

Subject: Protect our Historic Main Street from Overdevelopment!



**Caitlin Dew** <[REDACTED]> Fri, Sep 22, 1:06 AM (5 days ago)  
to Jason.Ruggiero, info

We appreciate that the Bunker Hill Mall was removed from the proposed "Growth Area" designated in PLAN: Charlestown. That's a good start. However, we don't want New England Development to come back with a PDA that includes the same heights. 70' on Main Street, 90' on School and Austin Streets and 150' on Rutherford is unacceptable.

We ask that the BPDA remove the parcel from PDA eligibility, abide by the original peninsula's zoning height maximums of 35', 50% minimum open space requirements, and Urban Design Guidelines.

This needs to be noted in PLAN: Charlestown's final draft.

Thank you,

Caitlin Nunan Dew  
[REDACTED]

Subject: Protect our Historic Main Street from Overdevelopment!



**David Cahill** <[REDACTED]> Fri, Sep 22, 9:11 AM (5 days ago)  
to Jason.Ruggiero

We appreciate that the Bunker Hill Mall was removed from the proposed "Growth Area" designated in PLAN: Charlestown. That's a good start. However, we don't want New England Development to come back with a PDA that includes the same heights. 70' on Main Street, 90' on School and Austin Streets and 150' on Rutherford is unacceptable.

We ask that the BPDA remove the parcel from PDA eligibility, abide by the original peninsula's zoning height maximums of 35', 50% minimum open space requirements, and Urban Design Guidelines.

This needs to be noted in PLAN: Charlestown's final draft.

Thank you,

David Cahill  
[REDACTED]

Sent from my iPhone

Subject: Opposition to PLAN: Charlestown



**Deirdre Carty** <[REDACTED]>

Fri, Sep 22, 11:50 AM (5 days ago)

to mayor@boston.gov, arthur.jemison, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

Dear Mayor Wu,

We oppose PLAN: Charlestown's Final Draft. It falls short of our shared vision with your Office, and instead focuses more on building buildings than building a community. The PLAN undermines public safety by compounding capacity issues at neighborhood gateways, and neighborhood schools, disregards community input, and leans toward developer-driven building over community planning.

We suffer with a broken transportation system, unsafe emergency response times, traffic gridlock that backs up into the neighborhood, high housing costs, and most of our children can not get a seat at a high-quality school.

Many of our neighborhood residents still suffer from the generational trauma caused by the BRA in the 1960's and 1970's. This feels like a second round of Urban Renewal... but without the significant City investments and benefits of Urban Renewal. You are relying on overdevelopment, increased density and very tall buildings to pay for the neighborhood infrastructure and services that should be the responsibility of the City.

Our goal is to improve our quality of life with cohesive visions for new and existing spaces, prioritizing the best of Charlestown while accommodating future and current residents. We seek development principles that enhance use and livability, where new development harmonizes with the historic neighborhood, and new green spaces encourage gatherings of neighbors while combatting our heat island effect. We need neighborhood infrastructure to improve and expand for our needs now, and for an expanded population. This vision hasn't materialized in the process.

We insist on an immediate opportunity to collaborate on the final PLAN: Charlestown before its approval and implementation. In a recent Zoom meeting on September 11th, Arthur Jemison emphasized a "PLAN guided by you" approach, noting BPDA's delay of major development to allow a community-driven vision to emerge. However, the process has involved lengthy presentations and controlled feedback sessions, consequently, PLAN: Charlestown is the BPDA's vision of City policy first, and not the community needs.

We respectfully urge the Mayor's Office and the BPDA to pause PLAN: Charlestown's adoption. Rushing its completion dismisses the lasting impact of development guidelines, risking harm to present and future residents' quality of life. 4,576,800+ square feet of planned development is already underway, 3,887,152 is currently under review, and another 17,659,445 proposed will increase Charlestown's population by 80%.

The BPDA has not convinced us that the City can improve our quality of life and safety issues... and you may not compound them with overdevelopment.

Rushing this plan to completion in order to approve development erodes our trust in city leadership.

Signed,

Deirdre Carty (20 year Charlestown resident) & Steven Forss (11 year Charlestown resident)



Subject: Protect our Historic Main Street from Overdevelopment!



**Jamie Palme** [REDACTED]

Fri, Sep 22, 9:15 AM (5 days ago)

to Mayor@Boston.gov, Jason.Ruggiero@Boston.gov, michael.f.flaherty@boston.gov, Arthur.Jemison@boston.gov, gabriela.coletta@boston.gov, dan.ryan@mahouse.gov, sal.didomenico@masenate.gov, sean.breen@boston.gov, erin.murphy@boston.gov, ruthzee.louijeune@boston.gov, julia.mejia@boston.gov

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This needs to be noted in PLAN: Charlestown's final draft.

Thank you,

Jamie Palme

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Subject: Protect our Historic Main Street from Overdevelopment!



**Jennifer Jordan** [REDACTED] > Fri, Sep 22, 7:35 AM (5 days ago)  
to Jason.Ruggiero

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jajordan  
Sent from my mobile

Subject: Protect our Historic Main Street from Overdevelopment!



**Martha Fox** [REDACTED] Fri, Sep 22, 4:30 AM (5 days ago)  
to Jason.Ruggiero, info

We appreciate that the Bunker Hill Mall was removed from the proposed "Growth Area" designated in PLAN: Charlestown. That's a good start. However, we don't want New England Development to come back with a PDA that includes the same heights. 70' on Main Street, 90' on School and Austin Streets and 150' on Rutherford is unacceptable.

