



PLAN: Charlestown

# Advisory Group Meeting #6

*September 29, 2022*

# Welcome

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*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.

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.

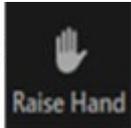
Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.

# Zoom Tips

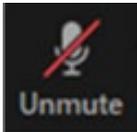
Welcome! Here are some tips on using Zoom for first-time users.  
Your controls are at the bottom of the screen



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.



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

- 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 comments be held to 2 minutes.*
- 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](mailto:Jason.Ruggiero@boston.gov)

# Advisory Group Etiquette

- AG members should:
  - Act as ambassadors to the larger community
  - Treat all participants with respect
  - Listen actively; speak thoughtfully
  - Support all voices, so that all viewpoints may be heard
  - Actively participate in all PLAN: Charlestown events and encourage others to join
- The process encourages respectful dialogue among those with differing opinions
- Always be open to seeing the world from someone else's perspective

# Code of Conduct (co-written w/ AG)

- Virtual planning events will be held via the Zoom “Meeting” platform, which allows participants to control their engagement features such as “mute/unmute,” “camera,” and other features. Zoom Webinar does not allow these capabilities.
- During presentations, the chat feature will be turned off. The chat feature will be enabled once a presentation is complete. Participants are encouraged to raise their hands to ask questions if needed. The virtual “Raise Hand” feature is located at the bottom of the Zoom screen (hand icon).
- We strongly encourage speakers to turn on their cameras while speaking.
- Comments or questions from the public will be limited to 2 minutes of speaking time. Two questions per person at a time is the maximum. A 30-second follow-up comment after a staff member responds is allowed. These time limits will be strictly enforced.
- All attendees are expected to respect one another and any differences of opinion. We welcome differences of opinions, including opinions that differ from those of BPDA staff. Always assume good intentions when any contradictions or disagreements are made. Constructive comments and opinions should be aimed at topics, not people.
- Unacceptable behavior will not be tolerated. Examples of unacceptable behavior are instances such as the following, but not limited to:
  - Threatening to take unwarranted legal action against meeting participants
  - Bullying participants either in the chat or verbally out loud
  - Harassment including criticizing, mocking, or posing threats against participants
  - Threats or derogatory speech against BPDA staff or other participants
  - Grandstanding or exceeding allowed time limits
  - Other violations within this code of conduct
- Those who violate the code of conduct may be subject to the following actions:
  - Given a verbal or written warning
  - Muted for the entirety of the meeting or event
  - Removed from the meeting or event

**For all meeting content:**

**<http://www.bostonplans.org/plancharlestown>**

# Agenda

- Listening Tour Recap (6:10-6:20pm)
- Draft Scenario Survey Results (6:20-6:45pm)
- PLAN: Charlestown Next Steps (6:45-6:55pm)
- Bunker Hill Community College Parking Lots (6:55-7:15pm)
- Comments from Chief Jemison (7:15-7:30pm)
- Public Comments (7:30-7:40pm)

If you have a follow up item, please reach out to Jason Ruggiero ([Jason.Ruggiero@boston.gov](mailto:Jason.Ruggiero@boston.gov)) and we will be in touch as soon as possible.

# Listening Tour Recap

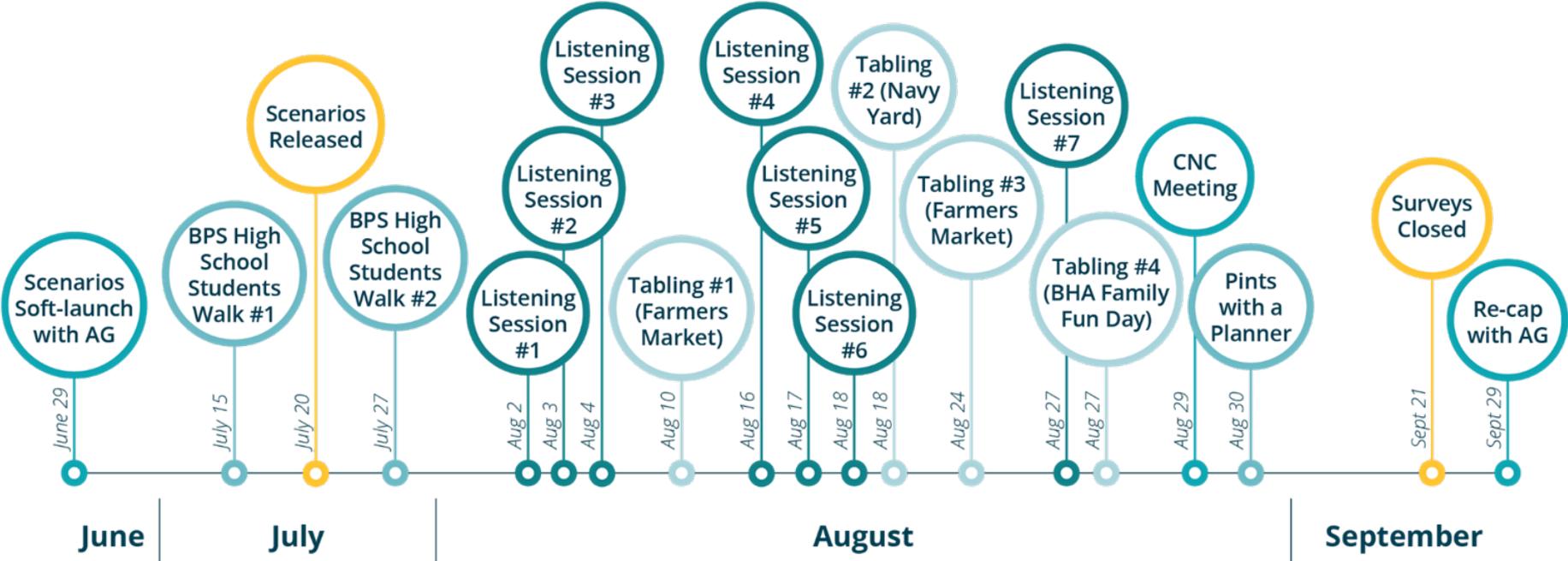
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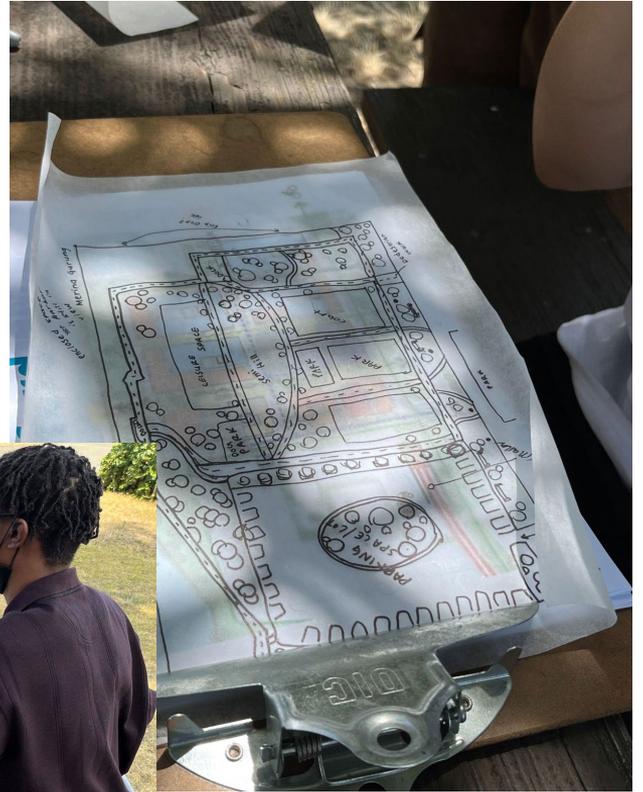
*Jason Ruggiero, Community Engagement Manager*



**boston planning &  
development agency**

# Listening Tour Timeline *(8 weeks, 17 events)*





*BPS Student Walk/Drawing Events  
July 15th+27th*





*Pints with a Planner - Aug 30th*

# Summary of Participation

- 7 Listening Sessions → **56 different attendees**
- 9 Surveys → **952 survey submissions**
  - 858 (90%) online
  - 94 (10%) paper
- 4 Tabling events
  - **200+ postcards** distributed (English + Spanish)
  - **150+ paper surveys** distributed (English + Spanish)
- BPS High School Student Walks → **29 Students**
  - Joint effort w/ the Private Industry Council (PIC) Internship program
- Pints with a Planner → **60+ Attendees**
- CNC Meeting → **12 Attendees**
- Coming next month:
  - Coffee hour at Bunker Hill Housing with seniors
  - City Hall visit with Charlestown's Turn It Around youth group

**AG - Please hold questions to  
the end of the next section**

# Draft Scenario Survey Results

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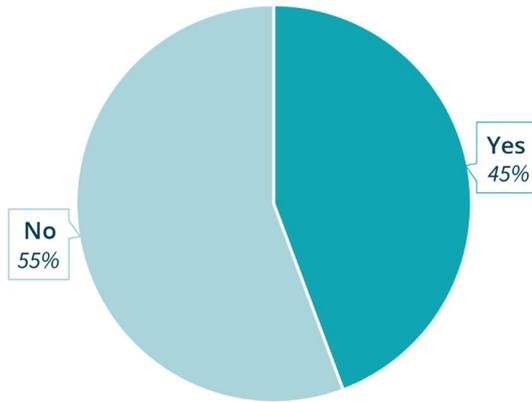
*Patricia Cafferky, Senior Planner*

*Adriana Lasso-Harrier, Planner*

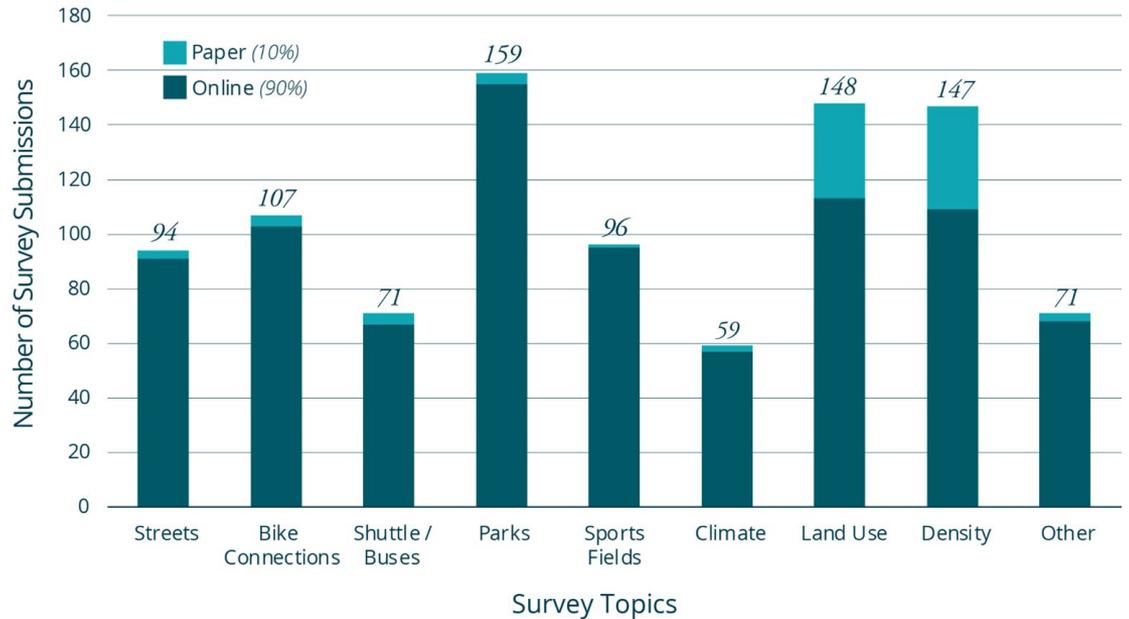


# Survey Participation

Have you ever attended another PLAN: Charlestown meeting? (71 Respondents)



