



**PLAN: Charlestown**

# Draft PLAN Release Meeting

*August 3, 2023*



**boston planning &  
development agency**

# Welcome

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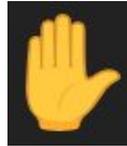
*Jason Ruggiero, Community Engagement Manager*

# Zoom Meeting Info + Tips

- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial 9 followed by 6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



Mute/unmute



Raise hand to get in line to ask a question or provide comment



Turn video on/off

# Code of Conduct (co-written w/ AG)

- Virtual planning events will be held via the Zoom “Meeting” platform, which allows participants to control their engagement features such as “mute/unmute,” “camera,” and other features. Zoom Webinar does not allow these capabilities.
- During presentations, the chat feature will be turned off. The chat feature will be enabled once a presentation is complete. Participants are encouraged to raise their hands to ask questions if needed. The virtual “Raise Hand” feature is located at the bottom of the Zoom screen (hand icon).
- We strongly encourage speakers to turn on their cameras while speaking.
- Comments or questions from the public will be limited to 2 minutes of speaking time. Two questions per person at a time is the maximum. A 30-second follow-up comment after a staff member responds is allowed. These time limits will be strictly enforced.
- We ask that all attendees respect one another and any differences of opinion. We welcome differences of opinions, including opinions that differ from those of BPDA staff. Always assume good intentions when any contradictions or disagreements are made. Constructive comments and opinions should be aimed at topics, not people.
- We ask that all attendees refrain from the following behaviors:
  - Threatening to take unwarranted legal action against meeting participants
  - Bullying participants either in the chat or verbally out loud
  - Harassment including criticizing, mocking, or posing threats against participants
  - Threats or derogatory speech against BPDA staff or other participants
  - Grandstanding or exceeding allowed time limits
- Those who exceed the limits on speaking time or interrupt or otherwise disrupt others while they are speaking may be removed from the meeting.

If we are unable to get to your question at this meeting please put them in the Chat at the end or email [Jason.Ruggiero@boston.gov](mailto:Jason.Ruggiero@boston.gov)

**For all meeting content:**

**<http://www.bostonplans.org/plancharlestown>**

# Agenda

- PLAN Overview (Chapter 1)
- Neighborhood Needs Analysis (Chapter 2)
- Sullivan Sq + Rutherford Ave Planning Framework (Chapter 3)
- Urban Design Guidelines (Chapters 4+5)
- Charlestown Navy Yard (Chapter 6)
- Implementation (Chapter 7)

If you have a follow up item, please reach out to Jason Ruggiero (**[Jason.Ruggiero@boston.gov](mailto:Jason.Ruggiero@boston.gov)**) and we will be in touch as soon as possible.

# PLAN Overview (Chapter 1)

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*Jason Ruggiero, Community Engagement Manager*  
*Patricia Cafferky, Senior Planner*

