

PLAN: Charlestown

Advisory Group Meeting #2

May 12, 2021

Welcome

Jason Ruggiero, Community Engagement Manager

Meeting Recording

At the request of community members, this event will be recorded posted on the PLAN: Charlestown project webpage at <http://bostonplans.org/PlanCharlestown> for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

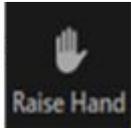
If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

Zoom Tips

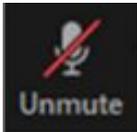
Welcome! Here are some tips on using Zoom for first-time users.
Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time –
Members of the PLAN: Charlestown team will enable the chat at the end.



To raise your hand, click on “Participants” at the bottom of your
screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation –
the host will unmute you during discussion if you raise your hand and
it is your turn to talk



Turns your video on/off

Zoom Etiquette

- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom.
- The chat function will be enabled during the discussion agenda item. (In keeping with convention from in-person meetings.)
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- 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**

Agenda

- Welcome (5 min)
- PLAN: Charlestown and Development Process: South Boston Dot Ave Case Study (40 min)
- April Workshop Recap and Next Steps (40 min)

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

PLAN: Charlestown

PLAN: Charlestown is a neighborhood-wide planning initiative in Charlestown. Guided by Imagine Boston 2030, the planning process will build on earlier planning initiatives and will assess their stated goals for Charlestown. The process will produce a framework to predictably shape the future of Charlestown, and identify opportunities to preserve, enhance, and grow.

Specifically, PLAN: Charlestown will:

- Recommend updates for Charlestown's zoning (Article 62)
- Produce Urban Design Guidelines
- Provide regulations to guide contextually appropriate growth

For all meeting content:

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

PLAN: Charlestown Team

Planning



Ted Schwartzberg
Senior Planner II



Anna Callahan
Planner II



Kelly Sherman
Planner I



Chris Breen
*Urban Renewal
Manager*

Engagement



Jason Ruggiero
Community Engagement Manager

Urban Design



Meghan Richard
*Preservation Planner and
Urban Designer II*



Natalie Punzak
Urban Designer I

Advisory Group Members

Ex-officio Members

Representative Dan Ryan

Senator Sal DiDomenico

Councilor Lydia Edwards

Councilor Annissa Essaibi George

Councilor Julia Mejia

Councilor Michelle Wu

Melissa Brennan

Brian Callahan

Mary Chippa

Amber Christofferson

Sarah Coughlin

Elaine Donovan

James Donovan

Karie Everett

Shannon Fitzgerald

Anda French

Tina Goodnow

Julie Hall

Intiya Isaza-Figueroa

Nancy Johnsen

Chris Kuschel

Joanne Massaro

Mary McCarthy

Ryan McCarthy

Lisa McGoff-Collins

Zaire Richardson

Niko Skiadas

Phil Smith

Paul Sullivan

Karson Tager

Stephanie Ward

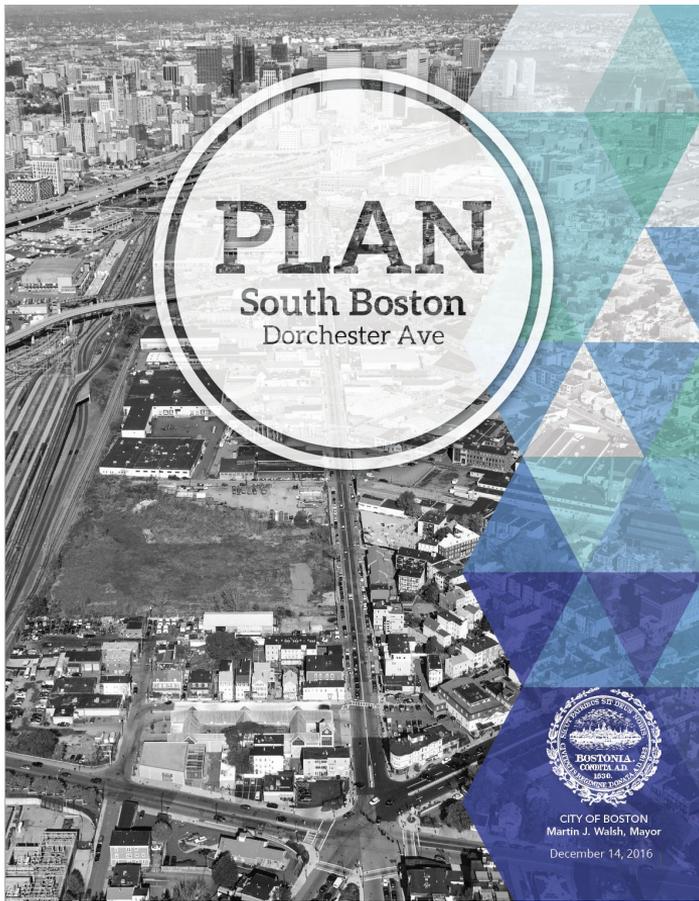
Amanda Zettel

PLAN: South Boston Dot Ave A Case Study

Anna White, PLAN: South Boston Dot Ave Advisory Group Member

Mary Knasas, Senior Planner III

Mark McGonagle, Community Engagement Manager

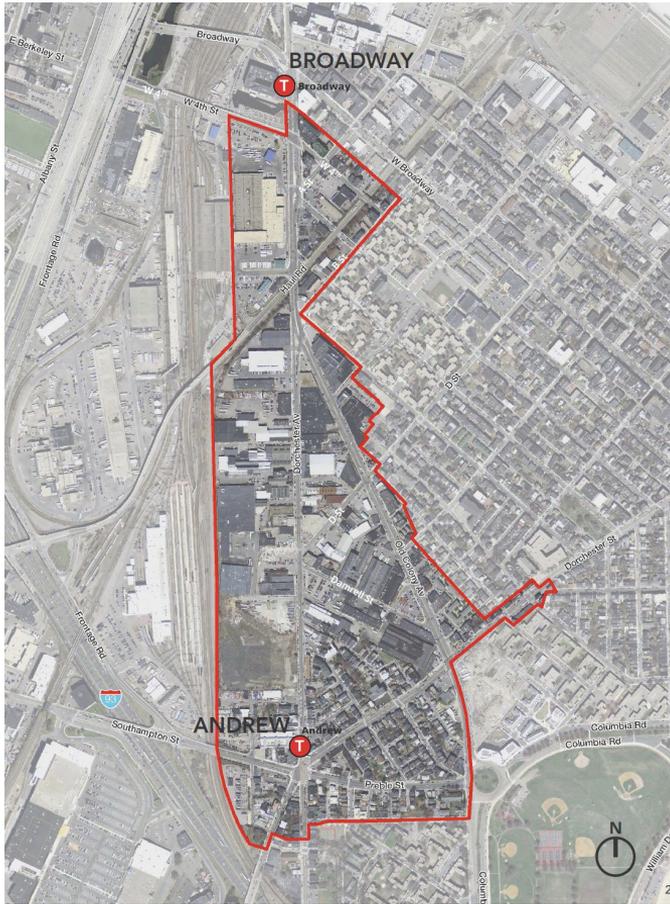


PLAN Dot Ave Process

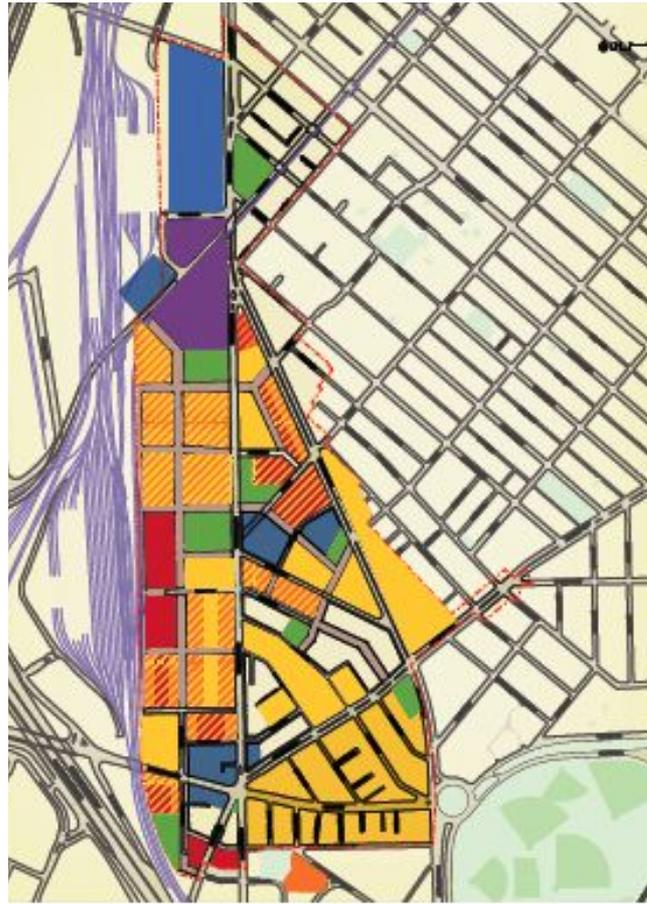
- July 2015**
PLAN: Dot Ave Open House Kickoff
- October 2015**
Visioning and Planning Workshops
- May 2016**
PLAN: Dot Ave Drafted
- December 2016**
PLAN: Dot Ave Approved

Development Review Process

- 2010**
Washington Village Community Process Began
- October 2015**
Washington Village PDA Filed
- August 2016**
Washington Village PDA Approved



PLAN: South Boston Dot Ave Site Area

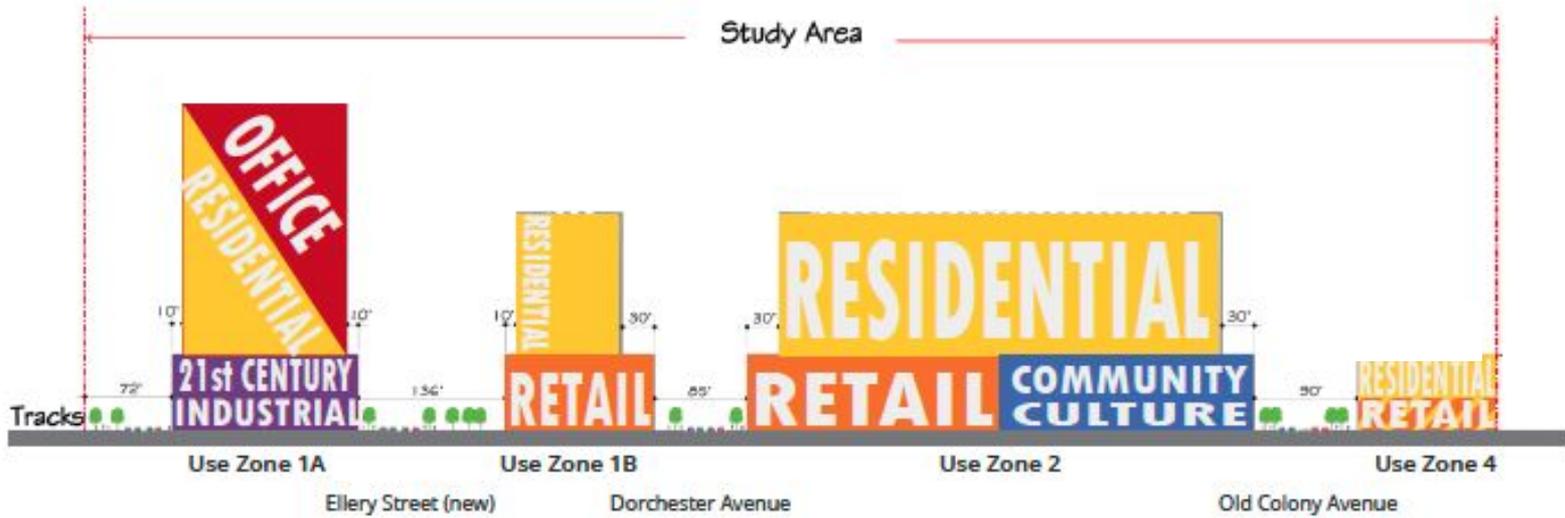


- | | | | |
|---|--|---|---------------------------|
|  | Residential |  | Industrial |
|  | Retail/Services |  | Civic Space |
|  | Offices |  | Open Space |
|  | Ground Floor Retail + Residential |  | Open space + Residential |
|  | Lite-production with public exhibition space, public maker space |  | Residential + Civic space |
|  | Ground Floor Retail + Office |  | Offices + Industrial |

