

CHAIN FORGE (CNY Building 105)

Community Meeting # 3 – RFP Visioning Session



February 26, 2025

Scott Greenhalgh, Real Estate Development Officer



Planning Department

CITY of **BOSTON**

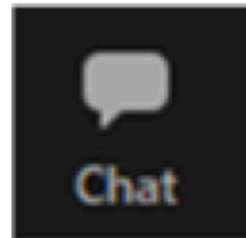
MEETING ETIQUETTE



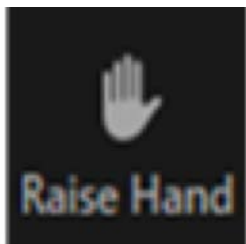
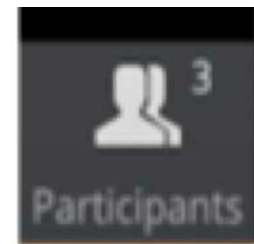
**PLEASE HELP US ENSURE THAT THIS CONVERSATION IS
A PLEASANT AND PRODUCTIVE EXPERIENCE FOR ALL ATTENDEES.**

- Be respectful of everyone's time
- Use kind language
- Keep the discussion focused on the topic
- Remain muted until called on
(use the "Raise Hand" function on Zoom for comments or questions)
- Wait to raise additional questions until all others have had an opportunity
- If we are unable to get to your question tonight, please enter comments on the project website: bit.ly/ChainForge or email scott.greenhalgh@boston.gov

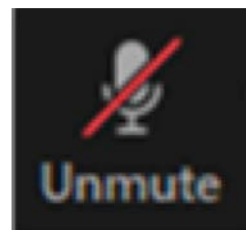
ZOOM TIPS



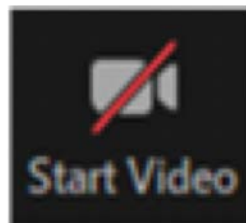
Use the chat to type a comment or ask a question at any time – Planning Department staff will moderate the chat



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

RECORDING

- At the request of community members, this event will be recorded and posted on the project webpage for those who are unable to attend the zoom event live.
- 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.
- Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.

AGENDA

OBJECTIVE

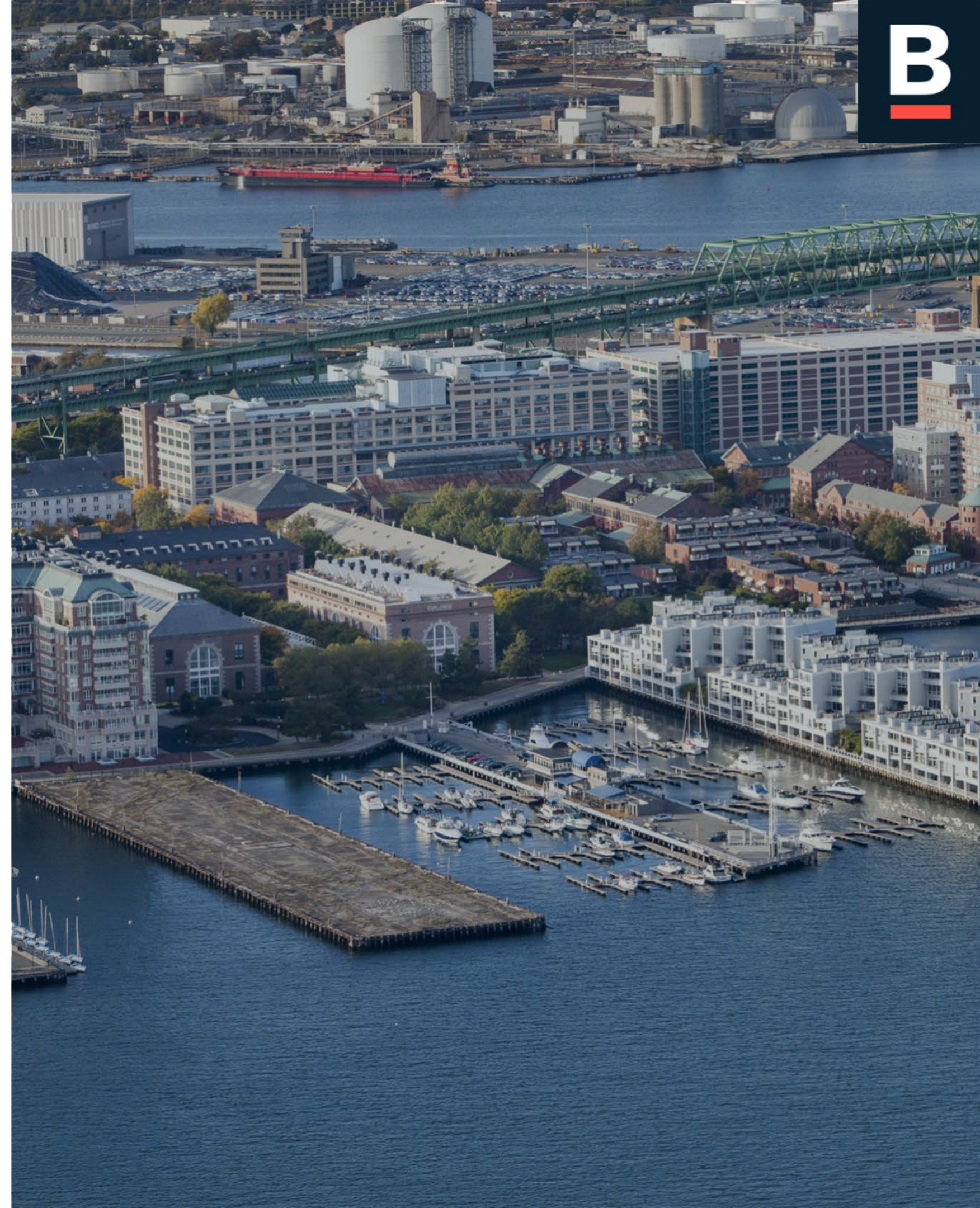
- 1) Continue conversation on RFP Visioning
- 2) Review draft Development & Design Guidelines

1 BACKGROUND & RECAP

2 DEVELOPMENT OBJECTIVES & GUIDELINES

3 RFP PROCESS & NEXT STEPS

4 DISCUSSION



SUMMARY



CHAIN FORGE (CNY Building 105)

Assessing ID : 0203510510

UR Parcel ID : NY-1, Charlestown Urban Renewal Area, Project No. MASS R-55

Address : 105 First Ave, Charlestown, MA 02129

Lot size : 75,515 sf

Current GSF : 58,800 sf

Chain Forge, a historic industrial building in Charlestown Navy Yard (CNY), is up for renewed disposition effort following termination of its previous lease.

Considering presented challenges such as historic preservation requirements, flood risk, and environmental contamination it will be important to rehabilitate property in a way that can attract investment for the necessary improvements and transform the building into a centerpiece and destination for Boston. The Planning Department/BPDA is seeking community input on the draft RFP Development Objectives and Design Guidelines.

