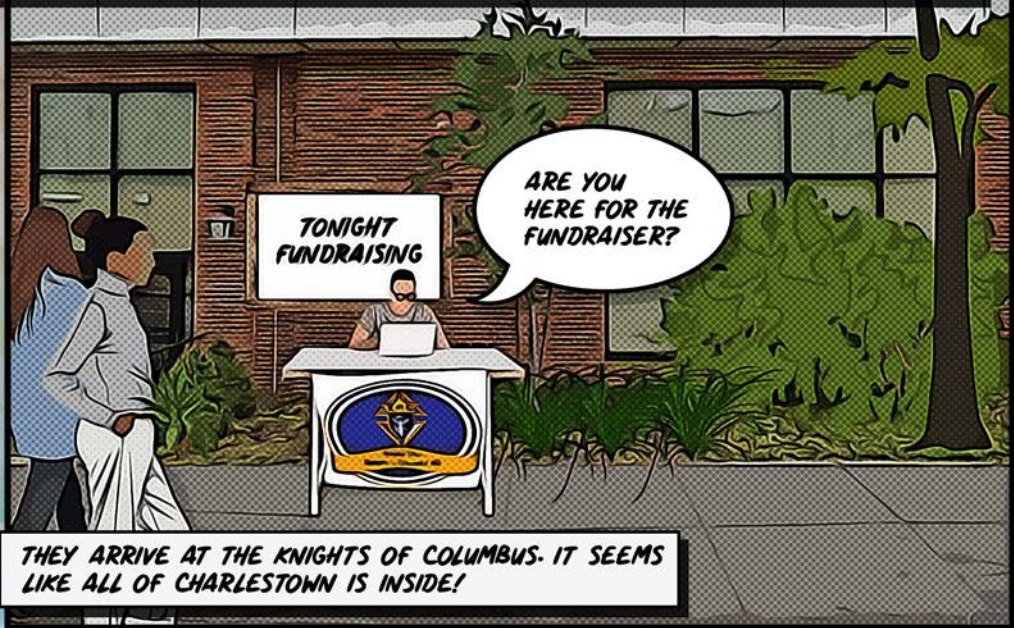


TODAY, THE SHARE OF PEOPLE WHO COMMUTE BY BIKE IN CHARLESTOWN IS NEARLY DOUBLE THE BOSTON CITYWIDE AVERAGE. IN THE FUTURE, PLAN: CHARLESTOWN WILL HELP SUPPORT CURRENT AND FUTURE RIDERS WITH A CONNECTED NETWORK OF PATHS, BIKE LANES, AND TRAFFIC-CALMED STREETS.





ISABEL AND AALIYA CHAT AND CATCH UP AS THEY WALK TOWARDS THEIR NEXT DESTINATION. THEY'RE HEADED TO THE KNIGHTS OF COLUMBUS, WHERE THEY'RE GOING TO A FUNDRAISER FOR THE CHARLESTOWN RECOVERY HOUSE. HER PROFESSOR SAID THAT THIS AREA WAS ONCE DESIGNED FOR CARS INSTEAD OF PEOPLE, WITH WIDE STREETS, BROKEN SIDEWALKS, FEW CROSSWALKS, AND WHAT HE REFERRED TO AS "SURFACE PARKING LOTS." IT'S HARD TO IMAGINE THAT NOW.



THEY ARRIVE AT THE KNIGHTS OF COLUMBUS. IT SEEMS LIKE ALL OF CHARLESTOWN IS INSIDE!

