

Community Conversation

**BPDA-Owned Property:
Charlestown Navy Yard
Building 108**

*Spaulding Rehabilitation Hospital
Conference Center B
300 First Avenue, Charlestown Navy Yard
6:00 P.M. to 8:00 P.M.*



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Introductions & Goal for Discussion





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Goal for Discussion:

To review safety issues that will require demolition work to be performed at Building 108, to explore the parameters that exist for its future, and to discuss an anticipated Request For Proposals (RFP) to seek contextually appropriate reuse of the site.

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Agenda

1. **Introductions & Goal for Discussion**
2. **The Property Site & Zoning**
3. **Overview of Demolition Process**
4. **Planning Context and Historic Monument Area Requirements**
5. **Future Uses and Massing**
6. **Contents of an RFP**
7. **How RFP & Selection Process Works**
8. **Discussion**
9. **Next Steps**

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The Property Site & Zoning





BUILDING 108

Location in Charlestown Navy Yard



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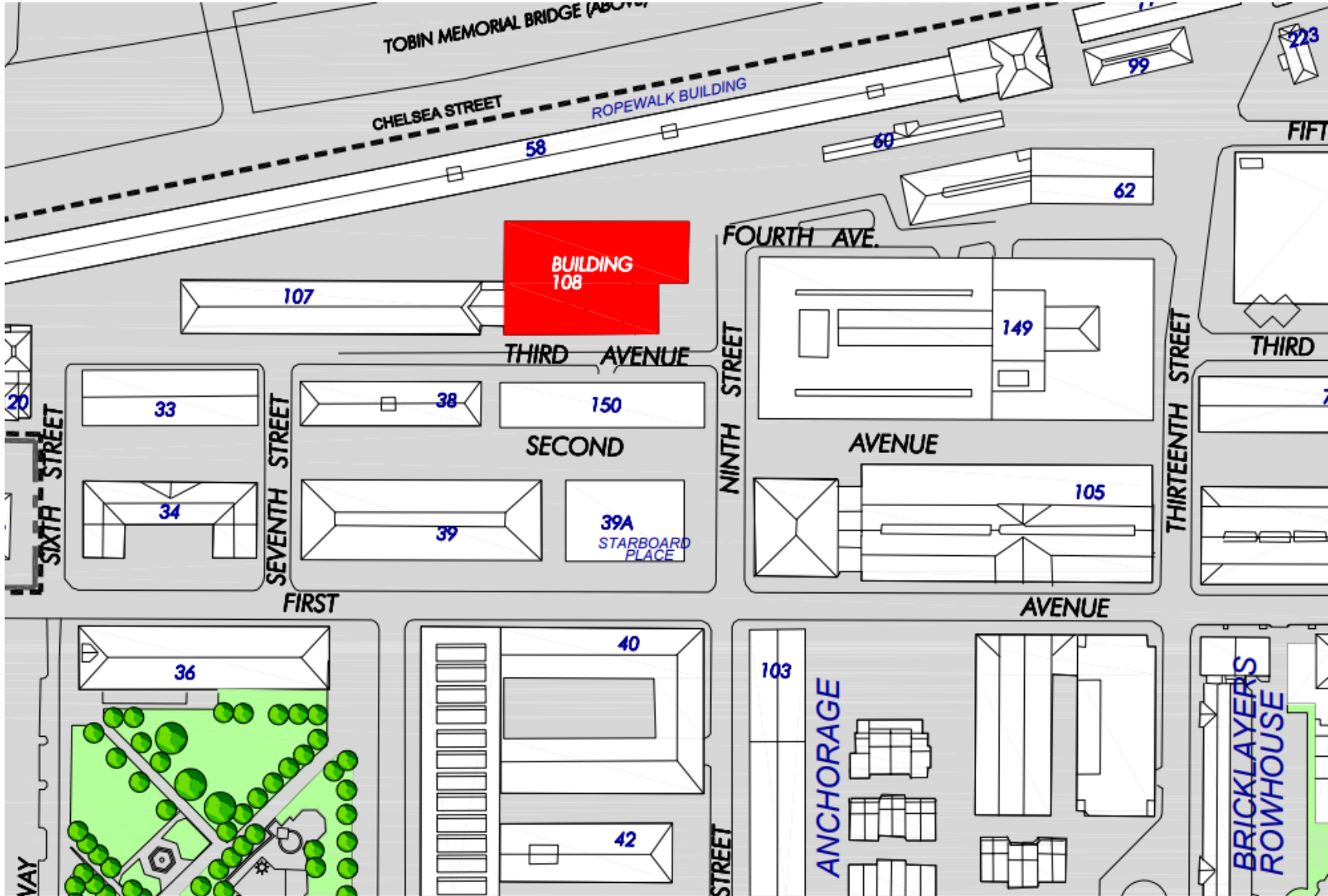
A BOSTON REDEVELOPMENT AUTHORITY PROPERTY
REAL ESTATE DIVISION

