



# THE NAVY YARD NEWS

A QUARTERLY PUBLICATION OF THE FRIENDS OF THE CHARLESTOWN NAVY YARD

Spring 2014

## Partial repairs but no new marina

Shipyard Quarters Marina (SQM), closed by court order in November, will undergo partial repairs this spring, but will remain closed for this year's boating season. Nearby residents and pedestrians on HarborWalk can expect to see and hear a construction barge and heavy equipment doing the work for about six weeks.

Fifty pilings on Pier 8 will be repaired per an Order of Conditions issued by the Boston Conservation Commission (Con Com). The bulk of the work was approved in October, but since two replacement pilings are needed, a new public hearing must be held to amend the order, according to the Commission. The City's Inspectional Services Division must also issue a permit for construction.

Besides the pilings underneath Pier 8, the work will include the dismantling, repair, and repainting of the prominent gazebo on HarborWalk. The entire project is scheduled to be done by Sea & Shore Contracting from Randolph, Mass., according to marina owner Martin Oliner. SQM consists of Piers 6 and 8 with associated floating docks for approximately 300 seasonal and year-round boats.

After lengthy negotiations in early 2013, the Massachusetts Attorney General sued SQM last summer for a range of safety violations which had accumulated over several years. The first court hearing was held in August, followed by five others addressing specific issues. Attorneys for the state indicate that the SQM owner has filed several motions to dismiss various aspects of the legal filings and that the case remains in litigation.



*Gazebo on Pier 8 will be removed for repair of pilings underneath, repainted, and reinstalled as part of the repair project.*

Progress on a new marina appears to be tied to the court case, as several aspects of the court case must be resolved before DEP considers the application for a Chapter 91 license, according to attorneys in the Attorney General's office.

Chapter 91 governs activity at coastal waters of Massachusetts. Activity on state waterfronts, including marinas, restaurants, and nonwater-dependent uses, must receive a Chapter  
*(Continued on page 4)*

## Casino traffic is top issue for Charlestown



*Conceptual drawing of the Wynn Resorts Everett casino.*

Charlestown residents are waiting watchfully to learn the result of casino applications in Revere and Everett. Both sites are located on a Boston border, but the Everett site would affect Charlestown directly with traffic through Sullivan Square. The Massachusetts Gaming Commission expects to award a license to one of these sites in May.

Wynn Resorts, operator of Wynn Las Vegas and Wynn Macau, has proposed Wynn Everett, a resort casino to be developed on the Mystic River. As a resort, it would contain an esplanade with stores, restaurants, and a river walk, water-taxi and ferry docks. Previous use of the property was for the chemical industry.

Wynn officials attended a public meeting on February 4 at Charlestown High School to describe their plans. Approximately 200 people attended, including Mayor Martin J. Walsh and other city officials, most of whom asserted their concern for the potential impact on Charlestown.

*(Continued on page 4)*

## FRIENDS CORNER

### The Friends present annual awards

Despite a last-minute change of venue, the Friends of Charlestown Navy Yard's 2014 Winter Warm-Up on March 6 was festive and well-attended. Award recipients were former state representative Eugene L. O'Flaherty, TV producer Mary Schwager, and Spaulding Rehabilitation Hospital, who all received personal congratulations from Mayor Martin J. Walsh.

O'Flaherty received the Commandant's Award for his contributions to Charlestown. Schwager received the Anchor Award, for her work as a news producer at WHDH Channel 7, whose investigation of safety conditions at Shipyard Quar-

ters Marina has unveiled a range of public agency enforcement actions. Schwager is also a resident of the Navy Yard.

Spaulding Rehabilitation Hospital, which opened its state-of-the-art facility at yard's end less



L-R: Marion Dancy, Mary Schwager, Michael Parker, Eugene O'Flaherty.

than a year ago, received the Community Recognition award for its many areas of involvement with Charlestown. Even when the Spaulding facility became unavailable earlier in the day for the event, Spaulding administrators, working with the Friends of Charlestown Navy Yard, were able to move the venue to Massachusetts General Hospital's Institute of Health Professions at 2 Constitution Center. Approximately 100 people attended.