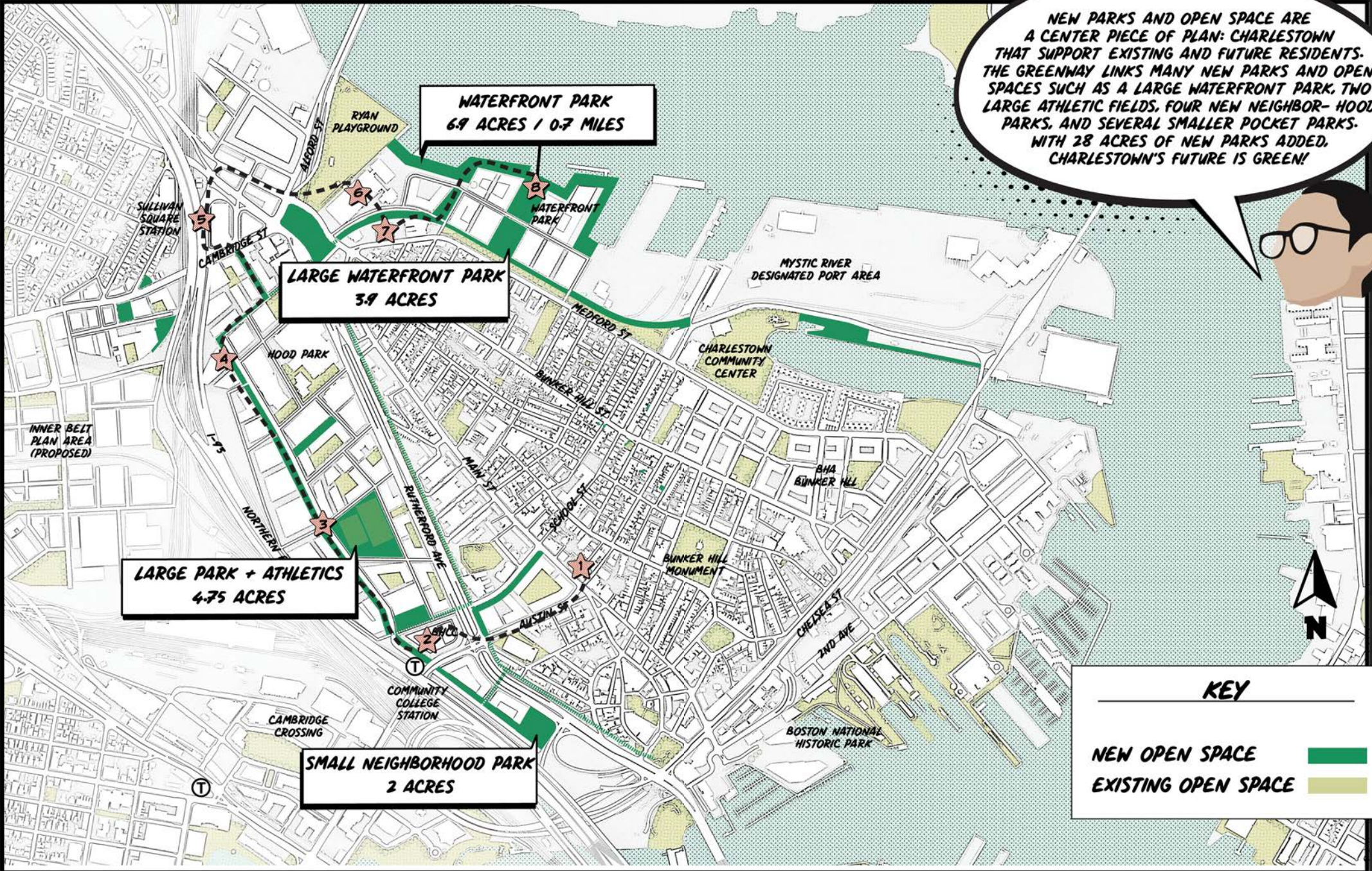


IT'S DARK OUT NOW, BUT ISABEL AND AALIYA HEAD TOWARDS THE NEW WATERFRONT PARK, WHICH HAS BECOME A POPULAR NIGHTTIME DESTINATION.

THEY ALMOST FORGOT: IT'S ULTIMATE FRISBEE NIGHT!
BETWEEN FRISBEE TOSSES, ISABEL REMEMBERS SOMETHING
ELSE- IN HER URBAN PLANNING CLASS, SHE STUDIED OLD MAPS
OF THIS AREA. SHE TELLS AALIYA ABOUT THE HISTORY OF THIS
PARK: "THE LAND WE'RE ON NOW USED TO BE THE HARBOR
SINCE THE HARBOR WAS FILLED, THIS LAND HAS TRANSITIONED
FROM A WORKING INDUSTRIAL AREA SERVED BY THE RAILROAD
TO A PARKING LOT AND NOW, TO THIS WATERFRONT PARK."



WHICH PARKS DID ISABEL WALK THROUGH?



**LARGE PARK + ATHLETICS
4.75 ACRES**

**LARGE WATERFRONT PARK
3.9 ACRES**

**WATERFRONT PARK
6.9 ACRES / 0.7 MILES**

**SMALL NEIGHBORHOOD PARK
2 ACRES**

KEY

NEW OPEN SPACE

EXISTING OPEN SPACE



THEY WALK BACK TOWARDS THE STATION, STOPPING AT A FOOD TRUCK ALONG THE WAY.