BUILDING 108, CHARLESTOWN NAVY YARD

LOCATION PLAN

MAY 2019

Building 108 Locus



Zoning

Zoning District :

Harborpark: Charlestown Waterfront
Map 2B/2C.

Zoning Subdistrict:

Charlestown Navy Yard Subdistrict

Subdistrict Type:

Charlestown Navy Yard

Overlays: Urban Renewal, Navy Yard

Charlestown Navy Yard Building 108 Site



- Located at intersection of Third Street and Ninth Avenue.
- Building contains ~ 32,000 square feet, functioned as the power plant for the Navy Yard.
- Originally built 1902 / 1904 with numerous additions & alterations at various times.
- Site now registered with MA DEP. It is vacant and secured as it contains hazardous materials from its former uses.
- Unlike other legacy uses in the Navy Yard, due its function as a power plant, this site presents a number of safety concerns in its current state. Unlike other sites, action must be taken at this time to address these concerns.

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Overview of Demolition Process

- **Inspectional Services Department issued Order for Demolition 2/07/19.**
- **In response, BPDA hired Engineering Consultant, Weston & Sampson Engineers.**
- **2017 Demolition Work Plan Submitted to Massachusetts Department of Environmental Protection (MA DEP) & federal Environmental Protection Agency (EPA).**





- **Building is in poor condition and contains hazardous materials.**
- **Approvals are required from both DEP and EPA. BPDA currently working closely with each regulatory agency.**



- **Weston & Sampson conducting further evaluation for demolition and hazardous material requirements.**
- **Demolition and environmental remediation estimated start date December 2019.**
- **Public safety and job safety is the number one priority.**

Currently building protective barrier walls to protect Ropewalk construction activity.