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This needs to be noted in PLAN: Charlestown's final draft.

Thank you,

Martha E Fox  
[REDACTED]

Subject: Opposition to PLAN: Charlestown's Final Draft



**Michael Sayer** [REDACTED]

Fri, Sep 22, 9:02 AM (5 days ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129

Hi Mayor Wu,

I'll keep this short as I expect you've received plenty of these emails. I respectfully ask that you reconsider this current plan in what seems like a complete money grab. Traffic, parking, and overall density are already a huge problem in Charlestown, and this plan significantly exacerbates an already dire problem. I'm all for growth and development, but this plan is going to make Charlestown unlivable.

Please work with local residents, such as the Charlestown Preservation society to find a workable solution.

Kind regards

--

---

**Michael Sayer**

Senior Customer Success Manager, Team Lead



**RAPID7**

[rapid7.com](http://rapid7.com)

in f



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On Fri, Sep 22, 2023 at 7:25 AM <[REDACTED]> wrote:  
J

I realized yesterday that at this late stage you would only have time to fold my comments into your "general Comments" pdf or the survey pdf.

I formatted my comments as plain text for the ArcGIS survey but the form rejected my comments as being too long.

So I attach then now. "Mickelson Too many char for the survey form.docx"

Feel free to delete the stupid ones or those that needn't be in the comments pdf.

Mike

Mike Mickelson; [REDACTED]  
[REDACTED] [REDACTED]

Subject: I support the Charlestown Preservation Society's plea to revisit PLAN: Charlestown



**SHEILA PUFFER** [REDACTED]

Fri, Sep 22, 12:08 PM (5 days ago)

to Mayor@Boston.gov, gabriela.coletta@boston.gov, dan.ryan@mahouse.gov, sal.didomenico@masenate.gov, jason.ruggiero@boston.gov, sean.breen@boston.gov, erin.murphy@boston.gov, ruthzee.louijeune@boston.gov, julia.mejia@boston.gov, michael.f.flaherty@boston.gov, cnc02129@gmail.com, info@CharlestownPreservation.org, Arthur.Jemison@boston.gov

## **You are viewing an attached message.**

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**We share your vision to build communities, please give us time to do that with PLAN: Charlestown.**

Dear Mayor Wu,

I support the Charlestown Preservation Society's plea for revisiting PLAN: Charlestown, which I copy below.

I am a Charlestown resident and home owner and am extremely concerned about the "Final Draft" of PLAN: Charlestown and the many adverse impacts it will have on the Charlestown community.

I sincerely hope these amendments outlined in detail by the CPS will be implemented.

Thank you.

Sheila Puffer

**LETTER PREPARED BY THE CHARLESTOWN PRESERVATION SOCIETY:**

We oppose PLAN: Charlestown's Final Draft. It falls short of our shared vision with your Office, and instead focuses more on building buildings than building a community. The PLAN undermines public safety by compounding capacity issues at neighborhood gateways, and neighborhood schools, disregards community input, and leans toward developer-driven building over community planning.

We suffer with a broken transportation system, unsafe emergency response times, traffic gridlock that backs up into the neighborhood, high housing costs, and most of our children can not get a seat at a high-quality school.

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Rushing this plan to completion in order to approve development erodes our trust in city leadership.

Signed,

Charlestown Preservation Society, Board of Trustees

Amanda Zettel, President

Richie Banerji, Vice President

Chris Doggett, Treasurer

Darrell Villaruz, Secretary

Nora Blake

Ryan Gavin

Lisa Ha

Marley Kanda

Ellen Kitzi

Pippa Nava

Chris Remmes

Tiffany Riddle

Molly Stern

What the BPDA must address BEFORE releasing a final draft of PLAN: Charlestown:

1. Planning for Public Safety: The zoning guidelines encourage development at a scale that increases the neighborhood's population 80% and pushes our road traffic even further above capacity. This poses a threat to our already strained emergency response systems, including egress routes, fire, police, and medical services. There is a glaring absence of a comprehensive plan to ensure our safety and well-being. *Scale back building maximums to a level that our available resources can accommodate.*
2. Planning for Climate Resiliency: PLAN: Charlestown merely references other plans which studied the impact of rising sea-levels along shorelines and flood zones, and have not been adjusted for the current reality. Reducing the amount of permeable open space and building sea walls that direct rising waters elsewhere does not encourage climate resiliency. In its current form, PLAN: Charlestown only requires 25% permeable area. Greenspace at Bunker Hill Community College is reduced in this plan, and greenspace at the Bunker Hill Housing Development was reduced. This emphasizes parcel-level open space requirements over considering overall neighborhood spaces cohesively. This approach results in narrow, impractical patches of grass and pocket parks, broken up by new streets and intersections, that will struggle to thrive in the shadow of towering buildings. *Look to Cambridge Crossing, a good example of consolidated greenspace that created a centrally located community space. New greenspace enabled by PLAN: Charlestown should be quoted in the form of "net new space."*
3. Planning for Traffic Congestion: There is no plan for alleviating current traffic issues, and there is no accounting for the influx of people and vehicles that will come from regional development in Somerville and Everett. PLAN: Charlestown more than doubles the amount of proposed new square feet of development considered in a 2019 regional transportation study, and overly relies on expanding MBTA services, a promise the BPDA cannot guarantee. The 2019

regional study, which the City of Boston cooperated in, recommended 8,000,000 square feet of development. PLAN: Charlestown more than doubles the 8,000,000 number to 22,000,000+. BPDA members comment about our responses to their work by claiming that full buildout “won’t happen for another 30 years.” The truth is, with the Bunker Hill Housing and Hood Park in development, and another 4,512,148 square feet currently under review, roughly half of the proposed development will be complete in 10 years. *PLAN: Charlestown should recommend an updated regional transportation study after Charlestown has approved 8,000,000 square feet of new growth.*

