



**PLAN: Charlestown**

# Neighborhood Service Needs

*June 14, 2023*



**boston planning &  
development agency**



# 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**

# 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.
- We ask that all attendees 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.
- We ask that all attendees refrain from the following behaviors:
  - 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
- Those who exceed the limits on speaking time or interrupt or otherwise disrupt others while they are speaking may be removed from the meeting.

**For all meeting content:**

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

# Agenda

- Project Schedule Update (6:10-6:15pm)
- Hybrid Scenario Population Projections (6:15-6:20pm)
- Neighborhood Services (6:20-6:50pm)
- Q+A (6:50-7:30pm)

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.

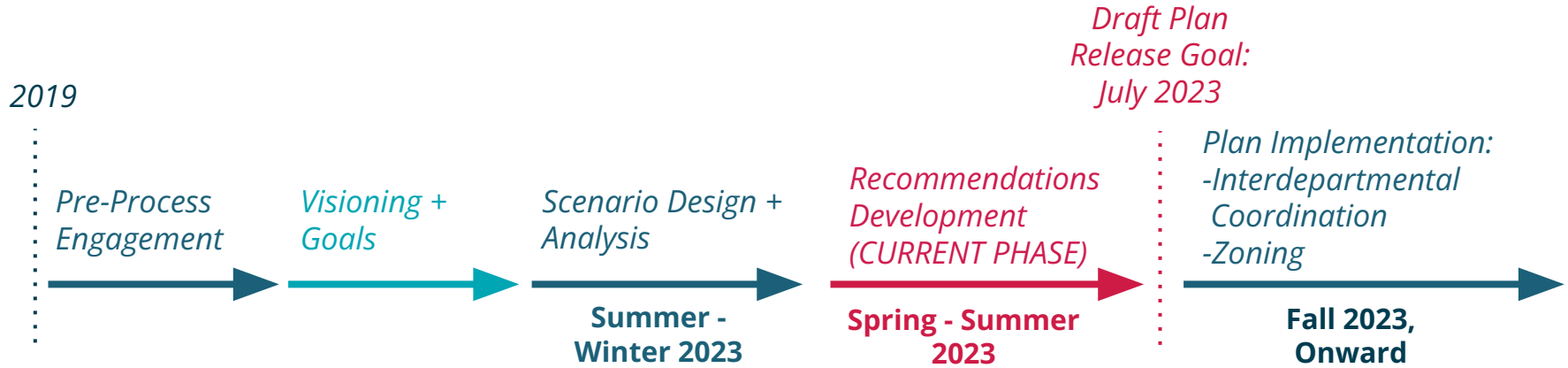


# Project Schedule Update

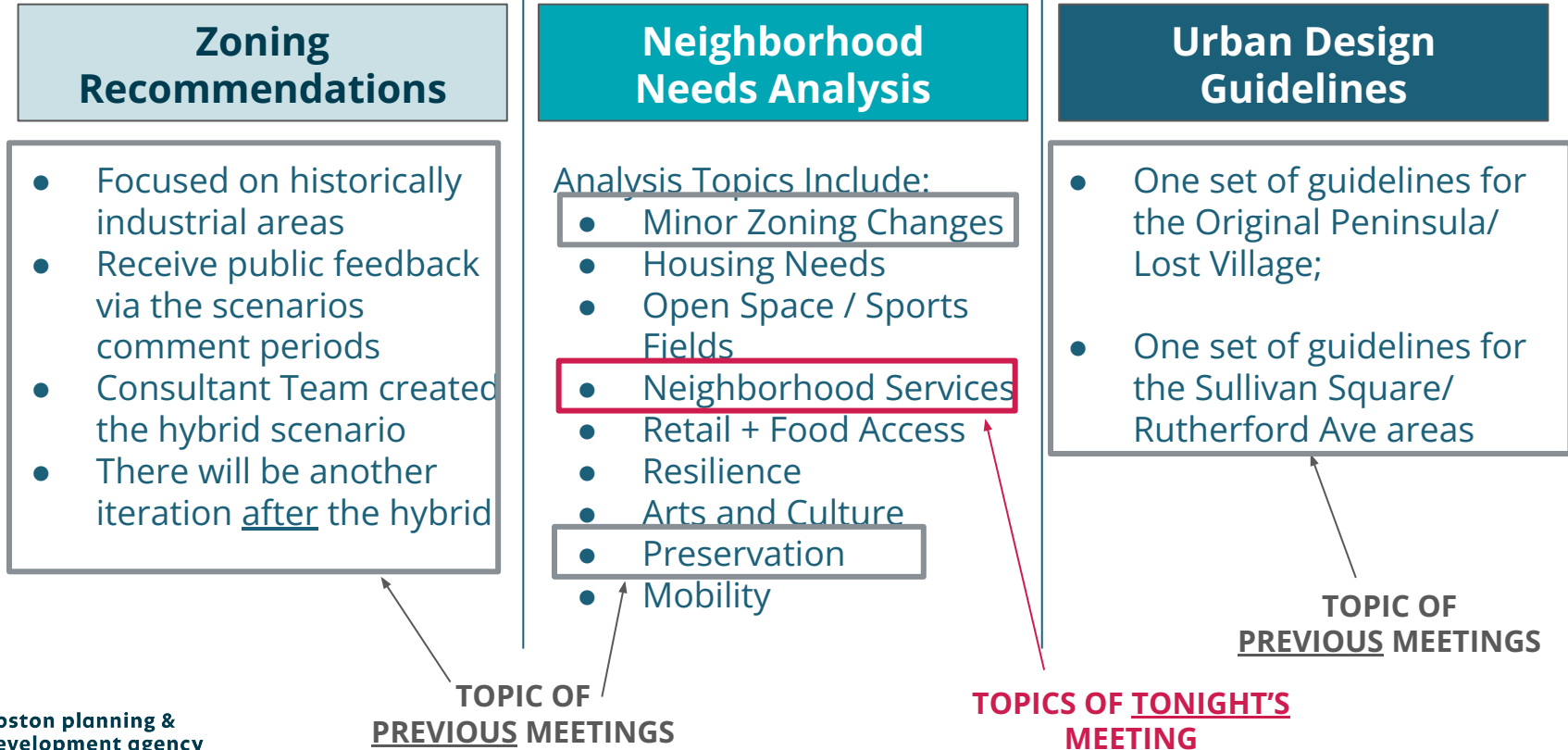
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*Patricia Cafferky, Senior Planner*

# Timeline



# 3 Buckets of Work



# Current Engagement Phase

## 1. Zoning Recommendations (Scenarios)

- a. Hybrid Scenario released March 30th. Comment period closed June 9th.

