Imagine Boston 2030

What is Imagine Boston 2030?
Begun in 2015 and completed in 2017, Imagine Boston 2030 (IB2030) is the first citywide plan in 50 years. It created the guiding principles and framework to guide all growth in the City of Boston. In partnership with the BPDA, the City of Boston can ensure that priorities are carried out through creative and thoughtful land use regulations and guiding principles.

Charlestown
IB2030 focused on Sullivan Square, noting that it hosts a mix of low-density commercial uses, including distribution and industrial facilities, which abut stable residential areas of Charlestown. IB2030 identified the area around Sullivan Square for enhancements as an expanded neighborhood, and identified the nearby historic core as a neighborhood to be preserved.

The document also recommended that new initiatives build on earlier public processes to plan for key publicly-owned parcels, which we will undertake through the PLAN: Charlestown process.

Actions and Investments

Economic Development
- Creation of a job center that can become an anchor for the area's innovation and research economy.
- Meets both existing and emerging workforce needs. We envision a new mixed-income workforce housing development, offering both affordable and market-rate opportunities.

Transportation
- Improved rail and bus connections between Sullivan Square and other major job centers in Boston, including Assembly Row, Inner Belt, Everett, Kendall, and other neighborhoods.
- Pedestrian and cyclist connections across Rutherford Avenue, along Medford Avenue, and elsewhere to improve safety and links to residential areas in Charlestown.

Open Space
- Improved green spaces along the Mystic River and investments in new open space as part of the improved Sullivan Square waterfront.
- Green infrastructure projects, such as rain gardens, to improve stormwater management and aesthetic appeal.

Land Use and Planning
- Mixed-use job and housing development, including through the strategic disposition of government-owned sites.
- Continued preservation of critical industrial uses along the Mystic River.

Flood Protection
- Enhanced connections along the Mystic River and investments in new open space as part of the improved Sullivan Square waterfront.
- Green infrastructure projects, such as rain gardens, to improve stormwater management and aesthetic appeal.

PLAN: Charlestown comprises the entire neighborhood of Charlestown.

Within the neighborhood are: the Bunker Hill Housing Development, which is undergoing a public review process, and the Navy Yard, the subject of an existing Masterplan.
Through this process, the entire neighborhood will be comprehensively examined to determine a shared vision for the future of Charlestown. We will build on past planning processes to determine where to preserve, enhance, and grow in Charlestown.

Most importantly, the process seeks to establish a comprehensive and coordinated plan to ensure the equitable provision of infrastructure to support neighborhood needs in the areas of: transportation, parks and open space, climate resilience, education, and affordable housing.

Stakeholders and staff must always ask themselves if they are contributing to a climate of mutual respect. Only in this environment can we establish a community-driven vision for the future.
A Sampling of Paraphrased and Amalgamated Comments

We should give first consideration trips starting or ending in Charlestown rather than travel through the neighborhood. This means thinking about walking, transit, then cars, while considering new technologies to improve the network.

Our community is growing and we welcome newcomers and families into Charlestown with open arms, but our school system is already strained. While Boston doesn’t have neighborhood-based school assignments, BPS should be involved in this process.

Many of our open spaces and sport fields are disconnected. We would love to discuss neighborhood parks and open spaces in the process.

The study area for this process should go beyond Rutherford Ave and Sullivan Square to consider the entire neighborhood.

The core of Charlestown is historic in nature: we must preserve this existing fabric.
Planning Goals

Community discussions will focus on future land use, current development, as well as strategies to enhance the existing community and preserve its historic assets.

These conversations will be focused on the built environment, and integrate the topics of: transportation, public open spaces, educational facilities, climate resilience, air quality, public health, affordable housing access, economic opportunity, youth needs, emergency services, and neighborhood amenities, among other topics.

Process Sequence
PLAN: Charlestown

By the Numbers

Land Area
Charlestown: 1.34 Square Miles
Boston: 48 Square Miles

Population

<table>
<thead>
<tr>
<th></th>
<th>Charlestown</th>
<th>Boston</th>
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<tbody>
<tr>
<td>Total Charlestown</td>
<td>19,414</td>
<td>679,413</td>
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Children Ages 5-17