4. Prioritizing building heights for a vibrant Charlestown. PLAN: Charlestown proposes heights that represent a staggering 160%-233% increase from current zoning limits. BDPA's rationale for noise reduction overlooks the impact on light and how it will shorten our winter days, and create irreversible changes to our microclimate. Ensure the buildings taller than 75 feet are located where they won't obstruct light from the east or west, prioritizing residents' well-being. For example, the 2013 Plan for Sullivan Square promoted varying building heights from 3-12 stories across the area, with lower buildings located closer to the Schrafft's Building and increasing heights toward the train station, using buildings located near the I-93 via-duct to block the noise and air quality impacts of the highway (12 stories max.) It required maintaining sightlines to the Schrafft's Building and recommended the building of an iconic 7-story building on the MBTA station property. Additional parcels range in building height max from 3-12 stories (5 stories on Main Street.) This plan respects the scale of the historic Sullivan Square and Lost Village neighborhood and allows more light than the new recommendations of 15-25 stories for the same parcels. *The Sullivan Square planning framework should be incorporated into PLAN: Charlestown.*
5. Including the Bunker Hill Mall in the Original Peninsula / Lost Village, where it is a critical building block of what makes Charlestown a livable, walkable neighborhood. *Development in this space should align with the Urban Design Guidelines for the historic peninsula and lost village and respect the existing 35' building height zoning on Main / Austin and School Streets and the 73' Gatehouse 75 precedent on Rutherford. The original peninsula should not be allowed a planned development agreement that furthers parcel by parcel development.*

6. Including new development at Charlestown's waterfront within the existing scale of the industrial waterfront and residential buildings. Redevelopment of this area is an excellent opportunity to add waterfront access to residents, continue the amount of green space, and extend Doherty Park to the river. We support upzoning in this area in the form of a change of use and minor height increase above 55'. Development in this space should respect the existing 3-4 story residential buildings on Medford Street with buildings that taper down in height toward Medford Street in addition to the River. *The maximum building height allowed should be no taller than what planning consultants recommended in previous PLAN scenarios (120'.) Wind tunnel impacts on Doherty Park should be studied within the planning context.*
7. Including the Charlestown Industrial Architectural Conservation District in the Adaptive Reuse section, making preservation a priority for many reasons. Even before PLAN: Charlestown has been adopted, development is already in progress to demolish two historic buildings on Roland Street. Preserving these buildings not only aligns with the recommendations for Adaptive reuse that the PLAN promotes, it also aligns with the recommendations for Adaptive reuse that the PLAN promotes, and it represents a greener, more sustainable solution that honors and aligns with the historical character of the surrounding area, instead of wastefully tearing it all down.

Subject: Protect our Historic Main Street from Overdevelopment!



**Vanya Dineva** [REDACTED] Sun, Sep 24, 8:52 PM (3 days ago)  
to Jason.Ruggiero@Boston.gov

We appreciate that the Bunker Hill Mall was removed from the proposed "Growth Area" designated in PLAN: Charlestown. That's a good start. However, we don't want New England Development to come back with a PDA that includes the same heights. 70' on Main Street, 90' on School and Austin Streets and 150' on Rutherford is unacceptable. We ask that the BPDA remove the parcel from PDA eligibility, abide by the original peninsula's zoning height maximums of 35', 50% minimum open space requirements, and Urban Design Guidelines. This needs to be noted in PLAN: Charlestown's final draft.

Thank you,  
Vanya Dineva



Subject: Protect our Historic Main Street from Overdevelopment!



**Beth Fuller** [REDACTED] Fri, Sep 22, 12:46 PM (5 days ago)  
to Jason.Ruggiero

We appreciate that the Bunker Hill Mall was removed from the proposed "Growth Area" designated in PLAN: Charlestown. That's a good start. However, we don't want New England Development to come back with a PDA that includes the same heights. 70' on Main Street, 90' on School and Austin Streets and 150' on Rutherford is unacceptable.

We ask that the BPDA remove the parcel from PDA eligibility, abide by the original peninsula's zoning height maximums of 35', 50% minimum open space requirements, and Urban Design Guidelines.

This needs to be noted in PLAN: Charlestown's final draft.

Thank you,

Beth Fuller  
[REDACTED]

Subject: Protect our Historic Main Street from Overdevelopment!



**Rachael Doyle** [REDACTED] Mon, Sep 25, 11:43 AM (2 days ago)  
to Jason.Ruggiero@Boston.gov

We appreciate that the Bunker Hill Mall was removed from the proposed "Growth Area" designated in PLAN: Charlestown. That's a good start. However, we don't want New England Development to come back with a PDA that includes the same heights. 70' on Main Street, 90' on School and Austin Streets and 150' on Rutherford is unacceptable.

