

Charlestown Navy Yard Community Meeting

December 12, 2018



Meeting Agenda

- 1. Overview of Charlestown Navy Yard Activation Plan
- 2. Presentations
- 3. **Q&A**



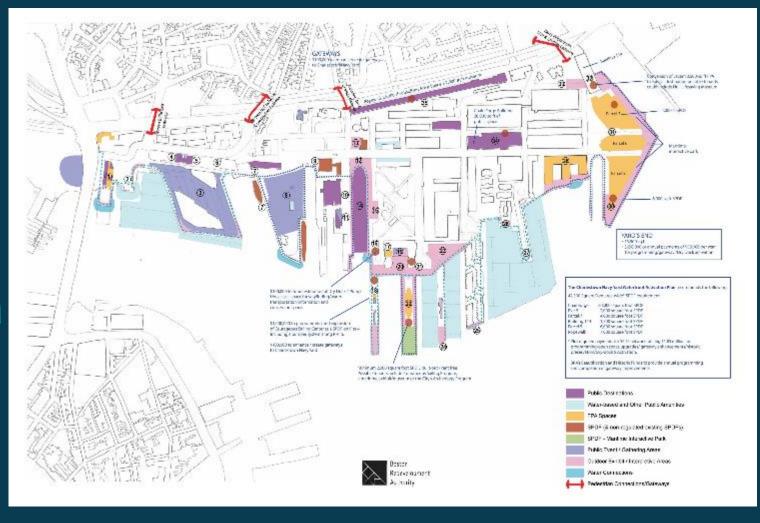
How to provide feedback

- Tonight's Q&A
- 2. Fill-out and submit comment card(s)
- 3. Submit comments to Jason Ruggiero, BPDA Community Engagement Manager
- Comment submission deadline:
 December 31, 2018

My comment is for:		
□ Anthem Group	☐ Balance Architects	s 🗆 D.C. Beane
□ SeaBoston	☐ Upton + Partners	☐ U.S.S. Constitution Museum
Comment:		
l am a	inace Owner . □ Devel	loner City Staff C Other
□ Resident □ Bus	iness Owner 🗆 Devei	loper □ City Staff □ Other:
Please submit your comment(s) to:		
Jason Ruggiero, BPDA Community Engagement Manager jason.ruggiero@boston.gov 617.918.4383		
Please submit comments by: December 31, 2018		



Waterfront Activation & Public Realm



2018 Charlestown Navy Yard Waterfront Activation Proposal

THE ANTHEM GROUP



The Anthem Group

- Collection of internationally recognized entities across five primary industries:
 - Placemaking
 - Live Entertainment
 - ▶ Large-scale Event Production
 - Experiential Marketing
 - Hospitality
- Headquartered in Boston, MA
- Active in 70+ markets across five continents



Activation Model

1. Arts

 ArtsCommons (interactive art installation that allows public to interface with art, utilizing shipping containers and rotating exhibits)

2. Entertainment

- ► Theatre/Music space
- Capacity of 500-1,000 (potential for larger/more longer-term option as well)

3. Hospitality

- Primarily driven by a beer garden operated by Anthem Hospitality
- Opportunity for food trucks or pop-up experiences (with Anthem potentially operating or project managing additional food partners)

4. Programming

Daily, weekly and monthly free programming

5. Special Events

Fall Fire Festival, Winter Skating Installation, Summer and/or Holiday Fireworks





ArtsCommons





Philadelphia Navy Yard Pop -Up Beer Garden



Chicago Navy Pier Amphitheater



Brooklyn Navy Yard Brewery



Infrastructure/Development

- Beyond the activation model, the Charlestown Navy Yard needs additional infrastructure and development
- For immediate infrastructural improvements, the following facilitates beautification and creates a usable "venue", sense of space and community:
 - Aesthetic art installations (passive, whereas the ArtsCommons is more interactive)
 - Lighting (both functional and aesthetic)
 - Public realm seating
 - Wayfinding signage
- Building towards what the Charlestown Navy Yard needs and can become





