

Destination: Charlestown Navy Yard

Mayor Tony Smart

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Team 7 Associates, Inc.

Ted Schwartzberg
Shutsu Chai
Astrid Wood
Cheryl Yip
Christoforos Romanos
Mimi Zhang

Charlestown Navy Yard (CNY)

- Historic Site
 - Building ships since 1800
 - USS Constitution
- Potential as a public space
 - Last waterfront not yet fully developed
- Strengthen existing CNY Waterfront Activation Plan by:
 - Building on existing plans and designs
 - Connecting to the rest of Charlestown and Boston

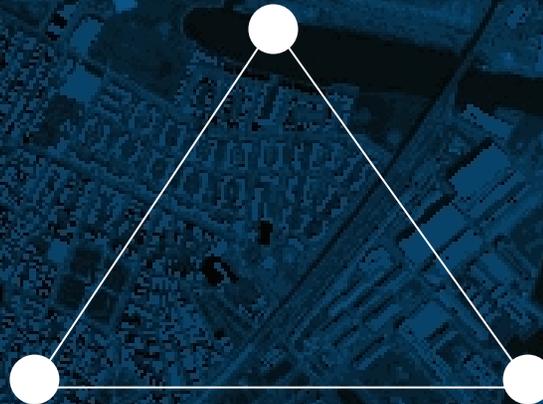
Recommendations

Ensure Accessible &
Transparent Planning

PROCESS

Develop Viable
FUNDING
Strategies

Provide Incentive
for Responsive
DESIGN

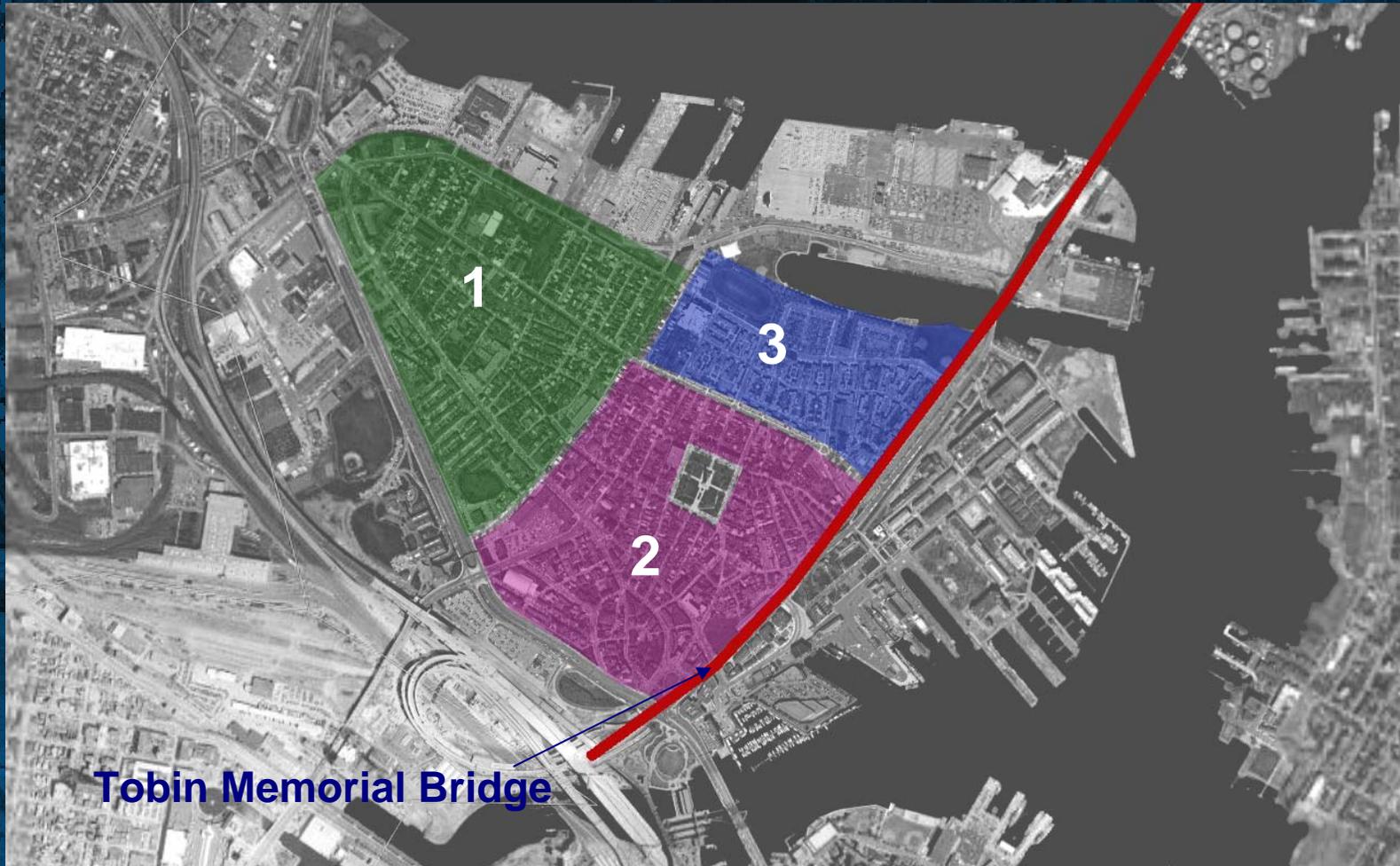


A Tale of Overlapping Jurisdictions



- Overlapping Governmental Jurisdictions
 - Local
 - Municipal Waterfront Plan
 - State
 - Chapter 91 Regulations
 - Federal
 - Homeland Security
- Recommendation: creation of an intra-governmental outreach panel based in the mayor's office.