Survey Responses by Topic (952 Submissions)



# Survey Data

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Neighborhoods Zoning Planning Work with Us Development Housing Research 3D Data & Maps

## Planning

- What is Planning?
- Imagine Boston 2030 Implementation
- Planning Initiatives
- Climate Change & Environmental Planning
- Downtown & Neighborhood Planning
- Privately Owned Public Spaces (POPS)
- Regulatory Planning & Zoning
- Transportation & Infrastructure Planning
- Institutional Planning
- Urban Design
- Urban Renewal

### PLAN: Charlestown

**Latest Updates**

- [Summary & Goals](#)
- [Past Planning Phases](#)
- [Past Events](#)
- [Advisory Group](#)
- [Planning Efforts Related to PLAN: Charlestown](#)
- [Share Your Thoughts](#)

**STAY CONNECTED**

Sign up for Neighborhood Email Updates!

**NEIGHBORHOOD**

Charlestown

**EVENTS**

29 Sep PLAN: Charlestown Advisory Group Meeting

**NEWS**

June 15, 2022

**Latest Updates**

PLAN: Charlestown is in the process of performing a neighborhood-wide needs analysis, drafting urban design guidelines for the neighborhood, and creating the next iteration of scenarios for the future of the neighborhood, all of which will inform the plan's coming recommendations. You can check out the draft scenarios released in July 2022 by visiting: [bit.ly/PLANCharlestownScenarios](https://bit.ly/PLANCharlestownScenarios). You can download the survey results, below, or read more about the draft scenarios in the Past Planning Phases section of this web page.

[Download the results of the draft scenarios surveys \(PDFs, .zip file\)](#)

**You can download all of the survey data here by going to our PLAN: Charlestown website.**

# Survey Results: Streets

## Scenario Likes:

- *“Signalized intersections to slow down Rutherford and provide lots of crossing points is good.”*
- *“I think the creation of a greenway is a great idea!”*
- *“I appreciate the additional streets to enhance the neighborhood feel and make it easier to access parts of Charlestown that are currently hard to access.”*
- *“Love more crossing opportunities across Rutherford Ave”*
- *“Like the introduction of a grid at Sullivan Square.”*

## Scenario Dislikes:

- *“I don't like all of the traffic lights.”*
- *“I like the grid system, except it will never work.”*
- *“Any future development traffic should be directed thru the existing Schraffts parking lot and exit area. Adding additional roads / exits onto Medford St will only increase the current traffic congestion we experience every day.”*
- *“I don't like the new ‘Access Road’ for the Medford street development just moves trucks onto an un-signalized intersection, and will poorly handle traffic.”*

# Survey Results: Bike Connections

## ***"NO MORE BIKE LANES!"***

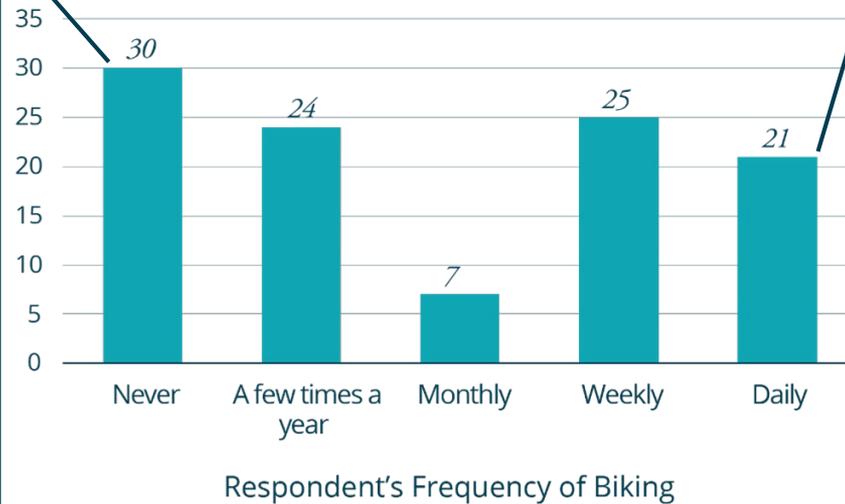
*"Parking is a more important issue here than bike lanes"*

*"I have no hopes for new bike lanes"*

*"I don't like bikers"*

*"We will never be a city of bike dependent riders"*

How often do you bike? (107 Responses)



## ***"DO IT! BUILD MORE BIKE LANES!"***

*"If you make biking a safe option you will greatly reduce the vehicle traffic in the neighborhood"*

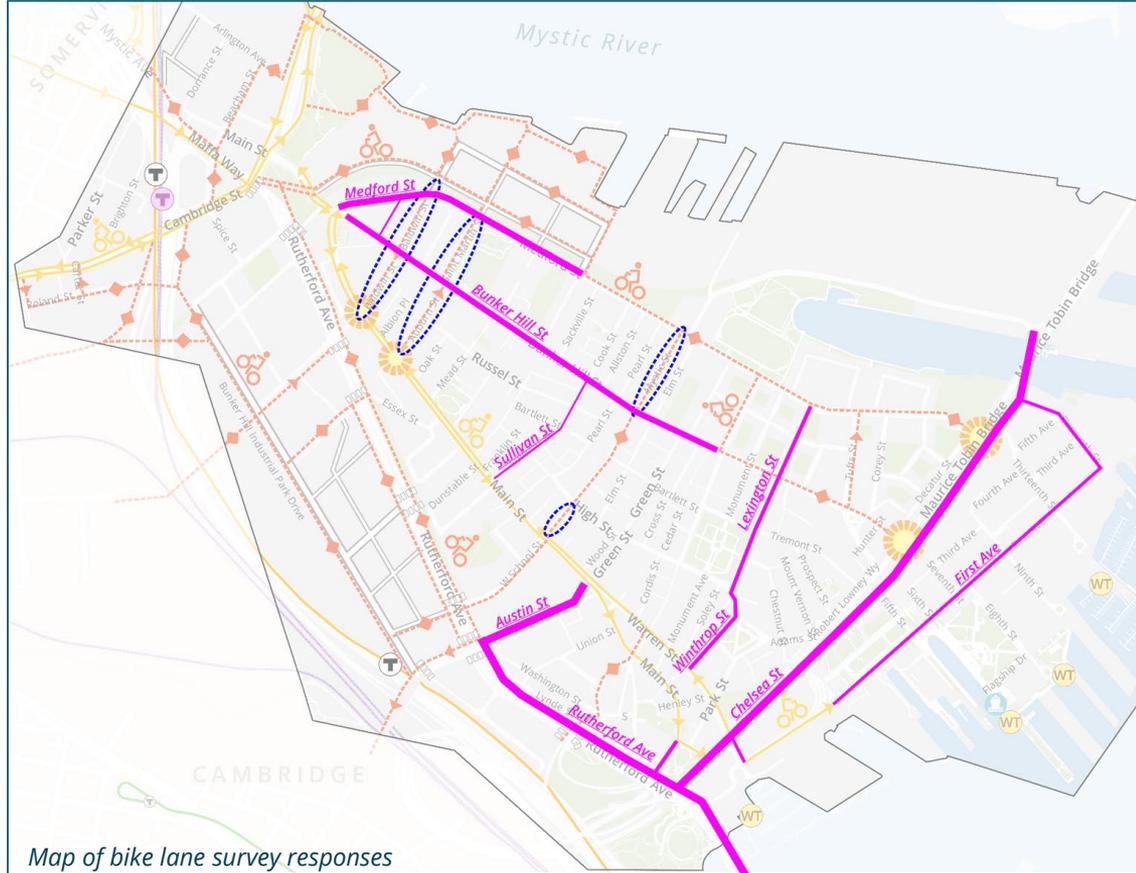
*"Love this!"*

*"Charlestown has the potential to have incredible bike connectivity"*

# Survey Results: Bike Connections

## LEGEND

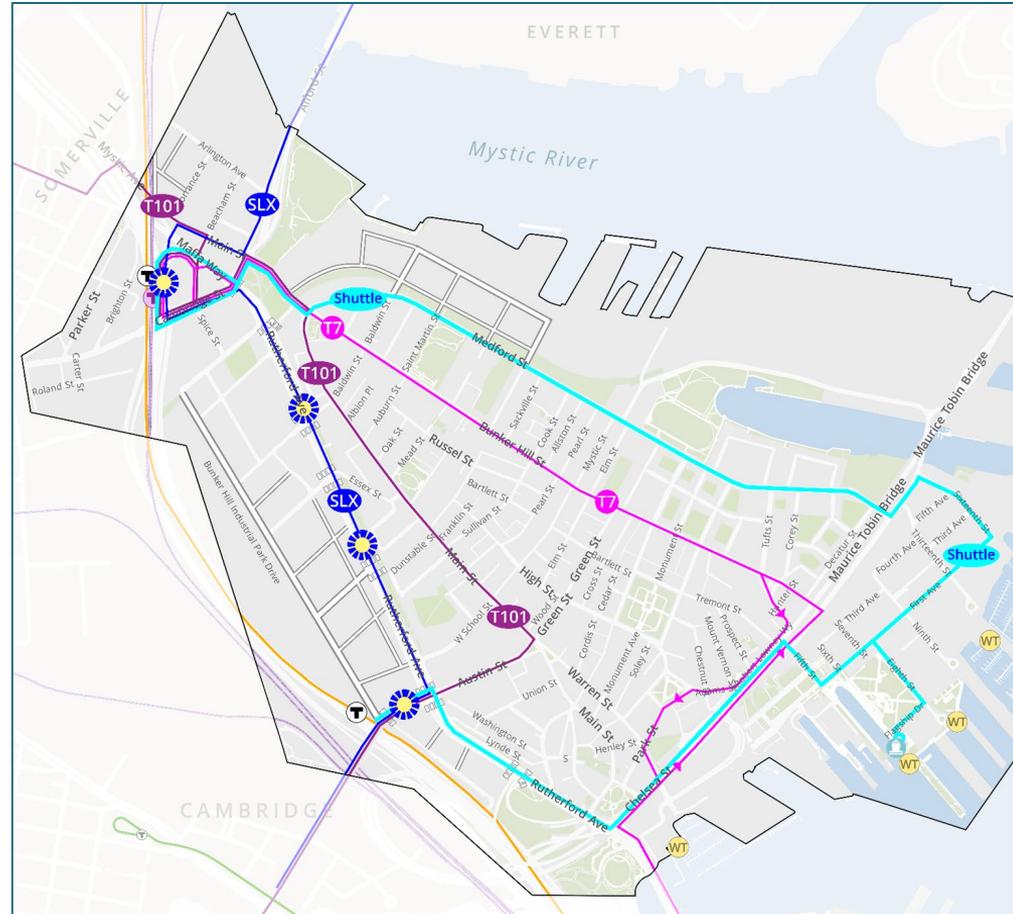
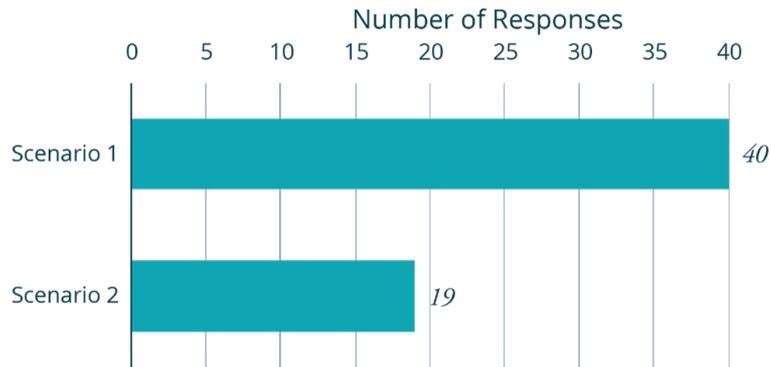
-  Ferry Terminal
-  Water Taxi Stop
-  Bike Lanes Proposed by Scenarios
-  Existing Bike Lanes
-  Intersection Improvement Proposed by Scenarios
-  Streets Highlighted for Bike Lanes in Survey Responses (*Line thickness = frequency of response*)
-  Streets Identified as Potentially Poor for Bike Lanes