Philadelphia Navy Yard

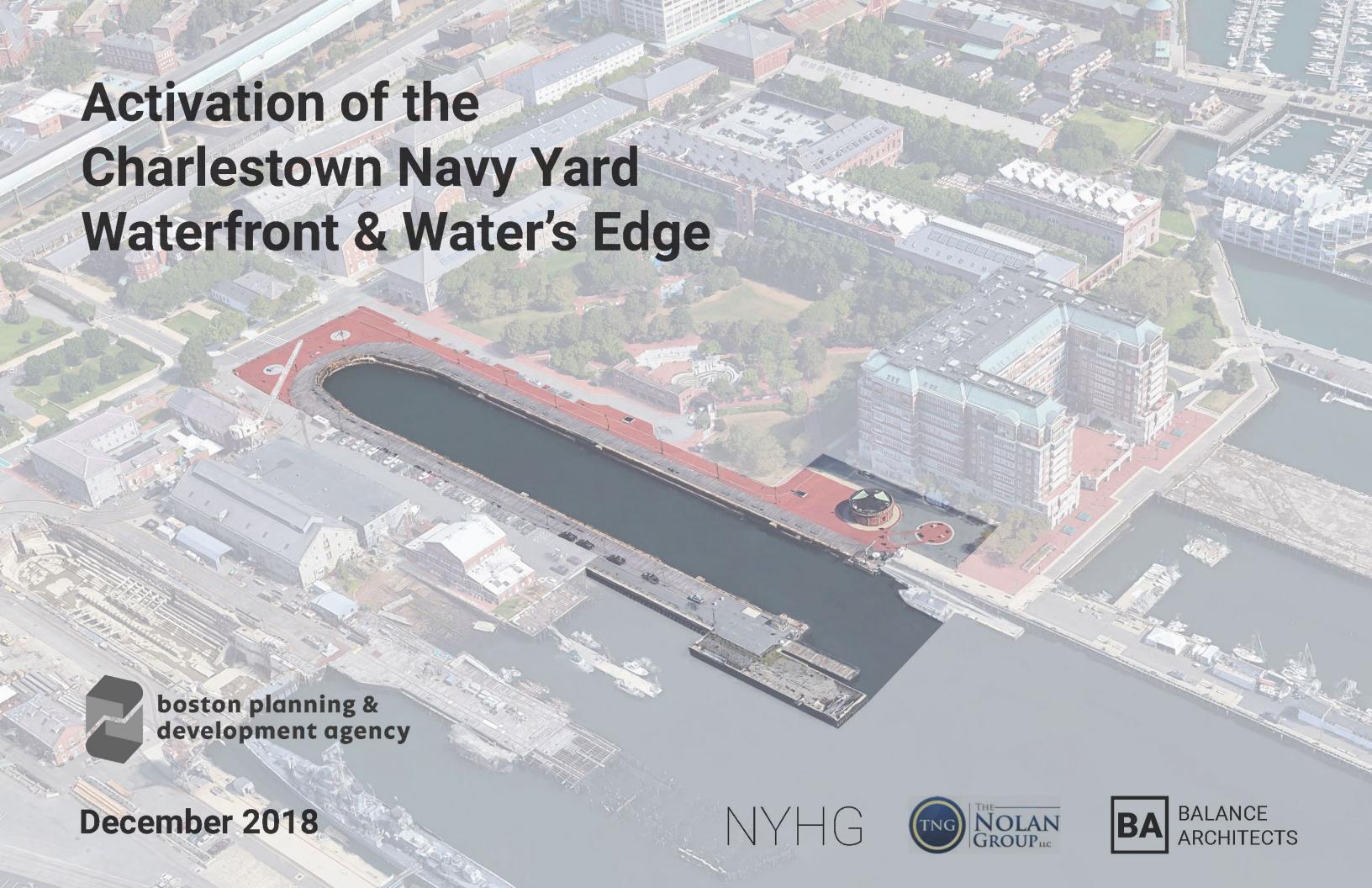


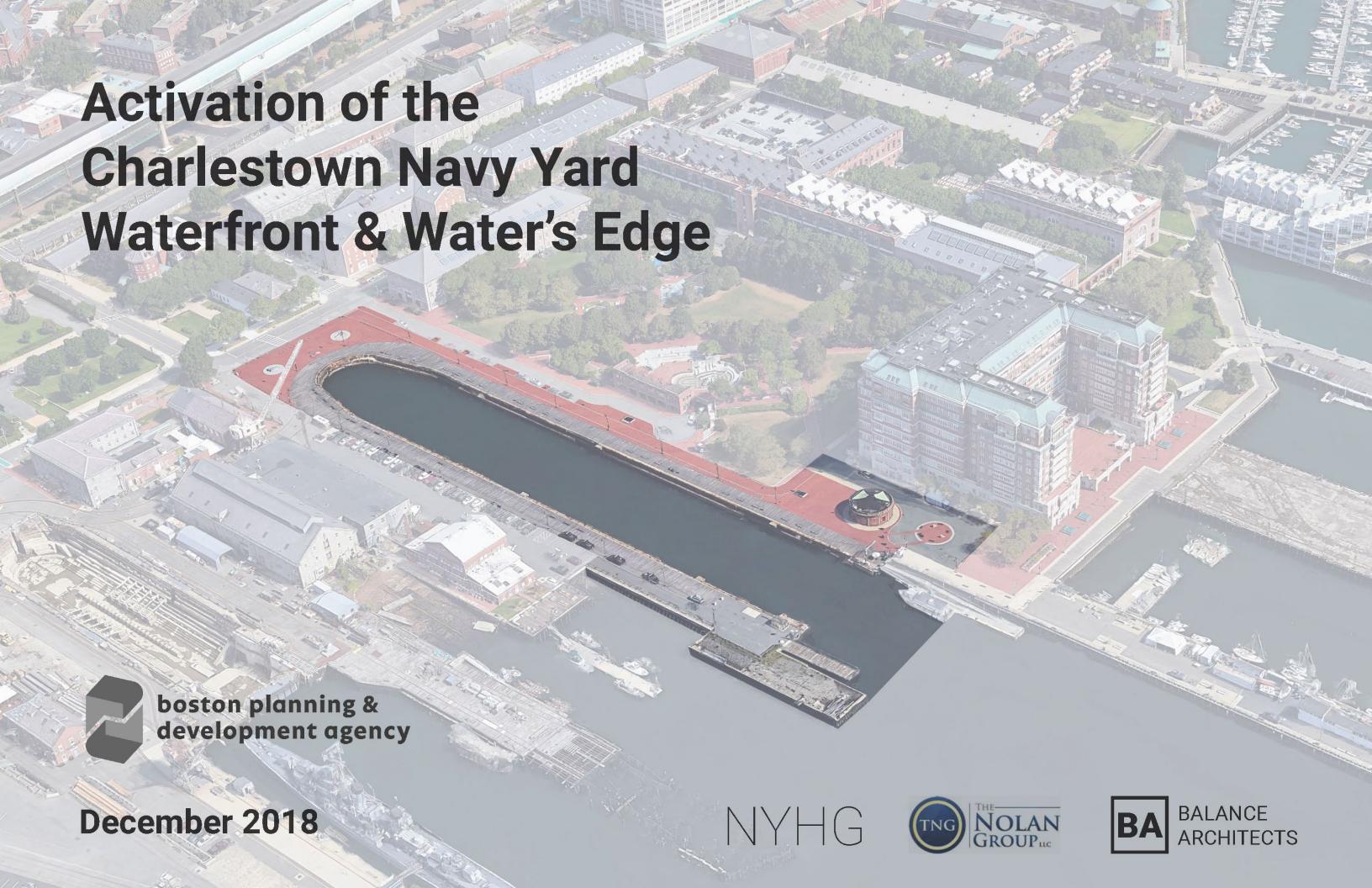
Brooklyn Navy Yard



Norway Navy Yard - Waterfront Promenade









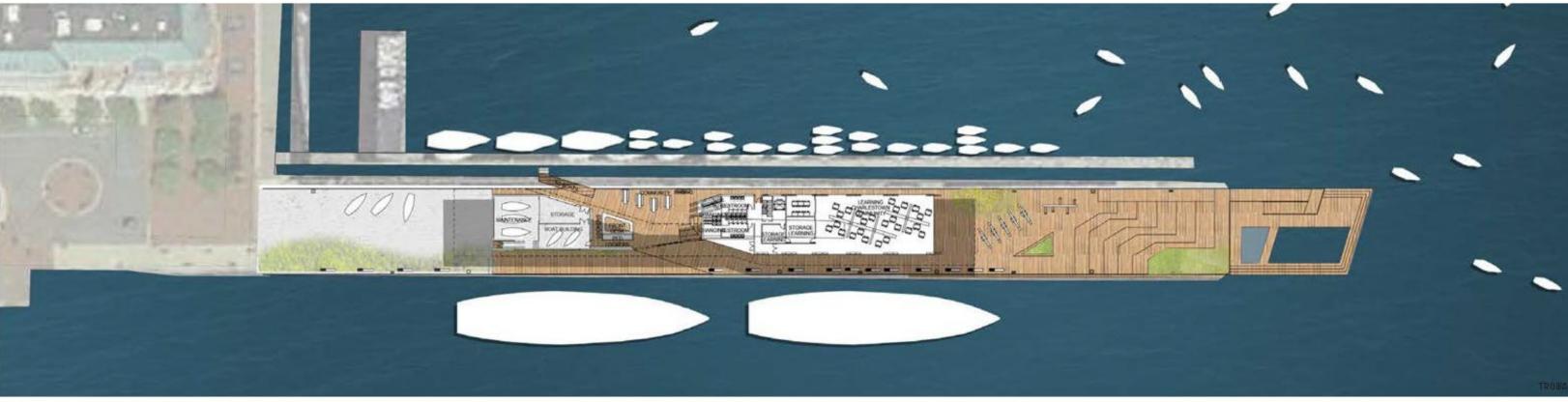




















Pier 6



Pier 6 is a waterfront restaurant destination with panoramic views of the city skyline and Boston Harbor. Our menu highlights many exciting flavors in some of our most classic New England dishes with a focus on fresh seafood and local ingredients.

ReelHouse

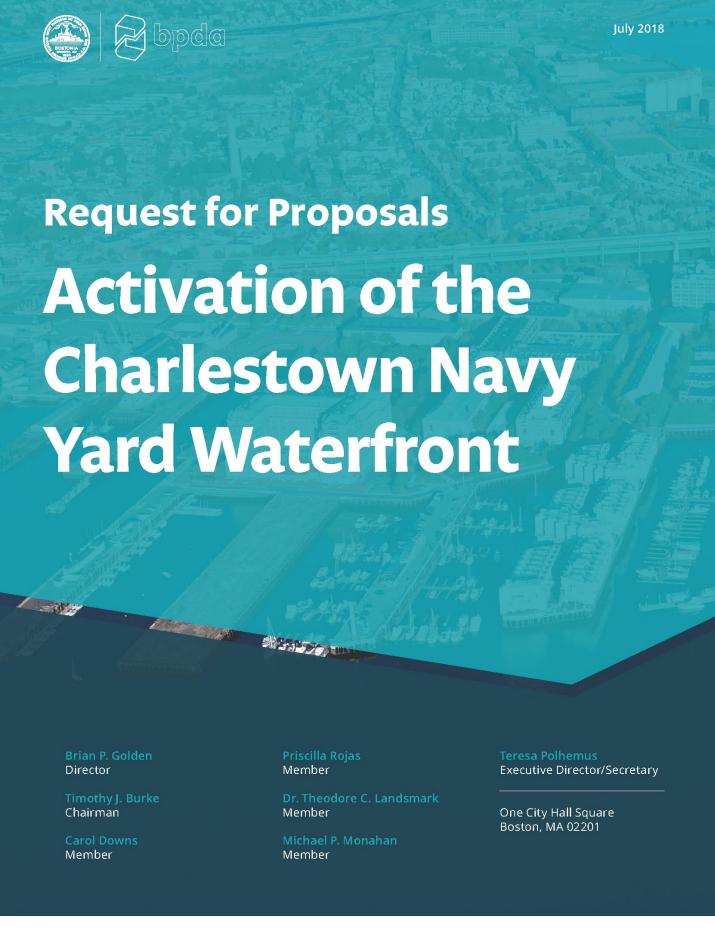


ReelHouse is a harbor side restaurant destination prominently located on East Boston's waterfront. The globally coastal menuled by Chef Marc Orfaly has a focus on seafood with many cultural influences.

Mija Cantina & Tequila Bar



Mîja Cantîna & Tequî la Bar is Boston's premier authentic Mexican restaurant. Located at the entrance to Quincy Market in the world famous Faneuil Hall, our uniquely elegant restaurant is the perfect location for enjoying a tasty summer lunch or a romantic night out



TIME

Highly advantageous when it has been determined that the proposed activity would activate the waterfront year-round

POPULATION SERVED

Diverse populations, in particular those from Boston neighborhoods and adjacent communities lacking a meaningful connection to the water, to the waterfront

BENEFIT TO THE PUBLIC

Provide a high benefit to the public, including the promotion, use, and enjoyment of the waterfront;

CLIMATE RESLIENT

Enhance the Charlestown Navy Yard's resilience to the impacts of climate change and educate the public about climate change

PUBLIC EDUCATION

Educate the public about the history of the Charlestown Navy Yard and Boston Harbor and the marine science of the local waterways

OPERATION

Respondent has demonstrated its ability to execute the proposed activity with the necessary financial and logistical capabilities, insurance and risk

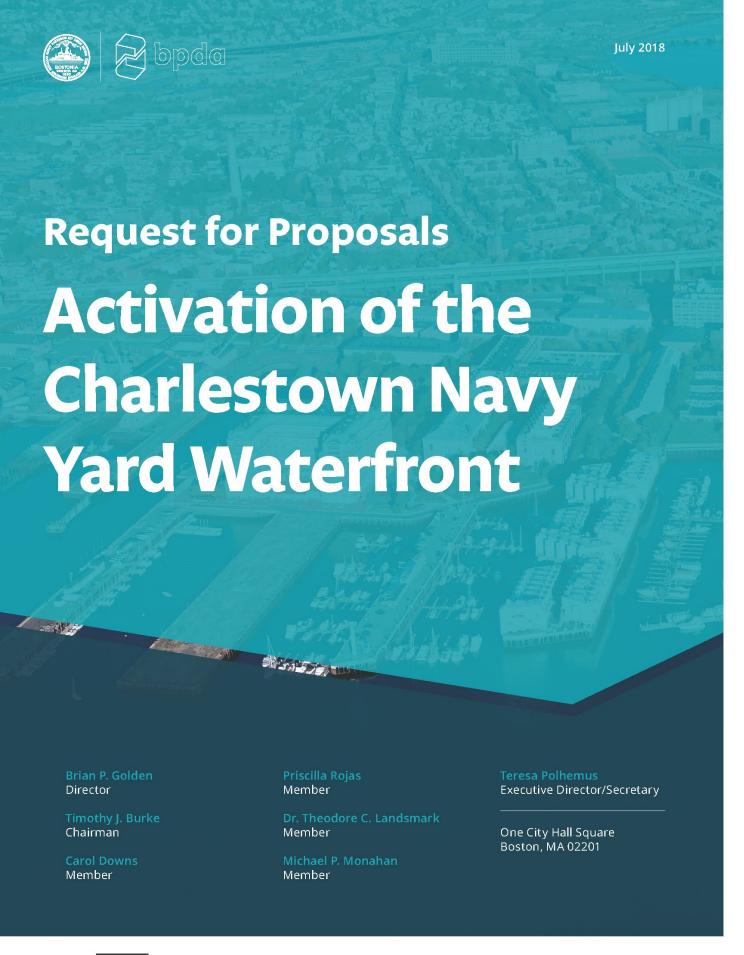




THE RFP

CNY Activation

December, 2018



Short-term license agreement(s) will be entered into with the responsible and responsive proponent(s)

The BPDA is interested in temporary, seasonal, and/or recurring uses and programming that will activate the area and enhance the enjoyment of the CNY, especially on the waterfront and watersheet, including public art, food vending/beer gardens, water-based recreation, and educational opportunities.

Licensee acknowledges this is a temporary license and its occupancy and use is only for a limited interim use.

