

RFP Proponent Presentations

Pier 5 (CNY)

July 24, 2025

Ben Merker, Real Estate Development Officer

B
BOSTON



Planning Department

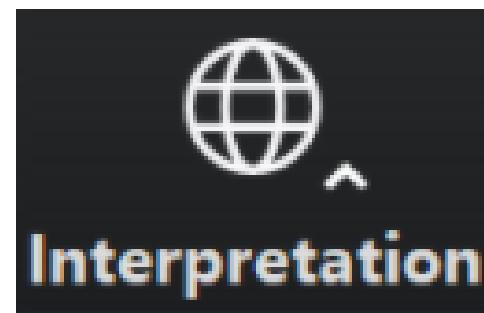
CITY of BOSTON

INTERPRETATION AND TRANSLATION



Available Interpretation Languages:

- English
- Spanish
- Mandarin
- Cantonese



Translated Slides Link:

- English - <http://bosplans.org/PIER5PPENGLISH25>
- Simplified Chinese - <http://bosplans.org/PIER5PPSCHINESE25>
- Traditional Chinese - <http://bosplans.org/PIER5PPTCHINESE25>
- Spanish - <http://bosplans.org/PIER5PPSPANISH25>

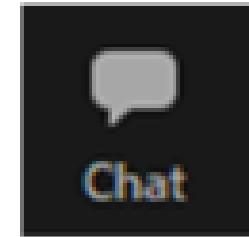
MEETING ETIQUETTE



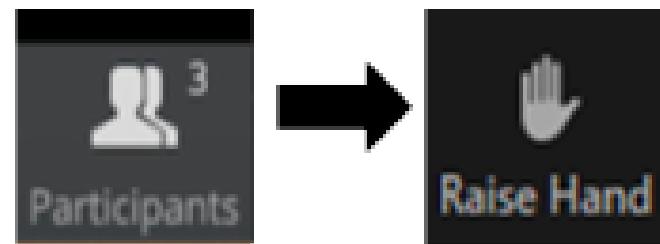
**PLEASE HELP US ENSURE THAT THIS CONVERSATION IS
A PLEASANT AND PRODUCTIVE EXPERIENCE FOR ALL ATTENDEES.**

- Be respectful of everyone's time
- Use kind language
- Keep the discussion focused on the topic
- Remain muted until called on
(use the “Raise Hand” function on Zoom for comments or questions)
- Wait to raise additional questions until all others have had an opportunity
- If we are unable to get to your question tonight, please enter comments on the project website: <http://bosplans.org/CNYPier5> or email benjamin.merker@boston.gov

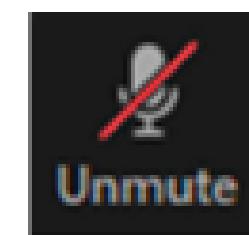
ZOOM TIPS



Use the chat to type a comment or ask a question at any time - Planning Department staff will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



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

RECORDING



- At the request of community members, this event will be recorded and posted on the project webpage 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.

AGENDA

B

OBJECTIVE

The two proponents will present their proposals for the Redevelopment of the Pier 5 property and will answer questions from the community

1 PIER 5 (CNY) OVERVIEW

2 PROPOENT PRESENTATIONS

3 Q&A

4 SCHEDULE & NEXT STEPS

If you have a follow-up item, please contact Ben Merker at
benjamin.merker@boston.gov





PIER 5 (CNY) OVERVIEW

BEN MERKER, REAL ESTATE DEVELOPMENT OFFICER

1

SITE AREA CONTEXT

B



PIER 5

- The purpose of the RFP was for the redevelopment and long-term ground lease of the Pier 5 property owned by the BPDA
- Land consists of approximately 158,461 square feet of a vacant pier and adjacent watersheet within the Charlestown Navy Yard
- The property is subject to Massachusetts Public Waterfront Act (Chapter 91) and is situated in the Harborpark: Charlestown Waterfront Zoning District, in the Charlestown Navy Yard Subdistrict, as shown on Map 2B/2C of the Boston Zoning Maps. It is also located in the Navy Yard Overlay District and Coastal Flood Resilience Overlay District amongst other Planning and Zoning requirements

