



PLAN: Charlestown

Advisory Group Meeting #7

January 24, 2023



**boston planning &
development agency**

Welcome

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.

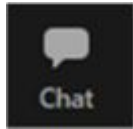
It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

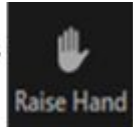
Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.

Zoom Tips

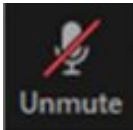
Welcome! Here are some tips on using Zoom for first-time users.
Your controls are at the bottom of the screen



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 comments be held to 2 minutes.*
- 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 Etiquette

- 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

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.
- 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

For all meeting content:

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

Agenda

- Timeline Updates and Scenarios Recap (6:10-6:20pm)
- Austin Street Parking Lots Update (6:20-6:25pm)
- Hybrid Scenario Overview (6:25-6:55pm)
- Discussion with the AG (6:55-7:20pm)
- Public Comments (7:20-7:30pm)

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.

PLAN Charlestown Timeline Updates and Scenarios Recap

Patricia Cafferky, Senior Planner



**boston planning &
development agency**

Timeline



Next Steps - 3 Prongs

Zoning Recommendations

- Focused on historically industrial areas
- Receive public feedback via the scenarios comment periods
- Consultant Team is working on the hybrid scenario
- There will be another iteration after the hybrid

Neighborhood Needs Analysis

- Analysis Topics Include:
- Demographic
 - Housing Needs
 - Open Space / Sports Fields
 - Zoning
 - Retail + Food Access
 - Resilience
 - Arts and Culture
 - Transportation Capacity
 - Physical Barriers

Urban Design Guidelines

- One set of guidelines for the Original Peninsula/ Lost Village; one set of guidelines for the historically industrial areas
- Key topics: Preservation, Public Realm, Latest Building Methods

TOPIC OF THIS MEETING

Timeline

Present

**Draft Plan
Goal: May 2023**

WE ARE HERE



The Scenarios Webpage

storymaps.arcgis.com/stories/fa484d4caa84144a854fa1808ad9902

Admin ArcUrban BCDC Charlestown CRB HIL A37 Pre-File Points... ZBAs Planning Types (43) All Files | Powe... WACRZ Transportat... BPDA Public Meetin... Ad Request PLAN: Charlestown... BPDA Language Ser...

bpda IMAGINE BYSTOR 2022 PLAN: Charlestown Scenarios

OVERVIEW PRESERVATION SCENARIOS TRANSPORTATION OPEN SPACE LAND USE DENSITY NEXT STEPS APPENDIX

Scenario 1 - Jobs + Connections

Scenario 2 - Housing + Play

Improved Bike Connectivity

Both scenarios propose significant improvements to the bike network in Charlestown. As a trade-off, **Scenario 1** offers about **20% more bike lane miles** than **Scenario 2**, following **Scenario 1's** focus on 'Jobs+Connections', while **Scenario 2** emphasizes 'Housing+Open Space'. In the Open Space section of this web page you will see that **Scenario 1** proposes more protected bike lanes to be paired with more green streets, while **Scenario 2** offers more large fields and open green spaces, at the expense of some bike lanes.

Scenario 1 proposes two new bike and pedestrian connections below I-93, towards Somerville. The connections are located at Roland Street, north of Hood Park, and across from Baldwin Street. **Scenario 1** also proposes new cross-neighborhood bike lanes at Baldwin Street and Auburn Street.

Alternatively, **Scenario 2** proposes one new

Legend

- Existing Bike Lanes
- Proposed Bike Lanes
- One-way Bike Lane
- Two-way Bike Lane
- Intersection Improvements

Scenario 1 includes one-way cross-neighborhood bike lanes and intersection improvements

Scenario 1 includes 2 new bike connections to Somerville

Proposed new separated bike lanes

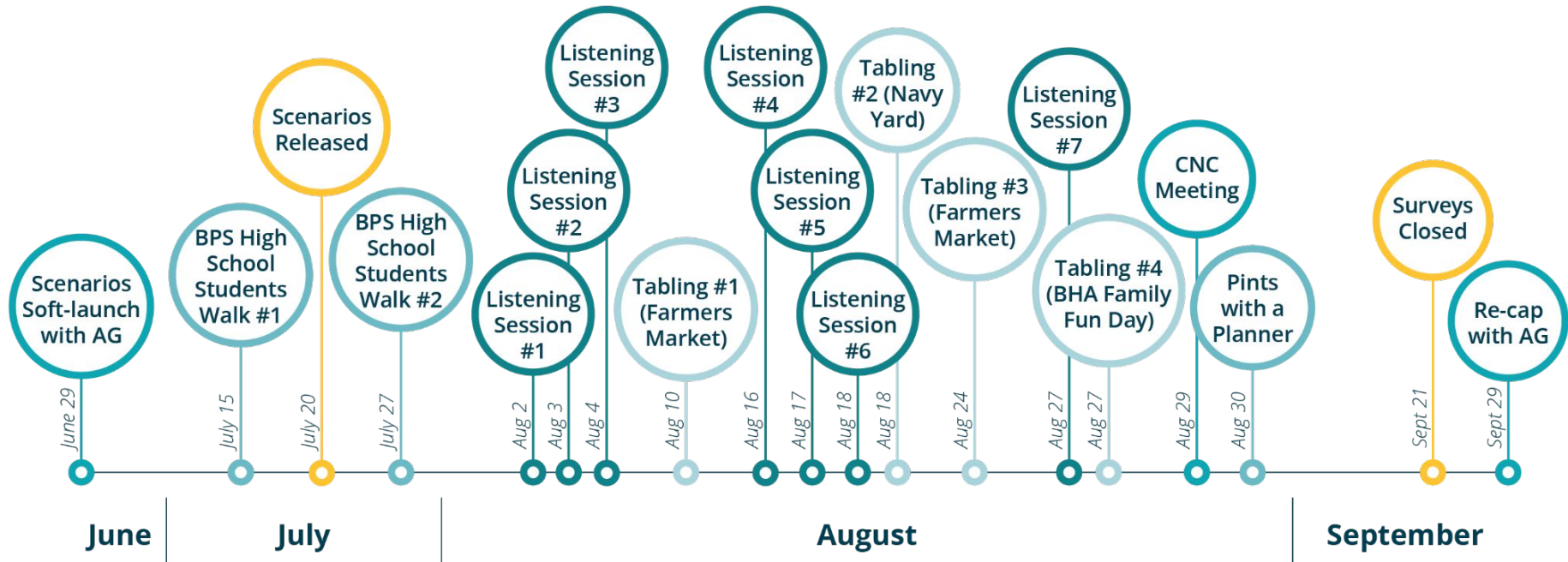
See the streets proposed for Scenario 1, here as reference

Scenario 2 includes 1 new bike connection to Somerville

Proposed new separated bike lanes

See the streets proposed for Scenario 2, here as reference

Listening Tour Timeline *(8 weeks, 17 events)*





*BPS Student Walk/Drawing Events
July 15th+27th*



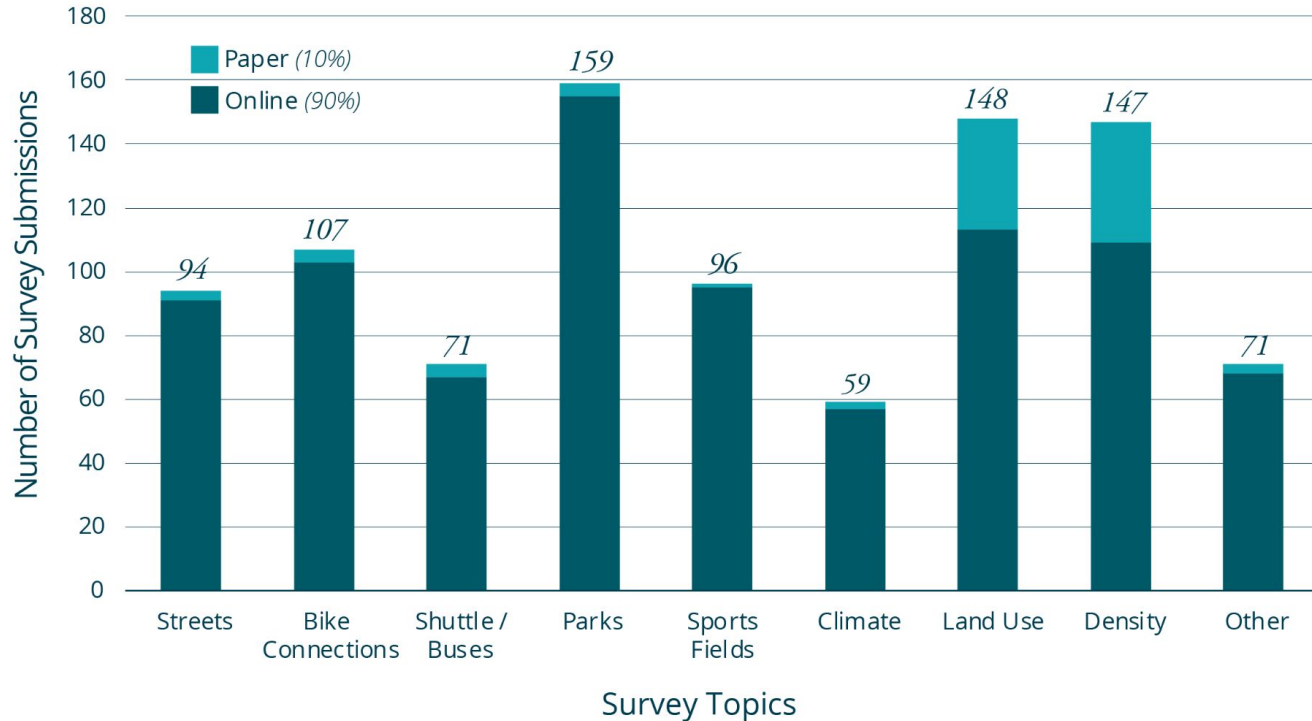
BHA Family Fun Day Aug 27th



Pints with a Planner - Aug 30th

Survey Participation

Survey Responses by Topic (952 Submissions)



Survey Data

boston planning & development agency

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Neighborhoods Zoning **Planning** Work with Us Development Housing Research 3D Data & Maps

Planning

- What is Planning?
- Imagine Boston 2030 Implementation
- [Planning Initiatives](#)
- Climate Change & Environmental Planning
- Downtown & Neighborhood Planning
- Privately Owned Public Spaces (POPS)
- Regulatory Planning & Zoning
- Transportation & Infrastructure Planning
- Institutional Planning
- Urban Design
- Urban Renewal

PLAN: Charlestown

[Latest Updates](#)
[Summary & Goals](#)
[Past Planning Phases](#)
[Past Events](#)
[Advisory Group](#)
[Planning Efforts Related to PLAN: Charlestown](#)
[Share Your Thoughts](#)

STAY CONNECTED

Sign up for Neighborhood Email Updates!

