

PLAN: Charlestown

# Framing the Future

*October 21, 2021*

# Welcome

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*Kelly Sherman, Planner I*



**boston planning &  
development agency**

# Meeting Recording

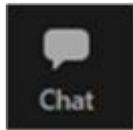
At the request of community members, this event will be recorded posted on the PLAN: Charlestown project webpage at <http://bostonplans.org/PlanCharlestown> for those who are unable to attend the Zoom event live.

Also, 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.

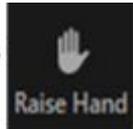
If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

# Zoom Tips

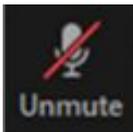
Welcome! Here are some tips on using Zoom for first-time users.  
Your controls are at the bottom of the screen



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 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**

# COVID-19 Resources

Stay up-to-date with COVID-19 related announcements, City of Boston reopening plans, and resources for you and your community at:

**[boston.gov/coronavirus](https://boston.gov/coronavirus)**

Content available in 16 languages.

The screenshot shows the City of Boston website page for COVID-19 resources. The header includes the City of Boston logo, Mayor Martin J. Walsh's name, and a seal. The main title is "CORONAVIRUS DISEASE (COVID-19) IN BOSTON". Below the title, there is a paragraph of text: "The state has updated guidance on the [Reopening Massachusetts website](#). We also continue to update City-specific guidance for Boston on [our reopening website](#)." To the right of this text, it says "July 12, 2020" and "PUBLISHED BY: PUBLIC HEALTH COMMISSION". Below the main text, there is a section for "MULTILINGUAL CONTENT" with a list of languages: العربية (Arabic), Kriolu (Cabo Verdean creole), 中文 (Chinese), Français (French), Kreyòl ayisyen (Haitian Creole), Português (Portuguese), and Русский (Russian). At the bottom, there is a section for "BOSTON (AS OF FRIDAY, JULY 10)" with the statistics "13,673 CASES | 9,683 RECOVERED".

# Agenda

- Welcome
- Where Have We Been
- Draft Vision Statement and Goals
- Where We're Going
- Next Steps and Discussion

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

# Tonight, we will...

- **Review where we've been**, including what we've heard from you at past workshops
- **Establish a draft planning framework**, including vision, goals, and principles, to build on in the next phase.
- **Understand what to expect in the next phase** and future workshops, including consultants and additional analysis.

# Where we've been

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*Kelly Sherman, Planner I*

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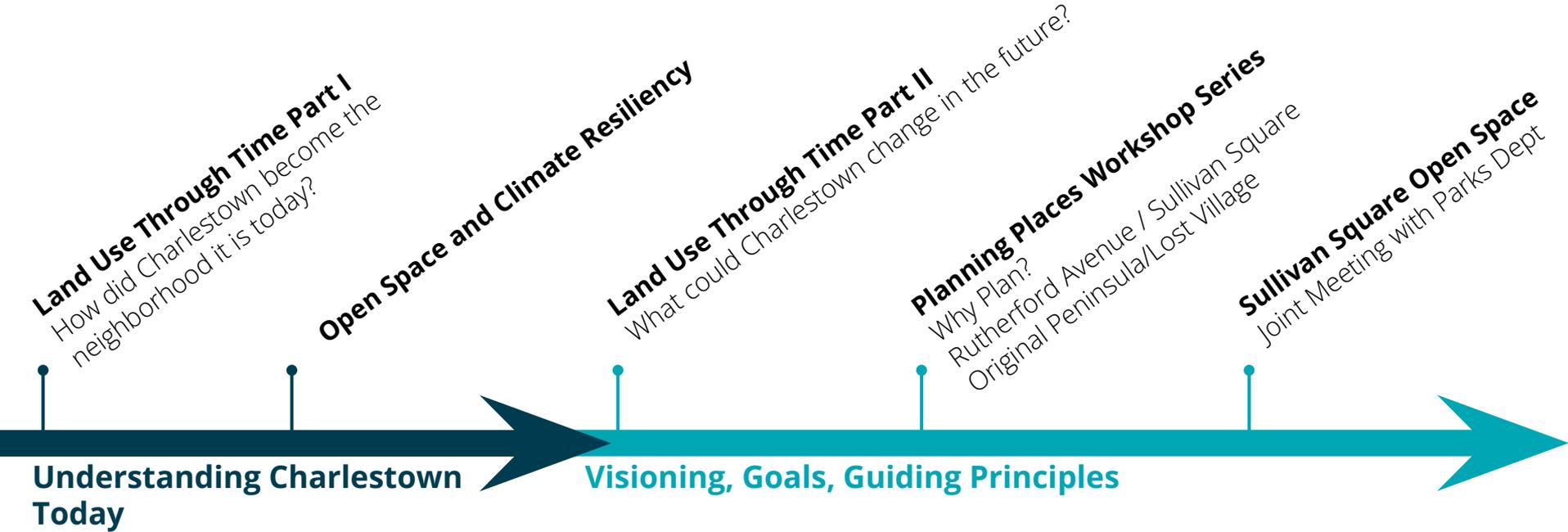


# How familiar are you with PLAN: Charlestown?

① Start presenting to display the poll results on this slide.

# Where have we been?

*Current Phase: Visioning, Goals, and Guiding Principles*



# Where have we been?

*Engagement to date*

6

Public  
Workshops

3

Advisory Group  
Meetings

22

Chats with a  
Planner and Soft  
Engagement  
Events

1

Interactive  
Mapping Tool

# Where have we been?

Previous workshops helped us begin imagining **a collective vision** for the future of Charlestown

- What are your **biggest hopes** for Charlestown over the next 10-20 years?
- What are your **biggest concerns** for Charlestown over the next 10-20 years?
- For areas that are better suited to change, **what type(s) of investment would you like to see?**
- **In 2040, Charlestown is** \_\_\_\_\_
- I am **most concerned** about \_\_\_\_\_ for my family and I over the next 20 years.
- **As a Charlestown resident, I am most concerned** about \_\_\_\_\_ in my community over the next 20 years.
- **As a City of Boston resident, I am most concerned** about \_\_\_\_\_ in the region over the next 20 years.

