

# NAVY BLUE

A Floating Community ■ Charlestown Marina



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Boston's **first** floating community

A **unique** marina experience

# NAVY BLUE: Tri-Venture Partnership

- **Charlestown Marina:** Marina Expertise; Track Record in CNY
- **Parent + Diamond:** D&I Platform
- **Urban Spaces:** Innovative Sustainable Community Building



# NAVY BLUE: **Dynamic** ■ **Inclusive** ■ **Feasible**



# NAVY BLUE: Diversity & Inclusion

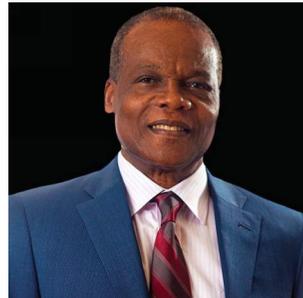
Temporary Jobs Created **765**  
 Permanent Jobs Created **189**

## OWNERSHIP

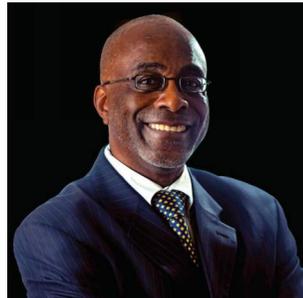


Parent + Diamond

## PRE-DEVELOPMENT



McKenzie & Associates, PC  
 Legal & Government Relations



Ripcord  
 Engineering Inc.  
 MEP Engineering



Samiotes  
 Consulting, Inc.  
 Civil Engineering



RSE Associates Inc.  
 Structural Engineering



Fraser Engineering  
 Services  
 Surveying



Doerr Associates, Inc.  
 Marketing

	On-Site	Off-Site	Total
Temporary	265	500*	765
Permanent	14	175**	189
	279	675	954

\*Based on EB-5 Jobs Creation: Best practices for calculating construction jobs.

\*\*Anticipated jobs from new floating community industry created at East Boston Ship Yard.