# Engagement Timeline

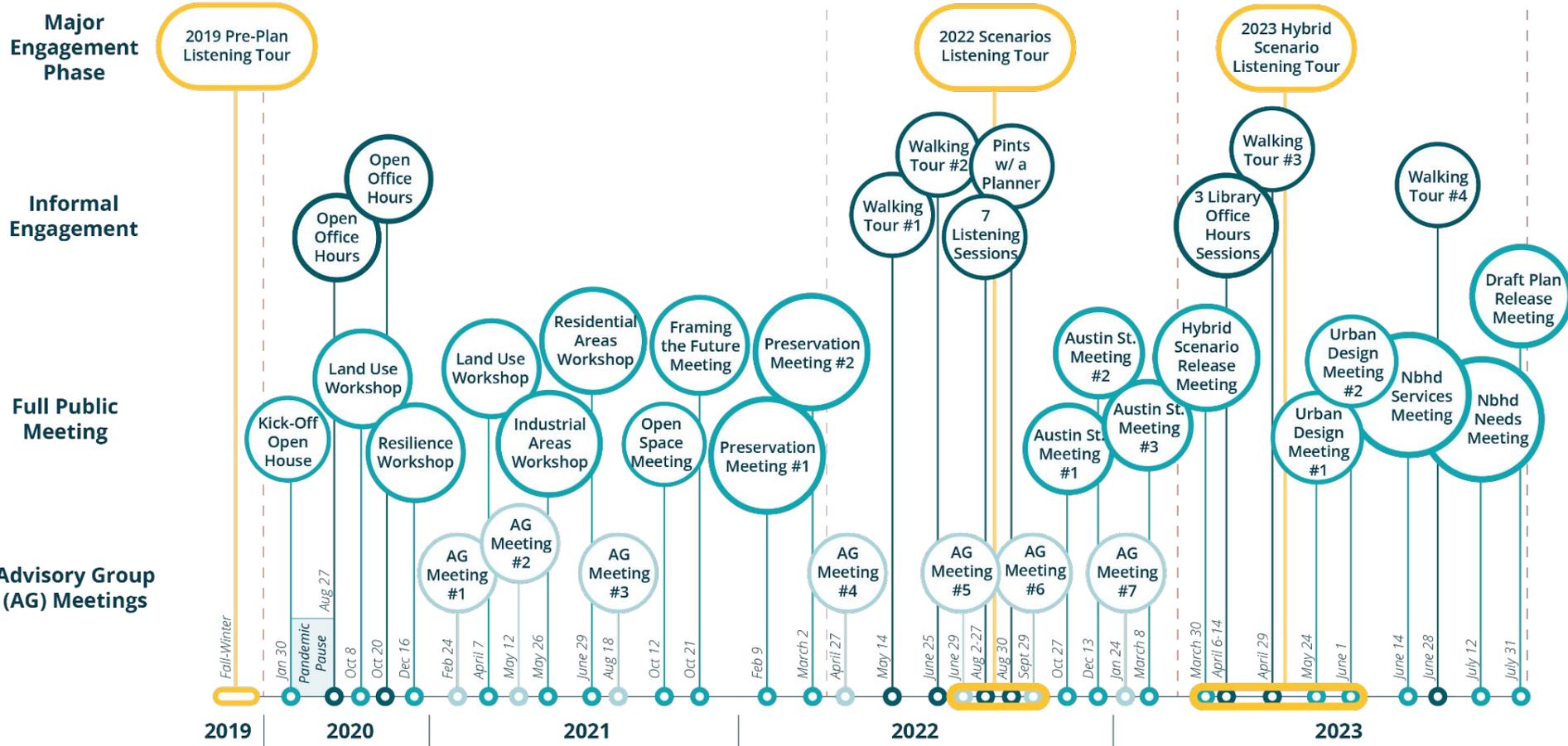


**Major Engagement Phase**

**Informal Engagement**

**Full Public Meeting**

**Advisory Group (AG) Meetings**



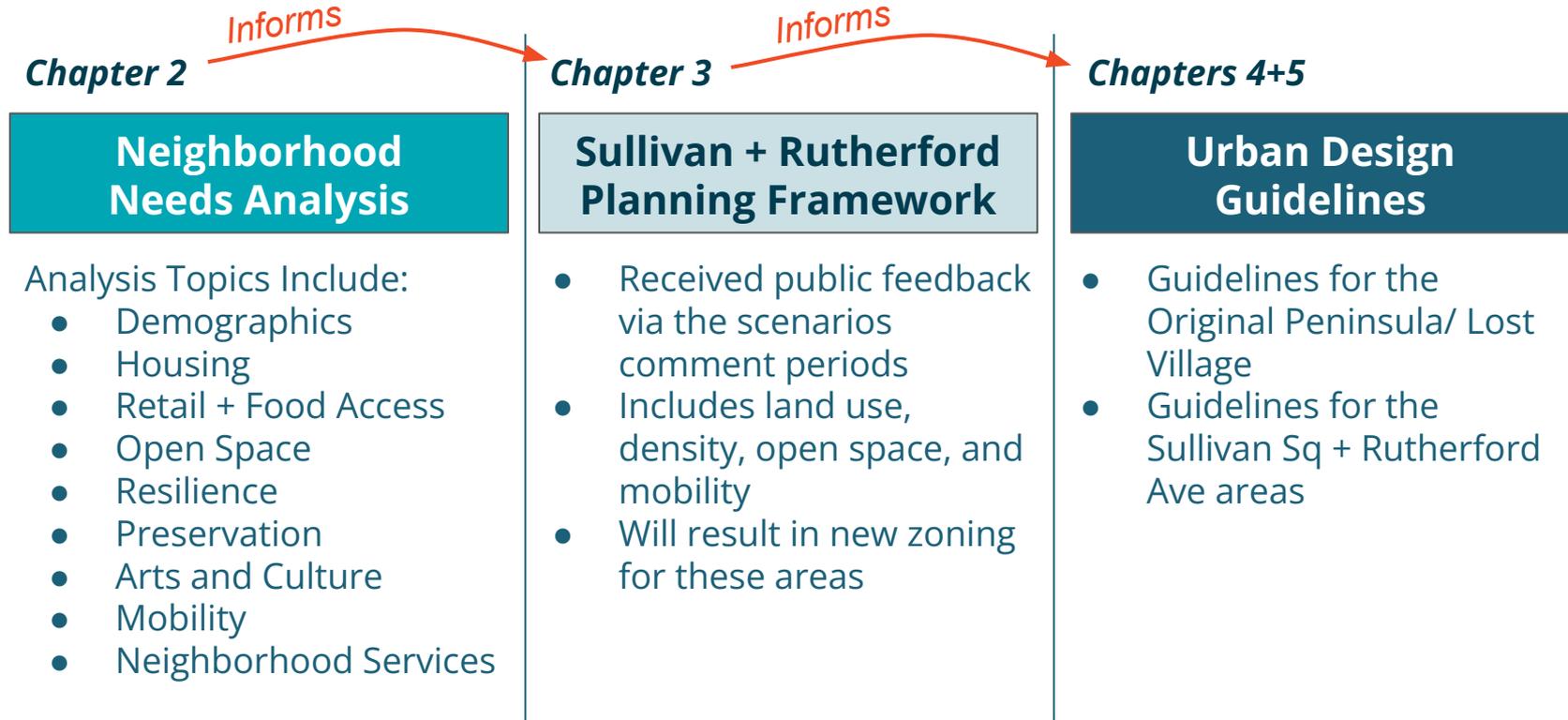
# Vision Statement

*“In 2050, Charlestown is a thriving, diverse, accessible, and resilient neighborhood where residents can safely and more easily walk, bike, or bus to new parks, plazas, neighborhood amenities, and active waterfront areas. These improvements unite an enhanced historic residential fabric with new homes and jobs which support small businesses, as well as families of all types, sizes, and income levels.”*

# Goals

- **Mobility:** Ensure access to travel choices that connect people to key destinations in and out of the neighborhood safely and reliably.
- **Housing:** Expand affordable, sustainable, and diverse housing opportunities that allow existing and future residents to grow up, stay, and age within the community.
- **Climate & Environment:** Enhance and grow Charlestown's collection of green spaces and cultivate a healthy and resilient environment.
- **Urban Form & Public Realm:** Generate new predictable and contextual investment in the built environment that contributes to an active public realm and celebrates the neighborhood's past.
- **Jobs & Businesses:** Grow and strengthen Charlestown's local businesses and job opportunities to create a diverse and resilient economy.

# PLAN Structure



# PLAN Structure

## *Chapter 6*

### **Charlestown Navy Yard**

- Compendium of past plans
- Highlights recommendations from past plans that align with current goals but have yet to be implemented

## *Chapter 7*

### **Implementation**

- Recommendations table - collects all recommendations from all Chapters of the PLAN into one place.
- Minor zoning updates - proposed changes explained

# Neighborhood Needs Analysis (Chapter 2)

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*Patricia Cafferky, Senior Planner*



# Topics

*\*Note: Recommendations for these topics were covered at virtual public meetings on May 24th, June 14th, and July 12th. Meeting recordings are available on the PLAN: Charlestown web page.*

- Demographics
  - Housing
  - Retail + Food Security
  - Open Space / Sports Fields
  - Climate Resilience
  - Preservation
  - Arts + Culture
  - Mobility
  - Neighborhood Services
- 
- Emergency Medical Services
  - Police
  - Fire
  - Emergency Management
  - Community Centers
  - Public Libraries
  - Public Schools
  - Water + Sewer

# Needs Analysis Process

1. Data collection and mapping.
2. Analysis of existing City of Boston plans, programs, and policies, to understand what services are already provided or missing, but already called for.
3. Stakeholder interviews (for example, with leaders from Harvest on Vine to discuss food security, or with the Charlestown Business Alliance to discuss retail challenges.)
4. Group discussions with residents focused on affinity topics, such as arts and culture, preservation, and open space.
5. Maximum population projections were estimated for 2028, 2035, and 2050, to help determine what needs in the future might be, in addition to existing need today.
6. All sections of the analysis chapter were co-written and edited with partner agencies, such as the Boston Public Library, Boston Public Schools, Boston Fire Department, Climate Ready Boston, the Mayor's Office of Arts and Culture, the Mayor's Office of Housing, etc.

# Example Recommendations

## Housing

1. Build new affordable homeownership units for below median-income households.
2. Prioritize the creation housing units with 3+ bedrooms for larger households.
3. Utilize city land for affordable and mixed income housing development.
4. Update zoning with a density bonus for housing around MBTA stations.

## Retail + Food Security

1. Encourage developers to include retail facilities in their projects. Essential facilities should be given preference: a grocery store, fitness establishments, pharmacies, and clinics.
2. Identify opportunities to increase economic development in the Navy Yard, especially among small businesses and local artists.
3. Advocate for the inclusion of a new grocery store in the neighborhood.

# Example Recommendations

## Open Space + Sports Fields

1. Add 2 new, publicly accessible multi-use soccer/ lacrosse fields and sport practice areas by 2050 (in addition to the new multi-use field being added at Ryan Playground).
2. Coordinate the creation of a public 3+ mile green loop around Charlestown, across private and publicly-owned parcels .
3. Add 25+ Acres of open space to the neighborhood on a mix of public and privately owned land.

## Climate Resilience

1. Add street trees in Charlestown, focusing on the highest priority areas through the Urban Forest Plan, and existing empty tree pits.
2. Continue the implementation of Climate Ready Boston's coastal and heat resilience recommendations (Climate Ready Charlestown Phase I & II ) and Green Infrastructure features throughout the neighborhood.
3. Make a more public, green, and resilient waterfront along the Mystic River.

# Example Recommendations

## Preservation

1. Complete an updated inventory of historic resources in Charlestown.
2. As part of larger zoning reform, the City of Boston should study Article 85 (Demolition Delay) and other preservation strategies on a citywide basis.
3. BLC should continue to review landmark petitions submitted by the community and should continue the Monument Square designation process.

## Arts + Culture

1. Add public art in Charlestown, with attention to the historic core, the Lost Village, and areas west of Rutherford Avenue.
2. Update zoning to reduce restrictions on arts and culture uses across the neighborhood.
3. Identify gaps Citywide in affordable work space for various creative uses - especially for uses that are currently at risk of losing space or cost-burdened - to ensure the long-term viability of the arts and culture economy in the City.

# Example Recommendations

## Mobility

1. Establish smaller resident permit parking zones based on distinct areas of the neighborhood.
2. Facilitate a walkable retail environment with less need cars to access essential services.
3. Add three, privately funded, publicly accessible, free shuttle routes to serve Charlestown's transit poor areas.
4. Develop corridor plans to address key transportation needs for Charlestown's primary streets. In addition to standard safety elements such as daylighting crosswalks. Key locations for improvements include the Charlestown Neck, Chelsea Street, and Medford Street.
5. Implement a neighborhood-wide bike network suitable for people of all ages and abilities.
  - a. Integrate bike lanes into second avenue in the Navy Yard.
  - b. Extend a green bike corridor along Rutherford Avenue.

# Example Recommendations

## Neighborhood Services

1. Study reconfiguring the Warren-Prescott School by converting it from a K-8 to a K-6, opening and up new elementary school level classrooms. 7th and 8th grade students could be served at Charlestown High School or at other 7-12 schools across the District.
2. Continue to work with the Horace Mann School community to identify a permanent location, and begin conversations with the broader Charlestown community to consider future educational uses of the Edwards School building
3. Reevaluate the needs of the Charlestown Branch Library regularly as population increases.
4. A second ambulance bay should be added in Charlestown.
5. The City should perform a facilities and staffing study of the Charlestown police station to determine what upgrades would be needed to make the station a fully operational facility
6. Charlestown's fire companies should be trained in Tech Rescue.
7. Call volume trends should be monitored over the next two to three decades in Charlestown to determine if and when Charlestown might need its own District Fire Chief or when an additional fire station might be necessary.