Map of bike lane survey responses

# Survey Results: Shuttles + Buses

Do you prefer the bus shuttle route shown in Scenario 1 or 2? (59 Responses)



Scenario 1 - Proposed Shuttle Route

# Survey Results: Parks

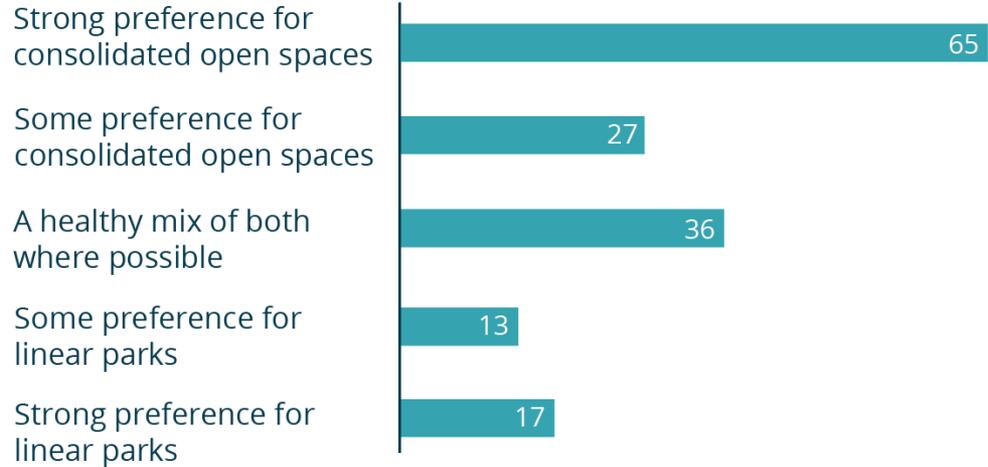
## Thoughts on park planning in Charlestown:

*“Given the number of families and children that live in Charlestown, I definitely want to **prioritize sports fields** for the kids.”*

*“Maybe some program to get kids to **put down their phones and pick up a fishing rod.**”*

*“Please incorporate **dog friendly spaces** within linear parks and greenways.”*

## Corridors vs. Parks (158 Responses)



# Survey Results: Parks

Where would you like to see new parks in Charlestown? (160 Responses)

- Bunker Hill Community College parking lots (39%)
- Along the Mystic River (29%)



# Survey Results: Sports Fields

What sports fields do you travel outside of Charlestown to use at least once a month? (185 Responses)



# Survey Results: Climate

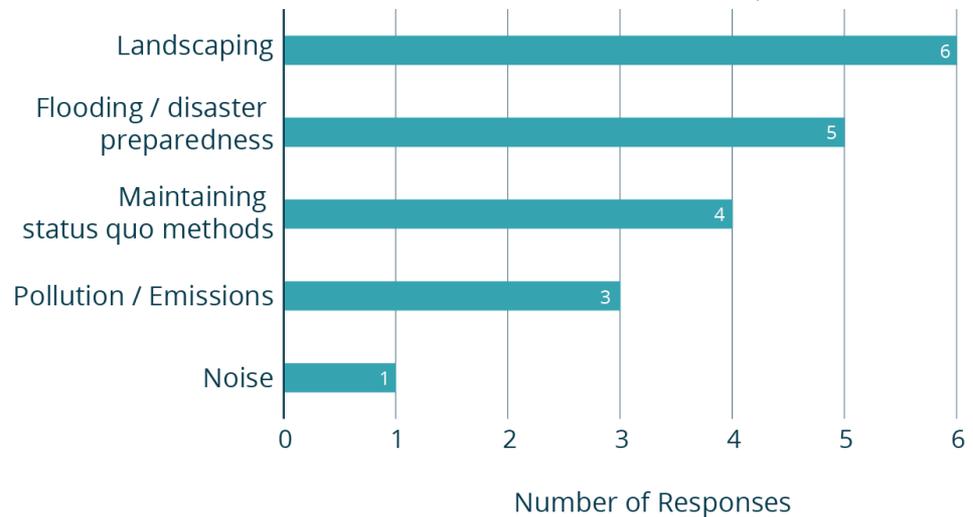
Climate concerns shared:

*“Systemically we need to fix climate change by adding more density and amenities and **divesting from fossil fuels.**”*

*“Often **the town smells like gas leaks** when you walk around especially by the intersection of Main St and Austin St.”*

*“My number one concern is **car emissions** from I-93 highway. **Noise pollution** is equally as important. Finally, **heat island effect** is top of mind.”*

Climate Resilience Concerns (19 Responses)



# Survey Results: Climate

What areas of Charlestown feel particularly hot or should be prioritized for new green space or trees? (73 Responses)



# Survey Results: Land Use

Land Use in Charlestown (148 Responses)



*\*Note: There was some concern from survey respondents that ground floor retail would not be allowed in "Housing Only" areas. As we attempted to note in the survey question, ground floor retail, as well as neighborhood services, would be allowed in all areas. This confusion may have skewed results more towards "Commercial" than they otherwise would have been.*

# Survey Results: Land Use

## Opinions on land use in Charlestown:

*"We need affordable housing but **mostly we just need as much housing as possible of any type.** Especially in areas that are newly opened up for residential use, there's no risk of displacement, so if developers want to build lots and lots of market rate housing, we should let them."*

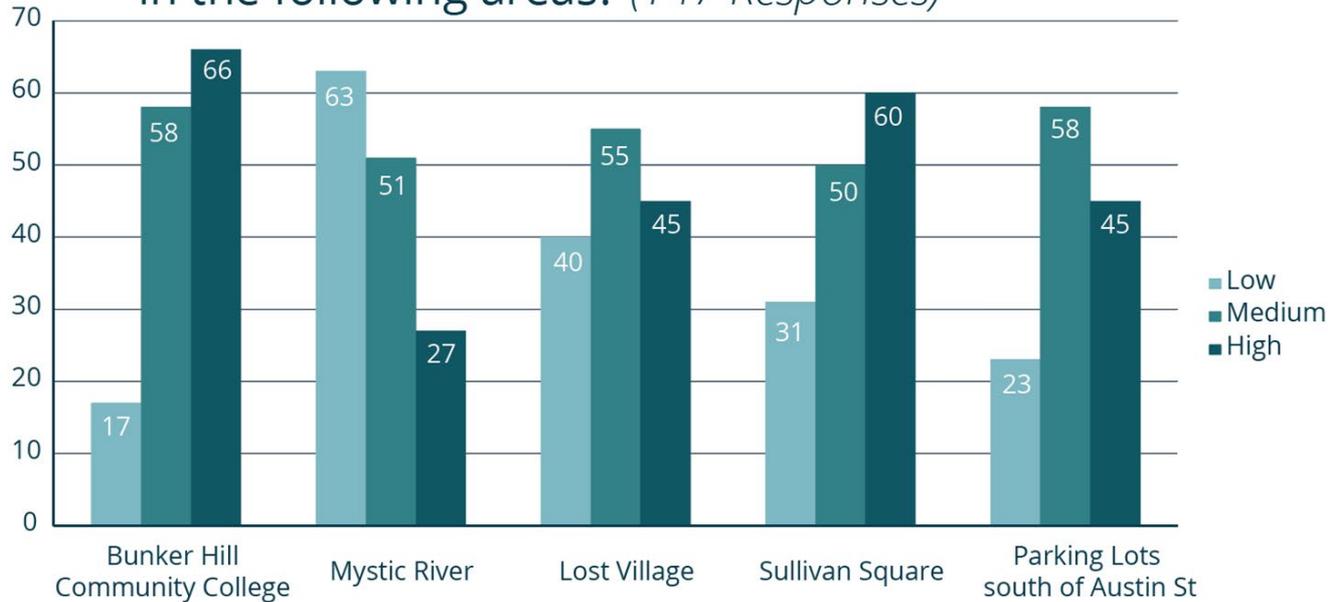
*"I would like to see a **shift from talking about mixed-use as a "buffer"** - what this sounds like is that people who move into mixed-use developments are less valuable than those who live in currently residential neighborhoods."*

*"Making use of the **Bunker Hill College area and the industrial area by the Mystic** makes a lot of sense and would greatly improve the neighborhood."*

*"Let's make **Charlestown a space where you want to spend a full day,** or (stretch goal) a whole weekend, instead of just an afternoon."*