## 2. Urban Design Guidelines

- a. 2 Meetings - May 24th and June 1st
  - i. Geographies: Original Peninsula + Lost Village; Rutherford Ave + Sullivan Sq

## 3. Neighborhood Needs Analysis

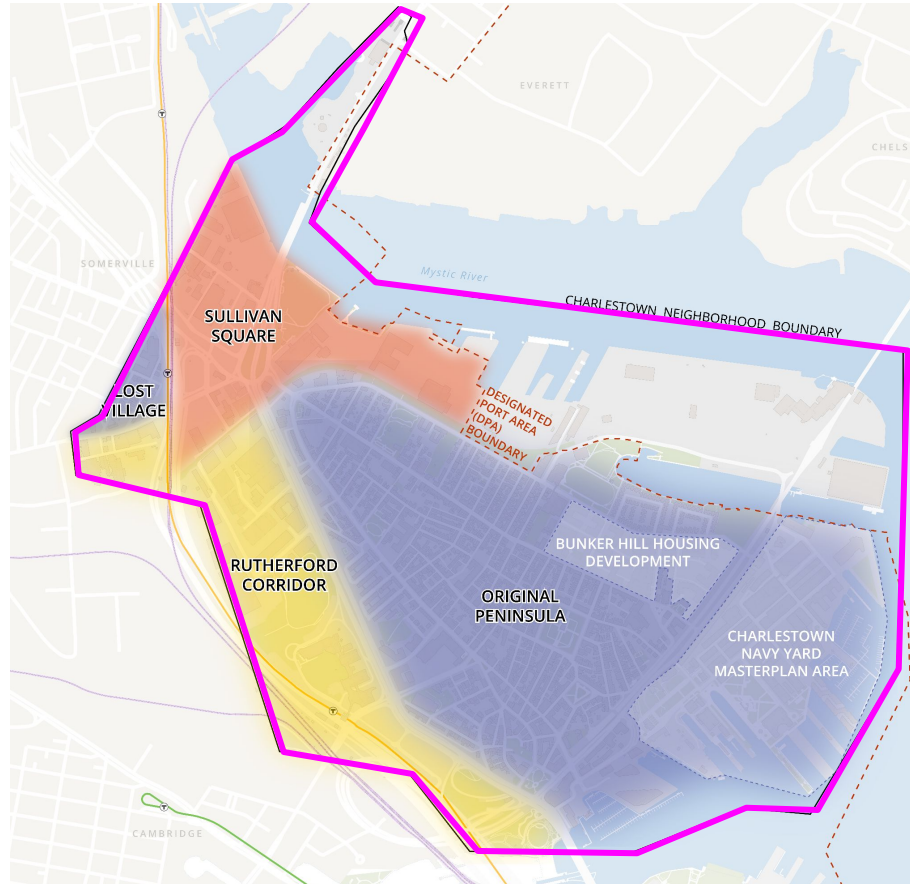
- a. Meeting #1 - Wednesday, June 14th
  - i. Topic: Neighborhood Services (Schools, Fire, Police, EMS, Library, Water, Sewers, Trash Collection, Street Sweeping, etc.)
- b. Meeting #2 - Date TBD
  - i. Topic(s): Housing, Retail, Food Security, Arts + Culture, Mobility (Resident Parking Permits, Intersections), Climate Resilience

**TONIGHT'S  
MEETING**



## 4. Targeted Draft PLAN Release Date - July 28th

# Tonight's Focus is Neighborhood Wide



# Hybrid Scenario Population Projections

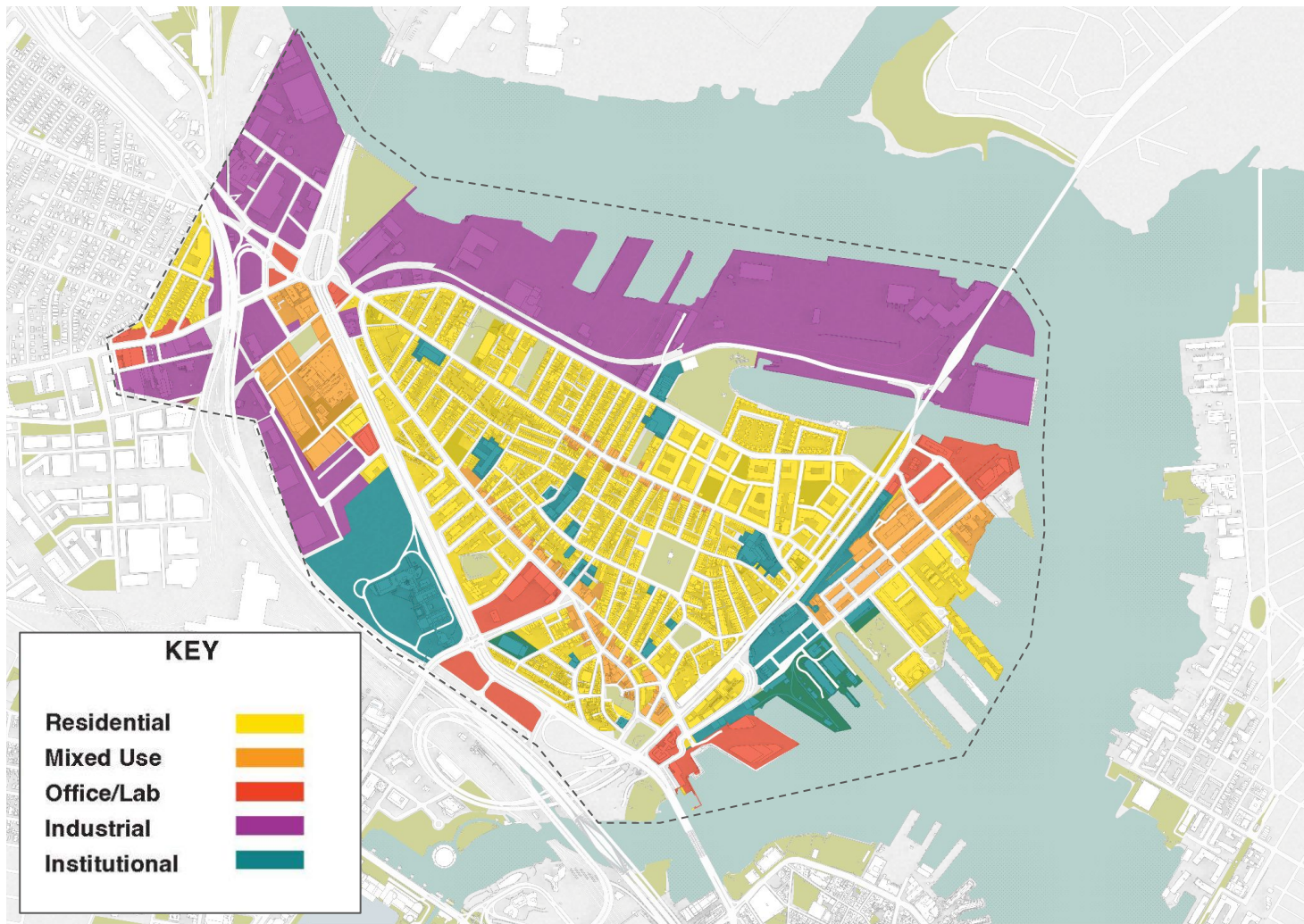
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*Patricia Cafferky, Senior Planner*