DISPOSITION PROCESS



Redevelop vacant or underutilized city-owned land to create more affordable, equitable, and resilient uses

Real Estate Division analyzes subject parcel and provides recommendation

Real Estate Division drafts Request for Proposal (RFP) that is open to all respondents. RFPs lay out the guidelines for proposals, submission requirements, and evaluation criteria

RFP is released and developers submit proposals

Strongest proposal chosen based on evaluation criteria and community feedback

Developer secures all design, financing, permits and is ready to break ground



Public Meetings to share recommendations, receive feedback, and gather ideas

Public Meeting to review RFP proposals

Public Meetings led by entitlement/permitting process (Article 80, BCDC, IAG...)

Ground lease or sale executed; Development breaks ground

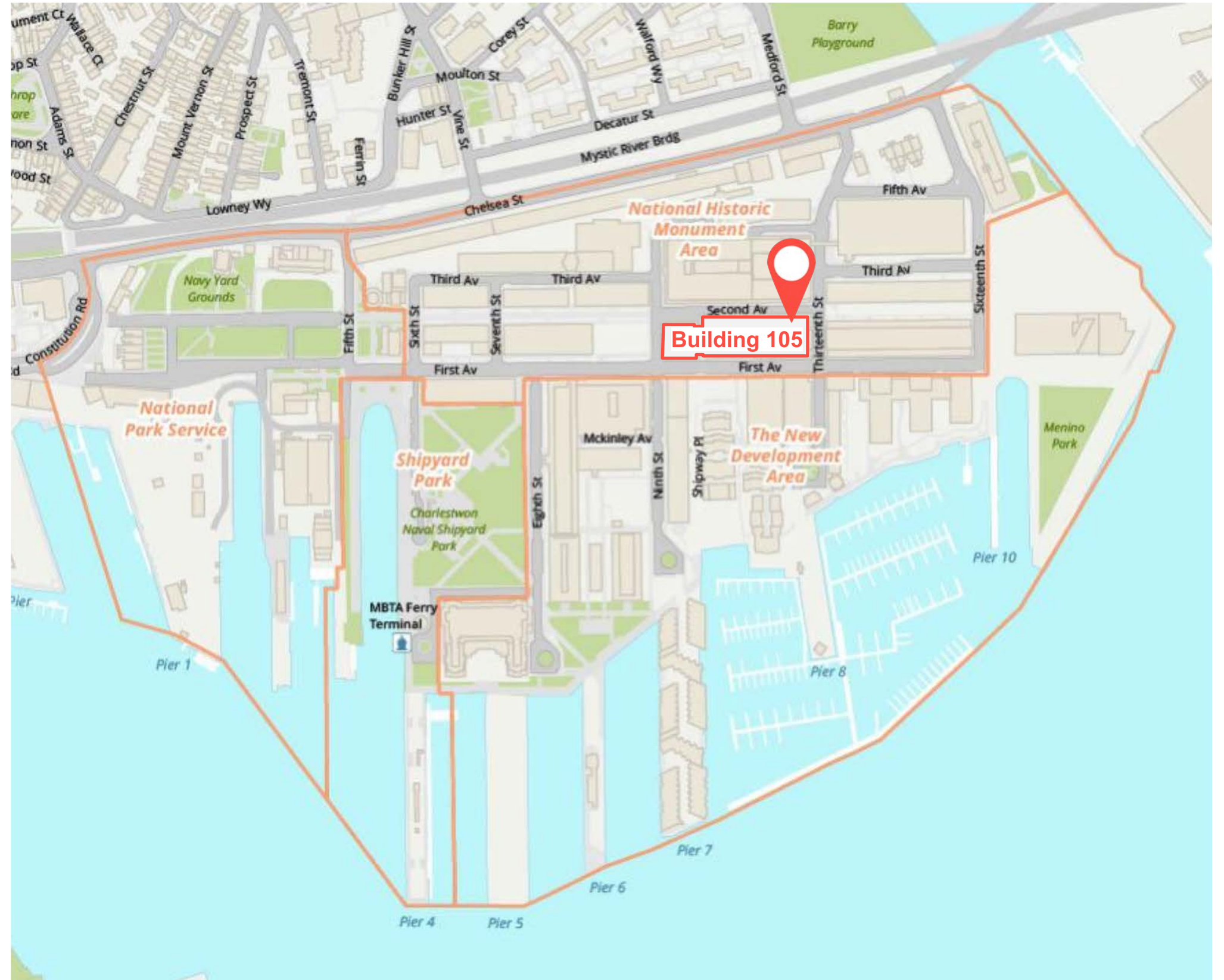
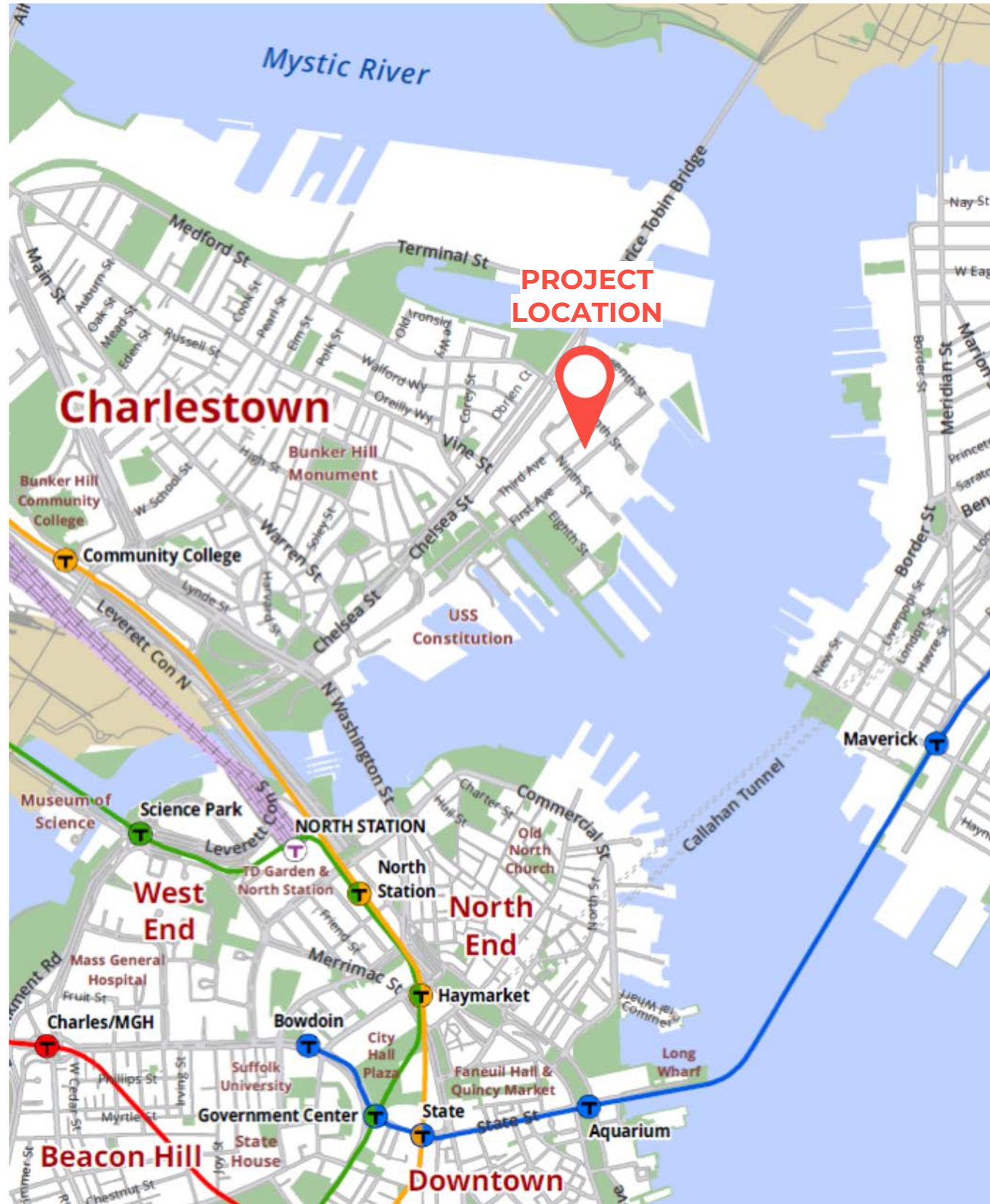