# Sullivan Sq + Rutherford Ave Planning Framework (Chapter 3)

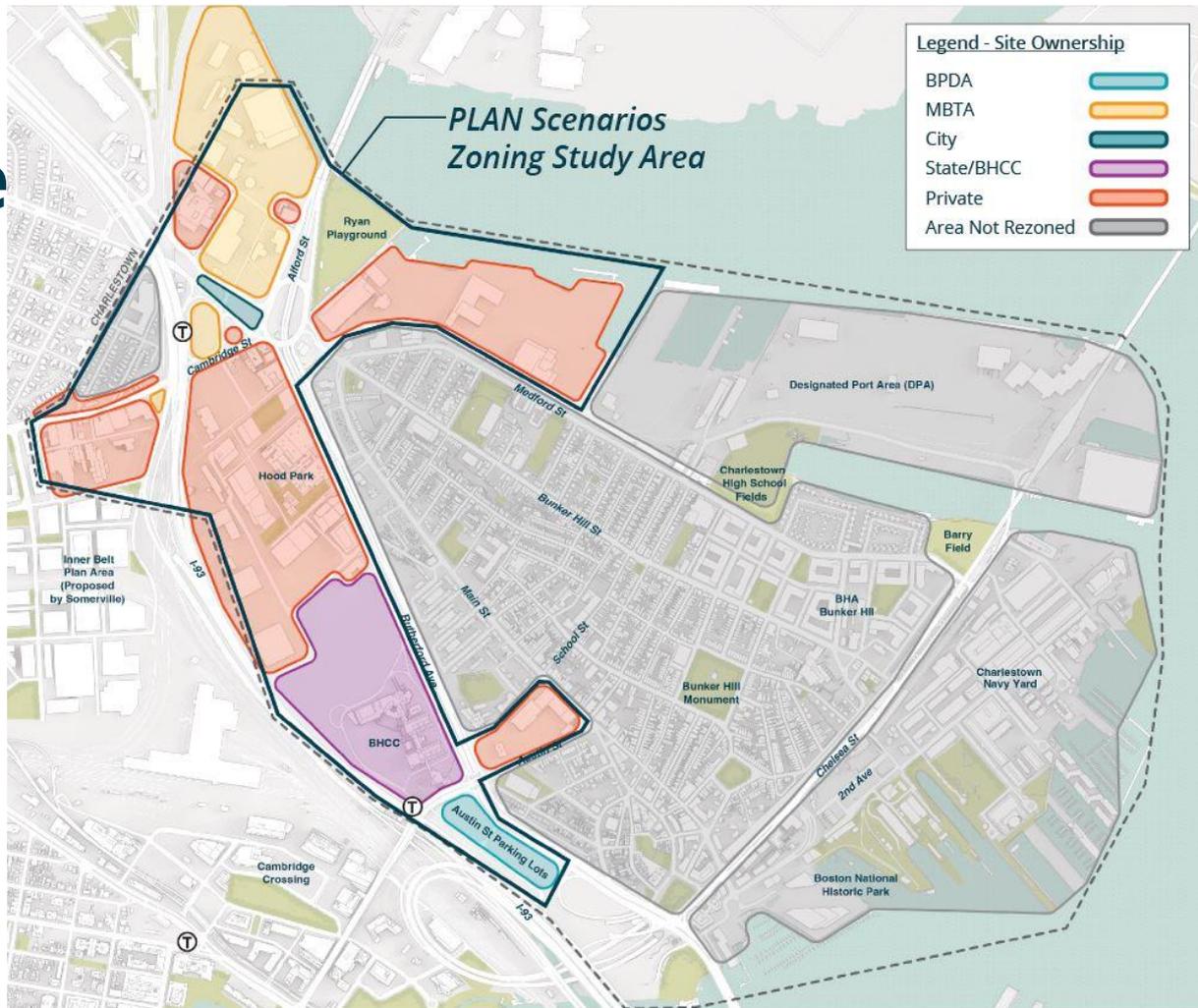
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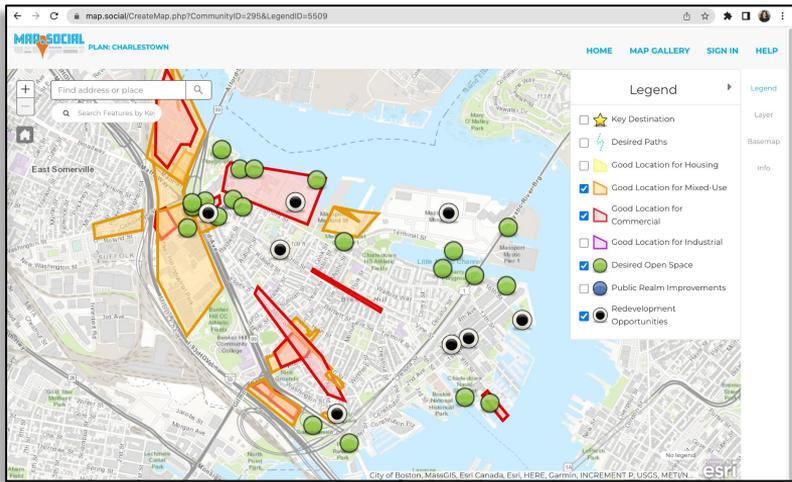
*Patricia Cafferky, Senior Planner*

*Lydia Hausle, Senior Transportation Planner*

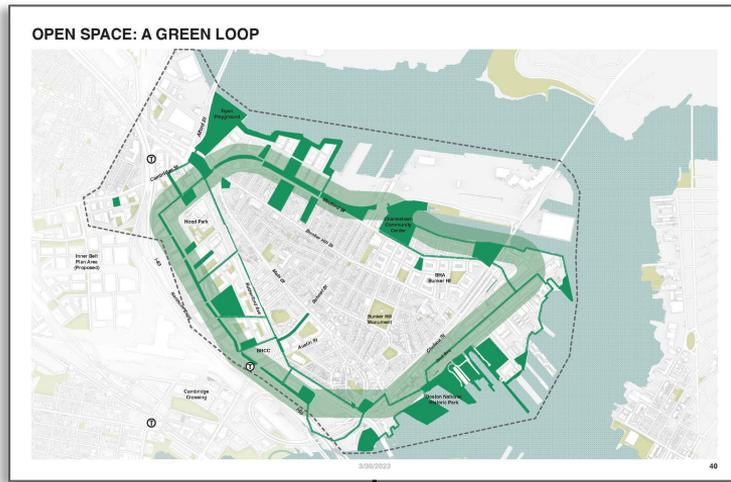


# Sullivan Sq + Rutherford Ave Planning Framework Area





Iteration 1: Summer '21



Iterations 4+5: Winter/Spring '23

Iterations 2+3: Summer '22

Iteration 6: Summer '23

**The Scenarios: Connect v. Play**

**Scenario 1** titled "Jobs+Connections," focuses on new green corridors; tree-lined sidewalks with wide planted buffers, integrated stormwater management, and separated bike lanes. This type of green space supports how people move within the neighborhood to get to places of work, school, and shopping. **Scenario 2**, titled "Housing+Play," proposes more concentrated open spaces like multi-use fields, sports fields, and parks. These aim to support current and future residents of Charlestown as more housing units are built, reducing strain on existing open spaces.

**Open Space**

Charlestown is a rich and diverse community with a long history of open space. The Open Space Strategy is a plan to guide the city's open space investments and ensure that the city's open spaces are accessible, connected, and vibrant. The strategy is based on the following goals:

- 1. Create a network of green corridors that connect the city's open spaces and provide a path for walking, biking, and playing.
- 2. Create a network of open spaces that provide a variety of recreational and social opportunities for all residents.
- 3. Create a network of green spaces that provide a variety of environmental and social benefits.