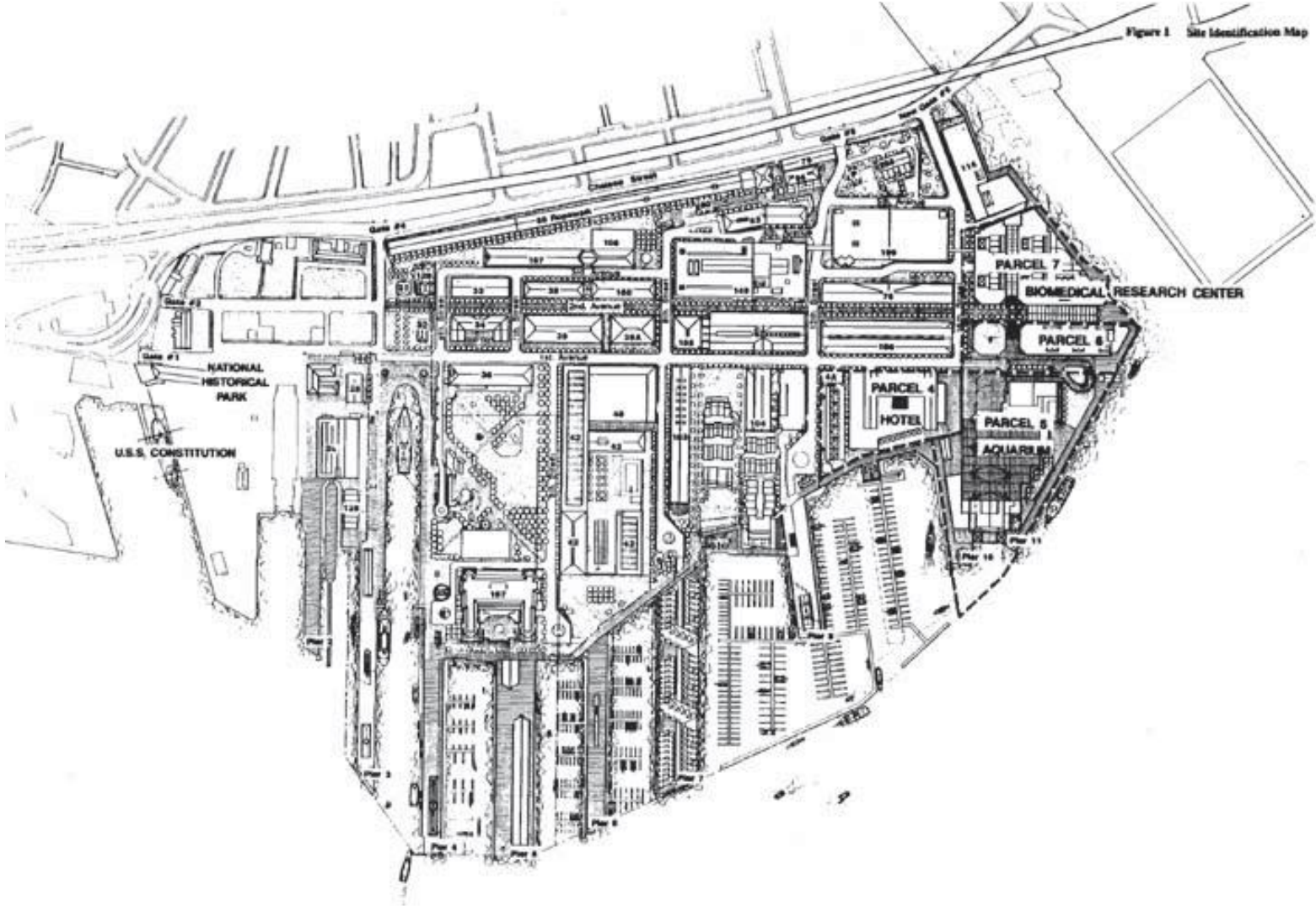


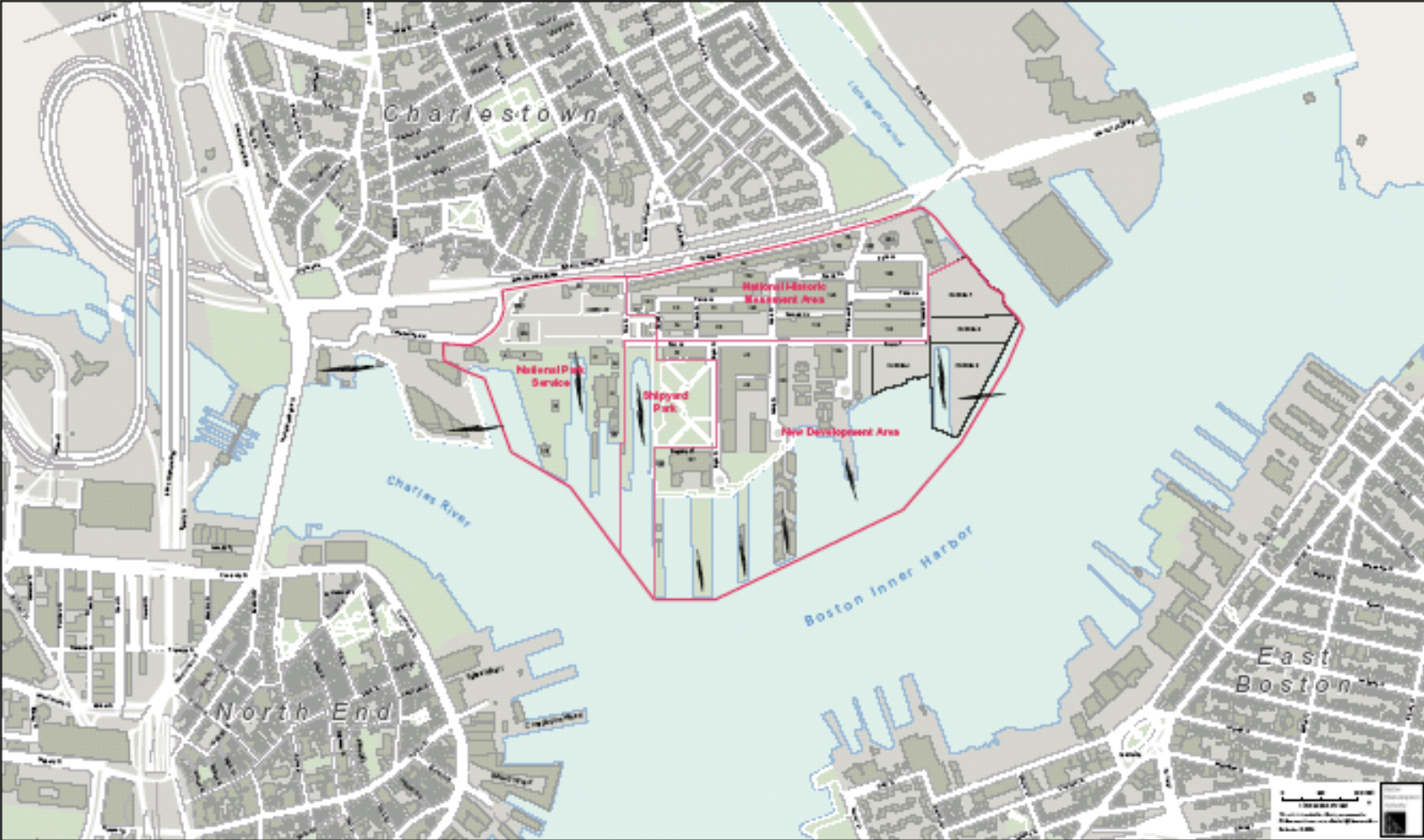
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Planning Context and Historic Monument Area Requirements

