

# PIER 5 PARK

CHARLESTOWN NAVY YARD  
Head of Boston Harbor

PIER 5 ASSOCIATION Inc. 501(c)3

# Executive Committee

Rosemary Macero, JD. Attorney, Mediator, Arbitrator

Sherrie S. Cutler, A.I.A., Environmental Planning, Urban Design and Architecture

Zachary Cutler, Socio-Eco. Anthropologist, Flood Mitigation Expert

Ann Kelleher, Activist/Community Leader

Diane Valle, MBA., Urban Greenspace Activist

Anthony Troiano, JD

Dr. Ricky Stern

7/11/22



**PIER 5 PARK - A WIN-WIN FOR ALL  
OUR COMMUNITY, OUR HISTORY, OUR ENVIRONMENT,  
OUR NEW MAYOR, BPDA AND OUR COMMUNITY  
HELP US MAKE IT HAPPEN**



Imagine Boston 2030

“An activated waterfront is anchored by varied types of open spaces, featuring cultural resources and year-round programming and connecting people with the natural, cultural, and economic history of the region.”

# Once in a Lifetime!

Pier 5 is Boston's

## Last Open Waterfront

"As a coastal city, we need to get our waterfront right—by centering equitable access, climate resilience & community."

- Mayor Wu



# Now is the Time for RECREATIONAL EQUITY

## Pier 5 Status

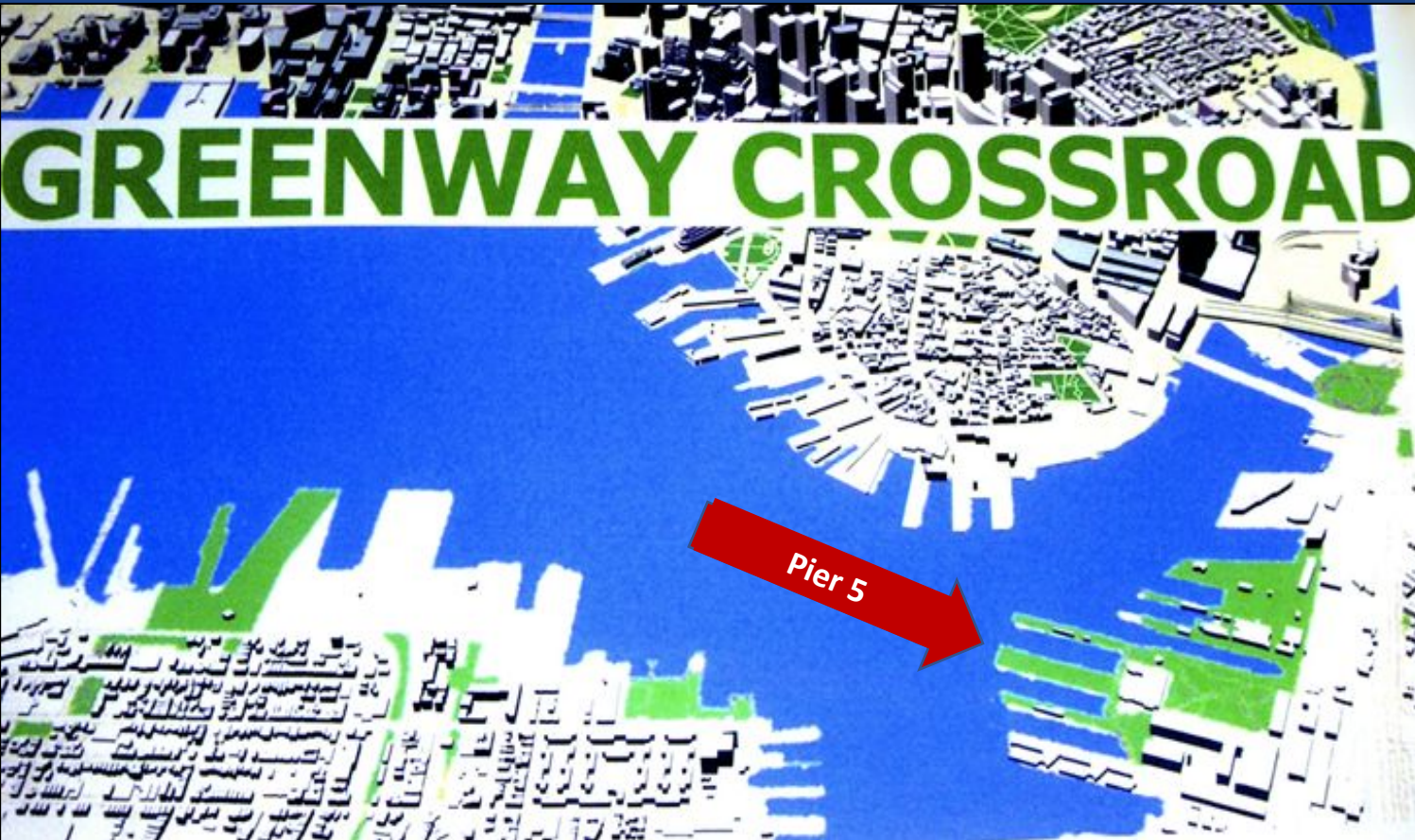
- 45 years without maintenance
- Public waterfront access denied
- \$80M+ Navy Yard fees collected
- \$137M City budgets for parks

## Pier 5 Park

- 2,600+ Public comment letters
- 3,300+ Petition signatures
- 2,700+ Signatures for Master Plan
- 3+ Decades without results



# BRA Mission and Promises



The 'Greenway Crossroads' was the BRA original promise when the Navy Yard was first transferred to Boston.

The green-space vision for the Head of Boston Harbor was a prominently displayed wall mural at the BRA Offices.

What happened?  
The public waterfront was privatized and monetized.

