

November 13, 2020

Re: Information for IAG and Public Meetings

Dear Charlestown Residents:

The documents provided here contain supplemental information about the proposed project that has been discussed at IAG and public meetings.

This package contains the following documents:

- Open Space Inventory

You can submit questions or comments to [info@bunkerhillhousing.com](mailto:info@bunkerhillhousing.com) or through the BPDA project page at <http://www.bostonplans.org/projects/development-projects/bunker-hill-housing-redevelopment>.

Please email us at [info@bunkerhillhousing.com](mailto:info@bunkerhillhousing.com) to request translation into Spanish.

Sincerely,

The Bunker Hill Housing Redevelopment Team

## **Open Space Inventory**

As requested by members of the IAG, the development team evaluated the existing open space inventory in Charlestown and analyzed those assets in relation to the proposed new publicly accessible open space associated with the project. The information below is excerpted from the Open Space & Recreation Plan 2015-2021, published by Boston Parks & Recreation, January 2015.

### **Existing Open Space:**

- Charlestown has a total of **89 acres** of open space currently.
- This is roughly **10%** of the total land area of 872 acres.
- 74% of Charlestown's existing open space is parks, playgrounds, and athletic fields.

### **Proposed New Publicly Accessible Open Space:**

- The project at completion will have **2.8 acres** of publicly accessible open space.
- This is roughly **10%** of the total land area of the site (approx. 28 acres).

### **Key Takeaways:**

- The amount of open space provided with the project will be equivalent to the level of open space that exists in Charlestown today.
- New open spaces will provide the larger neighborhood with greater access to open space within ¼ mile by filling some gaps in open space access that exist near the edges of the site. See map in Exhibit A.
- With the new open space proposed for the project being at the high end of the spectrum for comparable projects on the basis of SF of open space per square foot of Gross Floor Area (see supplemental information post from October 21, 2020) and the adequacy of existing recreational facilities within the neighborhood per the metrics of the National Recreation and Park Association, we believe that the project as proposed will not have a significant impact on the existing open space infrastructure.

**Charlestown Existing Open Space Summary:**

Charlestown Land Area (Acres)	872
Open Space (Acres)	89.3
Open Space (% of Neighborhood Total)	10%

<b>Open Space Types</b>	<b>Acres</b>	<b>% of Total</b>
Cemeteries and Burying Grounds	4.63	5.18%
Community Gardens	1.00	1.12%
Malls, Squares & Plazas	11.33	12.69%
Parks, Playgrounds & Athletic Fields	65.76	73.64%
Parkways, Reservations & Beaches	6.37	7.13%
Urban Wilds and Natural Areas	0.21	0.24%
<b>Total</b>	<b>89.3</b>	<b>100.00%</b>

<b>Neighborhood</b>	<b>Parks, Playgrounds &amp; Athletic Fields as % of Open Space</b>
Back Bay/ Beacon Hill	51.83%
Central Boston	22.09%
Charlestown	73.64%
Dorchester	54.28%
East Boston	25.33%
Fenway/ Longwood	62.40%
Hyde Park	33.41%
Jamaica Plain	51.03%
Mattapan	24.35%
Mission Hill	63.23%
Roslindale	30.77%
Roxbury	83.98%
South Boston	33.60%
South End	47.47%
West Roxbury	15.75%

