

Charlestown Navy Yard: Moving Forward

Mayoral Briefing

February 20, 2007

Rana Amirtahmasebi

Mariana Arcaya

Peter Banks

David Block-Schachter

Wencan Tang

Siobhan Watson

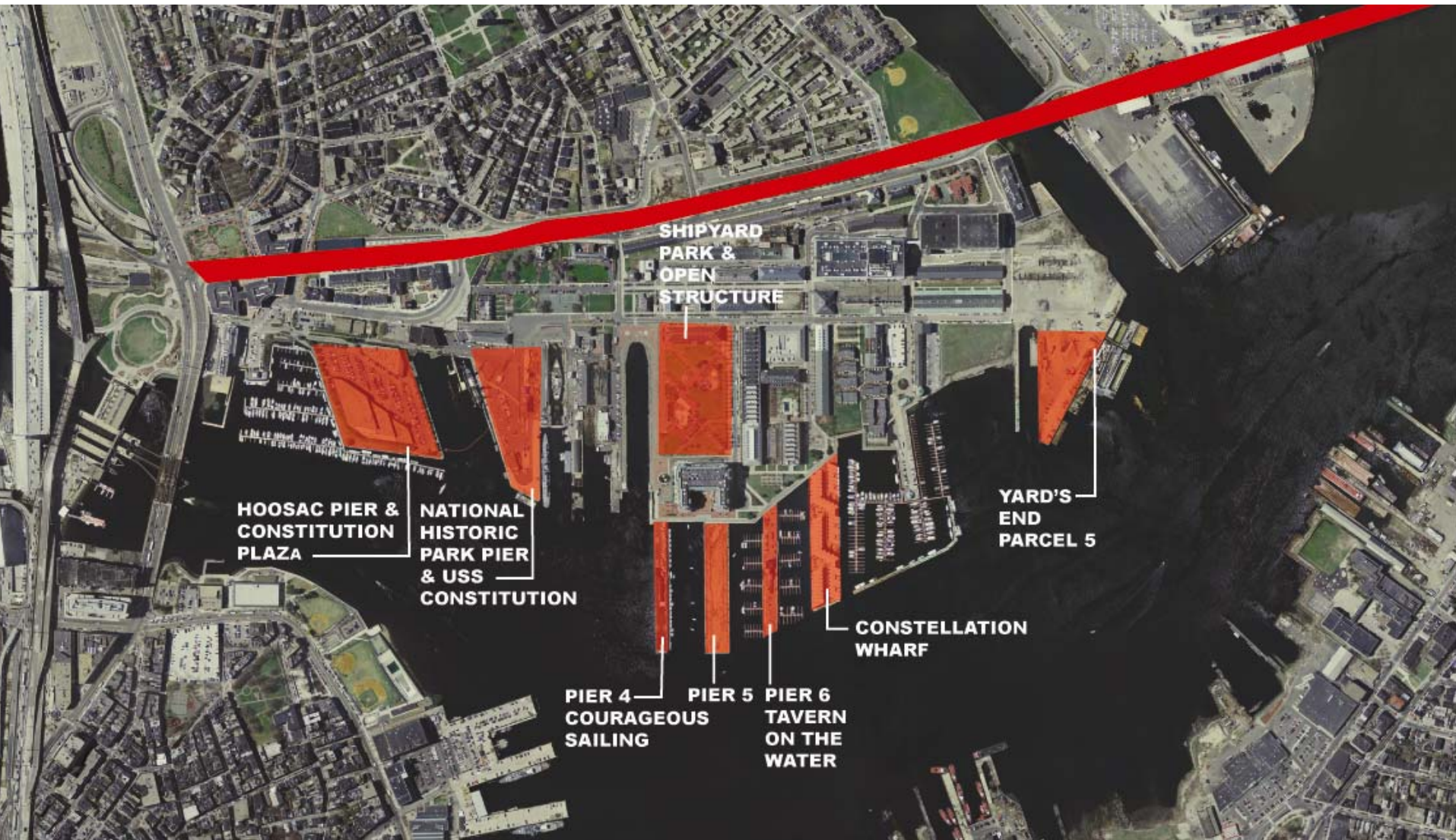
Key Recommendations

- Take advantage of the Navy Yard's **heritage and natural assets**
- Concentrate on **gateways and access**
- Be **patient and creative** as demand for space on the waterfront grows

Orientation to the Navy Yard



Orientation to the Navy Yard



Metropolitan Context

- The Navy Yard provides an opportunity to highlight the **City's commitment to equity**
- 1 in 4 residents are students
- The redevelopment of Boston's last major waterfront parcel can be **a model of accessibility**