We ask that the BPDA remove the parcel from PDA eligibility, abide by the original peninsula's zoning height maximums of 35', 50% minimum open space requirements, and Urban Design Guidelines.

This needs to be noted in PLAN: Charlestown's final draft.

Thank you,

Rachael Doyle  
[REDACTED]

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Subject: Please - Protect our Historic Main Street from Overdevelopment!



**Deanne Horn** [REDACTED] Tue, Sep 26, 9:23 PM (19 hours ago)  
to Jason.Ruggiero@Boston.gov, Mayor@Boston.gov

Dear Mayor Wu,

As I'm sure you have heard from many Charlestown residents - we appreciate that the Bunker Hill Mall was removed from the proposed "Growth Area" designated in PLAN: Charlestown. That's a good start. However, we don't want New England Development to come back with a PDA that includes the same heights. 70' on Main Street, 90' on School and Austin Streets and 150' on Rutherford is unacceptable.

We ask that the BPDA remove the parcel from PDA eligibility, abide by the original peninsula's zoning height maximums of 35', 50% minimum open space requirements, and Urban Design Guidelines.

This needs to be noted in PLAN: Charlestown's final draft.

Thank you,  
Deanne Horn



Subject: Protect our Historic Main Street from Overdevelopment!



**Elaine Scadding** [REDACTED] Tue, Sep 26, 10:44 PM (18 hours ago)  
to Jason.Ruggiero

We appreciate that the Bunker Hill Mall was removed from the proposed "Growth Area" designated in PLAN: Charlestown. That's a good start. However, we don't want New England Development to come back with a PDA that includes the same heights. 70' on Main Street, 90' on School and Austin Streets and 150' on Rutherford is unacceptable. We ask that the BPDA remove the parcel from PDA eligibility, abide by the original peninsula's zoning height maximums of 35', 50% minimum open space requirements, and Urban Design Guidelines. This needs to be noted in PLAN: Charlestown's final draft. Thank you, Elaine Scadding [REDACTED]

Subject: Plan Charlestown is Too Dense



**Alison Johnson** [REDACTED]

1:07 PM (3 hours ago)

to mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info@charlestownpreservation.org

Dear Mayor Wu,

We appreciate that PLAN: Charlestown no longer includes the Bunker Hill Mall in the proposed "growth area" and keeps it inside the historic neighborhood context with the 40' height limit on Main Street and 70' on Rutherford Ave. We also appreciate the removal of the Planned Development Areas (PDA) overlay from this space.

Increasing density 2-3 times Charlestown's zoning will increase our traffic issues, compound our emergency service response times, and challenge the promise of increasing critical open space.

Furthermore, we are disappointed that the BPDA will approve the 40 Roland Street project despite plans to demolish 2 historic buildings (one will retain the facade in the new development.) PLAN: Charlestown requires historic buildings to be retained in the project in order to receive an FAR over 2.0. *We ask that the project is deferred and reworked so that it retains all 3 historic industrial buildings within the new project. All 3 buildings are currently occupied and can be adaptively used for housing.*

While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval. Too many of our concerns remain. This is not Charlestown's plan.

**Please slow this process down and listen to our concerns. We are open to development but this feels out of touch and like it will destroy so much of what makes Charlestown so unique and livable.**

Best,

Alison Johnson  
[REDACTED]

Subject: We Remain Opposed to PLAN Charlestown



Amy Mills

1:31 PM (3 hours ago)

to mayor@boston.gov, Arthur.Jemison@boston.gov, gabriela.coletta@boston.gov, dan.ryan@mahouse.gov, sal.didomenico@masenate.gov, jason.ruggiero@boston.gov, sean.breen@boston.gov, erin.murphy@boston.gov, ruthzee.louijeune@boston.gov, julia.mejia@boston.gov, michael.f.flaherty@boston.gov, cnc02129@gmail.com

Dear Mayor Wu,

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While we welcome new development in Charlestown, **this is too much**, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

Sincerely,  
Amy Mills

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Subject: PLAN Charlestown clearly doesn't reflect the wishes of the community, and so action ought to be deferred, at least for the time being



**Bart Higgins** [REDACTED]

1:23 PM (3 hours ago)

to Mayor, Arthur.Jemison, Gabriela Coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, Info at CPS

Dear Mayor Wu,

I'm attaching this text from the Charlestown Preservation Society because I have read it carefully, and agree with it.

This plan needs to have more thought put into it, and some significant changes made, before it's approved.

What we need is for approval to be deferred for the time being, and the BPDA ordered to return to the community-consultative process and come up with a plan that satisfies the legitimate objections that have been raised.

I don't see why that should take an inordinate amount of time, or be particularly difficult, if there's goodwill on both sides. The problem is, there hasn't been much so far, on the BPDA side. They clearly have been willing to ride roughshod over the decades of preservation planning work that's been done here already. This is something I can't really get over; it seems quite Putin-esque, actually! Bill Lamb and Ken Stone, for instance, put all those decades into trying to solve this problem intelligently, only to have the bureaucracy suddenly now try to smash it into pieces. What an insult to those two lovely men who -- among so many others -- worked so tirelessly, and did so much, for our community. We wouldn't have, say, a City Square Park today without them -- and if we follow this plan as it's presently constituted, we won't have any more in the future.

