

The Charlestown Marina Opens May 1, 2015

The grand opening of the new Charlestown Marina will take place on May 1 just in time for the 2015 boating season to begin. The owners of the marina, Ann and Chuck Lagasse are transforming the historic harbor setting from a state-condemned marina into a state-of-the-art facility. The Lagasses have 25 years of experience as marine operators. Upon completion, the three year construction project will include 350 single and double loaded slips on Piers 8 and 6, accommodating vessels from 25 to 400 feet. A full range of dockside services will be available such as metered electrical service, water connections, complimentary waste pump out, shower rooms, laundry facilities, grilling stations and complimentary Wi-Fi. To reduce wave and wake motion from the outer harbor a 900 foot breakwater system of hybrid steel/concrete with Ipe wood decking has been installed. The breakwater has four million pounds of concrete to break the waves. The construction of the marina started with installing the docks at the shoreline rather than installing in the breakwater first to avoid disturbing the flounders mating season.

Opening for Season One (May 1 – October 31, 2015) will be Pier 8 in front of the HarborView Apartments and The Shipway and Rowhouse Condominiums housing 250 slips for seasonal and transient boaters. Also part of the Season One phase is the opening of the Marina Office at Building 224 including bathrooms, showers and laundry facilities,

open paid public parking on both Piers 8 and 6 and the opening of the existing bulkhead docks at Pier 6 for transient boaters. Paid parking will be available on both piers for marina patrons and the general public. Seasonal pricing on Pier 8 is \$185 per linear foot for double loaded slips, \$205 per linear foot for T heads and \$225 per linear foot for single loaded slips. Transient pricing on Pier 8 is \$3 per linear foot per day for boats less than 50 feet and \$5 per linear foot per day for boats over 50 feet. The renovated Pier 6 slips are targeted to open in May 2016. Bosun's Marine will occupy many of the Pier 8 slips closest to the shore with a boat in water showroom open during business hours.

For many years the Harbor Walk has been a major concern of the residents living in the community and the restoration of the HarborWalk is an important part of the Lagasses' three year plan including replacing the wooden walk, installing lighting and railings. The restoration of the Harbor Walk will begin during Season One with a review of the plan with abutters and stakeholders and obtaining the necessary city and state permits required to restore the walk. Another concern of residents of the Navy Yard is the possibility of noise resulting from the docked boats. The Charlestown Marina owners, themselves dock people, are dedicated to running a safe well-run family marina. Dock staff will be available on both piers and security cameras will monitor all the premises. During the summer season

security guards will be hired to walk the marina all night. The marina regulations will follow the noise ordinance laws for the city of Boston requiring quiet from 11pm-7am.

The Charlestown Neighborhood Council Development Committee will hear a presentation by Ann and Chuck Lagasse of the Charlestown Marina with respect to the on-going development/rehabilitation of the piers and marina located in the Charlestown Navy Yard. The meeting was held on April 8, 2015 at the Constitution Inn.



The PAST



The FUTURE

Young Entrepreneurs Start Businesses in the Navy Yard

ENCORE APPAREL COMPANY

Casey Paton and his business partner Mark Lisavich decided to leave the safety of the corporate world back in 2013, in order to build a premium clothing start-up based in the Charlestown Navy Yard. The new business venture, **Encore Apparel Company**, is currently housed in a newly renovated commercial space located at C-5 Shipway Place. The two partners launched Encore Apparel Company as a means to pursue a creative business venture that was "not solely about profits" says Paton, who resides in Charlestown.

(Continued on page 6)

Cut-Splice is approaching its one year anniversary in Suite 700 in the west wing in Flagship Wharf facing the waterfront. The Navy Yard's only full service hair salon offers cuts, styling, color in a relaxed atmosphere overlooking the city. Owner Grant Paquin said that entire families are coming in for their hair services as the team of 6 stylists and 2 assistants have over sixty years of combined experience. Grant leads the team of 22-36 year old stylists as he creates a "laid back friendly atmosphere with style" Clients are welcomed with a glass of wine,

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FRIENDS CORNER

The Friends of the Charlestown Navy Yard held its annual Winter Warm Up on March 23rd at Spaulding Rehabilitation Hospital. Close to 200 people attended to hear Mayor Marty Walsh outline his administration's ambitious

initiatives for the future, including developing a public/private partnership to rehabilitate the Bunker Hill Public Housing development and add more than 1000 new, market rate units. Mayor Walsh also discussed the

Wynn casino proposal and its effects on Charlestown, particularly the traffic impacts on Sullivan Square and how the City plans to get Wynn and the Gaming Commission to address those impacts. In a lighter moment, or at least lighter now that almost all of this winter's historic snow has melted, Mayor Walsh shared some fascinating facts about the City's prodigious snow removal efforts – City plows traveled the equivalent of 12 times around the globe to remove 1 billion cubic feet of snow, which is twice the amount of dirt removed during the 15-year Big Dig project!