### Community 18%

A more diverse, equitable, and inclusive community | Friendly neighbors | All ages | Less transient | United

### Resiliency 5%

Flood Resilience

### Open Space 18%

More open space, trees, and waterfront access

### Other 8%

## Hopes

Total Responses: 83

### Preservation 10%

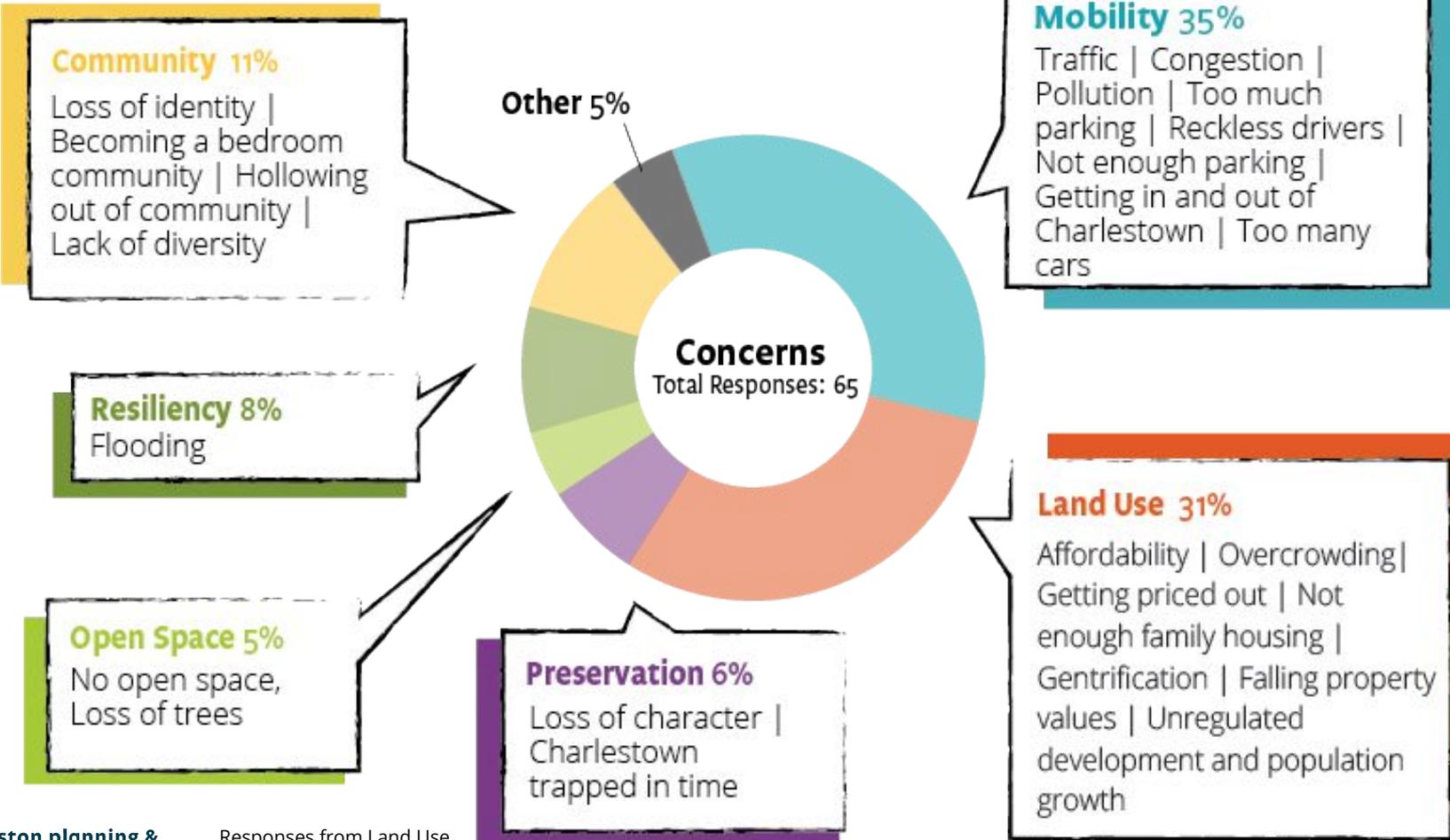
Preserve character, neighborhood feel, and historic buildings

### Mobility 29%

Improved connectivity in and out of Charlestown | Better public transit | Walkable | Bike lanes | Car-less | Safe to move around

### Land Use 17%

Affordable housing | Revitalized retail on Main St | More restaurants | Sullivan Sq revitalized | No overbuilding | Less NIMBY



# What we've heard

*On map.social (bit.ly/mapcharlestown)*



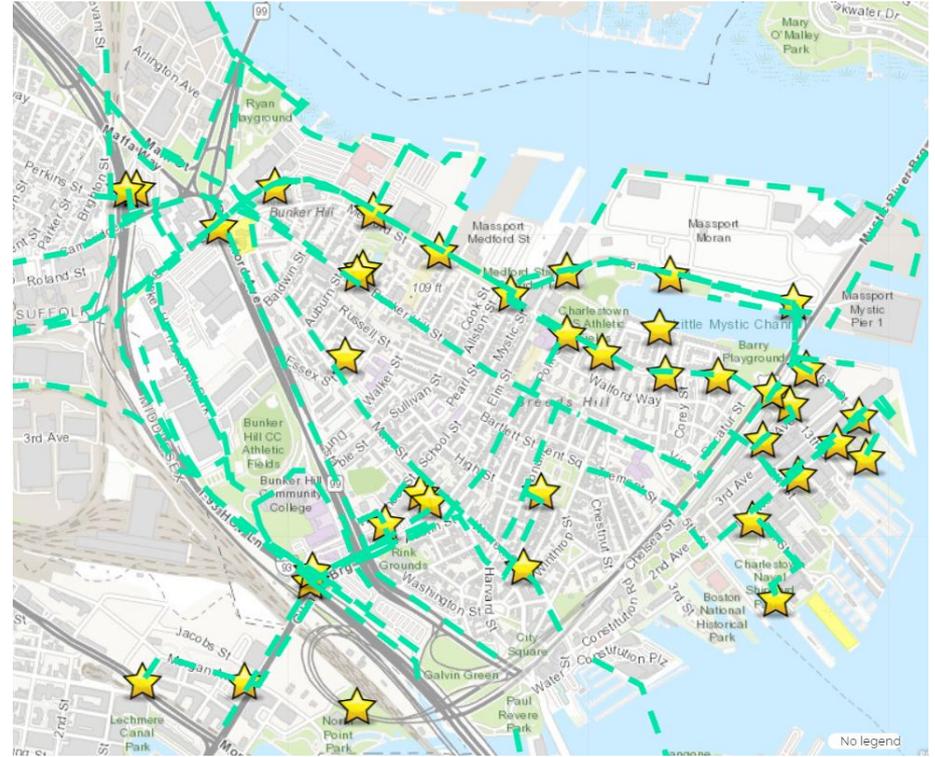
**Key Destinations:** Notable key destinations were supermarkets and transit hubs underscoring the importance of access to food and transit