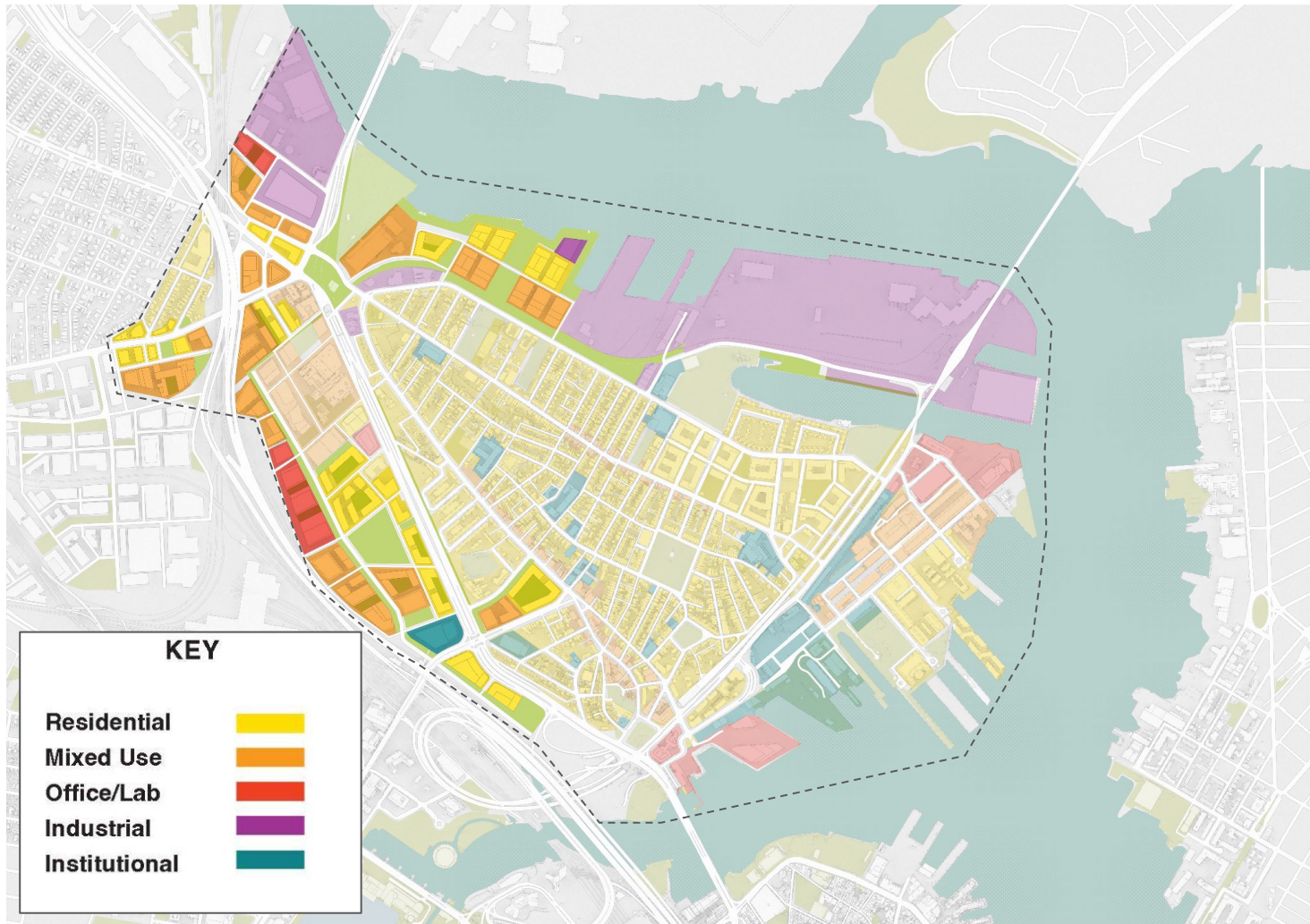


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# Land Uses in Charlestown Today