PLAN: South Boston Dot Ave Community-generated District Build-Out and Use Mix



PLAN: South Boston Dot Ave Community-generated District Build-Out and Use Mix



PLAN: South Boston Dot Ave Concept, Build-out, and Use Mix

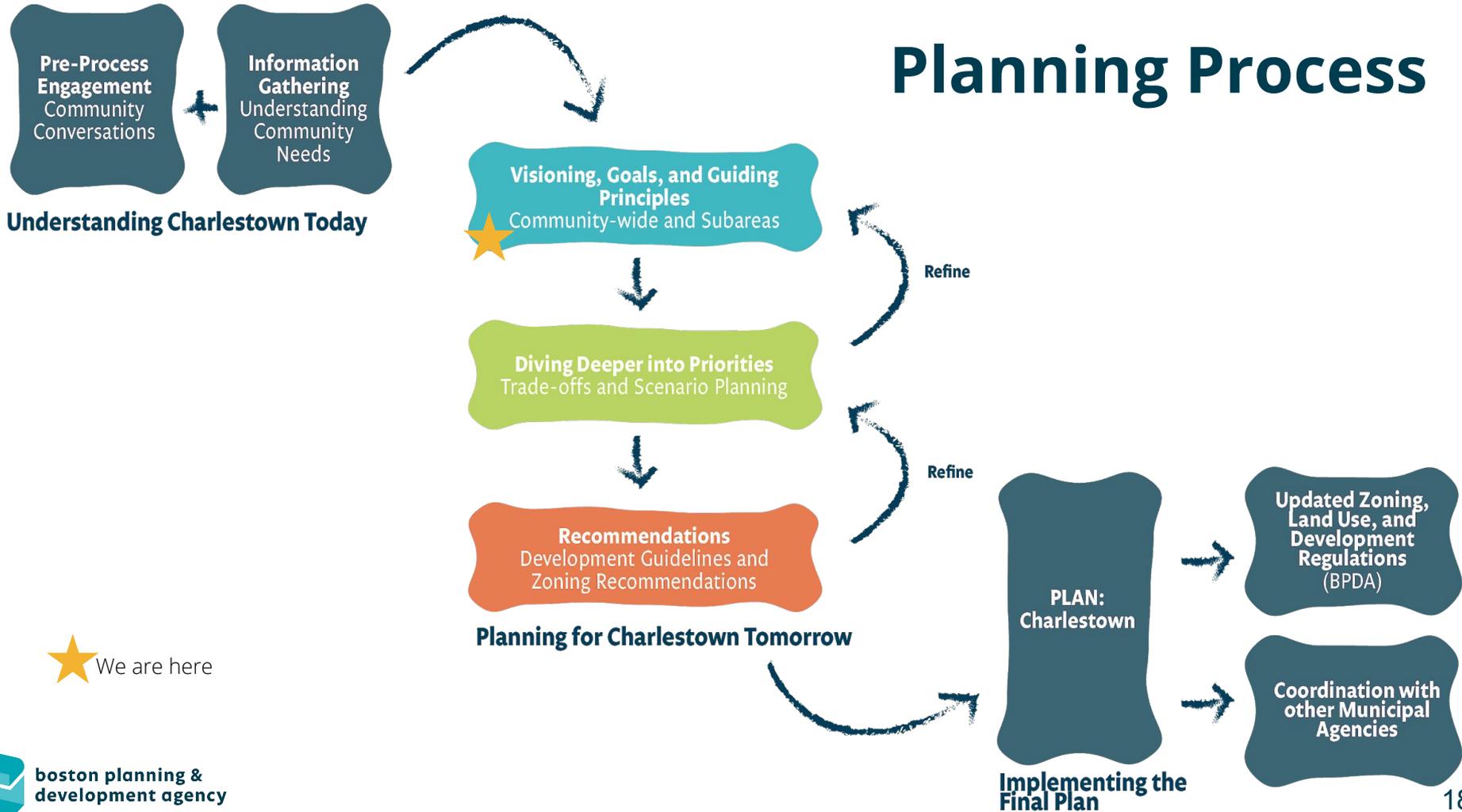
Land Use Through Time Part II

Anna Callahan, Planner II

Did you attend April 7th Workshop? (Land Use Through Time Part II)

Zoom Question

Planning Process



 We are here

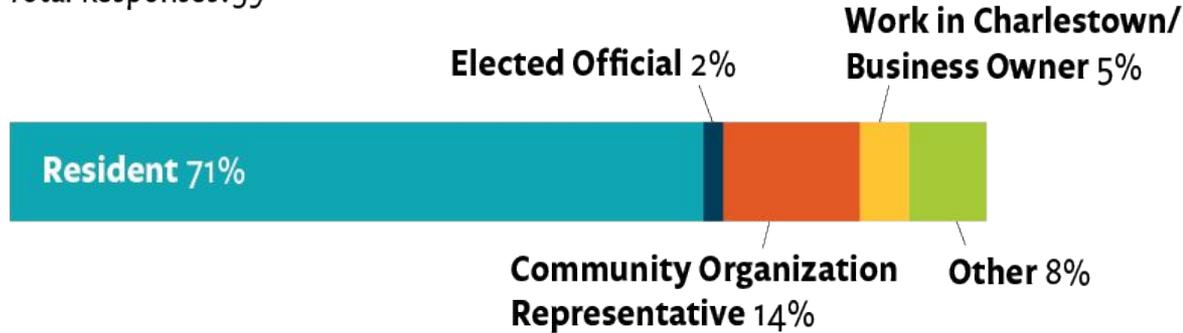
At the last workshop....

- **Reviewed feedback** from Land Use Through Time Part I (Paths, Edges, Nodes)
- **Began imagining a collective vision** for the future of Charlestown and discuss how these districts can help achieve this vision (hopes and concerns for 2040)
- **Reached initial consensus** on subareas/districts for PLAN: Charlestown (Breakout rooms)

Who was in the room?