GOAL FOR THE REQUEST FOR PROPOSAL

B

***CONVEY THE PROPERTY TO ALLOW THE DEVELOPMENT OF OPEN
SPACE, ACTIVE AND PASSIVE RECREATIONAL USES, CIVIC AND
CULTURAL FACILITIES, AND WATER DEPENDENT USES***



MEETING GOAL

**THE PURPOSE OF THIS
MEETING IS TO LEARN
ABOUT THE TWO
PROPOSALS FROM THE
TEAMS THAT CREATED
THEM AND FOR
COMMUNITY TO ASK
QUESTIONS DIRECTLY TO
THE PROPONENTS**

Two responsive proposals
were submitted in response
to the Request for Proposals
(RFP)

Charlestown Marina, LLC

**Courageous Sailing Center
For Youth, Inc.**





PROPOSAL PRESENTATIONS

2



CHARLESTOWN MARINA, LLC

Pier 5 RFP Presentation

July 24, 2025



Charlestown Marina, LLC

1 Pier 8, 13th Street, Charlestown MA 02129

marinaoffice@charlestownmamarina.com



- Ann and Chuck Lagasse are long term Boston Marina Owners and active constituents of the Boston waterfront.
- Our proposal is to extend the existing adjacent public Charlestown Marina at Pier 6 under the same ownership into the watersheet that currently makes up Pier 5.
- Charlestown Marina will also explore ways that would help facilitate the mission of neighboring Courageous Sailing to ensure their continued operation and success.

- Ocean Havens, the parent company of Charlestown Marina, has over 45 years experience developing, maintaining, and operating marinas.
- Currently Ocean Havens owns and manages seven marine facilities from Cape Cod to Portland, Maine. Ocean Havens acquired Charlestown Marina in 2014 after it was closed by MassDEP and the Attorney General's office and completely rebuilt the facilities to the best-in-class marina that it is today.
- Charlestown Marina has a twelve-year history of working in the Navy Yard to develop and operate best-in-class public marinas.
- Charlestown Marina has won numerous awards, including “Large Marina of the Year in the United States” by Marina Dock Age Magazine.
- Further information regarding Charlestown Marina and specific recognition and awards can be accessed at oceanhavens.com/news.
- The Charlestown Marina team is committed to creating jobs and wealth for minority, women, and veteran-owned businesses and individuals. Approximately 65% of the firms on our team include ownership by minorities, women, and/or veterans. A full listing and organizational chart can be found within this submission.



Organization Chart for Current and Potential Designers, Consultants, and Contractors

