Charlestown Redevelopment Plan: Challenges and Opportunities

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What will it take to make the Charlestown Navy Yard a success?
Recommendations

• Establish connections but maintain unique character
• Balance land use options to serve diverse populations
• Ensure public process in decision-making
• Develop public-oriented anchor at Head of the Harbor
Residents & Visitors

- Serve locals
- Attract tourists
- Encourage other ‘visitors’
  (e.g., employees, metro residents)
Residents & Visitors (cont’d)

Keys for success:

• Offer variety & balance of uses
• Keep CNY distinct from downtown Boston
Stakeholder Issues

• Placing high value on open space
• Economic vibrancy
• Greater preferences for public facilities
• Changing the character of the yard and harbor
Open Space & Public Access

Balance Economic Development, Open Space & Public Facilities:

• Assess amount of open space
• Control number and types of businesses
• Thoughtfully site businesses, open space, public facilities
• Pursue public-private partnerships
Public Process, Accountability, Transparency

BRA Considerations:
• Internal conflicts
• Tensions with Charlestown residents
• Communication with the State and other levels of government
Resolutions for the BRA

Internally:
• Conflicts resolved at approval of CNY Waterfront Activation Plan

Charlestown residents and the public at large:
• Ensure transparency with public processes
• Charge neighborhood associations with enforcement

With the State:
• Legally binding mutual agreement
How to Move Forward?

Organizational opportunities
- Public/private partnerships
- CDC development (Friends of Charlestown Navy Yard)

Project financing opportunities
- Fines and penalties
- Maintenance districts
- Deed requirements

Programmatic opportunities
- Phasing of functions and temporary uses
- Continuing festivals and other programming
In closing, the larger considerations:

- Public space – Once it’s gone, it’s gone
- BRA and development transparency
  - Matters of process
  - Perception – A deal is a deal
  - There are other developers
- Your legacy
Thank you