Historical Context

1800-1974



Operational Navy Yard endows Charlestown with a marine heritage

1974



Navy Yard decommissioned

1979



Yard ownership transferred to City

1984



BRA begins Harbor Planning Effort

2010



Plan still stalled: empty storefronts and underused space



“Quick fixes” have not worked in the past

“Development over time allows a richness of character vs. the sameness of a one-time ‘Big Bang’ approach”

– Urban Waterfront Manifesto

The Navy Yard should be as unique as the people of Boston

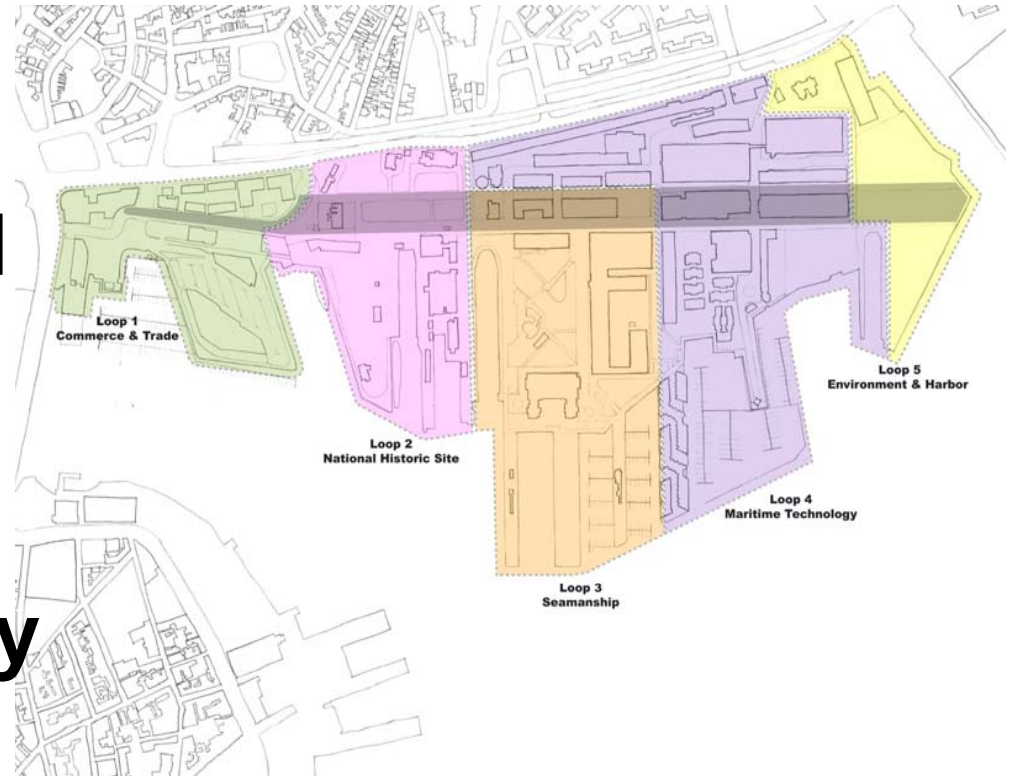
- CNY as a **destination** needs time
- **Day-to-day use** is key to a healthy, sustainable harbor for residents and tourists
- **Young people and night time uses** activate the space

Improve Access to Encourage Development

- Charlestown gateways
 - Provide secure and appealing entrances to increase community use
- Transportation
 - Increase frequency and scope of public transportation

