

Charlestown Navy Yard Waterfront Plan Briefing

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Our Scope

- ✓ Evaluate Plan Objectively
- ✓ Identify Key Assumptions
- ✓ Challenge Weak Assumptions
- ✓ Issue Further Recommendations

Plan Overview

Charlestown Navy Yard Activation Plan (1996):

Builds on Three Prior Plans:

- a. Navy Yard Master Plan (1975-78)
- b. Harborwalk Plan: City of Boston Municipal Harbor Plan (1990)
- c. Double Interpretive Loop Plan (1991)

And Calls For:

Facilities of Public Accommodation (FPA)

40% - 100% of total square footage must be available for public use.

Special Public Destination Facility (SPDF)

A very special public space that may be cultural or institutional in nature.

The Plan Goals Are...

1. Increased waterfront accessibility
2. Increased waterfront usage
3. Mixed usage of waterfront space
4. Preservation of historic character

Upfront Recommendation

The Charlestown Navy Yard Activation Plan should move forward, but with the following considerations:

The Plan Must Be Improved Through:

- ✓ *Increased Community Involvement / Consensus*
- ✓ *Greater Urban Design Considerations*
- ✓ *Expanded Quest for Economic Viability*

Stakeholders & Their Interests

Public Access / Open Space

- ✓ Boston Redevelopment Authority
- ✓ Navy Yard Residents
- ✓ Boston Harbor Association
- ✓ National Park Service

Preservation / Connectivity

- ✓ Charlestown Residents
- ✓ Preservationists
- ✓ Mass. Office of Coastal Zone Management

Community Involvement

Assumption 1:

Community stakeholders have been adequately engaged.

Critique:

Community involvement has been incomplete.

Assumption 2:

All key stakeholders have been identified.

Critique:

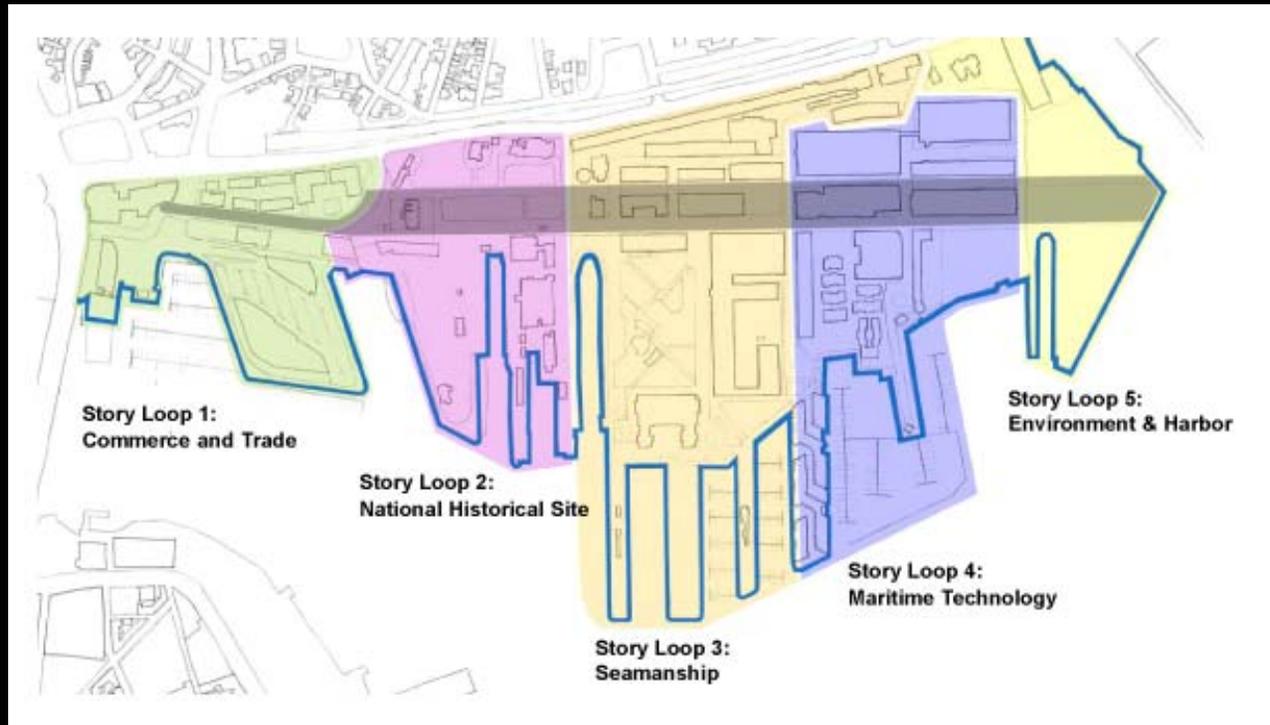
*Charlestown's demographic is changing;
there are new and untapped stakeholders.*

Community Involvement

Recommendations:

- ✓ Continue to identify stakeholders
- ✓ Increase stakeholder meetings
- ✓ Establish consensus and representation

Urban Design



Story Loops:
establish theming, narrative, identity, purpose

Urban Design

Assumption:

Signage is adequate means to establish connectivity and public usage.