## CONSTRUCTION



Mass Construction &  
 Management, Inc.  
 Land Based Construction



One Way Development, Inc.  
 Marine Based Construction



Blue Atlantic  
 Fabricators, LLC  
 Live-Aboard Vessel  
 Platform Construction

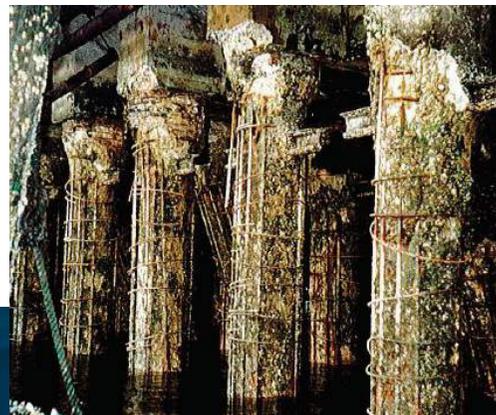
## ONGOING OPERATIONS



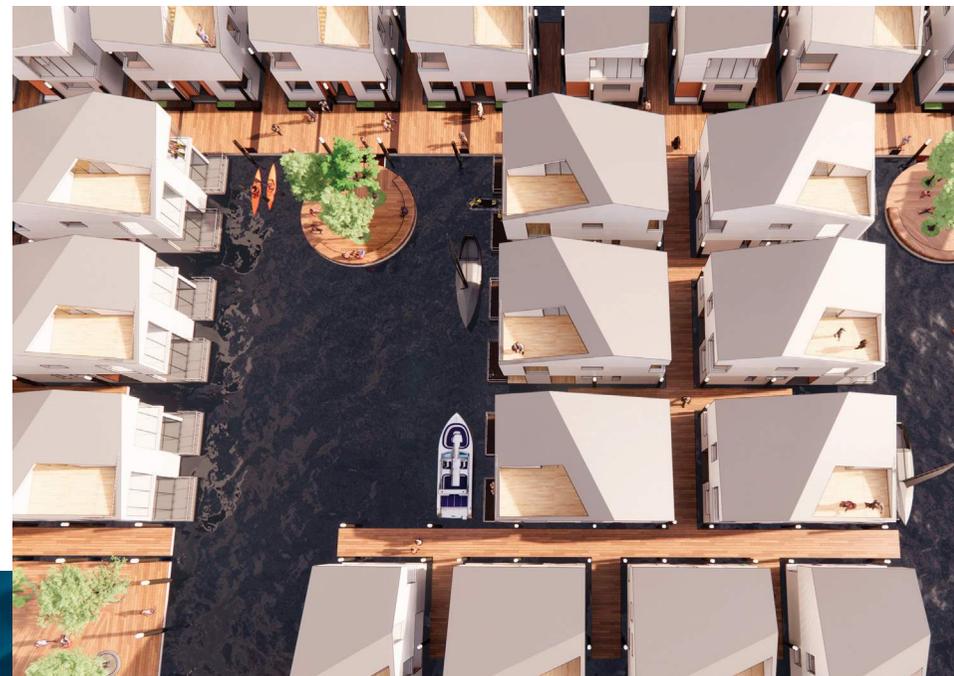
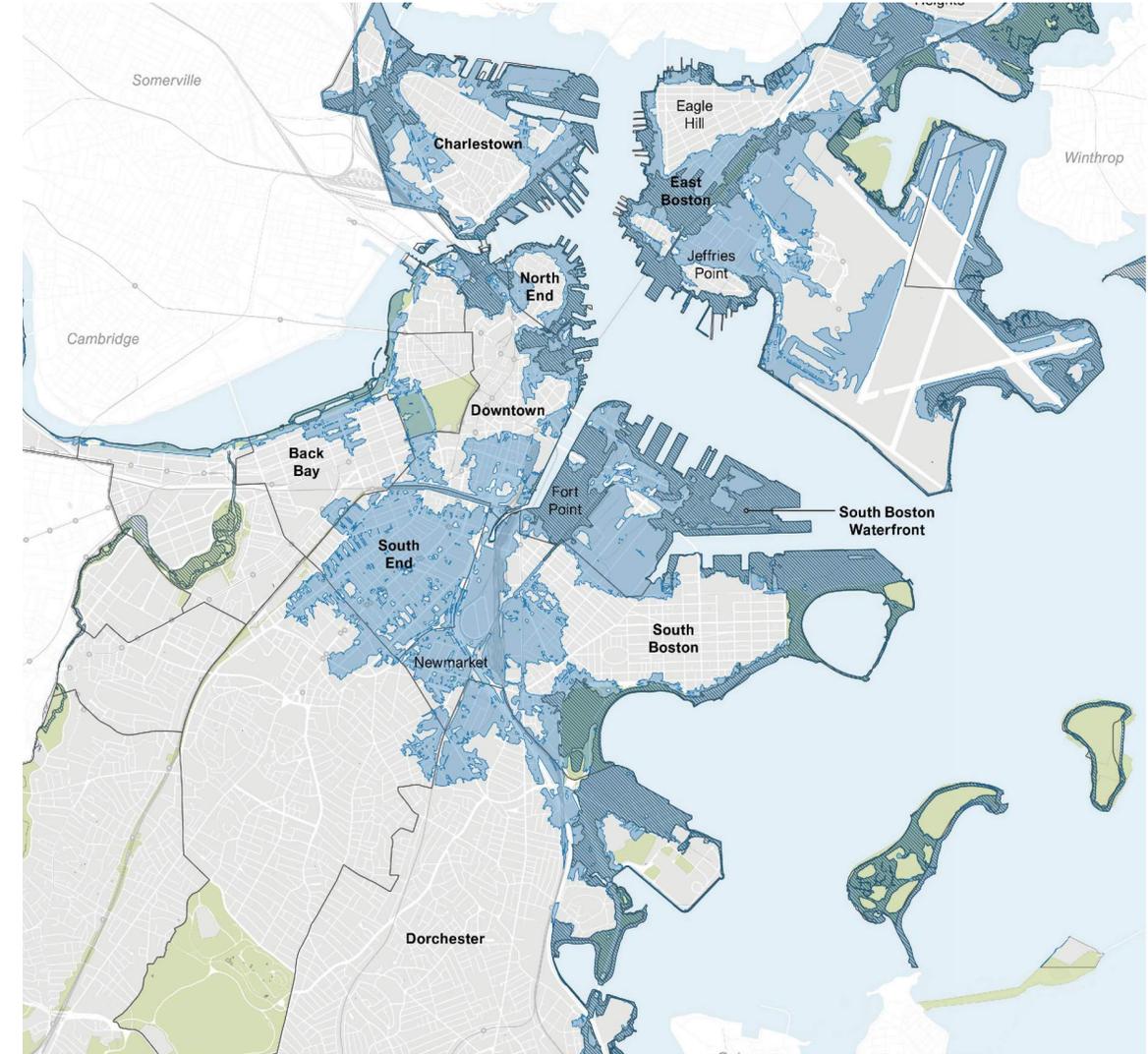
Main Street Hospitality  
 Hospitality Management