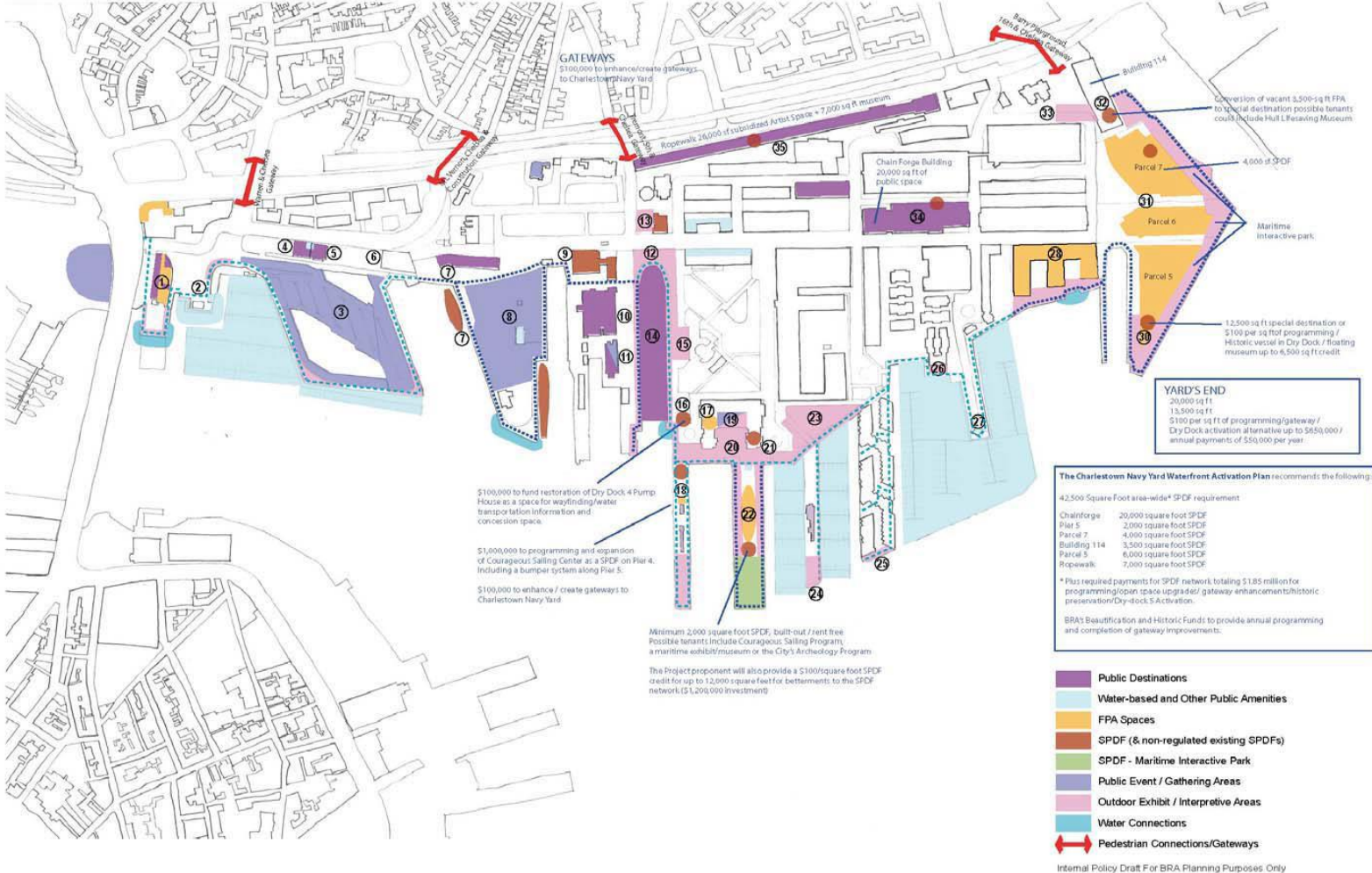


Charlestown Navy Yard Master Plan





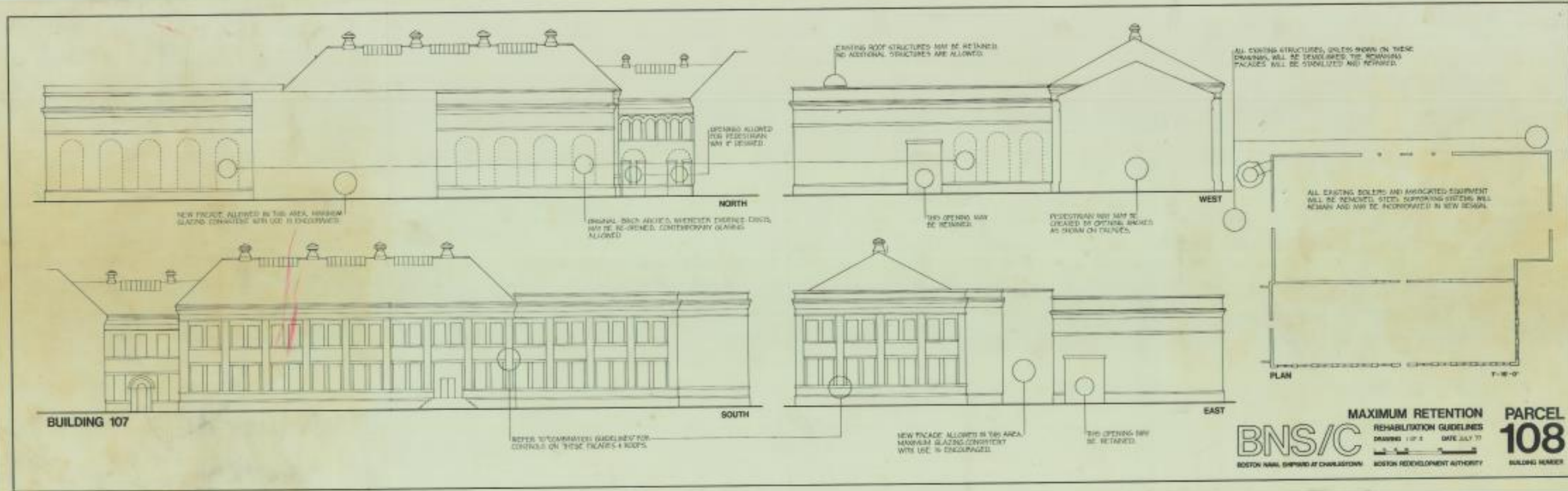
Waterfront Activation Network Plan for the Charlestown Navy Yard