INSTALLATION



INSTALLATION

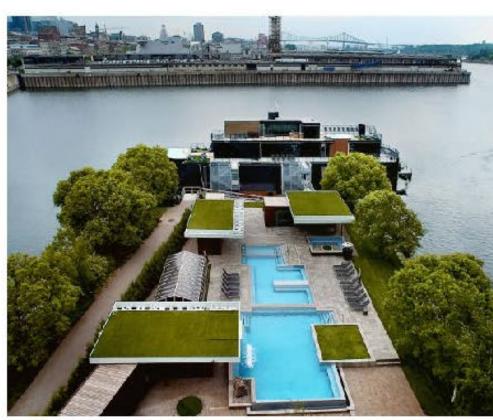












BA BALANCE ARCHITECTS

BOTA BOTA MONTREAL

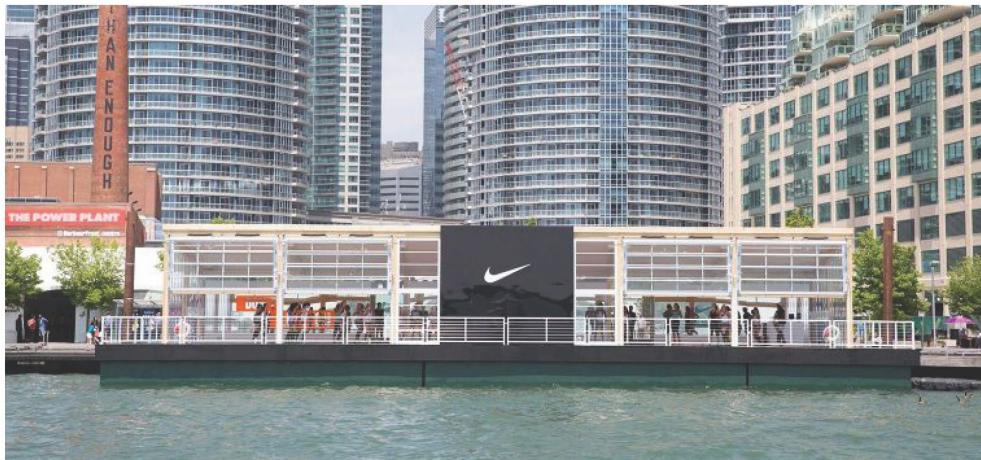
CNY Activation December, 2018













FLOATING FITNESS











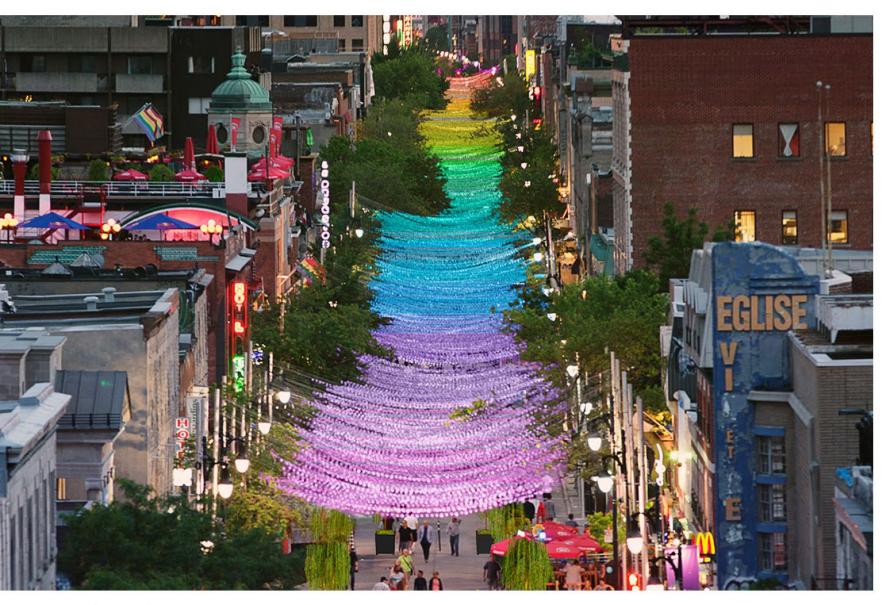


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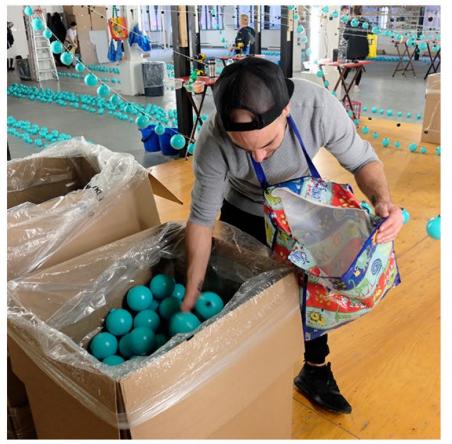