# Land Uses in Charlestown in 2050





# Population Projection - Methodology

## Max Population Modeling Assumptions

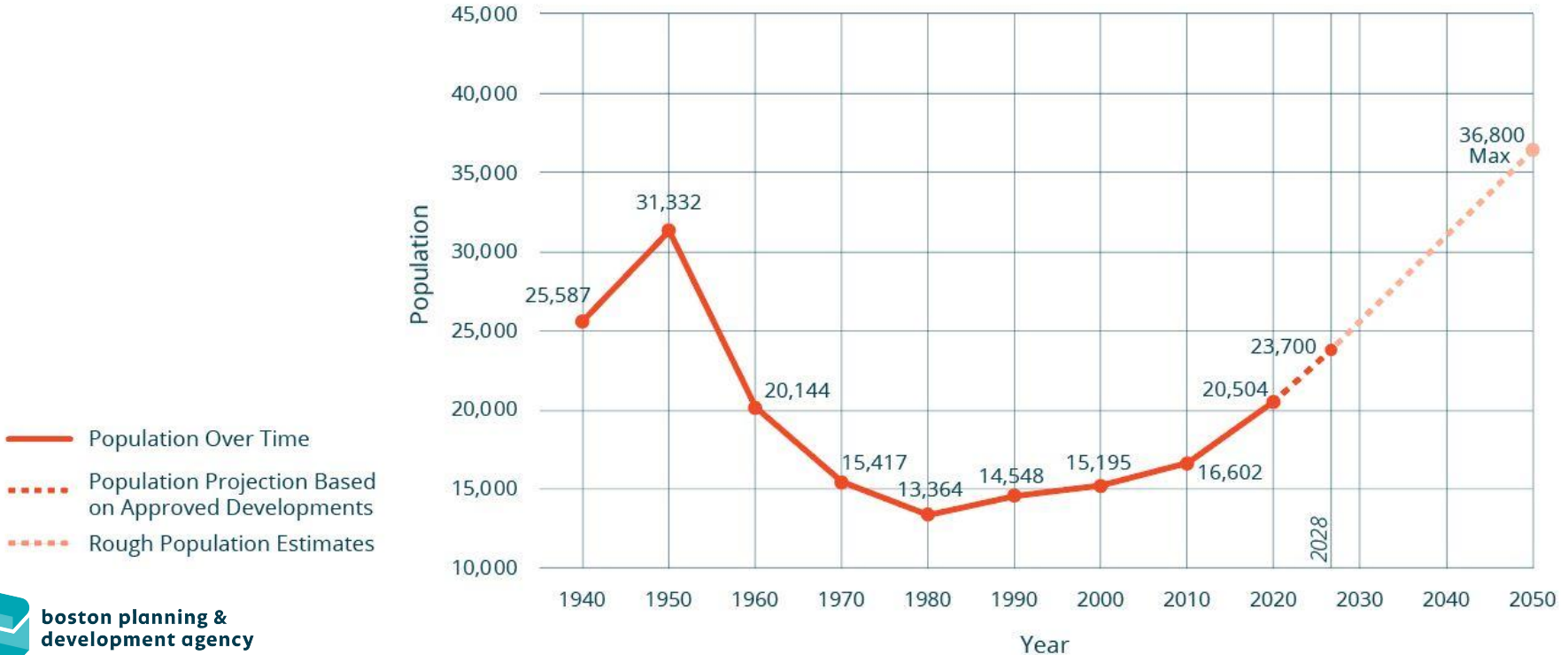
- Assumes all parcels are built out to 100% of their allowed square footage
- Assumes 100% of residential parcels and 50% of mixed-use parcels are developed into housing
- Assumes an efficiency ratio of 80%
- Assumes average housing unit size is 1,000 sq ft
- Assumes average occupancy is 1.7 people per housing unit (same as Article 80 average city wide)

## Demographics Modeling Assumptions

- Utilizes population demographics data from citywide Article 80 projects to project who will likely live in new developments in the Charlestown focus area

# Population Maximum Projection

Charlestown Population Over Time and Projected



# Population Maximum Projection

	Existing	Net New			Total	Net Change	
	Year	2021	2028	2035	2050	2050	
Total Population	20,411	3,293	6,125	6,970	36,799	<b>16,388</b>	
Population by Age	Day Care Aged (0-4)	1,699	201	374	425	2,699	<b>1,000</b>
	Elementary School Age (5-10)	1,339	53	98	112	1,601	<b>262</b>
	Middle/High School Age (11-17)	4,079	69	129	146	4,423	<b>344</b>
	Age 18-34	5,811	1,837	3,418	3,889	14,956	<b>9,145</b>
	Age 35-64	7,916	1,031	1,917	2,182	13,045	<b>5,129</b>
	Age 65+	2,605	102	190	216	3,113	<b>508</b>

## Key Takeaways

- Maximum 80% pop increase by 2050
- Most new children will be day-care age
- Projections do not include employees or number of businesses

# Neighborhood Services

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*Patricia Cafferky, Senior Planner*



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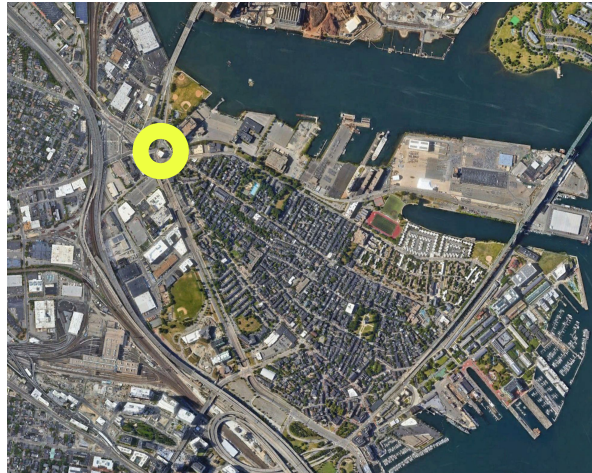
# Neighborhood Services For Discussion

1. **Emergency Medical Services (EMS)**
2. **Police** (Boston Police Department {BPD})
3. **Fire** (Boston Fire Department {BFD})
4. **Emergency Management** (Office of Emergency Management {OEM})
5. **Libraries** (Boston Public Library {BPL})
6. **Schools** (Boston Public Schools {BPS})
7. **Community Centers** (Boston Children Youth + Families {BCYF})
8. **Water + Sewers** (Boston Water and Sewer Commission {BWSC})
9. **Trash Collection**
10. **Street Sweeping + Snow/Ice Control**

# Emergency Medical Services (EMS)

## Service Overview

- One EMS station in Charlestown
  - Has one ambulance
  - Located at 516 Main Street
  - Built in 1990 during the Big Dig
- Service runs 24/7



# Emergency Medical Services (EMS)

## Needs Today

- Charlestown EMS needs a 2nd ambulance and ambulance bay today
- Boston's Public Facilities Department (PFD) is performing a city-wide "EMS Neighborhood Facilities Study", which will identify other needs.



## Future Needs

- Potential 3rd ambulance and bay may be needed in the future
- Ideal 3rd ambulance bay locations would likely be in the southern part of the neighborhood, closer to the Navy Yard or west of Rutherford Avenue.
- Additional station for 3rd ambulance not needed today, but EMS call volume should be monitored over time to determine when and if in the future a new station may be needed.

# Emergency Medical Services (EMS)

## Recommendations

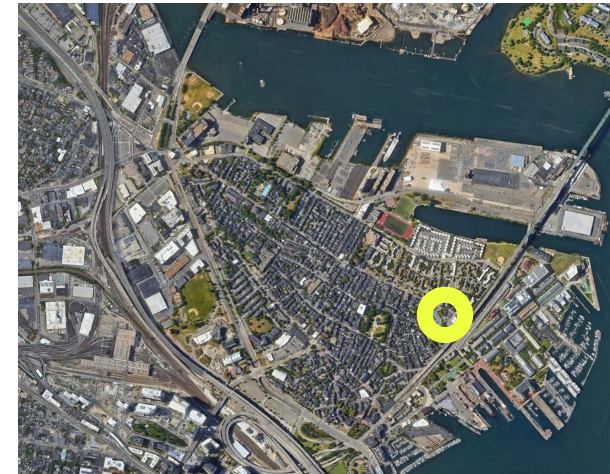
1. The BPDA and EMS should add a second ambulance bay to allow the placement of a second ambulance in Charlestown.
2. Boston EMS should annually evaluate the call volumes in Charlestown over the next three decades, to assess if a third EMS station is warranted in the neighborhood.



