

Request for Proposals: Pier 5 in the Charlestown Navy Yard

Proposal Presentations February 8, 2021 6:00 PM



**boston planning &
development agency**

Meeting Recording

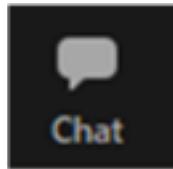
At the request of community members, this event will be recorded and posted online for those who are unable to attend the Zoom event live.

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.

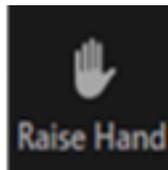
If your camera and microphone are off, you can still participate through the text chat feature.

Zoom Tips

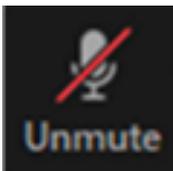
Your controls are at the bottom of the screen:



Use the chat to type a comment or ask a question at any time – BPDA staff will moderate the chat



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

We want to ensure that this conversation is a pleasant experience for all attendees.

- All participants will be muted until the Q+A portion of the conversation. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
- 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 morgan.e.mcdaniel@boston.gov.

Why we are here

- The BPDA has received three proposals for redevelopment of Pier 5
- This is an opportunity for community members to ask questions directly to the developers



Why we are here

- Pier 5 is a navy pier built of wood in 1912 and reconstructed with concrete and steel in 1943.
- The pier is not salvageable and must be demolished.
- A development on Pier 5 would rehabilitate the blighted pier and complete the implementation of the vision for redevelopment of the Navy Yard



Why we are here

- At a community meeting in November 2018, BPDA shared the following on Pier 5:
 - The cost to demolish and rebuild the Pier would be at least \$16 million
 - The BPDA would pursue an RFP to explore options for redevelopment, to bring a blighted waterfront space back into productive use
 - If that is not feasible, the BPDA may potentially demolish the pier, but it would very unlikely to be able to rebuild it

Why we are here

- At a community meeting in October 2019, we sought feedback on releasing an RFP for Pier 5. We heard:
 - The community is open to exploring marina, residential, or open-space uses – particularly if such uses accelerate addressing the blighted pier
 - Community members asked for the RFP to address concerns around potential congestion, noise, and view obstruction
 - Resilience to sea level rise is a priority



RFP Planning Context

1978: New Development Area at the Boston Naval Shipyard Guidelines

- Developed when the Navy Yard was conveyed from the federal government to the BRA
- Identified Pier 5 for residential use, although Marina may be permitted.
- The end of Pier 5 shall remain open



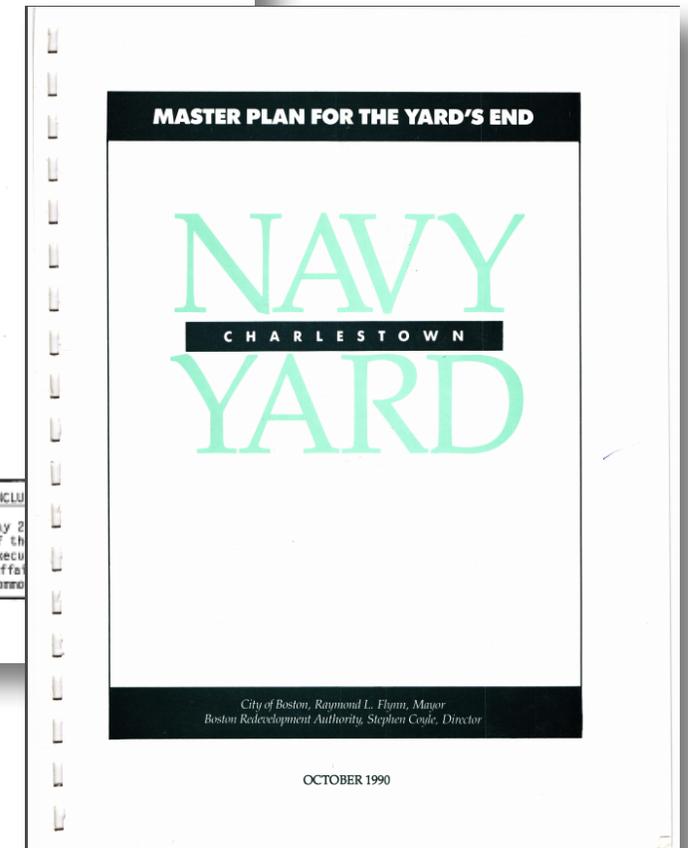
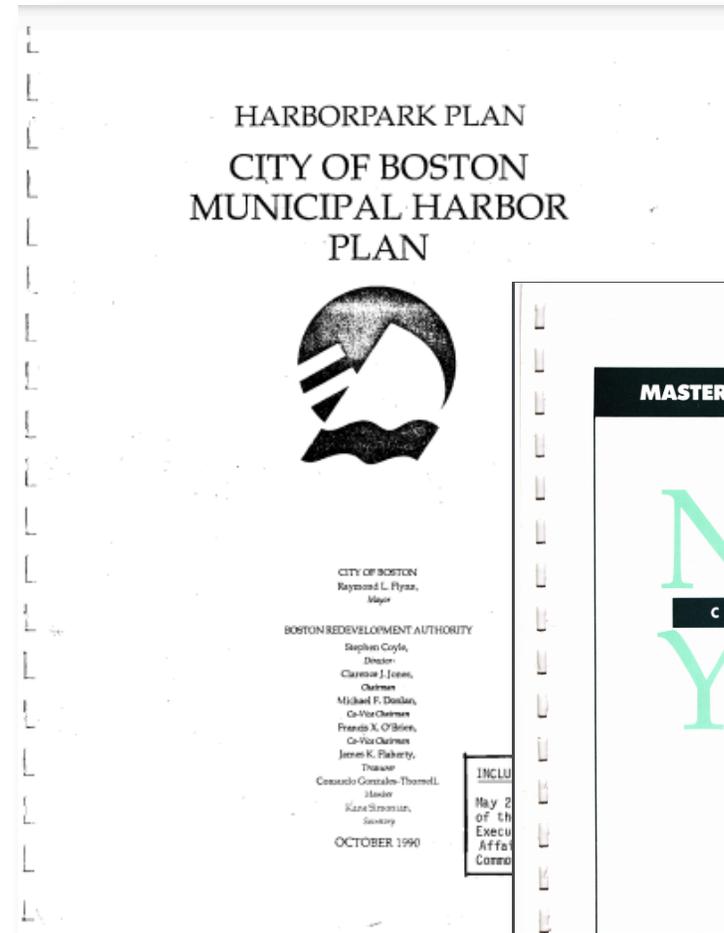
RFP Planning Context