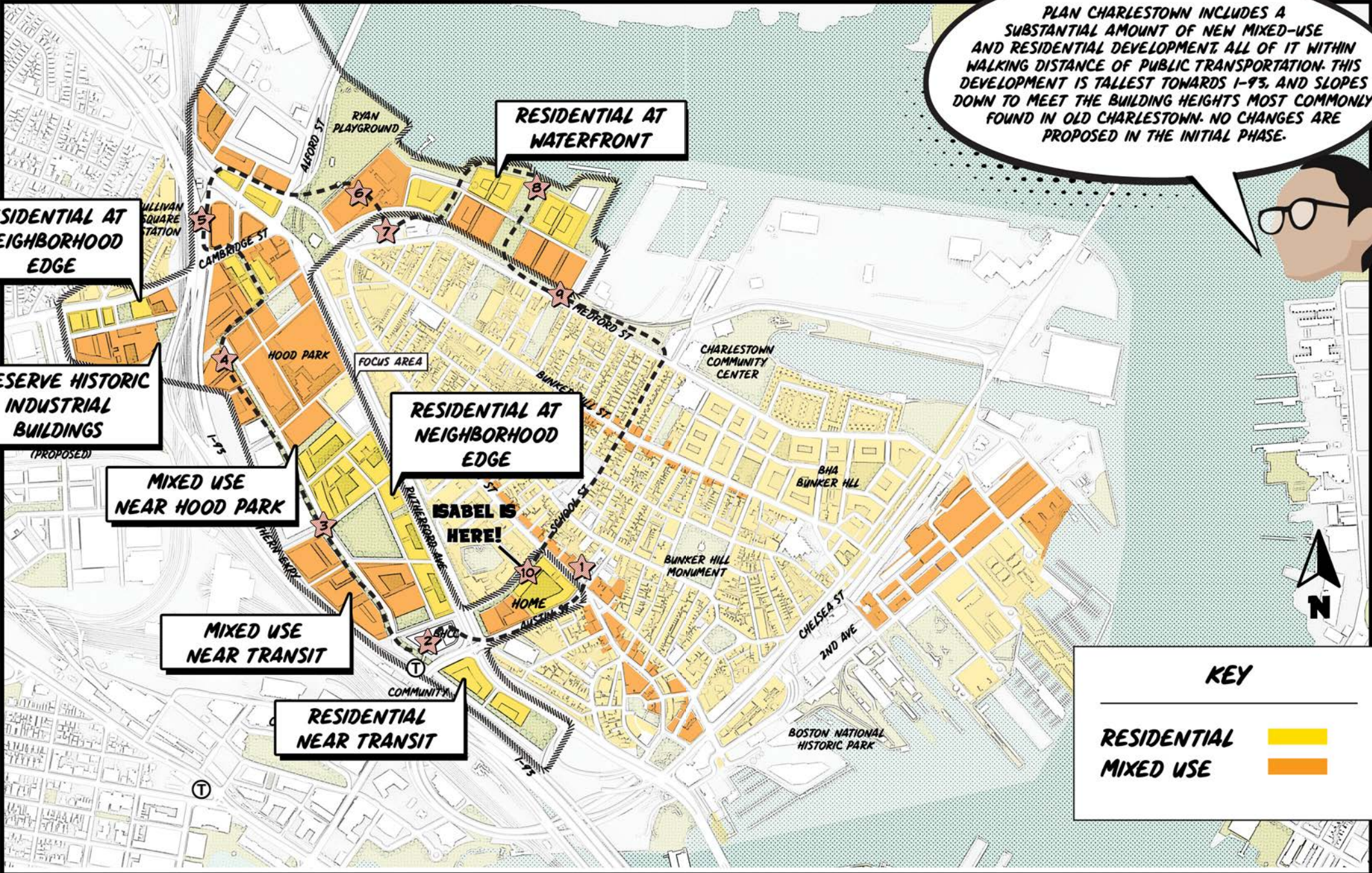
ONE WAKER-UPPER AND A FAZENDA HOT COFFEE PLEASE



NOW BACK AT HOME, ISABEL FEELS LUCKY TO LIVE IN A COMMUNITY THAT HAS SO MUCH TO OFFER

WHAT TYPES OF NEW RESIDENTIAL DEVELOPMENT DID ISABEL SEE?

PLAN CHARLESTOWN INCLUDES A SUBSTANTIAL AMOUNT OF NEW MIXED-USE AND RESIDENTIAL DEVELOPMENT. ALL OF IT WITHIN WALKING DISTANCE OF PUBLIC TRANSPORTATION. THIS DEVELOPMENT IS TALLEST TOWARDS I-93, AND SLOPES DOWN TO MEET THE BUILDING HEIGHTS MOST COMMONLY FOUND IN OLD CHARLESTOWN. NO CHANGES ARE PROPOSED IN THE INITIAL PHASE.



RESIDENTIAL AT NEIGHBORHOOD EDGE

RESIDENTIAL AT WATERFRONT

PRESERVE HISTORIC INDUSTRIAL BUILDINGS (PROPOSED)

RESIDENTIAL AT NEIGHBORHOOD EDGE

MIXED USE NEAR HOOD PARK

MIXED USE NEAR TRANSIT

RESIDENTIAL NEAR TRANSIT

KEY

RESIDENTIAL	
MIXED USE	



THANK YOU FOR READING!

***SCAN THE QR CODE ON THE BOTTOM LEFT CORNER
OF THIS PAGE TO TAKE A QUICK ONLINE SURVEY***

***BROUGHT TO YOU BY THE PLAN: CHARLESTOWN TEAM
& INTERBORO PARTNERS***