**OPEN SPACE GOALS**

The Open Space Strategy is based on the following goals:

- 1. Create a network of green corridors that connect the city's open spaces and provide a path for walking, biking, and playing.
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- 3. Create a network of green spaces that provide a variety of environmental and social benefits.

**THE OPEN SPACE STRATEGY**

The Open Space Strategy is a plan to guide the city's open space investments and ensure that the city's open spaces are accessible, connected, and vibrant. The strategy is based on the following goals:

- 1. Create a network of green corridors that connect the city's open spaces and provide a path for walking, biking, and playing.
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**Final Draft PLAN**

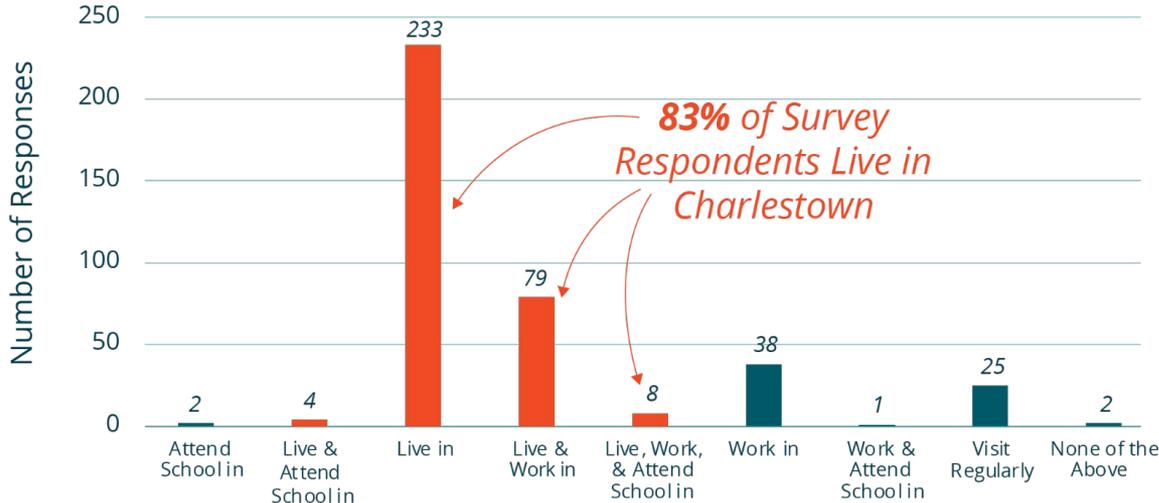
Hybrid Scenario

Final Draft PLAN



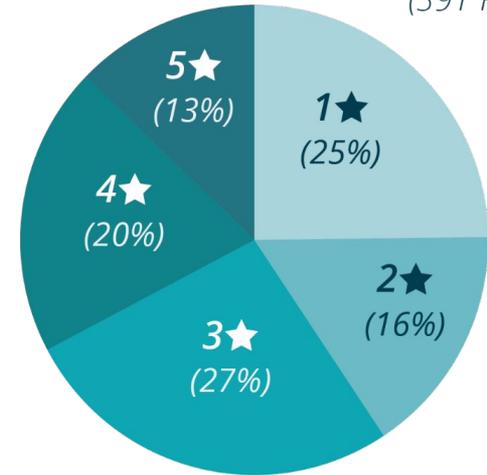
# Survey Response Summary

## SURVEY RESPONDENTS' ASSOCIATION TO CHARLESTOWN



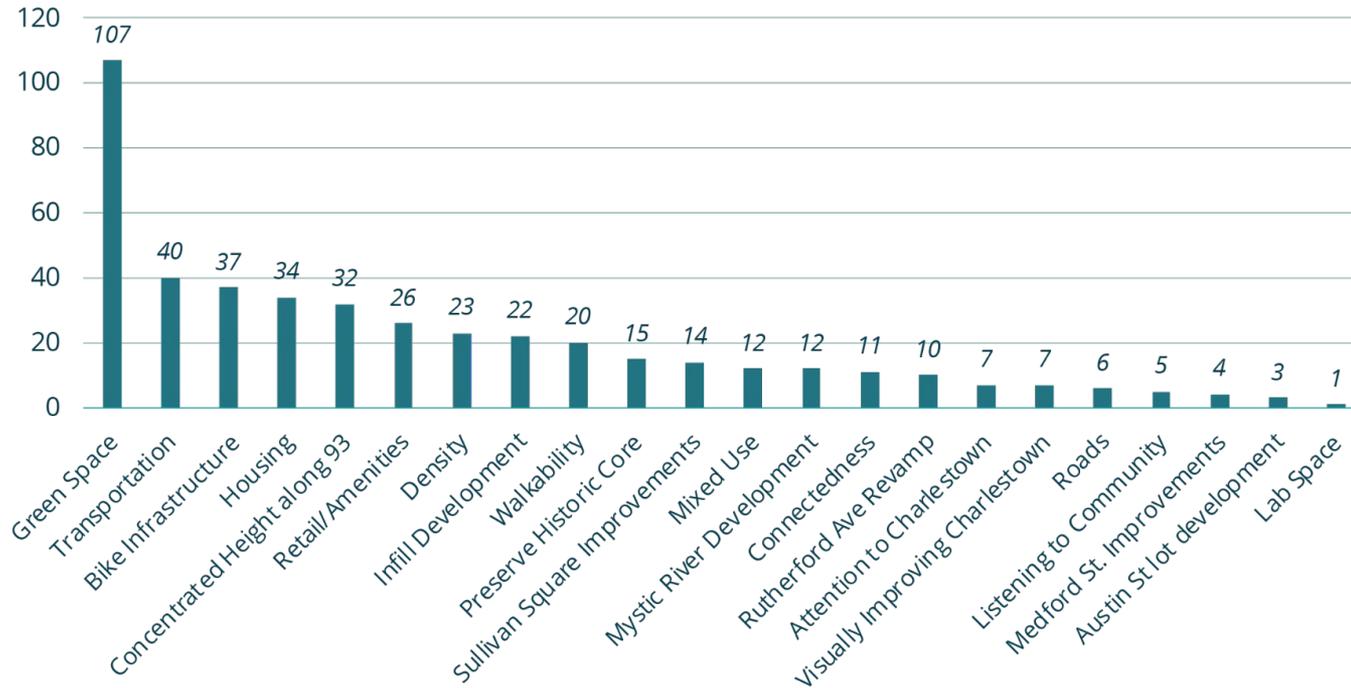
## HOW HAPPY ARE YOU WITH THE FUTURE FOR CHARLESTOWN PRESENTED IN THE HYBRID SCENARIO?

(391 Responses)