What primary hat are you wearing?

Total Responses: 59



How familiar are you with PLAN: Charlestown?

Very Familiar 17%

A Little Familiar 26%

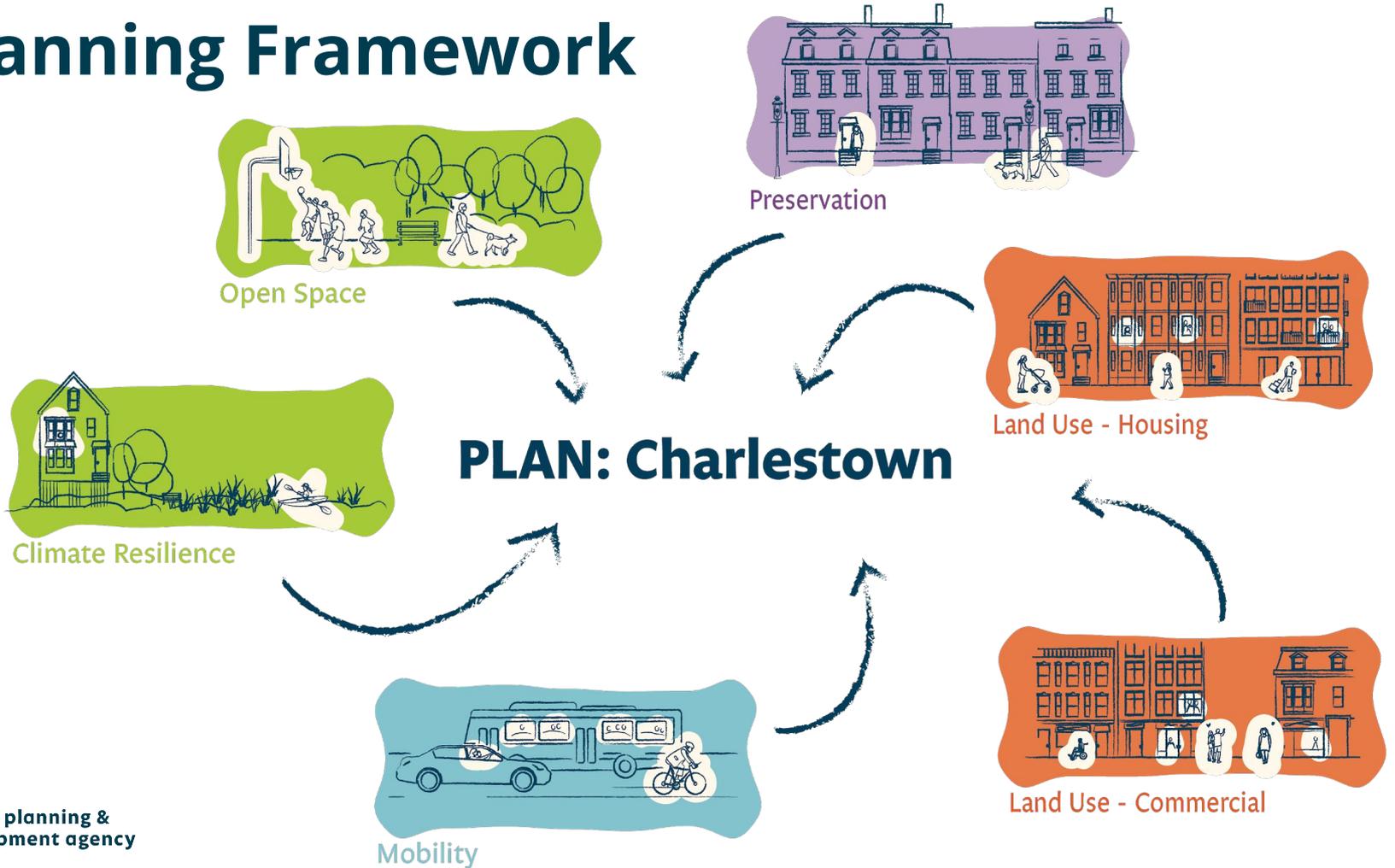


96 total participants

83 people on Zoom

13 responses from
post-workshop survey

Planning Framework



Community 18%

A more diverse, equitable, and inclusive community | Friendly neighbors | All ages | Less transient | United

Resiliency 5%

Flood Resilience

Open Space 18%

More open space, trees, and waterfront access

Other 8%

Hopes

Total Responses: 83

Preservation 10%

Preserve character, neighborhood feel, and historic buildings

Mobility 29%

Improved connectivity in and out of Charlestown | Better public transit | Walkable | Bike lanes | Car-less | Safe to move around

Land Use 17%

Affordable housing | Revitalized retail on Main St | More restaurants | Sullivan Sq revitalized | No overbuilding | Less NIMBY



Community 11%

Loss of identity |
Becoming a bedroom
community | Hollowing
out of community |
Lack of diversity

Resiliency 8%

Flooding

Open Space 5%

No open space,
Loss of trees

Other 5%

Preservation 6%

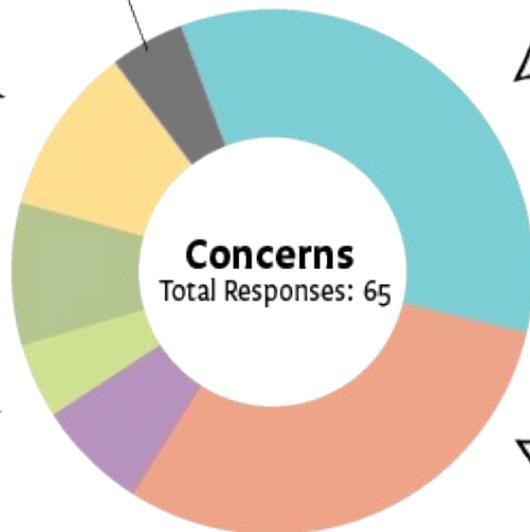
Loss of character |
Charlestown
trapped in time

Mobility 35%

Traffic | Congestion |
Pollution | Too much
parking | Reckless drivers |
Not enough parking |
Getting in and out of
Charlestown | Too many
cars

