AGENDA

Introductions
Project Background
Concept Plan Overview
Open House: Questions & Feedback
The Project Team

- HR&A: economic development
- Weston & Sampson: project lead (permitting review, renewable energy engineering)
- THE COUNSELORS OF REAL ESTATE*: real estate advisement
- Resilient design architecture
- One Architecture: graphic visioning
- KZLA: national parks historic preservation, cultural landscapes, landscape architecture
- Public engagement, master planning
The Vision Plan Process

- **Site Research, Analysis & Visits**
  - Sept to Dec 2018
  - 3 months

- **Concept Development (three scenarios)**
  - Jan 2019 to May 2019
  - 4 months
  - Infrastructure Analysis

- **Public Engagement**
  - June 2019 to Aug 2019
  - 3 months

- **Preferred Concept Development**
  - Sept 2019 to Dec 2019
  - 3 months

- **Master Plan Development & Documentation**
  - July 2019 to Dec 2019

- **Pilot Program Development & Execution**
  - Feb 2019 to Summer 2020
Field Reconnaissance

1. Fence
2. Open Space
3. Pine
4. Battery Command / Fire Control Structure (RF-105) Ruins
5. Latrine (RF-149)
6. Radio Station (RF-109) Ruins
7. Observation Station (RF-104) Ruins
Infrastructure Analysis
Governance + Economic Conditions Analysis

Mandate
Mission that guides all planning and decision-making.

Control

Implementation

Ownership
Legal ownership to enable long-term stewardship of the site. Includes land, facilities, and other physical features associated with the site.

Decisions
Authority to dictate regulations and make decisions about site activity that balances necessary autonomy with public control.

Operations & Programming
Capacity to deliver daily operations and programming. Depends on qualified leadership, equipment, and knowledge base.

Outside Funding
Ability to secure diverse funding streams from public and private sources to ensure a viable and financially sustainable business plan.

Accountability
Effective and ongoing evaluation of alignment with mandate.

Memorandum

To: [Name]
From: [Name]
Date: [Date]
Subject: Governance of Pipeline Island

Executive Summary
The guiding principle of our analysis of the development potential of Pipeline Island is that a "successful" development will involve the following elements: a public/private partnership, an effective and efficient partnership between the public and private sectors, and a commitment to transparency and accountability. Our analysis of potential partnerships for managing and developing Pipeline Island has led to four key findings:

1. Pipeline Island is currently owned and operated by the Department of Conservation and Recreation (DCR) with operational and strategic support from Boston Harbor Now (BHN). The role of the DCR is to ensure the island is managed efficiently and effectively, while the role of BHN is to provide strategic guidance and support.

2. However, for any additional development to occur, the island must be made available to the public in a manner that is both sustainable and economically viable. This involves the implementation of a comprehensive plan for the island’s future, which includes the development of a financial plan and a strategy for revenue generation. To this end, we recommend the establishment of a public-private partnership to oversee the development and management of Pipeline Island.

3. The successful implementation of this partnership will depend on the commitment of all stakeholders, including the public, private sector, and non-governmental organizations. It is essential that the partnership establishes clear roles, responsibilities, and accountability mechanisms to ensure that the island is managed effectively and efficiently.

4. In conclusion, we believe that the development of Pipeline Island has the potential to become a valuable asset to the city of Boston, providing a unique opportunity for public recreation and education. We recommend that the city of Boston, in collaboration with the private sector, develop a comprehensive plan for the island’s future, which includes a public-private partnership to oversee its development and management.
Public Engagement Planning

Public Engagement

- **Open House**
  - Bostom & South Shore
  - 2-3 dates, 4 hour sessions each
  - 15 min. presentation with a reception-style interactive input collection method

- **Online Survey**
  - via multiple link sources
  - 3 month collection window
  - both advertised via postcard mailers, public flyers & links

**Image Descriptions**

1. Public Engagement Planning event with interactive presentations.
2. Online survey setup with multiple link sources.
3. Open house event with interactive presentations.
4. Individual filling out survey forms at an event.
5. Graph showing survey results on a table with interactive input.
6. Participant holding a paper with a question written on it: "How can we improve public transportation in under-served communities?"
Concept A: History, Ecology and Geology

Legend:
1. 1890 Cleverly Farm Location Markings (house, outbuildings, pond, fencing, cottages)
2. Food / Beverage Vending inside Visitor’s Center
3. Cultural History Trail (12 stops via VR Augmentation)
4. Ecology and Geology Trail (12 stops)
5. Demonstration Garden & Farm (in partial 1775 dwelling footprint)
6. Adventure Playground
7. Relocated Yurts & Glamping in WWII Temporary Barracks Location (1947 mapping)
8. Cider House
9. Demonstration Orchard (in approximate historic location)
10. Fishing Pier
11. Sea Level Rise / Ecological Change Marking
12. Accessible Beach Route
13. Invasive Species Management Area
14. Cottage Community Cultural Center
15. Elevated Boardwalk
MILITARY DRILLS ON THE PARADE GROUND
1907-1914

“The 1907 plan and correspondences emphasized the valley between the drumlins as a key element in the vision and function of the fort. The first consideration is a parade ground... Any encroachment on this for any building purpose would make the parade very restricted for a six-company post, as well as mar the appearance of the post as seen from the water.”
A detailed map from 1960 shows that the Cleverly farm included a main house with two wings, three outbuildings, wharf, orchard, windbreak of trees, pond, and fenced pastures along the entire length of the valley.
Concept B: Science, Research and Experimentation
Ways to Share your Thoughts

Vote with your chips

Share a comment or question

Share a story or memory on the development history timeline

Talk to a team member

Take the online survey
www.bostonharbornow.org/peddockplan