**Desired Paths:** Respondents identified the need for better connections to transit, the waterfront, and ways to get in and out of Charlestown. More specifically many people noted that these paths needed to incorporate multimodal uses



**Good Location for Housing:** Desire for Elderly affordable housing



# What we've heard

*On map.social (bit.ly/mapcharlestown)*



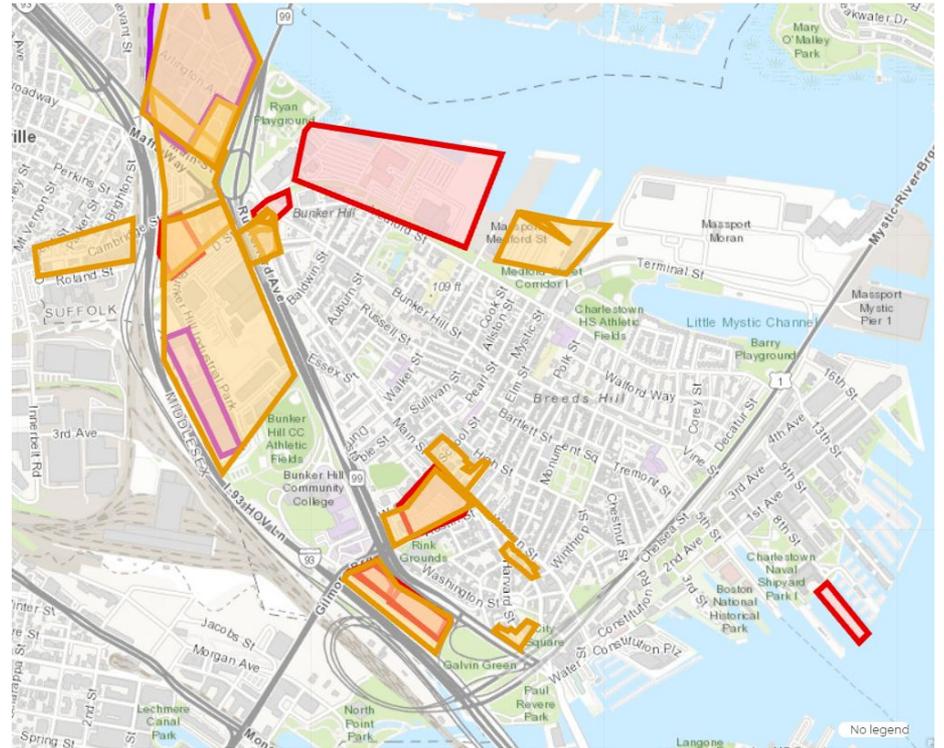
**Good Location for Mixed Use:** Mixed Use was generally concentrated in the Sullivan Square/Rutherford Ave Corridors.



**Good Location for Commercial:** Respondents hoped to see commercial uses in the Sullivan Square/Rutherford Ave Corridor, or on the outskirts of the Original Peninsula



**Good Locations for Industrial:** Industrial opportunities were limited to the Sullivan Square/Rutherford Ave Corridor. Uses included transportation maintenance facilities and warehouses



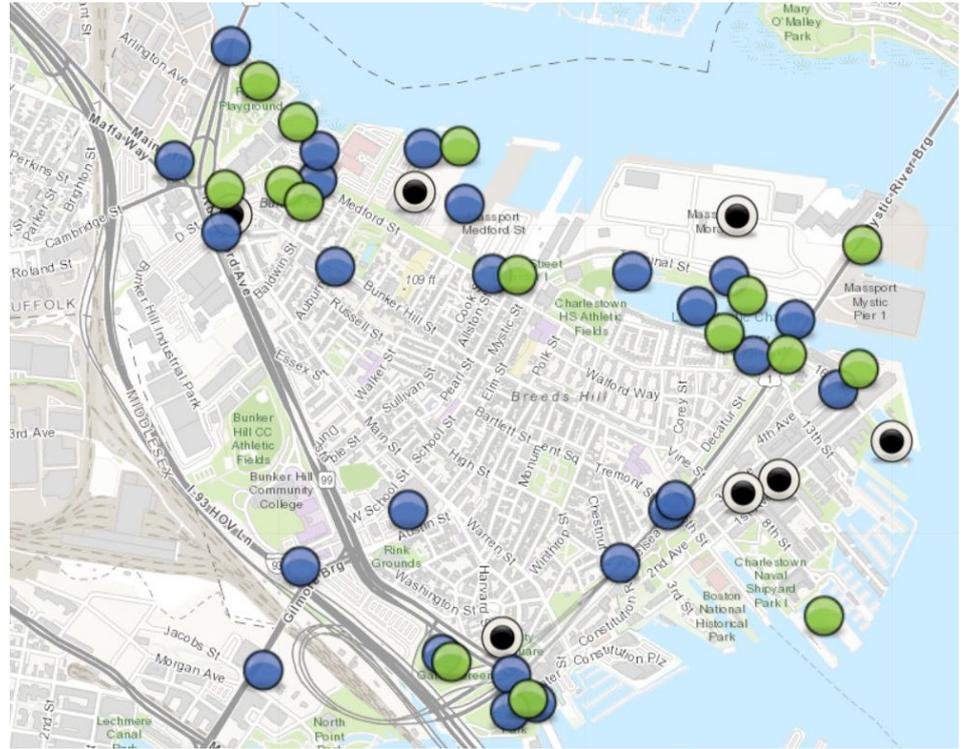
# What we've heard

*On map.social (bit.ly/mapcharlestown)*

**Desired Open Space:** Future Open Space be used to mitigate Climate Resilience concerns, provide opportunities to view and access the water, and accommodate sports and dogs

**Public Realm Improvements:** Respondents hoped to see more EV Charging Stations and a more pleasant pedestrian environment

**Redevelopment Opportunities:** Identified Redevelopment Opportunities were spread throughout Charlestown but focused towards the edges of the neighborhood