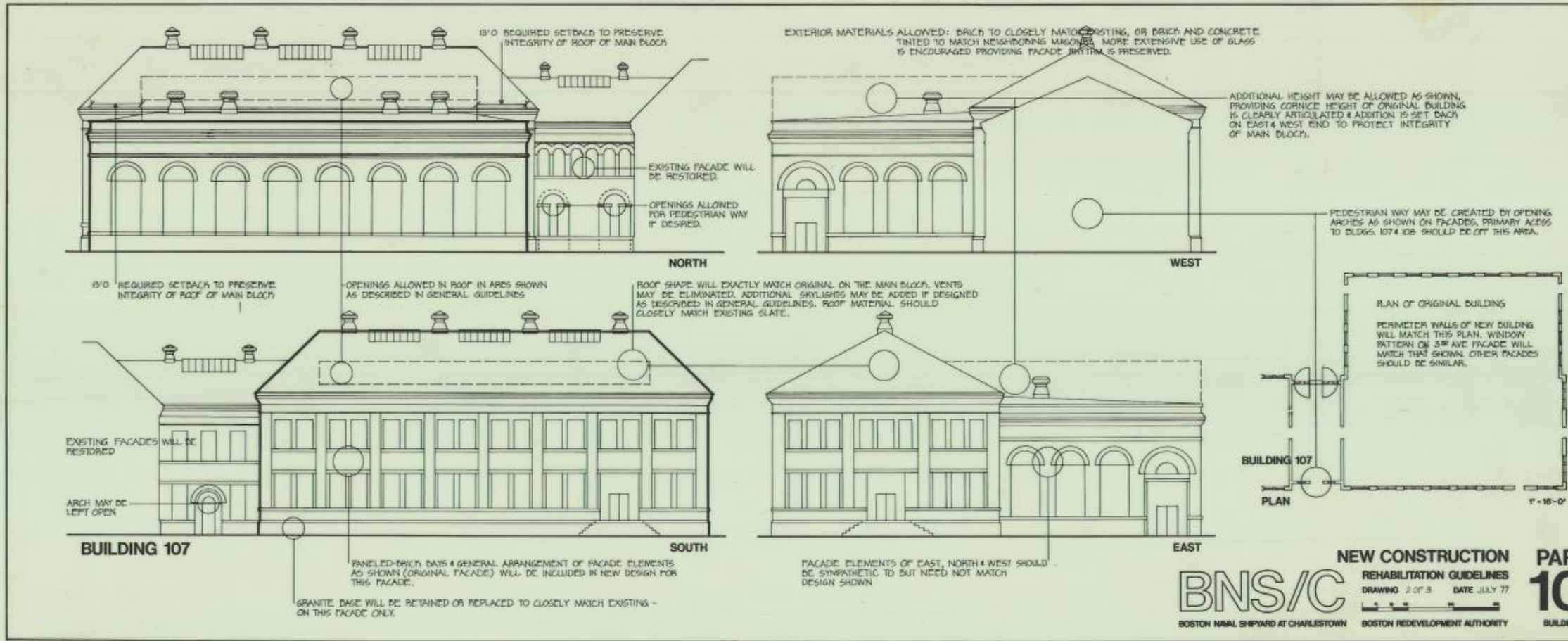
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Rehabilitation Guidelines – Maximum Retention