# Social Equity Community Critical Needs

## **Social Equity Community Critical Needs**

- Public health-mental and physical
- Public enjoyment & use of the Harbor
- Open space for all

## **Boston's American History**

- Revolution 250 begins at Pier 5
- Historic role thru WWII Navy

**Tourism:** Revolution 250 starts in 2025 and continues thru Boston 400 Harbor Walk, Freedom Trail, Bunker Hill Celebration of our Gold Star Families and Veterans

## **Environmental Importance**

- Environmental Social Justice
- Climate Resilience

## **Pier and Harbor Walk**

- Unobstructed views of City
- Harbor for fishing and marine access



# Preliminary 2022 Pier 5 Engineering Report

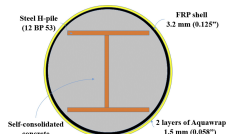


**Our report confirms feasibility of restoration as a Public Park.**

255 pounds psf pier structure  
Self-weight. 100 psf Pedestrian load.

**Estimated original design live load on each pile was approximately 80,000 psf.**

- No repairs since 1975 to present
- Over 4 decades evaluation inaction
- Unique fireproof construction



# Inspection and Analysis of Existing Conditions

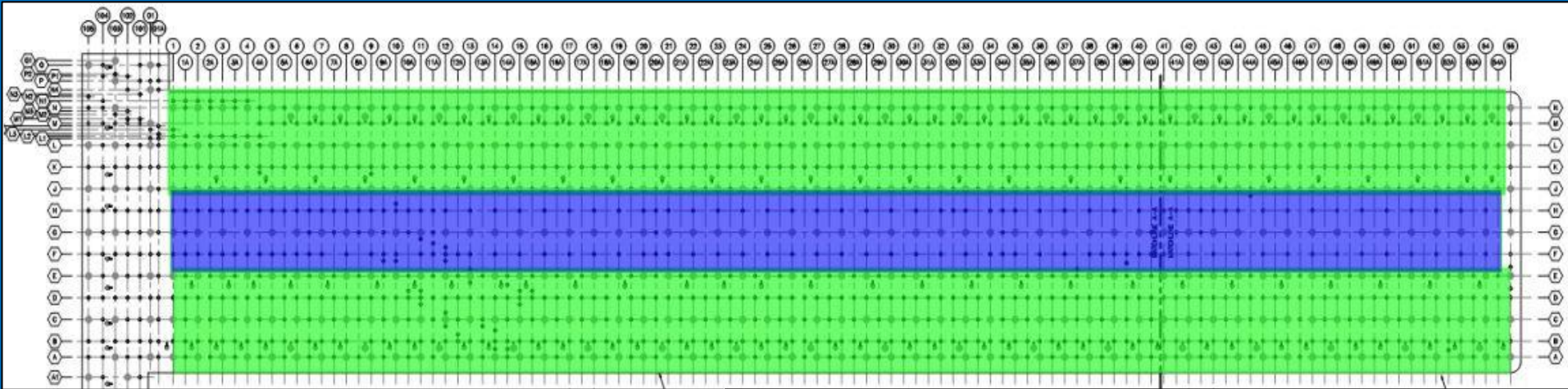
## 11/2017 Childs Report Pier 5 'may be used with regular maintenance.'

- Underwater inspection noted deterioration and reconfirmed previous reports which repeatedly provided illustrated recommended maintenance and repairs to 'maintain the pier in a usable condition.'
- BPDA engineering evaluations confirm the previous evaluations over time.
- Intentional Demolition by Neglect. No maintenance has occurred since.

## 2022 Desimone Preliminary Observations

“Anticipated loads from a public occupancy such as a park would certainly be within the original design capacities of the pier elements and would offer flexibility on the scope/extent of remediation required as opposed to other uses which would require the pier to be restored to its previous full design capacity.”

# Engineering Preliminary Report Illustration. Desimone 2022



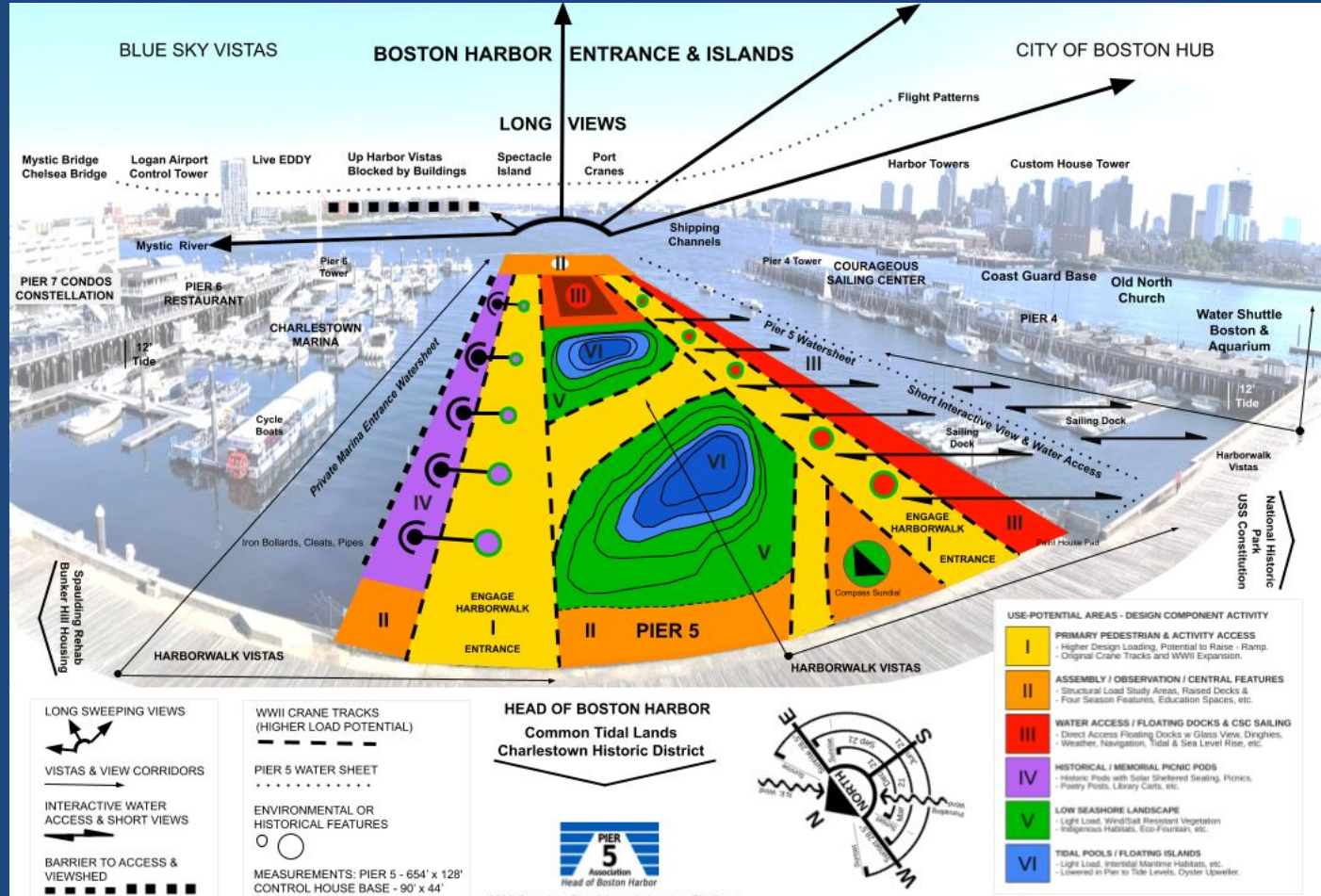
■ Green indicates higher design loading may be considered (Trees, Planters Etc) by repairing every other pile in the transverse direction. Light pedestrian use may be able to reduce pile remediation to every third pile pending verification of the deck structure.

