


Charlestown Navy Yard: Harbor Activation through Parcel 5



Vision

- Establish the Charlestown Navy Yard as a truly public neighborhood that is active and welcoming to new and existing residents and visitors alike.
-



Strategy

- Pursue overall goals articulated in the 2006 Activation Plan
 - Complete Harborwalk, improve signage, increase accessibility
 - Create signature destination at Parcel 5
 - Preserve and enhance the Yard's last vacant waterfront parcel for public use
 - Form Charlestown Navy Yard Partnership to support these plans
-



Current Situation

- ❑ Sporadic development since 1978
 - ❑ Tourism: NPS and USS Constitution
 - ❑ Luxury condos and commercial
 - ❑ Poor access, incomplete and disjointed Harbor Walk – perceived as private
 - ❑ State law requires public amenities
 - ❑ Development pressure at Pier 5 and Yard's End
-



Charlestown Navy Yard





Current Plan

- ❑ Harbor Plan Amendment paid for by Pier 5 developer under direction of BRA
 - ❑ Story Loop plan to interpret history, celebrate and activate waterfront
 - ❑ 34,000 sf “Special Destination” required by state waterfront regulations for Pier 5
 - ❑ No market for such a space: proposes dispersing through Yard to create network of public destinations
-



Evaluation of the current plan

□ Strengths

- Addresses entire Yard
- Engaged stakeholders and secured public support
- Celebrates rich history of the Yard
- Story Loops engage diverse interests

□ Weaknesses

- Small, scattered public destinations fail to create signature attraction for the Yard
 - Relies on actors with limited capacity
 - Overdevelops Yard's End
-



Parcel 5: Head of the Harbor

- Public park for residents and tourists
 - Programmable open space
 - Story Loop: Environment and Harbor
-



Development

- ❑ Swap special destination requirement from Pier 5 to Parcel 5
 - ❑ Convey completed park to Charlestown Navy Yard Partnership (CNYP)
 - ❑ Implement and sustain public benefits
-



Operation and Maintenance

- ❑ Formation of CNYP for operations, programming, promotion
 - ❑ Generate CNYP revenue through rental for special events, concessions, BRA support, corporate sponsorship
 - ❑ Encourage CNY Business Improvement District
-



What's At Stake?

- A chance to re-invigorate the Charlestown Navy Yard and promote a mixture of economic activity
 - The ability to resolve a long-standing conflict and move forward as a Mayor who can take charge and get things done
-



A Mayor's Legacy

- Parcel 5 and the Yard present a unique opportunity to create usable open space and preserve one of the last remaining pieces of waterfront in the City
-