Rehabilitation Guidelines – New Construction



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Future Uses and Massing






Possible Future Uses of Site

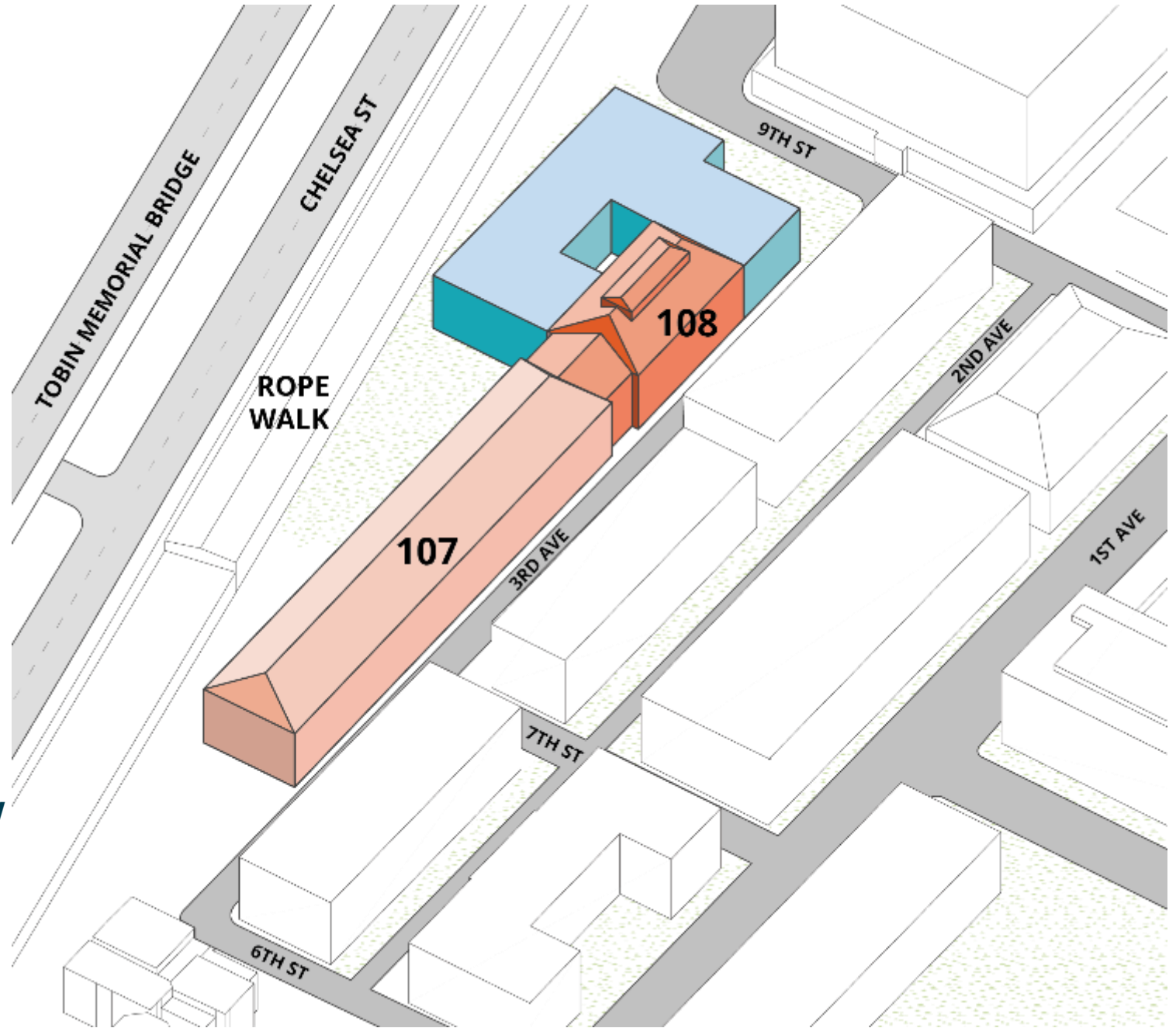
- Residential
- Mixed Use
- Commercial

Mixed use could combine residential with retail or office. Commercial could be all office or office with first floor retail.

MASSING

2-story building
Approx. 32,000 SF existing

-  Existing building to remain
-  Demolish and rebuild new
-  Demolish, redesign, rebuild new



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Contents of an RFP

The RFP Document

- Request for Proposal (RFP) is the mechanism BPDA uses to dispose of property and preserve public assets by putting them back into productive use.
- RFP contains boilerplate sections describing property, neighborhood, legal requirements. Also contains “*Comparative Evaluation Criteria*” which explain to potential proposers how their proposals will be evaluated.
- Guidelines stipulate things expected in proposed project such as: desired characteristics of building, use(s) of building, community benefits required.