[▶](#)

You can download all of the survey data here by going to our [PLAN: Charlestown website](#).

Austin Street Parking Lots Updates

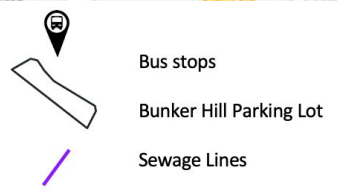
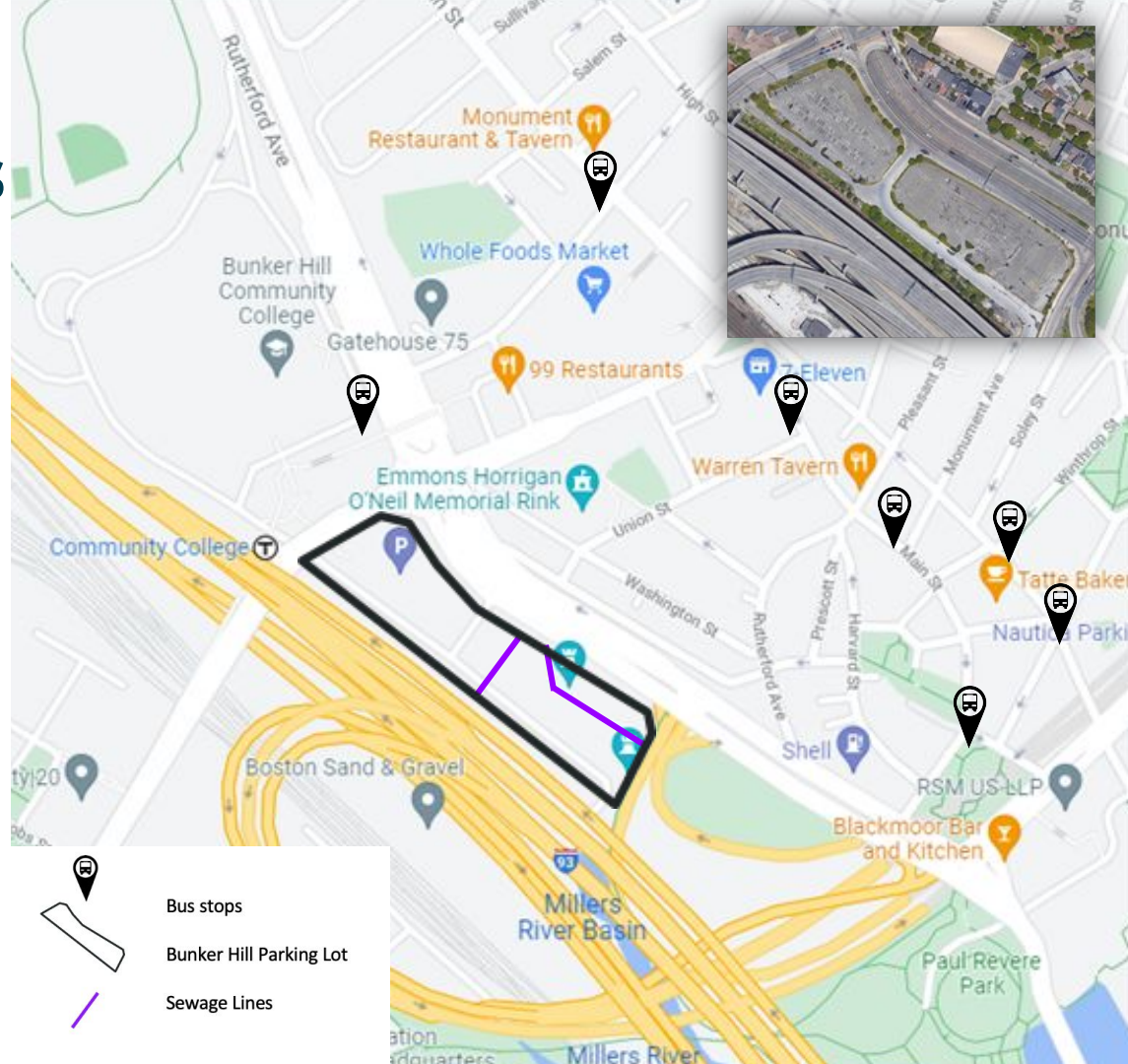
Patricia Cafferky, Senior Planner



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BPDA Community College Parking Lots

Care and Custody	BPDA
Property SF	261,172
Current Use	Parking lots operated by BPDA and used by BHCC students



Community Engagement Timeline for RFP



Questions from AG Members?

(Please keep comments under 2 minutes each)

Questions from the Public?

*Please hold comments to **2 Minutes MAX***

PLAN:CHARLESTOWN

GOALS!