# NAVY BLUE: Concept Evolution

- Research
- Feasibility
- Environmental
- Footprint
- Aquatecture



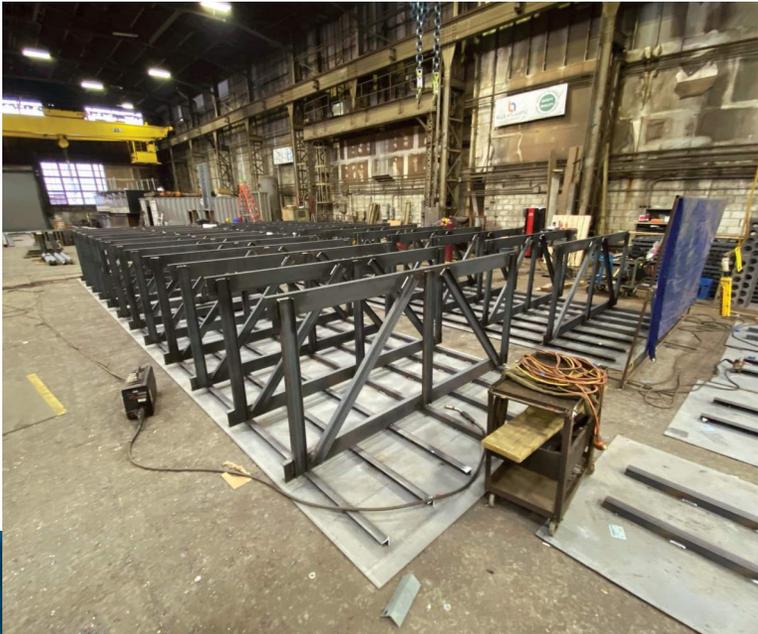
# NAVY BLUE: Design Team Experience



# NAVY BLUE: A Tour



# NAVY BLUE: Construction



# NAVY BLUE: Community Benefits



- Housing Trust
- Micro Investments
- CHS Curriculum
- Spaulding LV
- Public Promenade
- Harborwalk
- Pump House
- Water Taxi



