

Building 108 Charlestown Navy Yard

Request for Proposals Overview



Building 108: RFP Timeline

- **May 2019:** The BPDA held a community meeting in the Navy Yard to get feedback on what the community would like to see for the future of this property.
- **November 2019:** The BPDA issued an RFP for the ground lease and redevelopment of Building 108
- **January 2020:** Proposals due. One responsive proposal was submitted by Power House Partners.
- **We are currently evaluating the proposal.** We welcome community members to review the proposal materials and submit their comments. Review these slides for an overview of the development and design guidelines in the RFP.
- **The comment period is open until April 16.** Submit a comment through bit.ly/building108 or by email to morgan.e.mcdaniel@boston.gov

Building 108: RFP Context

- Building 108 is located in the Historic Monument Area of the Charlestown Navy Yard, and is located on a portion of Parcel NY-1 within the Charlestown Urban Renewal Area
- Built in 1902, Building 108 supplied nearly all of the electric power needed at the Charlestown Navy Yard until the Navy Yard was decommissioned in 1974.
- The building is attached by a connector to Building 107, which is occupied by the National Park Service.
- The original building is due for demolition in summer 2020 due to its deteriorating condition and the environmental contaminants present in the building.



Building 108: Key RFP Guidelines

Building 108 is being disposed of to fulfill the requirements of the following plans and guidelines:

- 1991 Municipal Harbor Plan
- 1990 Charlestown Navy Yard Master Plan
- Secretary of the Interior's Standards for the Treatment of Historic Properties
- Charlestown Navy Yard Design Guidelines for Reuse for the Historic Monument Area
- Charlestown Navy Yard Program for Preservation and Utilization
- Charlestown Urban Renewal Plan, Project No. Mass. R-55, dated February 25, 1965, as it is currently in effect.

See [this page](#) for more information on the Charlestown Navy Yard master plan.

Building 108: Key RFP Guidelines

- Residential, commercial, office, institutional, and local retail uses are permitted in the Charlestown Urban Renewal Plan. We will accept research and development uses. If research and development uses are proposed, the BPDA will need to make a minor modification to the Charlestown Urban Renewal Plan.
- The new construction must be contained within the volume of the original massing. A modest addition at the northeast corner may be allowed. Setbacks, corner treatments, and other design details should be used to minimize the volume of the new building and will help to evoke a sense of the original massing.
- The appearance of this new building is expected to be non-imitative of but sympathetic to the neighboring buildings. The proposed design should be contemporary, but compatible with the size, scale, color, material and character of the existing buildings and their environment.
- The new construction on the Leased Premises should be innovatively designed and programmed to activate its frontage and reinforce the streetscape with thoughtful contributions to the public realm.
- The design must carefully integrate the connector to Building 107 into the new construction.

Building 108: Next Steps

Share your feedback:

- The comment period is open until April 16.
- Submit a comment online through **bit.ly/building108**
- Submit a comment by email to **morgan.e.mcdaniel@boston.gov**

Given the current pandemic, we will be open to extending the comment period if requested.