HIGH-QUALITY DEVELOPMENT

AFFORDABLE HOUSING

MORE GREEN AND OPEN SPACE

CLIMATE RESILIENCE

IMPROVED TRANSPORTATION

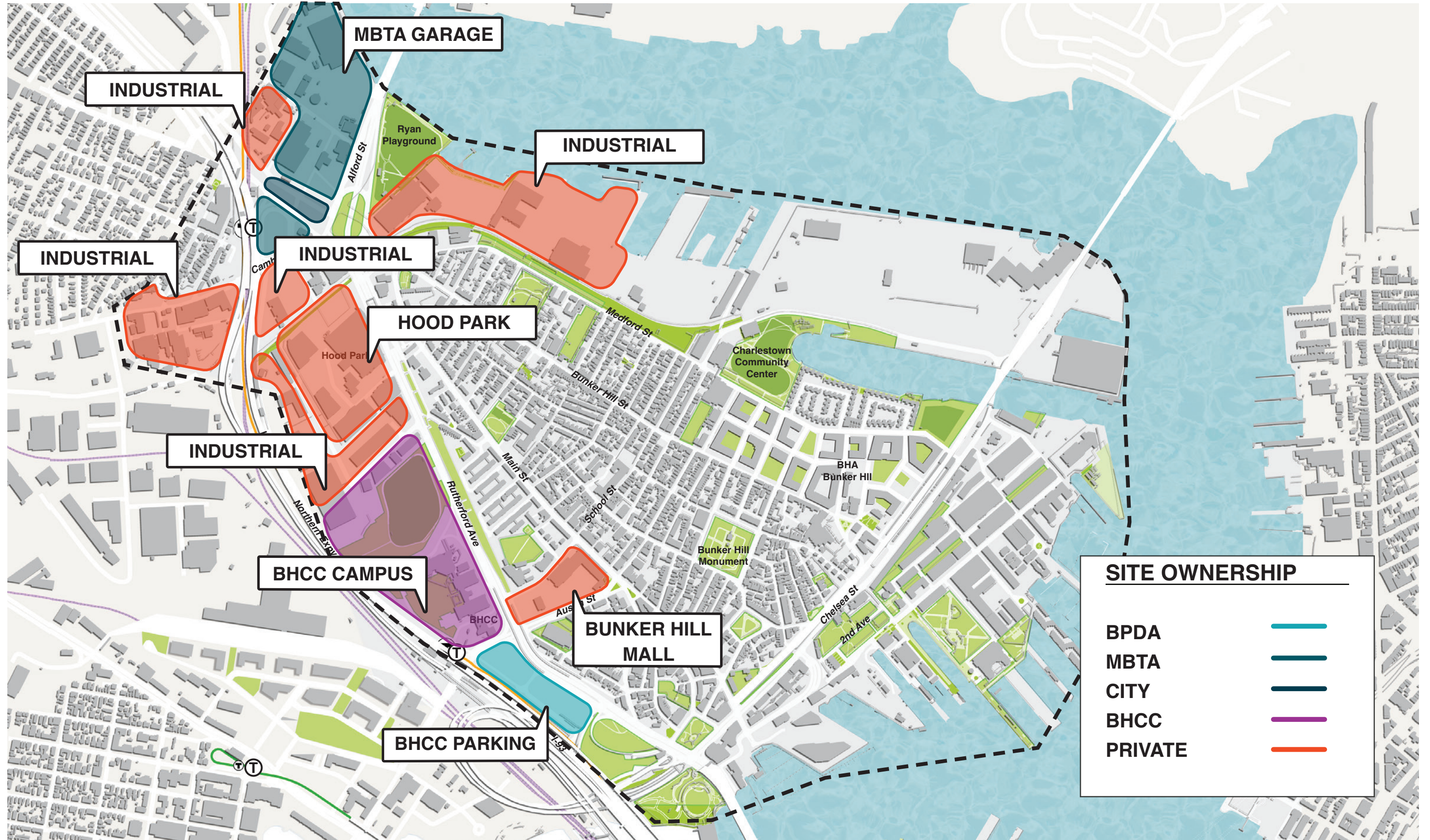




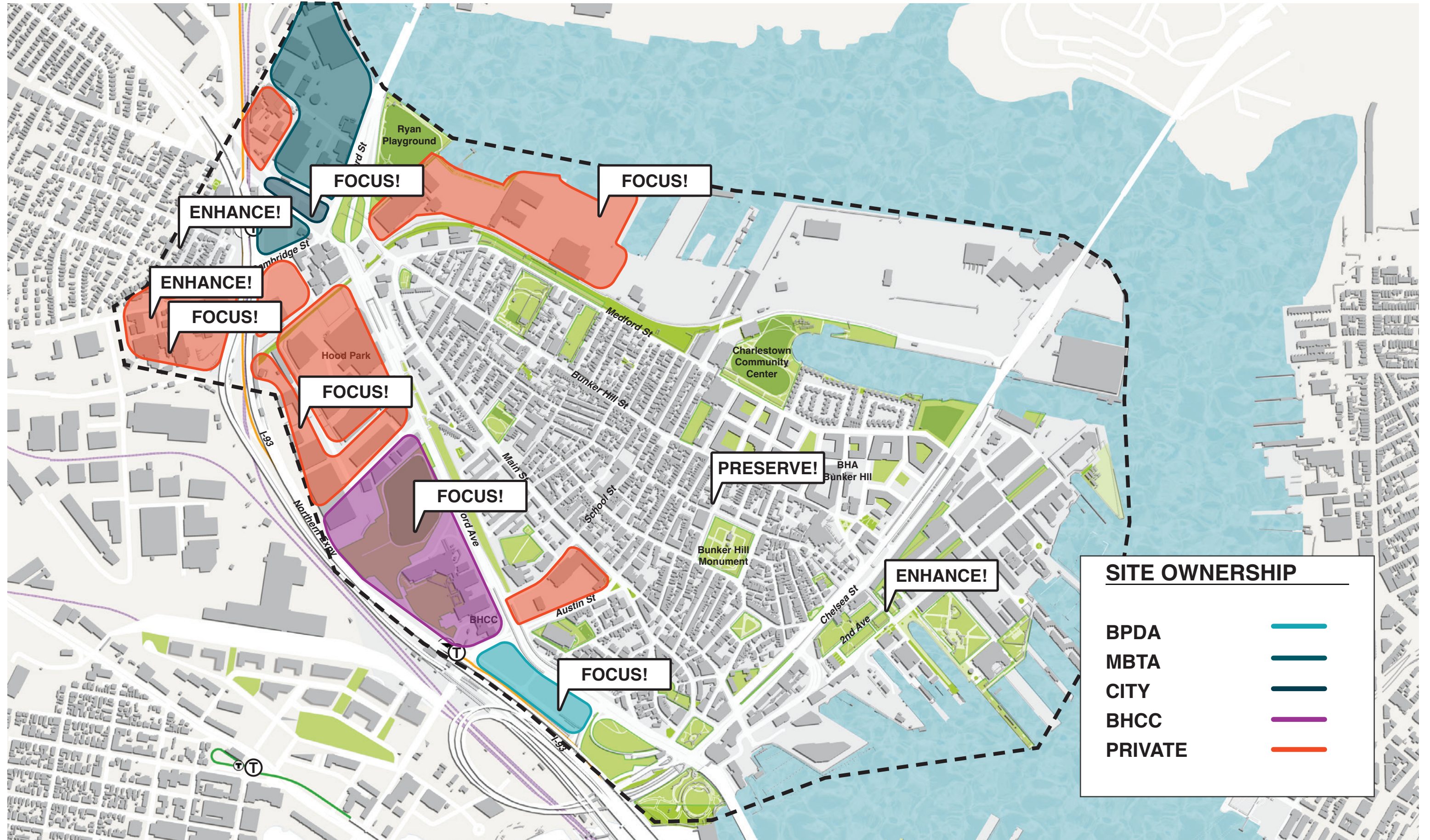
PLAN: CHARLESTOWN AREA



CHARLESTOWN OPPORTUNITY SITES



CHARLESTOWN OPPORTUNITY SITES

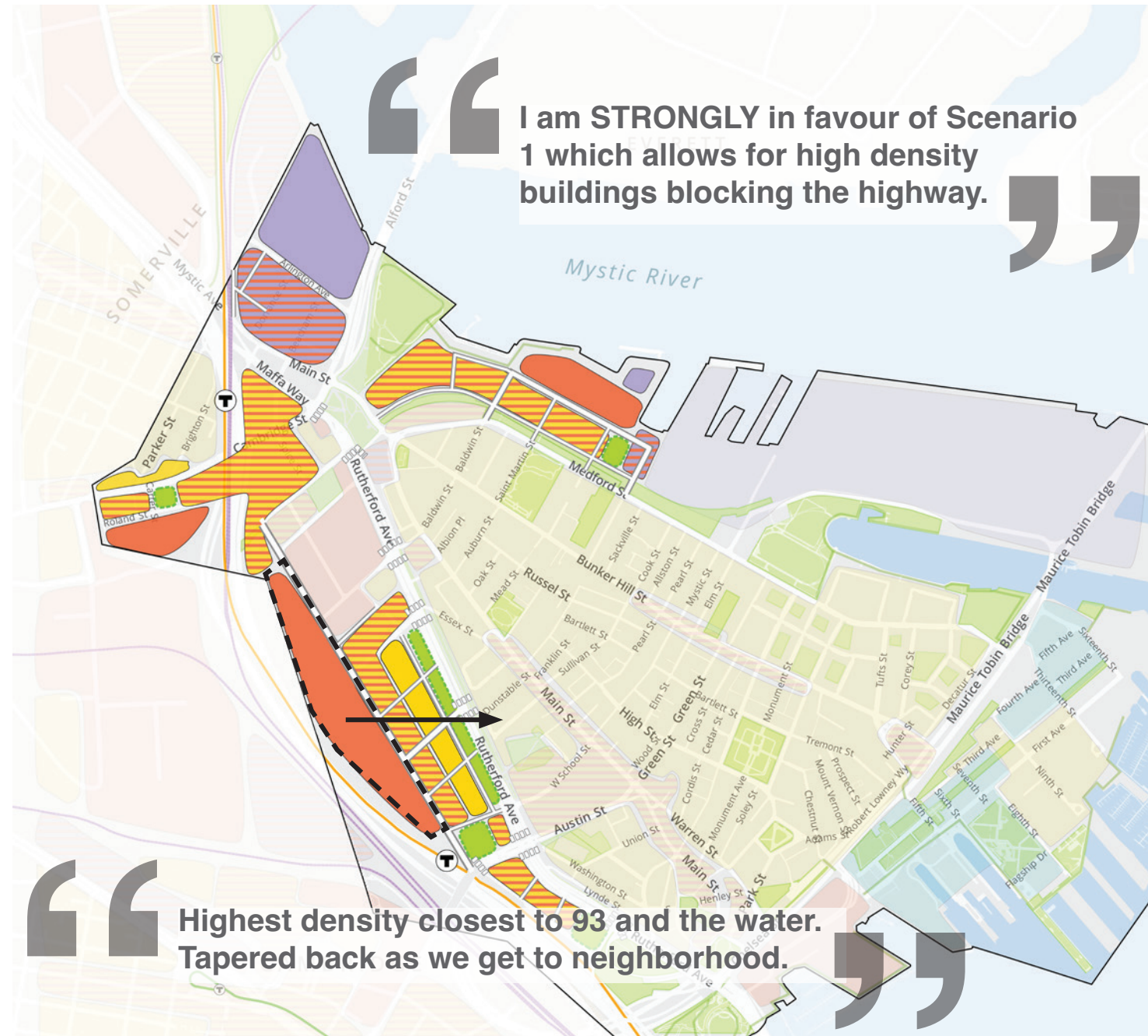


SITE OWNERSHIP

BPDA	
MBTA	
CITY	
BHCC	
PRIVATE	

PLAN:CHARLESTOWN SCENARIOS 1 & 2 (BPDA)

SCENARIO ONE - JOBS & CONNECTIONS



THINGS TO KEEP

- High density commercial buffering highway
- Lower density as development approaches existing residential
- Linear parks and green spaces

SCENARIO TWO - HOUSING & PLAY



THINGS TO KEEP

- More large, consolidated open spaces
- Majority mixed-use zoning
- Increased opportunity for housing

PLAN:CHARLESTOWN SCENARIO 3 (HYBRID)



CONNECTIONS

SCENARIOS 1 & 2 (BPDA): CONNECTIONS

SCENARIO ONE - JOBS & CONNECTIONS



THINGS TO KEEP

- Additional Road connecting Schrafft's site
- Additional connections on BHCC parking lot site

SCENARIO TWO - HOUSING & PLAY



THINGS TO KEEP

- Creating internal connection through new development
- Tighter street grid on BHCC campus