PUBLIC AMENITY

USE TYPICAL AND INEXPENSIVE OBJECTS TO HIGHLIGHT THE NATURAL BEAUTY OF LIVING IN A COASTAL CITY





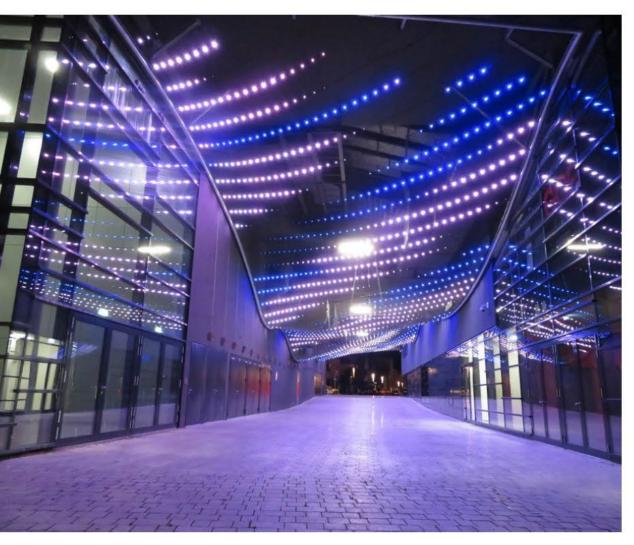


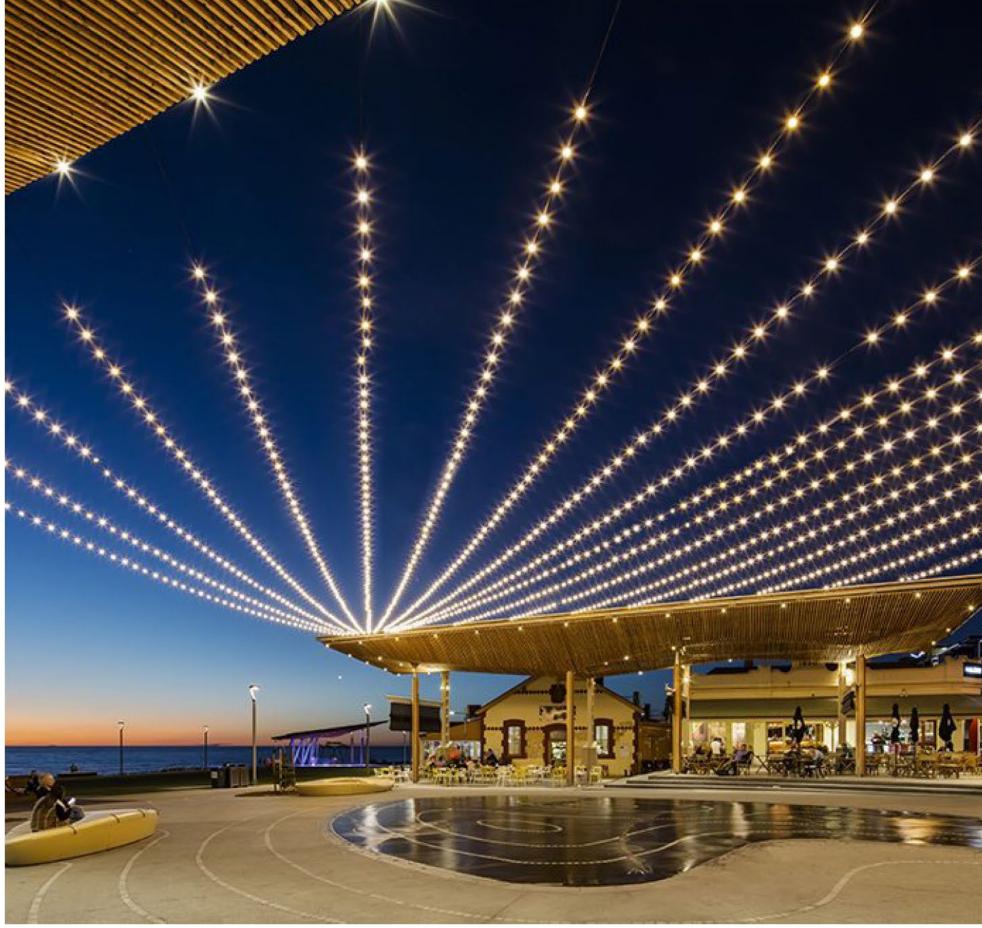




PRECEDENTS - TEMPORARY INSTALLATIONS

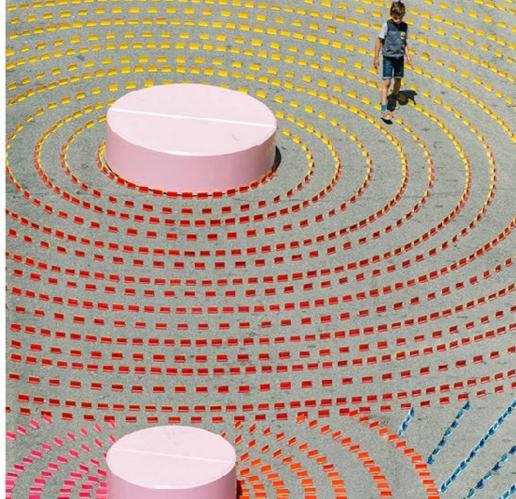
















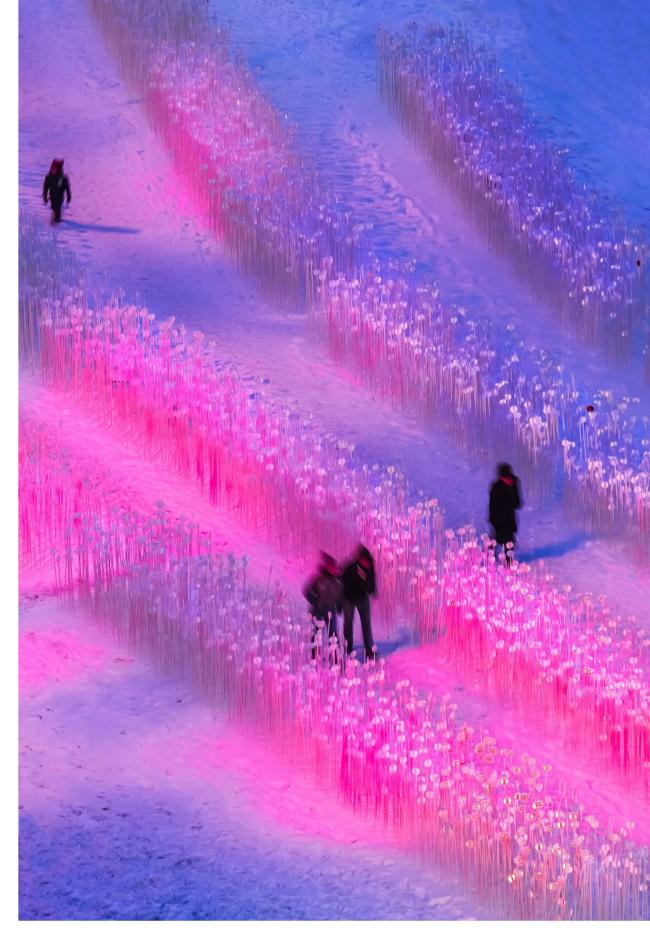


PRECEDENTS - TEMPORARY INSTALLATIONS







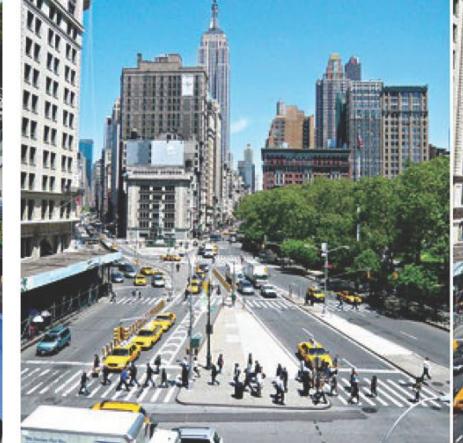




INSTALLATION









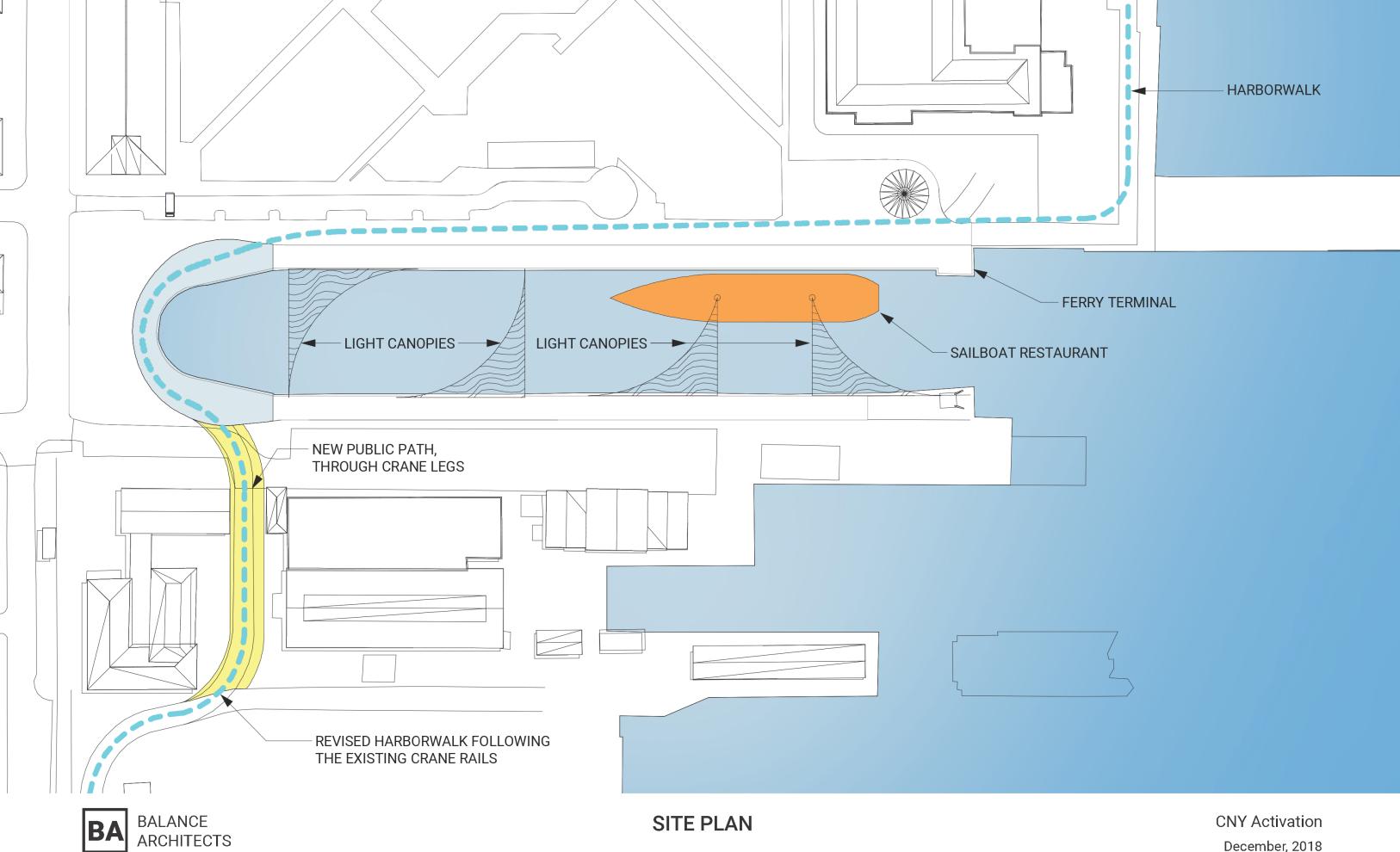






PROPOSAL





December, 2018



1947 COOKS & WELTON CALEDONIA
TALL SHIP - 245'
HALIFAX, NS



RAW BAR AND WINE BAR

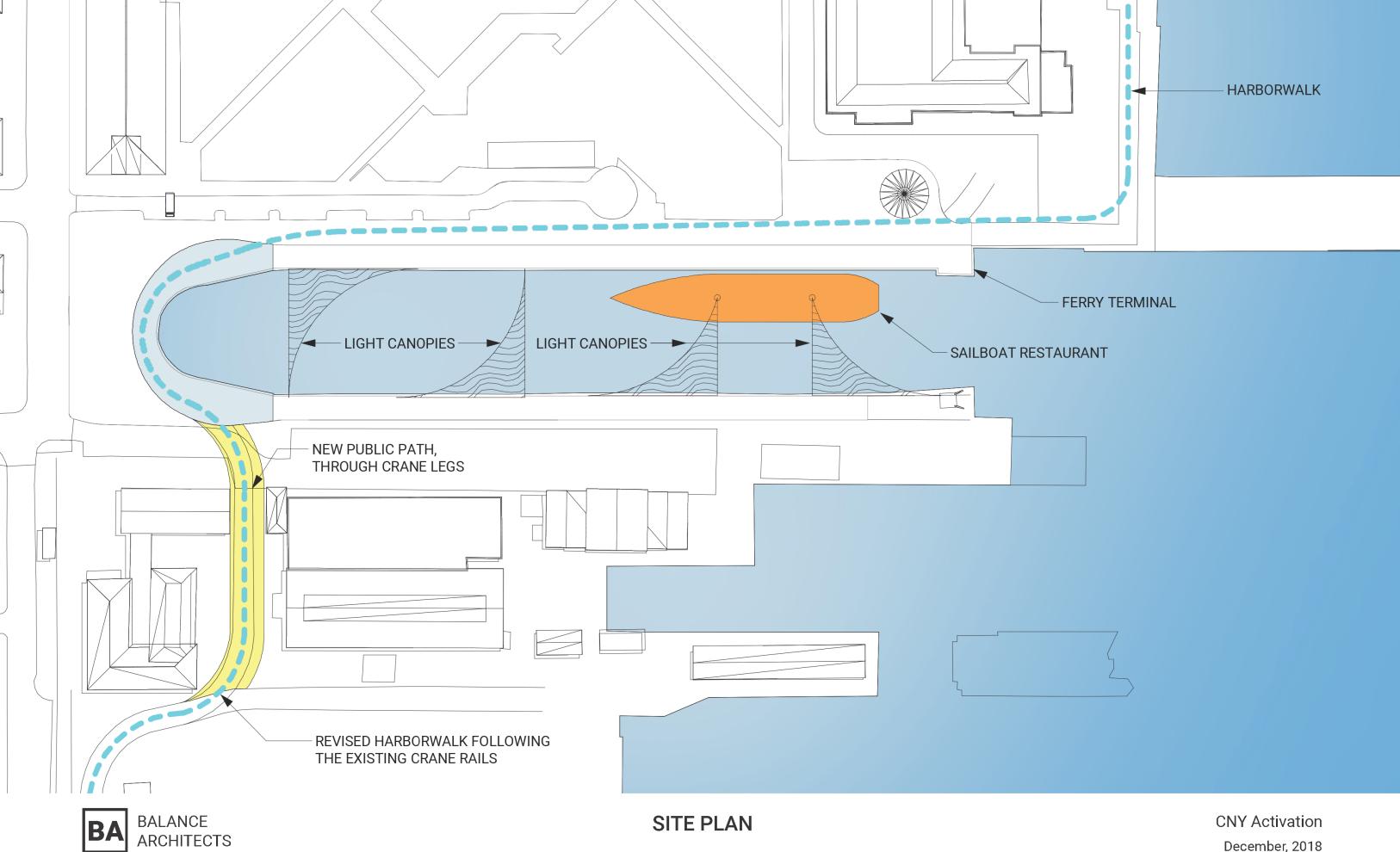






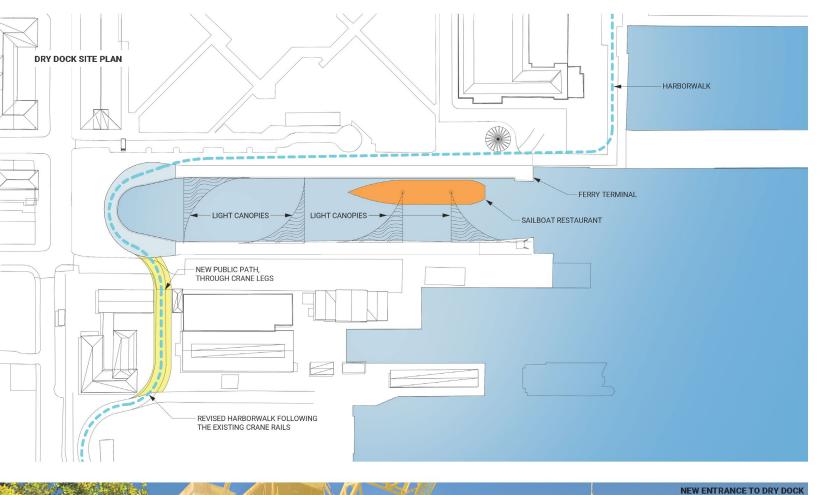






December, 2018















ACTIVATION OF THE CHARLESTOWN NAVY YARD BPDA CHARLESTOWN NEIGHBORHOOD MEETING DECEMBER 12, 2018

Who Are We?









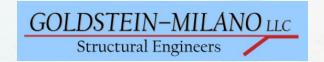












WHY OUR TEAM?