BACKGROUND & RECAP



1

PROJECT LOCATION



CHARLESTOWN NEIGHBORHOOD



TRANSPORTATION



- No onsite parking, possible use of nearby garage
- Route 93 Bus - First Ave @ Ninth St
- 30m walk to Community College T-stop
- Charlestown Ferry, Water Shuttle, Water Taxi

RETAIL



- Need for ground-floor activation
- No large fresh market outside of Whole Foods
- Opportunity for waterfront dining

BUSINESS / INSTITUTIONS



- Medical: MGH / Spaulding Hospital
- Lab: Kendall Square, Conference
- Education: BHCC, Harvard, MIT, Tufts

SITE HISTORY



Charlestown Navy Yard (1957), BPDA Records

1904: Chain Forge Opens at CNY

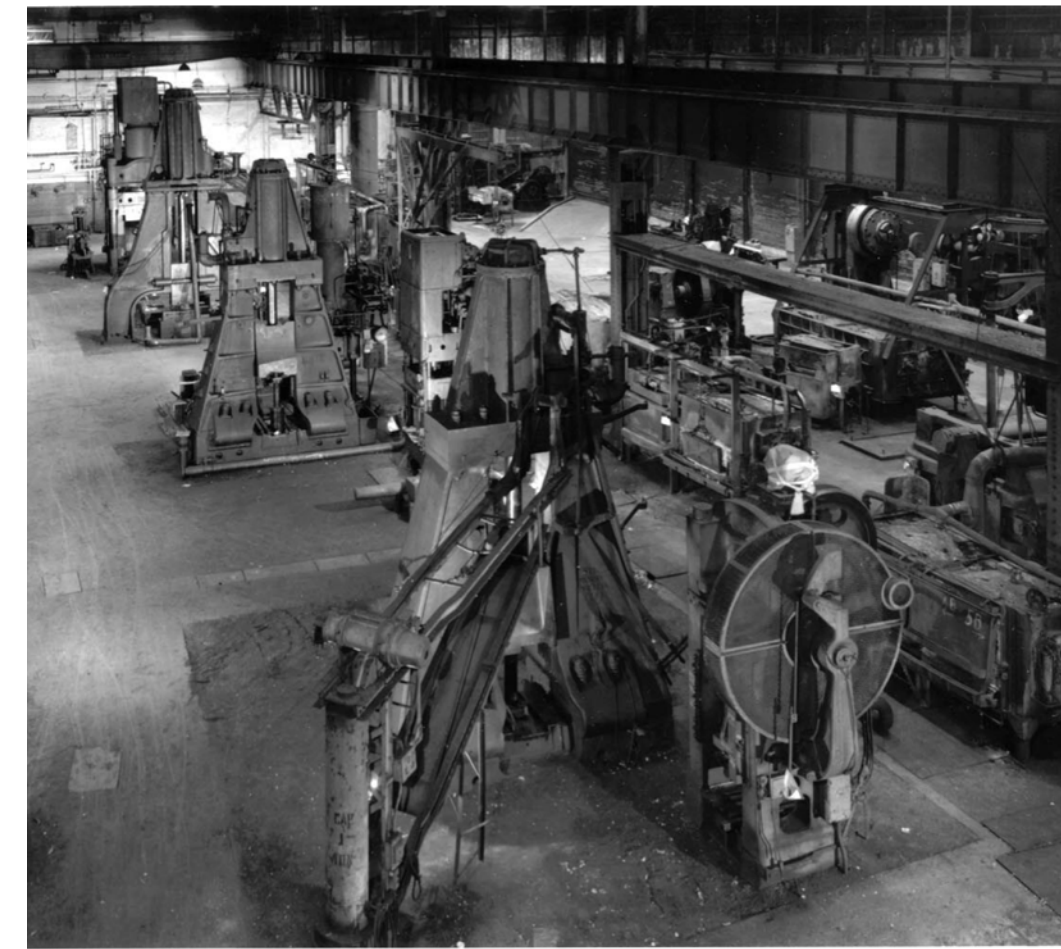
In 1904, the Charlestown Navy Yard added Building 105, also known as Chain Forge, to its complex. Designed in by Architect Louis Leach of Works Progress Administration, the building has an innovative steel frame covered with a brick veneer in Renaissance Revival style.



Women workers with a Die-Lock chain (c.1940), NPS

1930-1940s: "The Cathedral of Industry"

Chain Forge produced nearly all the chains used by the Navy through WWII. Most notable of their production was Die-Lock chain, invented by James Reid, Albert M. Leahy, and Carlton G. Lutts, which remains unparalleled for its durability to this date.



Interior of Chain Forge (c. 1970s), NPS

1975: CNY transferred to BRA

After the Navy Yard closed in 1974, the building was transferred to the BRA in 1975. Most of the historically significant equipment were transferred to NPS for Boston National Historical Park (BOST). Some equipment will be preserved on site.