Land Use 31%

Affordability | Overcrowding |
Getting priced out | Not
enough family housing |
Gentrification | Falling property
values | Unregulated
development and population
growth



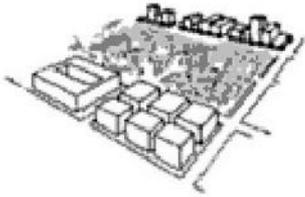
Concerns

Total Responses: 65



Districts

Defined areas with shared characteristics that people move into and through



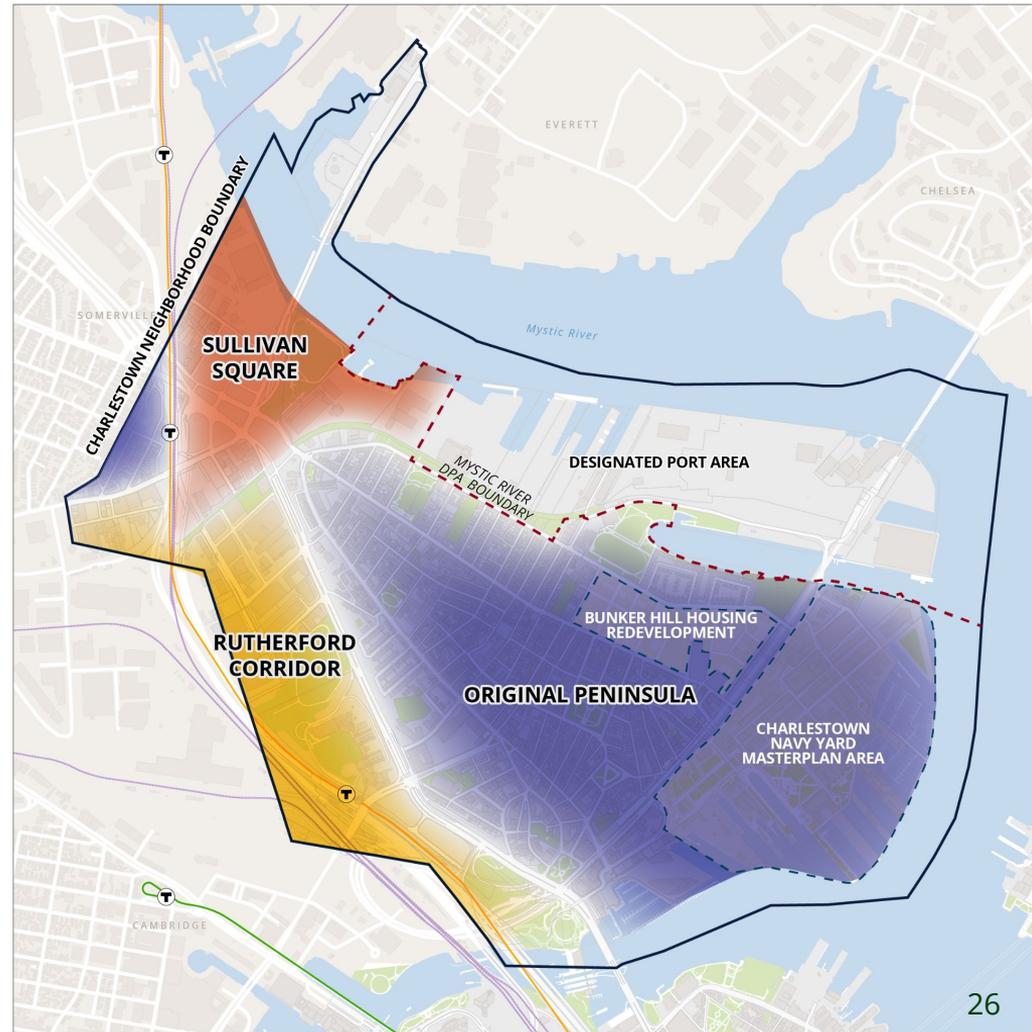
Why divide into draft subareas?

- Most people **already think of their community in districts** and nodes.
- Some areas may have **different needs or concerns for the future** (i.e. flood resiliency, new growth, preservation of historic character).
- **Provides a framework** to drill down into these specific issues and priorities
- Allows for **a more customized approach** to addressing the varying priorities of different subareas.

Draft subareas for discussion

What information did we use?

- Current use and restrictions
- Community input on future use from previous activities and plans
- Public v. private land ownership
- Past and present development proposals



What did you say?

Yes, I think about Charlestown [as] these sub areas (ex. Original Peninsula, Sullivan square, Rutherford corridor.) These areas have distinct needs and distinct challenges from each other; however each subareas' development impacts one another so needs to be given equal importance.