# Police (BPD)

## Service Overview

- The neighborhood of Charlestown lies within Area A of the Boston Police Department's jurisdiction. Within Area A there are two police **District stations**, Area A1 in the Haymarket area of Boston, and Area A15, which is a smaller, Charlestown specific district
  - The A15 station was built in 2008, and includes booking and holding areas, community meeting rooms, training rooms, offices, locker and shower facilities, and armory zones.
  - Area A15 station operates as a hybrid station - with officers assigned to Charlestown around the clock. At night the front desk is closed and the A1 station takes reports during the midnight shift.
- Median response time in Charlestown is 7 minutes.



# Police (BPD)

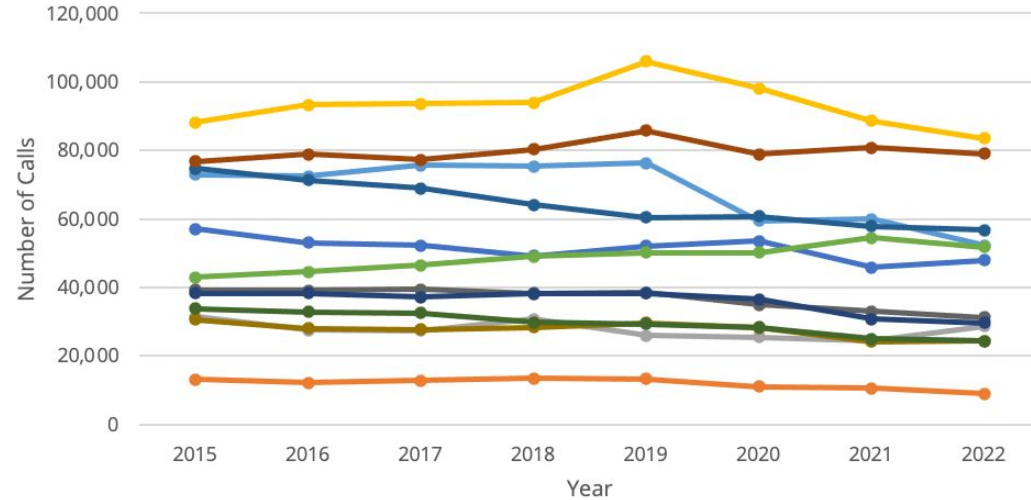
## Needs Today

- Improve median response time from 7 minutes down to the citywide median of 6 minutes.

## Future Needs

- May need to add officers to the A-1 and A-15 districts over time.
- May need to make the Charlestown station full operation, with technology and staffing upgrades
- Funding for police programs would need to increase as the population increases

Call Volume by Boston Police District



# Police (BPD)

## Recommendations

1. The City should perform a facilities and staffing study of the Charlestown A-15 police station to determine what upgrades would be needed to make the A-15 station a fully operational facility.
2. As population increases, additional officers should be added to area A, using call volume to determine staffing needs.
3. Funding for police programs should be designated when projects are permitted, not when construction is complete, in order to be proactive.
4. Identify and support drug addiction recovery programs, youth services, and other community programs through funding and other means. Examples of current programs in Charlestown are run by the Charlestown Coalition and Harvest on Vine.

# Fire (BFD)

## Service Overview

- Median Response Time in Charlestown: 4 minutes (same as citywide median)
- Two Fire Stations in Charlestown
  - Located at 34 Winthrop St. and 52 Main St.
  - Includes 2 engines and 1 ladder company
- When additional support is needed it comes from Downtown or the North End stations.



# Fire (BFD)

## Needs Today

- Construction can be dangerous, and the Charlestown fire companies are not trained for 'Tech Rescue', which is the operation most likely to be needed on a construction site.

## Future Needs

- Over half of Charlestown's border is water-facing, and as development and construction occurs along the water, the addition of a dedicated marine asset may be needed.
- A third Charlestown fire station may be needed in the future, dependent on population, land uses, call volume, and median response times.
- A Charlestown District Chief may be needed in the future, dependent on population, land uses, call volume, and median response times.

# Fire (BFD)

## Recommendations

1. Charlestown's fire companies should be trained in Tech Rescue.
2. Call volume trends should be monitored over the next two to three decades in Charlestown to determine if and when Charlestown might need its own District Chief or when an additional fire station might be necessary.
  - a. At this time, it is thought that if a new fire station were to be added, it should either be along Medford Street to serve the eastern part of the neighborhood, or west of Rutherford Ave.
3. The addition of a dedicated marine asset should be studied as Charlestown's waterfront develops.

# Emergency Management (OEM)

## Service Overview

- The Office of Emergency Management (OEM) handles “emergency management, emergency preparedness, and homeland security planning for the City of Boston.”
- OEM prepares for major city events, like the Boston Marathon, as well as responding to man-made or natural emergencies as they arise, such as assisting residents displaced by a fire.
- OEM manages the Boston Emergency Operations Center, which facilitates coordination with local, state, and federal partners during complex incidents (planned or unplanned) that require interagency coordination. in the aftermath of a disaster.
- OEM works closely with the Boston Police Department (BPD), Emergency Medical Services (EMS), and the Boston Fire Department (BFD).
- In Charlestown, there are four city facilities with emergency shelters designation: the Harvard-Kent Elementary School, Charlestown High School, the BCYF Charlestown Community Center, and the Bunker Hill Community College.

# Emergency Management (OEM)

## Needs Today

- Continuing to work with our public safety and emergency sheltering partners to understand their potential resource needs in an emergency.
- Continue OEM's work in emergency preparedness at the City level, which ensures departments have plans in place to continue delivery of services to all residents in an emergency.

## Future Needs

- If needed, OEM will work with the Red Cross to study if other city facilities in Charlestown are suitable as shelters.
- As Charlestown continues to grow over the next 30 years, OEM will consider not only the number of residents, but also how they travel when reviewing egress plans.