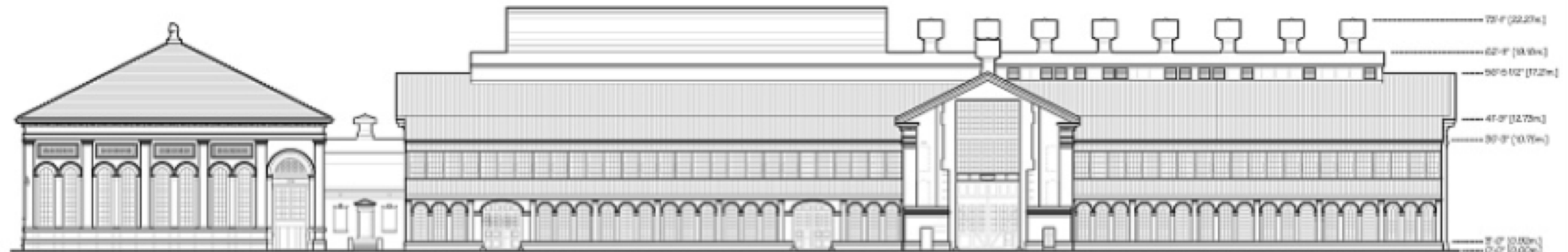
CHAIN FORGE (BUILDING 105)



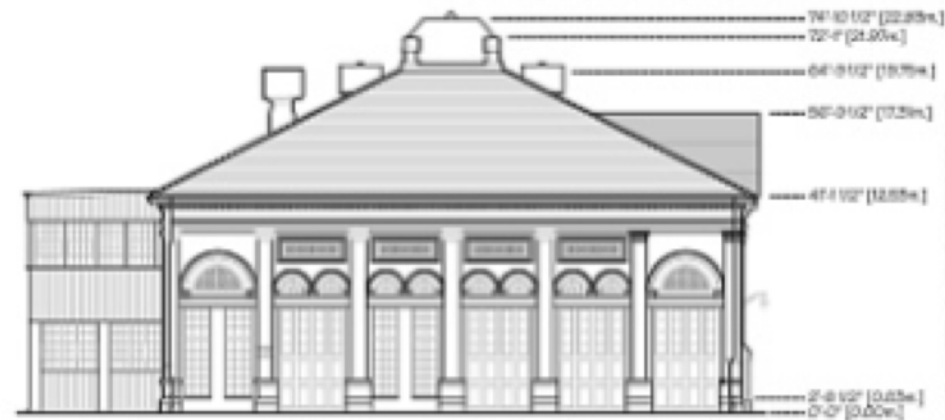
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0 10 20 30 40 50 FEET
0 5 10 15 METERS



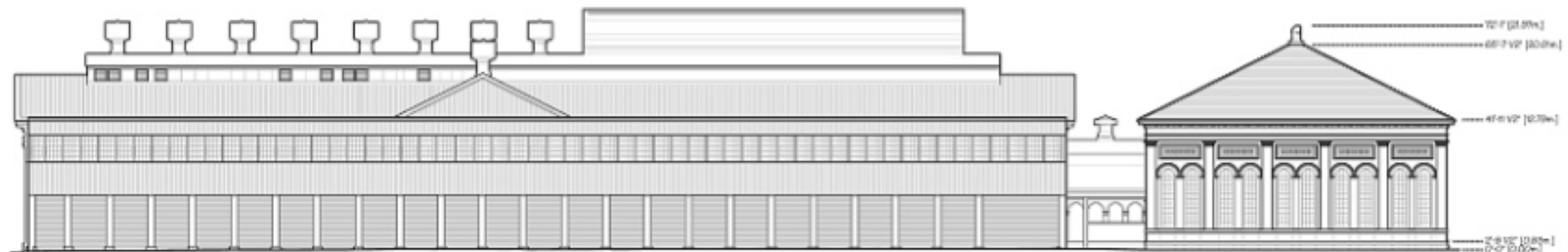
NORTH ELEVATION



EAST ELEVATION

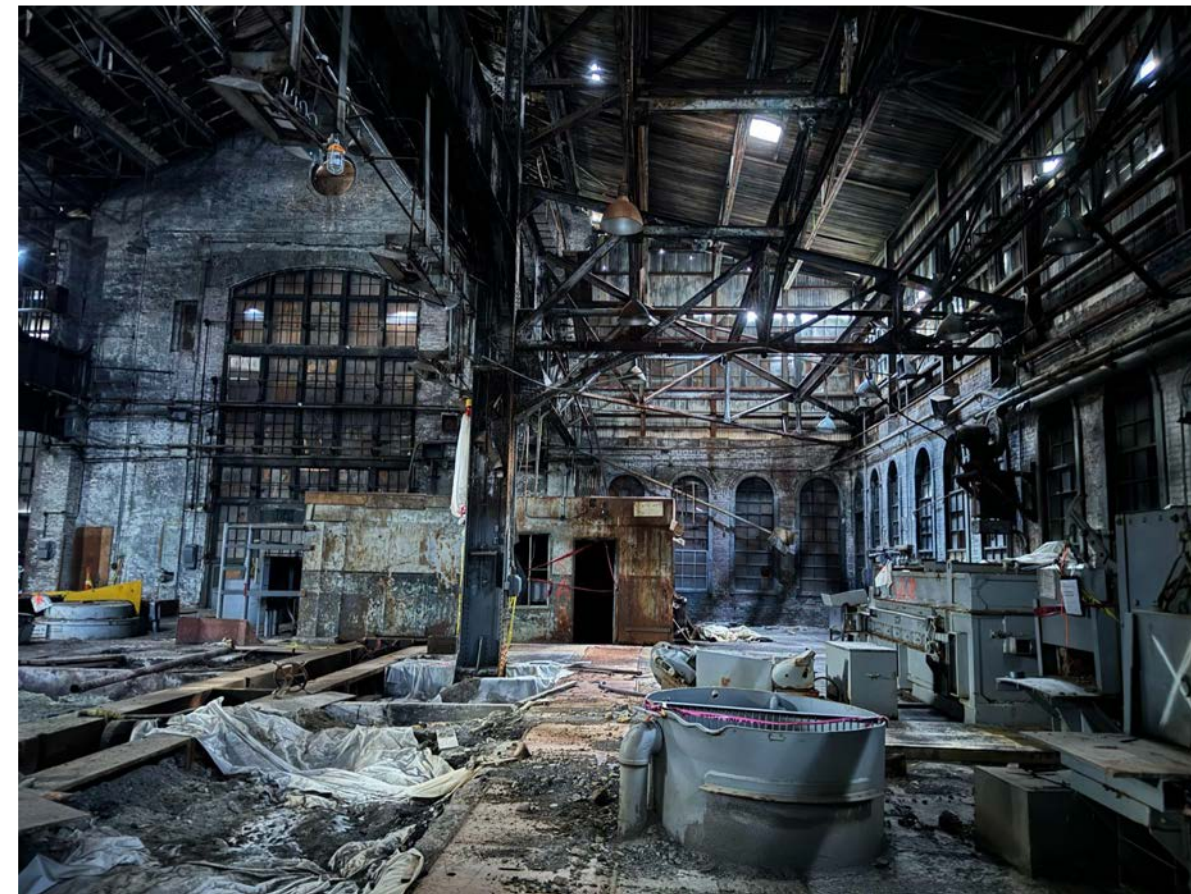
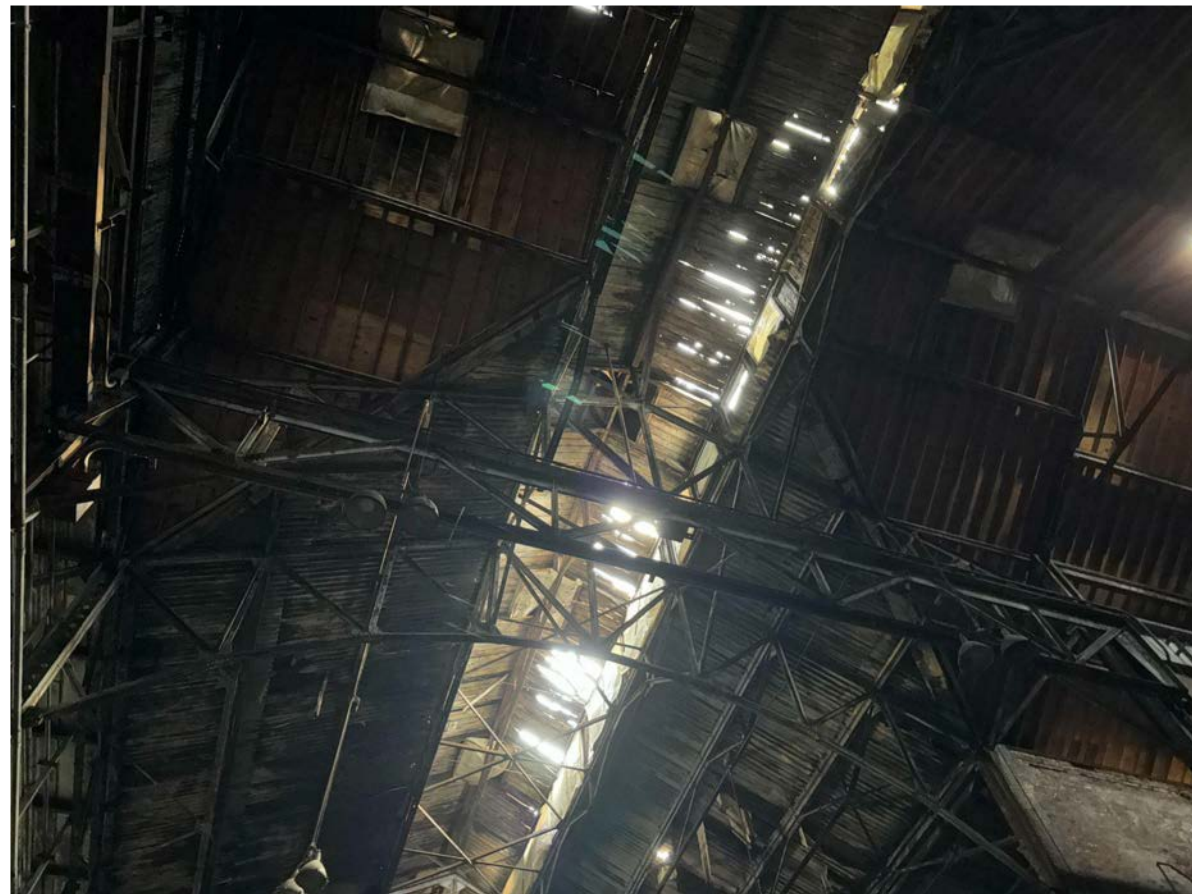