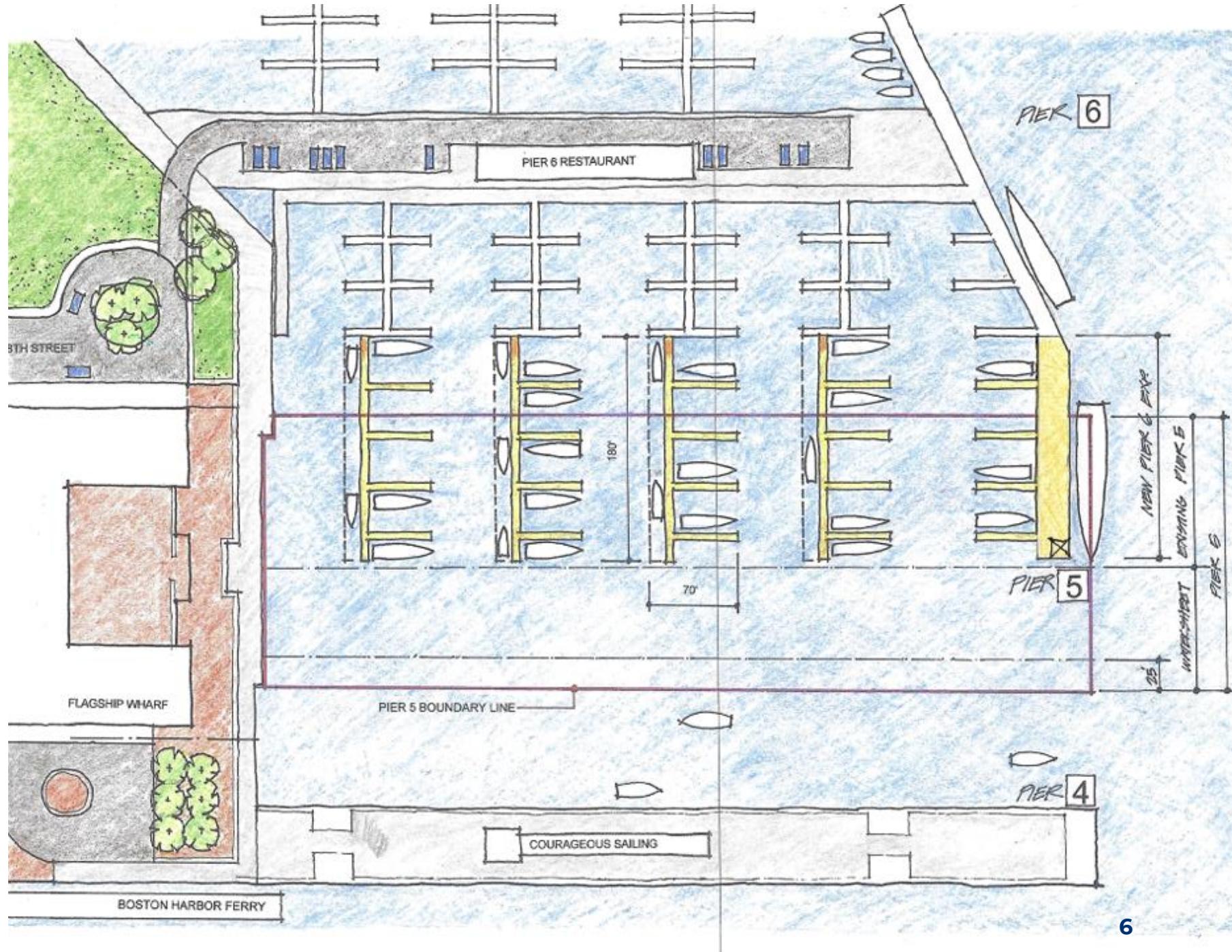


Ownership by minorities, women, and/or veterans

Development Concept and Plan

- Our plan is to demolish and remove the existing Pier 5 and extend the existing adjacent Charlestown Marina into a portion of the Pier 5 watersheet, leaving much of it as undeveloped open space.
- The proposal to expand the Charlestown Marina to include the watersheet of Pier 5, calls for the complete demolition of the existing Pier 5 and the construction of a new series of publicly available floating docks and wave attenuators that extend off the existing dockage at Pier 6.
- A total of an estimated 45 public slips with an approximate dimension of 17.5' x 50.0' will allow Charlestown Marina to accommodate more mid-sized vessels.
- In addition, a total of 720 linear feet of public parallel dockage will allow for a wide and flexible mixture of boat sizes oriented towards short term occupancy.
- A new wave attenuator extending 180' westerly off the existing system at Pier 6 will facilitate additional public dockage. All circulation and utilities will be off Pier 6 with no additional access points envisioned off the Harborwalk.
- Charlestown Marina will also explore ways that would help facilitate the mission of neighboring Courageous Sailing to ensure their continued operation and success.

Design



Design

- There is no change in existing modes of circulation from those currently in use at Pier 6.
- Access to Pier 6 will remain as it is, with the main Pier open to the community, offering the in-place enhancements at the upper Pier's southern end. New boat owners will use the parking facility available at Flagship Wharf. Additional bicycle racks and bicycle storage will be provided as needed. Emergency access is unchanged.
- The expanded marina will be in full compliance with all city, state and federal regulatory requirements. No zoning amendments or variances are required.



Design

- While many marinas are static structures and not resilient, our proposed marina expansion is a floating structure and, by definition, coastally resilient.
- The expansion of Charlestown Marina will be designed to allow for major tidal surges and sea level rise.
- As part of our sustainable strategy, we are committed to sourcing labor and materials locally.
- All decking materials will match those in place at the recently renovated Pier 6 marina and will meet all recognized forestry standards. Lighting will be LED and dark sky compliant.



