

Request for Ideas: Activation of Thomas M. Menino Park

1. Introduction:

This Request for Ideas to program and activate certain areas of Mayor Thomas M. Menino Park is intended to gain insight on potential concepts that will enhance and better utilize the area specified. The City is open to all suggestions for designs and operations of the open Sections.

2. Background:

Boston's Thomas M. Menino Park, located on Charlestown's waterfront is a dramatic open space resource designed as a place of respite from the daily rigor of urban life. Much of the design inspiration drew from the park's history as the Navy Yard's first shipbuilding dry dock built during World War II.

At that time, the dry dock's construction required that the Navy Yard expand beyond the existing pier and bulkhead line. Granite blocks that once held back seawater now form the battened walls of Mayor Thomas M. Menino Park's playground, which not only provides seating, but creates elevated lawns and viewing decks oriented to capture the splendor of Boston's working waterfront and stunning downtown skyline. Most importantly, innumerable opportunities for active play, physical therapy, and exercise for all generations and abilities are incorporated into the park. The park also includes an accessible harborwalk with spectacular views of the city and the water. The dry dock area under consideration for this Request for Ideas (RFI) is located to the east side of the park, and is currently underutilized. It consists of two fenced-in areas designated as Section 1 and Section 2 (See map on final page). Section 1 is approximately 8,000 square feet towards the tip of the park, and Section 2 is approximately 5,000 square feet and is closer to the base of the pier than Section 1. The City is open to ideas for Section 1 alone or, or for utilizing both sections together.

3. The Vision:

The vision of the Boston Parks Department for these two sections of Menino Park is summarized as follows:

The City wants Menino Park to be an inviting and attractive waterfront destination that is robustly activated and utilized by residents and visitors. It should contribute to the liveliness of Menino Park and the surrounding Charlestown neighborhood. It should attract people to spend time at Menino Park relaxing, enjoying entertainment, participating in educational, cultural, or athletic activities, enjoying picnic meals, and generally enjoying the space. The City welcomes any ideas that further these goals from leasing to designing and curating and any other public-private partnerships.

4. Responses to the RFI:

This RFI is not a formal procurement process to select an operator; it is an informal solicitation to gauge interest and gain information. Responses to this RFI shall serve solely to assist the City in understanding the current state of the marketplace with regards to the solicited

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information and to inform the development of a possible future Request for Proposals (RFP). Responding to this RFI is entirely voluntary, and will in no way affect the City's consideration of any proposal submitted in response to any subsequent solicitation, nor will it serve as an advantage or disadvantage to the respondent in the course of any RFP that may be issued. All responses to the RFI will be public record under the Commonwealth's Public Records Law, Massachusetts General Laws Chapter 66s. 10, regardless of confidentiality notices set forth in such responses to the contrary. Responses to this RFI should include:

- Description of the entity responding
- A discussion of the entity's business concept and its operating structure
- Description of the relevant experience of the entity for the operating and/or designing and/or curating a space like Menino Park Dry Dock
- Proposed physical concept for the space, if relevant to your proposal
- Proposed plans for developing and managing programmatic content for Menino Park, if relevant

5. Key Considerations:

While formulating ideas, respondents should keep in mind the following considerations for the site:

- There is very little, if any, public parking available on or near the park property. Any concept would need to be conducive to constituents arriving via rideshare, bike, on foot, or via public transit.
- The location is immediately adjacent to Boston's inner harbor. Responses should account for necessary resiliency from extremely high tides and foul weather.
- Charlestown is a diverse and vibrant urban community, separated from downtown Boston only by the North Washington Street bridge. It is home to longtime, multigenerational families, as well as newer arrivals, and residents on every rung of the socioeconomic ladder. RFI responses should appeal to large swaths of the community.
- An immediate abutter to the park land is Spaulding Rehabilitation Hospital, a world renowned healthcare institution conducting both inpatient and outpatient rehabilitation for patients of varying physical capabilities and challenges. RFI responses should include programming & offerings that would be accessible and beneficial to Spaulding's patients, staff, and visitors, in addition to the wider Charlestown community and visitors.
- All vendors in City of Boston Parks make contributions to the Fund for Parks and Recreation in Boston, either via rent payments, a percentage of sales, or a combination of both. These payments fund all recreational programming in the City of Boston. RFI responses should include ideas that will result in revenue generation to support these programs.
- Programming should be assumed to be underway during the daytime and early hours of the evening. The intent is not to program the park late into the night or in the early morning hours.

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6. Response Logistics

Respondents to this RFI should do the following:

- Review the RFI in detail
- Attend an informational meeting on September 15 @ 11am at 1010 Massachusetts Avenue to learn more about this opportunity
- All Responses to this RFI must be submitted by September 23, 2022 at 2pm. These responses can be sent electronically to bethanne.grassa@boston.gov or mailed to:
Beth-Anne Grassa
Business Operations Manager
Boston | Parks & Recreation Department
1010 Massachusetts Ave, 3rd Floor
Boston, Ma 02118
- Contact Beth-Anne Grassa via email at bethanne.grassa@boston.gov with any questions
- Measurements of the site are approximate. Respondents are responsible for their own due diligence.
- Provide a Statement of interest with the information described in Section 3 above on or before 9/23/2022

Respondents may be contacted by the City as a result of their Statement of Interest and/or RFI response to meet and discuss the concept proposed. Further, while the City recognizes the value of unique ideas for the Menino Park Dry Dock, it is likely that the information gained from this Request for Ideas, including the Statement of Interest and follow up process will serve to develop a comprehensive Request for Proposals.

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Figure 1. Overhead Map of the Area