Goals and Objectives

- Preserve the overall historic integrity of the Navy Yard, and better harmonize this particular site with its surroundings by putting it back into active use.
- Ensure flood and climate resiliency.
- Ensure that the design is appropriate for the historical context, requirements and massing of the Navy Yard.
- Conduct a property disposition via an open and competitive process.

Examples of Comparative Evaluation Criteria

- Overall Concept
- Consistency with neighborhood context
- Ability to preserve the character of the existing area
- Team Experience
- Design
- Development and Operating Proforma; Financial Capacity
- Timeline
- Diversity and Inclusion Plan
- Price Offer

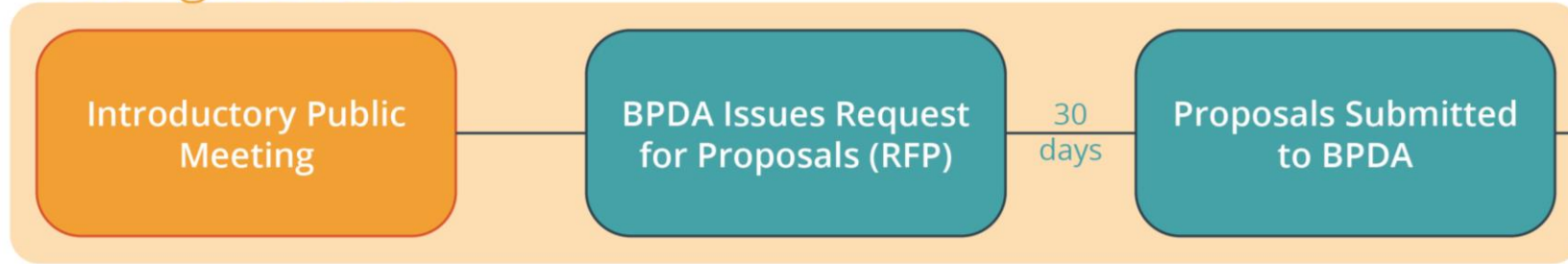
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How RFP & Selection Process Works

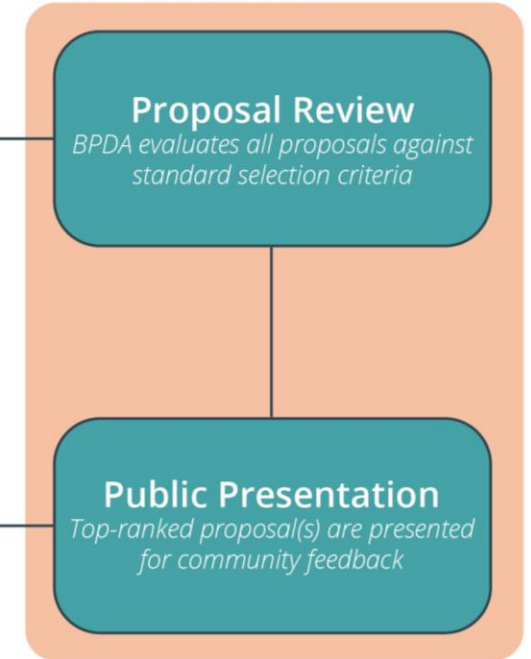


How the RFP and Developer Selection Process Works

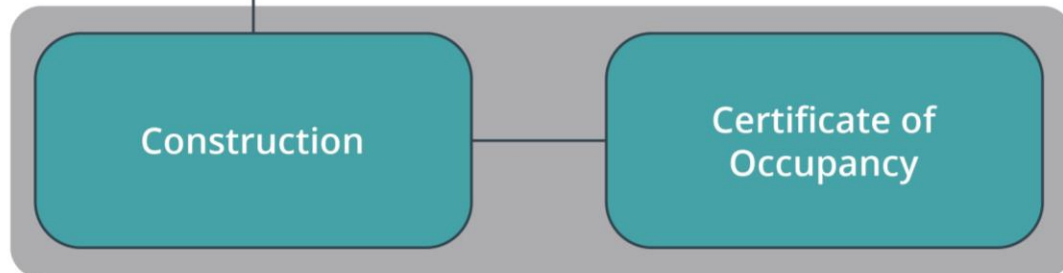
Getting Started



Evaluation



Board Protocol



Project Development

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Discussion



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Next Steps