Overlapping Community Interests





Ensuring Responsive Design

- Recognize all facets of Charlestown
 - Earlier plans begin to do this
 - Failure to address all concerned parties by oversimplifying the neighborhood's sub-communities
- Bring all members of the Charlestown community to the table.
- Include representatives of the rest of Boston and representatives of its visitor community in the planning process.



The Role of the BRA

- Conflicting Roles of the BRA
 - Economic Development + Planning in one agency
 - Planning should be in the *public interest*.
 - Economic Development seeks to maximize resources to stimulate *private investment* opportunities (BRA is the property owner).
- Result: Loss of Credibility
- Recommendation: The BRA would be more effective functioning as a **facilitator** of the planning process

Existing Conditions

Design



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Addition of New Public Paths to the Navy Yard

Design



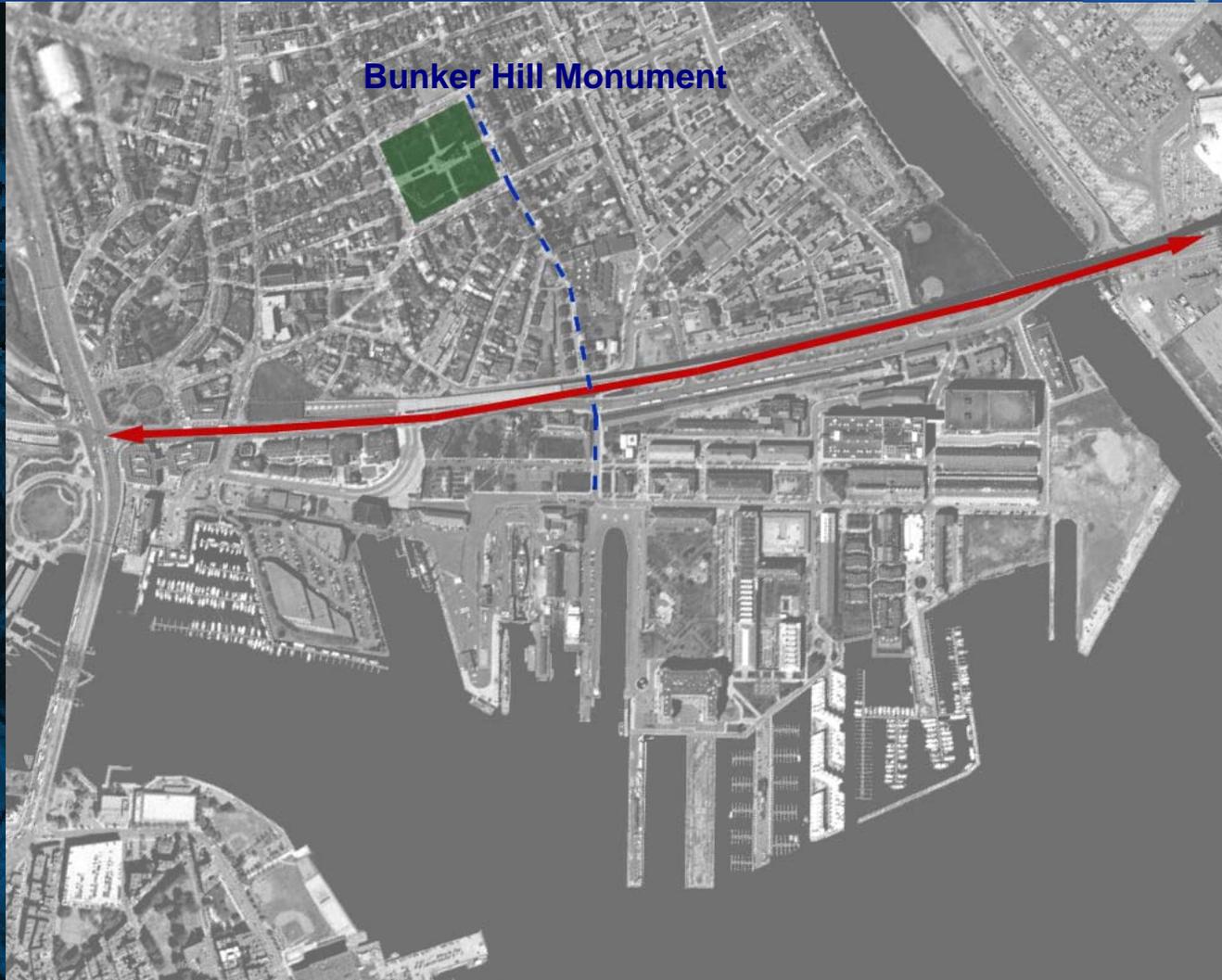
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New Public Paths