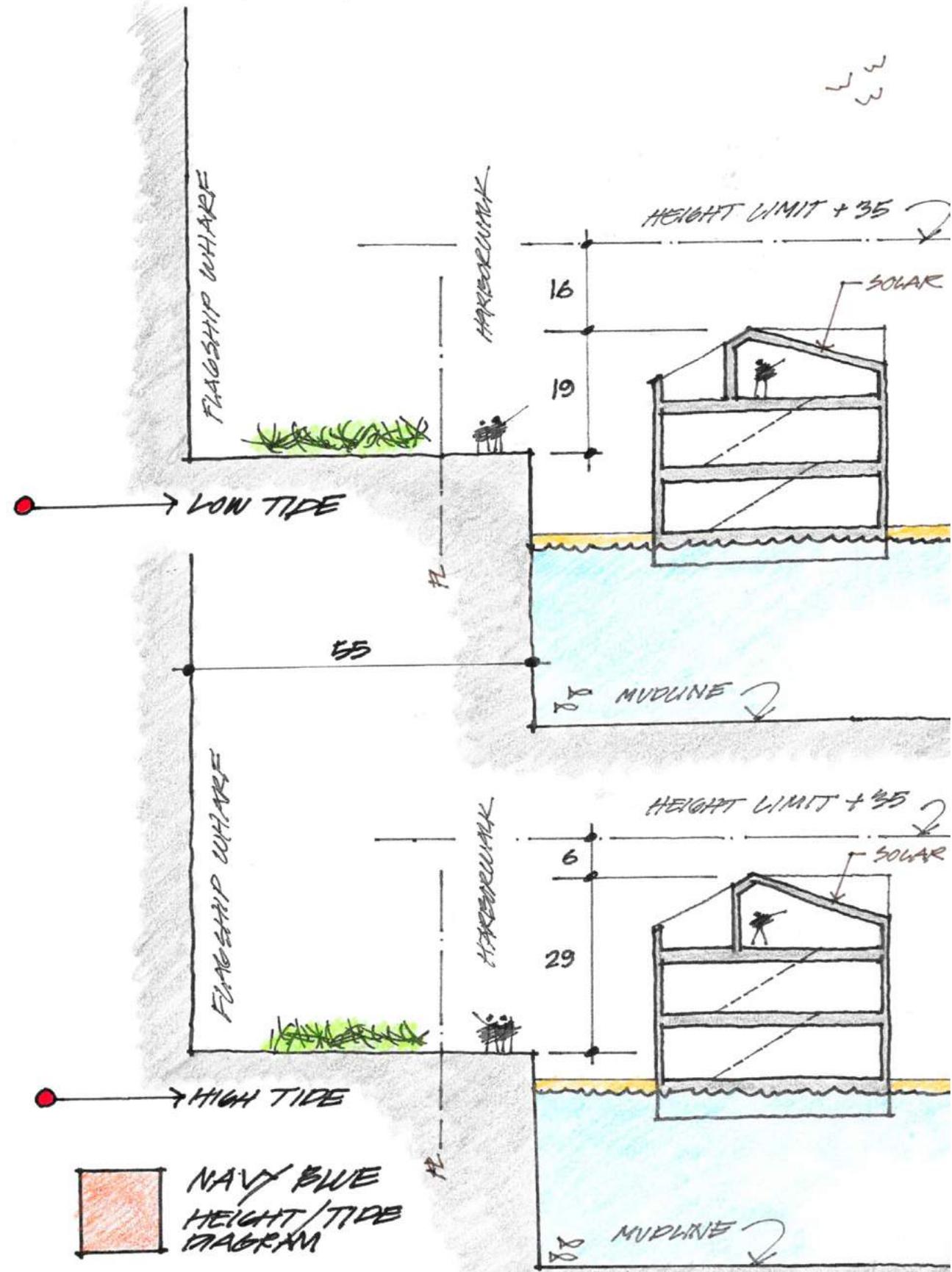
THANK YOU

**NAVY BLUE**

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An aerial, top-down view of a modern residential development. The scene is dominated by a central courtyard with a circular tree pit containing a lush green tree. Surrounding this courtyard are several multi-story residential buildings with light-colored facades and large windows. To the left, a marina features several sailboats docked at a wooden pier. To the right, a row of smaller boats is docked at another pier. The overall atmosphere is clean, organized, and modern, with a focus on outdoor spaces and waterfront access.

