Charlestown Navy Yard: Moving Forward

Mayoral Briefing

February 20, 2007

Rana Amirtahmasebi
Mariana Arcaya
Peter Banks
David Block-Schachter
Wencan Tang
Siobhan Watson
Key Recommendations

• Take advantage of the Navy Yard’s heritage and natural assets

• Concentrate on gateways and access

• Be patient and creative as demand for space on the waterfront grows
Orientation to the Navy Yard
Orientation to the Navy Yard
Metropolitan Context

• The Navy Yard provides an opportunity to highlight the City’s commitment to equity

• 1 in 4 residents are students

• The redevelopment of Boston’s last major waterfront parcel can be a model of accessibility
Historical Context

1800-1974: Operational Navy Yard endows Charlestown with a marine heritage

1974: Navy Yard decommissioned

1979: Yard ownership transferred to City

1984: BRA begins Harbor Planning Effort

2010: Plan still stalled: empty storefronts and underused space

“Quick fixes” have not worked in the past
“Development over time allows a richness of character vs. the sameness of a one-time ‘Big Bang’ approach”

– Urban Waterfront Manifesto
The Navy Yard should be as unique as the people of Boston

- CNY as a destination needs time
- Day-to-day use is key to a healthy, sustainable harbor for residents and tourists
- Young people and night time uses activate the space
Improve Access to Encourage Development

• Charlestown gateways
  – Provide secure and appealing entrances to increase community use

• Transportation
  – Increase frequency and scope of public transportation
The Current Plan is a Good Starting Point …

- A unique combination of activities, art and public spaces
- A commitment to increase Harbor Walk connectivity
... But Improvements are Needed

- **Reduce tension** among residents, developers, and BRA
- **Enforce** city and developer obligations
- **Maintain** public destination requirements
Yard’s End is an Opportunity

- Create temporary publicly accessible spaces where the “best” usage hasn’t come into focus
  - Year round uses: Cafes, open spaces for outdoor activities, ice skating
Five Year Plan

- Re-engage citizens and NGO’s, improve gateways from Charlestown
- Focus on programming and public art
- Launch comprehensive ferry service
- Reassess first-floor spaces
- Construct Public Destination
- City and BRA engage private developers
- Build Usage
- Fill Spaces
# Sources of Financing

<table>
<thead>
<tr>
<th></th>
<th>Programming</th>
<th>Public Spaces</th>
<th>Increased Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
<td><img src="null" alt="Symbol" /></td>
<td><img src="null" alt="Symbol" /></td>
<td><img src="null" alt="Symbol" /></td>
</tr>
<tr>
<td>BRA</td>
<td><img src="null" alt="Symbol" /></td>
<td><img src="null" alt="Symbol" /></td>
<td><img src="null" alt="Symbol" /></td>
</tr>
<tr>
<td>Membership Dues</td>
<td><img src="null" alt="Symbol" /></td>
<td><img src="null" alt="Symbol" /></td>
<td><img src="null" alt="Symbol" /></td>
</tr>
<tr>
<td>Corporate Sponsors</td>
<td><img src="null" alt="Symbol" /></td>
<td><img src="null" alt="Symbol" /></td>
<td><img src="null" alt="Symbol" /></td>
</tr>
<tr>
<td>Philanthropic Support</td>
<td><img src="null" alt="Symbol" /></td>
<td><img src="null" alt="Symbol" /></td>
<td><img src="null" alt="Symbol" /></td>
</tr>
</tbody>
</table>
Next Steps

- **Draw from current plan**: public art, programming, and consolidated identity
- **Invest in** improved **access** and gateways
- **Enforce** current **agreements** and **create** temporary **public uses** at Yard’s End
Thank You
Appendix
Previous Plans for CNY

• Elements of multiple plans have come to fruition, but cohesive plans have never been completed
  – Historic preservation
  – Continuous public access
  – Improving public access
  – Self guided tour
BRA’s Role

• Create an advisory group that addresses the needs and requirements of
  -the enabling legislation,
  -sound waterfront planning, and
  -the diverse stakeholders affected by waterfront use.

• Implement the goals of FPA/SPDF regulation and offer assistance to developers in meeting these goals.
Improve Access to Encourage Development

• Move beyond fixed guideways and expensive infrastructure
• Ferry service builds the experience of the waterfront into traveling there
• Build off of BRA’s 2000 water transport plan
Create a Market to Support a Vibrant Waterfront

• Create a network of varied destinations that appeal to the public while preserving the character and integrity of the Yard.

• Develop additional amenities such as shopping and dining after the destinations are defined and created.
Glossary

• SPDF- Special Public Destination Facilities. State requirement in exchange for housing and density bonuses. E.g., aquarium.

• FPA-Facilities of Public Accommodation. Required on ground floors across waterfront. E.g., retail, dining.
Institutional Framework

Public
• Support NGO involvement
• Satisfy general public through maintenance and enforcement

Private
• Work with developers to fill first floor spaces
• Create incentives for corporate sponsorship of programming