The Friends then honored the scores of people who had a hand in the removal of the previous marina owner and the subsequent purchase and current rebuilding of the marina by the Charlestown Marina owners, Ann and Chuck Lagasse. Anchor Award recipients on hand included Seth Schofield and Betsy Harper of the Attorney General's Office, Andrea Langhauser, Massachusetts Department of Environmental Protection, Vivien Li representing the Boston Conservation Commission, and Tom McKay, Danielle Valle Fitzgerald and Dick Mulligan representing the Mayor's Office and the Boston Redevelopment Authority.



Mayor Martin Walsh attends the Friends of the Charlestown Navy Yard's Winter Warm Up held at Spaulding Rehabilitation Hospital to speak on the changes in the Navy Yard and to congratulate this year's winners of the Commandant's Award, Rep Dan Ryan and Attorney General Maura Healy. Featured in the photo are Boston City Councilor Sal LaMattina, Lois Siegelman (President FCNY), Mayor Walsh, Maura Healy, Boston City Councilor At-Large Ayanna Pressley, Michael Parker (chair FCNY), and Marion Darcy (Past President, FCNY)

THE NAVY YARD NEWS

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



State Attorney General Maura Healey receiving the Commandant's Award with State Representative Danny Ryan

Receiving the Commandant's Award for their exemplary efforts to improve the Charlestown community were Attorney General Maura Healey and State Representative Danny Ryan. Attorney General Healey spoke of her office's efforts to oversee the development of gaming in Massachusetts, as well as addressing gun and domestic violence and substance abuse issues.

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Winter Warm Up *continued from Page 2*

Following her remarks, the Attorney General mingled with the crowd until the end.

Representative Danny Ryan remarks set a touching and emotional tone as he choked up while reminiscing of sitting on his father's lap while driving around the Navy Yard as a young boy. Attendees learned a lot about Danny during his personal speech, his love of Bruce Springsteen's music and how it speaks to his Charlestown upbringing, his devotion to his wife Kara and their children, and his undying passion for the Charlestown community.

Others joining in the festivities were Spaulding's President, David Storto and Spaulding's Chief of Staff, Rebecca Kaiser, long-time City Councilor Sal LaMatinna, who was also celebrating his wife Lisa's birthday that evening, City Councilor Ayanna Pressley, State Senator Sal DiDomenico, Judy Evers from Councilor LaMatinna's office, Alexis Tkachuk, Chief of Staff, Boston Law Department, Dave Whelan and Barbara Babin, Charlestown Neighborhood Council as well as Marion Dancy the FCNY representative to the CNC, and Tom Miller, the developer of Starboard Place and the future Chain Forge Hotel. The evening ended as people shared food and drink talking with our elected officials about their collective passion, Charlestown and the Navy Yard.



Tom McKay (Mayor's Office), Sherry Grancey, Christiane Wolff, Mayor Marty Walsh, Barbara Van Duzer Babin and Donna Kenny

Raffle Donors & Winners

Thank you to our raffle donors for the Winter Warm Up event hosted on March 23, 2015.

- Books featuring the USS Constitution donated by the USS Constitution Museum
- Two \$50 gift cards to Pier 6
- One \$50 gift card for any Legal Seafood restaurant donated by Legal Oysteria
- One night stay and breakfast for two at the Marriott Residence Inn Boston Harbor
- A basket of apparel from Encore Apparel
- One hour personal trading and fitness consultation by Gery Healy, Pro. Fit Coaching
- Floral centerpiece from Bunker Hill Florist

The Charlestown Marina: MEET THE TEAM

Husband and wife team, Ann and Chuck Lagasse began development of the new Charlestown Marina in Fall 2014. Community-minded with a history of recognizing the potential of undervalued or underused buildings and properties, they apply thoughtful, preservation sensitive approaches to reconstruction and transformation into quality buildings and properties.