It's shocking, actually. We need a deferral here, and time to come up with a better plan -- which, if we have the opportunity, and are willing to work together, I think we can do.

Sincerely,

Bart Higgins  
Charlestown

\*\*\*\*\*

Dear Mayor Wu,

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Too many of our concerns remain. This is not Charlestown's plan.

Subject: Resident concerns: PLAN: Charlestown



**Brittany Canniff** [REDACTED]

1:20 PM (3 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

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Too many of our concerns remain. This is not Charlestown's plan.

Brittany Canniff  
[REDACTED]

Sent from my iPhone

Subject: We remain opposed to PLAN: Charlestown



**Casey Porter** [REDACTED]

1:38 PM (3 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

Dear Mayor Wu,

We appreciate that PLAN: Charlestown no longer includes the Bunker Hill Mall in the proposed "growth area" and keeps it inside the historic neighborhood context with the 40' height limit on Main Street and 70' on Rutherford Ave. We also appreciate the removal of the Planned Development Areas (PDA) overlay from this space.

Increasing density 2-3 times Charlestown's zoning will increase our traffic issues, compound our emergency service response times, and challenge the promise of increasing critical open space.

Furthermore, we are disappointed that the BPDA will approve the 40 Roland Street project despite plans to demolish 2 historic buildings (one will retain the facade in the new development.) PLAN: Charlestown requires historic buildings to be retained in the project in order to receive an FAR over 2.0. *We ask that the project is deferred and reworked so that it retains all 3 historic industrial buildings within the new project. All 3 buildings are currently occupied and can be adaptively used for housing.*

While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

Thank you,

Casey Porter  
[REDACTED]

Subject: PLAN: Charlestown



**Deborah Thomson** [REDACTED]

2:06 PM (2 hours ago)

to mayor, arthur.jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

Dear Mayor Wu,

We appreciate that PLAN: Charlestown no longer includes the Bunker Hill Mall in the proposed "growth area" and keeps it inside the historic neighborhood context with the 40' height limit on Main Street and 70' on Rutherford Ave. We also appreciate the removal of the Planned Development Areas (PDA) overlay from this space.

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While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

Sincerely,  
Deborah J. Thomson

[REDACTED]

On Sep 22, 2023, at 11:03 AM, Deborah Thomson [REDACTED] wrote:

---

**We share your vision to build communities, please give us time to do that with PLAN: Charlestown.**

Dear Mayor Wu,

As a resident of Charlestown for over 20 years, I oppose PLAN: Charlestown's Final Draft. It falls short of the Charlestown Preservation Society's shared vision with your Office, and instead focuses more on building buildings than building a community. The PLAN undermines public safety by compounding capacity issues at neighborhood gateways, and neighborhood schools, disregards community input, and leans toward developer-driven building over community planning.

We suffer with a broken transportation system, unsafe emergency response times, traffic gridlock that backs up into the neighborhood, high housing costs, and most of our children can not get a seat at a high-quality school.

Many of our neighborhood residents still suffer from the generational trauma caused by the BRA in the 1960's and 1970's. This feels like a second round of Urban Renewal... but without the significant City investments and benefits of Urban Renewal. You are relying on overdevelopment, increased density and very tall buildings to pay for the neighborhood infrastructure and services that should be the responsibility of the City.

Our goal is to improve our quality of life with cohesive visions for new and existing spaces, prioritizing the best of Charlestown while accommodating future and current residents. We seek development principles that enhance use and livability, where new development harmonizes with the historic neighborhood, and new green spaces encourage gatherings of neighbors while combatting our heat island effect. We need

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neighborhood infrastructure to improve and expand for our needs now, and for an expanded population. This vision hasn't materialized in the process.

We insist on an immediate opportunity to collaborate on the final PLAN: Charlestown before its approval and implementation. In a recent Zoom meeting on September 11th, Arthur Jemison emphasized a "PLAN guided by you" approach, noting BPDA's delay of major development to allow a community-driven vision to emerge. However, the process has involved lengthy presentations and controlled feedback sessions, consequently, PLAN: Charlestown is the BPDA's vision of City policy first, and not the community needs.

We respectfully urge the Mayor's Office and the BPDA to pause PLAN: Charlestown's adoption. Rushing its completion dismisses the lasting impact of development guidelines, risking harm to present and future residents' quality of life. 4,576,800+ square feet of planned development is already underway, 3,887,152 is currently under review, and another 17,659,445 proposed will increase Charlestown's population by 80%.

The BPDA has not convinced us that the City can improve our quality of life and safety issues... and you may not compound them with overdevelopment.

Rushing this plan to completion in order to approve development erodes our trust in city leadership.

Signed,

---

Deborah J. Thomson

In Support of the Charlestown Preservation Society, Board of Trustees:

Amanda Zettel, President

Richie Banerji, Vice President

Chris Doggett, Treasurer

Darrell Villaruz, Secretary

Nora Blake

Ryan Gavin

Lisa Ha

Marley Kanda

Ellen Kitzi

Pippa Nava

Chris Remmes

Tiffany Riddle

Molly Stern

---

Subject:



**Dianne Ludy** [REDACTED]

1:54 PM (2 hours ago)

to gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info, Arthur.Jemison

Dear Mayor Wu,

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Increasing density 2-3 times Charlestown's zoning will increase our traffic issues, compound our emergency service response times, and challenge the promise of increasing critical open space.