CONNECTIONS: EXISTING ROADS



KEY

Arteries	
Main Streets	
Connectors	
Service Streets	
Gateways	

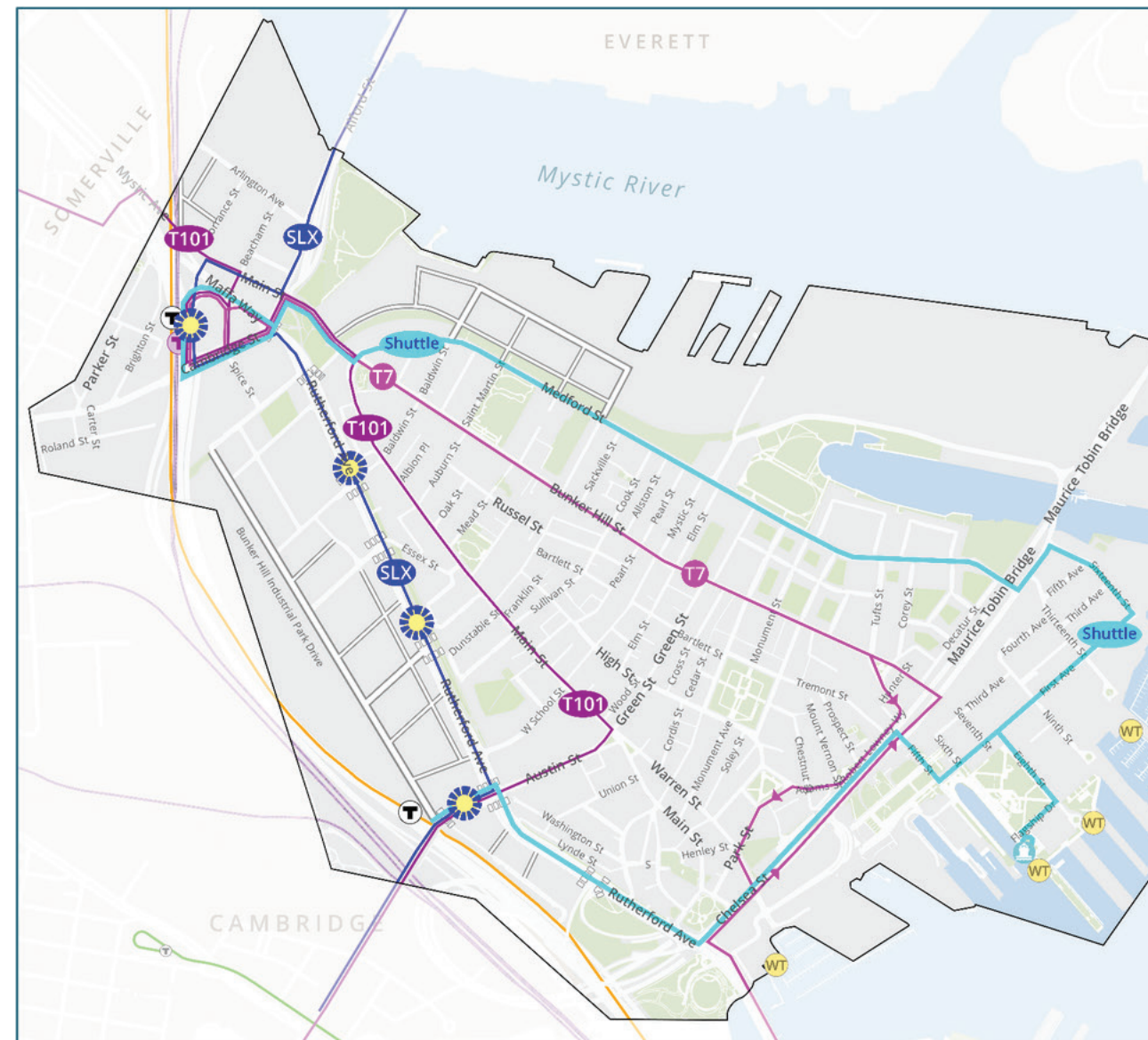
CONNECTIONS: PROPOSED ROADS



KEY	
Arteries	
Main Streets	
Connectors	
Service Streets	
Gateways	

Survey Results: Shuttles + Buses

Do you prefer the bus shuttle route shown in Scenario 1 or 2? (59 Responses)



Scenario 1 - Proposed Shuttle Route

CONNECTIONS: PROPOSED SHUTTLE



KEY	
Charlestown Link	
Route 1	
Route 2	
Encore to Logan	
MBTA High Freq. Bus	
(Proposed)	

Survey Results: Bike Connections

"NO MORE BIKE LANES!"

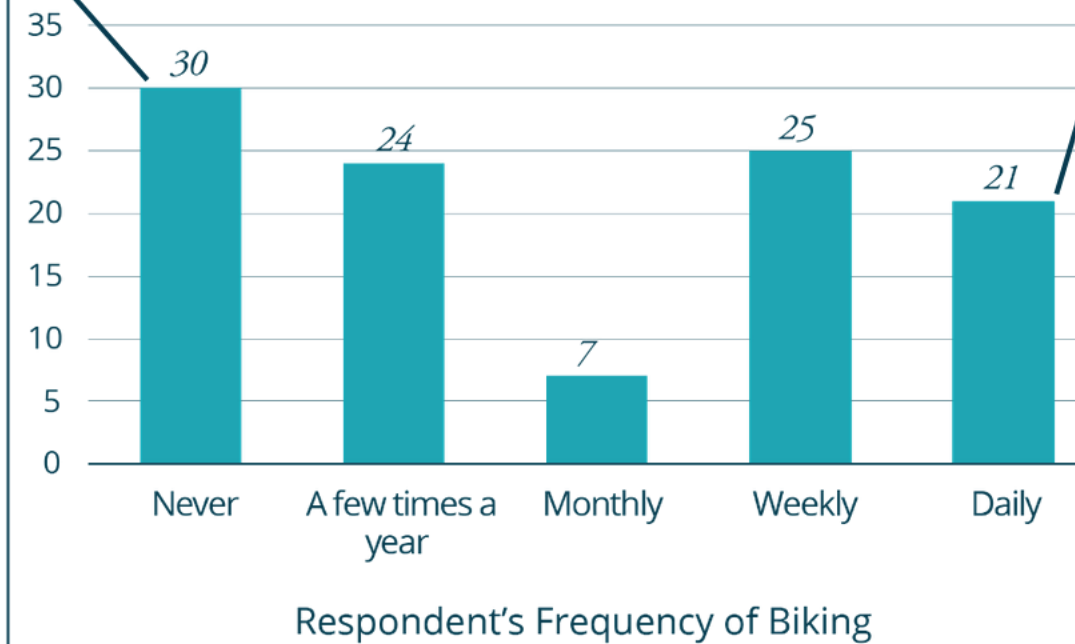
"Parking is a more important issue here than bike lanes"

"I have no hopes for new bike lanes"

"I don't like bikers"

"We will never be a city of bike dependent riders"

How often do you bike? (107 Responses)



"DO IT! BUILD MORE BIKE LANES!"

"If you make biking a safe option you will greatly reduce the vehicle traffic in the neighborhood"

"Love this!"

"Charlestown has the potential to have incredible bike connectivity"

CONNECTIONS: PROPOSED BIKE LANES



OPEN SPACE

SCENARIOS 1 & 2 (BPDA): OPEN SPACE

SCENARIO ONE - JOBS & CONNECTIONS



THINGS TO KEEP

A network of green open space

SCENARIO TWO - HOUSING & PLAY



THINGS TO KEEP

Large open space for sports fields

Survey Results: Parks

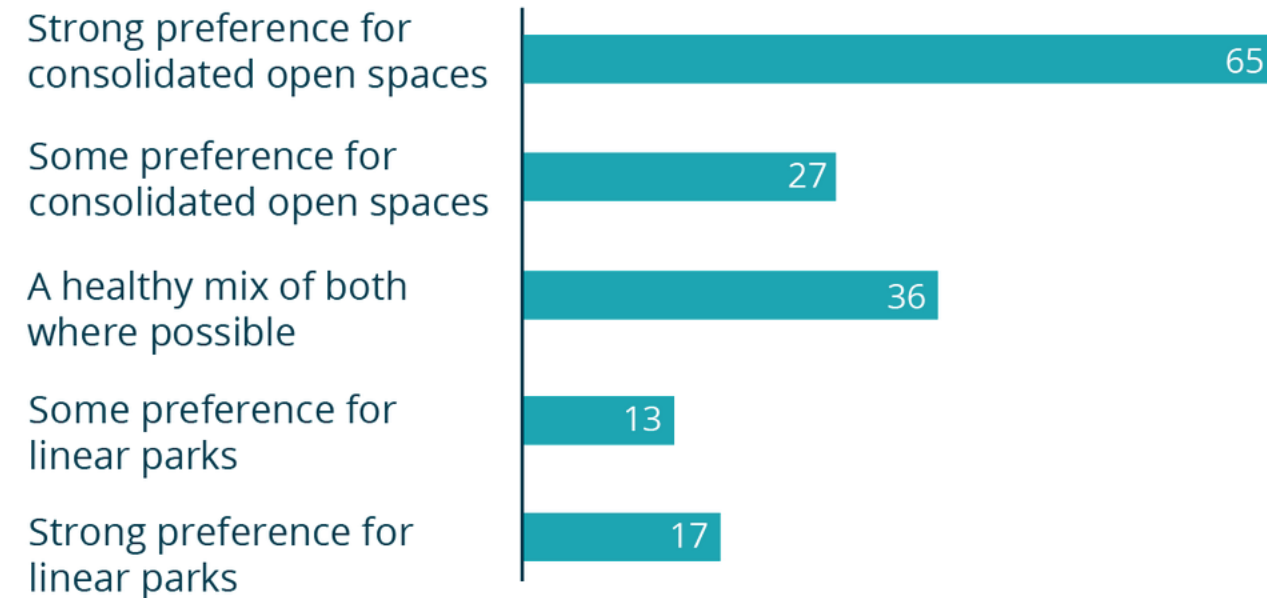
Thoughts on park planning in Charlestown:

*“Given the number of families and children that live in Charlestown, I definitely want to **prioritize sports fields** for the kids.”*

*“Maybe some program to get kids to **put down their phones and pick up a fishing rod.**”*

*“Please incorporate **dog friendly spaces** within linear parks and greenways.”*

Corridors vs. Parks (158 Responses)



OPEN SPACE: EXISTING



OPEN SPACE: PROPOSED



“ Parks can be anywhere, as long as they connect to each other, which the plans show nicely. I like that! ”

“ Charlestown relies on our parks for community gatherings. We need more and larger of these spaces to keep our community vibrant. ”

NEW OPEN SPACE:

- Scenario 1: about 9 acres
- Scenario 2: about 13 acres
- Scenario 3: over 25 acres

OPEN SPACE: A GREEN LOOP



“ Any place we are adding multi-use green space should include plans for how people are going to get there. [Prioritize] big walkable sidewalks or bike lanes to encourage families to walk or bike to these spaces rather than drive. ”

TOTAL LOOP LENGTH:

about 3.25 miles

OPEN SPACE - PROPOSED GREENWAYS



OPEN SPACE - PROPOSED LARGE PARKS



LARGE PARK + ATHLETICS
4.75 ACRES

Charlestown is in desperate need of more sports fields. There is a growing community of young children in Charlestown who need a safe place to engage in sports and activities.