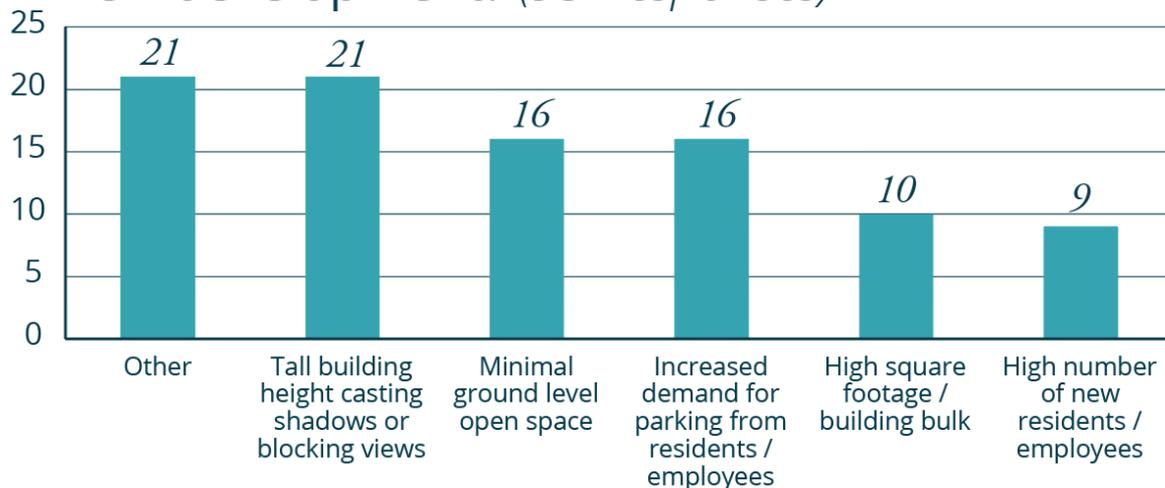
# Survey Results: Density

What sort of density would you like to see in the following areas? (147 Responses)



# Survey Results: Density

What's your greatest concern with new development? (93 Responses)



## Other:

- Bad design / Developers not listening (**x6**)
- Not enough high density / underdevelopment (**x5**)
- Induced car usage (**x4**)
- Negative impacts on existing small businesses (**x2**)
- Lack of affordability (**x1**)
- "No concerns - let's welcome more neighbors!" (**x1**)

# Survey Results: Density

## Density concerns shared:

*"I support high density uses, but **hope we can include ground-level retail, etc.** and avoid a lot of unused green space, parking lots, or other dead areas that make the ground-level areas sterile for pedestrians."*

*"[I'm concerned about] increased traffic in and out of bottlenecks - this can be avoided by focusing on **transit oriented spots** for the maximum density."*

*"I am **worried that new residents will be used to shield existing residents** from negative neighboring uses. I am also worried that the developments will be too short and not cast sufficient shade on hot days."*

# Survey Results: Density

What respondents hope density will bring:

*“Eat, Shop, Relax. Increase **EFFICIENT public transit and creating safe pedestrian spaces** while minimizing car traffic.”*

*“We would love to have more **daycare options, new schools, more shops and restaurants, grocery stores, gyms** or other fitness studios, and **areas for recreation** along the water.”*

*“**Affordable housing and social services support.** Park areas / affordable grocery store for low income residents”*

*“A sense of **belonging.**”*

What are the most important features a high density development can provide? (111 Responses)

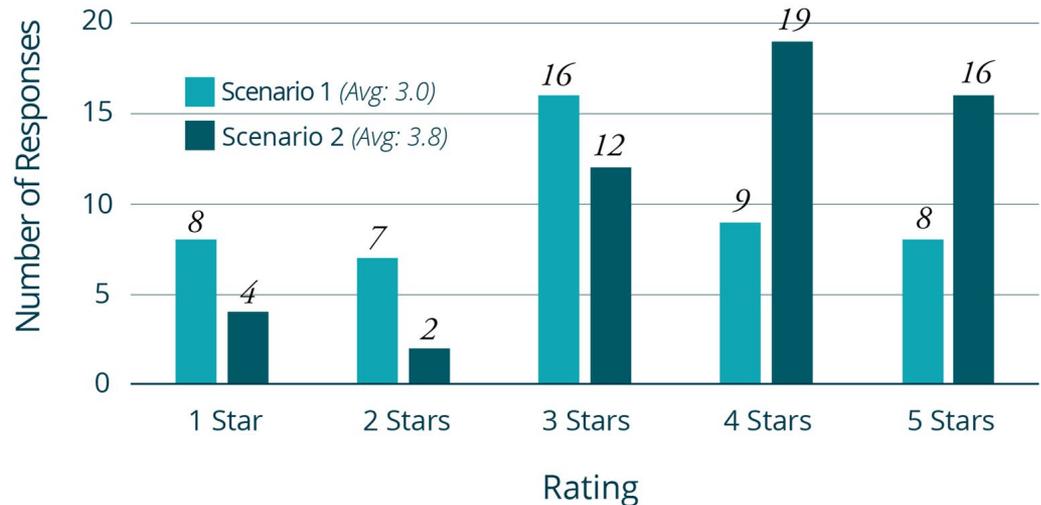


# Survey Results: Overall Response

*"I do not think either of the plans are perfect, but have provided detailed feedback on each. Consolidated green space, bike paths, and a shuttle that goes to the Navy Yard are the most important factors for our family."*

*"There are advantages and disadvantages to both proposals but overall I think scenario one is stronger. I urge you not to think of all of these as competing. **Be willing to take from the best of both scenarios.**"*

Overall Rating of the Scenarios  
(53 Responses)



# Survey: General Feedback

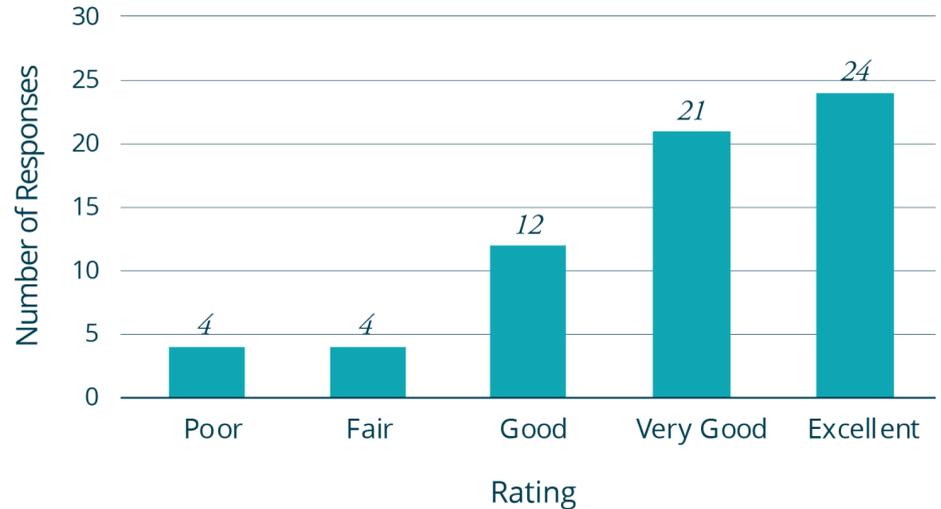
## Topics folks wished we'd included:

- The Navy Yard
- Neighborhood services
- Traffic
- Parking
- Affordable housing

## Feedback on the webpage:

- "Is this a joke?"
- "You are doing a really good job!"
- "I like that you're asking people for input."
- "Thumbs down. The interface is exasperating."
- "This website is amazing! Well done!"

## How informative was this webpage/document for you? (65 Responses)



# Questions from AG Members?

*(Please hold comments to 2 minutes)*

# PLAN Charlestown Next Steps

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*Patricia Cafferky, Senior Planner*



**boston planning &  
development agency**

# Next Steps - 3 Prongs

## Zoning Recommendations

- Focused on historically industrial areas
- Receive public feedback via the scenarios comment periods
- Consultant Team is working on the hybrid scenario
- There will be another iteration after the hybrid

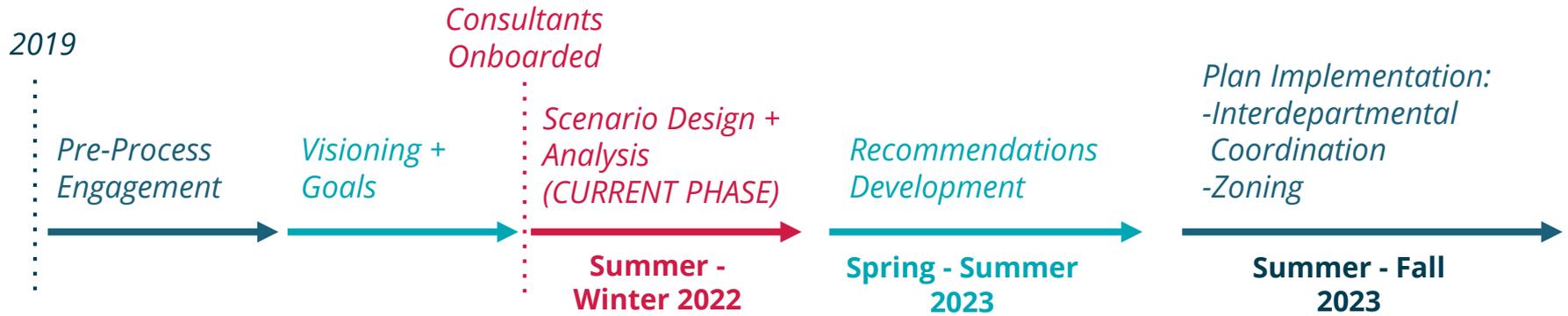
## Neighborhood Needs Analysis

- Analysis Topics Include:
- Demographic
  - Housing Needs
  - Open Space / Sports Fields
  - Zoning
  - Retail + Food Access
  - Resilience
  - Arts and Culture
  - Transportation Capacity
  - Physical Barriers

## Urban Design Guidelines

- One set of guidelines for the Original Peninsula/ Lost Village; one set of guidelines for the historically industrial areas
- Key topics: Preservation, Public Realm, Latest Building Methods