## Detailed Charlestown Existing Open Space Inventory:

Open Space Site Name	Acres	Current Use (Open Space Type)
Charlestown Naval Shipyard Park I	9.58	Parks, Playgrounds & Athletic Fields
Little Mystic Access Area	2.07	Parks, Playgrounds & Athletic Fields
Caldwell Street Play Area	0.13	Parks, Playgrounds & Athletic Fields
Cook Street Play Area	0.10	Parks, Playgrounds & Athletic Fields
Edwards Playground	1.34	Parks, Playgrounds & Athletic Fields
Essex Square	0.03	Malls, Squares & Plazas
Hayes Square	0.17	Malls, Squares & Plazas
John Harvard Mall	0.83	Malls, Squares & Plazas
Rutherford Union Playground	0.67	Parks, Playgrounds & Athletic Fields
Winthrop Square	0.90	Malls, Squares & Plazas
Barry Playground	3.55	Parks, Playgrounds & Athletic Fields
Doherty Playground	3.02	Parks, Playgrounds & Athletic Fields
Ryan Playground	8.76	Parks, Playgrounds & Athletic Fields
Bunker Hill Burying Ground	1.11	Cemeteries & Burying Grounds
Phipp's Street Burying Ground	1.72	Cemeteries & Burying Grounds
Menino Park	1.24	Parks, Playgrounds & Athletic Fields
City Square	1.21	Malls, Squares & Plazas
Paul Revere Park	6.37	Parkways, Reservations & Beaches
Rink Grounds	0.73	Parks, Playgrounds & Athletic Fields
Bunker Hill Monument	3.75	Malls, Squares & Plazas
Navy Yard Grounds	3.58	Parks, Playgrounds & Athletic Fields
Austin & Main Plaza	0.12	Malls, Squares & Plazas
Charlestown Overlook	0.21	Urban Wilds & Natural Areas
Corey Street Court	0.18	Parks, Playgrounds & Athletic Fields
O'Reilly Way Court	0.53	Parks, Playgrounds & Athletic Fields
Thompson Square	0.14	Malls, Squares & Plazas
Charlestown HS Athletic Fields	10.42	Parks, Playgrounds & Athletic Fields
13th Street Circle Garden	0.06	Community Gardens
8th Street Circle Garden	0.05	Community Gardens
9th Street Circle Garden	0.05	Community Gardens
Charlestown Sprouts Garden	0.48	Community Gardens
Charlestown Veteran's Memorial Park	0.04	Malls, Squares & Plazas
Sullivan Square	1.62	Malls, Squares & Plazas
Bunker Hill CC Athletic Fields	14.07	Parks, Playgrounds & Athletic Fields
Bunker Hill CC Campus Grounds	4.09	Parks, Playgrounds & Athletic Fields
CANA Portal	1.16	Malls, Squares & Plazas
Charlestown Parcel 6	0.12	Malls, Squares & Plazas
Mt. Vernon Street Plaza	0.15	Parks, Playgrounds & Athletic Fields
Charlestown Naval Shipyard Park II	0.75	Parks, Playgrounds & Athletic Fields
Gardens for Charlestown	0.36	Community Gardens
Kennedy Family Service Center Park	0.11	Parks, Playgrounds & Athletic Fields
Kennedy Family Service Cntr Playlot	0.20	Parks, Playgrounds & Athletic Fields
Mishawam Playlots	0.24	Parks, Playgrounds & Athletic Fields
Patrick J. Kelly Park	0.25	Parks, Playgrounds & Athletic Fields
Schraffts Centre Harborwalk	1.01	Malls, Squares & Plazas
Spaulding Rehabilitation Plaza	0.23	Malls, Squares & Plazas
St Francis De Sales Cemetery	1.80	Cemeteries & Burying Grounds
<b>Total</b>	<b>89.30</b>	

### Urban Wilds and Destination Open Space:

This analysis shows the percentage of urban Boston neighborhoods that are either urban wilds or destination open space. Urban wilds may contain large swaths that are not usable to the public and destination open spaces are shared by a larger population than just the immediate neighborhood.

Neighborhood	Open Space Total (Acres)	Urban Wilds (Acres)	Destination Open Space (Acres)	Combined Urban Wilds & Destination (% of Total)
Back Bay/ Beacon Hill	135.28	0.00	109.53	81%
Central Boston	94.65	0.00	20.02	21%
Charlestown	89.3	0.21	4.12	5%
East Boston	402.13	230.55	0.00	57%
Fenway/ Longwood	164.18	0.00	70.09	43%
Mission Hill	45.94	7.87	0.00	17%
South Boston	217.03	0.00	138.98	64%
South End	27.47	0.00	0.00	0%

The overall percentage of open space in other urban neighborhoods varies widely, but this variation can largely be explained by the statistics on urban wilds and destination open space above.

Neighborhood	Total Land Area (Acres)	Open Space Total (Acres)	Open Space (% of Total land area)
Back Bay/ Beacon Hill	599	135.28	23%
Central Boston	833	94.65	11%
Charlestown	872	89.3	10%
East Boston	1,509	402.13	27%
Fenway/ Longwood	749	164.18	22%
Mission Hill	351	45.94	13%
South Boston	2,062	217.03	11%
South End	472	27.47	6%

### Charlestown Open Space Inventory Analysis:

- Approximately 10% of Charlestown's overall land area is open space (ratio of public park spaces to neighborhood land area; does not include private open spaces)
- Existing interconnected open space via linear open space connections
  - Freedom Trail
  - Harborwalk (note that much of the Harborwalk is not included in the above open space inventory)
- Goal is to contribute to interconnections and qualitatively supplement inventory