Path 2

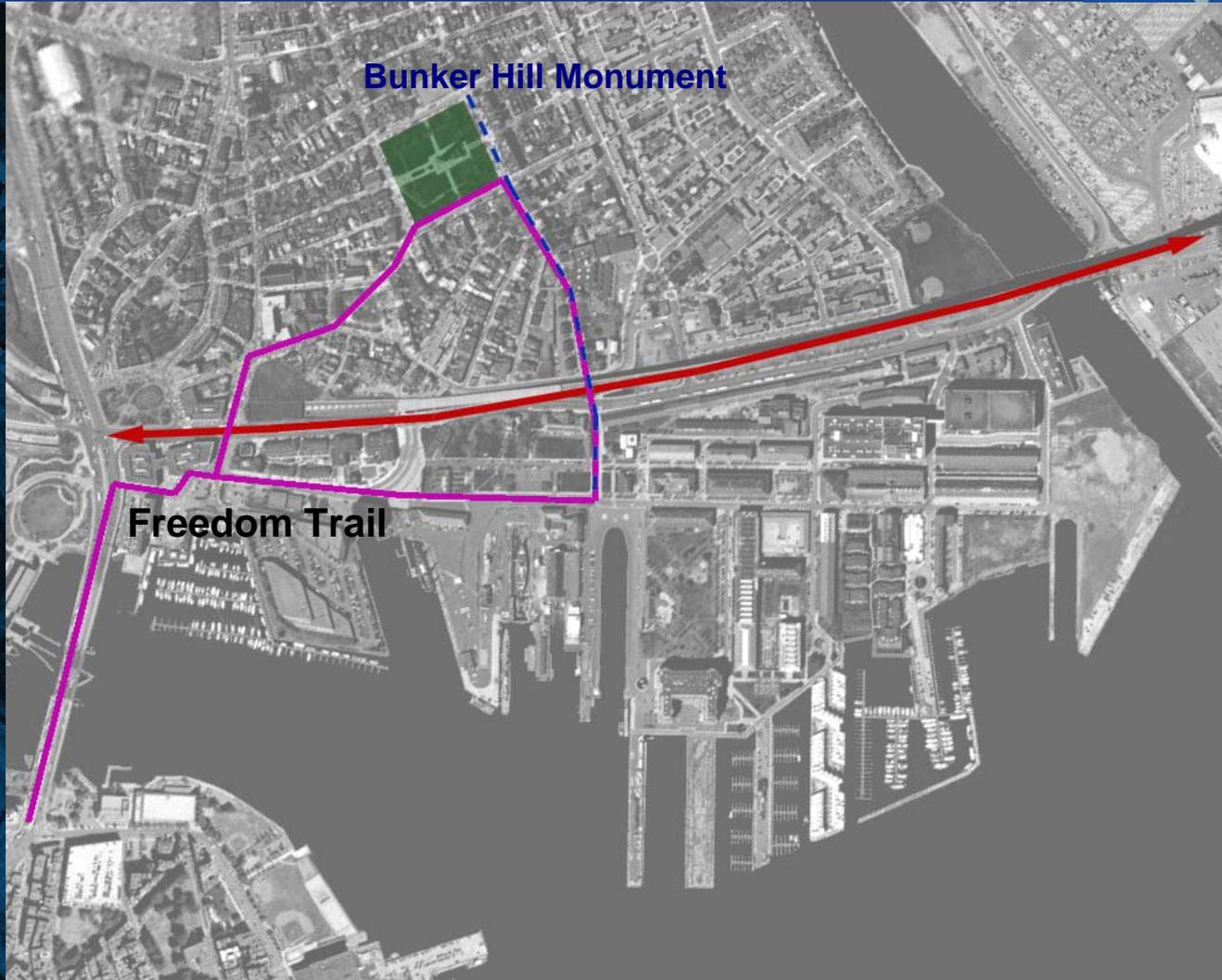
Design



New Public Paths

Path 2: Connection with the Freedom Trail

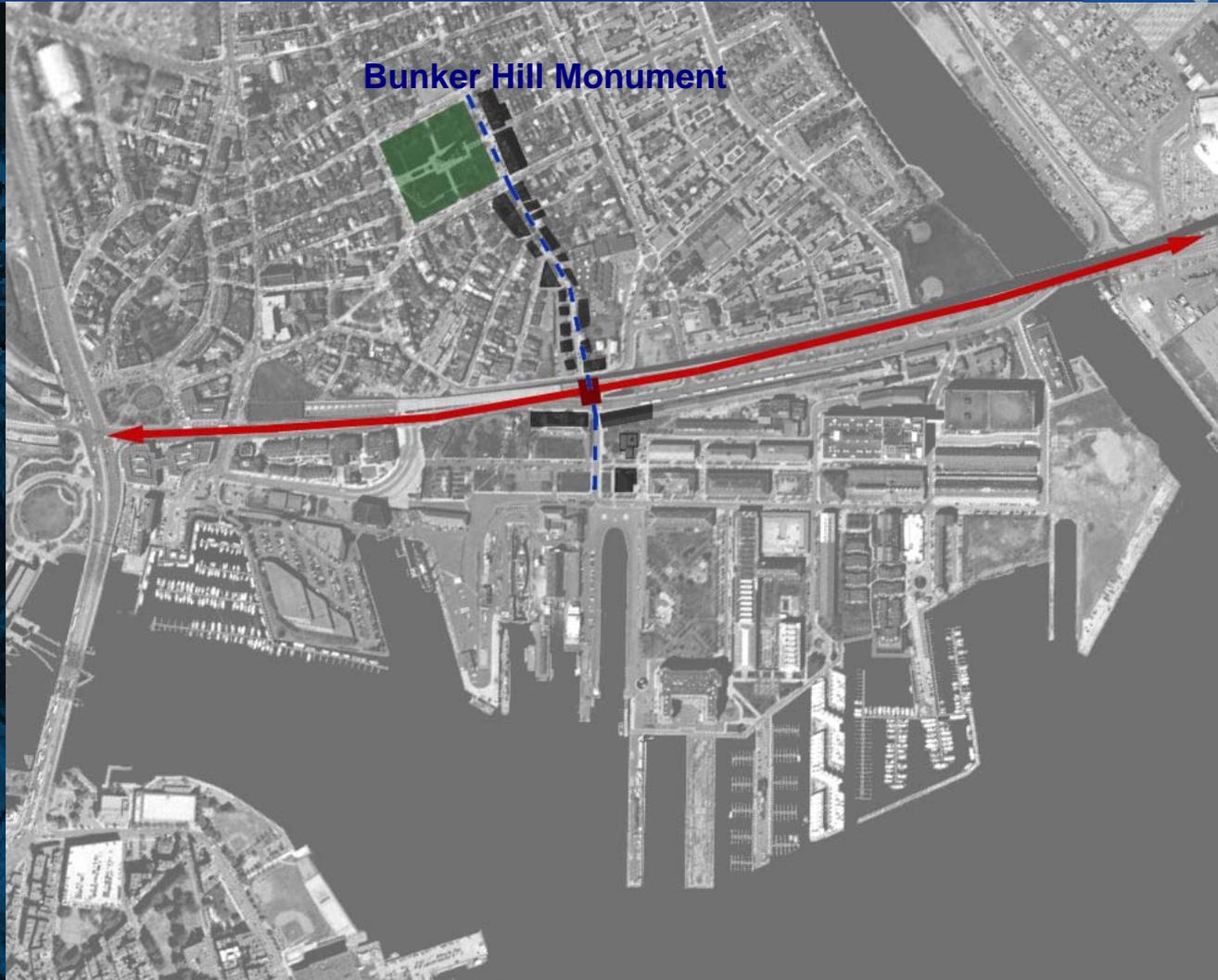
Design