- VESTED INTEREST THIS IS OUR HOME
- COLLABORATION → CONSENSUS → IMPLEMENTATION
- PART OF THE NAVY YARD COMMUNITY FABRIC
- GLOBAL APPROACH TO THE ACTIVATION
- PROVEN PERFORMANCE IN REVITALIZATION
- PROGRESS IS OUR BUSINESS



WHAT ARE WE PROPOSING?

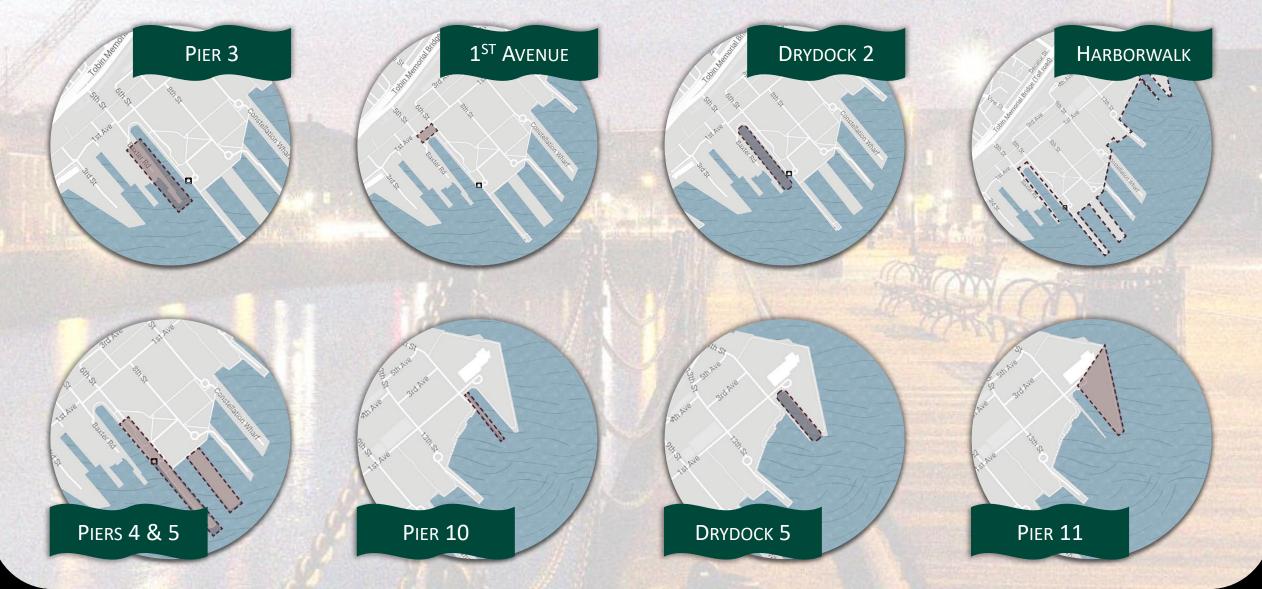




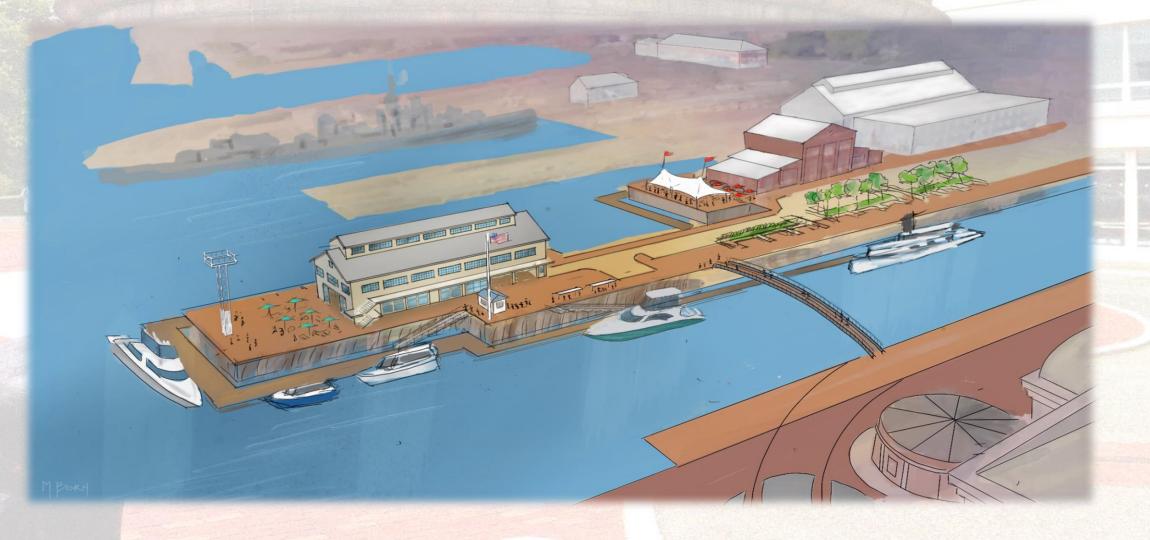




WHERE CAN YOU EXPECT IMPROVEMENTS?



Pier 3 and Baxter Road Harborwalk



Dry Dock 2 and 1st Avenue



WHEN SHOULD YOU EXPECT IMPROVEMENTS?

- Short Term
 - Harborwalk Repairs
 Dry Dock 2 Water Activities,
 - Programs & Activities at 1st Street Artifact & Art Exhibits
 - Design & Engineering Pier 3 Harborwalk Resilience Bldg.123, 110
- Intermediate
 - Pier 3 Restoration
 Dry Dock 5 Water Activities,
 - Building 123 and 110 Restoration
 - Harborwalk & Resiliency Construction
 - Boat Slips at Pier 10
 Design & Engineering Pier 5
- Long Term
 - Pier 3 Development
 Increased Programs & Activities,
 - Boat Docks at Pier 3 Pier 5 Improvements
 - Resiliency Construction



THANK YOU FOR YOUR CONSIDERATION

Sea Boston

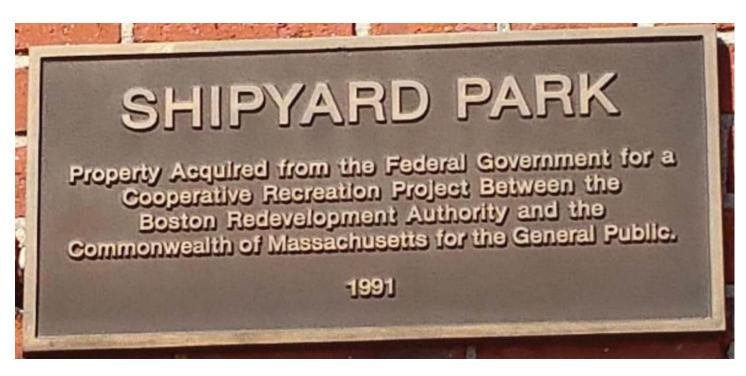
Activation of the Charlestown Navy Yard Waterfront

Proposal September 2018



Sea Boston, dba Constitution Paddle Sports proposes a seasonal paddle sport and historic harbor tour facility at Parcel 3 "Shipyard Park Parcel" in the Charlestown Navy Yard called **Constitution Paddle Sports & Historic Tours.** This facility would be open to the public and offer instruction, rentals and historic guided tours of our waterfront.

This operation would conform with the conditions stipulated in the Federal Government 1977 and 1979 deeds that conveyed Parcel 3 to the BRA and the City of Boston. Parcel 3 includes Piers 3 & 4, Dry Dock 2, the Pumphouse/Bldg. 123 and the Shipyard Park grounds.



The deeds state that Parcel 3 was "conveyed exclusively for Public Park or public recreation purposes in perpetuity." These deeds also stipulate that "nothing in this provision shall preclude the grantee from providing related recreational facilities and services compatible with the approved application, through concessions agreements entered into with third parties"

The Sea Boston proposal is consistent with the:

Massachusetts General Law Chapter 91

Waterfront Activation Network Plan for the Charlestown Navy Yard 2007

Harbor Park Plan/ Municipal Harbor Plan 1991

Compliance:

Water Dependent Use, a "Facilities of Public Accommodation" (FPA) and "Special Public Destination Facility (SPDF)

This proposal is consistent with the letter and spirit of the:

- <u>Massachusetts General Law Chapter 91</u> as it is a water dependent activity that promotes increased public use and provides public recreational access to our waterfront.
- Waterfront Activation Network Plan for the Charlestown Navy Yard 2007 that specifically recommends Dry-dock 2 area as a "water demonstration and learning center for public waterborne activities such as kayaking lessons" and that "The protected waters make the Dry Dock an ideal space for kayaking and/or boat demonstrations and instruction".
- Harbor Park Plan/ Municipal Harbor Plan 1991 that "aims to ensure public access and enjoyment of an activated water's edge" and states "features of special interest will also be provided, such as public boating facilities"
- <u>1977 and 1979 deeds</u> that conveyed Parcel 3 from the Federal Government to the Boston Redevelopment Authority that states Parcel 3, was "conveyed exclusively for public park or public recreation purposes in perpetuity."
- The tours will promote an awareness Boston's rich history and the consequences of climate change sea level rise.
- The floating dock will be designed to be resilient to the projected sea level rise

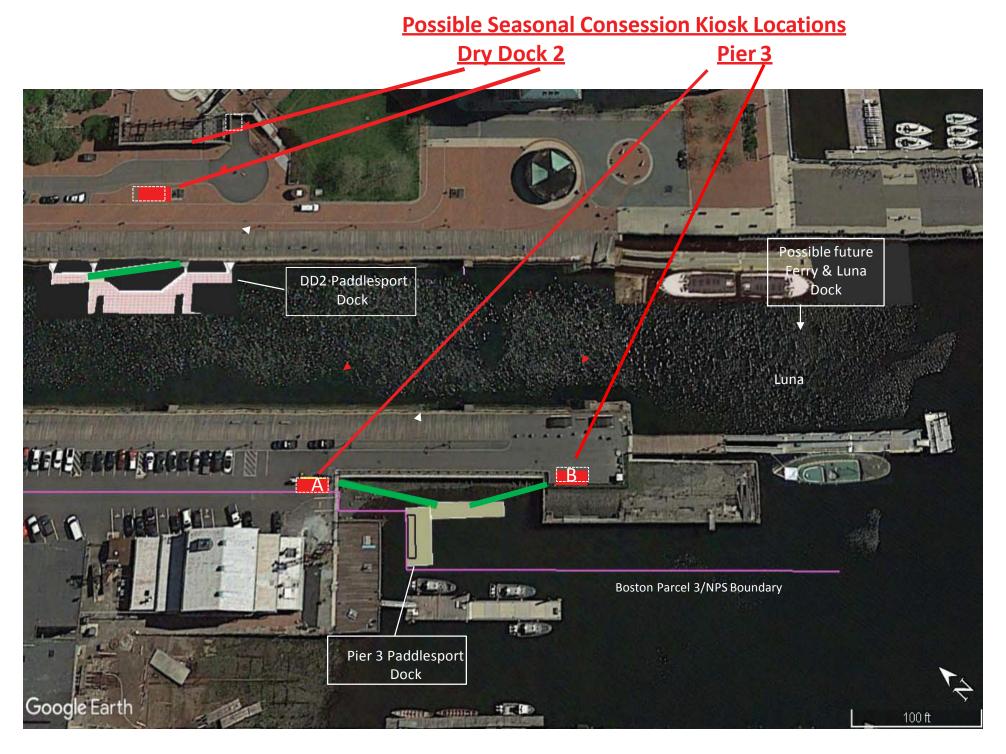
Community benefits:

- *Public recreational water access to our Inner Harbor
- *Activation of our Navy Yard waterfront
- *Additional traffic for the Water Shuttle and local businesses
- *Continuous responsible seasonal park presence and oversight by an operator who lives adjacent to Ship Yard Park
- *Seasonal jobs
- *Donations of equipment usage and guide/instructor services to community organizations.
- *ADA compliant public water access.