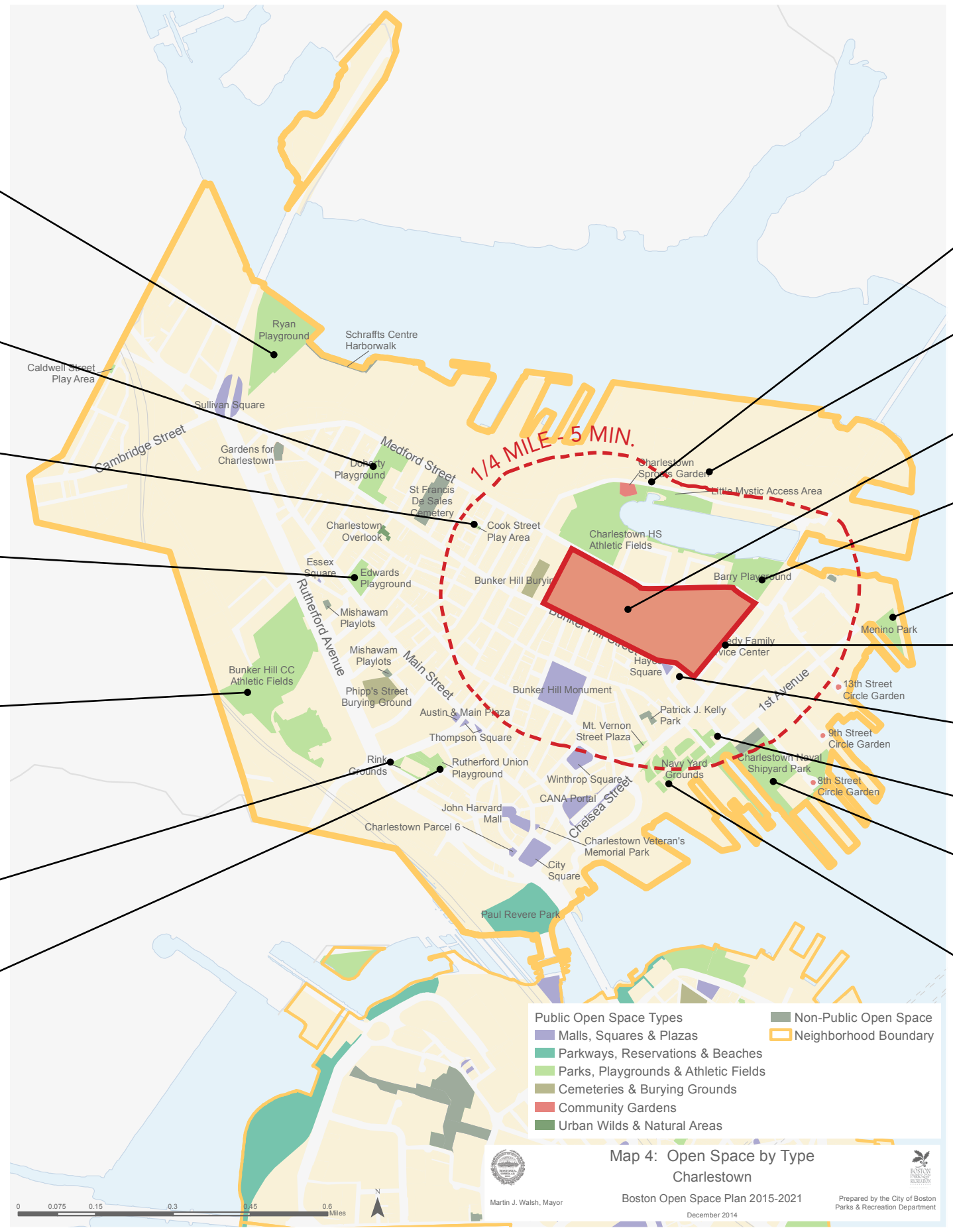
### **Open Space Needs Assessment:**

- As detailed above, the availability of public open space in Charlestown compares favorably with the other historic, urban neighborhoods, such as the South End, Fenway and the Back Bay, especially considering the proportion of destination parks (that is, parks that draw users from outside the neighborhood) in those neighborhoods versus Charlestown.
- It is useful to consider park metrics published by the National Recreation and Park Association when analyzing the adequacy of public open space in Charlestown and the types of recreational amenities that should be afforded for newly created density. See Exhibit B for an analysis of existing facilities in Charlestown and target facilities by these metrics. By these standards, Charlestown has sufficient facilities to largely meet the needs of current residents. There are also sufficient facilities for the residents within ¼ mile walking radius of the site's perimeter. The projected increase of approximately 2,500 new residents associated with the project (average of 1.5 residents per unit, which is typical for Class A urban multifamily) would also largely be met with the existing facilities.
- With the new open space proposed for the project being at the high end of the spectrum for comparable projects on the basis of Gross Floor Area (see supplemental information post from October 21, 2020) and the adequacy of existing recreational facilities within the neighborhood per the metrics of the National Recreation and Park Association, we believe that the project as proposed will not have a significant impact on the existing open space infrastructure.