# Survey Response Summary

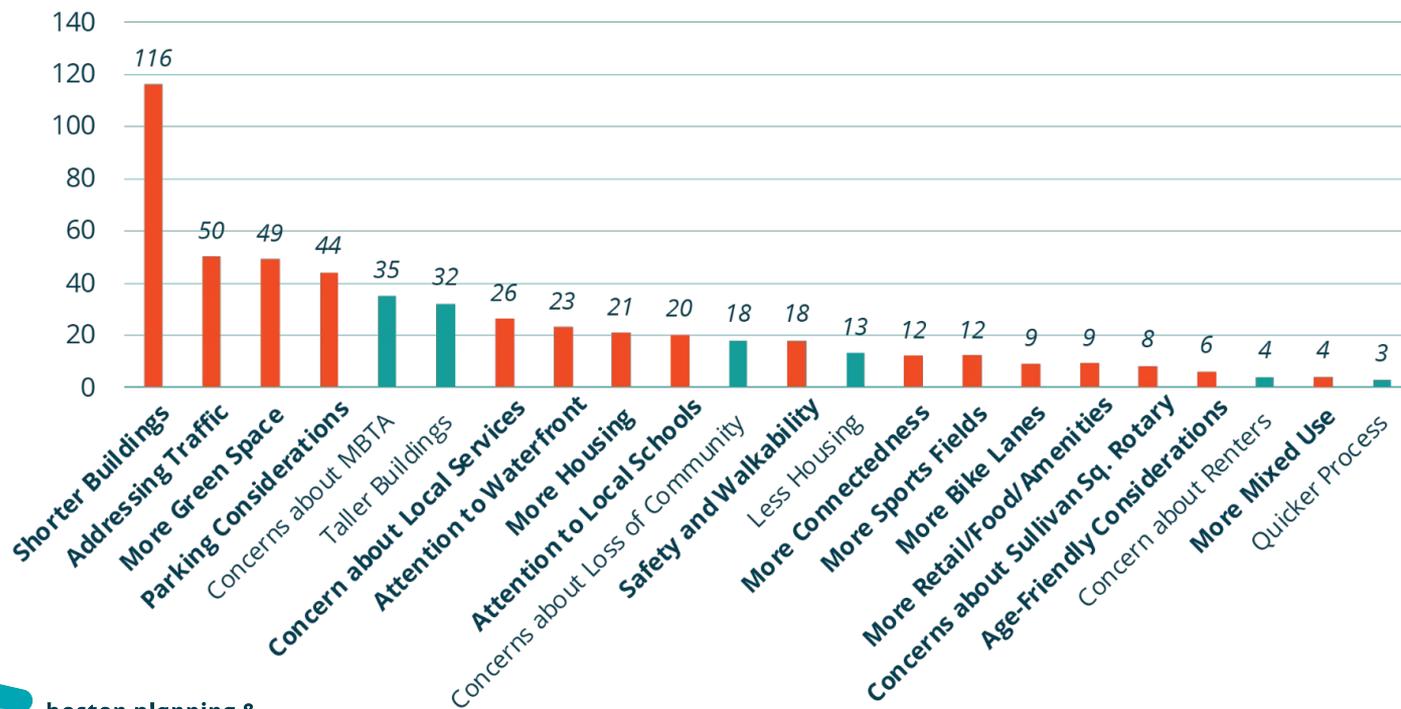
## WHAT DO YOU LIKE ABOUT THE HYBRID SCENARIO?



*"I really like the idea of a Green Belt connecting the neighborhood via un-interrupted bike and walking paths, along the unused railway."  
- Charlestown Resident, April 25, 2023*

# Survey Response Summary

WHAT WOULD YOU LIKE TO SEE CHANGED IN THE HYBRID SCENARIO?



*“My only concern is the lack of infrastructure in Charlestown and the ability to absorb all this new activity and influx of residents and employees to new businesses.”*

*-Charlestown Resident, April 27, 2023*

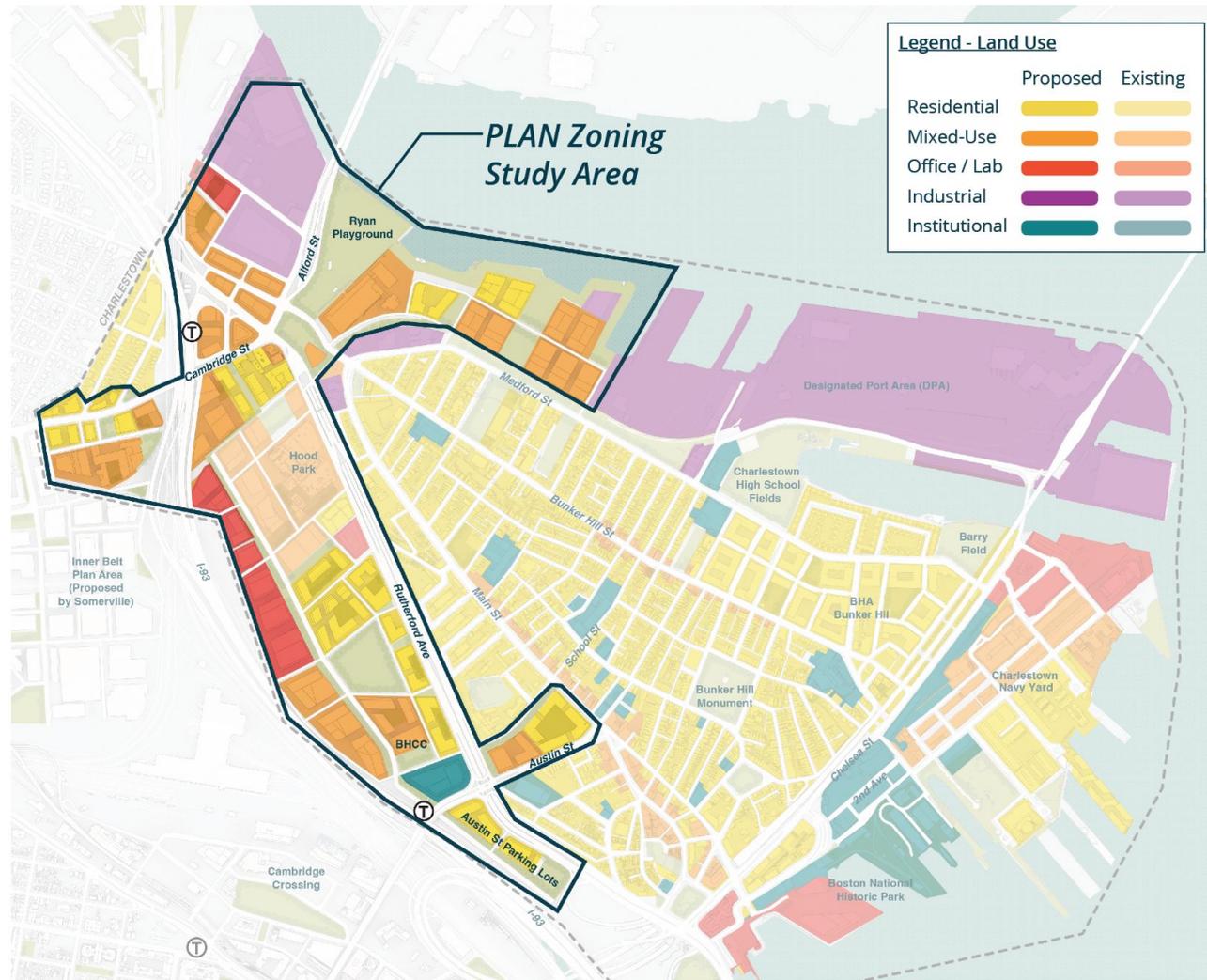
# Survey Raw Data

The screenshot shows a web browser window with the URL [bostonplans.org/planning/planning-initiatives/plan-charlestown](https://bostonplans.org/planning/planning-initiatives/plan-charlestown). The page header includes the agency logo and navigation links: [About Us](#), [Contact Us](#), [Careers](#), [Get Involved](#), [News](#), [Calendar](#), and [Translate Page](#). A secondary navigation bar contains links for [Neighborhoods](#), [Zoning](#), [Planning](#), [Work with Us](#), [Development](#), [Housing](#), [Research](#), and [3D Data & Maps](#). The main content area features a section titled "Hybrid Scenarios - 2023" with the following text: "PLAN: Charlestown released a [hybrid scenario](#), combining the best of the previous scenario iterations, in July 2022 for the future of the industrial area along Rutherford Avenue and Sullivan Square. These draft scenarios continue a collaborative dialogue to create a framework for future development in this area." Below this, it states: "One survey accompanied the hybrid scenario, and 392 survey responses were received." A red-bordered box highlights the link: "[Download the raw hybrid scenarios survey data here](#) (PDF)". A red arrow points from a callout box on the left to this link.