Evidence of Assumption (word count from plan):

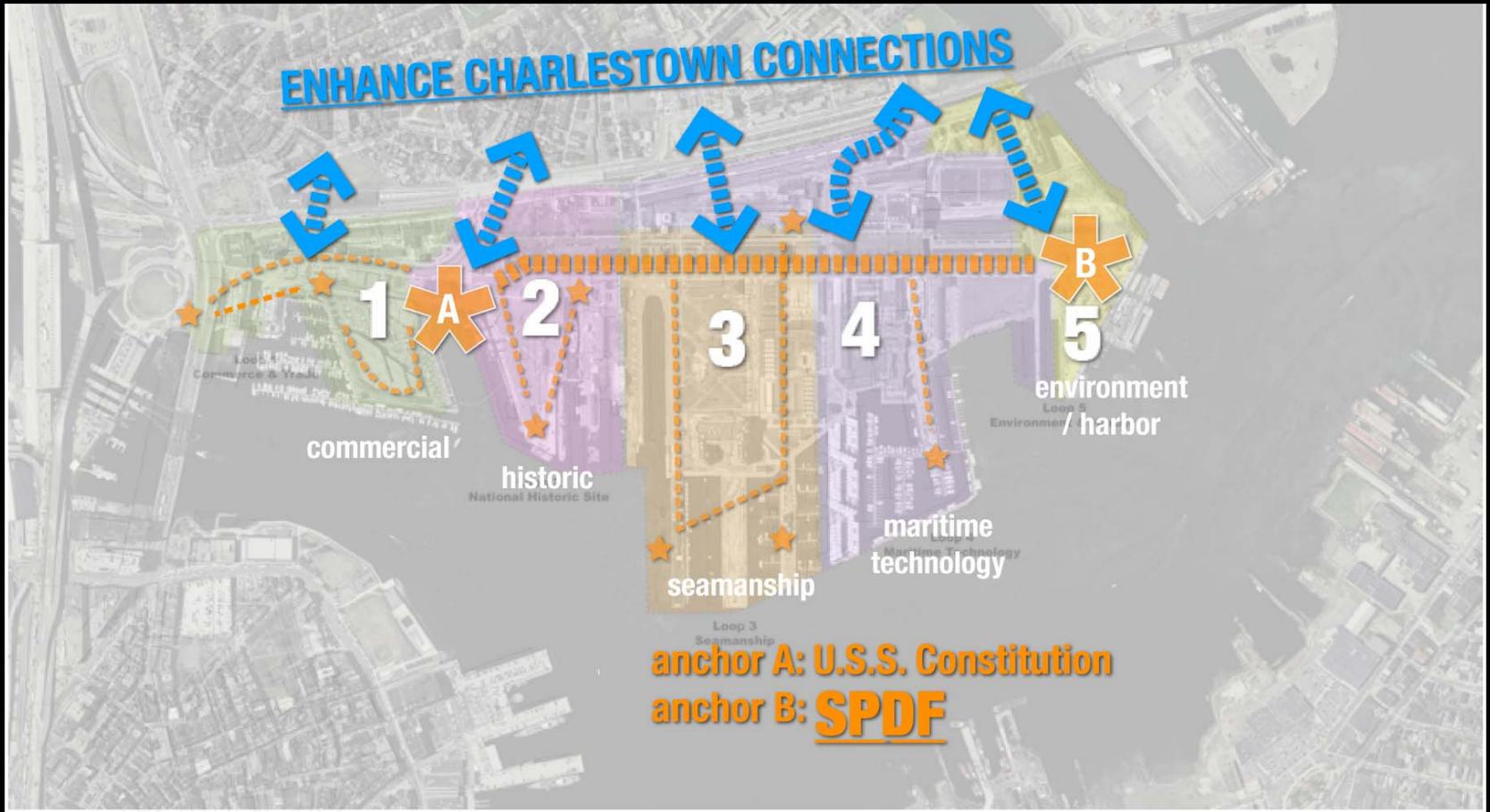
[sign, signs, signage] = 145

[connect, connection, connectivity] = 33

Critique:

Signage is important, but not enough to achieve connectivity and usage.

Urban Design



Urban Design

Recommendations:

- ✓ Move forward with the story loops concept
- ✓ Emphasize connections to Charlestown
- ✓ Anchor Parcel 5 with a Special Public Destination Facility (SPDF)

Economic Viability

Assumption 1:

Funds for capital improvements come from philanthropy, non-governmental organization membership, corporate sponsorship, and Chapter 91.

Critique

These monies are uncertain, or non-existent.

Assumption 2:

This plan is the most economically viable option.

Critique

The plan does not consider Boston's current economy.

Economic Viability

Recommendations:

- ✓ Explore alternative plans
- ✓ Explore public / private partnerships
- ✓ Consider financing through sale / lease revenue
- ✓ Establish economic self sufficiency

Conclusions

In order to maintain support for and successfully execute the Charlestown Navy Yard Activation Plan, the mayor must instruct the Boston Redevelopment Authority to:

- ✓ Relinquish responsibility for stakeholder involvement through the creation of a neutral non-governmental organization
- ✓ Emphasize connections between Charlestown and the Navy Yard
- ✓ Work to cultivate public / private partnerships

Thank You!