- Response from post-workshop survey

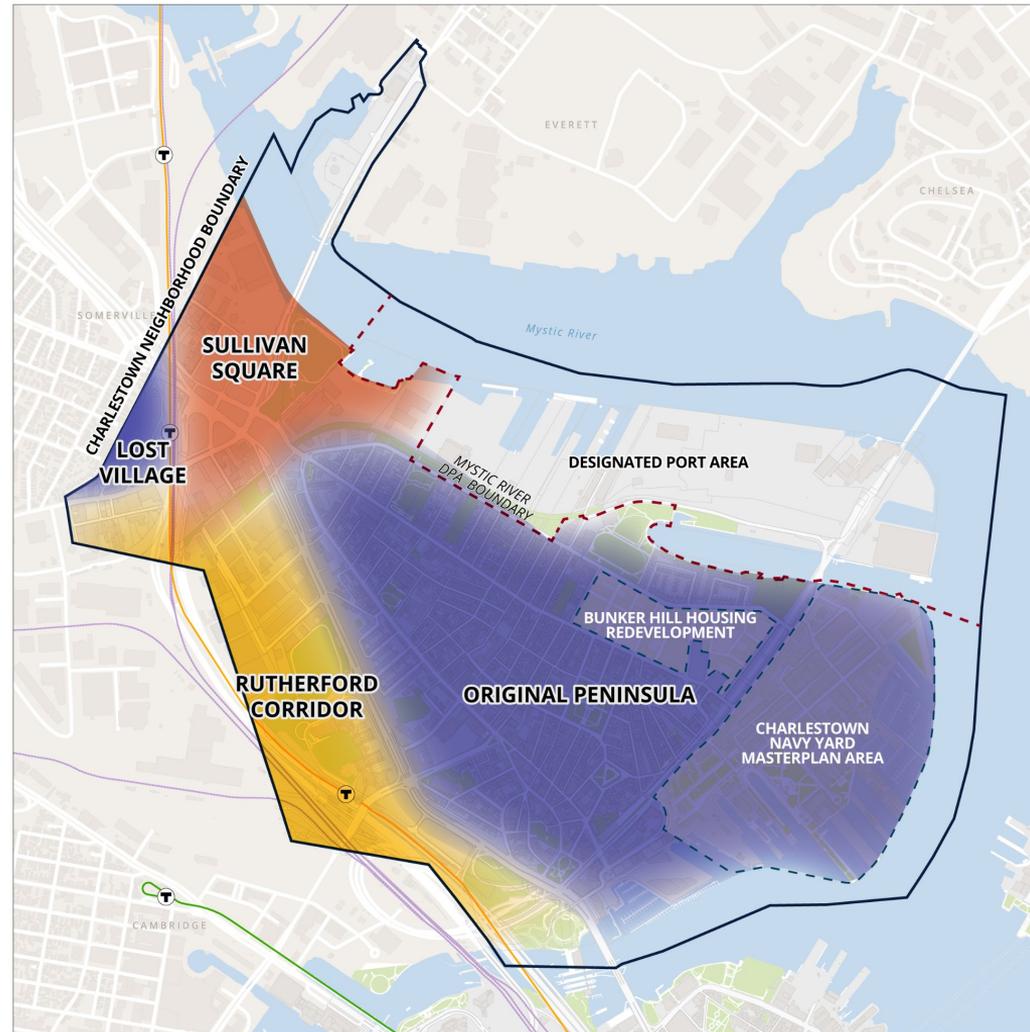
What did you say?

- **Consider renaming Original Peninsula to Breed's Hill.** Sullivan Square and the Lost Village were both parts of the original Charlestown peninsula. The current draft subarea names take away from that history.
- **Create additional subdistricts around commercial corridors and areas,** such as Bunker Hill Street, Main Street, and Washington Street, to highlight that they have different goals than the residential areas.
- **Identify the Lost Village as its own subarea.** Participants also want to bring this area into the rest of Charlestown.
- **Consider incorporating the Neck into the Original Peninsula subarea.**

What did you say?

- **Consider renaming Rutherford Corridor.** Corridor suggests a place to pass through rather than a destination. Rutherford Avenue should become the “new front door” to Charlestown.
- **Redevelop and improve Sullivan Square into a gateway.** This should be the main focus of the planning initiative. It is currently perceived as primarily commercial with significant vacancy.
- **Consider separating Rutherford Corridor into two subareas:** Bunker Hill Community College/Hood Park and Sullivan Square.
- **Consider including the Designated Port Area (DPA) in this planning process** as a way to retain good jobs.

Draft subareas for discussion - *Revised*



What did we change?

- Shifted subarea boundaries to better represent a continued focus on connections and impacts between subareas.
- Add Lost Village as Subarea

To be addressed at later workshops / public meetings:

- Further districts within these three main subareas

Questions for the Advisory Group:

- Should the Original Peninsula be renamed to Breed's Hill?
- Should Rutherford Corridor be renamed? (to Rutherford District, Rutherford Avenue, or something else!)
- Is "Lost Village" the appropriate name for this area?
- Is the Neck more appropriate to include within in the Original Peninsula?

Next Steps

Save the Date

Next Advisory Group Meeting: **July**

Next Workshops: **Planning Places**

May 26th (Rutherford Avenue & Sullivan Square subareas)

June 23rd (Original Peninsula and Lost Village subareas)

- “What do we want these areas to look like?”
- “What type of development(s) do we need to accommodate our goals and priorities?”
- “How do we preserve the elements of the historic peninsula that we really love?”