Financials

- The proponent is well capitalized and will utilize internal capital to finance the development.
- Total project cost is estimated to be over \$15 million.
- Acquisition cost is assumed to be \$0 because the property is to be ground leased. Such ground lease expense is considered to be an operating cost. All other project costs are to be financed 100% by ownership (all equity, no bank debt).
- The monetary value of the construction work that a proponent requests the BPDA is to complete demolition of the pier is \$8 million.





- We are proposing annual ground rent of \$47,500 plus a 3% increase at every five-year anniversary (i.e.: in year 6, 11, 16, etc.) We would request consideration for the ground lease to be extended from 70 to 99 years and also include an option to convert to fee simple ownership, if possible.

We are delighted to participate in the RFP process and believe that our redevelopment concept will be the most viable, effective, dynamic, and successful long-term approach for Pier 5 and the broader Charlestown community.



COURAGEOUS SAILING CENTER FOR YOUTH, INC.



A Courageous
Vision

Courageous Today

- Nationally recognized community sailing center serving people of all ages, including ~1,000 youth
- 60% of summer students participate for free; 65% identify as youth of color.
- School bus transportation, free meals, swimming lessons, need-based scholarships, social worker support, and academic enrichment

Courageous needs **more space, onsite swimming, & year-round indoor facilities** to properly serve the community.

Transforming lives through sailing and marine science programs that inspire learning, personal growth, and leadership



“Every child’s perspective is improved 50 yards offshore.”

—Harry McDonough, Founder



For 30 years, Pier 5 has been a fenced-off eyesore...



Private development was rejected.
Now is the time to make it a public
attraction for ALL of Boston.

Courageous's Impact

- Engagement with Boston Harbor
- Empowerment
- Teamwork
- Leadership
- STEM Experiences
- Sense of Freedom



Courageous with Pier 5
Expand Core Programming
so no family is turned away
Serve **10x** as many **kids** + visitors



We celebrate our harbor's history. It is time we make it part of everyone's future.



"Create a resilient and accessible destination that provides considerable public space and educational opportunities for all."

- City Planning Pier 5 RFP



BRAVE SAILING



Allas Sea Pool Helsinki, Finland

Opened 2016,
public/private partnership
funding

What we liked:
Interaction of the building
on the pier with floating
activities

Little Island NYC

Opened 2021,
public/private funding



What we liked:
Gathering and event
spaces, embedded into
a public respite for all
the city to enjoy.





Community

*

Resilience

*

Recreation

*

Education

A world class social infrastructure facility that...

- Provides **year-round, equitable access to Boston's waterfront**,
- Create **an amphibious park and education space without precedent in the United States**.
- Complement the Navy Yard's historical maritime attractions with a **site dedicated to current and future stewardship of our oceans**.