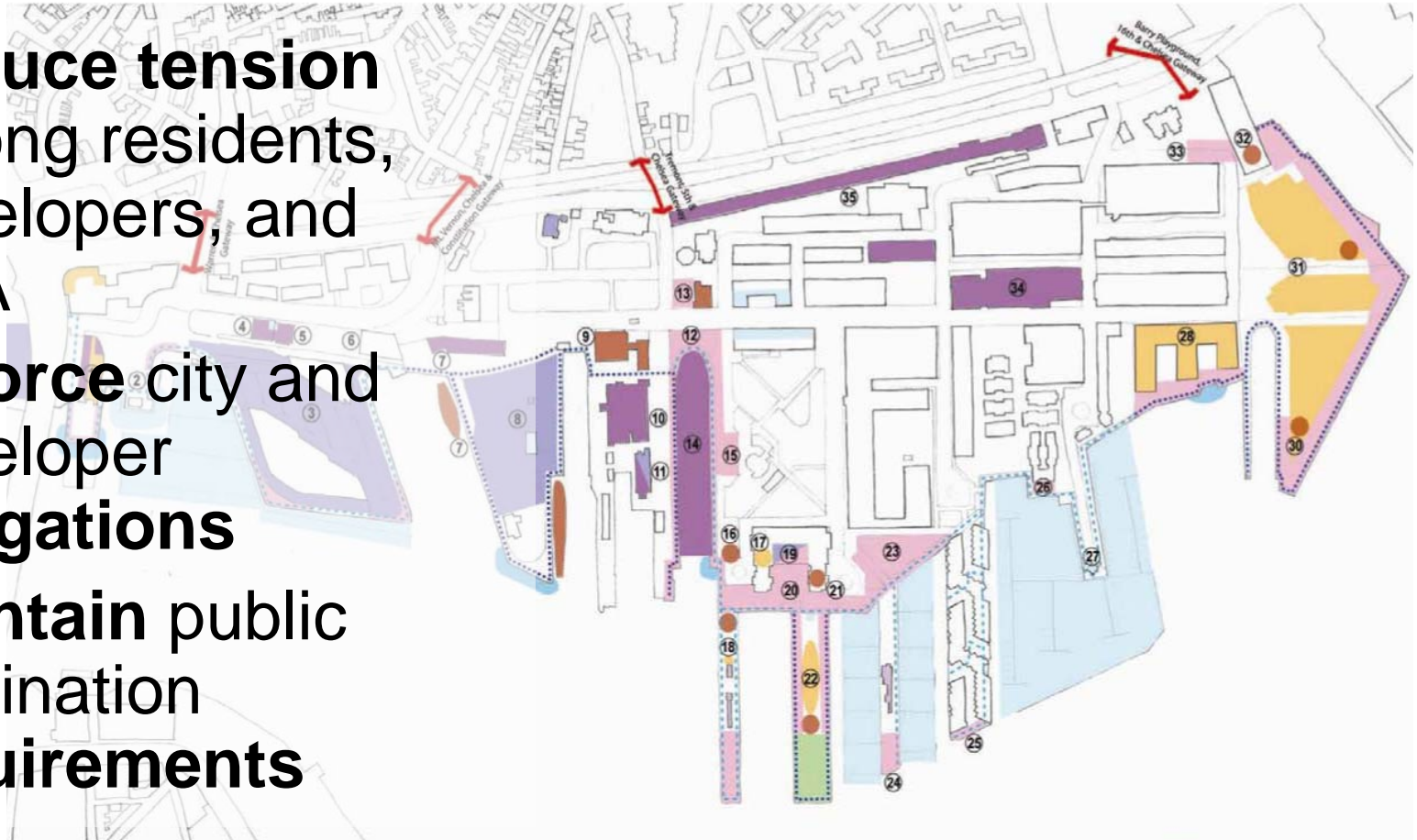
The Current Plan is a Good Starting Point ...

- A **unique** combination of **activities, art and public spaces**
- A commitment to increase **Harbor Walk connectivity**