Furthermore, we are disappointed that the BPDA will approve the 40 Roland Street project despite plans to demolish 2 historic buildings (one will retain the facade in the new development.) PLAN: Charlestown requires historic buildings to be retained in the project in order to receive an FAR over 2.0. *We ask that the project is deferred and reworked so that it retains all 3 historic industrial buildings within the new project. All 3 buildings are currently occupied and can be adaptively used for housing.*

While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

Dianne Ludy  
[REDACTED]

Subject: Opposition to PLAN: Charlestown



**Evelyn Scoville** [REDACTED]

2:04 PM (2 hours ago)

to Mayor, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

Dear Mayor Wu,

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However, increasing density 2-3 times Charlestown's zoning will increase our traffic issues, compound our emergency service response times, strain our schools, and challenge the promise of increasing critical open space.

Furthermore, I am disappointed that the BPDA will approve the 40 Roland Street project despite plans to demolish 2 historic buildings (one will retain the facade in the new development.) PLAN: Charlestown requires historic buildings to be retained in the project in order to receive a FAR over 2.0. *I request that the project is deferred and reworked so that it retains all 3 historic industrial buildings within the new project. All 3 buildings are currently occupied and can be adaptively used for housing.*

While new development in Charlestown is welcome, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many concerns remain. This is not Charlestown's plan and therefore it is

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not Boston's plan. Please hear us and work with us to plan for the future of our wonderful city and neighborhood.

Evelyn Scoville



--

Evelyn M. Scoville  
Scoville Solutions LLC



Subject: PLAN: Charlestown



**Gaye Williams** [REDACTED]

1:12 PM (3 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

To: [Mayor@Boston.gov](mailto:Mayor@Boston.gov)

cc: [Arthur.Jemison@boston.gov](mailto:Arthur.Jemison@boston.gov), [gabriela.coletta@boston.gov](mailto:gabriela.coletta@boston.gov), [dan.ryan@mahouse.gov](mailto:dan.ryan@mahouse.gov), [sal.didomenico@masenate.gov](mailto:sal.didomenico@masenate.gov), [jason.ruggiero@boston.gov](mailto:jason.ruggiero@boston.gov), [sean.breen@boston.gov](mailto:sean.breen@boston.gov), [erin.murphy@boston.gov](mailto:erin.murphy@boston.gov), [ruthzee.louijeune@boston.gov](mailto:ruthzee.louijeune@boston.gov), [julia.mejia@boston.gov](mailto:julia.mejia@boston.gov), [michael.f.flaherty@boston.gov](mailto:michael.f.flaherty@boston.gov), [cnc02129@gmail.com](mailto:cnc02129@gmail.com), [info@CharlestownPreservation.org](mailto:info@CharlestownPreservation.org)

Dear Mayor Wu,

We appreciate that PLAN: Charlestown no longer includes the Bunker Hill Mall in the proposed "growth area" and keeps it inside the historic neighborhood context with the 40' height limit on Main Street and 70' on Rutherford Ave. We also appreciate the removal of the Planned Development Areas (PDA) overlay from this space.

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Too many of our concerns remain. This is not Charlestown's plan.

Subject: We remain opposed to PLAN: Charlestown



**Graham Sinars** [REDACTED]

12:51 PM (4 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, Charlestown Preservation Society

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While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

Subject: Charlestown expansion



**James Conniff** [REDACTED]

2:26 PM (2 hours ago)

to Mayor@Boston.gov, Arthur.Jemison@boston.gov, gabriela.coletta@boston.gov, dan.ryan@mahouse.gov, sal.didomenico@masenate.gov, jason.ruggiero@boston.gov, sean.breen@boston.gov, erin.murphy@boston.gov, ruthzee.louijeune@boston.gov, julia.mejia@boston.gov, michael.f.flaherty@boston.gov, cnc02129@gmail.com, info@CharlestownPreservation.org

Dear Mayor Wu, Did you know that Charlestown has the largest concentration of publicly subsidized housing in all of Greater Boston? Sadly, further expansion of the area is going to choke a beautiful section of our great city.

We appreciate that PLAN: Charlestown no longer includes the Bunker Hill Mall in the proposed "growth area" and keeps it inside the historic neighborhood context with the 40' height limit on Main Street and 70' on Rutherford Ave. We also appreciate the removal of the Planned Development Areas (PDA) overlay from this space.

Increasing density 2-3 times Charlestown's zoning will increase our traffic issues, compound our emergency service response times, and challenge the promise of increasing critical open space.

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While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

James D. Conniff



# Subject: Update on PLAN: Charlestown



James L. Hauser [REDACTED]

2:44 PM (1 hour ago)

to Mayor@Boston.gov, Arthur.Jemison@boston.gov, gabriela.coletta@boston.gov, dan.ryan@mahouse.gov, sal.didomeni

You are viewing an attached message. City of Boston Mail can't verify the authenticity of attached messages.

Dear Mayor Wu,

We are a family that has chosen to raise our 5 children in Charlestown and have serious issues with PLAN: Charlestown. We appreciate that PLAN: Charlestown no longer includes the Bunker Hill Mall in the proposed "growth area" and keeps it inside the historic neighborhood context with the 40' height limit on Main Street and 70' on Rutherford Ave. We also appreciate the removal of the Planned Development Areas (PDA) overlay from this space.