# Emergency Management (OEM)

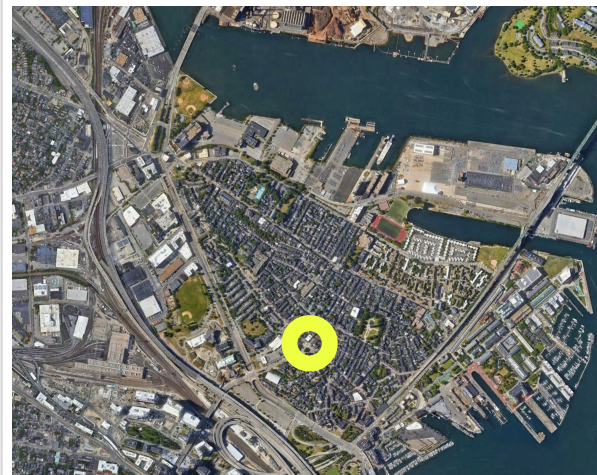
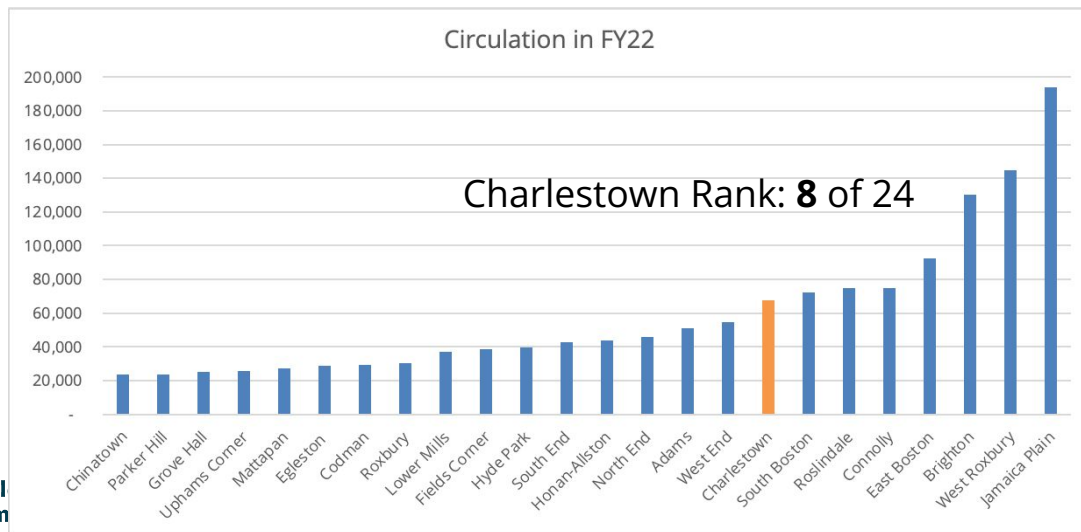
## Recommendations

1. If additional emergency shelter capacity is required over time, to study the designation potential of the Edwards School and the Warren-Prescott School.
2. OEM will continue to evaluate egress and emergency response plans for Charlestown overtime as the population continues to grow and change.
3. The work of other Boston city departments, such as the Boston Transportation Department (BTD), Boston Environment Department, etc, should continue to be coordinated with OEM to consider how projects impact overall emergency response.

# Libraries (BPL)

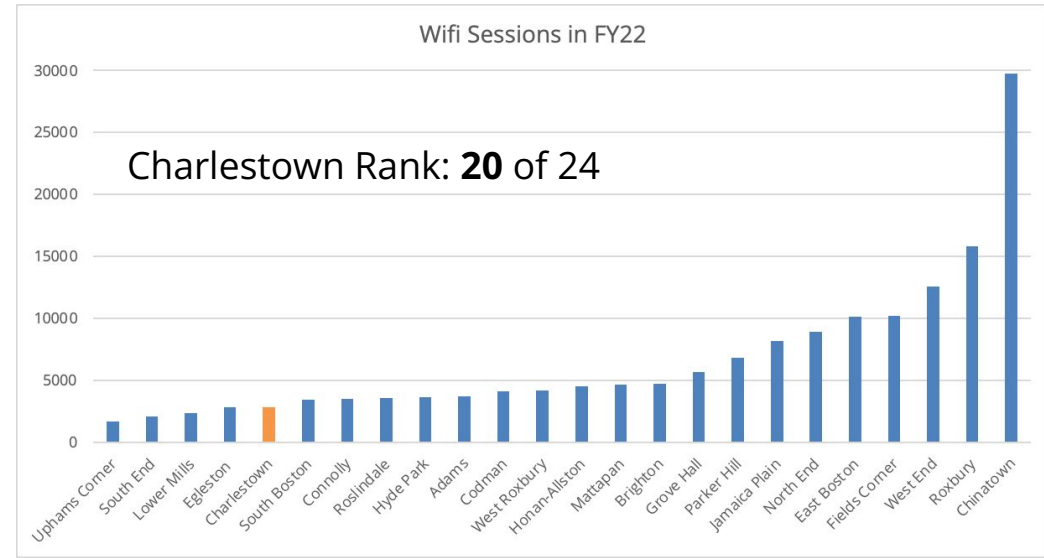
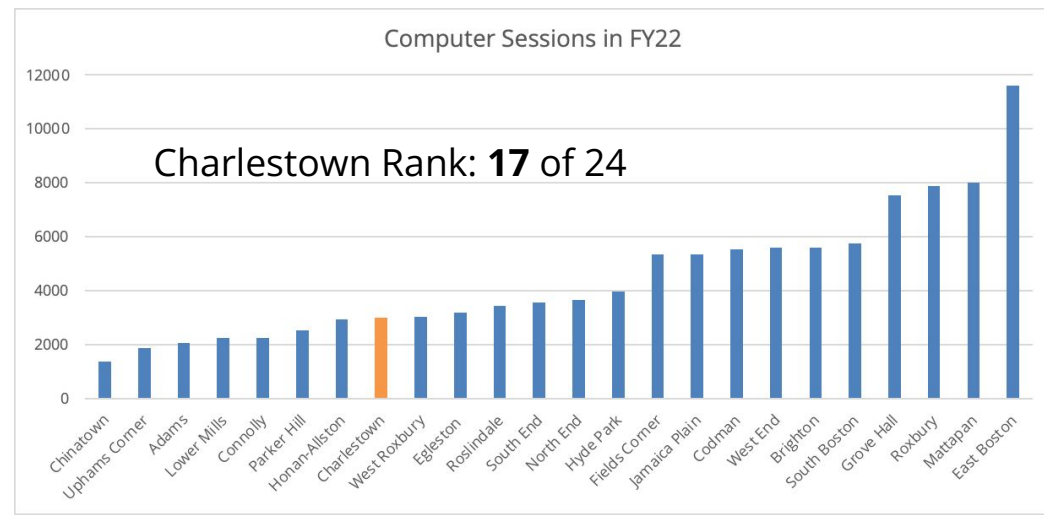
## Service Overview

- One Boston Public Library (BPL) branch in Charlestown
  - Located at 179 Main Street
  - Offers WiFi, computer access, printing, a reservable community room; book/media collections, programming, and services for children and adults.