OPEN SPACE - PROPOSED WATERFRONT

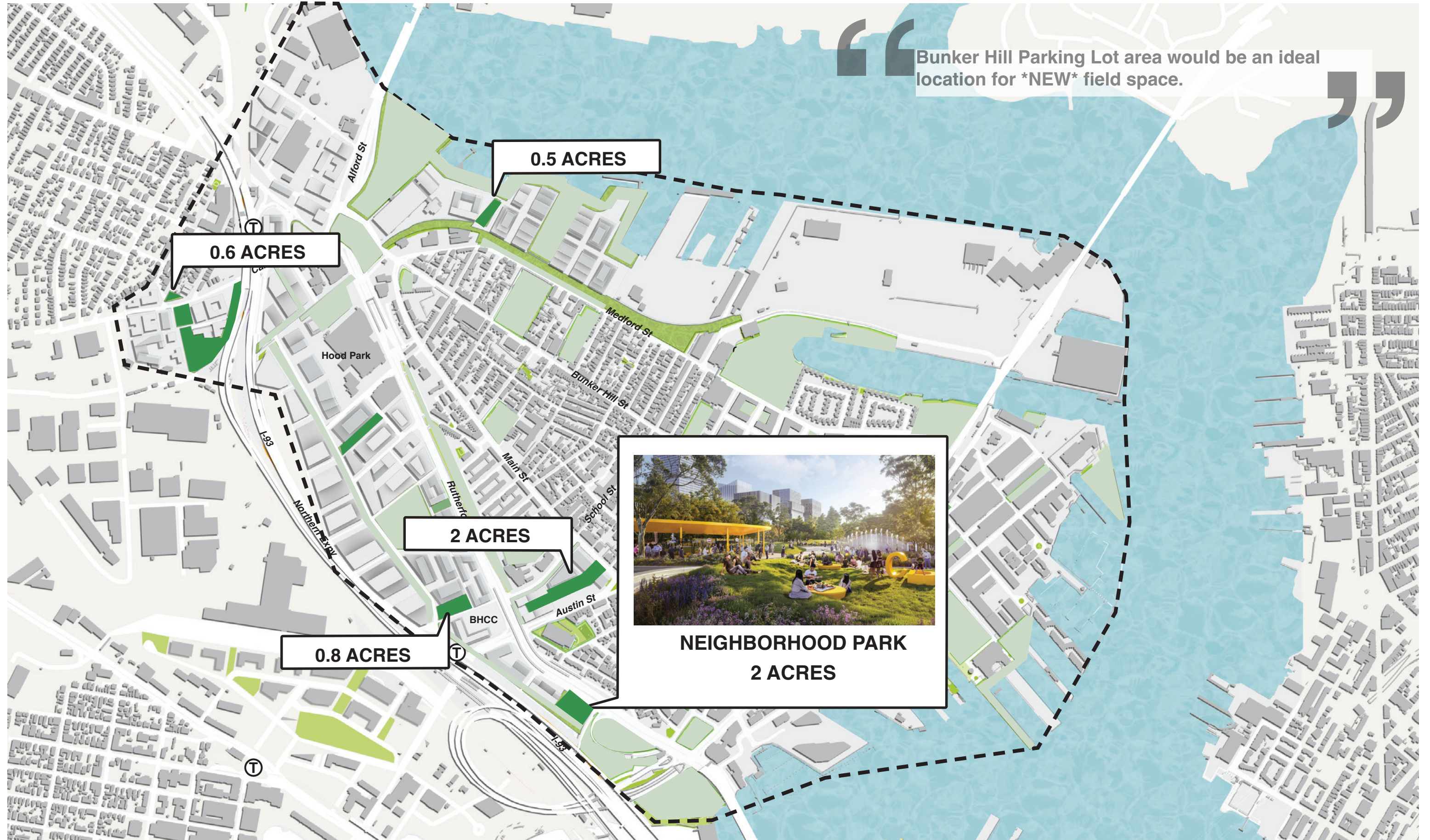


I would love to see new parks along the Mystic River... Useable spaces are MUCH needed in this neighborhood filled with kids and dogs.

WATERFRONT PARK
6.9 ACRES / 0.5 MILES

Maybe some program to get kids to put down their phones and pick up a fishing rod.

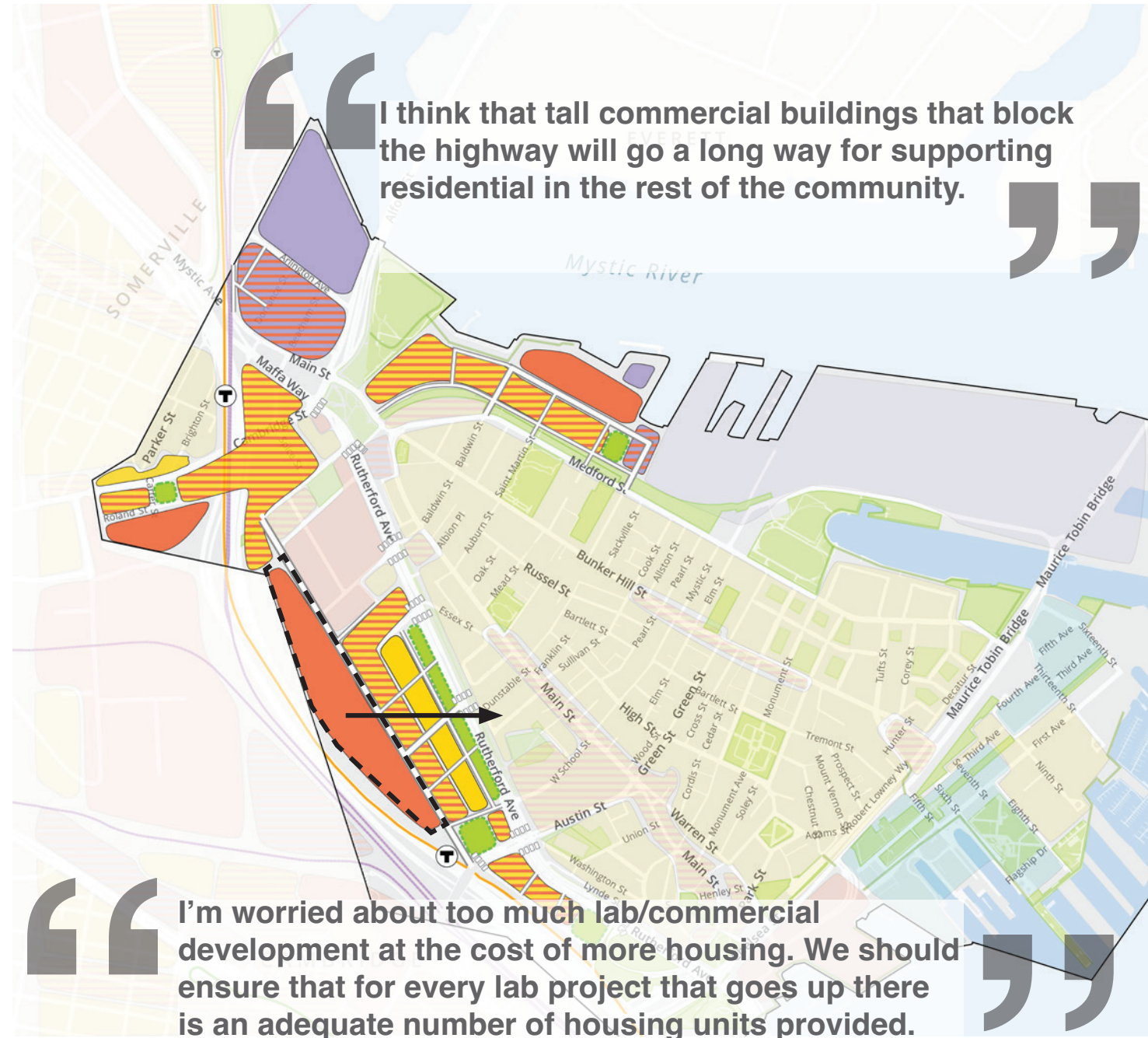
OPEN SPACE - NEIGHBORHOOD PARKS



LAND USE

SCENARIOS 1 & 2 (BPDA): LAND USE

SCENARIO ONE - JOBS & CONNECTIONS



THINGS TO KEEP

- High density commercial buffering highway
- Lower density as development approaches existing residential
- Linear parks and green spaces