New Public Paths

Path 2: Existing Condition of Urban Fabric

Design



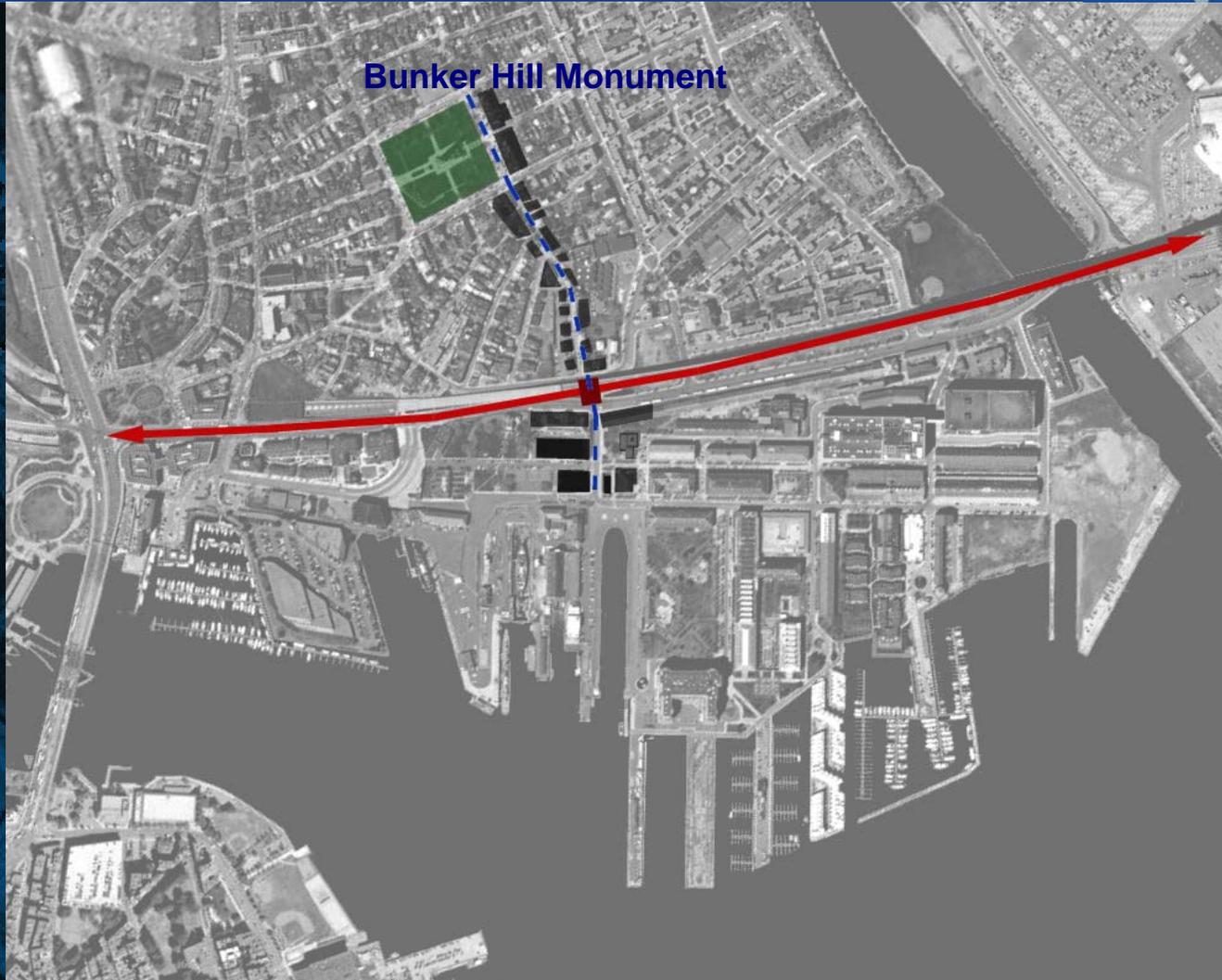
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New Public Paths