The Lagasses have extensive experience in marina development having spent the last 30 years in redevelopment efforts in downtown Newburyport. There they restored and managed 35 downtown Newburyport mixed-use properties consisting of 300,000 square feet of retail, office, residential and commercial tenants, including five full service marinas and two restaurants. The City of Newburyport awarded numerous preservation awards to the Lagasses for their contribution to the waterfront, community and landscape over the past years. Prior to beginning the Newburyport Marina development Chuck founded and operated Plastek Corporation, a manufacturer of high technology plastic components plants in New England and the midwest. The Lagasses sold the Newburyport portfolio and Plastek in 2009 to focus on the development of waterfront properties in downtown Boston. They purchased Boston Yacht Haven Inn & Marina on Commercial Wharf and took it from bankruptcy to a thriving and vibrant marina. Stop by the Boston Yacht Haven and you will see this premium property to get a sense of what our Charlestown Navy Yard will become. In addition, the Lagasse's manage Fan Pier Marina in the Seaport District and founded and operate Harbor Fuels, a marine fuel business in East Boston.

Chris Giroux, dock master at Charlestown Marina, is a graduate of Massachusetts Maritime Academy. Chris started working at Shipyard Quarters in 2005 as a dockhand during his high school summers. After college, he was hired as the dock master and had the difficult job of managing the deteriorating Shipyard Quarters marina which was ultimately was closed by the Commonwealth. The new owners of Charlestown Marina hired Chris in October 2014.



Chris Giroux

And the envelope please ...

Winners of the 2015 Membership Prizes

- \$25 gift card to Navy Yard Bistro:
Christine Corr, Connie Gee
- \$20 gift card to Pier 6:
Claire Goulthorpe, Susan Marrano
- \$10 gift card to Style Cafe:
Virginia Rotondo, Kevin Sisson
- 3 month membership to Charlestown YMCA:
Mark Manley, Anita Anderson

CONGRATULATIONS AND THANK YOU TO ALL

Spaulding's Race for Rehab Team Running the Boston Marathon for Those Who Can't



Andrea Coiro, Rosemarie O'Connor, David Storto, Amanda Ravens, Jenn Green, John Bemis, Jessica Reilly, Cara Brickley, Sean Kukauskas, Dan Meninger, Lindsey Mazza, Danielle Vouboukis, Jen Rheaume, Aly Jodoin, Haley Erickson

Over the last 10 years, Spaulding has had over 250 runners raise over \$2.5 million for Spaulding as part of their Race for Rehab Boston Marathon program. This year, 52 runners will take part in the 119th Boston Marathon on Monday, April 20th on behalf of Spaulding.

Spaulding's Race for Rehab team each year is comprised of former patients, former patient's family members, Spaulding staff, community leaders and rehabilitation advocates.

For the runners, this winter has been especially hard, training through a tough New England winter, but with only a few weeks to go the finish line is their main goal.

One team member, Lizzie Conover is a former Spaulding

patient who did her rehabilitation at Spaulding following a skydiving accident that left her unable to walk. Now nine years later, Lizzie is running her first marathon. For Lizzie she is running because, "I put myself back to my accident 9 years ago and all that I have been through. I can never forget what the staff did for me and my family, so now it's my turn to give back to a place that got me back on my feet again."

Spaulding is proud to partner with John Hancock as part of their non-profit partners program.

Each member of the Race for Rehab team is required to raise a minimum of \$5,000 with a team goal to raise \$500,000. The funds raised by the team will be used support programs and services provided by Spaulding.

The perseverance and dedication of Spaulding's Race for Rehab Boston Marathon team reinforces Spaulding's slogan, find your strength, a motivational testament to Spaulding's patients who are rebuilding their mind, body and spirit.

For more information about the team or to support a runner visit the website www.spauldingrehab.org/raceforrehab.

Home Away Boston Marathon Team

Scot Ste. Marie, building manager for the Harborview apartments will run the Boston Marathon for Home Away Boston, a Charlestown based 501c3 charity that finds housing for pediatric cancer patients and their families while they are visiting Boston receiving cancer treatment. Since joining Harborview in 2012, Home Away Boston has grown to four fully furnished guest suites at Harborview. They have helped countless families locally, nationally and internationally. This year, Home Away Boston applied for and was granted two bibs through the John Hancock Non-Profit Marathon Team. Currently, donations for the Home Away Boston Marathon team run are approaching \$30,000 and climbing toward the \$50,000 goal. Donations can be made at crowdrise.com and searching for the Home Away Boston team.