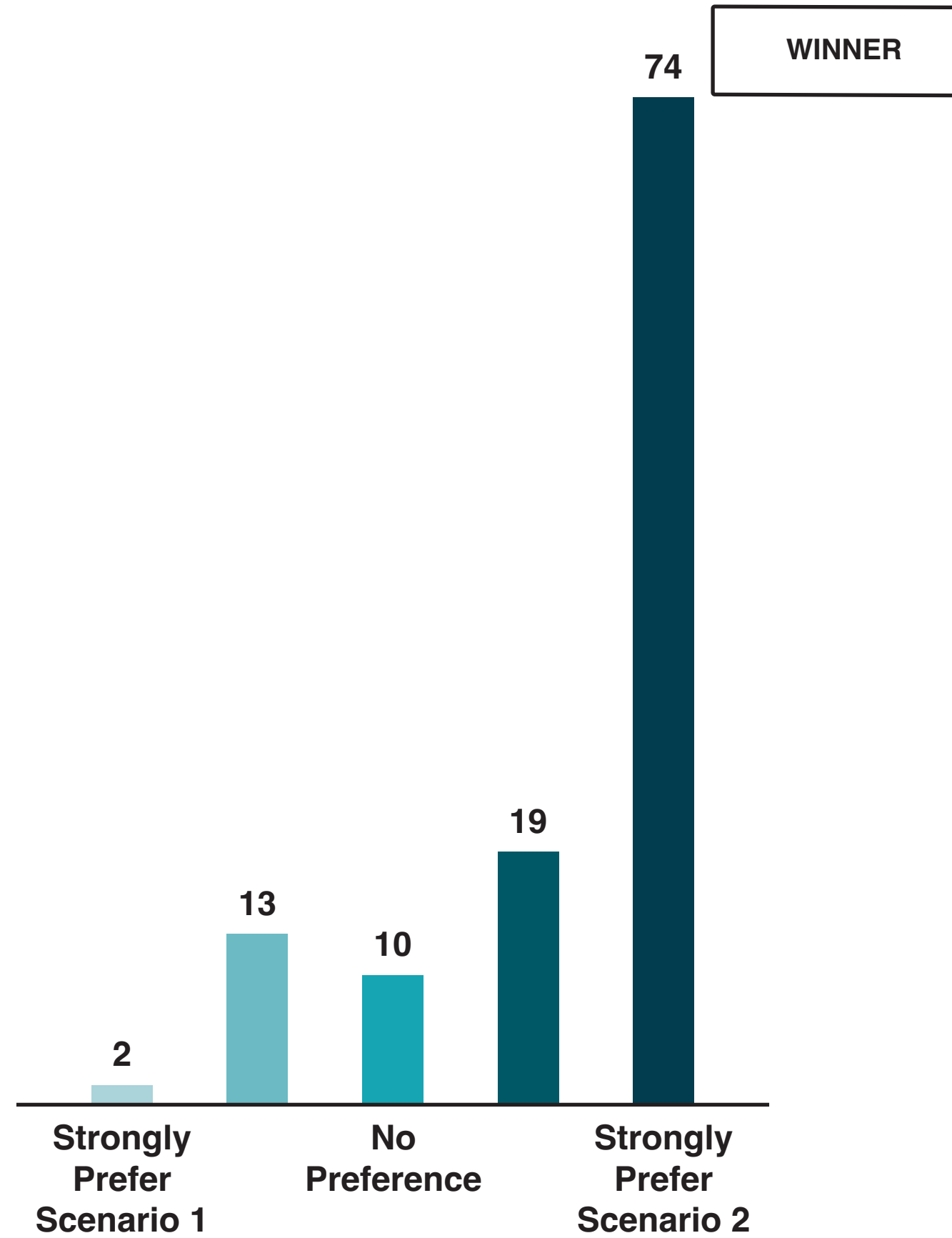
SCENARIO TWO - HOUSING & PLAY



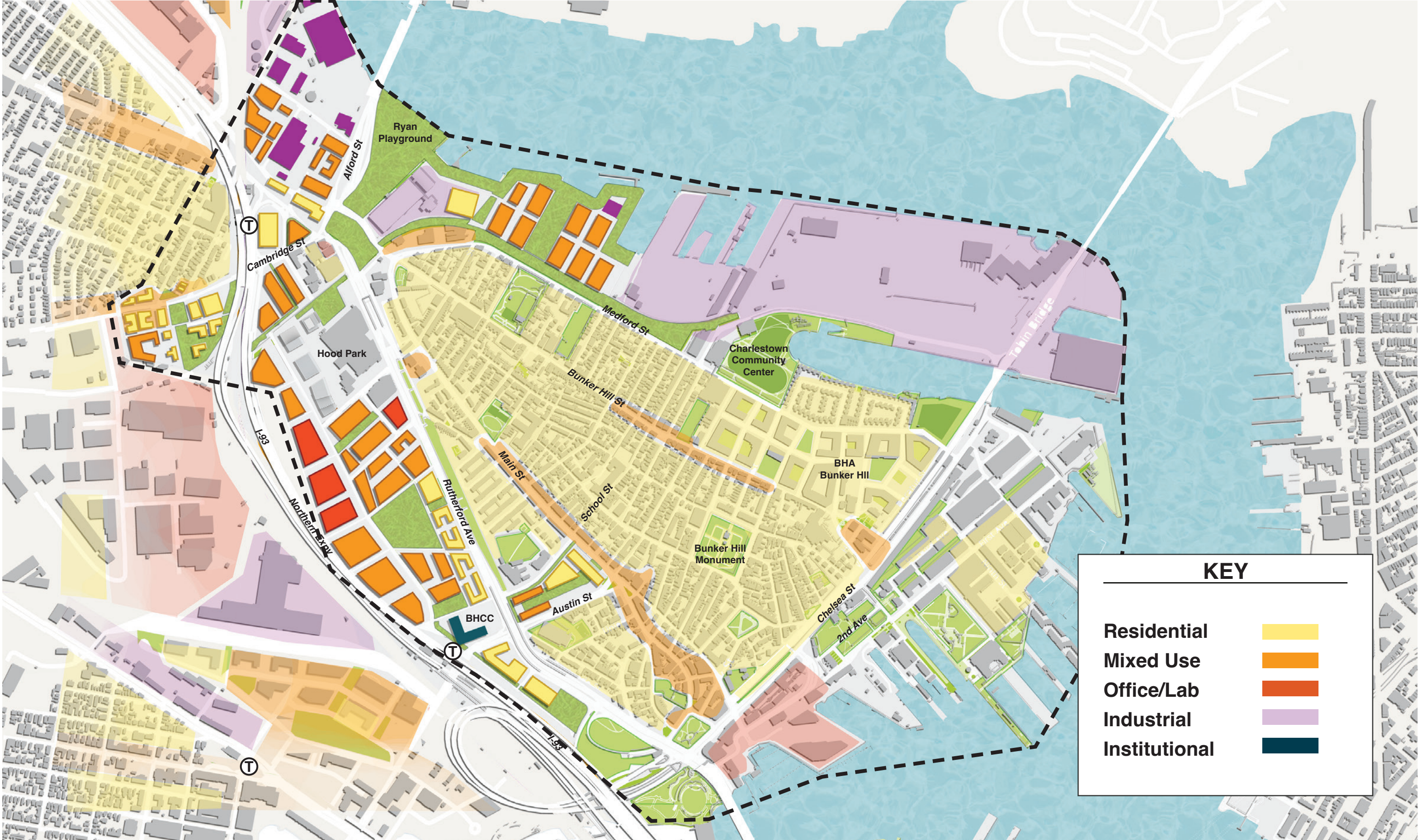
THINGS TO KEEP

- More large, consolidated open spaces
- Majority mixed-use zoning
- Increased opportunity for housing

SURVEY RESULTS: LAND USE



PROPOSED LAND USE



KEY	
Residential	
Mixed Use	
Office/Lab	
Industrial	
Institutional	

PROPOSED LAND USE: RESIDENTIAL



PROPOSED LAND USE: MIXED-USE



PROPOSED LAND USE: OFFICE/LAB



PROPOSED LAND USE: INDUSTRIAL



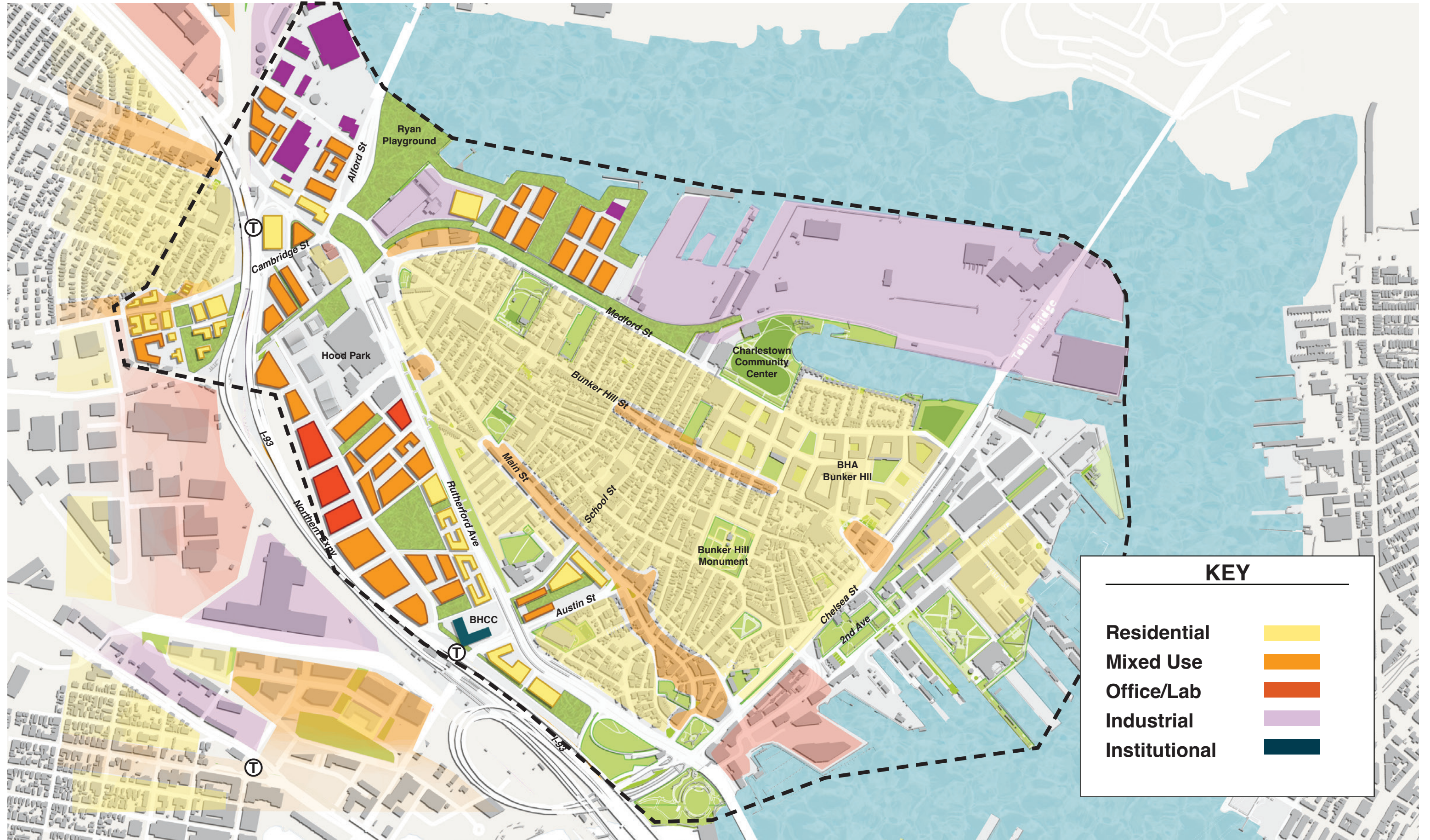
Preserved Industrial
17.4 ac (13.1%)

“ I do not see a future for industrial development along the Mystic. Opening up the waterfront to the community with a mix of housing and commercial is appropriate. ”

“ I like seeing industrial areas kept that way as often as possible, especially around Sullivan Square—though I hope they would be greener than industrial uses of the past. ”