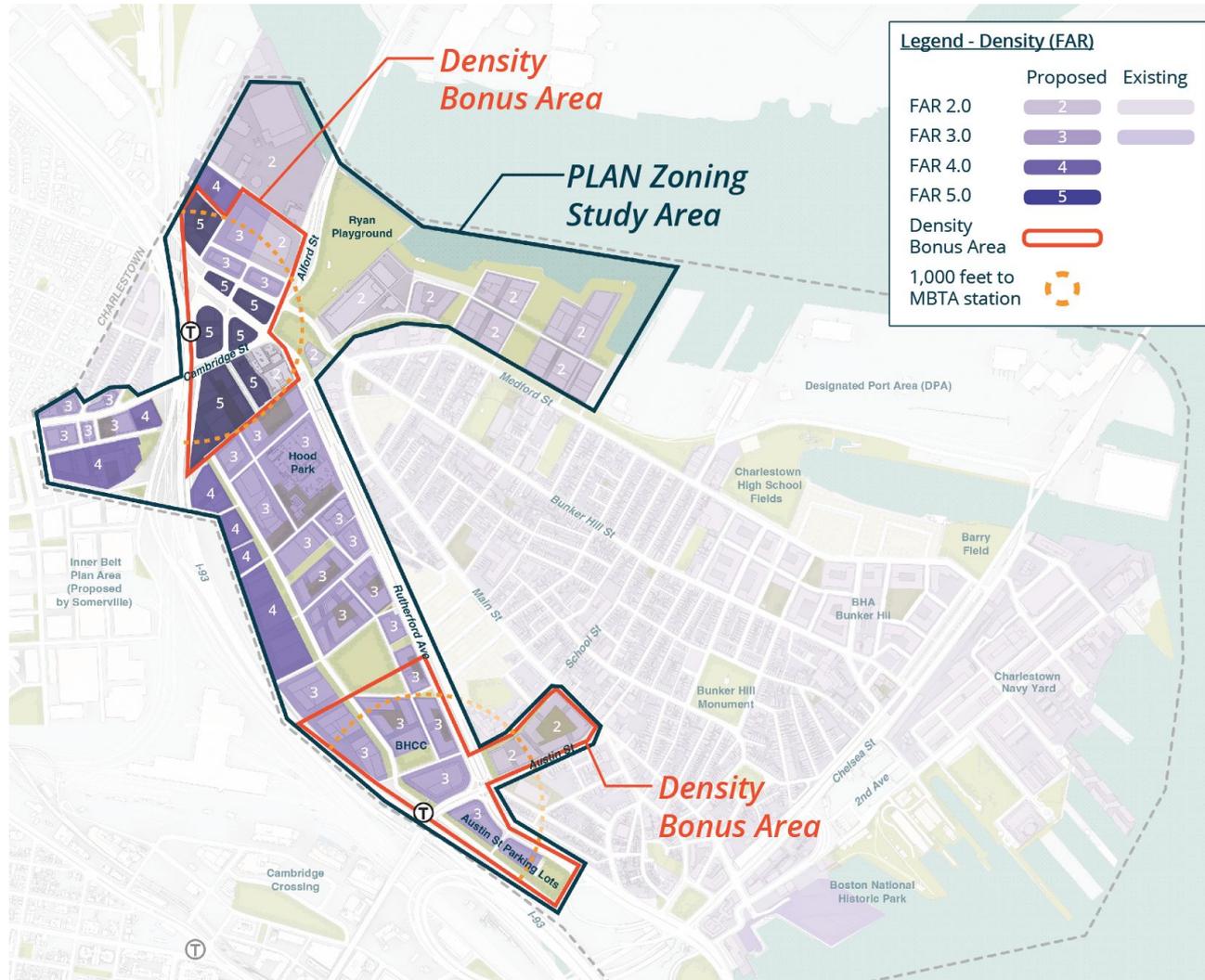
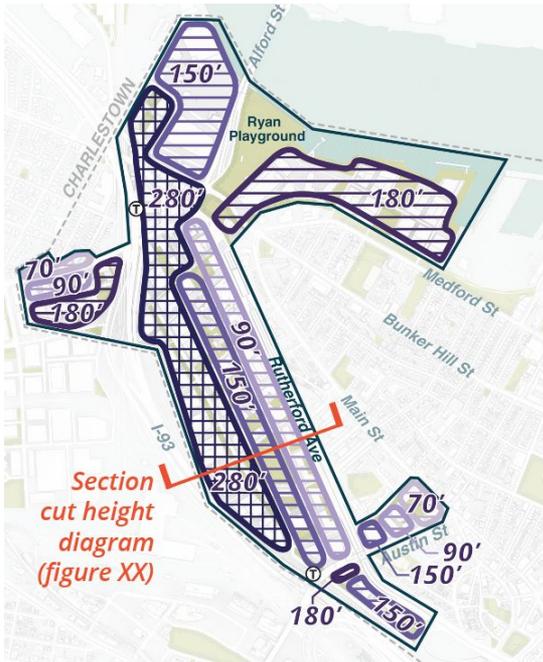
**Want to see exactly what the Charlestown community said? Download the survey responses here!**

**[Download the raw hybrid scenarios survey data here](#) (PDF)**

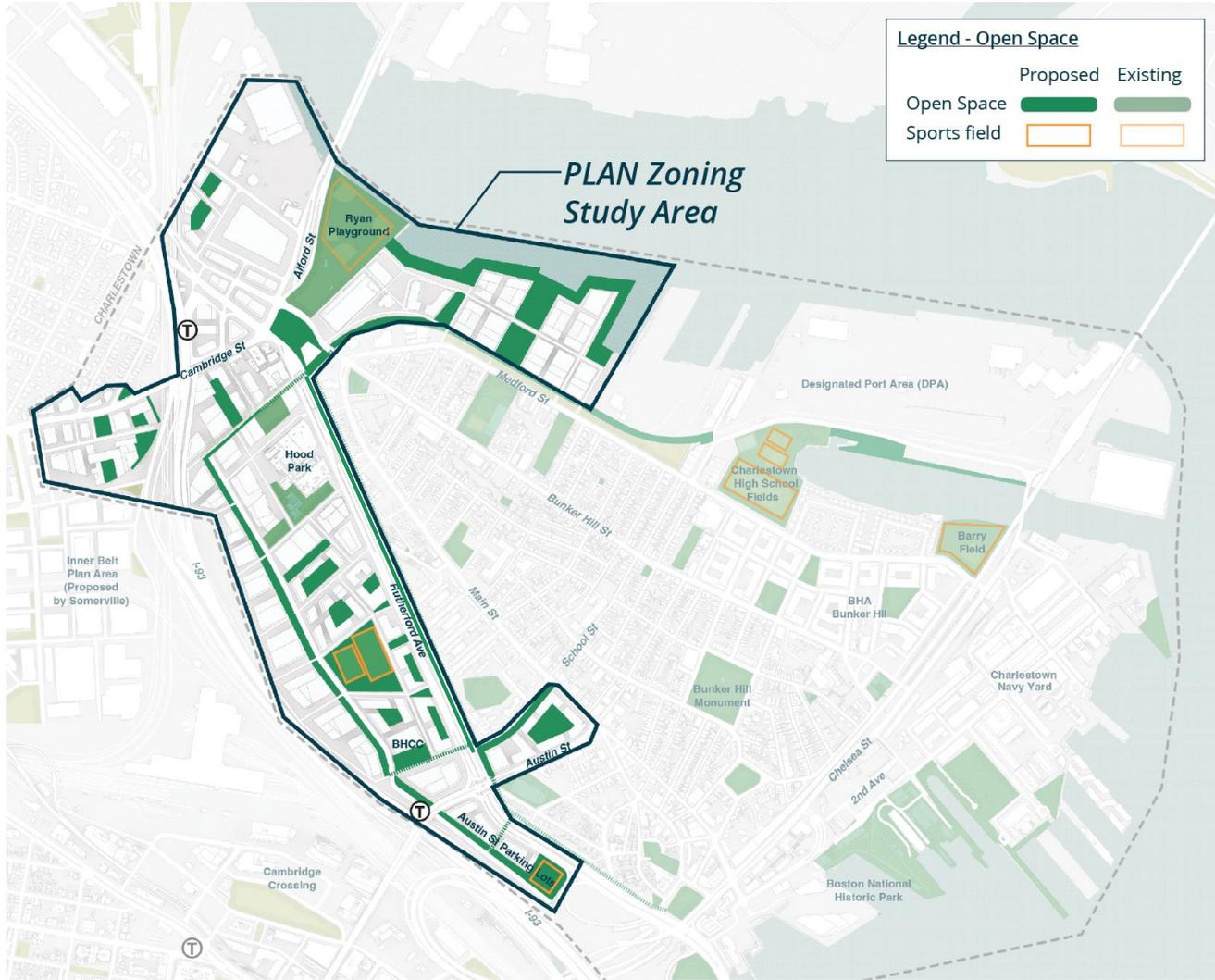
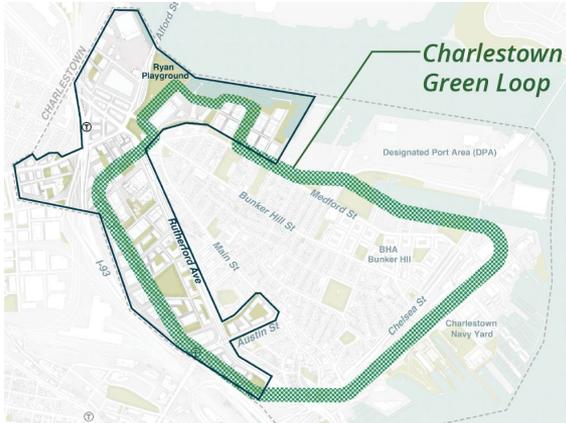
# Final Draft Scenario - Land Use