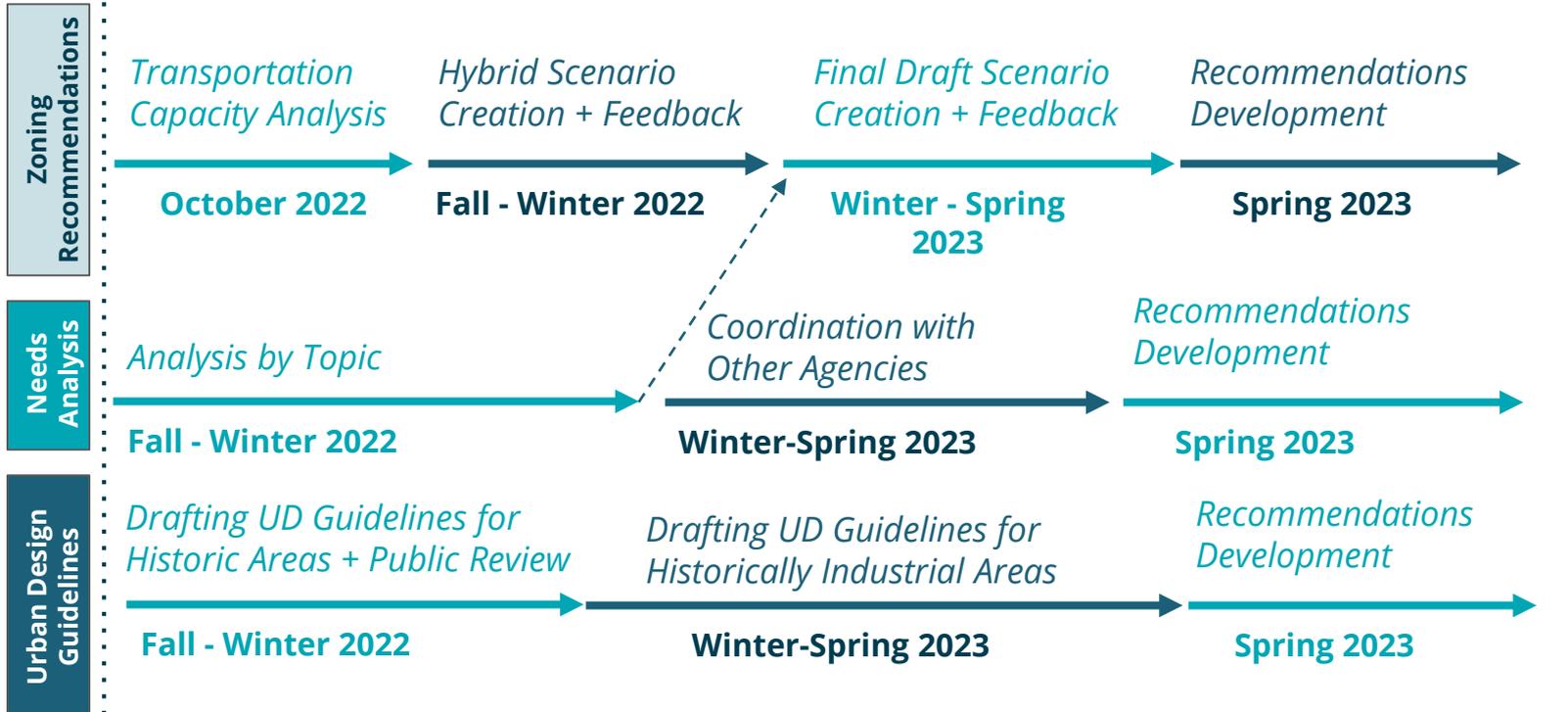
# Timeline



# Timeline

*Present*

*Draft Plan  
Goal: April 2023*



# Questions from AG Members?

*(Please hold comments to 2 minutes)*

# Bunker Hill Community College Parking Lots

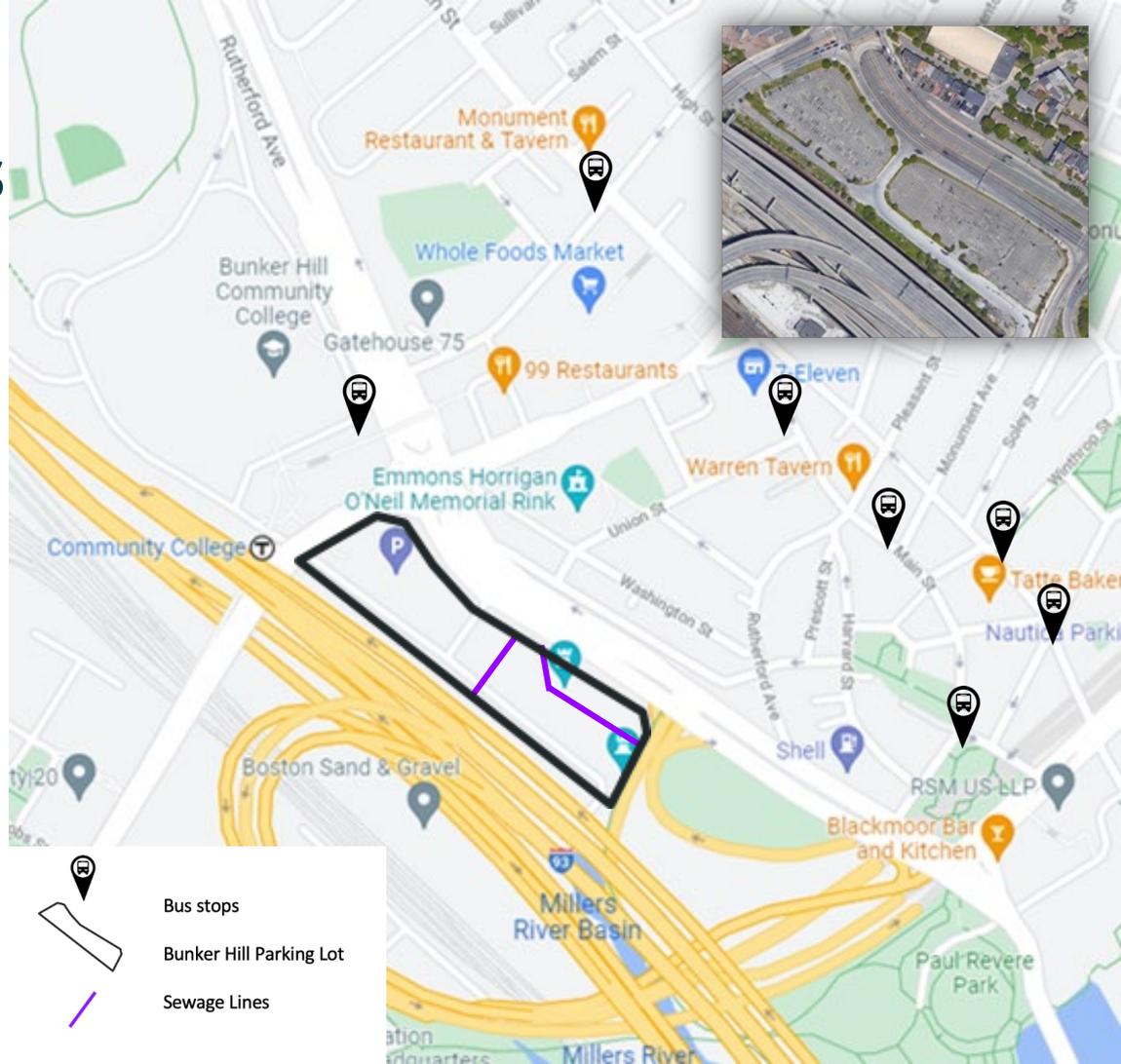
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*Rebecca Hansen, Director of Real Estate*



# BPDA Community College Parking Lots

Care and Custody	BPDA
Property SF	261,172
Current Use	Parking lots operated by BPDA and used by BHCC students



-  Bus stops
-  Bunker Hill Parking Lot
-  Sewage Lines

# Why Now?

## Citywide Land Audit

- The Land Audit is an inventory of all vacant or underutilized City-owned property.
- The data will guide the City in meeting Boston's most urgent needs, including **affordable housing, community development, and climate resilience.**

## Available Funding Subsidies

- Boston has funds earmarked for affordable housing creation through the **American Rescue Plan Act (ARPA)**
- These funds need to be obligated by 2024

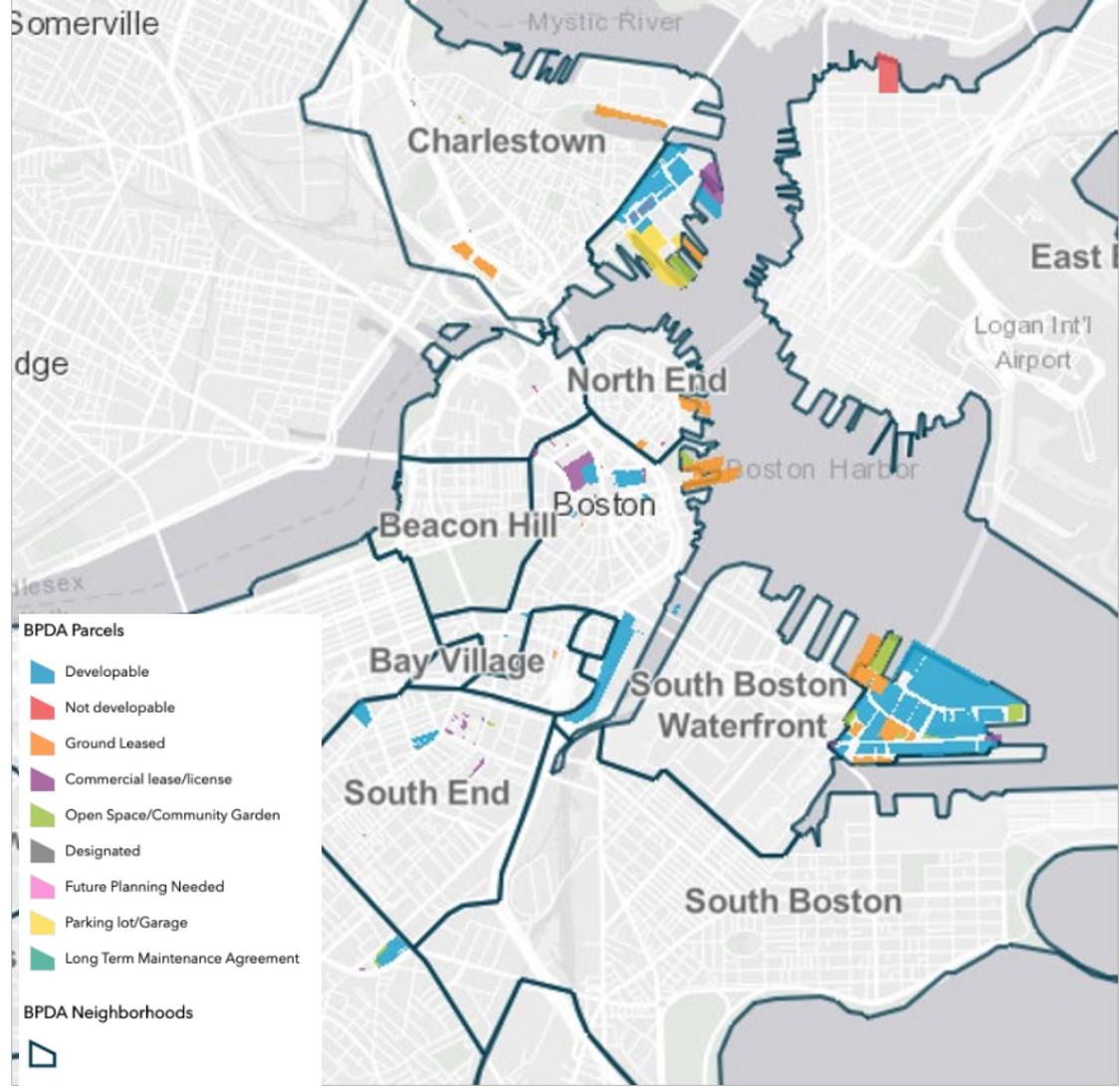


## Public Land for Public Good: Citywide Land Audit



# How does the BPDA lease land?

1. Conduct **due diligence and strategic planning** to determine which parcels to issue for development
2. Lead a **community process** to hear feedback about appropriate uses and design guidelines
3. Issue a **Request for Proposals (RFP)** that is open to all respondents. RFPs lay out the guidelines for proposals, submission requirements, and evaluation criteria.
4. **Evaluate** proposals with community feedback