### Mayor Walsh comes to Navy Yard to honor O'Flaherty

Mayor Martin J. Walsh was the guest speaker at the annual awards celebration held by the Friends of Charlestown Navy Yard on March 6. Soon after his election, he appointed Rep-



Mayor Walsh engages a young resident on his visit to Charlestown. FCNY chairman Michael Parker on the left.

representative Eugene L. O'Flaherty to be the Boston corporation counsel; the Friends honored O'Flaherty for his 16 years of service in the state house.

Among O'Flaherty's accomplishments cited by FCNY Board Member David Whelan, were the legislative actions needed for building Spaulding Rehabilitation Hospital, funding for the Charlestown rink, and ensuring the

continued operation of Charlestown District Court.

Mayor Walsh spoke of his long association in the state legislature with O'Flaherty, who served on the Judiciary and Rules committees. "I think he's already read every document in City Hall," Walsh said of his new head lawyer. The Commandant's Award is given annually to someone whose exemplary leadership and contributions have benefited many in the Charlestown community.



Charlestown's former and future state representatives are joined by Spaulding Rehabilitation Hospital officials at the Winter Warm-Up. L-R: Rebecca Kaiser, Eugene O'Flaherty, Dan Ryan, David Storto, and Oz Mondejar.

— Photos by Gerry Charest

### Stay current with Friends email

The Friends of Charlestown Navy Yard are relying on email to announce public meetings and timely news of the Navy Yard. To get on the mailing list, send an email to [info@friendscny.org](mailto:info@friendscny.org), and please contribute your small financial support (\$20-25 per year).

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For membership information, please visit the website or send an e-mail.

The organization is a 501(c)3 non-profit.

## NOTES ON DEVELOPMENT

### With construction started, a conversion to condos

Starboard Place (Parcel 39A) being developed at the corner of First Avenue and Ninth Street, broke ground in mid January, and by the beginning of March, the developers announced a change. Instead of rental units, the new residential building will be reconfigured for condominiums.

Sean Donnelly, project manager at Kavanaugh Advisory Group reported to a monthly construction meeting of the Charlestown Neighborhood Council (CNC) on February 27 that unit layouts are being reworked to introduce two-bedroom units to the mix of studios and one-bedrooms, but that the total of 54 units remains the same. In addition, windows will be added to the ends of the building. No estimate of unit prices was reported.

Since the CNC had not been aware of this change, committee chair David Whelan indicated that another community meeting would be needed to provide details about the condominiums.

The four-story building is expected to be completed by November 2014, with occupancy by the first of next year, according to Donnelly.

There will be no on-site parking, but parking will be allocated in the Massachusetts General Hospital garage on Third Avenue and another remote garage. The original plan included 11 units at "affordable" rates, but it is not clear whether the condominiums will adhere to that structure.



### Leasing Hoosac Stores and Building 125

The National Park Service has issued requests for proposals (RFP) to lease two historic buildings at the Navy Yard. Hoosac Stores is an 1895 building of six stories containing approximately 60,000 square feet, and Building 125 is a two-story former Navy paint shop built in 1905 containing approximately 10,000 square feet.

"The National Park Service will consider proposals on the basis of their effect on the historic property and on Boston National Historical Park," according to the RFP. Potential complementary uses include but are not limited to educational, museum or cultural use, hotel, retail, restaurant and office, and active street-level uses such as retail, services and restaurants. Proposals are due by May 16.



Hoosac Stores, located at 115 Constitution Road, was named for its role in storing goods being transferred to and from steamships and the railroad for shipping westward through the Hoosac Tunnel in western Massachusetts. The term of lease for this building could be as long as 60 years.