# Final Draft Scenario - Density

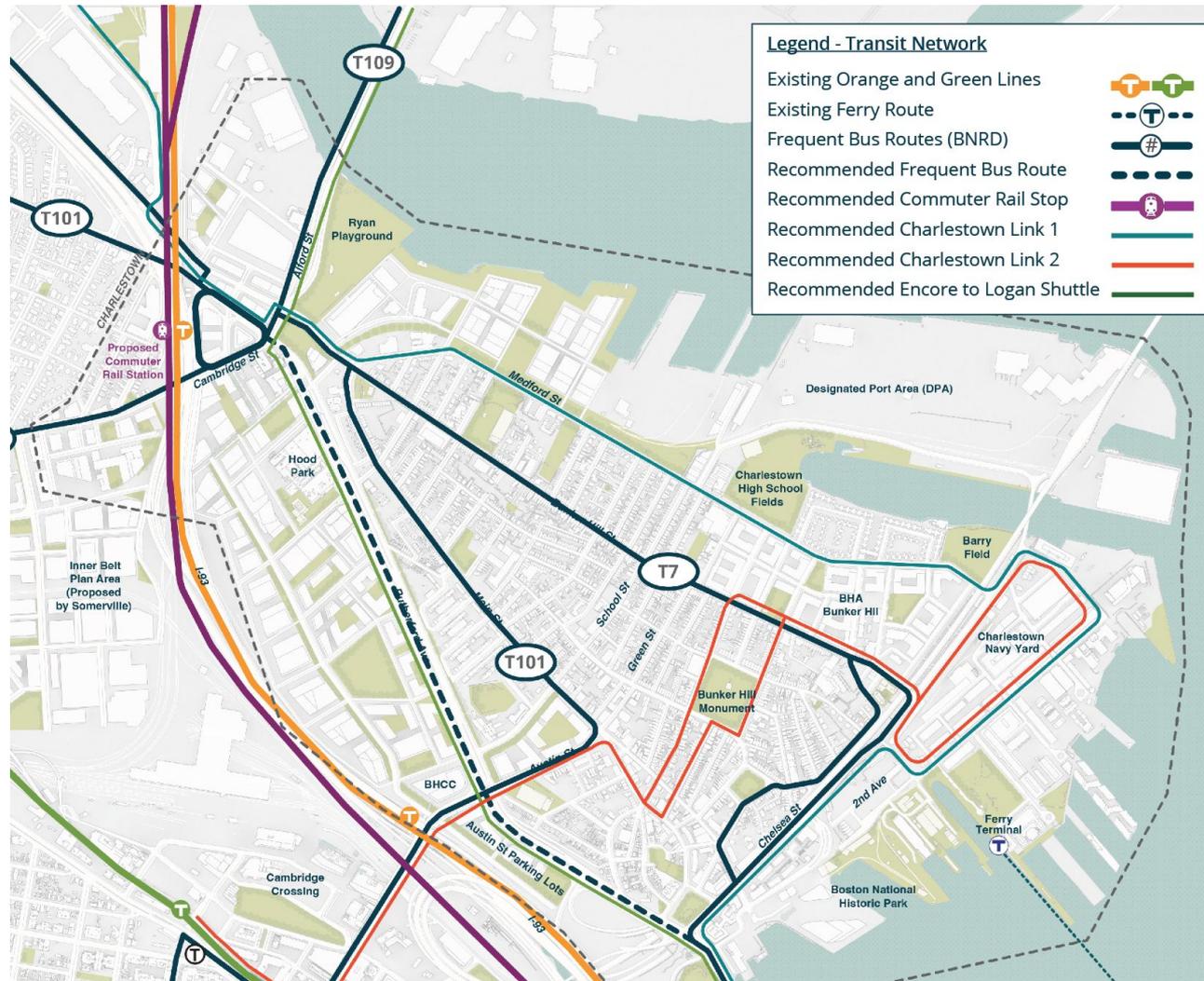


# Final Draft Scenario - Open Space





# Final Draft Scenario - Mobility, Transit





# Urban Design Guidelines (Chapters 4 + 5)

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*Meghan Richard, Urban Designer II*



# What Are Design Guidelines

Design guidelines ensure that new development and additions use contextually appropriate massing and design, while still allowing for creative design opportunities. These design guidelines:

- Guide projects toward forms that are appropriate to the neighborhood context and the city's climate and urban environment goals
- Encourage buildings that are designed to be sustainable and efficient
- Promote safe, functional, and high-quality living environments
- Offer a series of spatial strategies and formal components that address Charlestown's most common design challenges
- Facilitate a consistent process for design review

# Two Sets of Guidelines

- **Original Peninsula and Lost Village Areas:**

- Design Guidelines for Charlestown's existing residential areas. Focused on (1) Additions, (2) Infill projects, (3) Facade Alterations, and (4) Public Realm

- **Sullivan Square and Rutherford Avenue Areas:**

- Design Guidelines for larger projects. Includes (1) Building Design, (2) Adaptive Reuse of Existing Buildings, (3) Open Space, (4) Connectivity, and (5) Sustainability



# Original Peninsula and Lost Village Areas

*\*Presented at a public meeting on May 24, 2023.*

## **Example Guidelines:**

- **Materials:** Exterior materials should be high-quality. Vinyl, aluminum, and EIFS should be avoided. Wood, fiber cement, and full-wythe brick are preferred. Thin-brick, artificial stone, and stone veneer is not allowed.
- **Massing:** Create visual interest by avoiding completely flat facades and by using pitched roofs where appropriate. Projections over the public sidewalk should be limited to orioles or bays. Bays should be scaled based on the surrounding context.
- **Trees:** Preserve on-site trees, and maximize the addition of new trees.

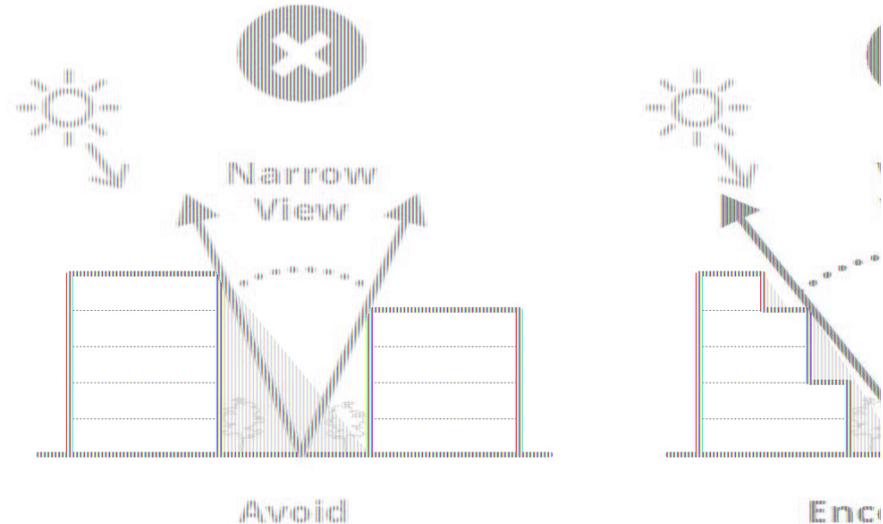


# Sullivan Sq and Rutherford Ave Areas

*\*Presented at a public meeting on June 1, 2023.*

## Example Guidelines:

- Materials: As a nod to Charlestown's history, high-quality masonry elements in new construction are encouraged, especially at building bases, along sidewalks.
- Massing: For taller buildings, slender building massing is encouraged in order to preserve sky views and sunlight. Avoid building massing that creates a feeling of canyons or walls.
- Adaptive Reuse: The adaptive reuse of industrial and commercial buildings in Charlestown's scenario focus area is encouraged, to maintain the character and integrity of the buildings original design while enhancing functionality.