Path 2: Reinforcing the Path

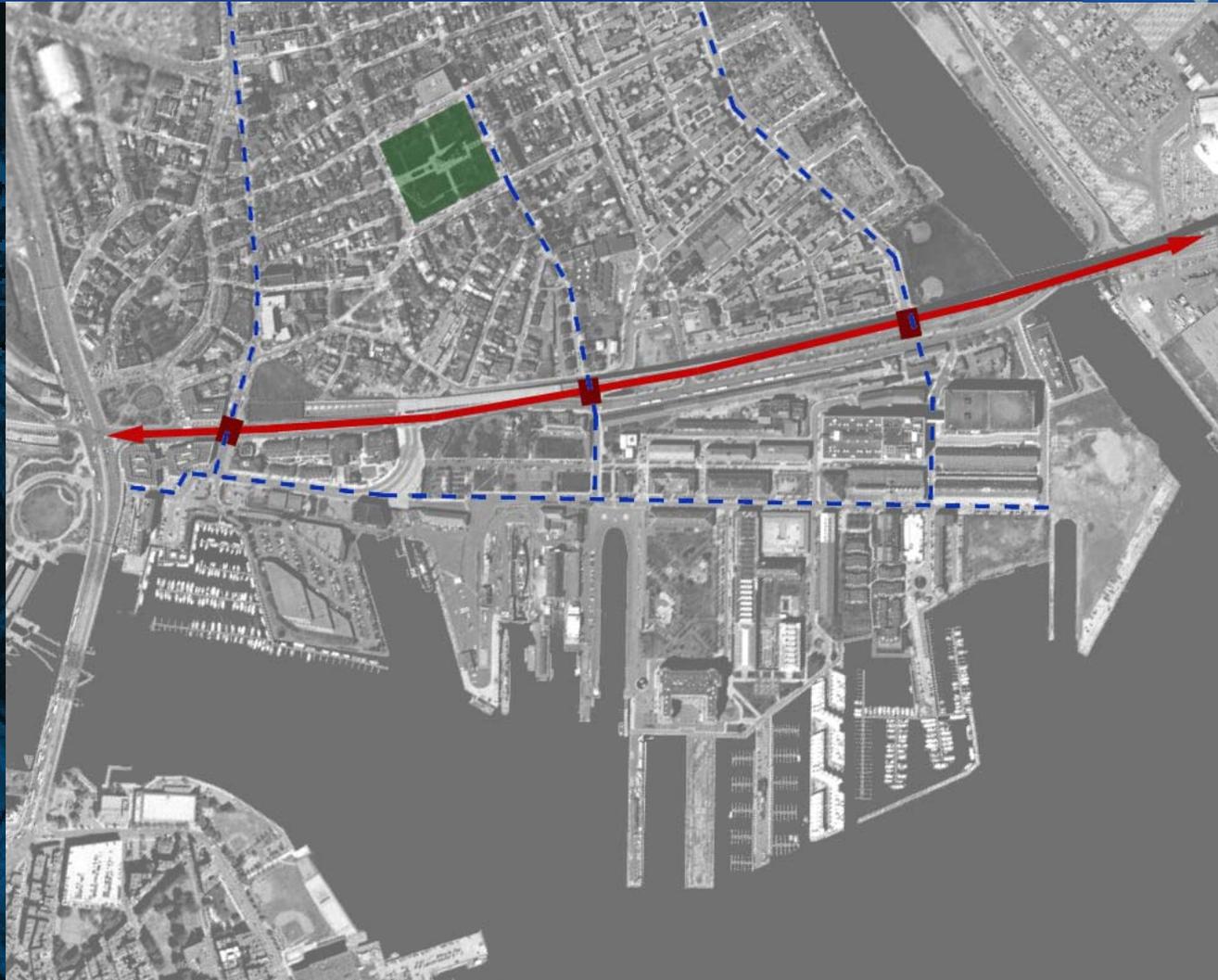
Design



New Public Paths

Connection to the Navy Yard's Main Path

Design



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New Public Paths

Highway as an Obstacle Becomes Obsolete

Design



Public Spaces

Existing Large Scale Public Spaces

Design



Public Spaces

Addition of Parcel 5

Design



Public Spaces

New Buildings Frame Public Spaces

Design



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Design Competition

Design



- Request for Proposals by BRA
- Create iconic building as anchor to Naval Yard



Routes and Connections

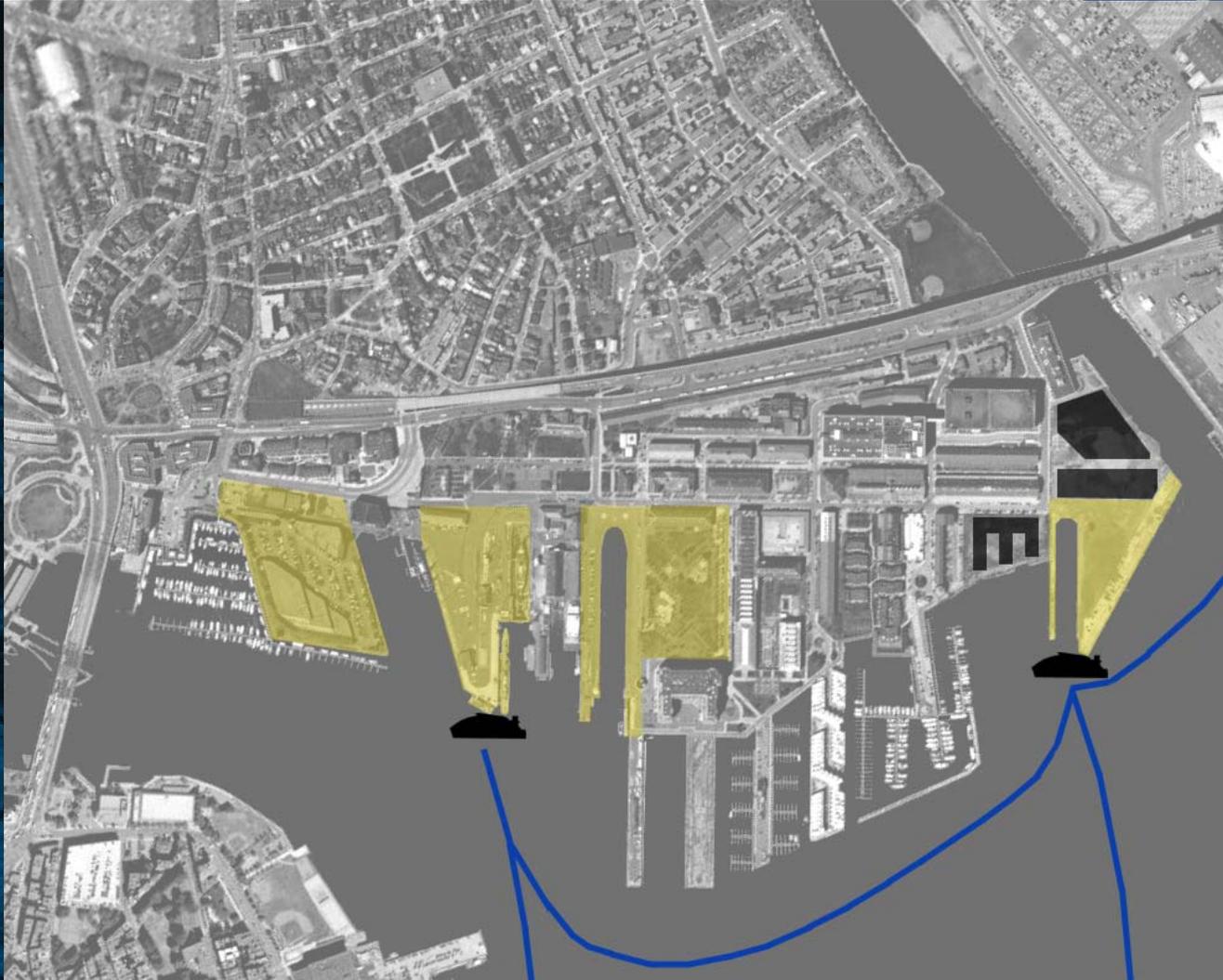
Water Taxi Stops in the Navy Yard

Design



Funding

Process



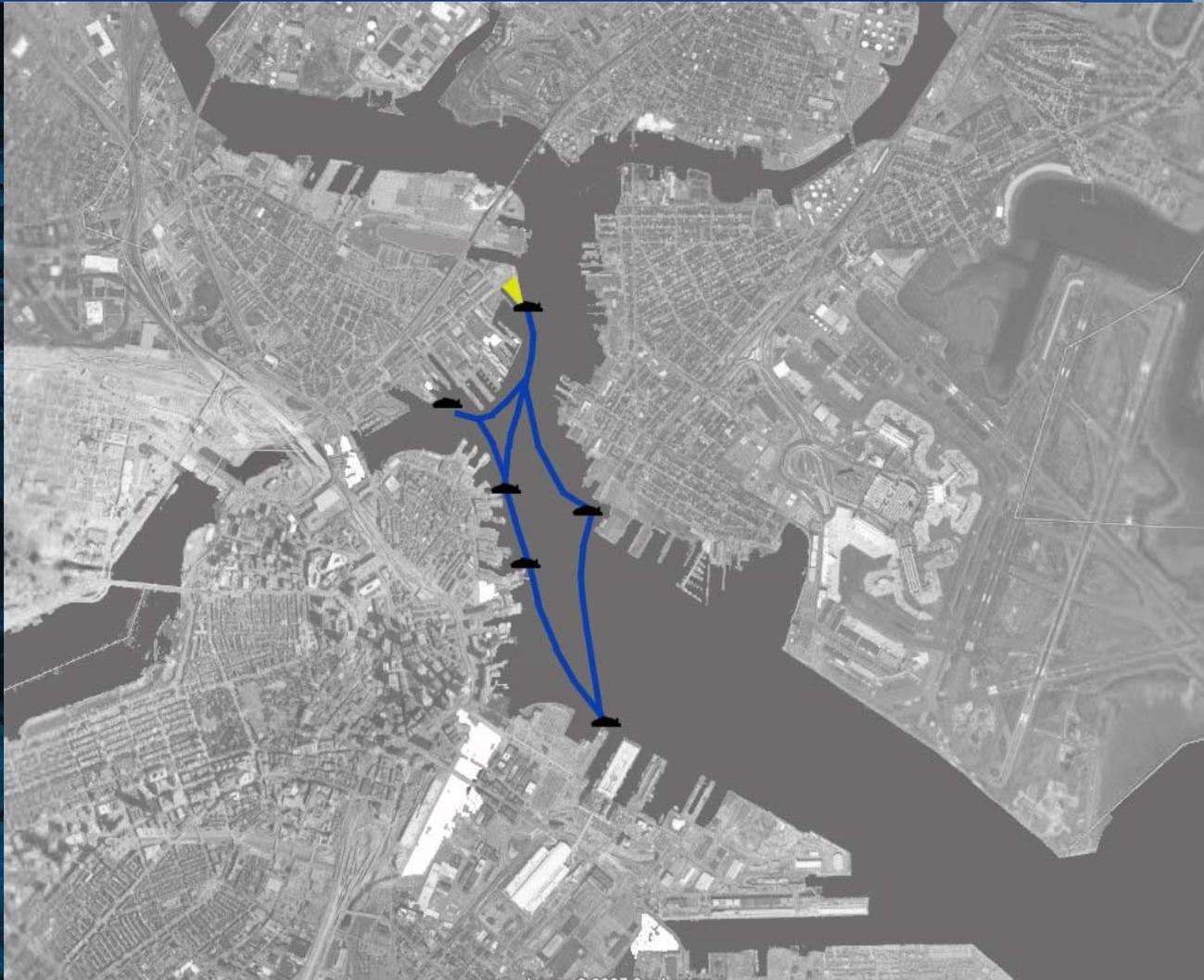
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Routes and Connections

Water Taxi Stops in Boston

