The Charlestown Navy Yard

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Today’s Briefing

- Goals for the development of the Charlestown Navy Yard
- Implementation strategies
- Issues in the development process
- The Boston Redevelopment Authority (BRA)
Recommendations

1. Support the Waterfront Activation Plan
2. Use your political will
3. Assemble an implementation team
4. Mediate conflicts between stakeholders
Waterfront Activation Plan for the Charlestown Navy Yard

The current plan calls for:
Five Story-Loops
Harborwalk
Building on existing assets
Connections to greater Boston

In order to become
A place with a strong identity
An attraction with rich history and heritage
Development Goals

Access and Integration

– Improve pedestrian connections within Charlestown
– Expand accessibility between Greater Boston and Charlestown through better public transportation

Context and Place-Making

– Create a distinct, memorable identity for the Navy Yard
– Create opportunities for visitors and residents to connect with Charlestown’s rich history
Development Goals

Diverse, Multi-Use Area
- Waterfront holds potential to serve a diverse group of visitors and residents
- Develop the Navy Yard as a place to work, live, and recreate

Story Loops and Major Attraction
- Use story loops role to activate the Navy Yard’s entire network of open spaces
- Anchor the head of the Harborwalk with a major attraction
The Overarching Goal

To Make the Charlestown Navy Yard a Destination
Implementation

- Financial Sources
- Enforcement
- Phasing
Financial Sources

Public
- Boston Redevelopment Authority
- Local Government
- State Government
- Federal Government

Private
- Membership dues of tenants and property owners
- Corporate Sponsorship
- Philanthropic Contributions
Who enforces and how?

• Create an advisory committee
  – Comprised of community leaders, elected officials, BRA officials, professionals in the field
  – To oversee the implementation of the CNY plan

• Create subcommittees to handle:
  – Fundraising, Marketing, Programming, Exhibits
Phasing

Importance in implementing development incrementally to achieve lasting results

<table>
<thead>
<tr>
<th>Short term goals</th>
<th>Long term goal</th>
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<tr>
<td>• Form advisory group</td>
<td>• Major Attraction</td>
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<td>• Temporary programming</td>
<td>• Create Story Loops</td>
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<td>• Define an identity</td>
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Make the Process Fair

The plan and its processes don’t represent a balanced benefit between public and private stakeholders.

Equity issues

- Legislative gaps allow developers to play in a game with no rules
- The process is clear and complex for many residents
- Financial resources for maintenance of the Charlestown area are not being used
  - The BRA is an agency with internal conflicts
Balance Interests

Equity will be achieved if:

1. The project is under a transparent legal framework.
2. Planning is led by a powerful public planning agency.
3. The development discourages segregation and offers a variety of uses for both visitors and residents.
4. Charlestown Navy Yard serves both public and private purposes as a public-private partnership.
5. Economic development (construction, tourism) comes along with integrated space networks.
6. Planning is made public and collaborative processes are guaranteed.
Unresolved Issues

• **BRA as Planner and Developer**
  – Conflict of Interest, but BRA’s dual role makes the organization effective
  – More inclusive planning process key

• **Better Maintenance of the Harborwalk**
  – Create a Harborwalk Trust
  – Contract out for maintenance of the Harborwalk
Unresolved Issues

• Public Amenity Requirements for Developers are unclear
  – Make the state clarify these requirements
  – The BRA should counsel developers on Facility of Public Accommodation (FPA) and Special Public Destination Facility (SPDF) requirements
Recommendations

• Support the Waterfront Activation Plan
• Use your political will
• Assemble an implementation team
• Mediate conflicts between stakeholders
Charlestown Navy Yard Resources