KEY	
Residential	
Mixed Use	
Office/Lab	
Industrial	
Institutional	

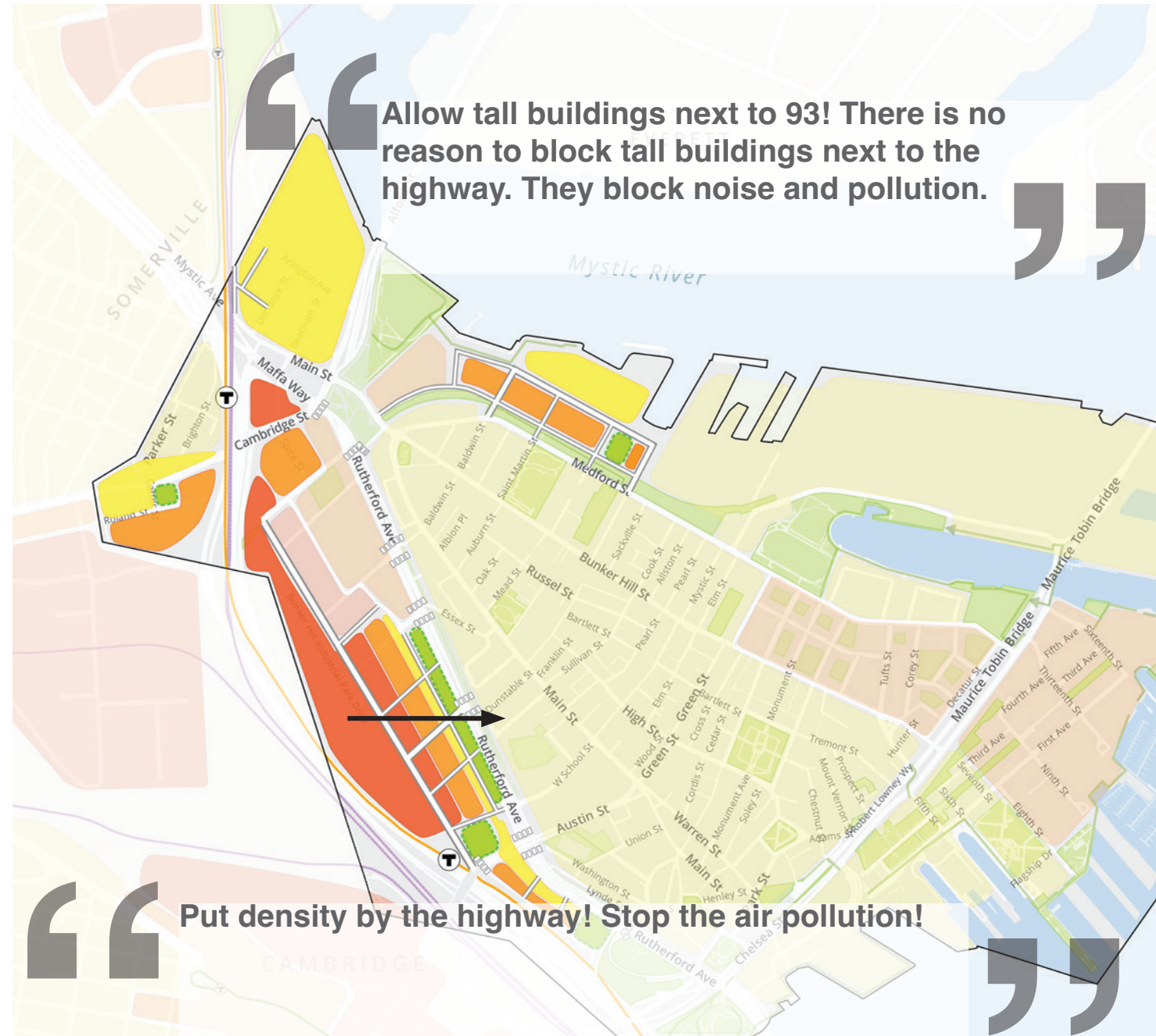
PROPOSED LAND USE



DENSITY

SCENARIOS 1 & 2 (BPDA): DENSITY

SCENARIO ONE - JOBS & CONNECTIONS



THINGS TO KEEP

High density commercial buffering highway

SCENARIO TWO - HOUSING & PLAY

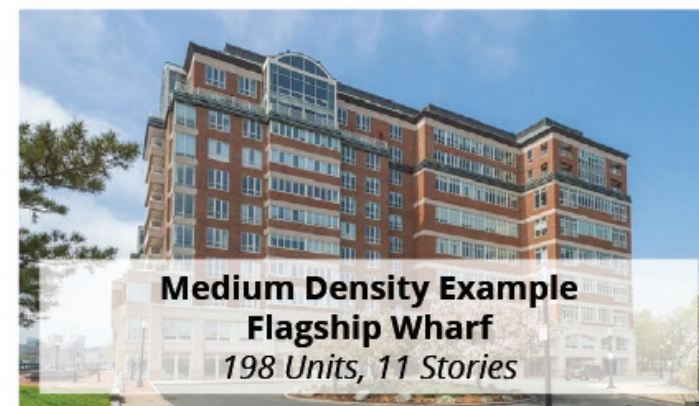
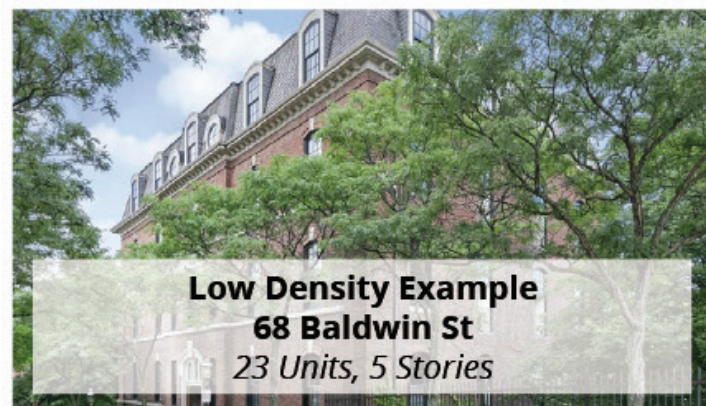
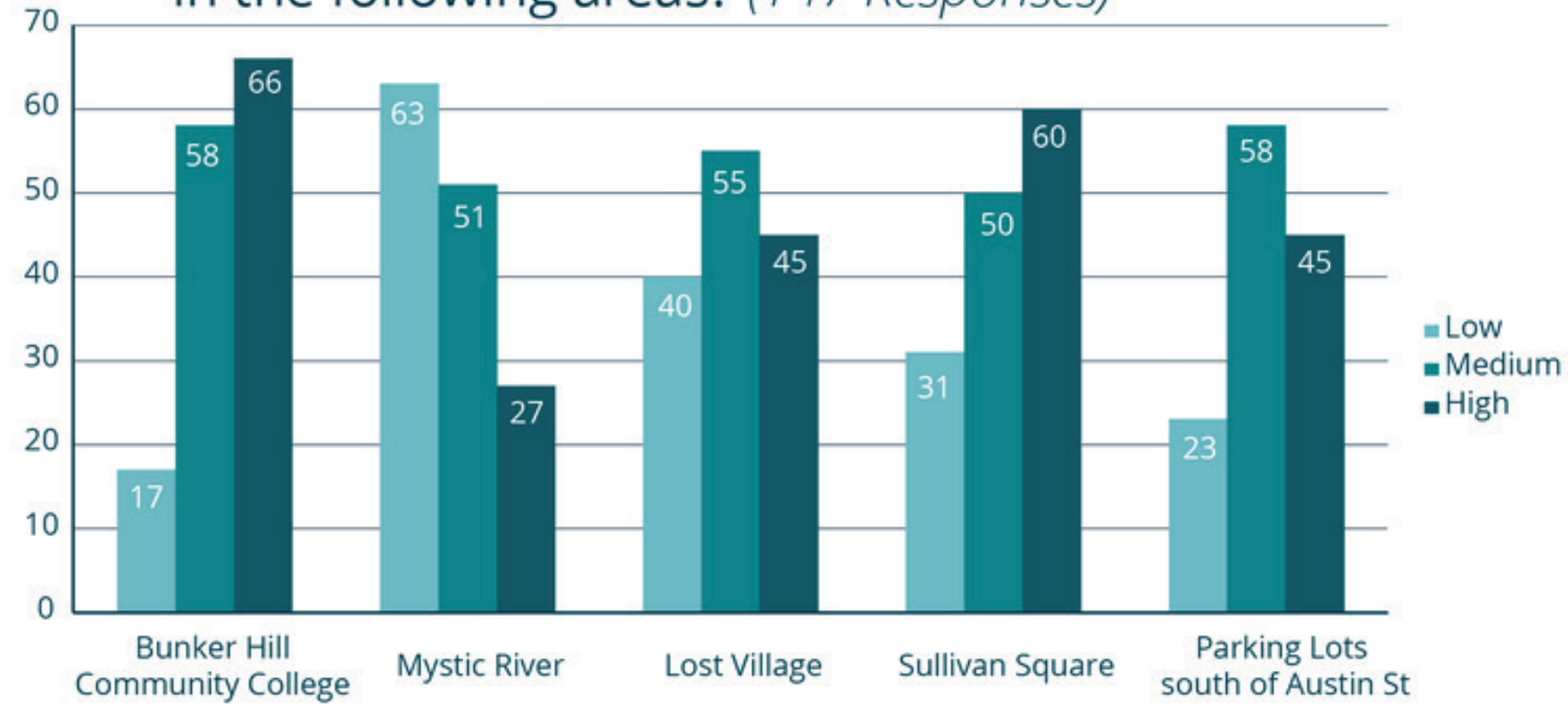