# Draft Vision Statement & Goals

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*Anna Callahan, Planner II*

**Remember:**

**PLAN: Charlestown will look over a  
15-20 year horizon.**

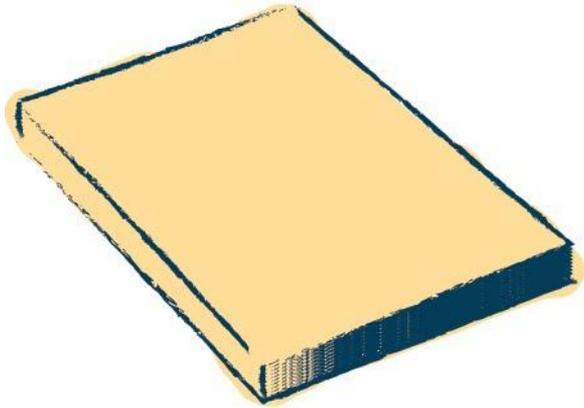
**We have to know where we want to  
go before we discuss the best way to  
get there.**



Image:

[www.needpix.com/photo/1665423/wallpaper-space-desktop-universe-dark-star-cosmos-spaceship-sky](https://www.needpix.com/photo/1665423/wallpaper-space-desktop-universe-dark-star-cosmos-spaceship-sky)

# Planning Framework



*Draft Vision Statement and Goals*

**A vision statement and planning goals provide the framework for how we get from today to tomorrow.**

As we move into the next phase, we will dive deeper to begin **mapping a path to implement our vision** for the community.

Future discussions will focus on specific approaches and understanding the impacts and tradeoffs for future scenarios and strategies.

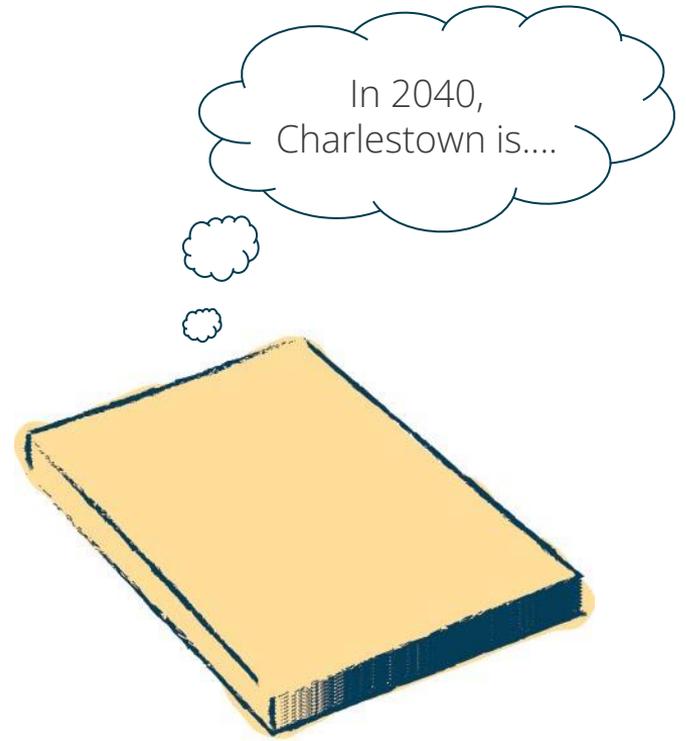
# Planning Framework

## What is a Vision Statement?

An *aspirational view* of what residents hope the community will be like in the future, at its very best.

*A meaningful plan must define and aim for a specific future.* The vision statement becomes the driving force behind the plan.

**Think:** In 2040, Charlestown is....



# Draft Vision Statement

In 2040, Charlestown is....

**a thriving, diverse, accessible, and resilient neighborhood that unites an enhanced historic residential fabric with new affordable homes, jobs, and public parks along Rutherford Avenue and in Sullivan Square.**

Some key words and phrases from your comments:

"United," "a place where people who grew up here can afford to stay," "human-scaled," "historic," "vibrant," "affordable," "diverse," "walkable/accessible," "mixed-use," "allows people to thrive," "blend of old and new," "green/healthy," "resilient," "friendly for all ages and all people."

# Share your thoughts



We want to hear from you!

Visit

<https://bit.ly/PLANCharlestownVisionandGoals>

to provide feedback on the draft vision statement, goals, and principles.

**Deadline** - November 5th

# Planning Framework

## What are Goals?

Goals are *measurable conditions or primary objectives to aim for* that help the community achieve its vision over time. Some goals may be higher priorities than others.

## Examples:

- Guide neighborhood growth that is predictable and contextual.
- Advance climate preparedness and promote a healthy environment.
- Expand access to a variety of affordable housing options that are able to meet households needs as they change over time.

# Goals

**Mobility:** Ensure access to travel choices that connect people to key destinations in and out of the neighborhood safely and reliably.

*Key Comments: "Safety," "Walkability," "Traffic flow," "More bike lanes," "Better transportation," "accessible," "connected," "enhanced water transportation," "water access"*

**Homes:** Expand affordable, sustainable, and diverse housing opportunities that allow existing and future residents to grow up, stay, and age within the community.

*Key Comments: "Affordability," "lifelong residents can stay in community," "ownership"*

**Climate & Environment:** Enhance and grow Charlestown's collection of green spaces and cultivate a healthy and resilient environment.

*Key Comments: "maintain open space," "trees," "access to waterfront," "climate resilient"*

# Goals

**Urban Form & Public Realm:** Generate new predictable and contextual investment in the built environment that contributes to an active public realm and celebrates the neighborhood's past.

*Key Comments: "historic," "contextual," "livable/human-scaled," "preserve neighborhood feel," "vibrancy," "new amenities in sullivan sq/rutherford avenue"*

**Jobs & Businesses:** Grow and strengthen Charlestown's local businesses and job opportunities to create a diverse and resilient 21st century economy.

*Key Comments: "Strong business," "Diverse," "Employment opportunities," "Walkable jobs," "Revitalize charlestown's commercial areas into mixed-use destinations"*

# Principles

## What are Principles?

Principles are **overarching collective values that apply to all planning goals**. The following principles are derived from your feedback and citywide plans, and are applied to each planning topic:

- **Charlestown is livable.** It is an enjoyable place to live, work and play. The neighborhood is a safe and healthy community with a wide range of affordable homes and variety of transportation options.
- **Charlestown is equitable.** The neighborhood's resources and opportunities are universally accessible and inclusive.
- **Charlestown is resilient.** The neighborhood's environment, businesses, and community are protected from risks associated with climate change and able to adapt to the future.
- **Charlestown is unique.** The neighborhood's identity will continue to be celebrated, preserved, and expanded.