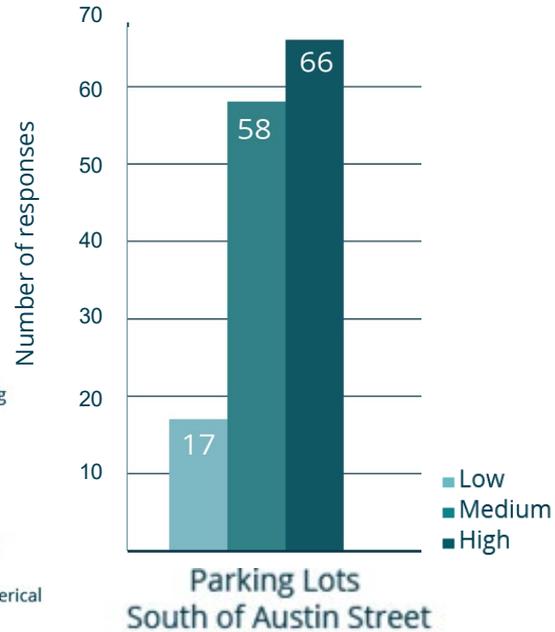


# Survey Results for the BHCC Parking Lots

*Land Use Responses*



*Density Responses*



*“Bunker Hill Community College parking lots would make a fantastic place for more sports fields. I really would like to see more sports fields incorporated - it’s important for young families and gives a strong sense of community.”*

*“Please require more family housing, **2 & 3 bedroom units** that can be used by families long term. The **area adjacent the highway/T** should try to focus on large scale commercial/residential development.”*

*“[We need] as much housing as possible, **we are in a housing crisis for renters** and it’s hard to find land to build on so the more we can support this the better.”*

# Community Engagement Timeline for RFP



# Questions from AG Members?

*(Please hold comments to 2 minutes)*

# Comments from Chief Jemison

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*Arthur Jemison, Chief of Planning*

# Questions from the Public?

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*Please hold comments to **2 Minutes MAX***

# Appendix

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# Comment Letter from Bunker Hill Community College

## Main Points:

- Support for the community process surrounding PLAN: Charlestown
- Scenarios parallel BHCC's own campus planning, which started last year
- Share community's vision for a cohesive, mixed-use neighborhood



Arthur Jemison  
Chief of Planning  
Boston Planning & Development Agency  
One City Hall, Ninth Floor  
Boston, MA 02201

Dr. Pam Y. Eddinger  
President  
Bunker Hill Community College  
250 New Rutherford Avenue  
Charlestown, MA 02129

September 20, 2022

Dear Chief Jemison:

We are writing on behalf of Bunker Hill Community College (BHCC) to express our support for the ongoing community process surrounding the PLAN Charlestown Draft Scenarios published in July 2022. We are encouraged by the inclusion of all voices from across our neighborhood and are eager to continue participation in the community-led planning process.

The PLAN Charlestown draft scenarios have included imagined future development on the BHCC campus, which parallel our own campus planning begun over the last year, including evaluating the condition and suitability of our buildings and grounds as well as our programmatic needs. Through our campus planning, the College is considering how to redevelop our campus in a way that meets future educational needs.

We share the Charlestown community's vision of a cohesive neighborhood of mixed uses and densities that strengthen connections throughout the neighborhood. Envisioning spaces on our campus for the use and enjoyment of all is another shared priority with our Charlestown neighbors.

We look forward to engaging with our Charlestown neighbors and PLAN Charlestown, as well as all our state and local partners to ensure that BHCC campus planning incorporates community voices and continues to complement the evolving community-led planning scenarios.

Sincerely,

  
Pam Y. Eddinger, Ph.D.  
President

  
John Pitcher  
Vice President, Administration & Finance

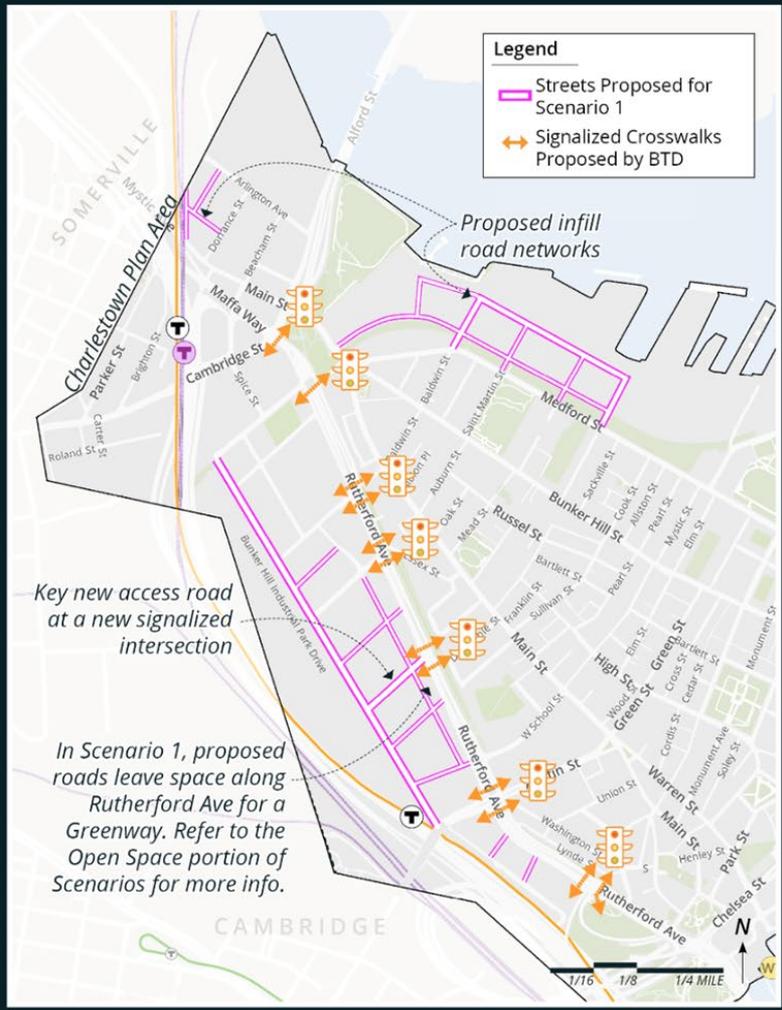
**CHARLESTOWN CAMPUS**  
250 New Rutherford Avenue • Boston, Massachusetts 02129-2925  
Phone: 617-228-2000 TTY: 617-242-2365

**CHELSEA CAMPUS**  
70 Everett Avenue • Chelsea, Massachusetts 02150-2917  
Phone: 617-228-2101 TTY: 617-884-3293

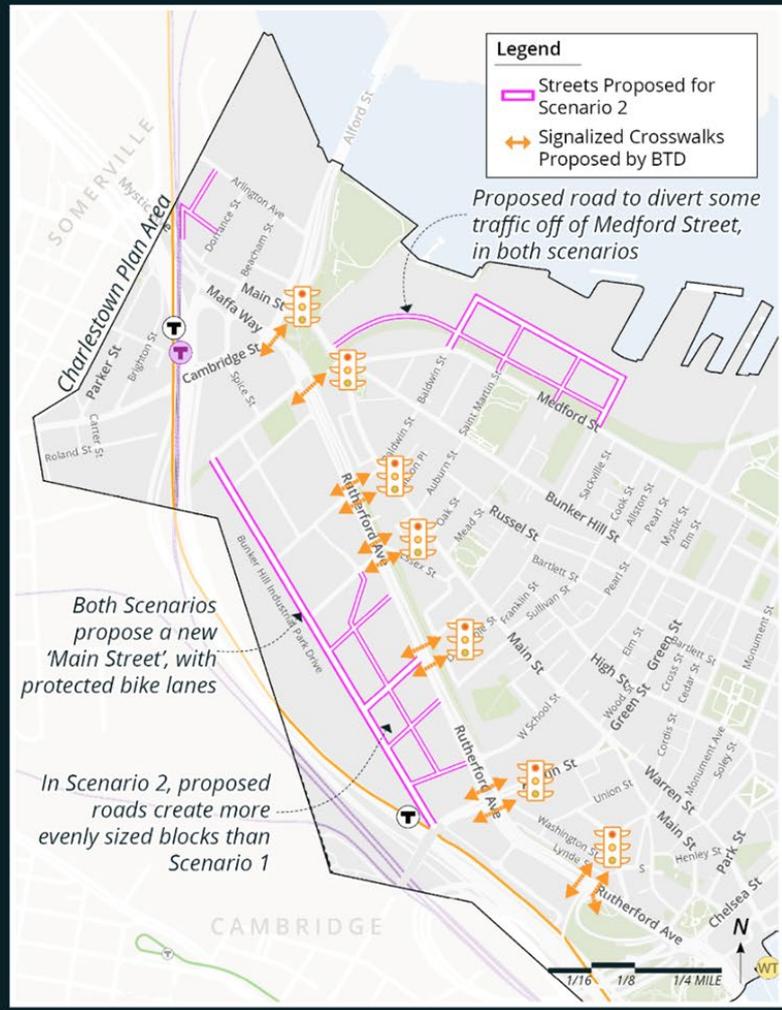
**ADDITIONAL LOCATIONS**  
Chinatown • East Boston • Everett • Malden • South End • Quincy  
[bhcc.edu](http://bhcc.edu)