Building 125 would be offered for a lease expected to be up to 10 years. The RFP notes that uses should be compatible with its location along the boardwalk for the water shuttle and directly across a dry dock from Flagship Wharf condominium. The Navy Yard attracts more than 1,000,000 visitors annually.

*National Park Service buildings available for lease are Building 125 (left) on Pier 3, along the boardwalk to the water shuttle, and Hoosac Stores (above) on Constitution Road, opposite the Nautica and outside the Navy Yard gates.*

## NAVY YARD BRIEFS

### Dan Ryan wins preliminary election

The vacancy in the State House of Representatives left by Eugene O'Flaherty is expected to be filled by Dan Ryan of Charlestown as a result of the run-off election on March 4 and the lack of a Republican challenger for the April 1 special election. Two other candidates, Chelsea's Roy Avellaneda and Charlestown's Chris Remmes competed for the Democratic nomination. Ryan won with 2,290 votes, followed by Avellaneda with 1,160, and Remmes with 438.

Ryan has been the chief aide to U.S. Congressman Michael Capuano after working for ten years at the Charlestown Boys and Girls Club where he served as director of the Teen Center and program coordinator for the Healthy Charlestown Coalition.



*Menino Park, built in summer 2013 on the waterfront at Spaulding Rehabilitation Hospital, remained active through the winter. The park built by the City of Boston was designed for universal access and is maintained under a partnership with Spaulding. It was dedicated on November 4.*

## NAVY YARD BRIEFS

### Charlestown's city councillor takes economic chair

Salvatore LaMattina, representing Charlestown and East Boston on the Boston City Council, has been chosen by Council President Bill Linehan to lead the Committee on Economic Development and Planning and Labor. In an interview, the Charlestown Patriot-Bridge noted LaMattina's interest in waterfront development and advocacy for community involvement in development projects. He is especially concerned about impacts of a potential casino at Boston's border, either in Revere or Everett. LaMattina has represented this district on the council since 2006.

### Neighborhood services new Charlestown rep

Thomas McKay has been named by the mayor's office to be the Charlestown neighborhood coordinator. He may be reached at [thomas.mckay@boston.gov](mailto:thomas.mckay@boston.gov), telephone 617.635.3485.

### Bistro renews lease

Residents may be assured that the Navy Yard Bistro will remain in its current spot for five more years, according to owner John Moore, who recently signed a new lease.

## MARINA, *continued from Page 1*

91 license. The process for a new license begins with review by the local conservation commission. The Massachusetts Department of Environmental Protection (DEP) then reviews the proposal for state compliance and issues licenses with specific conditions. In this case, the Con Com review of a proposed new marina was done in October; the DEP review is pending.

Reached by phone, Oliner said he did not know what was holding up the Chapter 91 license, saying it was a separate issue from the court case. He indicated that if action is not taken soon, a new marina might not be built even for the 2015 season.



Missing boats: the winter scene at Shipyard Quarters Marina, Pier 8



### Hubway sets up at Spaulding

Last summer, the rapidly expanding Boston bicycle-sharing program expanded to Spaulding Rehabilitation Hospital at Yard's End. The program has 130 sites in Boston, Cambridge, Brookline, and Somerville, with more than 1,100 bicycles. Except for Cambridge locations, the system closed for the winter and will start up in early spring.

Thus, the winter scene at Piers 6 and 8 remains a barren seascape of empty piers, which in normal winters contain clusters of plastic-wrapped boats with several dozen hardy occupants emerging daily for their jobs.

## CASINO, *continued from Page 1*

At that meeting, Wynn officials addressed transportation concerns in general, citing new ferry routes from downtown and shuttle buses, and promised to have a full solution to the Sullivan Square traffic problem.

In local voting on the two sites last year, Everett and Revere strongly endorsed the casinos in their cities while East Boston rejected a casino proposed for Suffolk Downs in Revere and East Boston. The city of Boston is not regarded as a "host" community despite Mayor Walsh's application for that designation. Being a "surrounding" community gives a lesser role.