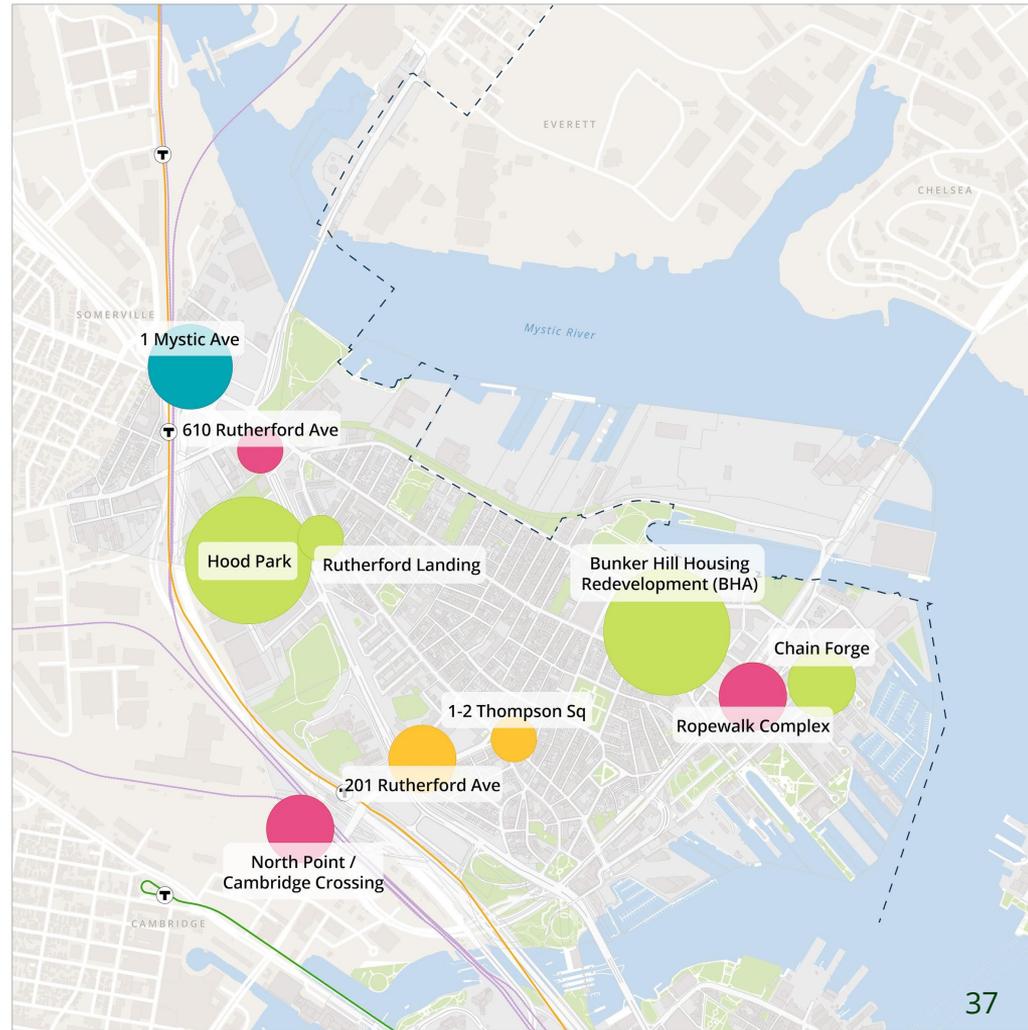
Appendix

Development Proposals

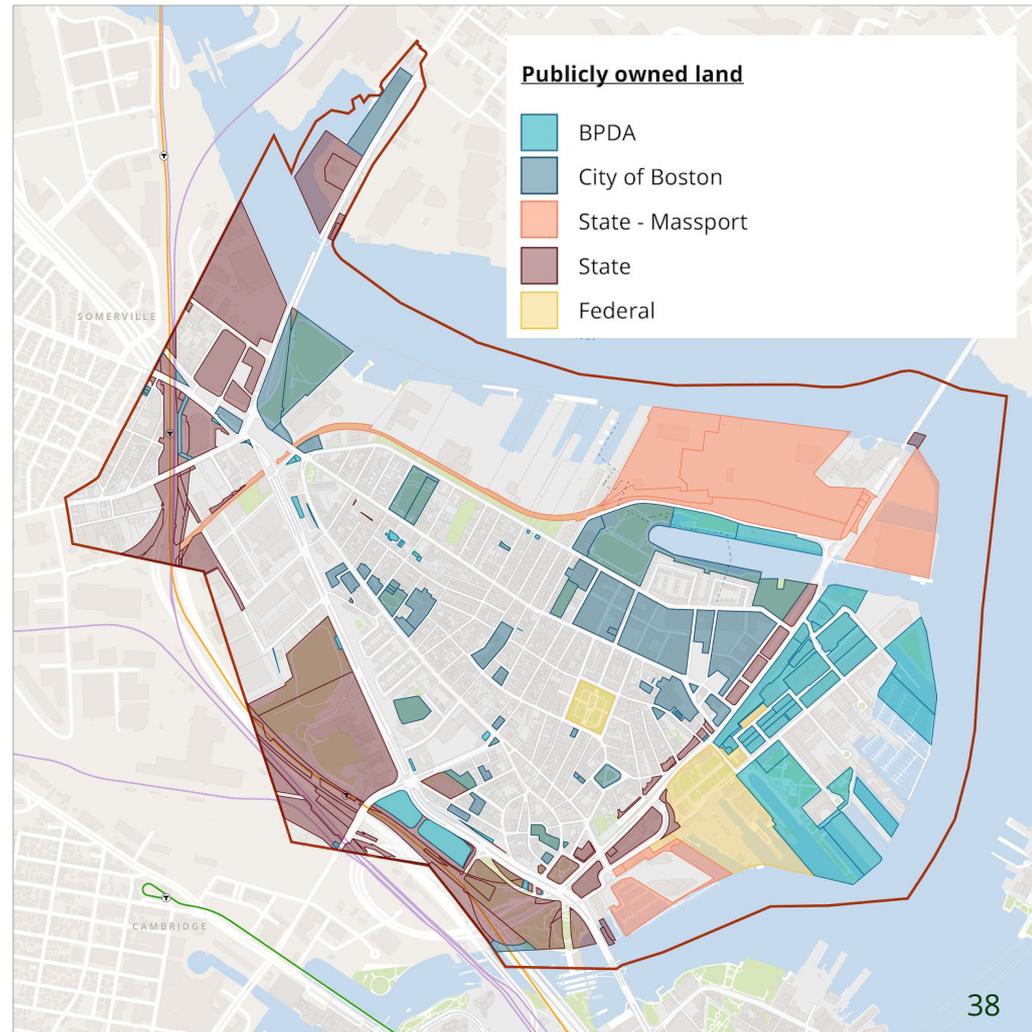
Article 80 Projects

- Letter of Intent
- Under Review
- Board Approved
- Under Construction

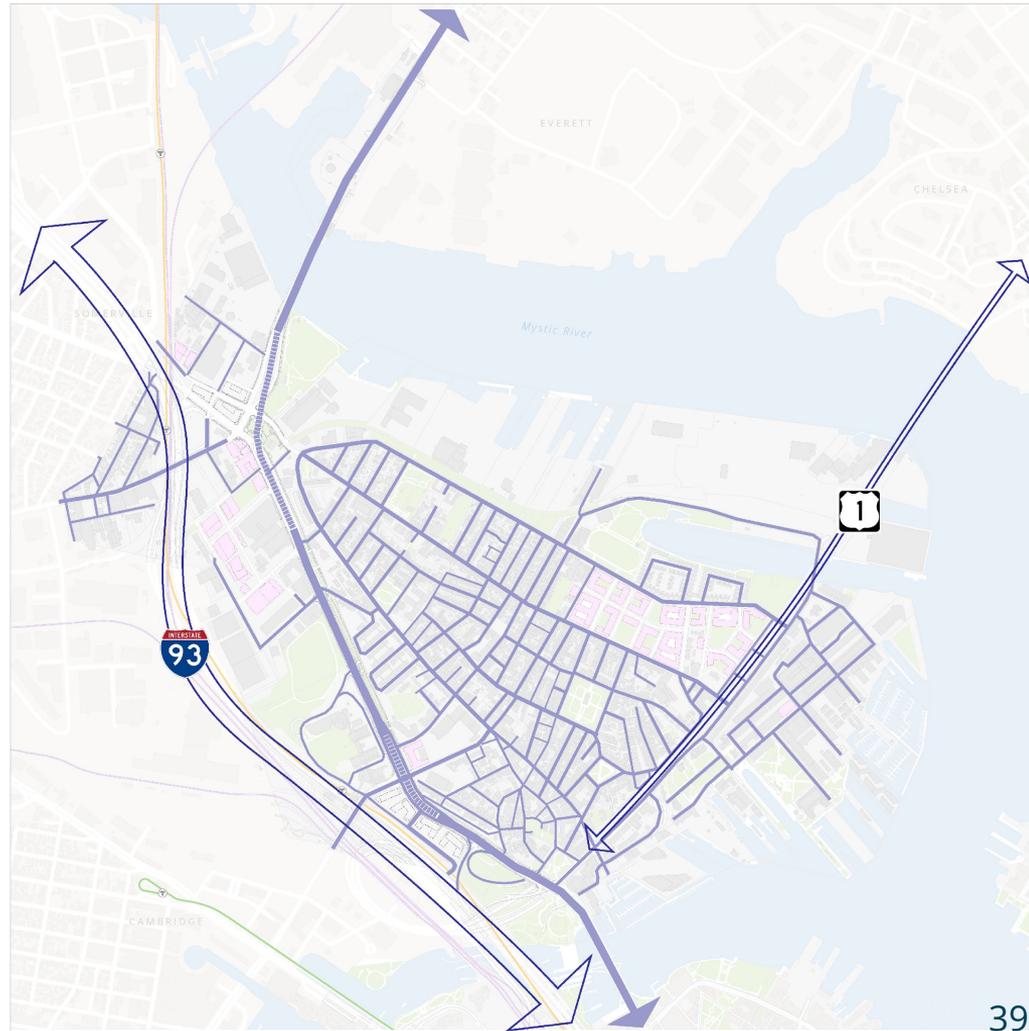
- Small Project
- Large Project
- Planned Development Area (PDA) / PDA Masterplan



Public Ownership

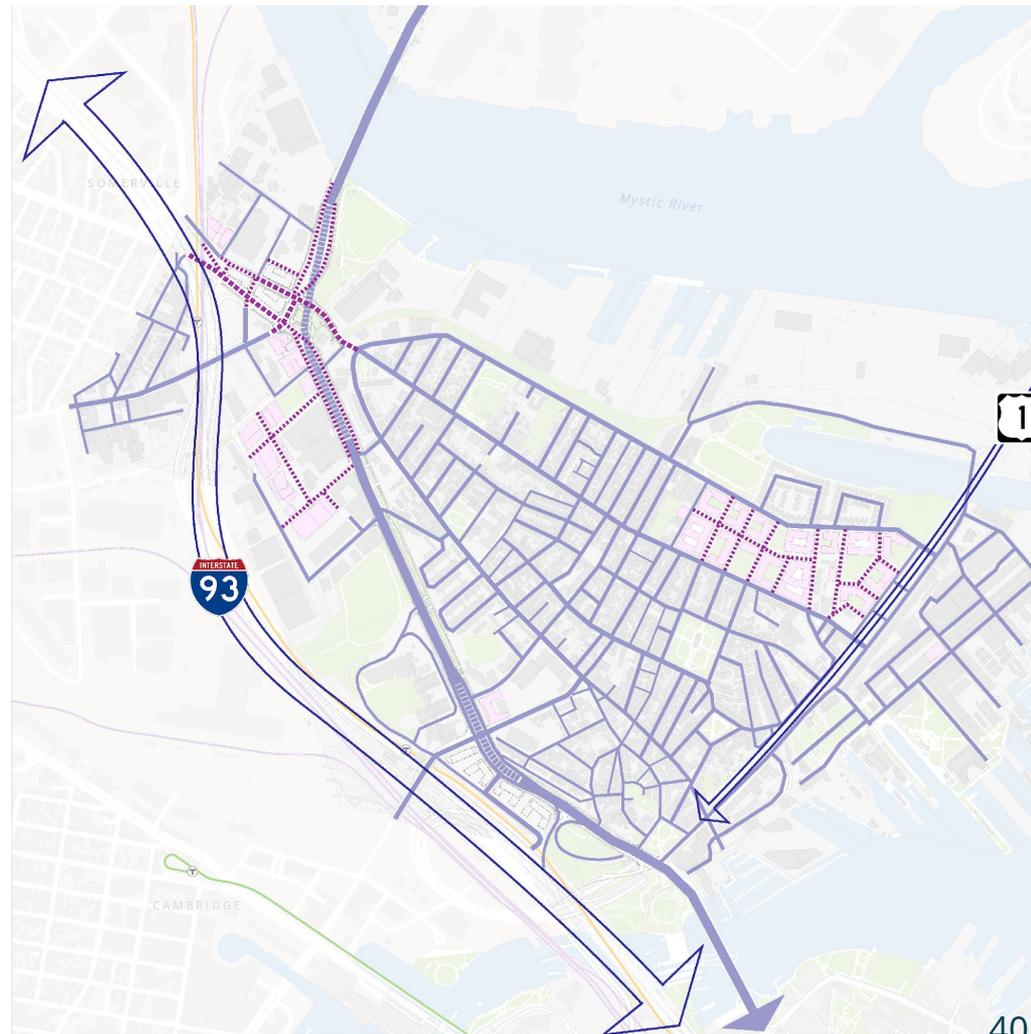


Current Network



Planned Network

- Includes:
 - Sullivan Square & Rutherford redesign
 - New streets in Hood Park and Bunker Hill Housing



Future Network?

Future workshop discussions:

- Extend the grid?
- What infrastructure investments (bridges, public parks, etc.) would be needed to significantly increase development capacity?
- Where should development go?

**Inner Belt
Brickbottom Plan
Dec. 2013**



**Potential
New
Roadways**

**NorthPoint
Final Development Plan
Jul. 2016**

LEGEND
200 Height Parks in Cambridge