SOUTH ELEVATION



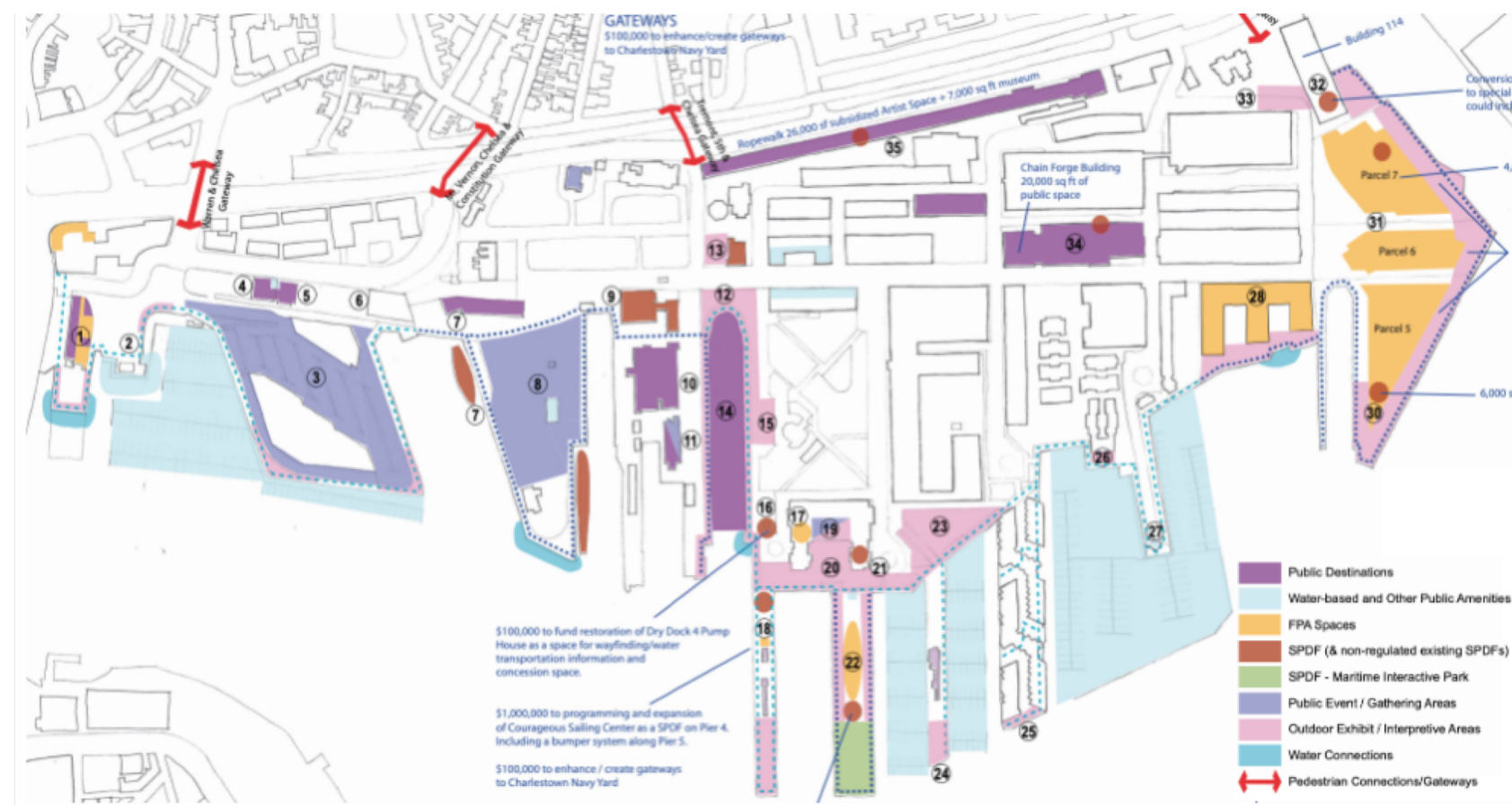
WEST ELEVATION

CHAIN FORGE (BUILDING 105) INTERIOR



~July 2024

ZONING & PLANNING



Waterfront Activation Map (PLAN:Charlestown, 2023)

WHAT IT MEANS FOR CHAIN FORGE...

