

Charlestown Navy Yard

Restoring the Past, Imagining the Future



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Guiding Principles

- Collaborative **public process**
- **Connecting** the Charlestown Navy Yard to Greater Boston
- Demonstrating commitment to **environmental sustainability**
- **Economically viable** mixed use development

Diverse Stakeholder Visions

Who are the stakeholders?

- Residents, business owners, neighborhood associations, advocacy organizations, local and federal public agencies

Differing goals and perceptions:

- Private vs. public uses
- Tourist destination vs. residential community
- Mix of jobs and amenities
- Scale of development

Agreed upon visions:

- Equitable access to the waterfront
- Balance of economic development with neighborhood needs and goals

Community Process

In the past....

- Complex community planning process lacking transparency
- Several large community meetings
- Challenging relationship between residents, developers, and public agencies

In the future....

- **Collaborative participation** with diverse stakeholders
- **Authentic listening** and mutually shared knowledge
- **Accessible meetings** and information
- **Credible developers** willing to engage public selected by BRA

Visual Connections

- **Boston Harbor**
- **Neighborhoods**
 - Downtown
 - North End
 - South Boston
 - East Boston
- **Landmarks**

Physical Connections

- **Pedestrian routes**
 - Harborwalk
 - East/West
 - North/South
- **Shuttle bus loop**
 - Link residential, recreational & commercial uses
- **Public docking facility**
 - Mystic River
- **Harbor ferry**
 - Rose Kennedy Greenway
 - Harbor Islands

Connections to Past & Future

- Historic “story loops”
- Architecture & adaptive reuse
- Connecting past, present, & future

Greening the Waterfront

- Industrial past, sustainable future
- Leadership in green building

Head of the Harbor

- Connect to natural harbor environment
- Highest green building standards
- Environmental education
- Year-round & multiple uses
 - Tourism
 - Dining
 - Programming
 - Office space
- Transportation—ferry, public marina
- Mixed-income housing

Economic Conditions & the Navy Yard

- **Existing demands within Boston are for:**
 - Market rate and affordable housing
 - Commercial development
 - Public and recreational space
- **Yard's End Development can capitalize on its location to:**
 - Meet the above demands
 - Serve existing as well as new residents, tourists, and commuters
 - Create an economically sustainable development

Creating a Viable Yard's End

- **Mixed use development**
- **Waterfront, transit-oriented**
- **Highlighting innovative green technology**
- **Year-round opportunities**
- **Financially supported through sponsorship** from green builders, revenue from performance space, and income from housing and commercial units

Moving Forward with Implementation

- **Public Process**

- Select community-minded developers
- Form partnership of community groups to create louder voice/buy-in
- Hold developer/property owner accountable for public improvements

- **Connectivity**

- Talk with MBTA about expanding ferry service to link Navy Yard with downtown and harbor destinations
- Implement streetscape improvements on key pedestrian and transportation routes

- **Environmental Sustainability**

- Research existing green buildings and waterfront development
- Work with environmental nonprofit to develop educational program in exchange for office space

- **Economic Viability**

- Provide mix of uses to capitalize on existing population and attract public and private investment
- Require mix of housing typologies to provide living for different prices
- Seek out financial sponsorship for new green building

Appendix: Stakeholders

- Boston Harbor Association
- Boston Redevelopment Authority
- Bunker Hill Community College
- Charlestown Neighborhood Council
- Fort Point Associates, Inc.
- Walk Boston
- Urban Arts
- Courageous Sailing
- Freedom Trail Foundation
- Institute for Contemporary Art
- Landmarks Commission
- Massport
- Mayor's Office
- National Park Service
- Save the Harbor/Save the Bay
- And more.....

Appendix: **Green Building**

- **Examples of green approach to reinventing waterfront: Cleveland; Toronto; Swansea, Wales**
- **Mayor Menino's Green Building Task Force report**
 - 2006 zoning code amendments for new construction
- **Average costs only 1-2% higher; recouped in energy savings**
- **Other green buildings in Boston don't offer similar waterfront destination & educational benefits**

Local Examples:

Boston Nature Center, Mattapan

Genzyme Headquarters, East
Cambridge

Harvard & MIT buildings

Appendix: **Head of the Harbor:** **Suggested Features**

- **Indoor environment mirrors outdoor environment**
 - Greenhouse-like space with native vegetation
 - Panoramic views of Harbor
- **Multiple uses**
 - Dining: café serving organic and fair trade foods
 - Education: harbor, green building, environmental justice
 - Year-round public meeting space
 - Concerts & performances—jazz, poetry, etc.
 - Waiting area for ferry terminal
 - Nonprofit offices (environmental, arts, etc.)
- **Green design features**
 - Water & energy conservation
 - Stormwater management
 - Reconstructed wetlands
 - Recycling
 - Public transit