2 Proposed Locations for ADA Gangway, Floating Dock w/ Kayak Storage & Kiosk

Dry Dock 2 (option 1) or on the west side of Pier 3 (option 2).

The floating dock will accommodate the storage of all water craft. A portion of the dock could be made available for public use and personal paddle sport watercraft access during operating hours. This facility could offer seasonal storage for privately owned paddle craft.



Charlestown Navy Yard Parcel 3 Paddlesport Facility Site Options

4

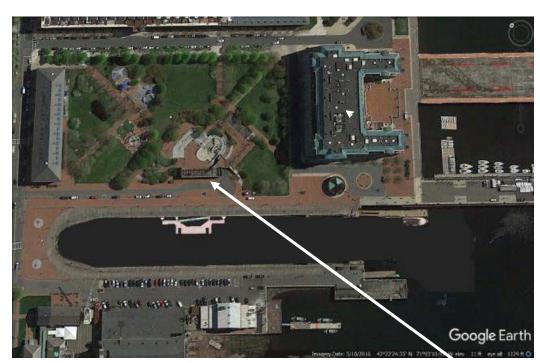
Dry Dock 2 location (option 1)

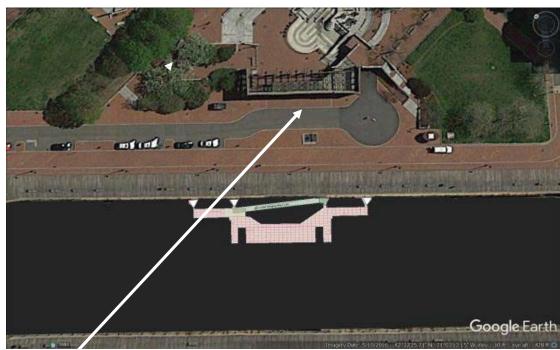
Constitution Paddle Sports would like to use seasonally May through October the storage room in the Ship Yard Park brick pavilion building that appears to have been designed for concession use with adjacent public restrooms. If the pavilion storage room is not available we would propose to position a Concession Kiosk on a seasonal basis at another alternate location near the gangway. There would be no obstruction to the Harbor Walk adjacent to Dry Dock 2.



Drydock 2 Storage Room Kiosk

Sea Boston dba **Constitution Paddle Sports** requests to use on a seasonal basis May thru the storage room in the Shipyard Park pavilion pictured below. This room would be a **"Facilities of Public Accommodation" (FPA)** and **"Special Public Destination Facility (SPDF)"** and used as a concession office for participant processing, small equipment storage and snack and beverage sales.





Storage Room





1Pier 3 location (option 2)

Seasonal Kiosk Concession Office

Sea Boston dba Constitution Paddle Sports proposes to locate a Concession Kiosk on a seasonal basis May thru October at either of the locations "A" or "B' indicated below. This unit would be used as a concession office for participant processing, small equipment storage and related activities.



Paddle Sport and Tour watercraft floating dock and gangway

Proposed installation on the BPDA controlled watersheet between Piers 2 & 3 an ADA compliant floating dock and gangway with security gate. To eliminate congestion on Pier 3 and Baxter Rd. the dock would accommodate the storage of all watercraft. A portion of the dock could be made available for public use to launch privately owned non-motorized watercraft on a membership basis with certain restrictions.

Pier 3 location (option 2)

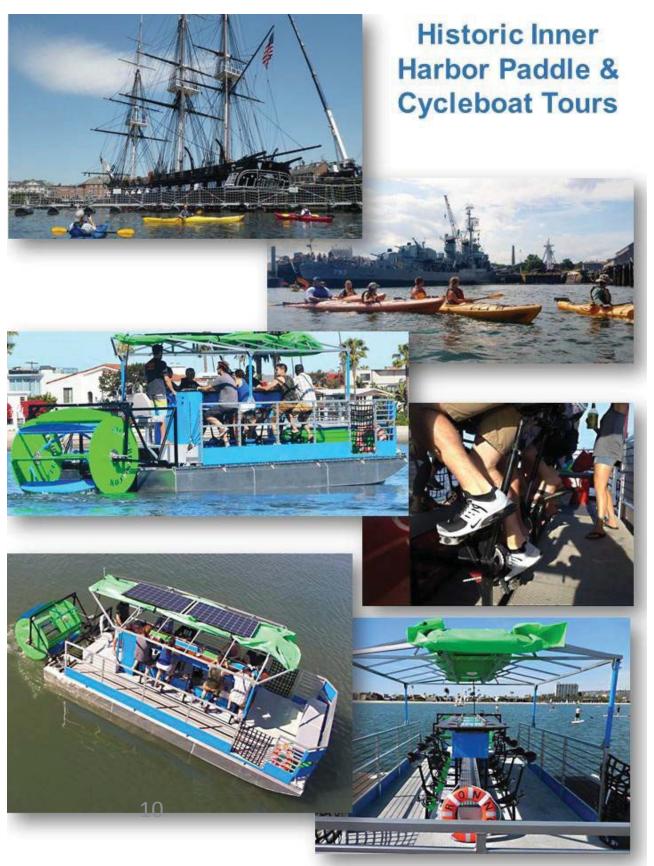


Access Routes for Paddlesport Dock sites at Pier 3 & Dry Dock 2



Instruction, Equipment Rental & Tours

Sea Boston will service Boston residents and visitors of all ages. Our program will provide paddlesport instruction, demonstrations and equipment rentals plus ADA accessible public water access for privately owned paddlecraft. We will also offer professionally guided paddle and cycleboat tours of the Inner Harbor and Charles and Mystic Rivers and can be a base to launch for paddle tours of the Boston Harbor Islands.



Paddlesport Instruction



A natural progression of instruction for all skill levels. The introductory canoe, kayak and stand up paddleboard classes start at locations on the Charles and Mystic Rivers with advanced kayaking classes progressing to the ocean. Our expert instructors and guides have been paddling for years. These classes are the best choice for students searching to perfect for technique.



The Activation of Charlestown Navy Yard

Community Meeting December 12, 2018

Agenda:

- Team
 - Overview of Upton + Partners, LLC
 - Project team
- Approach
 - Identify success drivers and provide flexible menu of options
 - Collaborate with stakeholders to refine program and plan
- Project goals/selection criteria
- Proposal
- Outreach
 - Informal conversations
 - Excitement
 - Strengths & benefits (so far)
- Redevelopment experience

UPTON + PARTNERS

UPTON + PARTNERS

CORPORATE OVERVIEW:

- Privately held company, founded in 2009
- Since inception, Upton + Partners has developed over \$700 million of real estate
- For 40 years the principals of have developed or been associated with senior level management of over 5 million square feet of real estate valued at over \$3.8 billion.
- Our integrated, multi-disciplinary team approach to management has consistently produced exceptional results within the complex challenges of program, schedule, budget and quality objectives.
- Our unique portfolio consists of commercial mixed-use, residential, retail, cultural, office, and entertainment facilities. More recently, project work has focused on multifamily development in response to community needs demand.







Development Team:

Developer:

Upton + Partners, LLC

Architects:

- Symmes, Maini & McKee Associates (Education Boat)
- Spagnolo Gisness Architects (Mixed-use Boats)

Landscape Architect:

Brown, Richardson and Rowe

Marine Engineering:

Childs Engineering

Signage and Historic:

• Burke + Design

Observation Wheel:

Nigel Ward and Chance Morgan

Consultant:

The Boston Dockside Group

Approach:

- 1. Identify and understand challenges:
 - Consistency with Chapter 91 legislation and previous masterplans/approvals
 - Envision project to meet demand for unique/genuine experiences while achieving criteria of the RFP
 - Identify success drivers for <u>collective project</u> as well as viability of its <u>individual</u> <u>components</u>
 - Perform disciplined financial analysis with full underwriting (sources/use analysis)
- 2. Present a comprehensive plan and gather feedback from stakeholders.
- 3. <u>Lead an open and flexible process to collaborate with stakeholders to refine project for successful implementation while maintaining feasibility.</u>
- 4. Roll up the sleeves, and get it done

Charlestown Navy Yard Revitalization RFP Criteria:

1. Waterfront Activation:

- <u>Time</u>- Proposed activities would be continuous and year-round
- <u>Population Served</u> Proposed activity would attract diverse populations, in particular those from Boston neighborhoods and adjacent communities lacking meaningful connections to the water/waterfront

2. Public Benefit:

 Provide a high benefit to the public, through the promotion, use, and enjoyment of the waterfront

3. Climate Resilience:

 Enhance CNY resilience to the impacts of climate change and/or educates the public about climate change

4. Public Education:

 Proposal educates the public about the history of CNY, Boston Harbor and marine science of the local waterways

5. Operation:

 Demonstrate the ability to execute necessary financial and logistical capabilities, insurance and risk management strategies and appropriate staffing

UPTON + PARTNERS

Charlestown Navy Yard RFP- Proposal





UPTON + PARTNERS

(I) DRY DOCK 2, PIER 3, PLAZA AT DRY DOCK 2

KEY FEATURES:

- Observation Wheel
- Mixed Use Boat
- Food Trucks, Seasonal Concessions in Shipping Containers at edge of Dry Dock
- Creative Nighttime Lighting at edges of Dry Dock 2
- Program of in-water activities such as paddle boarding or kayaking















2 PIER 5

KEY FEATURES:

- Mixed-Use Boat
- Transform Pier 5 into attractive public space + park
- Passive and active public programming such as outdoor seating and kayak/paddle board rental
- Beer garden at end of pier

















IDENTITY AND WAYFINDING GRAPHICS

KEY OBJECTIVES:

- Create Brand Identity for Sense of Place
- Clear Vehicular (Land and Water) Wayfinding
- Iconic Elements as Landmarks and Gathering Points
- Creative Pedestrian Wayfinding
- Branded Venues























B HISTORICAL AND INTERPRETIVE GRAPHICS













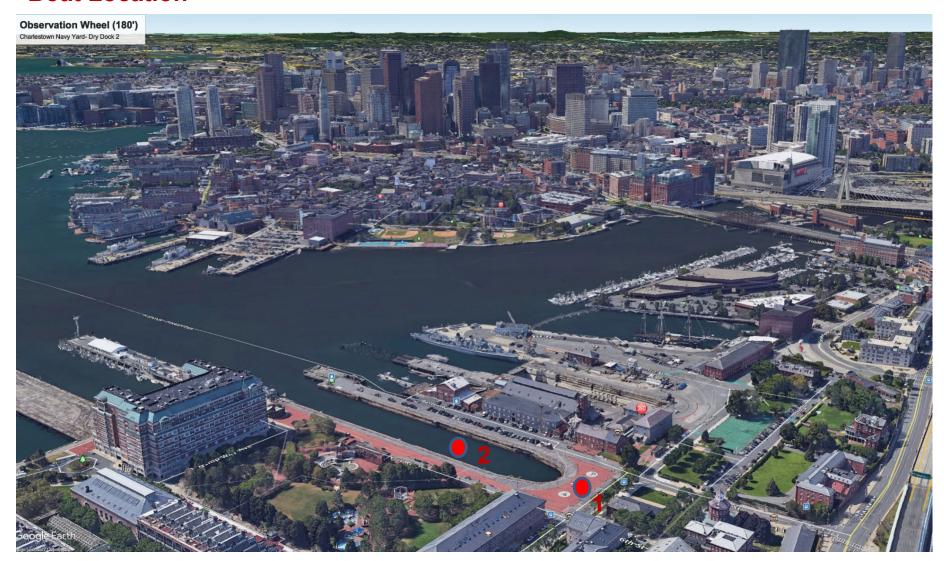




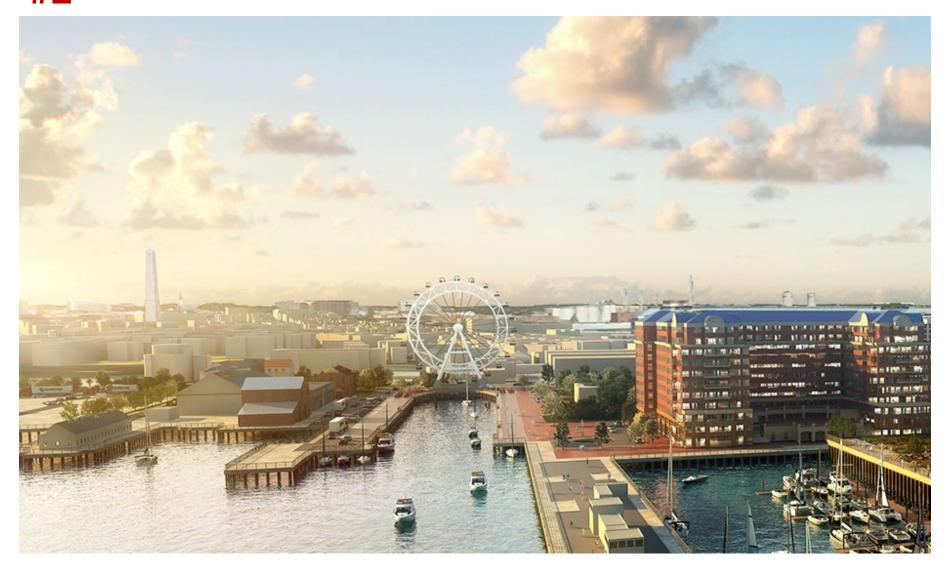




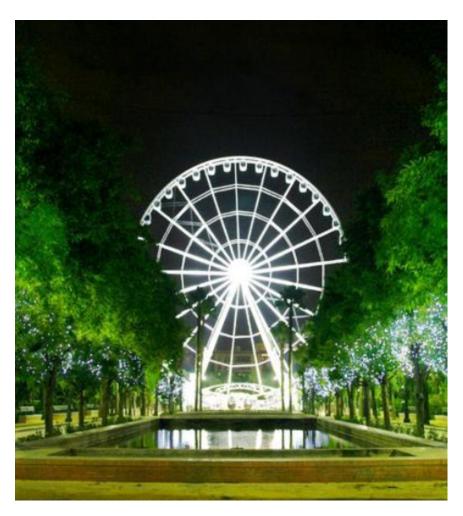
Observation Wheel and Mixed-Use Boat Location



Observation Wheel – Plaza of Dry Dock #2



Observation Wheel -

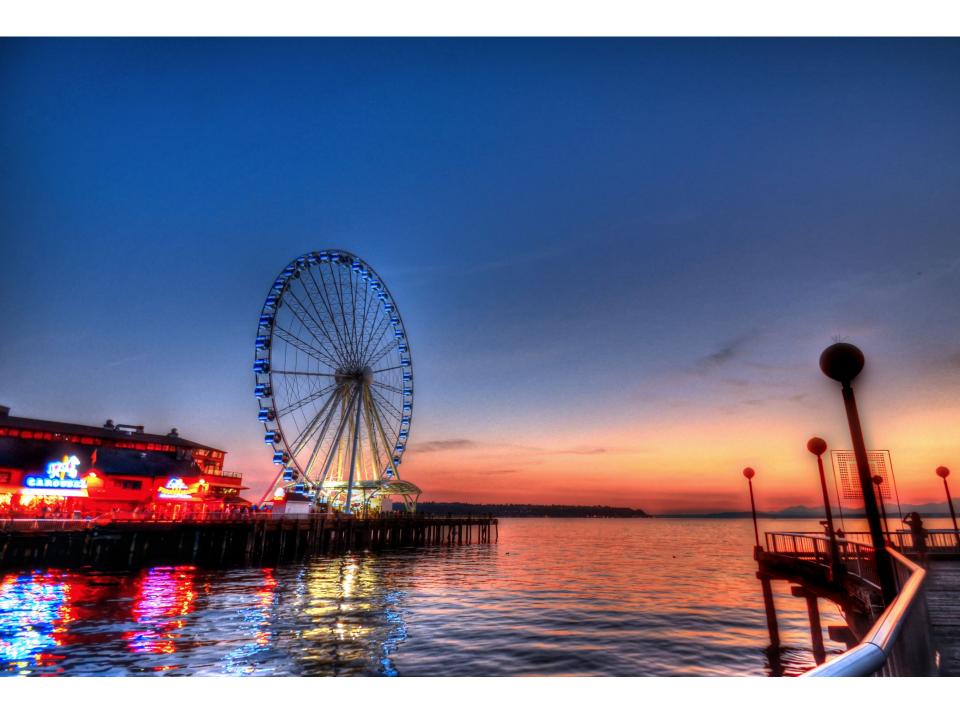


Bring the Navy Yard alive with people, light and movement.



Pier 34 in Seattle, WA











Mixed-use Boat at Dry Dock



Food Hall Retail Program

- Specialty Food / Merchandise
- Specialty Sit-Down Venues
- Sky Deck Overlooking Harbor
- Farmer's Market Expansion
- Ambiance and Character
- Complementary Retail









UPTON + PARTNERS

Food Related Retail Program

- A Food Market
- Specialty Local Food
- Sit-Down Food Venues
- Decks Overlooking Harbor
- Authenticity, Diversity, Ambiance