PIER 4+5



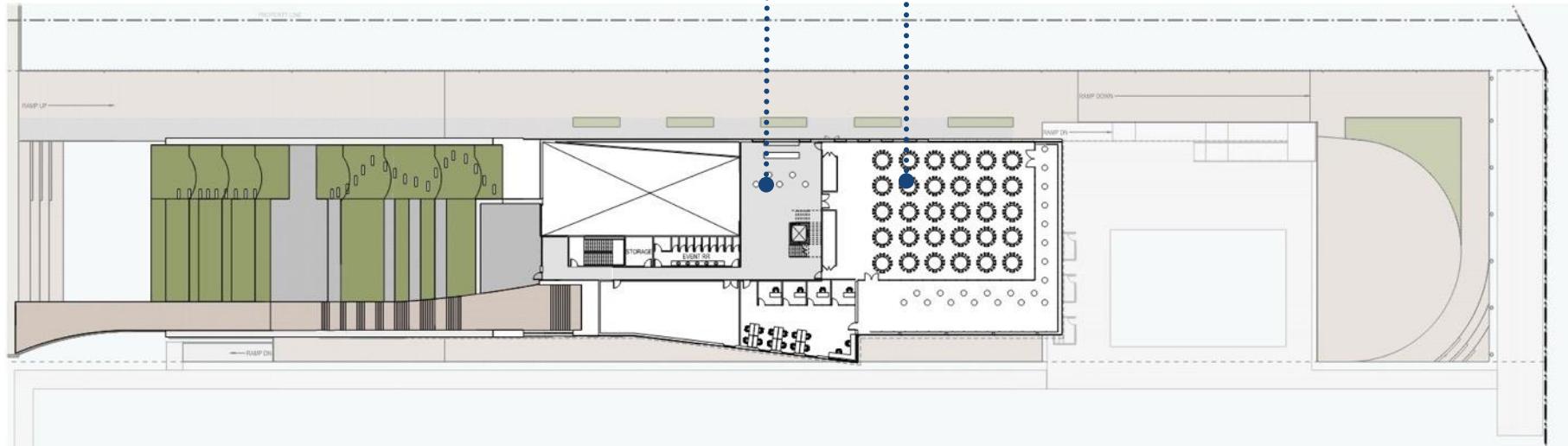






Two Story Hub

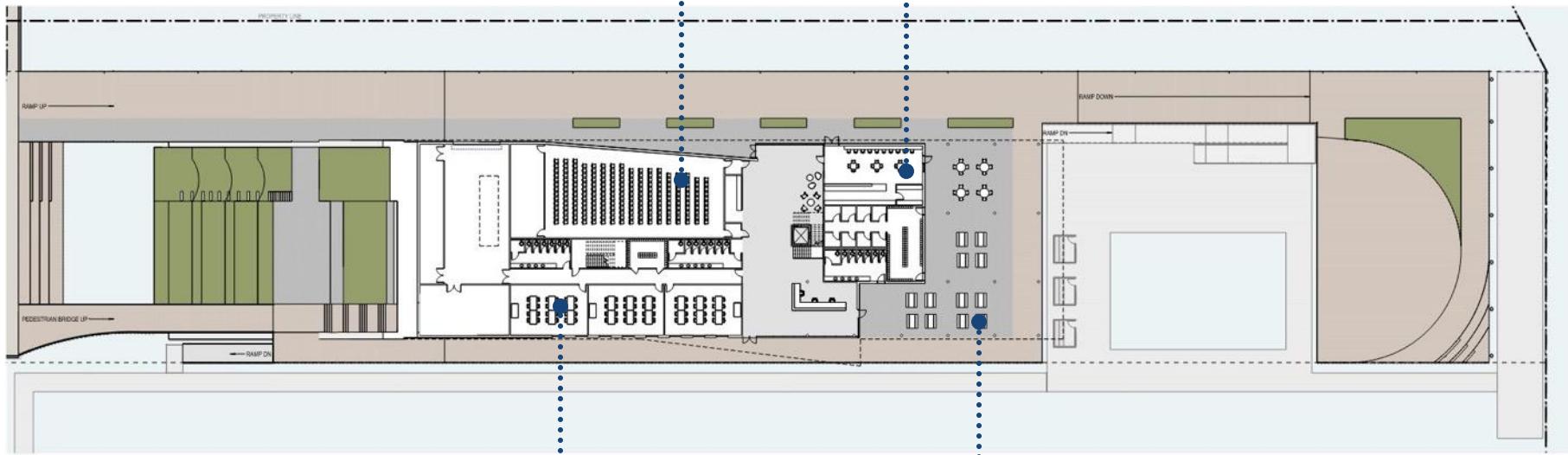
Great Hall



Second Floor

Immersive Gallery

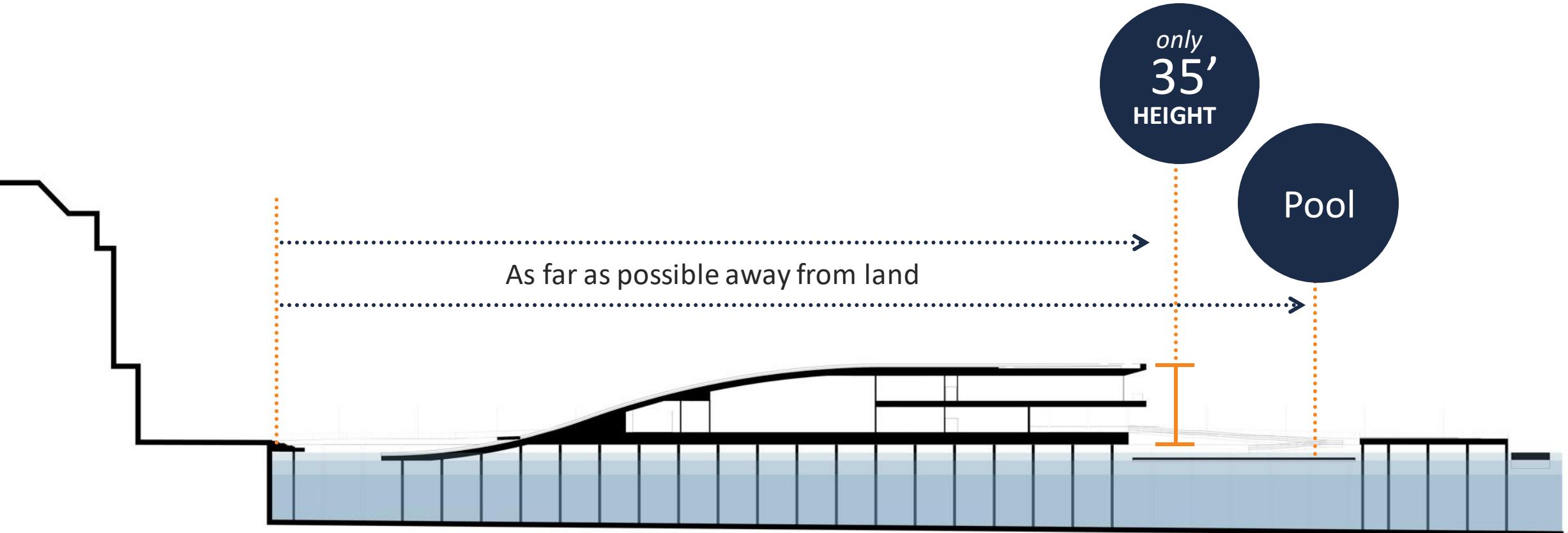
Concessions



First Floor

Classrooms

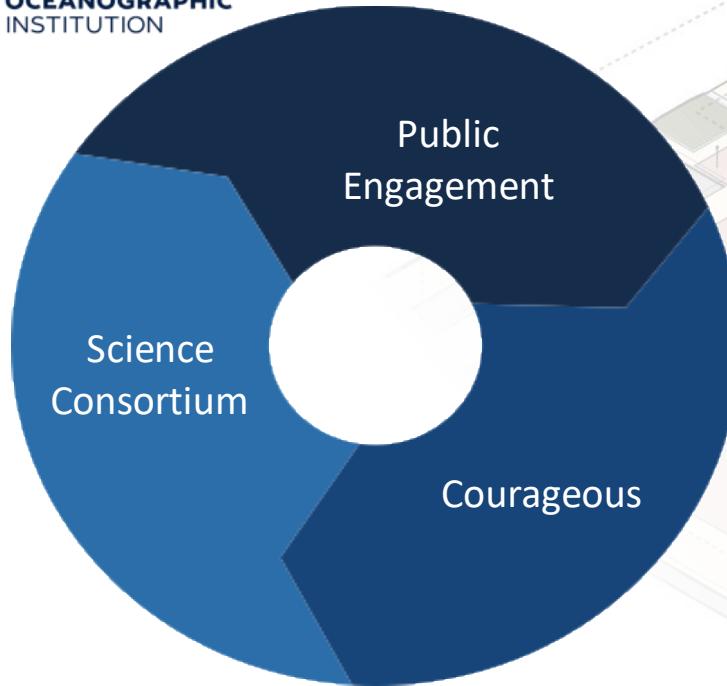
Outdoor Classrooms



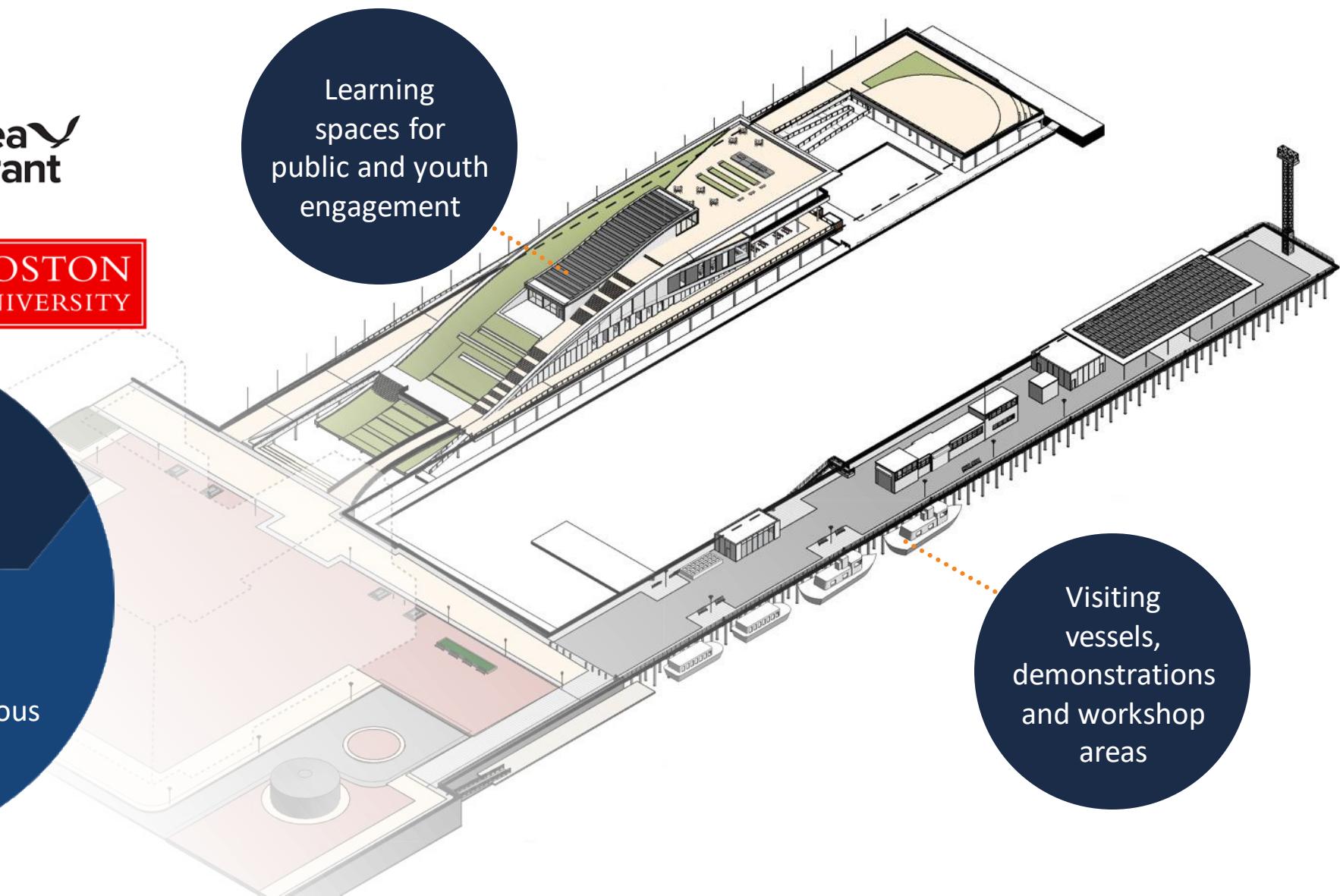
The Boston Science Pier

A coalition of ocean-focused research and education

Letters of Support from Researchers & Institutions:



Learning
spaces for
public and youth
engagement



Visiting