- Priority: Ground-Floor Activation
- Redevelopment must preserve historically significant elements
- Limit to additional density
- No open space required
- Public use recommended
- Floodplain challenges for ground-floor use (residential, retail)
- Flood resilience measures needed
- Permitted uses: institutional, retail, hotel, residential
- No addition of onsite parking allowed

RELEVANT PLANS

- PLAN: Charlestown (2023)
- Improved Connectivity
 - Waterfront Activation
 - Adaptive Reuse and Preservation
 - Economic Development
 - Coastal Resilience

ZONING DISTRICT

- Article 42F Harborpark-Charlestown Waterfront District
- Charlestown Navy Yard Subdistrict - dimensional and use regulations (42F-13 & 14)

OVERLAYS

- Special Study Overlay Area: Historic Monument Area - Design Guidelines
- Urban Renewal Area Overlay District
- Coastal Flood Resilience Overlay District
- FEMA Flood Hazard Area

CHALLENGES



HISTORICAL PRESERVATION

- Nationally registered historic site
- Intervention must retain historical character of the building, especially on building exterior, as well as some chain-making equipment in-situ
- May impact ability to add floorplates or windows



FLOOD RESILIENCY

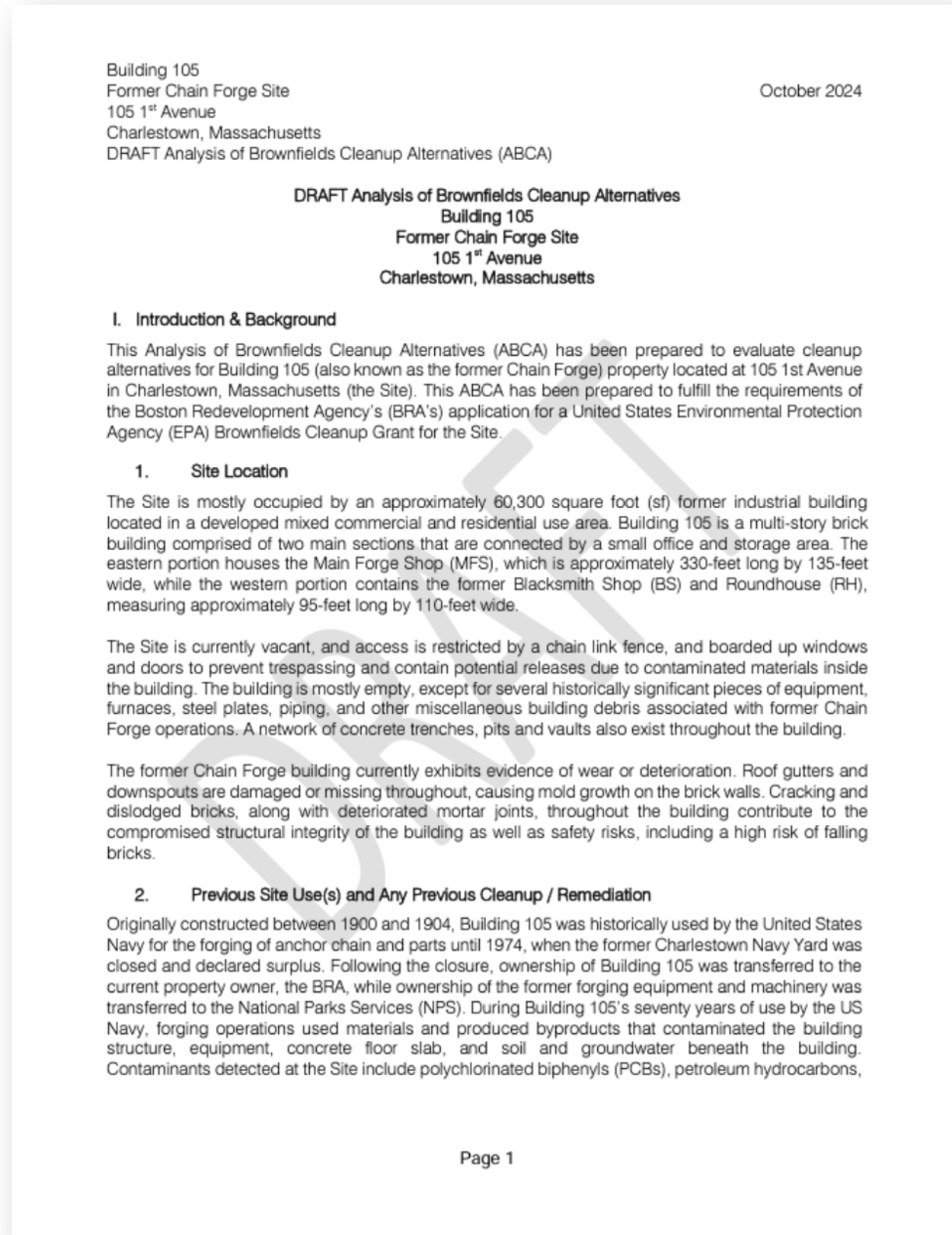
- Project is in Coastal Flood Resilience Overlay District (CFROD)
- Portion of site is in FEMA Special Flood Hazard Area
- Ground floor must be designed for flood resiliency
- May impact feasibility for residential use



ENVIRONMENTAL REMEDIATION

- History of hazardous substances (asbestos, PCB's, oil-based substances, lead paint, contaminated piping and soil)
- Property underwent significant remediation, but more work remain
- EPA Brownfields Cleanup Grant
- Planning Department Stabilization Funds

EPA BROWNFIELDS CLEANUP GRANT



CHAIN FORGE COMMUNITY MEETING

Oct 29, 2024
6:00 PM - 7:30 PM



Contact Name: Yoon Cha	Contact Email Address: yoon.cha@boston.gov	Type: Public Meeting
Location: Virtual Meeting		

DESCRIPTION:

PUBLIC NOTIFICATION FOR EPA BROWNFIELDS CLEANUP GRANT & RFP VISIONING

The Public is hereby notified that on 11/12/2024, the BRA intends to apply for a Brownfields Cleanup Grant from the U.S. Environmental Protection Agency's Brownfields Program. The grant would provide funding for the cleanup of the Chain Forge located at 105 First Avenue in Charlestown, Boston, MA. A copy of the draft application for the grant, including the draft Analysis of Brownfields Cleanup Alternatives, are available for public review and comment on the project website: bit.ly/ChainForge. All comments must be received by 11/1/2024 11:59PM.

Related

Planning Initiative(s)

[Chain Forge \(Building 105\) Disposition Planning](#)

Document(s)

[Draft EPA Brownfields Cleanup Grant Application and Alternatives of Brownfields Cleanup Analysis \(ABCA\) \(PDF 3MB\)](#)



DRAFT APPLICATION ([CLICK HERE FOR LINK](#))

- Application was open to public comment until November 1, 2024.
- BRA (Planning Department) applied for the grant in early November.



DRAFT DEVELOPMENT & DESIGN GUIDELINES



WHAT WE HEARD



9/17 and 10/29/24 COMMUNITY MEETINGS

100+ total attendees (more sent in comments in writing)

Comment Period : 9/17/2024 – 11/1/2024

“I would love to see this interesting building **preserved**. I love the idea of **multiple uses**.”