# Share your thoughts



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**Deadline** - November 5th

slido



**Does this align with your  
personal vision?**

① Start presenting to display the poll results on this slide.

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**Does this align with what  
you've heard from your  
neighbors and the  
community?**

① Start presenting to display the poll results on this slide.

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**Why? Why not? What would you change?**

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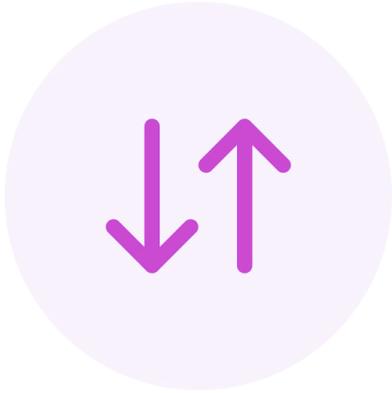
# Goal Setting Exercise

Consider these goal statements and place them in order of priority. **All of these are worthy and important.**

However, some will need more time and resources than others to accomplish. Given that there is limited time and staff, we will need to prioritize and decide how to focus our efforts. This will help focus our conversations in the next phase.

**Think:** *what do I think should be the primary focus(es) of the initiative?*

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**Given limited resources, what goals should be the focus during the PLAN: Charlestown initiative?**

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# Where We're Going

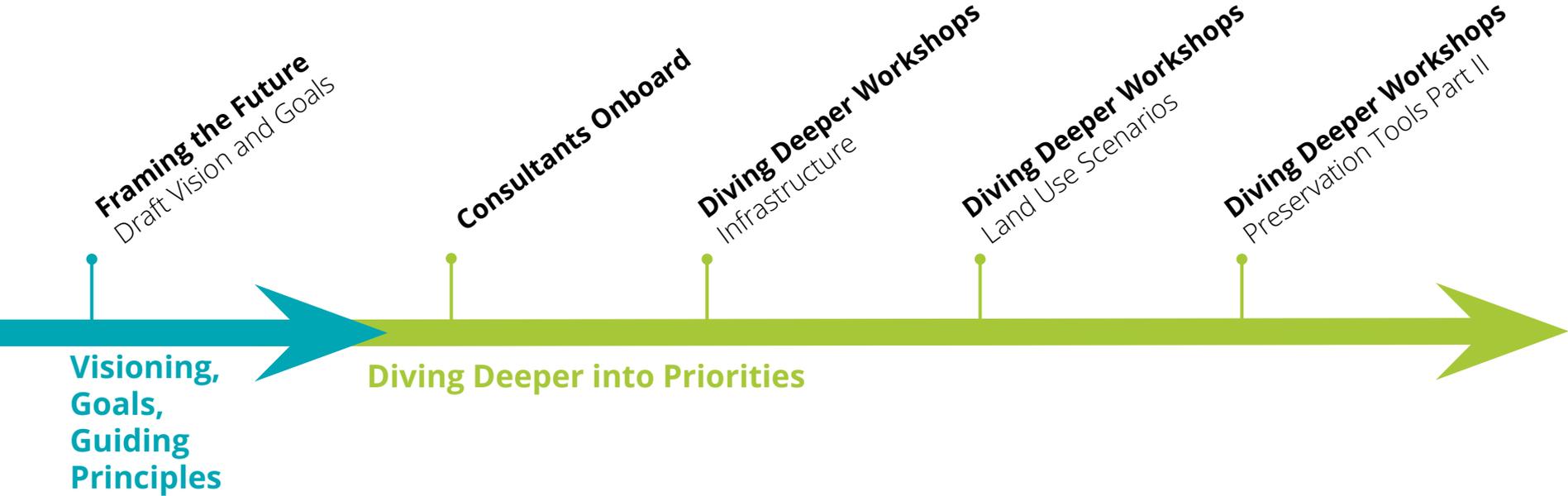
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*Anna Callahan, Planner II*

*Ted Schwartzberg, Senior Planner II*

# Where We're Going

*Next Phase: Diving Deeper into Priorities*



# Where We're Going

## Strategies

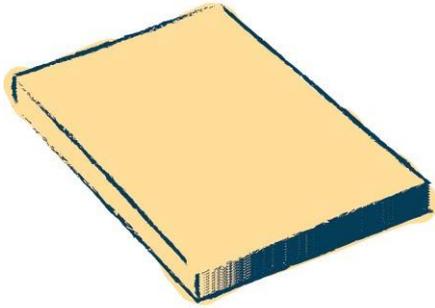
Strategies are *actionable ways* that the city and neighborhood will work to achieve one or more of the goals. They can include policies, programs and, regulations, and require the use of limited resources, such as staff, time, and money.

## Examples:

- Updating Design Guidelines
- Zoning and Policy Changes

# Where We're Going

*Land Use Recommendations and Urban Design Guidelines*



*Land Use  
Recommendations &  
Urban Design Guidelines*

Land Use Recommendations and Urban Design guidelines will inform recommendations for revising Charlestown's zoning.

Zoning is a legal mechanism that regulates what property owners can and cannot do with their land.

Zoning locates compatible things together, such as types of activities or scales of buildings.