■ Blue Indicates areas where pedestrian loading may be considered by repairing every other pile in the transverse direction. Heavier uses such as grass lawns may require full pile repair in those areas.

Figure 6-Representative Pile Repair Diagram (Pier Layout taken from Childs Report). Revised by Desimone 2021

# PIER 5 SITE ANALYSIS

- EXISTING CONDITIONS / CLIMATE
- VIEWSHED / VISTA CORRIDORS & INTERACTIONS
- STRUCTURAL LOAD / USE-POTENTIAL AREAS



# Scope of Work for Comprehensive Engineering Assessment

*Pier 5 Association has commissioned engineering studies confirming conditions under which it is possible to restore the Pier 5 structure at pedestrian load capacities for Public Park use. The Scope of Work for BPDA's "Pier 5 Comprehensive Engineering Assessment", scheduled for August, must include these specifics unique to Pier 5:*

- **RFP Pedestrian load 100 lb/sq ft.** as Pier 5 use as a Public Park inclusive of "Courageous Sailing Center". (Due Diligence Engineering Studies commissioned by Pier 5 Association)
- **Pier 5 demolition would not be required** for certain use potentials and conditions (confirmed by recent and in earlier Childs Engineering reports for the BRA/BPDA).
- **WWII toxic waste** problem requiring removal or containment.
- **Prevention of disruption of adjacent structures**, Flagship Wharf and elements close to the seawall or existing sinkhole areas, including the seawall itself.
- **Historic considerations and constraints of the U.S. Navy Yard Transfer Documents** and MA Historic Commission re demolition and configuration
- **New restoration techniques such as QuakeWrap, Inc., E-Concrete, etc.** more applicable to Pier 5
- **RFP on-site Inspection reports** should be available asap to engineering firms bidding.
- Preparation of responsible RFP waterfront construction estimates dictates the inclusion of **LEEDS "captured carbon equivalents"** (substantial in concrete encased steel structures).

*(Please note that these inclusions for RFP were confirmed by BPDA's Epperson in our March meeting)*

# Why Charlestown?

## Among the Lowest open space ratio citywide

3.09 acres per 1,000 residents

7.59 for Boston and 5.33 for East Boston

## Tree canopy lowest in the city at 11%

## Highest number of Affordable Rental Units

## Rank 3rd in Percent of Affordable Units

## Bunker Hill Housing -

Largest income restricted housing in New England

## Increasing number of residents by 11,000 +

## Population 19,120, 26,424 people per sq mile

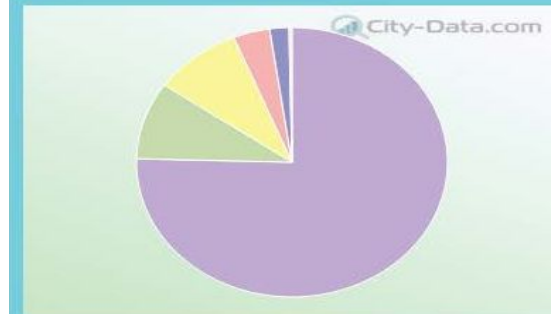
Density among the highest (14,000/sq mile for Boston overall)

Area 1.382 square miles



Races in 2019

Charlestown



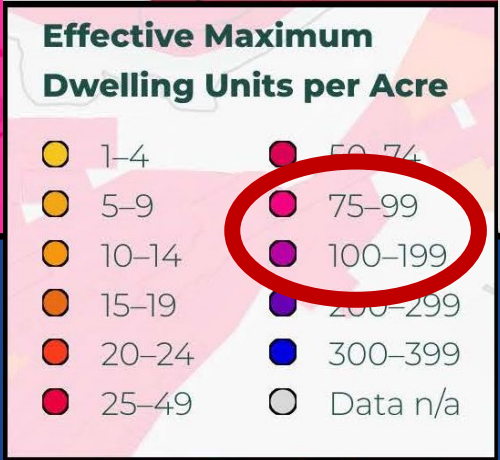
City-Data.com

# Boston Community Seeks

- **Recreational Equity**
- **Waterfront Access**
- **Healthful Harbor Destination**
- **Public Open, Green and Blue space**
- **Maritime Engagement**
- **Historic Preservation**
- **Memorials of Gold Star Families & Veterans**
- **Celebration of Local & American History**