# Libraries (BPL)

## Branch Usage, cont'd



# Libraries (BPL)

## Needs Today

- BPL conducted a major facilities review in 2013
  - Charlestown Branch scored very well, meeting all or most of the review criteria, indicating it needed either minor or no improvement, at the time
- BPL will start a Strategic Planning Process in late 2023 to evaluate needs and BPL alignment citywide - which will be followed by an evaluation of branches

## Future Needs

- BPL will need to reassess needs for the Charlestown branch at regular intervals as the neighborhood grows/changes, to respond to changing needs among current and potential library users.

# Libraries (BPL)

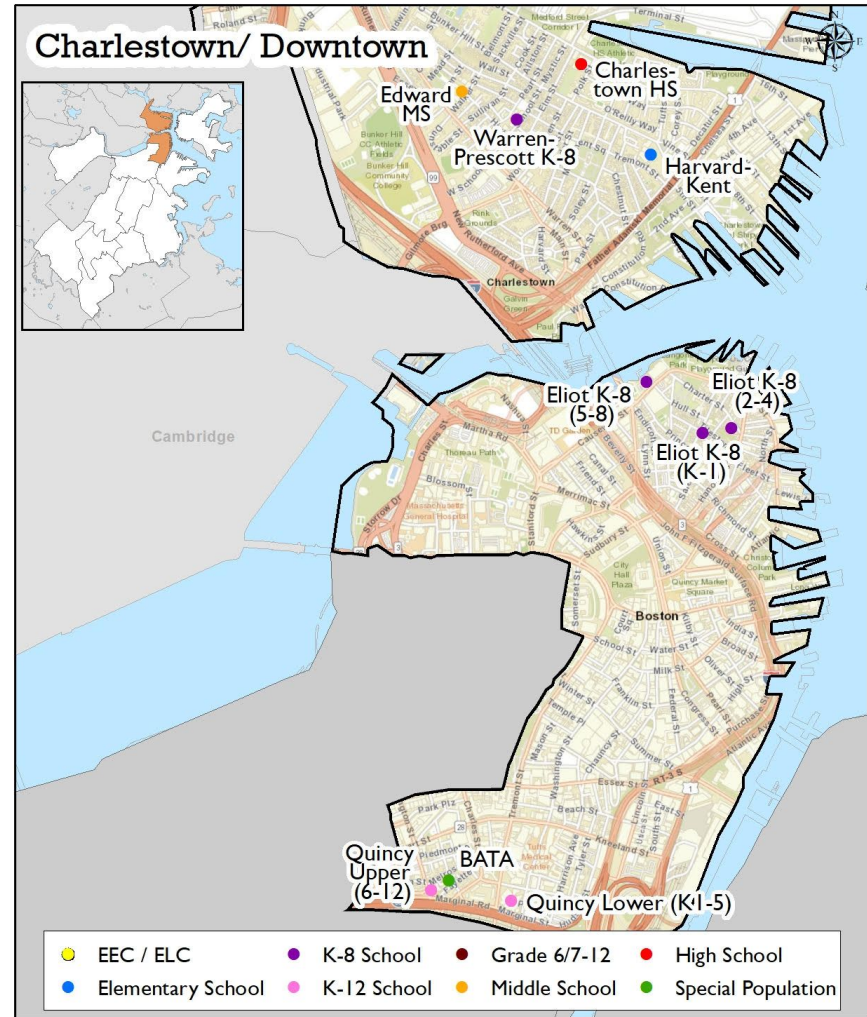
## Recommendations

1. The coming strategic plan for BPL should consider future expected growth and population projections, in addition to current and emerging needs.
2. The needs of the Charlestown Branch Library should be reevaluated at regular intervals as development in the neighborhood occurs. This PLAN recommends 5 year-intervals, aligned with updates to the City's 5-year Capital Budget.

# Public Schools (BPS)

## Service Overview

- BPS has 3 schools in Charlestown: the Warren-Prescott K-8 serves about 520 students in grades K0-8, the Harvard-Kent Elementary serves about 340 students in grades K0-6, and Charlestown High School serves about 800 students in grades 7-12.
- The former Edwards Middle School building is being renovated and reconfigured to serve the Horace Mann School community, beginning in the Fall of 2024. The Edwards building will have six new early childhood classrooms as part of the Warren-Prescott community.



# Public Schools (BPS)

## Needs Today

- The BPS Facilities Conditions Assessment and the PreK-6 & 7-12 Design Study – both anticipated by the end of 2023 - will identify improvements needed to BPS facilities, as well as the potential to reconfigure existing spaces to allow for a growing population and better support the District’s educational priorities.

## Future Needs

- Projected population growth in Charlestown suggests there will be about 19 additional BPS students per grade by 2035 and 33 additional students per grade by 2050.
- Given the current number of empty seats in elementary schools in Charlestown, BPS is confident the additional 19 students per grade can be served by 2035, with minor, if any, adjustments to school programming.
- To serve the additional 33 students per grade by 2050, BPS may need to open one additional classroom per grade.

# Public Schools (BPS)

## Recommendations

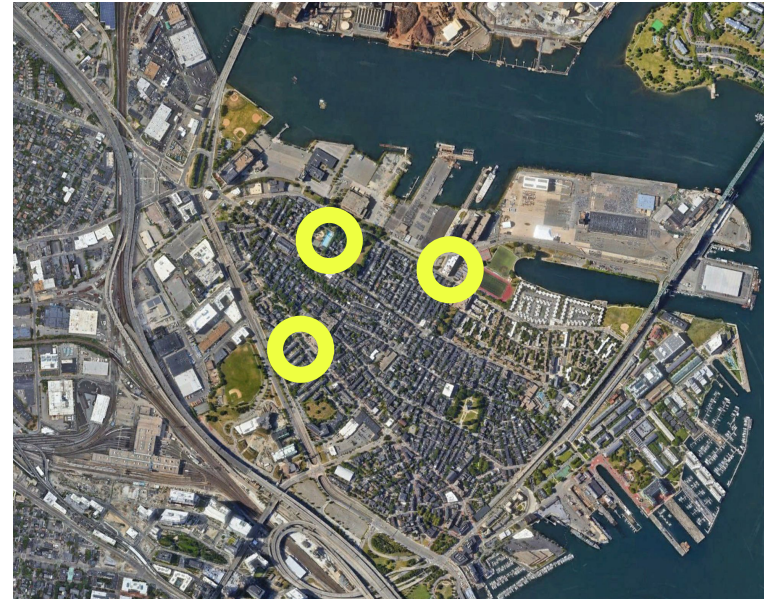
1. Consider reconfiguring the Warren-Prescott School by converting it from a K-8 to a K-6, opening up new elementary school level classrooms and aligns with the District's preferred grade configuration. In this scenario, 7th and 8th grade students could be served at Charlestown High School or in several other 7-12 schools across the District that have excess capacity.
2. Continue to collaborate with the Office of Early Childhood to open up new early childhood seats in family child care centers for infants and toddlers to accommodate projected population growth of 0-4 year olds.
3. Continue to work with the Horace Mann School community to identify a permanent location, and begin conversations with the broader Charlestown community to consider future educational uses of the Edwards School building.