# Where We're Going

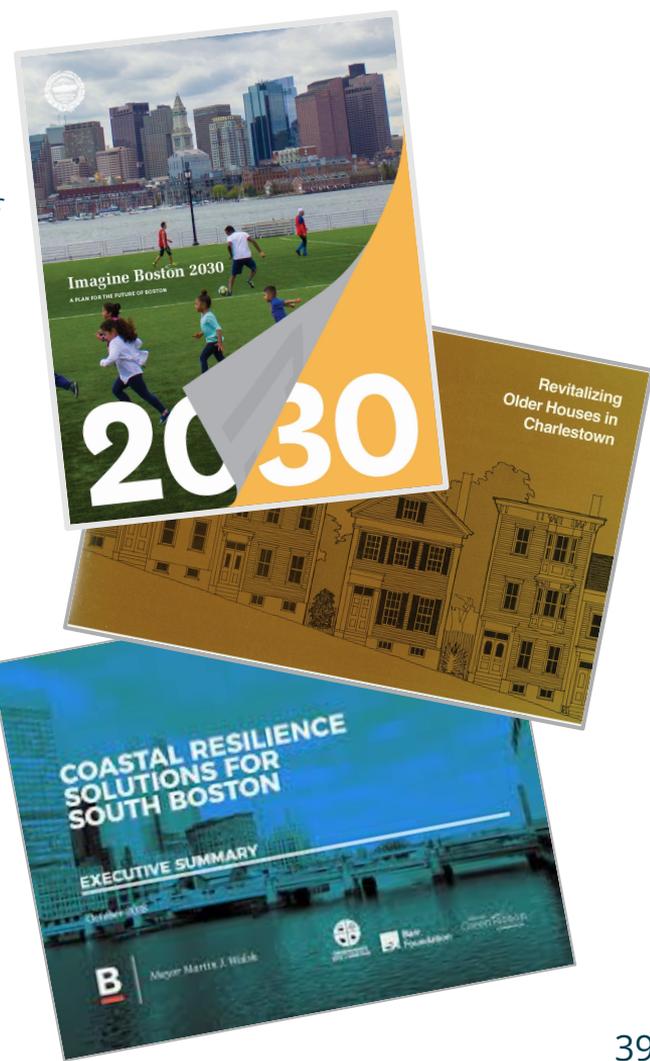
*Consultants help augment and enhance the work of BPDA staff*

## The selected consultant will work with BPDA Planners to build on past planning efforts, such as:

- Imagine Boston 2030 (2017)
- Coastal Resilience Solutions for Charlestown Phase I (2017)
- Sullivan Square Disposition Plan (2013)
- Lower Mystic Regional Working Group report (2019)
- Revitalizing Older Houses in Charlestown (1973)

## And continue to coordinate with ongoing plans:

- Coastal Resilience Solutions for Charlestown Phase II
- Boston Urban Forest Plan



# Where We're Going

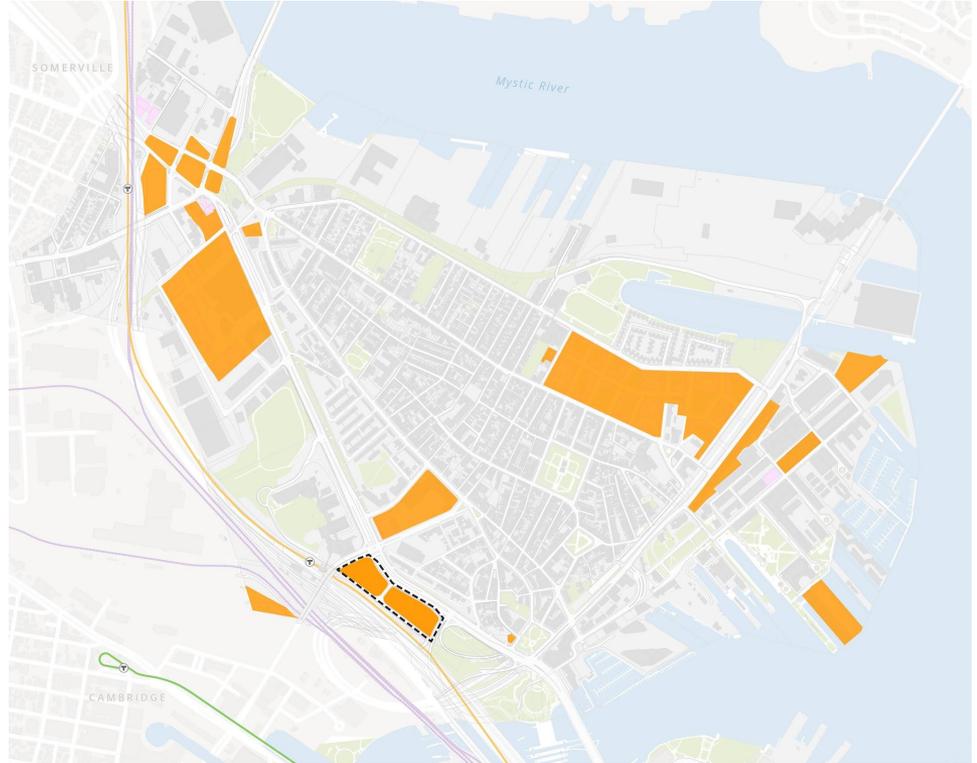
*Consultants help augment and enhance the work of BPDA staff*

## Lower Mystic Working Group

New development planned for in the 2019 Lower Mystic Working Group report: **8.4 million square feet**

## PLAN: Charlestown helps guide the public review of new development.

After a new concept for development is put forward, it is be vetted using the emergent findings and recommendations of the ongoing PLAN: Charlestown process.



# Consultant Scope

## Design

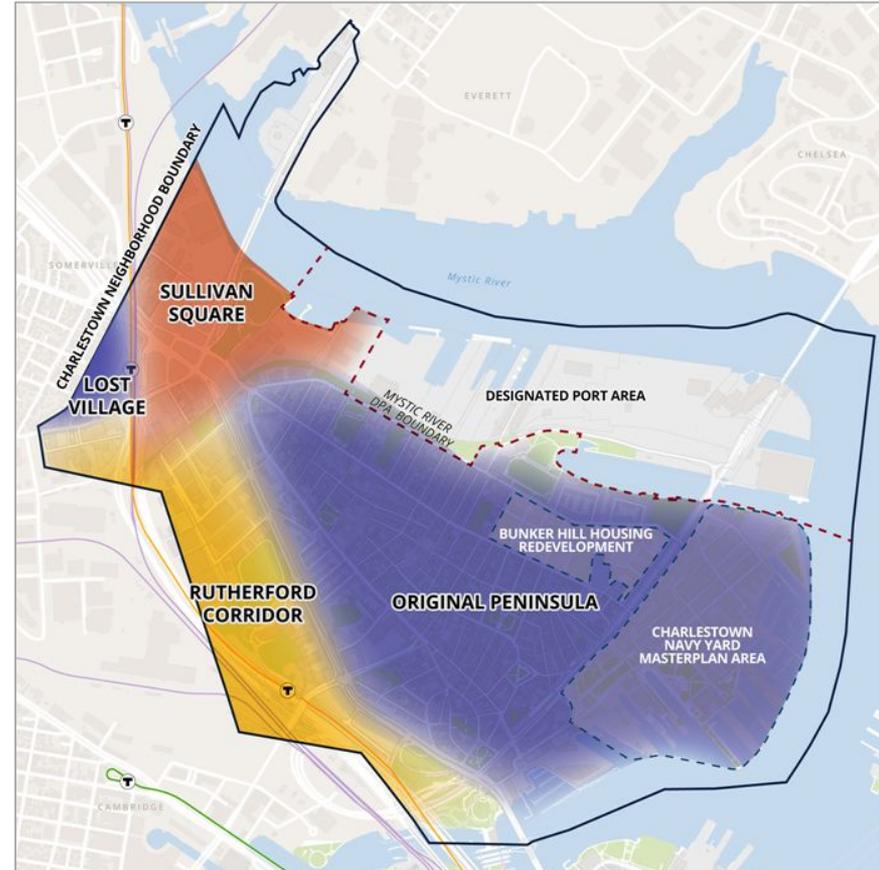
- Enhance and reinforce existing preservation standards and design regulations.
- Recommend new zoning and urban design guidelines
- With stakeholders, review urban design scenarios that include new street connections, public open space, and mobility improvements.