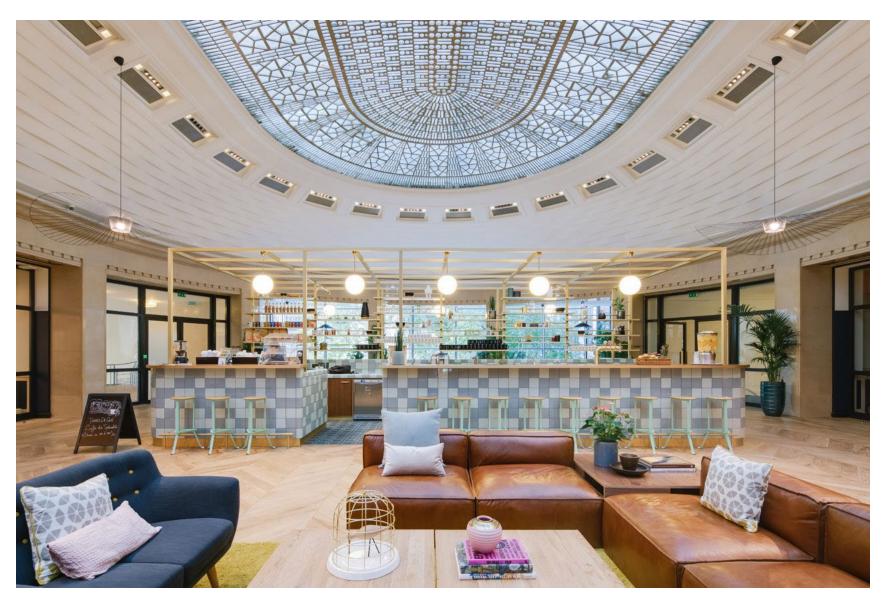




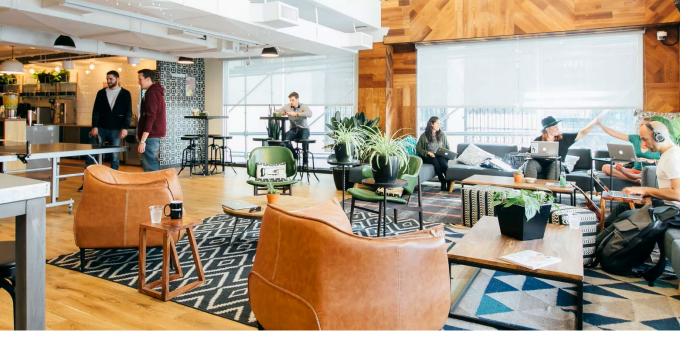


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Collaborative WorkSpace



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UPTON + PARTNERS

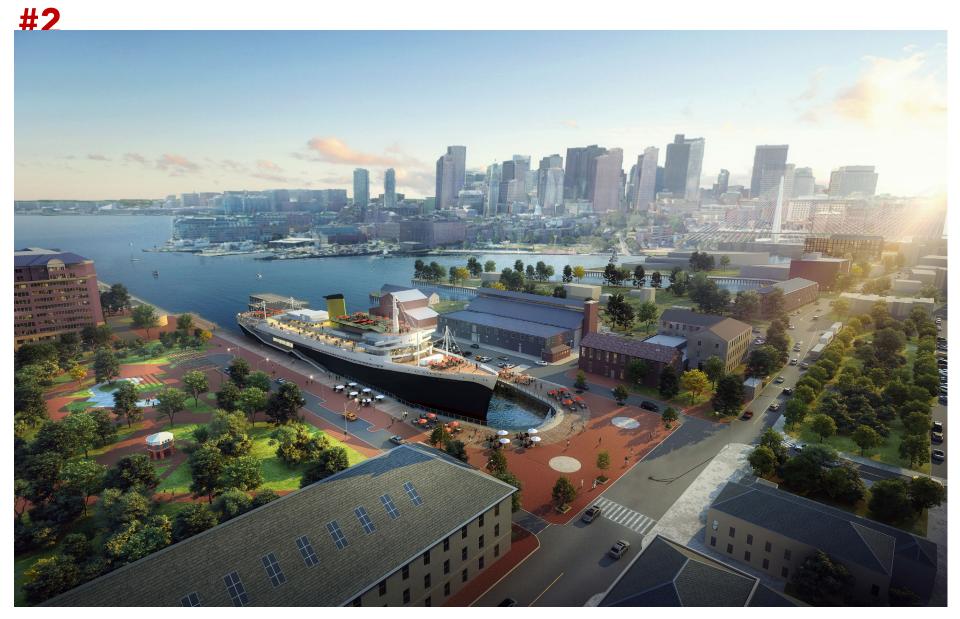
Mixed-use Boat - Dry Dock #2



Mixed-use Boat at Dry Dock



Mixed-use Boat at Dry Dock

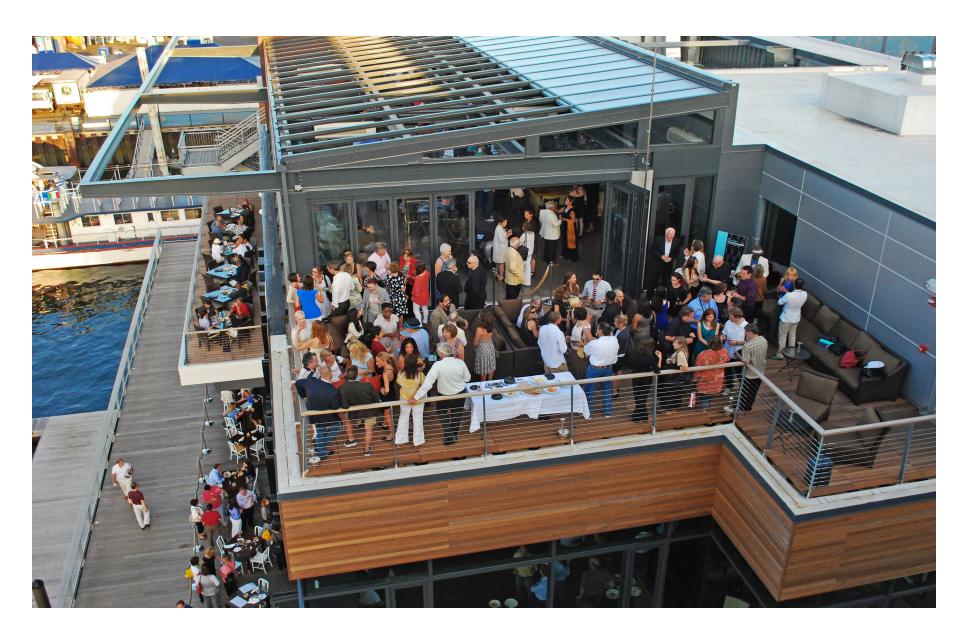


Floating Mixed-Use Project- Pier #5

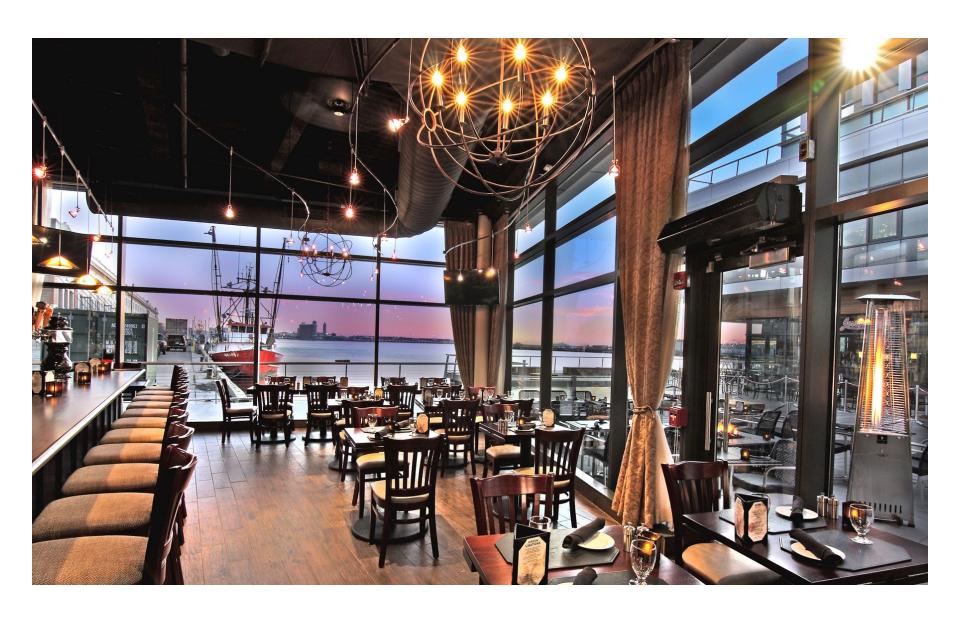




UPTON + PARTNERS

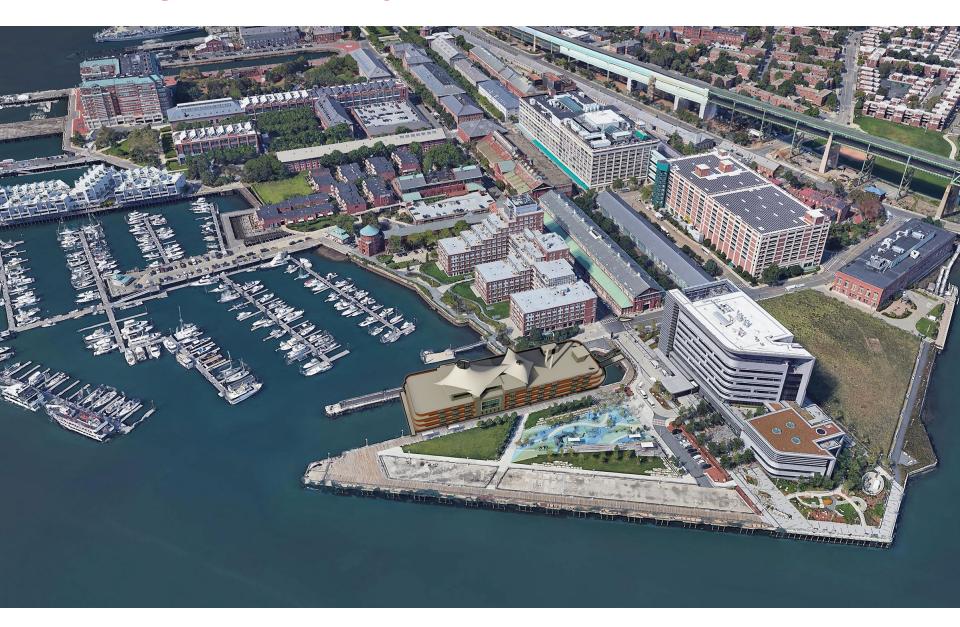


UPTON + PARTNERS



UPTON + PARTNERS

Floating School- Dry Dock 5



Floating Educational Incubator -

Perspective



Floating Educational Incubator - Perspective



UPTON + PARTNERS

Mixed-Use Boat - Pier

11



UPTON + PARTNERS

Charlestown Navy Yard Revitalization Benefits:

1. Responsive:

• Upton + Partners is committed to creating a place where Charlestown residents can enjoy their own neighborhood, and visitors from around the world can share it too. We look forward to working with the community to shape a proposal that is responsive to its stakeholders and is consistent to prior masterplans and legislation.

2. Flexible:

 The proposal is not all or nothing. It includes a menu of options and opportunities for the community to chose its own destiny, and the BPDA to select from an offer feedback on elements that could be executed in insolation or collectively.

3. Visionary and smart:

This proposal is unlike any other design in the world. Its innovative reuse of vessels
and waterfront activation will create a place for everyone, with year-round benefits to
the entire city

4. Resilient:

 Ships have much greater ability to cope with rising tides and hazardous climate than fixed structures. The very implementation of such a development highlights the importance of designing climate educational components on the topic of climate change and rising seas. The repurposing of vessels is environmentally friendly.

Benefits: (continued):

5. Job Creation:

 The project would generate hundreds of permanent jobs while also providing dynamic work space for independent contractors, consultants, designers and entrepreneurs to work and collaborate. Several fast growing technologies companies have expressed interest in co-locating at site for its potential for unique working "experience" to recruit and attract and retain the region's top talent.

6. Creative solutions to ongoing challenges:

• Flexible educational space with full gym, science labs and auditorium within the City of Boston provides safe and secure alternative for local educational institutions in need of attractive and highly functional space for either long-term or short-term tenancies. Generation of foot traffic to benefit area retail, café and restaurants.

7. Public realm improvements & wharf construction:

 We propose to privately fund improvements to the drydock and wharf structures necessary to host the proposed uses and to substantially improve the public rhelm experiences. We also propose to spend up to \$400,000 on wayfinding signage and historical information and artifacts

8. Programming and infrastructure:

 We propose to add programming and infrastructure on dry docks #2 and #5 as well as the reconstructed pier #5 with concession and landscaping. We will also add ferry service floating dock and pedestrian access to enable additional MBTA water taxi at Drydock #5.



UPTON + PARTNERS



Turning the Museum Inside-Out

Waterfront Patio Activation

Anne Grimes Rand, President Robert Kiihne, Director of Exhibits December 12, 2018



- Graphics covering present windows
- Open up courtyard to Dry Dock II
- Install art from local school featuring USS CONSTITUTION
 - Add picnic tables, plants and sun sails to the courtyard
 - Building lighting





Q&A