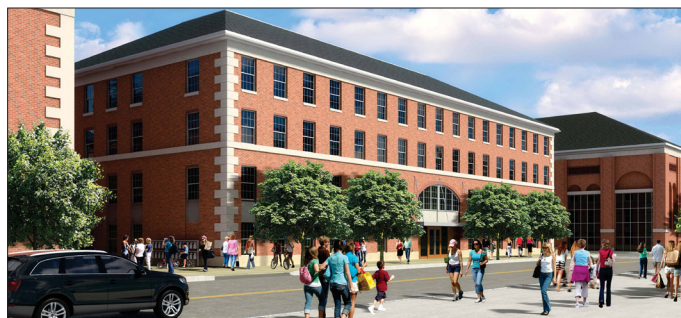
Please submit information on any other marathon teams from the Navy Yard to be included in the next newsletter to info@friendscny.org.

Starboard Place opening in April

Developed by the Kavanagh Advisory Group, Starboard Place will open for occupancy in late April. According to Shannon Lavin of the Ligotti Lavin Team real estate brokers for Otis & Ahearn this will be the first ground up new construction residential condominium building in the Navy Yard in a very long time. Starboard Place is designed to fit seamlessly into its historic setting, yet provides residents with an efficient, problem-free low maintenance building.

The development offers 54 luxury units with multiple floor plans available, including studios with separate sleeping areas, one bedrooms, one bedrooms + study, and two bedroom units. Residents enter their units through a solid 8' walnut door and the combination of 9' ceilings and windows spanning 7' and a neutral palette including brushed metal and stone finishes add to the contemporary design.

Pricing starts at \$400,000. Rental garage parking is available at building 199 for \$180/month. The building is pet friendly with on site manager available part time on weekdays and on-site bike storage.



BRA Approves Charlestown Navy Yard Hotel



First Avenue Hotel LLC has been granted Article 80 approval by the Boston Redevelopment Authority (BRA) to develop the Chain Forge Hotel, to be located within the BRA owned Chain Forge - Building 105, situated at 105 First Avenue in the Historic Monument Area of the Charlestown Navy Yard, according to Lee Nilsson Project Manager of the Kavanagh Advisory Group, LLC. "This exciting develop-

ment will clean and restore a historically significant, blighted and deteriorating structure located within a vibrant mixed use community," as described by Nilsson. The Kavanagh Advisory Group has just completed the Starboard Place condominium development project to open in April 2015 in the Navy Yard.

Chain Forge Hotel will be a five level hotel development, approximately 180,000 GSF in size, encompassing the entire current structure on site and adding an additional level of hotel rooms on the rear of the building. There will be approximately 230 hotel rooms within the hotel, with an associated hotel lobby area, conference rooms, pool, fitness center, restaurant, and historical exhibit showcasing the projects prior industrial uses. Nilsson indicated that a critical

component of the hotel redevelopment is the historical exhibit area located within the lobby atrium. The exhibit will allow public visitors and guests staying at the hotel to view 38 pieces of historical machinery owned by the United States National Park Service, and retained onsite as an interpretive exhibition.

Parking for the Chain Forge Hotel and restaurant will be via a valet service operated by the hotel, and will utilize an off-site parking area within the Boston AutoPort located approximately 1/3 of a mile from the hotel. This exciting development will clean and restore a historically significant, blighted and deteriorating structure located within a vibrant mixed use community.



USS Constitution, Charlestown Navy Yard Ready for Dry Dock Entry

Mass Communication Specialist 3rd Class Victoria Kinney, USS Constitution Public Affairs reports that after delays brought on by Boston's snowiest winter on record, USS Constitution is scheduled to enter Dry Dock 1 for a three-year planned restoration period in the Charlestown Navy Yard in the early hours of May 19, 2015. USS Constitution, the world's oldest commissioned warship afloat, actively defended sea lanes against global threats from 1797 to 1855.

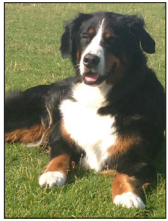
Old Ironsides' move into dry dock, originally slated for March 20, will now commence at approximately 12 a.m. on May 19. The docking evolution was selected for a midnight start due to favorable predicted tidal conditions in Boston Harbor. While the Constitution is in dry dock, visitors to Charlestown Navy Yard will have the rare opportunity of viewing the ship's entire exposed hull, including her famed copper plating and keel comprised of original wood utilized during the ship's initial construction from 1795-1797.

Dry Dock 1 holds approximately 4.8 million gallons of water and takes approximately two hours to fill and 14 hours to empty. On June 24, 1833, Constitution became the first ship ever to enter the dock, which used a wooden-constructed caisson at that time.