... But Improvements are Needed

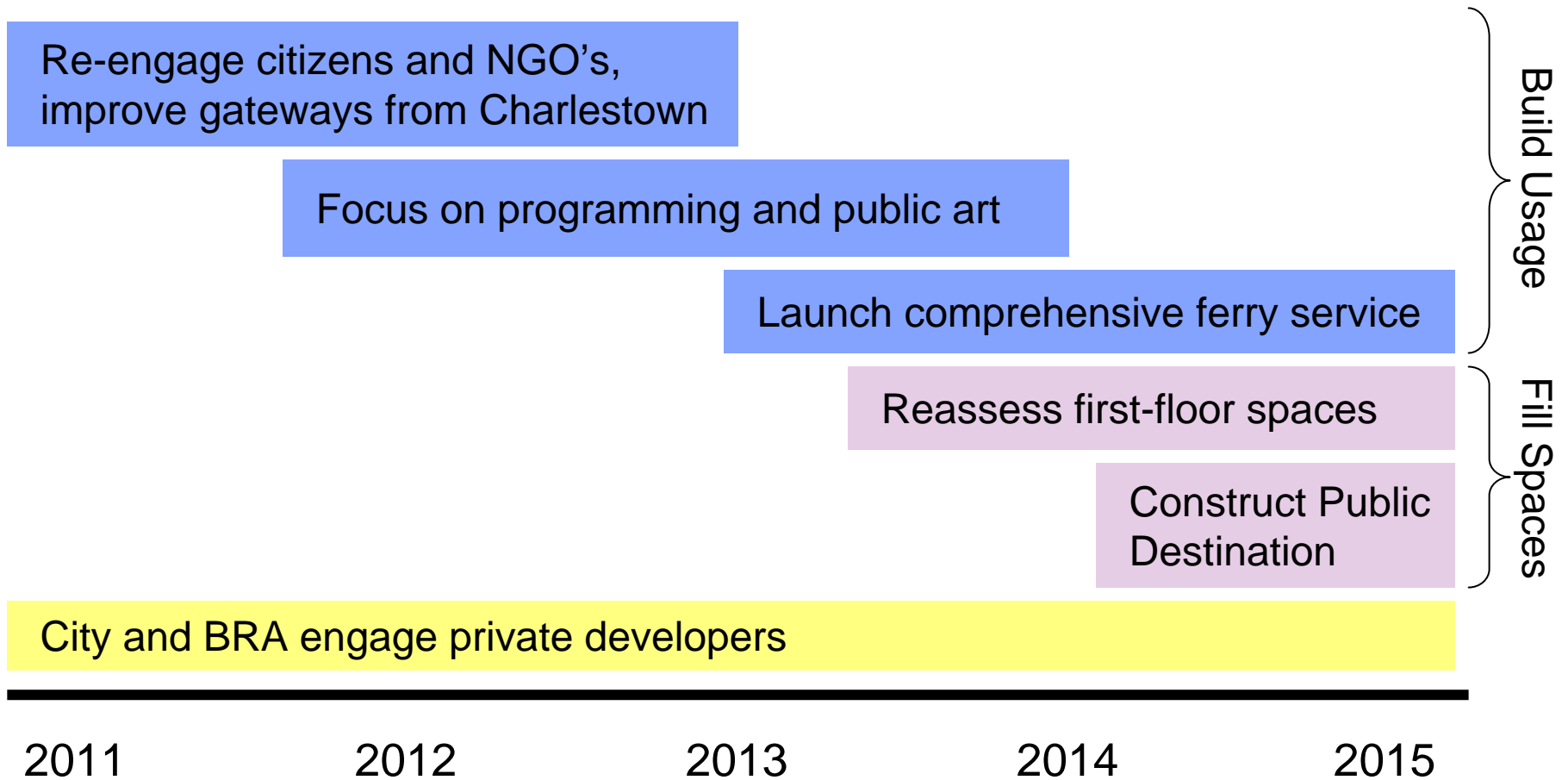
- **Reduce tension** among residents, developers, and BRA
- **Enforce** city and developer obligations
- **Maintain** public destination requirements


















Yard's End is an Opportunity

- Create temporary publicly accessible spaces where the “best” usage hasn’t come into focus
 - Year round uses:
Cafes, open spaces for outdoor activities, ice skating

Five Year Plan



Sources of Financing

	Programming	Public Spaces	Increased Access
Public			
BRA			
Membership Dues			
Corporate Sponsors			
Philanthropic Support			

Next Steps

- **Draw from current plan:** public art, programming, and consolidated identity
- **Invest in improved access** and gateways
- **Enforce current agreements** and **create temporary public uses** at Yard's End

Thank You

Appendix

Previous Plans for CNY

- Elements of multiple plans have come to fruition, but cohesive plans have never been completed
 - Historic preservation
 - Continuous public access
 - Improving public access
 - Self guided tour

BRA's Role

- Create an advisory group that addresses the needs and requirements of
 - the enabling legislation,
 - sound waterfront planning, and
 - the diverse stakeholders affected by waterfront use.
- Implement the goals of FPA/SPDF regulation and offer assistance to developers in meeting these goals.

Improve Access to Encourage Development

- Move beyond fixed guideways and expensive infrastructure
- Ferry service builds the experience of the waterfront into traveling there
- Build off of BRA's 2000 water transport plan

Create a Market to Support a Vibrant Waterfront

- Create a network of varied destinations that appeal to the public while preserving the character and integrity of the Yard.
- Develop additional amenities such as shopping and dining after the destinations are defined and created.

Glossary

- SPDF- Special Public Destination Facilities. State requirement in exchange for housing and density bonuses. E.g., aquarium.
- FPA-Facilities of Public Accommodation. Required on ground floors across waterfront. E.g., retail, dining.

Institutional Framework

Public

- Support NGO involvement
- Satisfy general public through maintenance and enforcement

Private

- Work with developers to fill first floor spaces
- Create incentives for corporate sponsorship of programming