THINGS TO KEEP

Majority middle- and low-density

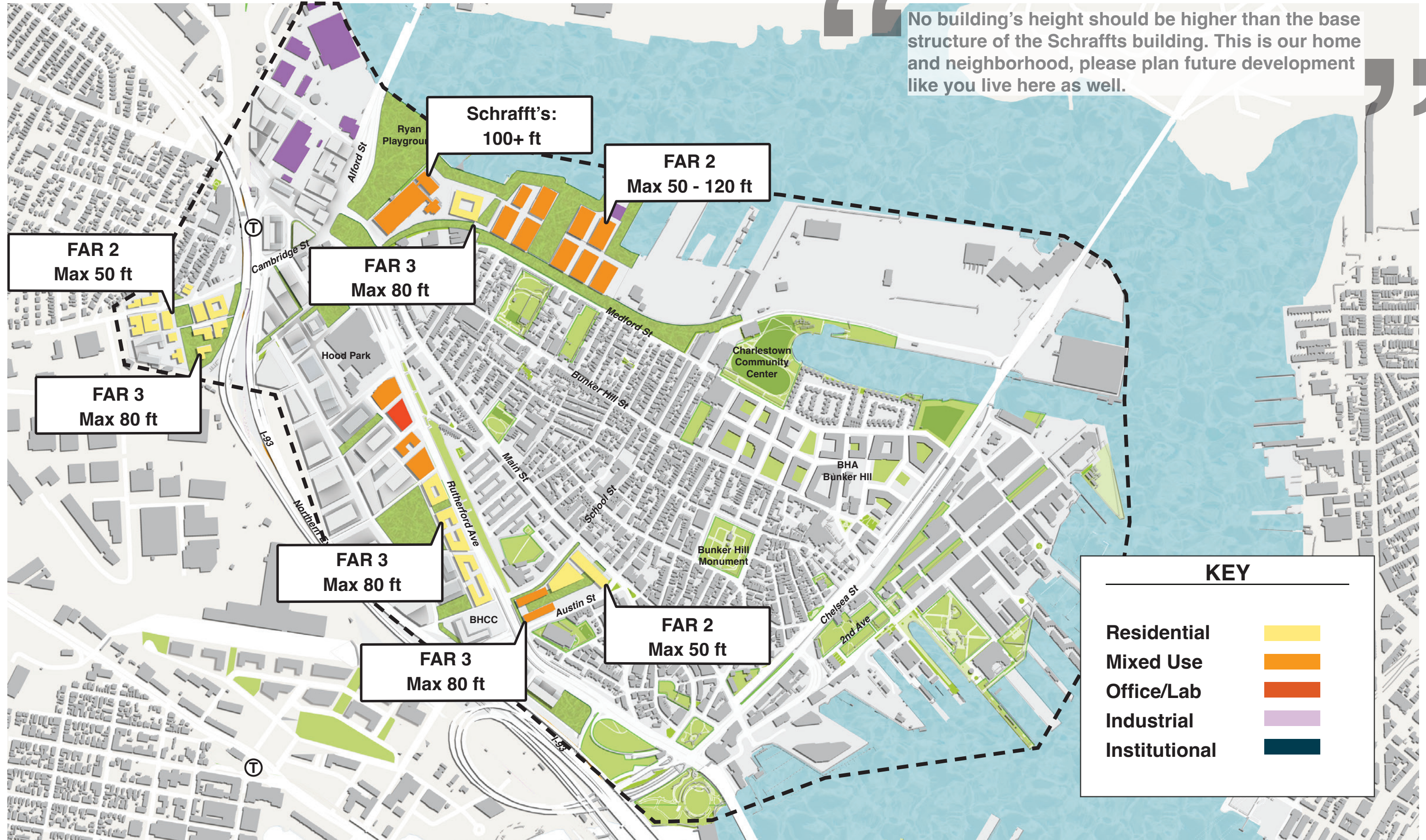
Survey Results: Density

What sort of density would you like to see in the following areas? (147 Responses)

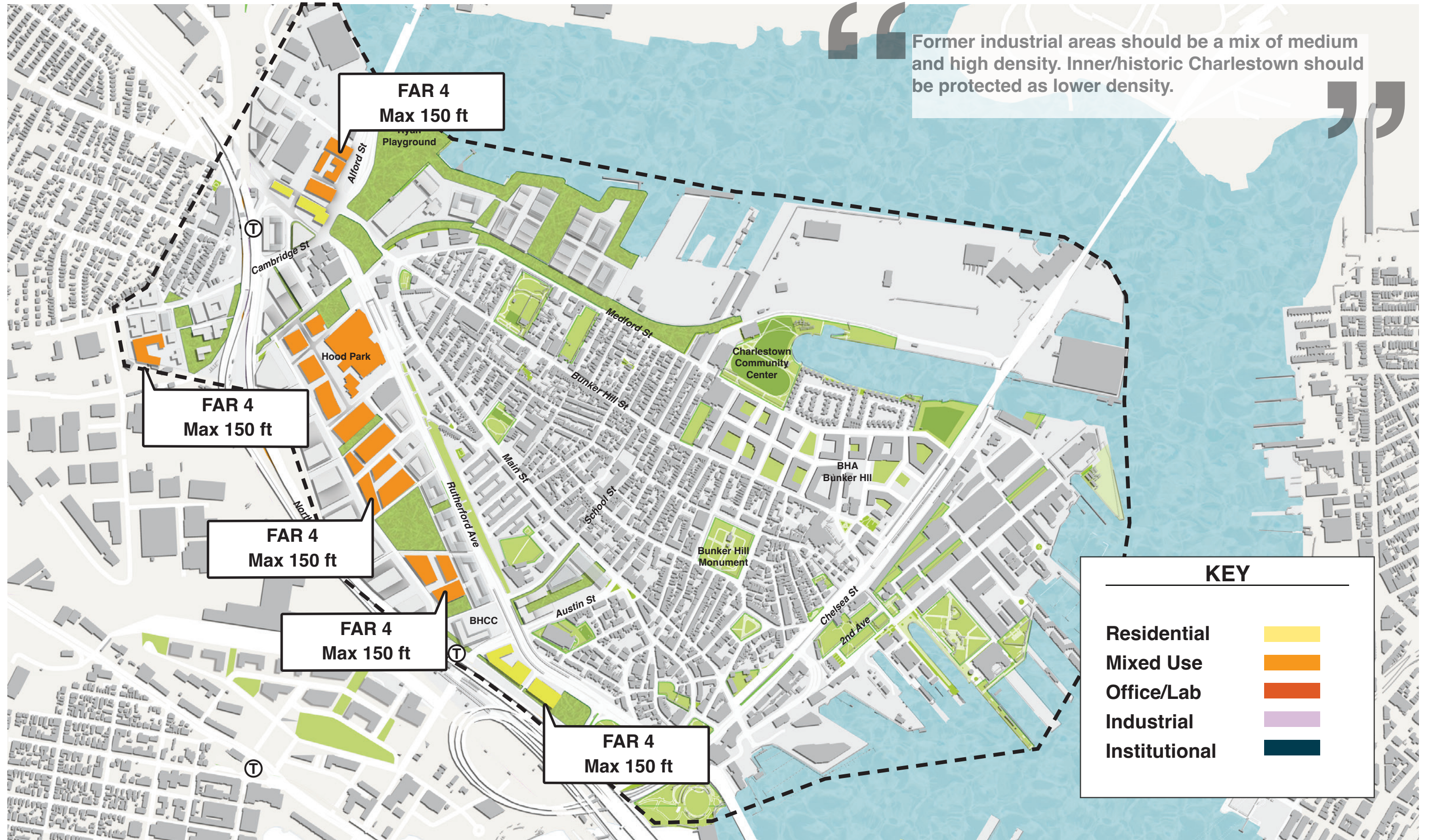


PROPOSED DENSITY: LOW

“ No building’s height should be higher than the base structure of the Schrafft’s building. This is our home and neighborhood, please plan future development like you live here as well. ”



PROPOSED DENSITY: MEDIUM



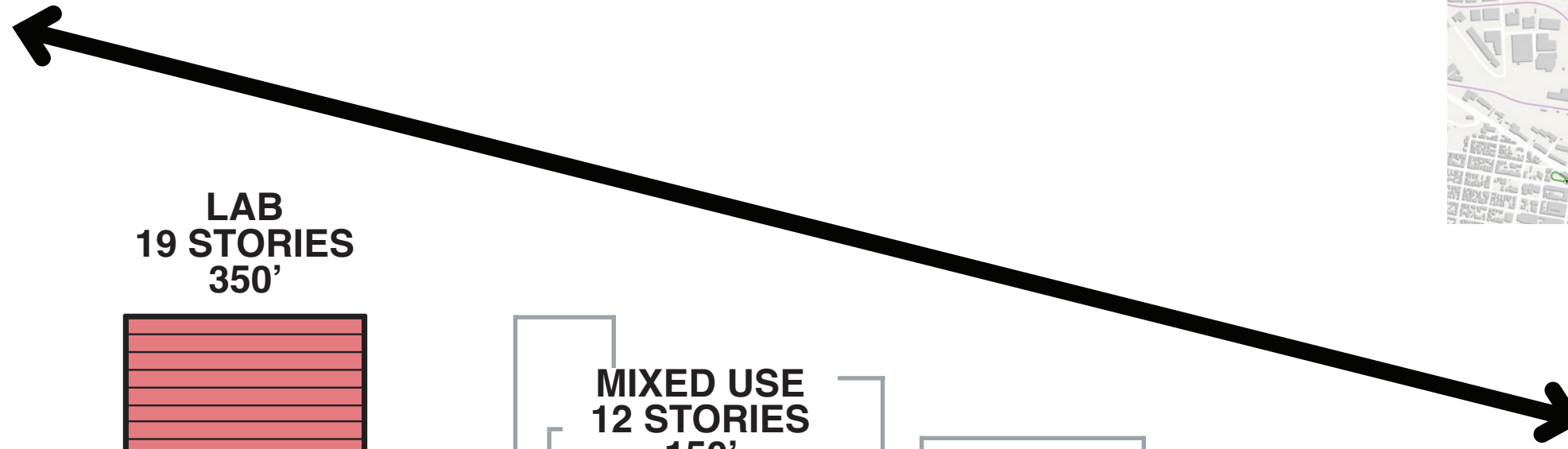
PROPOSED DENSITY: HIGH



PROPOSED HEIGHT ZONES



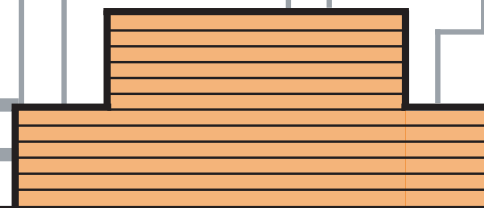
LOUDER,
MORE INTENSE



LAB
19 STORIES
350'



MIXED USE
12 STORIES
150'



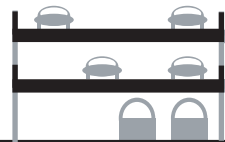
MIXED USE
5 STORIES
65'



QUIETER,
NOT INTENSE
RESIDENTIAL
3 STORIES
40'



ELEVATED
EXPRESSWAY
70 - 100'



VROOM VROOM
HONK

shh... baby's
sleeping

“ “ If high density buildings are allowed they should come with benefits to the community such as affordable housing units and meaningful open space/parks ” ”







COMMUNITY OUTREACH IDEA: CHARLESTOWN GRAPHIC NOVEL