# APPENDIX





PARCEL 1 PROPERTY LINE









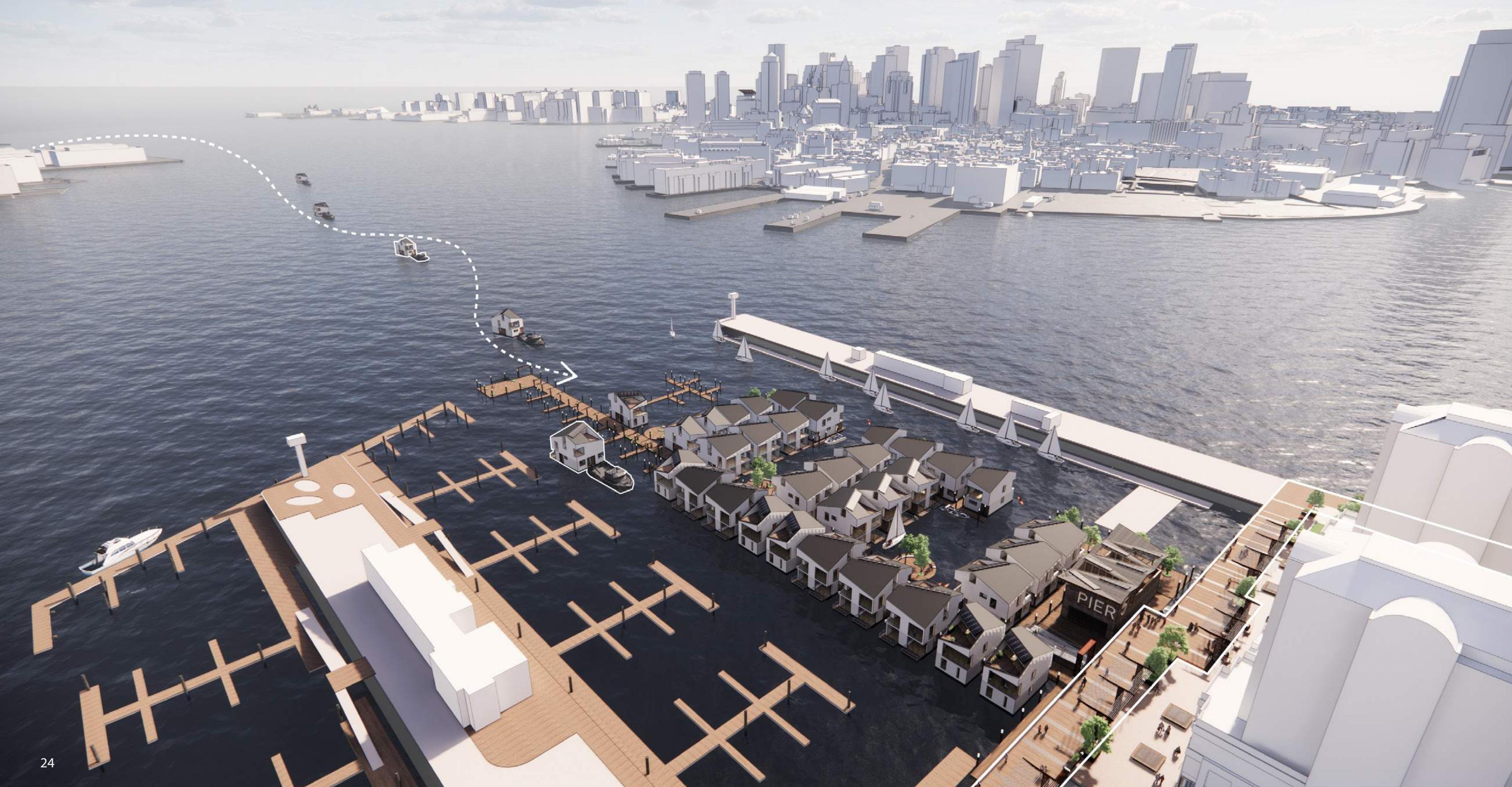














NORTH ELEVATION



SOUTH ELEVATION



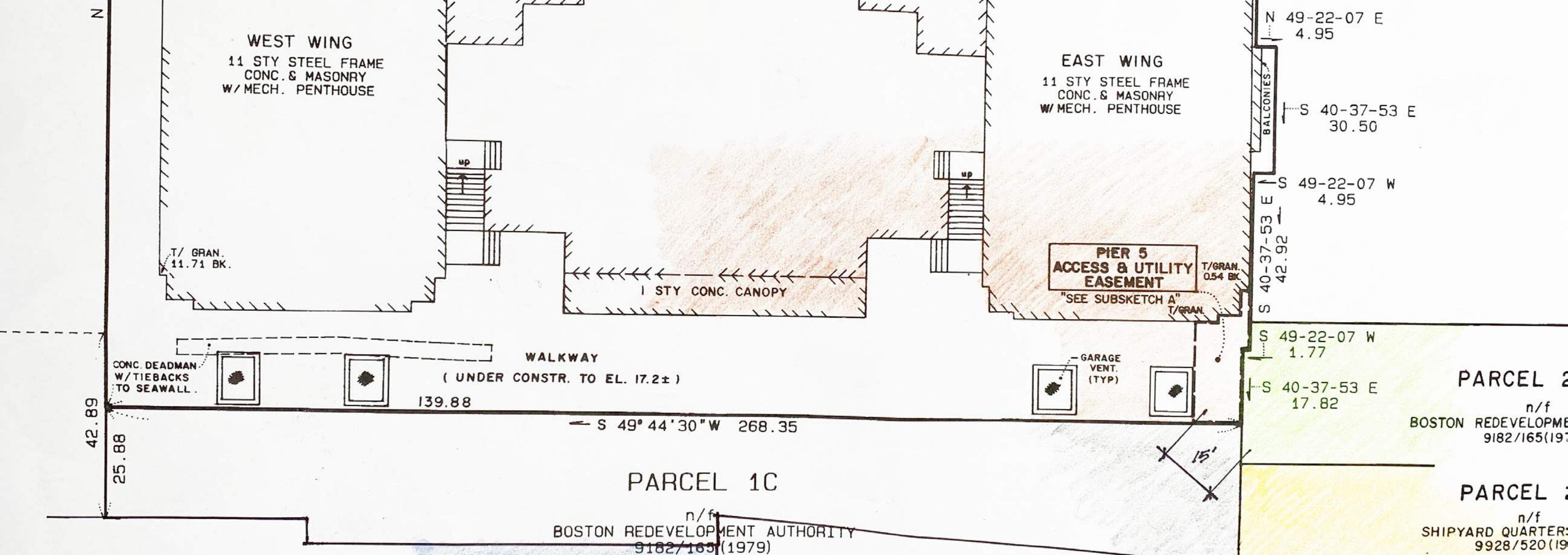
EAST ELEVATION



WEST ELEVATION

# PASSIVE HOUSE + LEED GOLD STANDARD





OF PARCEL 2 [SOURCE DEED] 9182/165 (1979).  
 NATE 1 REVISED 9182/134 (1979).  
 RF REALTY TRUST (DEED OF PARCEL 1A1)  
 RF REALTY TRUST (DEED OF PARCELS V & W)  
 ST.: 10705/109 (1983).  
 NUANCE 14774/244 (1988)

**NOTES**

ALL ELEVATIONS REFER TO BOSTON CITY BASE.  
 SEE OUR SURVEY ENGINEERS OF BOSTON DWG. NO. 186.17M  
 DATED 9 MARCH 1990, rev. 16 MARCH 1990.

I HEREBY CERTIFY THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH  
 THE RULES AND REGULATIONS OF THE REGISTERS  
 DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

3/16/90  
 DATE

*G. Greulich*  
 GUNTHER GREULICH, P.L.S., P.E.