Design



Ensuring Financial Feasibility



Mayoral leadership is highly recommended in establishing and spearheading a Finance Advisory Committee

- Committee would be responsible for exploring, acquiring, & following-up with funding possibilities
- Offers an opportunity to leverage public & private expertise
- Can be launched immediately

Potential Funding Sources

- Public Sources
 - BRA
 - State
 - Federal
- Private Sources
 - Developers
 - Chapter 91 Licensing Requirements force private developments along the waterfront to include at least 40% public space.
 - Corporate Sponsorship
 - Grants and Philanthropic Support
 - E.g. Massport, MIT, Legal Seafoods

Tourism: An Alternate Revenue Generator



- Tourism is a Revenue Generator
 - The economic impact of tourism to the city exceeds \$8 billion annually
 - Increased attendance at the CNY will generate increased tourism throughout Boston
- Tourism is an Opportunity
 - CNY project offers the city a chance to strengthen its branding as a city of revolutionary history

Planning Process Recommendations



- Outreach Committees
 - Mayor to form Intergovernmental Committee
 - BRA to expand existing Community Outreach Committee
- BRA to Facilitate Planning Process
 - Develop an education program that assists affected groups in navigating the planning process
 - Examples: understanding developer requirements, commenting process, etc.

Responsive Design Recommendations



- Strengthen physical connections between Charlestown and the Navy Yard
- Sponsor Urban Design and Architecture Competition through BRA Request For Proposal (RFP)
 - Competition between developers will yield highest quality of design.
 - To achieve the *spirit* of the law rather than just following regulations to the “t”.