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Charlestown</th>
<th>Boston</th>
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<tbody>
<tr>
<td>under 5 years</td>
<td>1,982</td>
<td>393,031</td>
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<tr>
<td>5 to 19</td>
<td>1,591</td>
<td>101,290</td>
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<tr>
<td>20 to 24</td>
<td>2,086</td>
<td>71,290</td>
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<tr>
<td>25 to 34</td>
<td>2,067</td>
<td>73,185</td>
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<tr>
<td>35 to 64</td>
<td>3,858</td>
<td>74,975</td>
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<tr>
<td>65 and older</td>
<td>520</td>
<td>80,000</td>
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Education

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<tr>
<th>Educational Attainment</th>
<th>Charlestown</th>
<th>Boston</th>
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<tbody>
<tr>
<td>Less than 9th grade</td>
<td>19,414</td>
<td>200,000</td>
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<tr>
<td>High School, no diploma</td>
<td>3,000</td>
<td>100,000</td>
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<tr>
<td>High School diploma or equivalent</td>
<td>6,794</td>
<td>120,000</td>
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<tr>
<td>Some college, no degree</td>
<td>3,858</td>
<td>90,000</td>
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<tr>
<td>Associate’s degree</td>
<td>452</td>
<td>9,000</td>
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<tr>
<td>Bachelor’s degree</td>
<td>1,014</td>
<td>8,000</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>1,126</td>
<td>3,000</td>
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</table>

Jobs In Charlestown

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<thead>
<tr>
<th>Industry</th>
<th>Charlestown</th>
<th>Boston</th>
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<tbody>
<tr>
<td>Real Estate</td>
<td>125</td>
<td>6,319</td>
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<tr>
<td>Manufacturing</td>
<td>191</td>
<td>1,912</td>
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<tr>
<td>Retail Trade</td>
<td>206</td>
<td>3,285</td>
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<tr>
<td>Wholesale Trade</td>
<td>283</td>
<td>6,594</td>
</tr>
<tr>
<td>Health Care &amp; Social Assistance</td>
<td>467</td>
<td>9,951</td>
</tr>
<tr>
<td>Professional, Scientific, Technical Services</td>
<td>520</td>
<td>1,126</td>
</tr>
<tr>
<td>Public Administration</td>
<td>198</td>
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<tr>
<td>Other Services</td>
<td>692</td>
<td>11,269</td>
</tr>
<tr>
<td>Waste Management &amp; Remediation</td>
<td>236</td>
<td>2,835</td>
</tr>
<tr>
<td>Public Administration</td>
<td>236</td>
<td>2,835</td>
</tr>
<tr>
<td>Educational Services</td>
<td>381</td>
<td>1,126</td>
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<tr>
<td>Professional, Scientific, Technical Services</td>
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</table>

Source: U.S. Census Bureau American Community Survey, 2014-2018 and BPDA Research Analysis
Population Density

Density: People Per Acre in Charlestown

Population Density
people per acre, by tract
7 - 10
11 - 20
21 - 30
31 - 61

Sources: U.S. Census, ACS 2017
Open Space in Charlestown
PLAN: Charlestown

Mobility

Boston Transportation Department
Rutherford Avenue and Sullivan Square Redesign

Note: design process is ongoing; roadway alignment shown is not final.

CORRIDOR OVERVIEW:
- 7,400 ft ~ 1.40 miles
- Road diet but maintain Regional connectivity
- Two-way bike path and walking trail
- Landscape buffer and lighting
- New pedestrian crossings to BHCC, INDS Park & the Hood Park
- SSQ new parcels A - B - C – D
- SSQ underpass alignment -revision

Source: Boston Transportation Department

MassDOT
North Washington Street Bridge Replacement

Source: MassDOT

www.bostonplans.org/plancharlestown
How do you get around the neighborhood?
Climate Resilience

Stormwater Flooding
Potential flood area extent at the 10-year, 24-hour storm event without storm surge (2035)
Source: Boston Water & Sewer Commission.

Coastal Flooding
Potential flood area extent at the 1% annual chance storm event with 40 inches of sea level rise
Source: Boston Harbor Flood Risk Model, MassDOT.

Average Daytime Land Surface Temperature
High: 74°F
Low: 64°F
Source: Boston Water & Sewer Commission.

Sources: Boston Water & Sewer Commission.
Climate Challenges
As the climate changes, the likelihood of coastal and riverine flooding—as well as other hazards, like stormwater flooding and extreme heat—will increase.

The challenges from climate change are substantial and complex but can be addressed through bold and creative actions that support the city’s vitality and livability.

Boston can thrive in the coming decades if it takes action to adapt its people, its neighborhoods, and its economic and cultural assets, starting now.