# Charlestown Navy Yard (Chapter 6)

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*Patricia Cafferky, Senior Planner*

# Past Plans for the Navy Yard

1. 1975 - Boston Naval Shipyard Charlestown Planning & Development Program
2. 1977 - Program of Preservation and Utilization
3. 1978 - Design Guidelines: Historic Monument Areas
4. 1978 - Design Guidelines: New Development Area
5. 1986 - Navy Yard - Anchor in Harbor Park Plan
6. 1990 - Charlestown Navy Yard Master Plan for the Yard's End
7. 1990 - City of Boston Harborpark Municipal Harbor Plan
8. 2000 - Charlestown Naval Shipyard Comprehensive Update
9. 2007 - Waterfront Activation Network Plan for the Charlestown Navy Yard
10. 2022 - Coastal Resilience Solutions for East Boston and Charlestown Phase II

# Ongoing Work

- **Pier 4 Rehabilitation:** Improvements include a complete reinforcement to the support structure which consists of dredging and the installation of floats, gangways, utilities, handrail improvements, and a fender system, to ensure the longevity of this public open space. This project is expected to be completed in 2023.
- **Building 105:** Also known as the Chain Forge building, Building 105, has been approved for a 180,000 square foot redevelopment into a 230 room hotel.
- **Building 108:** Following the guidelines for Building 108 (the former power plant), the building was demolished in 2023. The proposed replacement project includes lab and research space, a cafe, and open space.
- **National Park Service (NPS) Planning:** The NPS recently launched an environment assessment with the intention to construct a new site for the USS Constitution Museum and Visitor Center. Additional plans include the demolition of Building 109 and replacement with an open frame structure to provide shade for visitors, special events, and other amenities.

# Future Work

- **Parcel 7:** This site remains undeveloped and is privately owned.
- **Harbor Walk Improvements:** Future planning initiatives will center around revitalizing the space including improving walkability and public access
- **Building 123:** The Pump house is currently underutilized on the waterfront, with no current plans for rehabilitation. This site could enhance the public experience at the Waterfront.
- **Pier 5:** This site is currently undeveloped, and owned by the BPDA; the BPDA is evaluating the Pier to better understand the structural conditions and how to utilize the space.
- **Charlestown Navy Yard Flood Mitigation Planning & Feasibility Assessment:** There will be a vulnerability assessment conducted by the BPDA to understand the current and future climate challenges including sea-level rise and coastal storms concerning the Navy Yard.
- **Inner Harbor Connector:** There is opportunity to expand existing ferry service between Charlestown and Downtown Boston with potential to service East Boston and the Seaport.

# Recommendations

- **Improved Connectivity:** Building on the 1990 Yards End plan, the Chapter 3 of this PLAN outlines all details for future transportation methods for the Navy Yard, including new privately funded, free shuttles, new bike lanes, and improved pedestrian infrastructure.
- **Adaptive Reuse and Preservation:** The 1977 Charlestown Navy Yard Program for Preservation and Utilization document outlines the urban design guidelines for the Navy Yard. This document governs the rehabilitation of historic buildings, the design review process for new construction, and any and all additional elements of urban design that pertain to the area. The BPDA should continue to use these guidelines to inform development within the Navy Yard.
- **Waterfront Activation:** Signage around the Harborwalk should be updated to provide an agreeable experience for all visitors to the waterfront, per the 2007 Activation Plan.
- **Economic Development:** The City should increase economic activity in the CNY by creating opportunities for small businesses on publicly owned land, per the 1986, 1990, and 2000 plans.
- **Resilience:** PLAN: Implement the recommendations from the Coastal Resilience Solutions for East Boston and Charlestown Phase II.

# Implementation (Chapter 7)

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*Patricia Cafferky, Senior Planner*  
*Astrid Walker-Stewart, Planner*



# Recommendations Table

Breaks down all 90+ PLAN recommendations by:

1. Theme
2. Objective
3. Timeline
4. Implementing Department
5. Strategy

Chapter + Section	Objective	Recommendation	Timeline	Implementing Departments + Agencies	Strategy / Lever
<b>THEME: AFFORDABLE HOUSING</b>					
Ch 2; Sec 2: Housing	Increase affordable housing supply	Update the zoning code to allow housing to densities that will encourage the creation of affordable housing.	Mid-term	BPDA, Zoning Commission, MOH	
Ch 2; Sec 2: Housing	Increase affordable home ownership opportunities	Build new affordable homeownership units for below median-income households	Long-term	BPDA, MOH	
Ch 2; Sec 2: Housing	Increase housing opportunities for all family types	Prioritize the creation housing units with 3+ bedrooms for larger households.	Long-term	BPDA, MOH	
Ch 3: SS+RA Planning Framework	Increase affordable housing supply	Utilize city land for affordable and mixed income housing development	Mid-term	BPDA, MOH	
Ch 3: SS+RA Planning Framework	Increase affordable housing supply	Update zoning with a density bonus for housing around MBTA stations	Short-term	BPDA, Zoning Commission	
Ch 2; Sec 2: Housing	Reduce housing discrimination	Use Boston's Affirmatively Furthering Fair Housing zoning ordinance to strengthen fair housing and anti-discrimination efforts.	Ongoing	MOH	
<b>THEME: ARTS AND CULTURE</b>					
Ch 2; Sec 7: Arts + Culture	Create more opportunities for public art	Add public art in Charlestown, with attention to the historic core, the Lost Village, and areas west of Rutherford Avenue.	Mid-term	MOAC, BAC	
Ch 2; Sec 7: Arts + Culture	Make arts and culture opportunities more accessible	Update zoning to reduce restrictions on arts and culture uses in Multifamily Residential (MFR), Local Convenience (LC), Neighborhood Shopping (NS), and Local Industrial (LI) subdistricts across the neighborhood	Short-term	BPDA, Zoning Commission	
Ch 2; Sec 7: Arts + Culture	Protect local artists	Identify gaps Citywide in affordable work space for various creative uses - especially for uses that are currently at risk of losing space or cost-burdened - to ensure the long-term viability of the arts and culture economy in the City	Short-term	MOAC, BPDA	
Ch 2; Sec 7: Arts + Culture	Secure creative spaces	MOAC should continue to participate in development review to ensure that the spatial and programming needs of arts and culture uses are considered and accommodated in new private development. The creation of more artist work space and affordable musician rehearsal space are priorities.	Ongoing	MOAC, BPDA	
Ch 2; Sec 7: Arts + Culture	Secure cultural infrastructure	Implement the coming recommendations of the MAPC's Making Space for Art study	Short-term	MAPC, MOAC	
Ch 2; Sec 7: Arts + Culture	Support existing artists	Maintain existing cultural assets and artist presence in Charlestown	Long-term	MOAC	

**TO BE ADDED IN FINAL PLAN**

# Planning Advisory Council (PAC)

*“The Planning Advisory Council (PAC) is leading the way on plan implementation, with the mission is to coordinate a vision for Boston’s future and create accountability for delivering on that vision.*

*The council is primarily composed of Cabinet officials whose departments impact the built environment, including those overseeing **housing, parks, equity, facilities, arts, and transportation.***

*The PAC ties planning efforts to the City’s capital budgeting process, and serves as a central authority for initiating, reviewing, and implementing citywide planning.”*



# Zoning for the Sullivan Sq + Rutherford Ave Areas

Proposed zoning will codify the land uses and densities proposed in the planning framework in Chapter 3.

## Next Steps:

- A copy of the proposed zoning language will be released for public comment in mid-August.
- There will be a 3-week public comment period.
- BPDA will host virtual 'Zoning Office Hours' on August 21 from 6 - 8 pm to answer any questions from community members about the proposed zoning.



# Questions?

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*Please hold comments to **2 Minutes MAX***



# Next Steps

- The Final Draft PLAN: Charlestown was released July 28th, 2023
  - You can find the final draft PLAN here: <https://bit.ly/DraftPLANCharlestown>
- The Public Comment Period is open until September 1, 2023
  - Survey Feedback form is here: <https://bit.ly/DraftPLANctownSurvey>
- Proposed Zoning
  - A copy of the proposed zoning language will be released for public comment in mid-August.
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