## **Exhibit A**

Open Space Diagram

- Ryan Playground:**
  - 1 Tot Lot
  - 1 Hockey Rink
  - 1 Baseball Field
  - 1 Little League Field
  - 2 Softball Fields
- Doherty Playground:**
  - 1 Playground
  - 1 Basketball Court
  - 1 Spray
- Cook Street Play Area:**
  - 1 Tot Lot
  - 1 Playground
- Edwards Playground:**
  - 1 Tot Lot
  - 1 Playground
  - 1 Hockey Rink
  - 1 Basketball Court
- Bunker Hill CC Athletic Fields:**
  - 2 Playgrounds
  - 1 Baseball Field
  - 1 Softball Field
  - 1 Basketball Court
  - 4 Tennis Courts
  - Large Open Space
- Emmons Horrigan O'Neil Memorial Rink:**
  - Rinks Only
- Rutherford Union Playground:**
  - 1 Playground
  - 1 Tot Lot
  - 1 Tennis Court
  - Water Feature



- Charlestown HS Athletic Fields:**
  - 3 Tennis Courts
  - 1 Football Field with Track
  - 2 Soccer Fields
- CharlesNewtown Coop:**
  - 2 Tot Lots
  - 1 Basketball Court
- Site:**
  - 1 Tot Lot
  - 1 Basketball Court
- Barry Playground:**
  - 1 Soccer Field
- Menino Park:**
  - 1 Tot Lot
  - 1 Playground
  - 1 Spray
- Kennedy Family Service Center:**
  - 1 Tot Lot
  - 1 Playground
- Harvard Kent Elementary School:**
  - 1 Playground
- Patrick J. Kelly Park:**
  - Formal Gardens
- Charlestown Naval Shipyard Park:**
  - 1 Tot Lot
  - 1 Playground
  - 1 Spray
- Navy Yard Grounds:**
  - 2 Tennis Courts
  - 1.5 Basketball Courts



## Exhibit B

### CHARLESTOWN CURRENT RECREATIONAL OPPORTUNITIES ANALYSIS

Metrics per National Recreation and Park Association

Updated 8/4/2020

PUBLIC OPEN SPACE TYPES	METRIC: RESIDENTS PER FACILITY (1)	NUMBER OF FACILITIES - EXISTING CONDITIONS				IMPACT OF NEW RESIDENTS	
		CHARLESTOWN TARGET PER METRIC 20,000 RESIDENTS (2)	CHARLESTOWN ACTUAL	1/4 MILE WALKING RADIUS TARGET PER METRIC 8,600 RESIDENTS (3)	1/4 MILE WALKING RADIUS ACTUAL	1/4 MILE WALKING RADIUS TARGET NEW 2,534 RESIDENTS (5)	1/4 MILE WALKING RADIUS TOTAL TARGET VS ACTUAL
		PLAYGROUNDS (AGES 5 - 12)	3,157	6.34	11	2.72	5
BASKETBALL COURTS	7,000	2.86	7.5	1.23	3.5	0.36	1.91
SOFTBALL FIELDS	10,000	2.00	3	0.86	1	0.25	(0.11)
MULTIPURPOSE FIELDS (SOCCER, BASEBALL)	7,200	2.78	5	1.19	2	0.35	0.45
DOG PARKS	28,000	0.71	0	0.31	0	0.09	(0.40)
TOT LOTS (AGES 2 - 5 )	10,000	0.50	10	0.86	6	0.25	4.89
COMMUNITY GARDENS	22,000	0.91	1	0.39	1	0.12	0.49
WATER PLAY OR WATER SPRAY	9,400 (Note 4)	2.13	4	0.91	2	0.27	0.82

#### NOTES

1 - 2020 NATIONAL RECREATION AND PARK ASSOCIATION, PARK METRICS

2 - bostonplans.org, 18,901 residents 2013 - 2017 survey, extrapolated to 20,000 residents in 2020

3 - 20,000 extrapolated 2020 residents x 43% land area = 8,600 residents within 1/4 mile radius from property limit

4 - bostonplans.org, 695,926 total population as of 2018, total number of water spray facilities = 74

5 - estimated 1.5 new residents per new market rate unit

#### CHARLESTOWN RECREATIONAL FACILITIES

PLAYGROUNDS (AGES 5 - 12)	11
TOT LOTS (AGES 2 - 5 )	10
TENNIS COURTS	10
BASKETBALL COURTS	7.5
INDOOR HOCKEY RINKS	1
OUTDOOR HOCKEY RINKS	2
BASEBALL FIELDS	2
SOFTBALL FIELDS	3
LITTLE LEAGUE FIELDS	1
WATER PLAY OR WATER SPRAY	4
FOOTBALL FIELDS	1
SOCCER FIELDS	3