“Likely to have the rare flash **flood** that should be protected against.”

“What is the estimated cost of **environmental remediation**?”

“There are few options for **grocery and food** in Charlestown. Would love to see **Retail, Hotel, and Dining**. A good example would be Hood Park, which has restaurant, cycling studio, and parking garage.”

“**Sports recreation**, like a skating rink, pickleball courts, or running tracks. The die-lock chain assembly can be integrated in a creative way!”

“There is a real need for **Senior Housing**, such as independent living, assisted living, or nursing facilities.

“Charlestown needs **smaller, intimate spaces to gather** for holiday events, recital, birthday, or weddings.”

“What will happen to **parking** spots in front of the building? Is it possible to create underground parking?”

“Would love to see **Hotel and Retail** again. With something this **costly to redevelop**, not surprised it will be a hard stop for any developer.”

“The (Chain Forge) building is so stunning and there’s nothing like it. Love the idea of incorporating **art**.”

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NEIGHBORHOOD NEEDS

- **Restaurant (7)** : High end restaurant, casual dining, sandwich, coffee, bar
- **Hotel (6)** : Boutique / conference
- **Grocery Store (5)** : Trader Joe's concept
- **Housing (5)** : Senior housing, 3-4bd condos for families



COMMUNITY & RECREATION

- **Cultural (5)** : Museum, gallery, performance venue
- **Sports Recreation (3)** : skating, gym, pickleball, running track, cycling studio
- **Community Space (2)** : intimate gathering spaces for community use

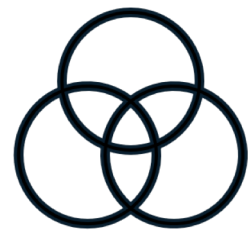


IMPORTANT CONSIDERATIONS

- **Mixed Use (10)** : There should be a mix of different uses on site
- **Parking (7)** : parking availability, enforcement of parking restrictions
- **Historic Preservation (5)** : Historic character is important; Friends of Charlestown, Plaque of British Landing
- **Flood Resilience (2)**: Building should be protected against future flooding

RFP DRAFTING : DEVELOPMENT OBJECTIVES

The Planning Department/BPDA seeks to redevelop the Property in a manner consistent with the following goals:



MIXED-USE ADAPTATION

- Adapt the Property into a vibrant mixed-use destination
- Neighborhood Needs: Grocery Store, Restaurant, Retail, Hotel, Gallery, Performance Venue, Public Gathering Spaces, Residential (esp. Senior Housing), Institutional



HISTORIC PRESERVATION

- Restore and preserve the exterior architectural character of the Property
- Coordinate with city, state, and federal historic preservation authorities



PUBLIC DESTINATION

- Create a vibrant public destination that attracts visitors and serves neighborhood residents
- Feature publicly accessible areas such as lobbies or lounges
- Incorporate art by local artist



RESILIENT DESIGN

- Proposal design should be flood and climate resilient
- Selected proponent should continue to work with relevant authorities toward goals of Climate Ready Boston

RFP DRAFTING : ZONING COMPLIANCE

The Planning Department/BPDA seeks to redevelop the Property in a manner consistent with the following zoning regulations:



COASTAL RESILIENCE

- Follow Article 25A, recommendations from the ongoing Flood Resilience Planning, Feasibility and Design Study for CNY, other resilience initiatives in CNY, and goals of Climate Ready Boston
- Elevate the building interior to the appropriate Sea Level Rise-Design Flood Elevation dependent on use
- Coordinate with Coastal Resilience and Urban Design teams regarding coastal resilience measures



SUSTAINABLE & GREEN BUILDING

- Follow Article 37 Green Building and Climate Resiliency Guidelines
- Meet Net Zero Carbon standard
- Achieve appropriate LEED certification
- Minimize all energy uses with a priority on passive building strategies

RFP DRAFTING : DESIGN GUIDELINES

The Planning Department/BPDA seeks to redevelop the Property in a manner consistent with the following design guidelines:



KEY URBAN DESIGN GUIDELINES

- Incorporate and restore the existing structure in compliance with the 1978 Charlestown Navy Yard (CNY) Historic Monument Area Design Guidelines and complement surrounding buildings' historic character
- Follow planning initiatives for the CNY regarding public realm and public ways
- Encourage multi-modal transportation options
- Incorporate Complete Streets Guidelines

RFP DRAFTING : EVALUATION CRITERIA



CRITERIA	DETAIL
<p>Demonstration of Ability to Execute the Project as Presented & Strength of Financial Plan</p>	<ul style="list-style-type: none"> ● Describe the development team’s experience and qualifications, quality of development, and execution plan for the proposed project ● Demonstrate ability to execute the proposed delivery schedule ● Describe development and operating costs that are accurate for the construction and operation of the proposal ● Demonstrate strength of equity, debt, and capital funding sources ● Ensure viability of finance plan and describe previous experience in financing projects of similar complexity
<p>Development Program</p>	<ul style="list-style-type: none"> ● Address the Development Objectives <ul style="list-style-type: none"> ○ Propose a vibrant mixed-use public destination that attracts visitors and serves neighborhood residents ○ Preserve historic character in coordination with city, state, and national historic preservation authorities ○ Incorporate innovative approaches to Coastal Resiliency, Sustainable, and Green Building regulations
<p>Exceptional Design and Public Realm</p>	<ul style="list-style-type: none"> ● Comply with applicable zoning and regulatory restrictions ● Contribute to the economy and incorporate Complete Streets guidelines to improve public realm ● Provide quality, creative, innovative and contextual designs that achieve all of the Design Guidelines ● Include the use of high quality, durable materials
<p>Diversity and Inclusion Plan</p>	<ul style="list-style-type: none"> ● Create increased opportunities for people of color, women, and M/WBEs to participate in the redevelopment of the Property, including specific strategies to achieve maximum participation by people of color, women, and M/WBEs in pre-development, construction, and operations ● Plan should be specific, realistic, and executable. This plan comprises 25% of the evaluation.



RFP PROCESS & NEXT STEPS

3

RFP DRAFTING: NEXT STEPS



DEVELOPMENT OBJECTIVES ✓
What are the goals we want to achieve in this RFP?