# Streets

## Scenario 1 - Jobs + Connections

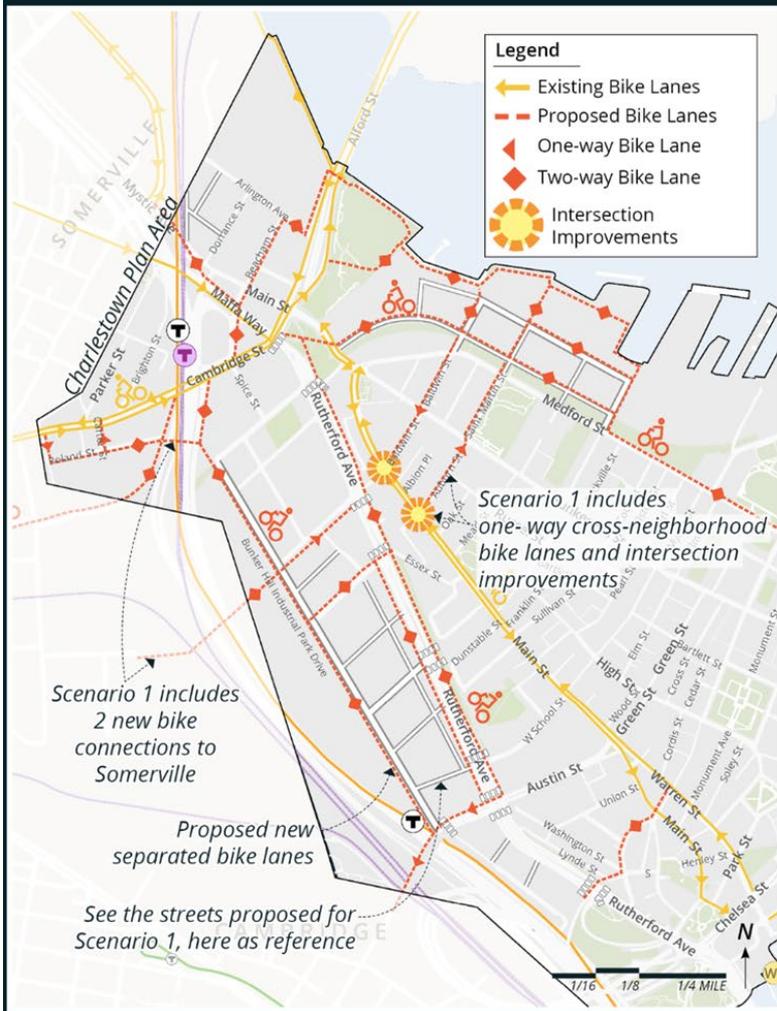


## Scenario 2 - Housing + Play

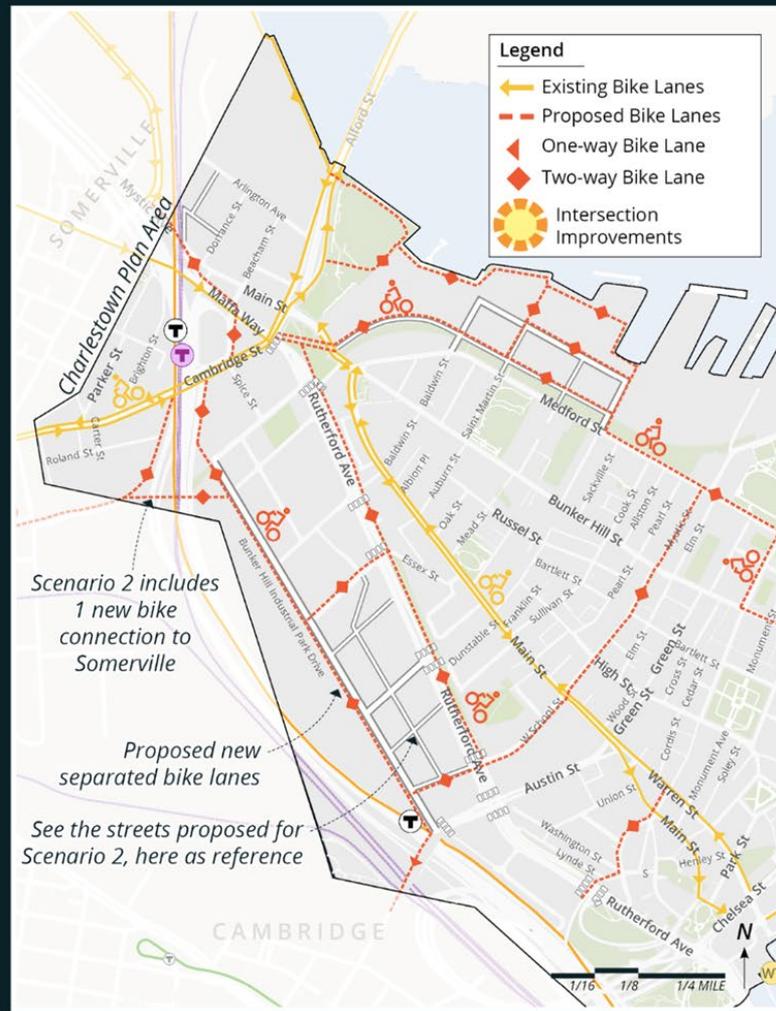


# Bike Lanes

## Scenario 1 - Jobs + Connections

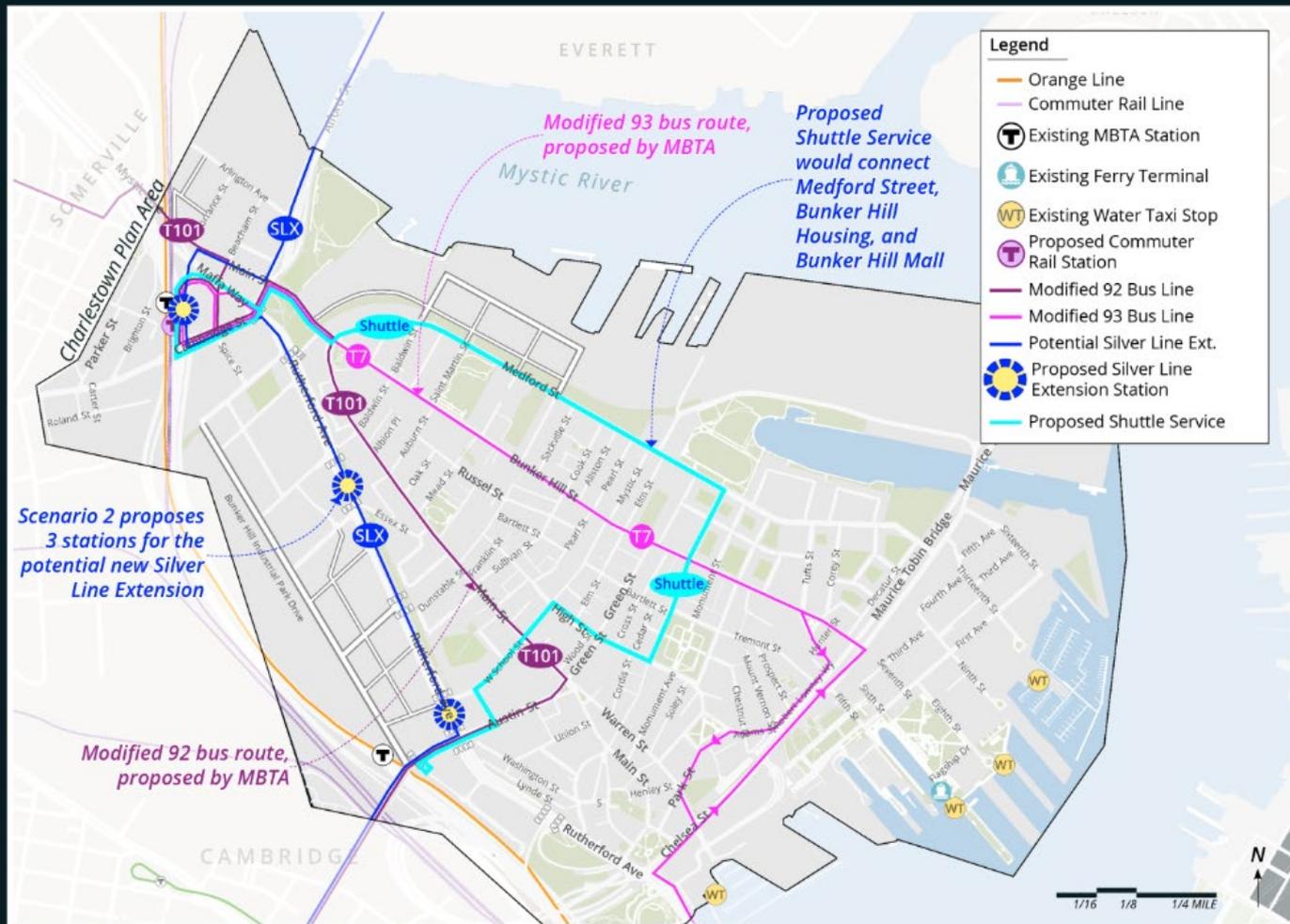


## Scenario 2 - Housing + Play



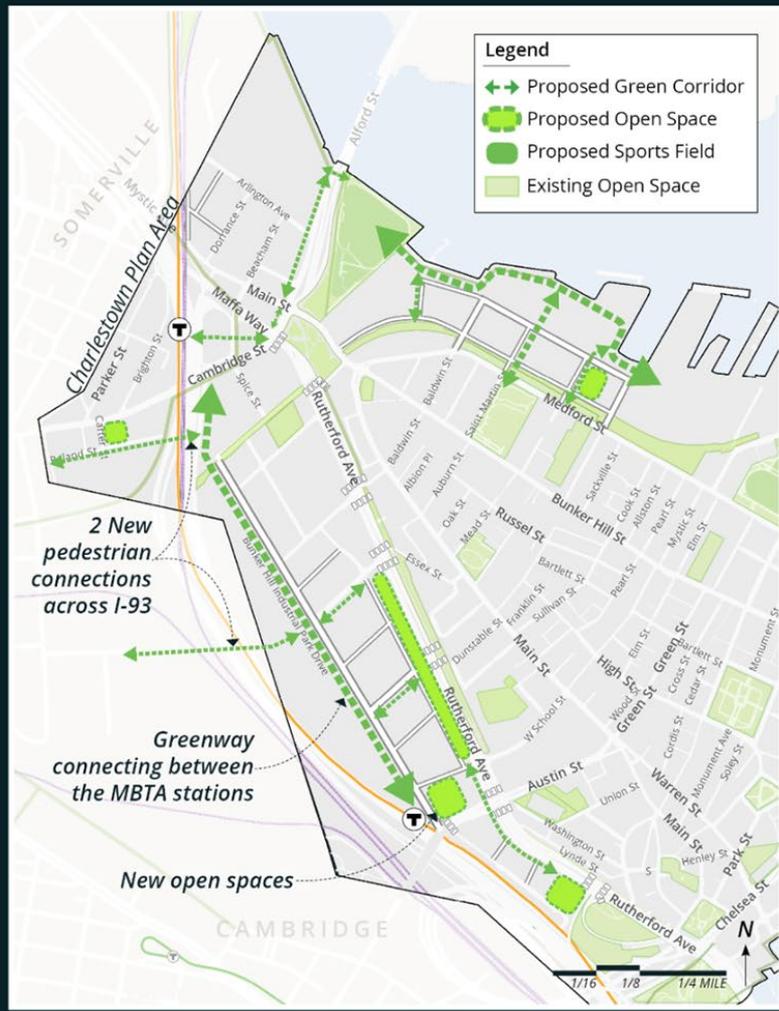
# Shuttle Scenario 2

## Scenario 2 - Housing + Play



# Open Space

## Scenario 1 - Jobs + Connections

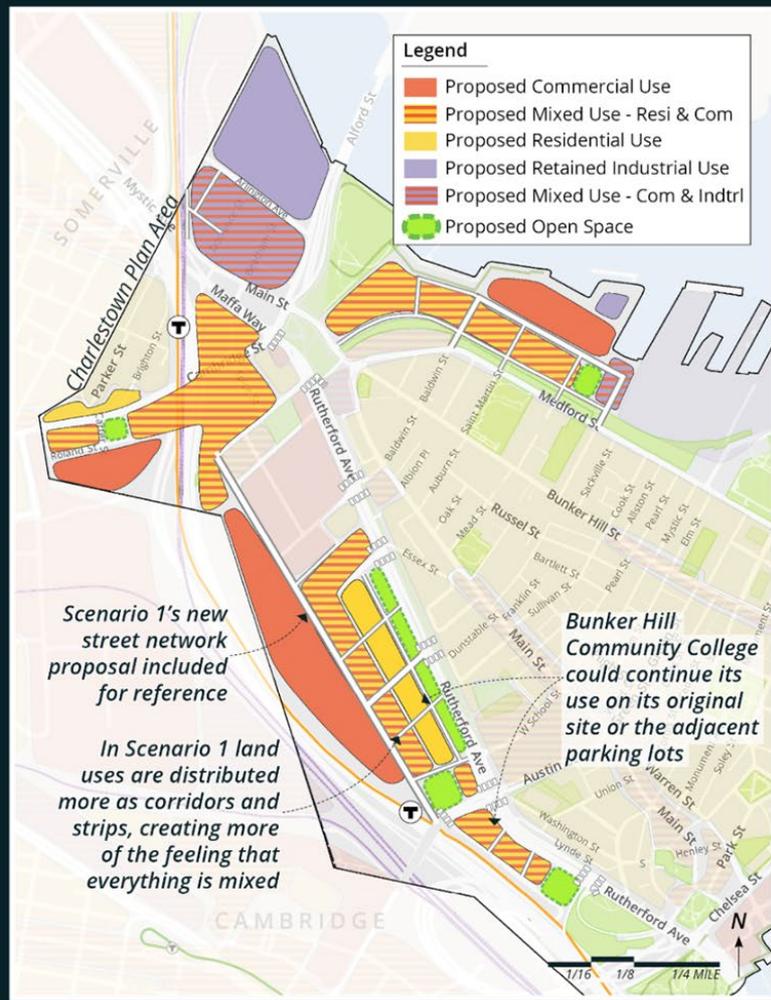


## Scenario 2 - Housing + Play

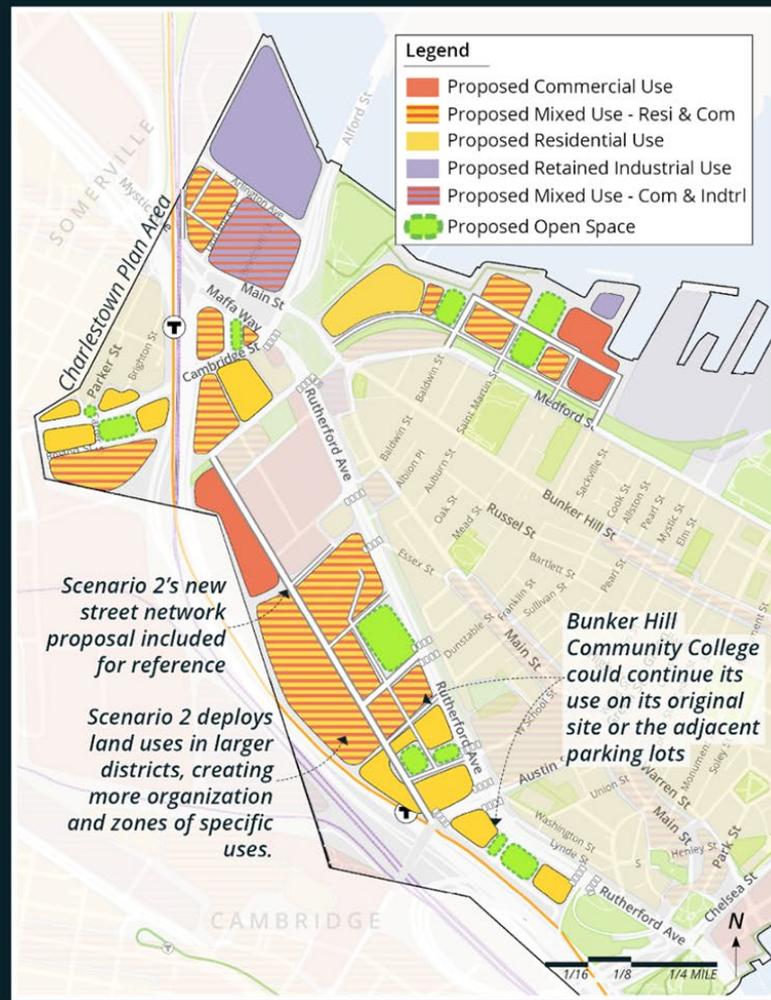


# Land Use

## Scenario 1 - Jobs + Connections

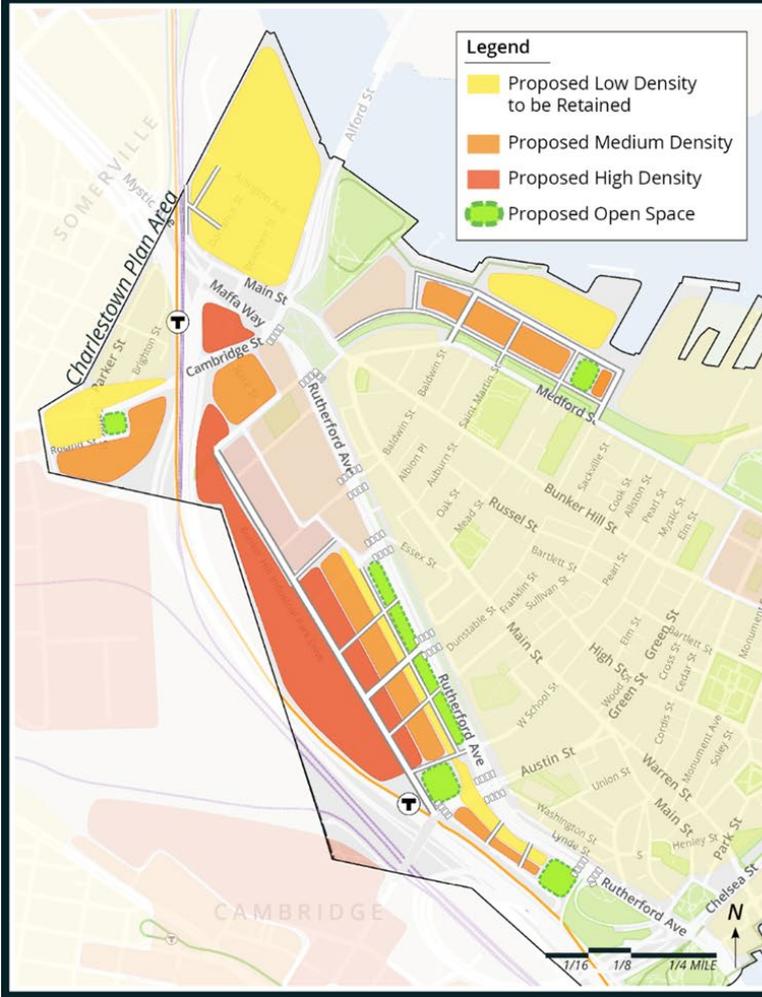


## Scenario 2 - Housing + Play

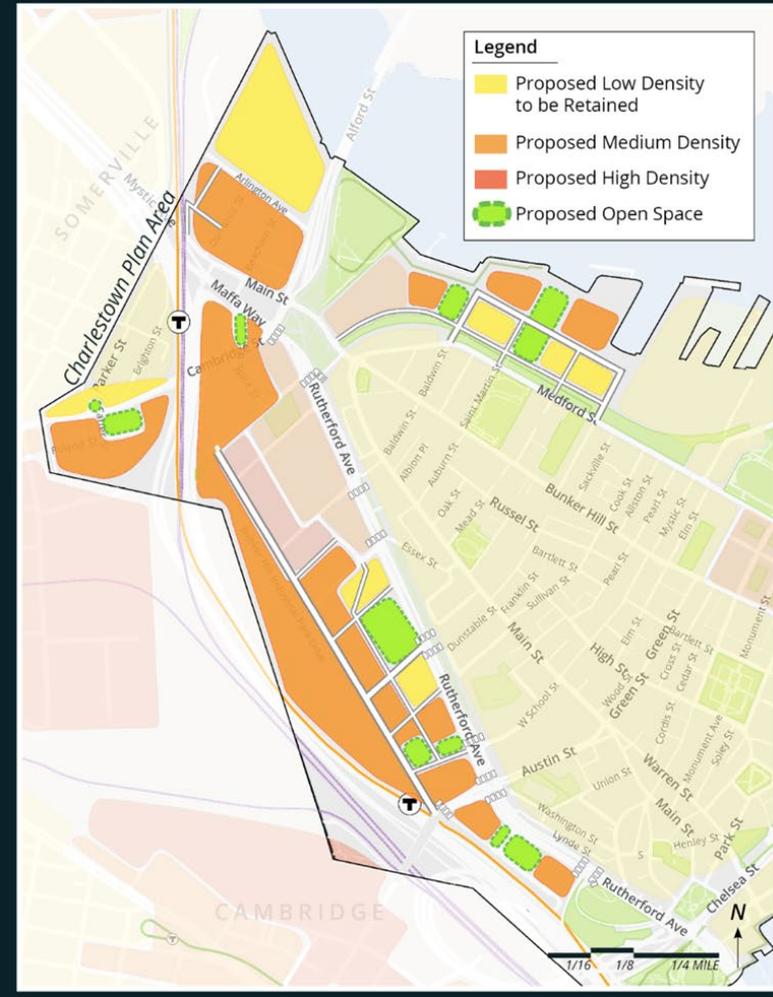


# Density

## Scenario 1 - Jobs + Connections



## Scenario 2 - Housing + Play



# Density Survey Questions

## #1. What's your greatest concern with new development? *(Multiple Choice)*

- Tall buildings casting shadows/blocking views
- Minimal ground level open space
- High square footage/building bulk
- High number of new residents / employees
- Increased demand for parking from residents / employees
- Other

## #2. What's your greatest concern with new development? *(Multiple Choice)*

- Affordable housing
- New parks
- Transportation improvements
- New retail spaces (grocery stores, etc)
- Other

# Density Survey Questions

**#3. What level of density do you feel is appropriate for the following areas ( High, Medium, or Low):** 1) Bunker Hill Community College area; 2) Parking Lots South of Austin Street; 3) The area along the Mystic River; 4) The Lost Village south of Cambridge St; 5) Sullivan Square



**Low Density**  
68 Baldwin St  
Residential  
3 to 4 stories; 23 Units



**Medium Density**  
Flagship Wharf  
Residential  
11 stories; 198 Units



**High Density**  
151 Park; Cambridge Crossing  
Residential  
20 stories; 400+ Units

# Density Survey Questions

**#4. Are there opportunities for additional density elsewhere that these scenarios do not show?** *(Open Response)*

**#5. What are the most important features or community amenities a high density development can provide?** *(Open Response)*