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

- **Chat**: 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.

- **Raise Hand**: 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.

- **Start Video**: 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

Engagement

Jason Ruggiero
Community Engagement Manager

Urban Design

Meghan Richard
Preservation Planner and Urban Designer II

Kelly Sherman
Planner I

Chris Breen
Urban Renewal Manager

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: 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

Understanding Charlestown Today

- Pre-Process Engagement
  - Community Conversations

- Information Gathering
  - Understanding Community Needs

Visioning, Goals, and Guiding Principles
- Community-wide and Subareas

Diving Deeper into Priorities
- Trade-offs and Scenario Planning

Recommendations
- Development Guidelines and Zoning Recommendations

We are here

Planning for Charlestown Tomorrow

- PLAN: Charlestown

Refine

Implementing the Final Plan

- Updated Zoning, Land Use, and Development Regulations (BPDA)
- Coordination with other Municipal Agencies
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

- **Resident 71%**
- **Elected Official 2%**
- **Work in Charlestown/ Business Owner 5%**
- **Community Organization Representative 14%**
- **Other 8%**

How familiar are you with PLAN: Charlestown?

- **Very Familiar 17%**
- **Somewhat Familiar 33%**
- **A Little Familiar 26%**
- **Not Familiar 24%**

96 total participants

83 people on Zoom

13 responses from post-workshop survey
Planning Framework

PLAN: Charlestown

Open Space

Climate Resilience

Preservation

Land Use - Housing

Mobility

Land Use - Commercial
Community 18%
- A more diverse, equitable, and inclusive community
- Friendly neighbors
- All ages
- Less transient
- United

Mobility 29%
- Improved connectivity in and out of Charlestown
- Better public transit
- Walkable
- Bike lanes
- Car-less
- Safe to move around

Resiliency 5%
- Flood Resilience

Open Space 18%
- More open space, trees, and waterfront access

Preservation 10%
- Preserve character, neighborhood feel, and historic buildings

Land Use 17%
- Affordable housing
- Revitalized retail on Main St
- More restaurants
- Sullivan Sq revitalized
- No overbuilding
- Less NIMBY

Hopes
Total Responses: 83
Other 8%
**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

**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
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?”
Coming Soon

Where are there **placemaking and public realm** opportunities?

Where would you like to see **open space**?

Where would you like to see improved **street and pedestrian connections**?
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

boston planning & development agency
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?