Today

DRAFT DEVELOPMENT & URBAN DESIGN GUIDELINES ✓

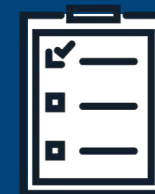
Program, design, climate resiliency, and DEI goals proposals should follow



Today

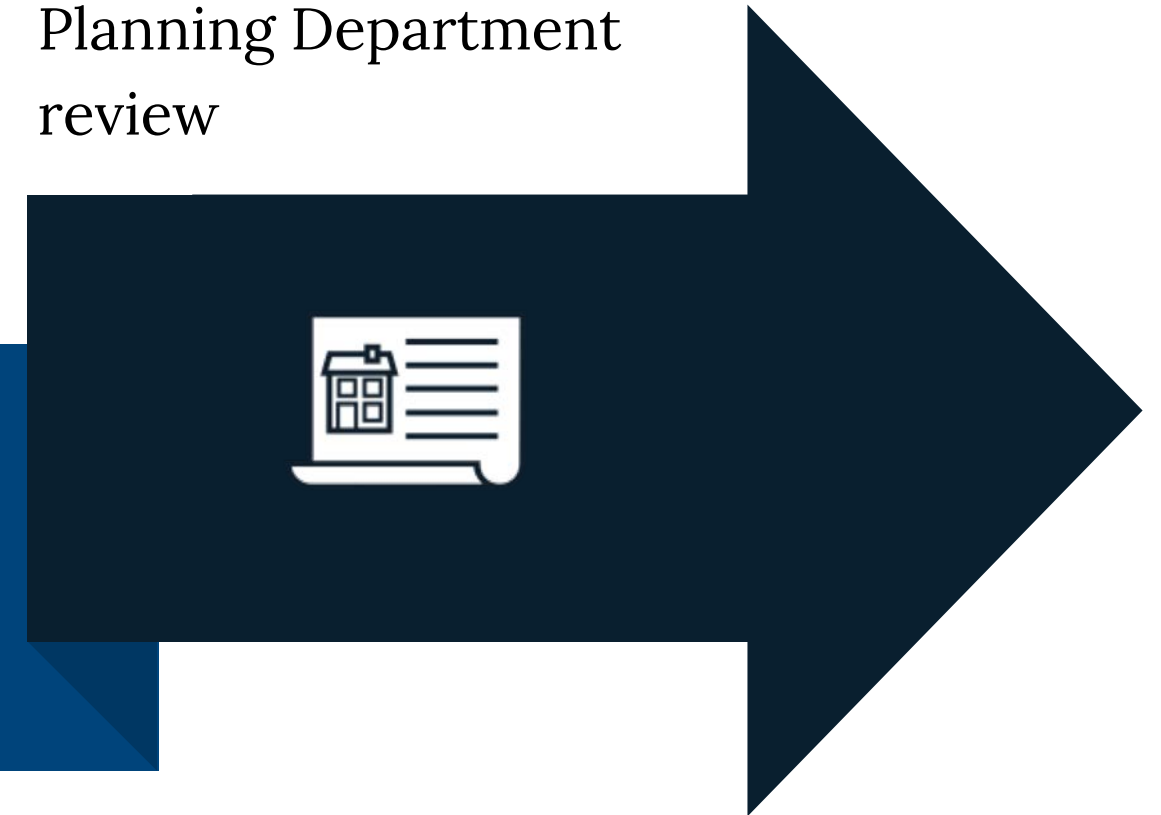
DRAFT COMPARATIVE EVALUATION CRITERIA ✓

How proposals will be evaluated amongst themselves



RFP RELEASE

RFP released after final Planning Department review



DISPOSITION PROCESS



Redevelop vacant or underutilized city-owned land to create more affordable, equitable, and resilient uses

Real Estate Division analyzes subject parcel and provides recommendation

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Strongest proposal chosen based on evaluation criteria and community feedback

Developer secures all design, financing, permits and is ready to break ground



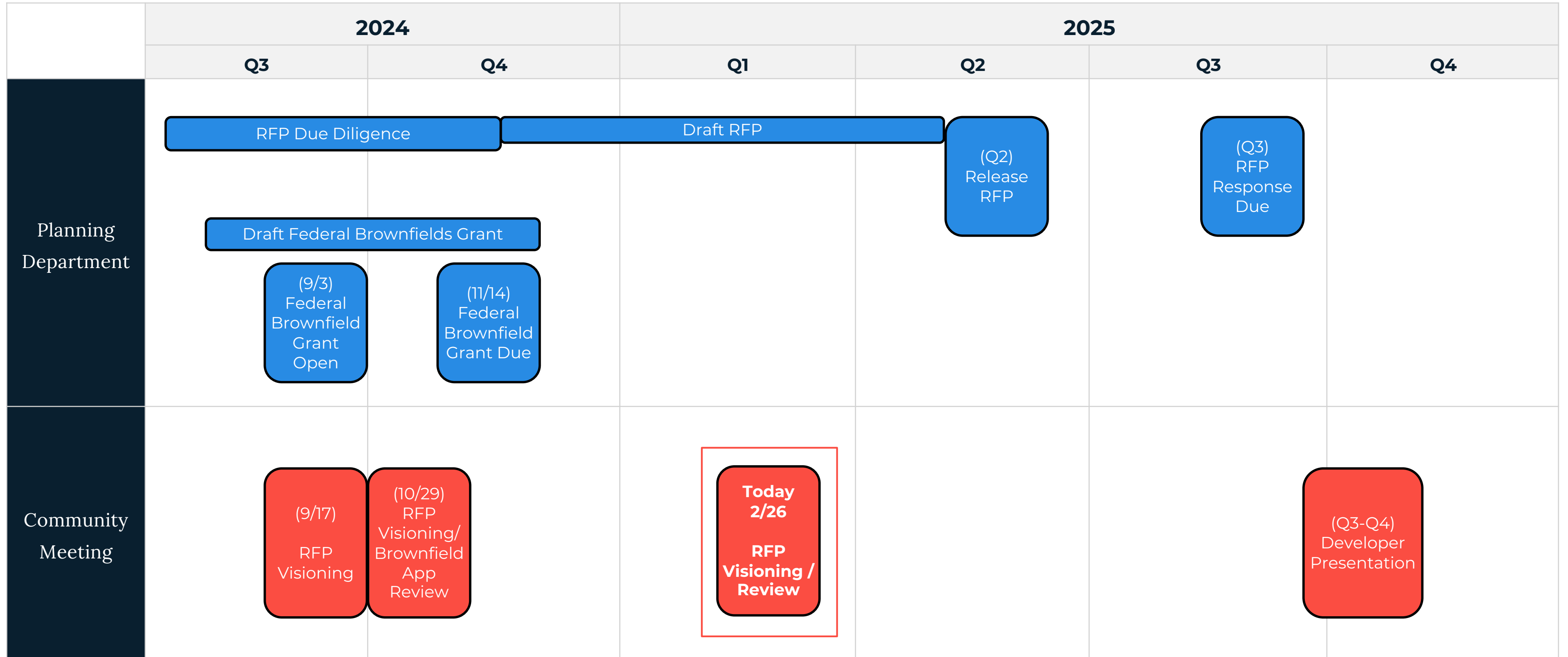
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Public Meeting to review RFP proposals

Public Meetings led by entitlement/permitting process (Article 80, BCDC, IAG...)

Ground lease or sale executed; Development breaks ground

TIMELINE / NEXT STEPS



*Timeline is tentative and subject to change

DISCUSSION

POTENTIAL TOPICS

- Feedback on Development Objectives
- Feedback on draft Design Guidelines
- Questions for Planning Department



THANK YOU

HAVE QUESTIONS?

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Real Estate Development Officer

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JAY RUGGIERO

Community Engagement Manager

jason.ruggiero@boston.gov

PROJECT WEBSITE

bit.ly/ChainForge

Public Comments close 3/12/2025

NEXT PUBLIC MEETING

Q3-Q4

Developers to present proposals to community