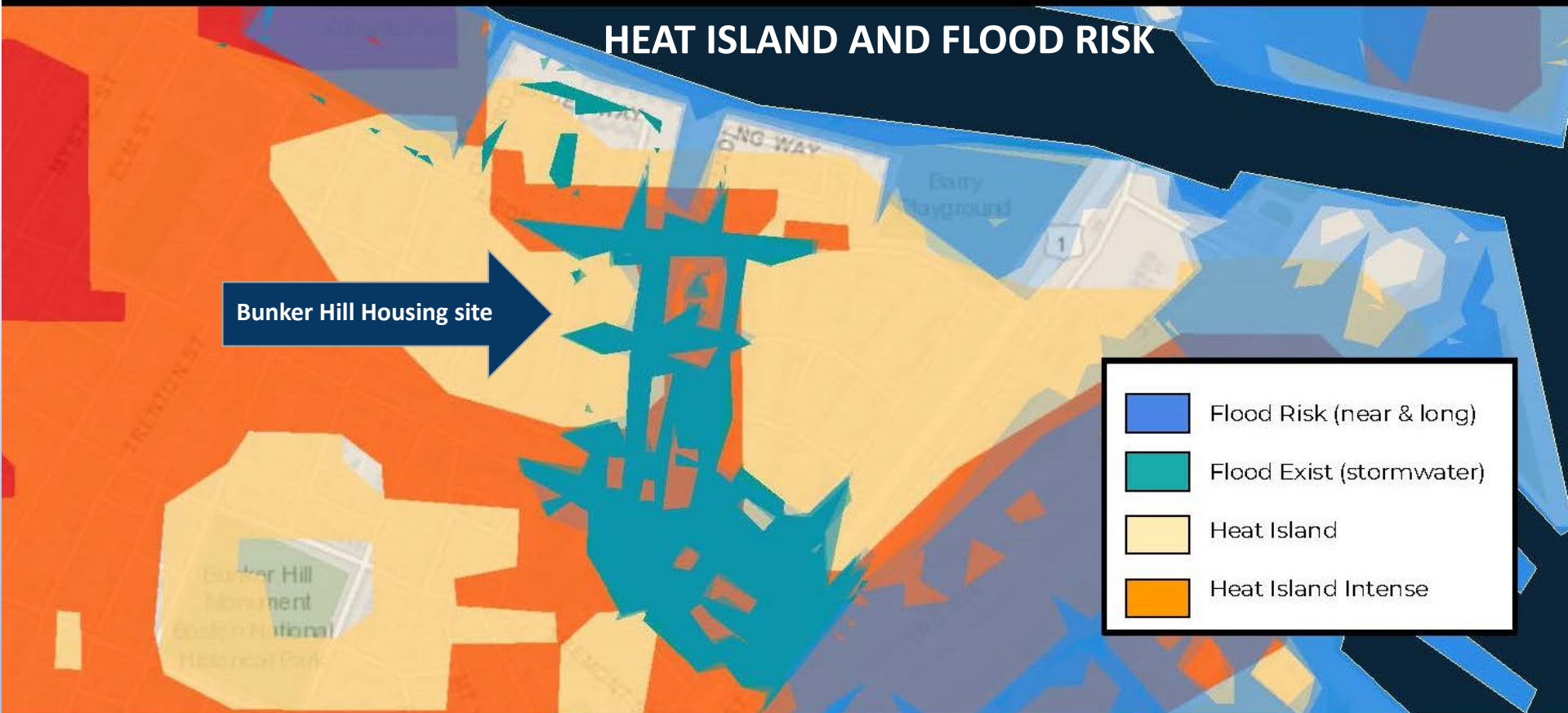


# Climate extremes impact those with the least capacity to adapt.



Heat island with impermeable surfaces  
<15 Minute walk from BHH to Pier 5

# HEAT ISLAND AND FLOOD RISK



**Open, Blue, Green space equity is imbalanced in this area.**

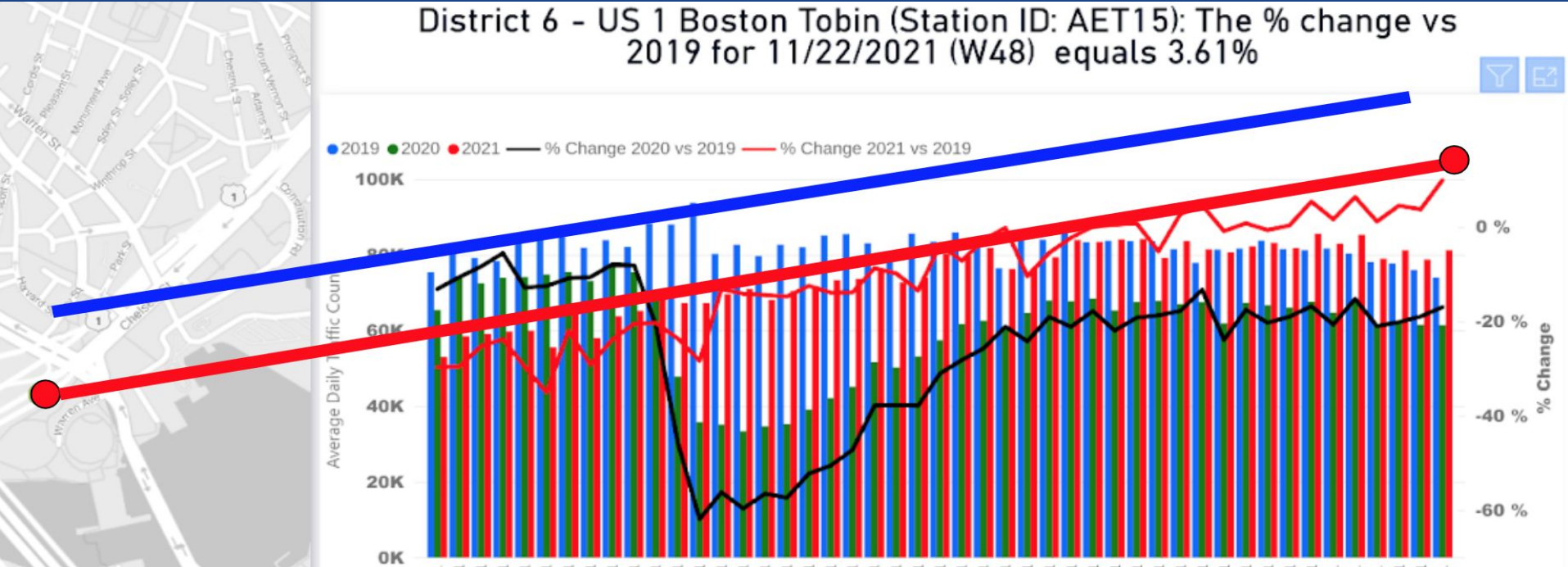
Currently high risk for Social Vulnerability and Compounded by Population Increase