However, increasing density 2-3 times Charlestown's zoning will increase our traffic issues, compound our emergency service response times, and challenge the promise of increasing critical open space. It can take 20-30 minutes to enter or exit Charlestown multiple days a week. We are also in desperate need of more green space and trees in Charlestown. We have the highest density of public housing in Massachusetts and need better services for our entire community.

Furthermore, we are disappointed that the BPDA will approve the 40 Roland Street project despite plans to demolish 2 historic buildings (one will retain the facade in the new development.) PLAN: Charlestown requires historic buildings to be retained in the project in order to receive an FAR over 2.0. *We ask that the project is deferred and reworked so that it retains all 3 historic industrial buildings within the new project. All 3 buildings are currently occupied and can be adaptively used for housing.*

While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

Kind Regards,

Jim and Meghan Hauser

James L. Hauser

Direct: [REDACTED]  
Boston  
[gunder.com](http://gunder.com)



GUNDERSON DETTMER STOUGH VILLENEUVE FRANKLIN & HACHIGIAN, LLP

Silicon Valley | Ann Arbor | Austin | Beijing | Boston | Los Angeles | New York | San Diego | San Francisco | São Paulo | Singapore

*This email and any attachments may contain private, confidential and privileged material for the sole use of the intended recipient. If you are not the intended recipient, please immediately delete this email and any attachments.*

On Wed, Sep 27, 2023 at 6:29 AM Janet Mihalyfi [REDACTED] wrote:

Dear Mayor Wu,

I'm reaching out because I opposed PLAN: Charlestown's Final Draft. I'm disappointed a plan is even being considered that is so lacking in greenspace. You have been the most pro-environment Mayor in our history, and we can't get back what we take away now with buildings. Besides all the health benefits from greenspace, Charlestown suffers from a lack of trees, creating awful heat islands and no place for our dogs to just be 'dogs'.

Please prioritize the residents of Charlestown, and not just the developers. Allow us to collaborate on the final PLAN: Charlestown and pause on final approval until this has happened.

-Janet Mihalyfi

[REDACTED]

Resident of Charlestown for over 20 years

Subject: This is not Charlestown's plan.



**Jodi Germann Plank** [REDACTED]

1:20 PM (3 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

Dear Mayor Wu,

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While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

Best regards,

--

**Jodi Germann Plank**  
[REDACTED]

Subject: We remain opposed to PLAN: Charlestown



**Jody Baum** [REDACTED]

1:18 PM (3 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

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Too many of our concerns remain. This is not Charlestown's plan.

Sincerely,

Jody Baum

Subject: \*\*\*URGENT\*\*\* oppose PLAN: Charlestown



**Jordan Litke** [REDACTED]

1:08 PM (3 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

Dear Mayor Wu,

Since coming into office, everything you have done for our city seems to completely IGNORE Charlestown. Why do you hate us so much? Can you please help us now? We appreciate that PLAN: Charlestown no longer includes the Bunker Hill Mall in the proposed "growth area" and keeps it inside the historic neighborhood context with the 40' height limit on Main Street and 70' on Rutherford Ave. We also appreciate the removal of the Planned Development Areas (PDA) overlay from this space.

Increasing density 2-3 times Charlestown's zoning will increase our traffic issues, compound our emergency service response times, and challenge the promise of increasing critical open space. We already feel completely ignored by you, and increasing density will ruin the little social and emergency services we receive now.

Furthermore, we are disappointed that the BPDA will approve the 40 Roland Street project despite plans to demolish 2 historic buildings (one will retain the facade in the new development.) PLAN: Charlestown requires historic buildings to be retained in the project in order to receive an FAR over 2.0. *We ask that the project is deferred and reworked so that it retains all 3 historic industrial buildings within the new project. All 3 buildings are currently occupied and can be adaptively used for housing.*

While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan. Please stop hating Charlestown and show us some love.

Best,  
Jordan Litke Gauthier



Subject: Opposing PLAN Charlestown



**Katherine Lewis** [REDACTED]

12:56 PM (4 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

Dear Mayor Wu,

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Increasing density 2-3 times Charlestown's zoning will increase our traffic issues, compound our emergency service response times, and challenge the promise of increasing critical open space.

I can personally attest to the need for expedient emergency response times during critical situations. Recently my 29 year-old husband experienced a cardiac arrest in Charlestown and needed life-saving emergency medical support, including transport to Massachusetts General Hospital. He was given a 1% chance of survival and recovery. He was able to beat these odds and make a full recovery because he was able to very quickly receive EMS care and transport. A delay in care very likely would have resulted in his death.

Furthermore, we are disappointed that the BPDA will approve the 40 Roland Street project despite plans to demolish 2 historic buildings (one will retain the facade in the new development.) PLAN: Charlestown requires historic buildings to be retained in the project in order to receive an FAR over 2.0. *We ask that the project is deferred and reworked so that it retains all 3 historic industrial buildings within the new project. All 3 buildings are currently occupied and can be adaptively used for housing.*

While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

Thank you for your consideration,  
Katherine Lewis

Subject: PLAN:Charlestown



**Kimberly Figenbaum** [REDACTED]

1:16 PM (3 hours ago)

to Mayor, gabriela.coletta, dan.ryan, Sal.DiDomenico, Jason.Ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info, Arthur Jemison

Dear Mayor Wu,

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Too many of our concerns remain. This is not Charlestown's plan.