## Equity

- How can the neighborhood plan address existing inequalities? In what areas might planning work result in unintended negative outcomes?

## Mobility

- How would new development impact transportation capacity?
- Recommend connectivity improvements.



# Next Steps

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*Anna Callahan, Planner II*

# For those unable to join tonight,



Visit

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**Deadline** - November 5th

All meeting content available:

[www.bostonplans.org/plancharlestown](http://www.bostonplans.org/plancharlestown)

# Next Advisory Group

- The next meeting will be an Advisory Group meeting.
- The consultant team is being onboarded this week.
- As always, **all members of the public are invited to attend** the next Advisory Group meeting.

[www.bostonplans.org/plancharlestown](http://www.bostonplans.org/plancharlestown)



In case you missed it,



Take the survey on Sullivan Square Open Space\*:  
<https://www.surveymonkey.com/r/HQ5NZJ8>

View the meeting recording and presentation:  
[www.bostonplans.org/plancharlestown](http://www.bostonplans.org/plancharlestown)

*\*Ryan Playground, Hood Green, and Sullivan Square*



# Discussion

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# Appendix

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# Planning Process



**Planning for Charlestown Tomorrow**

Refine

Refine



**Implementing the  
Final Plan**

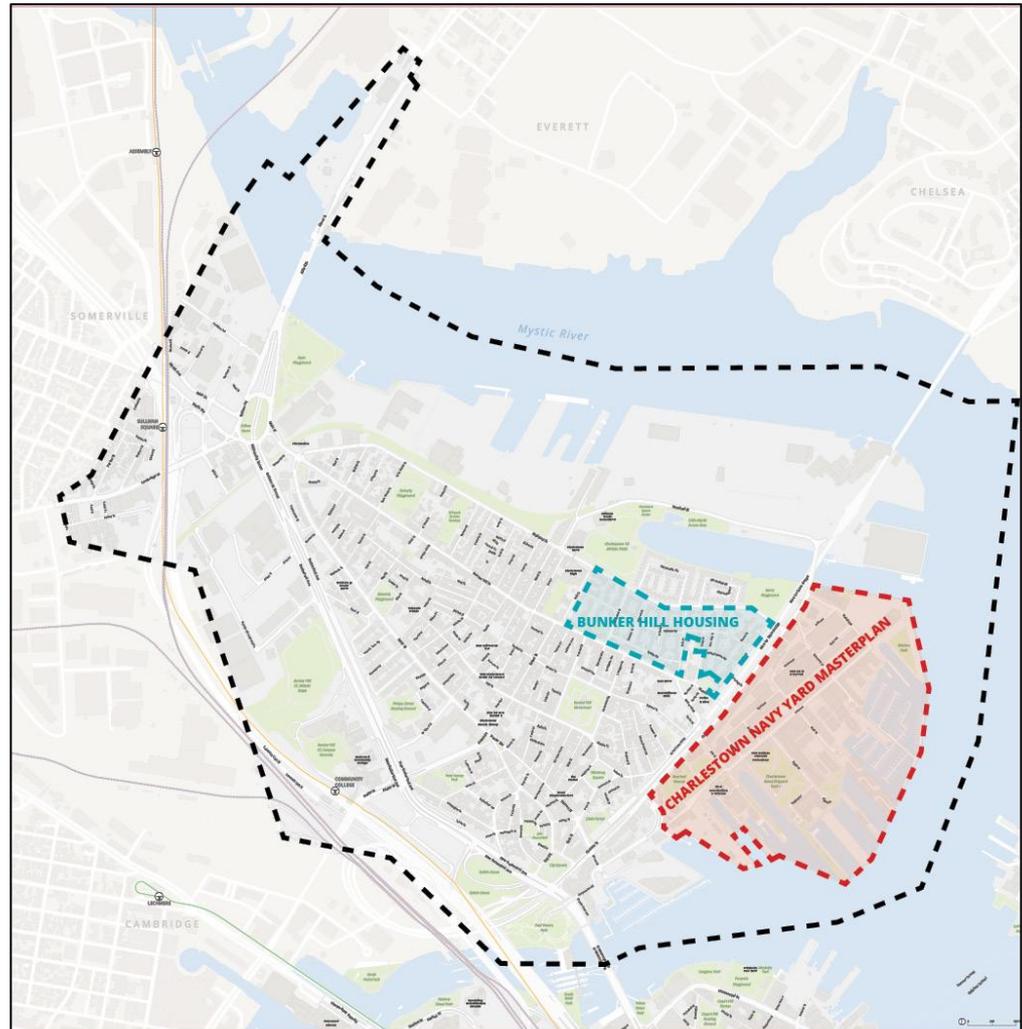
★ We are here

# Study Area

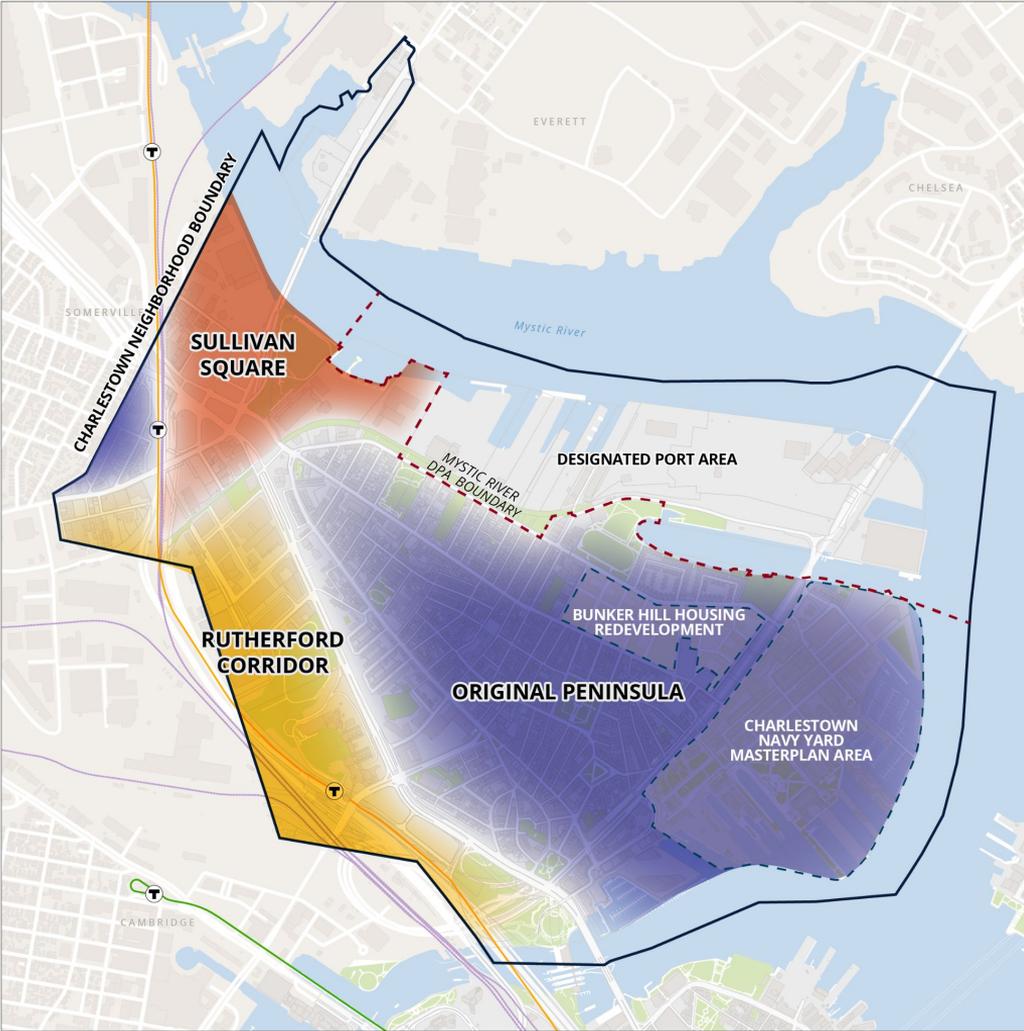
--- PLAN Charlestown Study Area

 Bunker Hill Housing

 Charlestown Navy Yard Master Plan



# Draft Subareas



# Consultant Scope: Neighborhood-Wide

## Equity Impact:

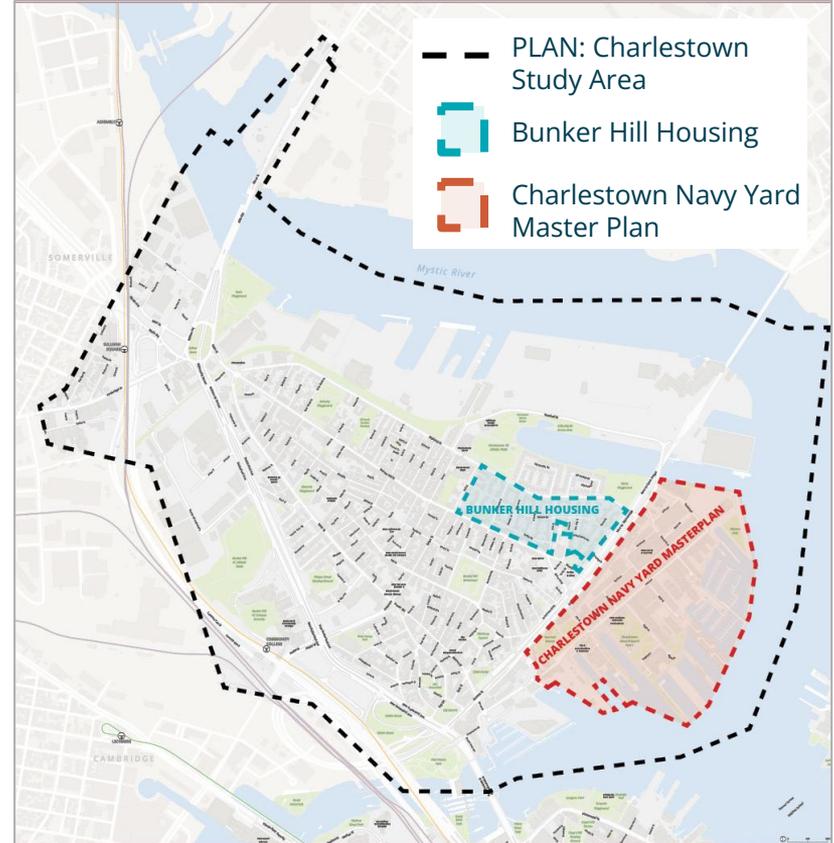
- How can the neighborhood plan address existing inequalities?
- In what areas might planning work result in unintended negative outcomes?

## Capacity Analysis Assistance

- How would new development impact transportation capacity?

## Recommendations to Improve Mobility:

- In Rutherford/Sullivan areas.
- Between the Original Peninsula, Lost Village and Rutherford/Sullivan-adjacent areas.
- Between Charlestown, as a whole, and the surrounding city and region.



# Consultant Scope: Sub-area Specific

- **Original Peninsula**
  - Enhance and reinforce preservation standards; update *Revitalizing Older Houses in Charlestown* (1973) design regulations
  - Recommend updates to zoning
- **Lost Village**
  - Review preservation guidelines
  - Recommend connectivity improvements
- **Rutherford and Sullivan Areas**
  - Review urban design scenarios, that include new street connections, public open space, mobility improvements
  - Analyze impacts and benefits the scenarios with members of the public
  - Create urban design guidelines
  - Help determine the appropriate amount of public goods tied to new development

