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

**Public Process, Connectivity, Environmental Sustainability, Economic Viability**
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

Public Process, Connectivity, Environmental Sustainability, Economic Viability
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

Public Process, Connectivity, Environmental Sustainability, Economic Viability
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...........

Public Process, Connectivity, Environmental Sustainability, Economic Viability
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

Public Process, Connectivity, **Environmental Sustainability**, Economic Viability
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

Public Process, Connectivity, **Environmental Sustainability**, Economic Viability