To address these challenges, Resilient Boston Harbor and Climate Ready Boston feature four components: Updated Climate Projections, Vulnerability Assessment, Focus Areas, Climate Resilience Initiatives.

Entry Points
The gradations of blue in the map show how the 1% annual chance flood extent changes as sea levels rise. The colors do not indicate depth of flooding. The arrows show the flood entry points and pathways with current sea levels, 9 inches of sea level rise (2030s), and 36 inches of sea level rise (2070s).

Coastal Flood Risk
Charlestown has extensive areas at risk of coastal flooding with current, plus 9 inches (2030’s), and plus 36 inches (2070’s) sea levels.

Coastal Resiliency
Climate resilient waterfront concept for Ryan Field

Coastal Flood Resilience Design Guidelines
Long-term resilience strategy for triple deckers
PLAN: Charlestown

Schools and Education

Source: Boston Public Schools

STUDENT DENSITY ACROSS BOSTON
Students per Square Mile, by Geocode

Source: Boston Public Schools

TOTAL SEATS AVAILABLE PER STUDENT
Within One Mile of Student’s Home

Source: Boston Public Schools

TOTAL SEATS AVAILABLE PER STUDENT
On Student Choice List

Source: Boston Public Schools

www.bostonplans.org/plancharlestown
Knowing Charlestown

What are the benefits and assets of the neighborhood?

What are the challenges of living or working here?

What would you like to stay the same in the neighborhood?

What would you like to change about the neighborhood?
Participation and Outreach

Who else should be invited to participate in this process? What is the best way to reach out to these groups/people?

How would you like to participate in this process? Share your ideas for future events.

Draw a tally line for as many as apply to you:

Live Here: Work Here:

Want to Become a Resident Here: Go to school here:

Join the Advisory Group

Mayor Martin J. Walsh and BPDA seek nominations for Charlestown stakeholders to serve on the PLAN: Charlestown Advisory Group (AG).

The AG will be made up of community members who will share the perspectives of their represented groups to inform the work of the planning process.

Nominations Due:
March 6th, 2020
Charlestown Urban Renewal Area

The locations of features and boundaries shown on this map are approximate and are intended for planning purposes only.

BPDA GIS, 1/2020.

Urban Renewal Parcel Use:
- Commercial
- Residential
- Residential/Commercial
- Institutional
- Open Space

www.bostonplans.org/plancharlestown
Historic Context

“‘If you don’t know where you’ve come from, you don’t know where you’re going.’” - Maya Angelou

Thompson Square, 1899.
Source: Boston Public Library

Waverly House, 1900.
Source: Boston Public Library

Charlestown Bridge, 1899.
Source: Boston Public Library

Main Street, 1900.
Source: Boston Public Library
Historic Context

View south from Sullivan Square, 1901. Note historic core to the east (left) and industrial uses to the west (right).
Source: City of Boston Archives

View north from Austin Street, 1928. Note prison in foreground, historic core to the east (right) and industrial uses to the west (left).
Source: Boston Public Library

Rutherford industrial corridor, 1939. View south.
Source: Boston Public Library

Domino sugar plant, 1965.
Source: City of Boston Archives

“If you don’t know where you’ve come from, you don’t know where you’re going.” - Maya Angelou
Historic Context


Piers Four to Eleven, Charlestown Navy Yard, 1960. Source: Boston Public Library

Warren-Prescott, formerly known as Oliver Holden School. Source: City of Boston Archives

1629 Town Hill map: perhaps Charlestown's first plan. Source: Boston Public Library

“If you don’t know where you’ve come from, you don’t know where you’re going.” - Maya Angelou
Historic Context

Site of Gardens for Charlestown, 1960’s.
Source: City of Boston Archives

Vacant lots adjacent to Tobin Bridge approach, 1960’s.
Source: City of Boston Archives

Vacant lots adjacent to Tobin Bridge approach, 1960’s. Note: sign indicates “Expressway to Boston”.
Source: City of Boston Archives

Elm Street, 1960’s.
Source: City of Boston Archives

“If you don’t know where you’ve come from, you don’t know where you’re going.” -Maya Angelou
Historic Context

Residential Charlestown

This map depicts the Charlestown Neighborhood Design Overlay District in yellow, over the National Oceanic and Atmospheric Administration's 1878 Boston Harbor Chart.

Note the confluence of Main, Bunker Hill, and Medford Streets in Sullivan Square in the upper left. Millers River is adjacent to Main Street, and the Mystic River is adjacent to Medford Street.