1990 HarborPark Municipal Harbor Plan

- Residential use allowed with ground floor Facilities of Public Accommodation
- 55 foot height limit
- 50% open space
- 19 foot minimum Harborwalk on sides of Pier
- 100 foot setback at the end of the Pier
- Special Public Destination Facility

1991: Charlestown Navy Yard Master Plan

- Residential uses on Pier 5



RFP Planning Context

2007: Waterfront Activation Plan

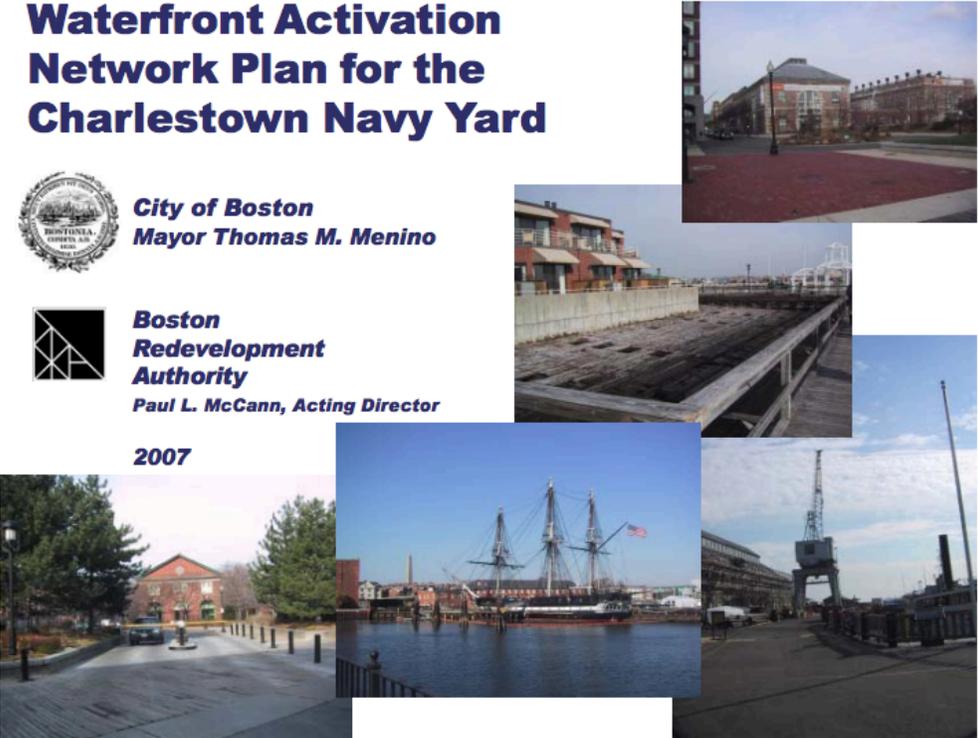
- Residential use
- No less than 50% of ground floor dedicated to Facilities of Public Accommodation
- Special public destination facility (SPDF) at the end of the pier
- 10,500 sf SPDF for Courageous Sailing Center, (rent free and warm white finish)
- Activation of Drydock #2 Pumphouse
- \$100,000 for Navy Yard “Gateways”

Waterfront Activation Network Plan for the Charlestown Navy Yard

 **City of Boston**
Mayor Thomas M. Menino

 **Boston Redevelopment Authority**
Paul L. McCann, Acting Director

2007



The collage includes several photographs: a modern brick building with a red brick plaza in front; a view of a waterfront area with a concrete pier and buildings; a large wooden pier extending into the water; a view of a waterfront area with a large building and a crane; a view of a waterfront area with a large building and a crane; and a view of a waterfront area with a large building and a crane.

Next Steps

- The BPDA is reviewing the proposals
- We are currently soliciting community feedback:
 - Comments are due March 8.
 - Put your comments into the Chat section, and they'll get saved automatically (cannot be a private message).
 - Email comments to morgan.e.mcdaniel@boston.gov

Next Steps

- At the conclusion of the comment period, BPDA will convene an internal selection committee to evaluate proposals:
 - Community feedback along with compliance with existing planning and regulatory context will be a very significant factor in the BPDA's evaluation
 - Floating residential uses were not considered when planning documents were created and BPDA has not yet evaluated these uses for compliance with all applicable regulations. It is very likely that there are numerous regulatory factors that would need to be addressed for such a use to be achieved. Community questions/concerns/feedback on this issue is encouraged.