# Community Centers (BCYF)

## Service Overview - 3 Facilities

- The BCYF Charlestown Community Center
  - Includes a community room, gymnasium, fitness center, and indoor pool
  - Provides after school programs + classes
  - The Public Facilities Department (PFD) has been finishing a community center study to consider how to replace the existing facility.
- The Clougherty Pool
  - Undergoing a renovation (2 phases)
  - Outdoor pool facility (2 pools)
- The BCYF Golden Age Senior Center
  - Includes a multipurpose room
  - Provides programs and events for seniors



# Community Centers (BCYF)

## Needs Today

- Clougherty Pool Renovation
  - Phase 1 expected to complete in 2024, Phase 2 in 2025
- Funding is needed for the design of the BCYF community center the Public Facilities Department (PFD) recommends at the conclusion of the study.
- PFD is launching a citywide facilities assessment, which will identify improvements needed to existing BCYF facilities.

## Future Needs

- New multipurpose rooms may be needed in the future - allowing for maximum flexibility.
- BCYF will need additional funding for senior programs, especially if any new senior housing is added in the neighborhood.
- BCYF needs a citywide technology needs assessment, in the move towards more mobile technology, to determine how to best serve youths.

# Community Centers (BCYF)

## Recommendations

1. New developments proposing community space should begin coordination with BCYF early in the development review process.
2. BCYF community facilities in Charlestown should prioritize the addition and retention of multipurpose spaces to maintain flexibility as Charlestown's population grows and changes.
3. More funding in Charlestown should be allocated towards senior programming, especially if any new senior housing is added in the neighborhood.
4. BCYF should undertake a citywide technology needs assessment.
5. The BCYF facilities assessment should consider both the current population of Charlestown and the possible future population of the neighborhood.

# Water and Sewer (BWSC)

## Service Overview

- The Boston Water and Sewer Commission (BWSC) manages the delivery of drinking water, as well as sewer and storm drainage services.

## Water Provision in Charlestown

- BWSC has no water capacity issues in Charlestown, and does not foresee any, even with the PLAN: Charlestown's population projections
- Historically, Charlestown had much higher water demand than today, due to the active naval base and the previous existence of multiple candy/sugar factories in the neighborhood, all of which closed in the 1970s and 1980s, and had very high water capacity needs.

# Sewer (BWSC)

## Needs Today

- BWSC is working to replace Combined Sewer systems across the city.
  - BWSC is kicking off a Sanitary Sewer Evaluation Survey (SSES) in Charlestown to identify where stormwater (inflow) and groundwater (Infiltration) continues to get into this mostly separated sanitary system
  - It is believed by BWSC that the only area of Charleston that still has a combined sewer system today is the Lost Village.

## Future Needs

- New developments may be required to build their own local sewer lines.
  - It is the responsibility of the developments to increase the sewer capacity if needed.
- The Infiltration and Inflow Reduction (IIR) requirement ensures that sewer capacity is not overloaded in the future by requiring that:
  - For each gallon of new wastewater flow, developers must contribute to removing 4 times that amount from the sewer

# Water and Sewer (BWSC)

## Recommendations

1. BWSC will continue to work to replace the Combined Sewers where they still exist
2. BWSC will continue to enforce the IIR requirement for new developments.
3. Developers will be responsible for building their own local sewer lines, and also increasing the sewer capacity if needed.

# Trash + Recycling Collection

## Service Overview

- The City offers trash + recycling pick up for all residential buildings.
  - Does not offer pick-up for commercial buildings.
- All of Charlestown's trash pick-up is on a single week day: Wednesday
  - New developments would also have trash pick-up on Wednesday
- Larger buildings usually need trash picked-up more than the one day per week the City provides, so they contract out for other pickups
  - For coordination, many large buildings may opt out of City trash pick-up entirely, to privately handle their trash
- Buildings with 7+ housing units must recycle to get trash pick-up

## Present + Future Needs

- At this time, no future needs expected that cannot be handled within the current system.
- Recycling practices are rapidly evolving as technologies advance. Boston recycling policies will also continue to evolve.
- New buildings must have a consistent accessible location for trash + recycling pick-up, agreed upon by PWD, for service to start.

# Street Sweeping + Ice/Snow Control

## Service Overview

- Streets must opt-in to street sweeping.
  - Streets that do not opt-in can still be swept occasionally, but don't have the parking clear day requirement
- The Public Works Department (PWD) services public streets for ice and snow control.

## Present + Future Needs

- All new streets should be public access, through easements. The PWD will then be responsible for street sweeping and ice/snow control.
- New streets will follow PWD requirements to ensure ice/snow removal and street sweeping are feasible.



# Questions?

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



# Current Engagement Phase - Next Steps

## 1. Zoning Recommendations (Scenarios)

- a. Hybrid Scenario out for public comment until Friday, June 9th (extended to include a late meeting with the Mishawum board)
- b. Updated version of the scenario to come in July

## 2. Urban Design Guidelines

- a. Meeting #1 (last meeting) - Wednesday, May 24th
  - i. Topic: Original Peninsula + Lost Village areas
- b. Meeting #2 (this meeting) - Thursday, June 1st
  - i. Topic: Rutherford Ave + Sullivan Square areas

## 3. Neighborhood Needs Analysis

- a. Meeting #1 - Wednesday, June 14th
  - i. Topic: Neighborhood Services (Schools, Fire, Police, EMS, Library, Water, Sewers, Trash Collection, Street Sweeping, etc.)
- b. Meeting #2 - Date TBD
  - i. Topic(s): Housing, Retail, Food Security, Arts + Culture, Mobility (Resident Parking Permits, Intersections), Climate Resilience

**TONIGHT'S  
MEETING**



**NEXT  
MEETING**



**boston planning &  
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