vessels,
demonstrations
and workshop
areas

Resiliency Principles



ACTIVATING
NEIGHBORHOOD RESILIENCE



RESTORING
NATURAL HABITATS



CREATING
OUTDOOR CLASSROOMS



WAVE PROTECTION

FLOATING BREAKWATER



RESILIENT PIER

RAIN GARDEN & CAPTURE SYSTEM

ELEVATED FIRST FLOOR & UTILITIES

ECOLOGY WRAPS

Protecting Pier Piles

Creating Habitat

WAVE HEIGHT & ECOLOGICAL HABITAT MONITORING

FLOOD DAMAGE-RESISTANT MATERIALS

FLOATING WETLANDS

CREATIVE SHADE STRUCTURES

Restoring Nature

Public Access to Water

Providing Shade

Irrigating Landscape

public Dew Sails by Allison Newsome

LEARNING LAGOON

VEGETATED SWALES

NEW INTERTIDAL HABITATS

WETLAND PLANTINGS



HARBORWALK

FLEXIBLE CONNECTIONS TO FUTURE
ELEVATED HARBORWALK

SOFTENED SHORELINE

LIVING SEAWALL



Project Team

Real Estate Development and Finance



WDG Advisors

Dan Boyd
Leggat McCall Partners



Placemaking, Arts, & Community

**Courageous
Board
Committee**

Dave Alexander, Courageous Board President
Dave DiLorenzo, Courageous Executive Director
Bill Jacobson, Courageous Pier 5 Committee Head