# Traffic linked to Childhood Asthma

## New BHH Towers beside Tobin Bridge

District 6 - US 1 Boston Tobin (Station ID: AET15): The % change vs 2019 for 11/22/2021 (W48) equals 3.61%



Johns Hopkins reports children exposed to outdoor coarse particulate matter (PM10-2.5), were more likely to develop asthma and need emergency room or hospital treatment for it. Coarse PM can come from roadway particles such as brake and tire wear, and mixtures of road dust and metals.

# New Charlestown Development

## 117 PEOPLE PER ACRE ADDED without a Master Plan

100 Acres of Development

26 Million + Square Feet of  
New Construction

Equivalent to 10  
John Hancock Towers

In One Square Mile

CHARLESTOWN DEVELOPMENTS 2022					
Current Residents: 19,000	New Development			% Change	# people
	# bldgs	# units	# residents		
Bunker Hill Housing	15 3.3M sq'	2699	6478	267%	4054
Schrafft/Revere Sugar	9 1.7M sq'	844	1941		1941
One Mystic	2 478,800 sq' 278' towers; 171 parking spaces	639	1470		1470
RISE Development	1.748M sq'	851 plus labs	1957 Unknown		1957 100
HOOD Plant	1.735M sq'	108 300 Hotel room	248 600		248 600
Bunker Hill Parking Lots		Unknown	Unknown		
201 Rutherford Avenue	196,014 sq'	240	552		552
99 Restaurant	89' high; 49 parking				
Related Beal	101,500 sq'	Bio Risk 2 First phase of 3	250		250
Chain Forge Buildings	180,000 sq'	230	460		460
Powerhouse Building 108	65,000 sq ft	Lab	100		100
60-66 Cambridge Street	812,000 sq ft	2 Labs			
Fallon					
<b>TOTAL:</b>	26,654,514 sq feet	<b>5611</b> # units	<b>14,056</b>		<b>11,732</b> # people

Increased Density / Environmental Impact / Social Justice  
Limited Green and Open Space Reduced by Added Development

# Mass. Gen. Laws Chapter 91 – Preserves Public Access Waterfront

**Chapter 91 protects public rights to waterfront access.  
All land under Pier 5 is public land.**

**Flowed Tidelands are for Water Dependent Use.**

**Courageous Sailing full operations will be protected.**

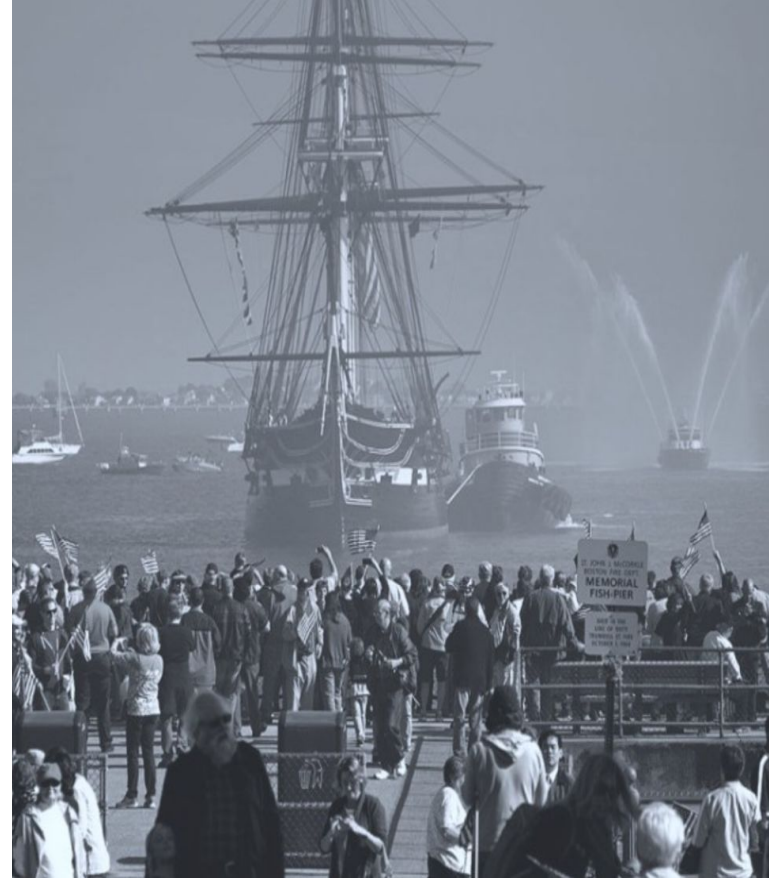
**Charlestown Ferry docking station preserved.**