Kimberly Figenbaum  
[REDACTED]

Subject:



**Kristin Johnson** [REDACTED]

1:24 PM (3 hours ago)

to Arthur.Jemison, Gabriela Coletta, dan.ryan, sal.didomenico, jason.ruggiero, Sean Breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

Dear Mayor Wu,

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While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

Thanks for your consideration,  
Kristin Johnson



Subject: PLAN Charlestown--this is not what is best for Charlestown and we are disappointed in our government



**Kristin Keating** [Redacted]

1:07 PM (3 hours ago)

to Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info, Mayor

Dear Mayor Wu,

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Too many of our concerns remain. This is not Charlestown's plan.

Thank you

Kristin

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\*\*\*\*\*

Kristin E. Keating



## Subject: OPPOSE PLAN CHARLESTOWN

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**Mallory Gonzalez** [REDACTED]

1:30 PM (3 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.lou

You are viewing an attached message. City of Boston Mail can't verify the authenticity of attached messages.

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While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

--

Mallory Scholl Gonzalez  
[REDACTED]

Subject: OPPOSE PLAN CHARLESTOWN



**Mallory Scholl Gonzalez** [REDACTED]

1:28 PM (3 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129

Dear Mayor Wu,

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--

MALLORY SCHOLL GONZALEZ  
[REDACTED]

Subject: STOP PLAN Charlestown



**Marilyn Darling** [REDACTED]

1:07 PM (3 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, Info at CPS

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Too many of our concerns remain. This is not Charlestown's plan.

Please reconsider!  
-Marilyn Darling

--

Marilyn Darling

For email related to the Emergent Learning Community Project:

[REDACTED]

Subject: STOP PLAN CHARLESTOWN!



**marley Kanda** [REDACTED]

1:55 PM (2 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, Info at CPS

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Too many of our concerns remain. This is not Charlestown's plan.

Sincerely,  
Marley Wright Kanda

Subject: Charlestown Development Plan



mac

12:59 PM (4 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

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development review and approval.

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Subject: Building Lot Coverage should apply to PDAs

12:27 PM (4 hours ago)

to Jason Ruggiero, Amanda Zettel

Dear Jason: important but not urgent

I object to one sentence in the 9/28/23 Board Memo regarding zoning.

*"The PDAs are regulated by three dimensional limitations: Maximum Building Height, Maximum FAR, and Minimum Permeable Area of Lot."*

I argue that PDAs should also be regulated by the Building Lot Coverage when that applies to the underlying zoning subdistrict.

Although the sentence as written correctly reflects the draft revised code for Articles 62 and 42B, I had assumed that the omission was an error. Furthermore, the omission was never explained or discussed.

**ACTION:** Please provide an explanation, at your convenience. No need to change your memo to the Board. (Too late now. And remember to fix the two instances of "footprint" in your articles 62 and 42B.)

**BACKGROUND:** Dimensional limitations for Building Lot Coverage (also called "Building Footprint") are specified in the revised Section 42B-15, and Table D of Article 62. But they are omitted in Table C in Article 42B, and Table 2 in Article 62, I had asked BPDA whether that was a mistake. Only now do I realize that the discrepancy is intentional.

I object that this discrepancy was never justified, explained, or open to comment. I ask for an explanation as to why the regulations for a PDA are relaxed compared to the regulations for the underlying zoning subdistrict. I mean, what were you thinking?

Mike Mickelson;

Subject: info@CharlestownPreservation.org



**Morgan Urlaub** [REDACTED]

2:09 PM (2 hours ago)

to Mayor, Arthur.Jemison, cnc02129, dan.ryan, erin.murphy, gabriela.coletta, jason.ruggiero, julia.mejia, michael.f.flaherty, ruthzee.louijeune, sal.didomenico, sean.breen

Dear Mayor Wu,

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While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval.

Too many of our concerns remain. This is not Charlestown's plan.

Sincerely,  
Morgan Urlaub  
Resident and Condo Owner in Charlestown

Subject: PLAN Charlestown



**Nancy Higgins** [REDACTED]

1:04 PM (3 hours ago)

to Mayor, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info

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While we welcome new development in Charlestown, this is too much, and the BPDA is already contradicting preservation planning in PLAN: Charlestown with development review and approval. The BPDA process is flawed and lacks integrity.

Too many of our concerns remain especially around infrastructure and emergency services. This is not Charlestown's plan. Please listen to us, the residents and slow this process down !

Subject: Opposition to PLAN:Charlestown



**NANCY WOVERS** [REDACTED]

1:02 PM (3 hours ago)

to Mayor@boston.gov, Arthur.Jemison, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info@charlestownpreservation.org

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Sincerely,  
Nancy Wovers and Jean Cadene



- May I add that it has been frustrating that in this instance, as well as others, residents are encouraged to raise their voices, but I find it fruitless. Decisions and deals are already made and have no intention of being changed. It's all an exercise. Very disappointed in the city of Boston.

Subject: Urgent



**Vikas Dhar** [REDACTED]

12:45 PM (4 hours ago)

to Mayor, gabriela.coletta, dan.ryan, sal.didomenico, jason.ruggiero, sean.breen, erin.murphy, ruthzee.louijeune, julia.mejia, michael.f.flaherty, cnc02129, info, arthurjemison

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[Vikas S. Dhar](#)