Design, Build, & Regulation



COURAGEOUS SAILING



Operations & Venue Management

Jabes Rojas, Community Development & Gov Relations
Harry Ostrander, Building Management professional
Abby Goldenfarb, RE Development professional

A few select projects...

ARUP: Little Island, NYC

Key Bank: UMass Amherst
Student Housing P3

VHB/ARUP: Wharf District
Council Protection &
Resiliency Plan

Embrace: Arts & Culture
Summit; the Embrace
Monument

ASM Global: 350 venues,
including Superbowl and DCU
Center Arena

Public/Private Partnership (P3) Financing

Revenue-Backed
Bonds & Impact
Funds

State & Federal Public
Funding



Philanthropic Sources

Longstanding Courageous Funders





Please visit

courageoussailing.org/pier5

... for **details**, a project **video**,

the full **proposal**, all our amazing **letters of support**,

and to tell us **how you'd like to use Pier 5**.



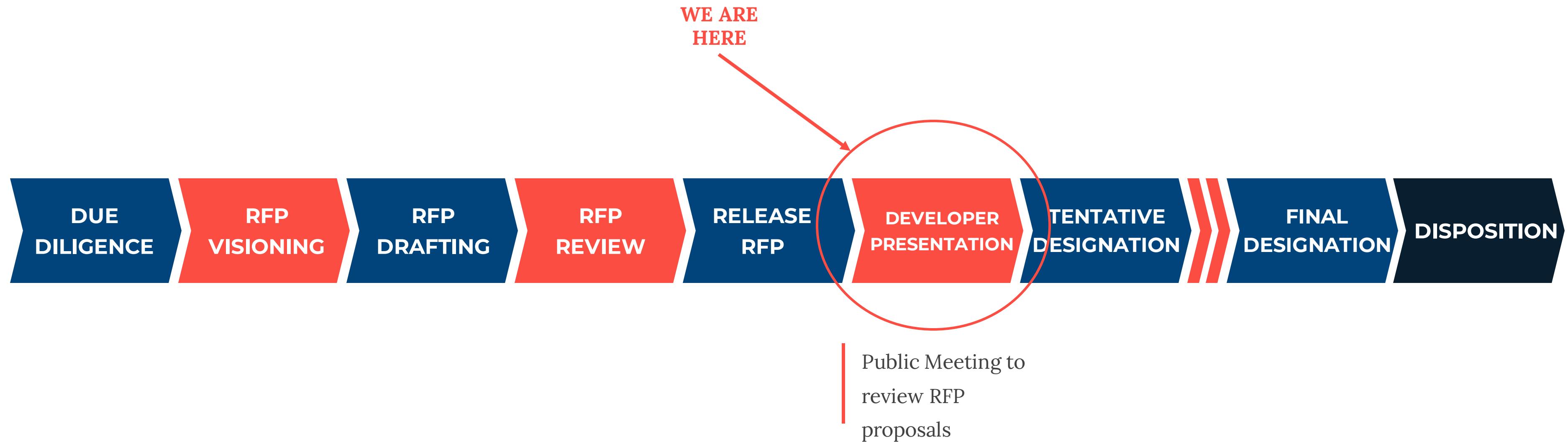
Q&A

3

SCHEDULE & NEXT STEPS

4

TYPICAL SCHEDULE & NEXT STEPS



THANK YOU

HAVE QUESTIONS?

BEN MERKER

Real Estate Development Officer

benjamin.merker@boston.gov

PROJECT WEBSITE

<http://bosplans.org/CNYPier5>

Public Comments close 9/12/2025



Planning Department

CITY of BOSTON