Funding Strategy Recommendations



- Launch Financial Advisory Committee
 - Begin search for funding in both private and public sectors
 - Can be implemented immediately
- Expand Tourism as Alternate Funding Source
 - Already a significant revenue generator for the city of Boston

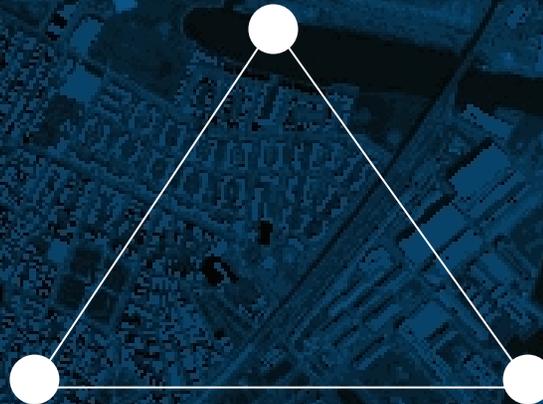
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Appendix



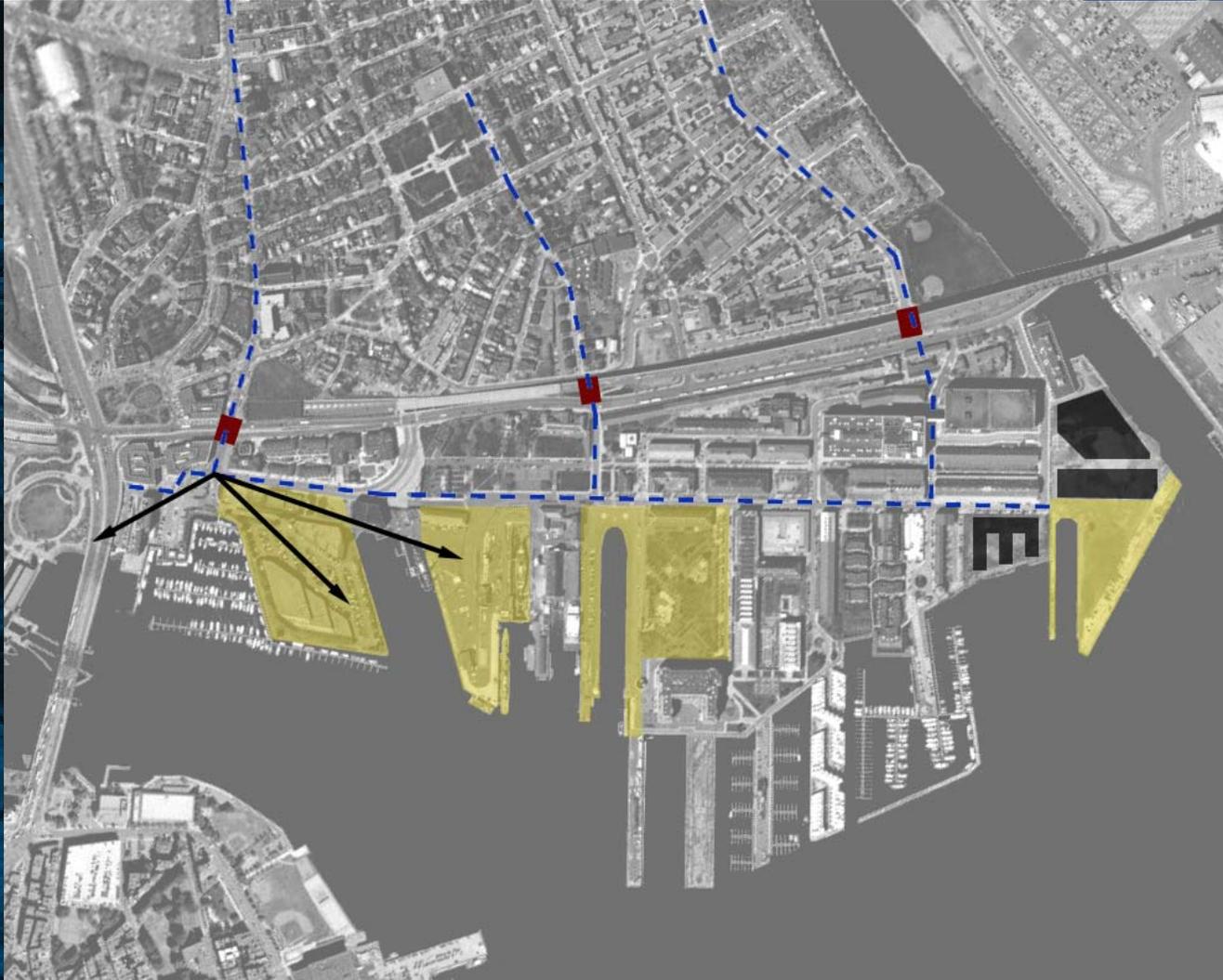
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Routes and Connections

Constitution Plaza, U.S.S. Constitution, Boston

Design



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Routes and Connections

U.S. S. Constitution, Pier 5, Naval Park

Design



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Routes and Connections

Harbor Park, Marina, Pier 5

Design



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Existing Plan

Story Loops

Design



Funding



Process



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