**Water dependent uses for Pier 5.**

**Pier 5 must be 51% open space *plus* restore privatized.**

**Pier 5 as a park must restore privatized parts of Shipyard  
Park for 100% open space community use.**

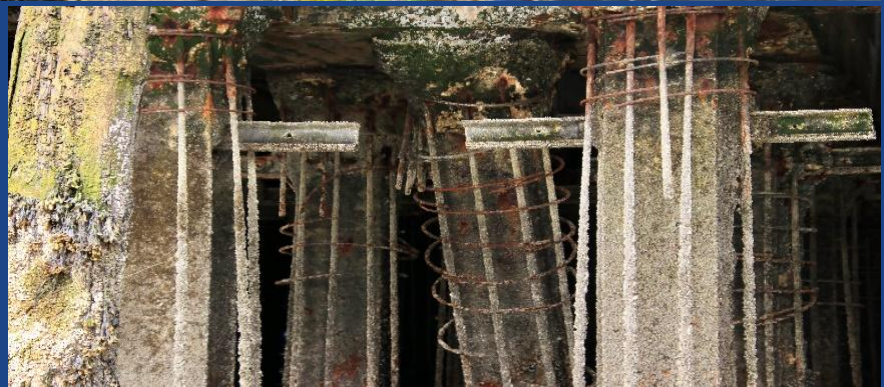
**Open spaces, tourism and climate are the focus.**



# Other Cities Have LANDMARK PIERS AND PARKS



**Current Conditions Require Repair  
and not demolition for privatization.**



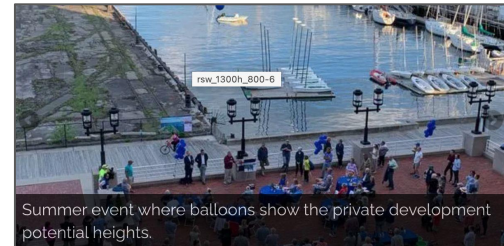
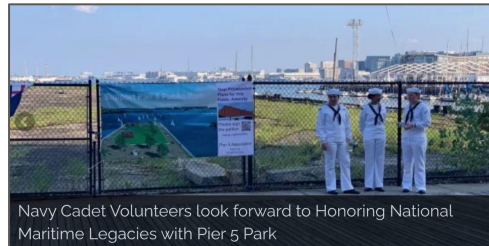
# WHY? Critical Nature of Urban Parks

- Socio-economic and physical well-being.
- Critical urban infrastructure and public health issues.
- Provide recreational opportunities, spur local economies, combat crime, and protect cities from environmental impacts.
- Parks are powerful tools for urban communities and local economies via tourism and quality of life status.
- In densely populated areas serve those most impacted by climate change increase and provide climate resilience.



# Pier 5 Park Progress

- **Petition** 3,600+ supporters for a Pier 5 Public Park
- **Researched** thousands of documents & resources including historical, climate risk, original plans, present conditions, legal obligations.
- **Analysis Reports:** Commissioned Civil Engineering firm to determine the present structural condition of Pier 5 and confirmed restoration options for park feasibility.
- **Collaborative Strategic planning:** neighbors and institutions, municipal, political and other leaders.
- **Successful Community Events & Engagements**
- **Conducted Community Surveys** for Park Use and Design Components

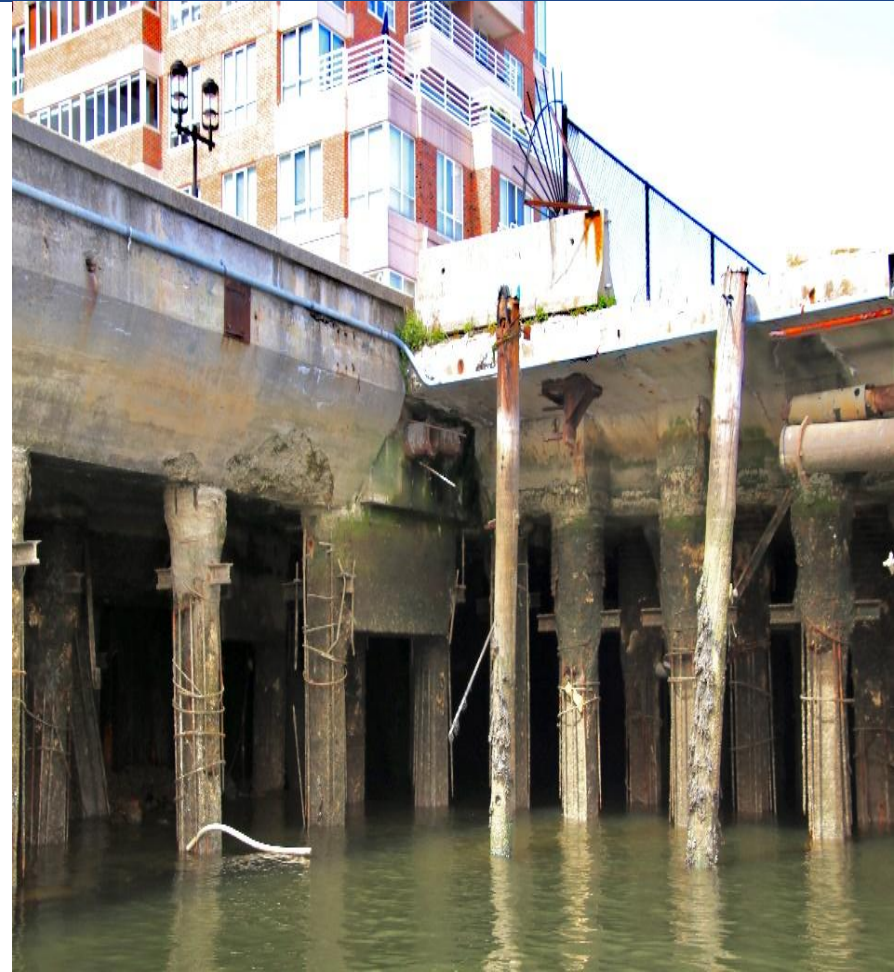


# NEXT STEPS

- 1) Cooperation Needed
- 2) Allocate monies for Pier 5 Park restoration
- 3) Timeline to Park Opening for June 2025
- 4) Comprehensive Engineering Assessment  
RFP - 8/1/22
- 5) Agreed RFP Scope of Work with fast-track
- 6) RFP for Engineer & Landscaping Architect  
by 10/1/22 Designation by 11/1/22
- 7) Pier Restored with P5A input 6/1/2025
- 8) P5A achieves funding and transfer to park