From April 16 through April 26, Constitution will be shifting from winter to summer public tour hours: Open Tuesday through Sunday from 10 a.m. until 6 p.m. (closed on Mondays with the exception of Patriots Day on Monday, April 20). Beginning Monday, April 27, Constitution will temporarily close to the public while final preparations are made for entering dry dock on May 19. On June 9, once the ship is secure in Dry Dock 1, Constitution will reopen to the public with tour hours taking place Tuesday through Friday from 2 p.m. until 6 p.m., and Saturday and Sunday from 10 a.m. until 6 p.m. (closed Mondays).

The FCNY has been notified by the Navy that the noise from the diesel engines pumping the dry dock will occur at least one more time for testing between now and April 19th and then for the last time when the USS Constitution is moved to the dry dock.

Walking the Navy Yard with Molly



Touring the Navy Yard with Molly, a 100 pound Bernese Mountain Dog is a wonderful way to learn about new happenings in the community. This week Shelley Mogil and Molly ran into community members and learned

Starboard Place fencing was removed on Monday March 23 and the beautiful facade of the building can now be seen. Reportedly the new residents will begin moving in in mid-April or early May.

The **American Bakery Cafe** will close in the middle of April according to the owner, Monica who is very sad to be leaving the Navy Yard because of the wonderful people in the building and the community. Rumor has it that the cafe will be replaced with a Dunkin' Donuts.

Sisters Nikoleta and Vicky Lirantonakis opened a new shop, **Best Dressed** at 197 Eighth Street, Suite 750 in the retail space in the Flagship Wharf building. This unique shop rents rather than sells for purchase designer dresses for special events such as weddings, parties, and proms. Jewelry and accessories are for sale as well as rental. According to Nikoleta, the sisters are catering to customers who want to feel as if they are dressing with friends in a home rather than shopping in a store.

The **USS Constitution** is scheduled to move to Dry Dock 1 on May 19 around midnight. All are invited to watch this piece of history.

Cut-Splice *continued from Page 1*

cup of tea or cold beverage while enjoying music and looking out on the Charlestown Harbor. In the future he has plans for special events in-shop and off premises including beauty workshops and neighborhood get-togethers.

Grant grew up in Salem and has always been attracted to water because of the calming effect it has on one's psyche and knew he wanted to open his own shop in a community that featured this element. The Charlestown waterfront was the perfect spot for this young entrepreneur who has worked the last seven years on Newbury Street. In his spare time he mentors stylists and cosmetology students at various local stylist schools. Grant, married for 6 years, has three young children.

To make an appointment or learn more about the services stop by the salon or visit the website at www.cut-splice.com

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, and please contribute your small financial support (\$20-25 per year).

EncoreApparel *continued from Page 1*

Encore Apparel is unique in that it offers simple designs influenced by the attitude and aesthetic of the 1960's folk rock music scene. A variety of vintage-style graphical t-shirts, traditional fleece vests, hoodies and hats are available for purchase online at EncoreApparel.com, as well as in the company's showroom. As a general rule, the Encore Apparel Co. product line is super luxurious; all pieces have that soft feel of treasured clothing one has taken years to break in.

In addition to its main product line, EAC also sells an ever-expanding group of charity t-shirts tied to LOCAL causes. Under their LOCAL giving program, a colored logo t-shirt is



named after a smaller, more grass-roots cause involved in important, transparent and impactful work. Four dollars from every sale of these simple colored t-shirts goes

directly back to the charity as a means of recurring financial support. So far the Encore Apparel Co. LOCAL program has connected with several smaller charities, including CAPE Boston, the Charlestown Mother's Association and the YMCA — all located here in town.

When Paton and Lisavich, two free-thinking entrepreneurs, launched their business it was integral their company be structured in a way to give back to the community. "Building the business to have meaning aside from just profits was essential," stated Paton. Their hope is through the

EAC LOCAL giving program they can promote and provide financial support to small causes and organizations that could benefit from broader exposure.

With the final renovations at C5 Shipway to be soon completed, expect a low-key launch event of the EAC commercial space later this spring. In the meantime, the door at C5 is open for anyone who just wants to stop by to check-out the new business and chat with the owners. Further detail on the Encore Apparel Co. business is also available at www.encoreapparel.com.



Comments? Letters to the Editor? Send an email to Friends of Charlestown Navy Yard at info@friendscny.org