**Joint Press Release 7/14/22**

**NEXT MEETING 8/8/22**



# Where we left off on 3/30/22 Mtg.

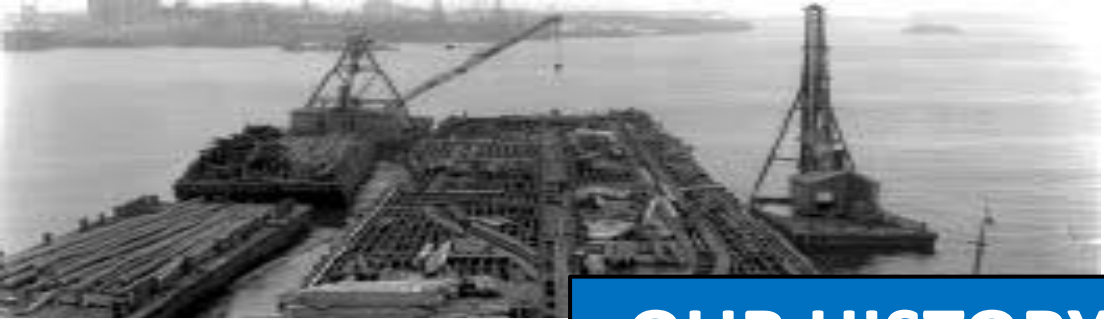
- Our Contact at BPDA?
- Plan for the RFPs?
- Plan for Pier 4 and Pier 5?
- What is required get started on making Pier 5 Public Park?
- Are federal, State or local funds available?
- BPDA to Provide Environmental Impact reports for Piers 4, 5 and abutting properties.
- What are Courageous issues and concerns?
- Who has BPDA consulted?
- What is the Timeline?
- Will you keep Pier 5 Association informed?
- Set Next Meeting Date? (Cancelled by Ruggiero)
- We would like to work more closely with BPDA to achieve mutual goals for Pier 5 and the Head of Boston Harbor.



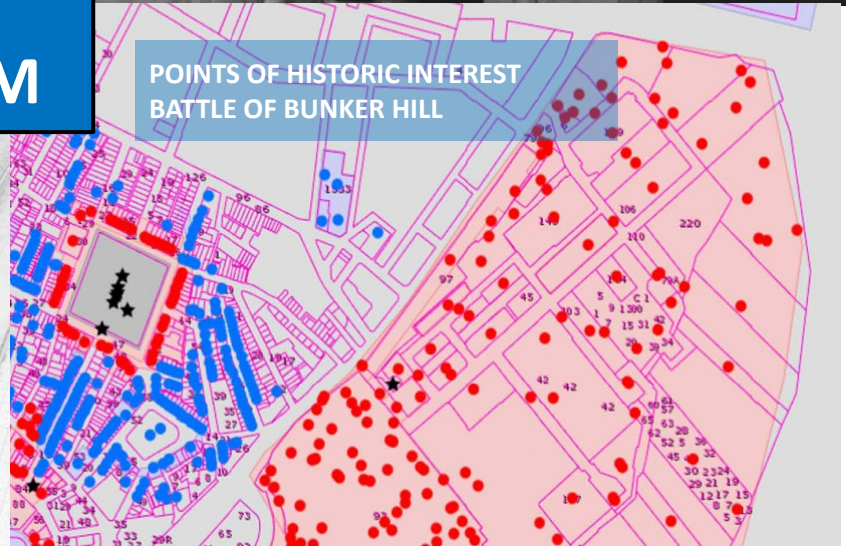


# COMMUNITY ENGAGEMENT & TOURISM





**OUR HISTORY**  
**Revolution 250**  
**Boston 400**  
**KEY TO TOURISM**



# OUR POTENTIAL



BOSTON WILL LIVE UP TO ITS  
PROMISE TO THE COMMUNITY

SOCIO-ECOLOGICAL EQUITY IS  
CHARLESTOWN PRIORITY

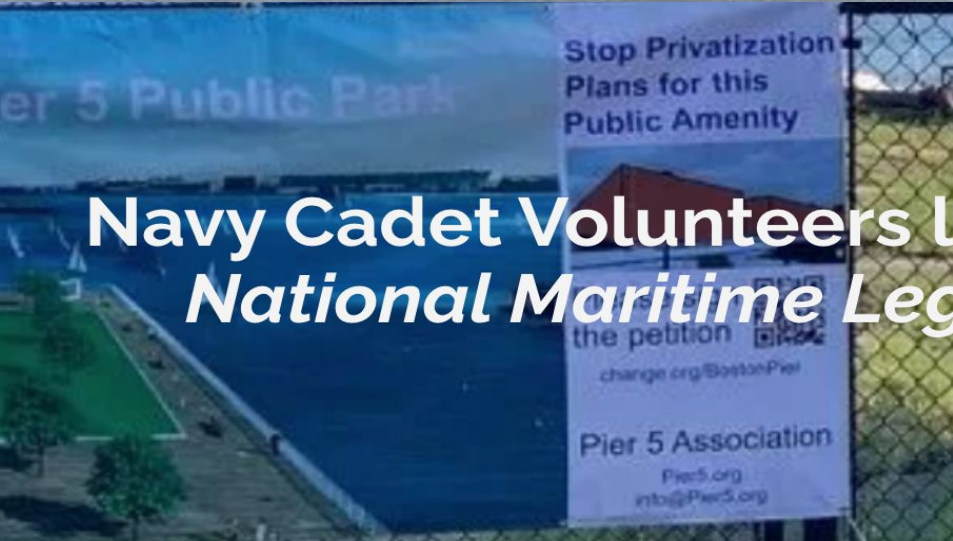


### **2007 Charlestown Navy Yard Waterfront Activation Network Plan:**

Enhance waterfront uses appealing to local residents, workers, as well as visitors.

To fulfill the promise made upon decommissioning to make this site of national significance open and welcoming to all in a way that is compatible with the needs of those who have chosen to live and work in the BOSTON.

**TOURISM BRINGS  
EMPLOYMENT and  
QUALITY OF LIFE**



**Navy Cadet Volunteers look forward to *Honoring National Maritime Legacies* with Pier 5 Park**

Stop Privatization  
Plans for this  
Public Amenity

the petition




[change.org/BostonPier5](https://change.org/BostonPier5)

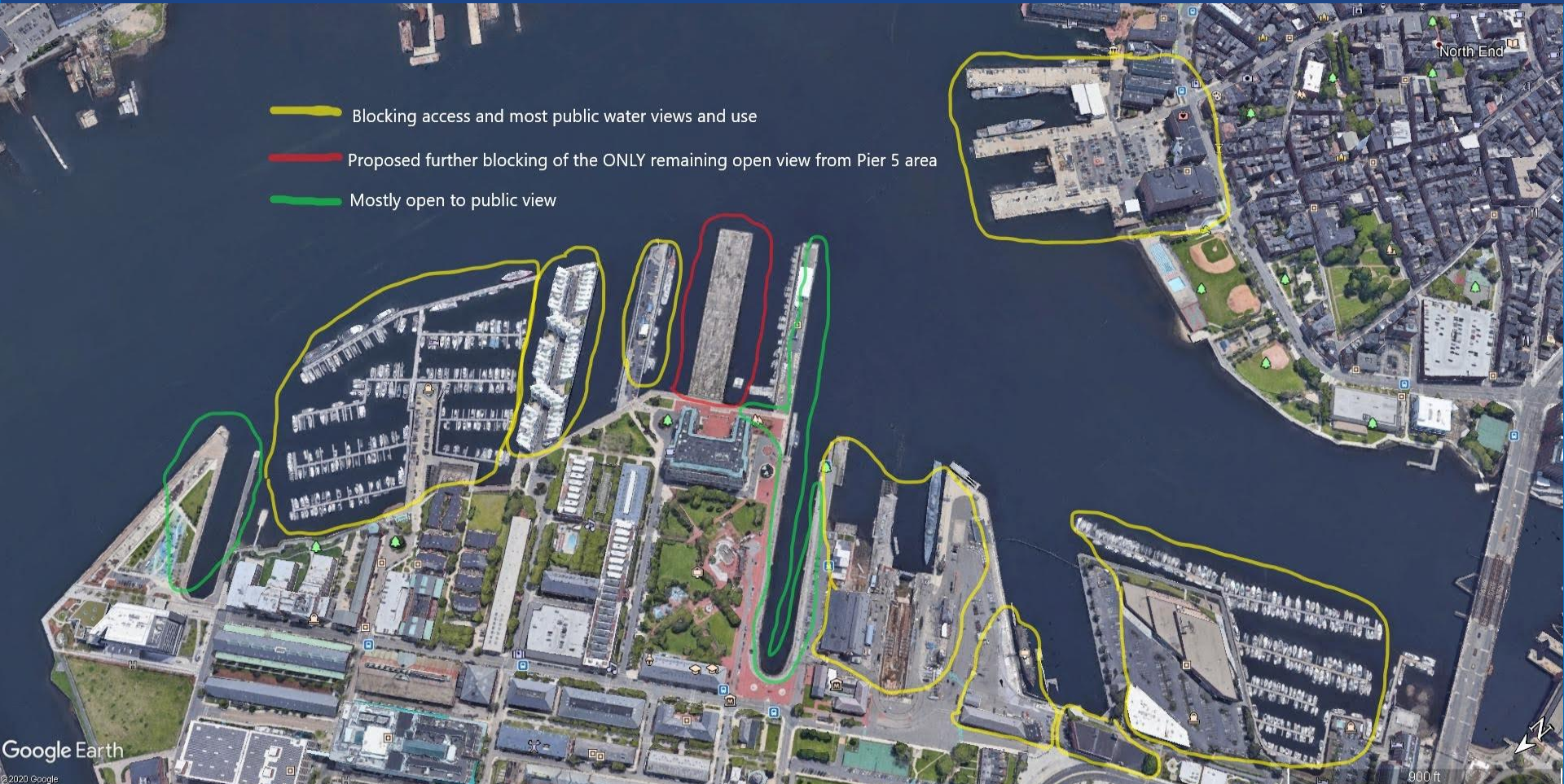
Pier 5 Association

[Pier5.org](https://Pier5.org)  
[info@Pier5.org](mailto:info@Pier5.org)



# Waterfront Access and Vistas Blocked

-  Blocking access and most public water views and use
-  Proposed further blocking of the ONLY remaining open view from Pier 5 area
-  Mostly open to public view



## Imagine Boston 2030

“An activated waterfront is anchored by varied types of open spaces, featuring cultural resources and year-round programming and connecting people with the natural, cultural, and economic history of the region.”

### **Examples (partial list)**

[Repair and Strengthening of Submerged Steel Piles Using GFRP Composites | Journal of Bridge Engineering | Vol 21, No 7 \(ascelibrary.org\)](#)

<https://www.seagrant.wisc.edu/wp-content/uploads/2018/11/Duluth-Superior-Harbor-Steel-Structure-Report-December-2008.pdf>

[https://cdn.ymaws.com/www.icri.org/resource/resmgr/2016\\_Spring\\_Convention/\\_06\\_Hazem\\_Jadallah\\_Presentat.pdf](https://cdn.ymaws.com/www.icri.org/resource/resmgr/2016_Spring_Convention/_06_Hazem_Jadallah_Presentat.pdf)