

2024 BPDA Reform Hearing 1

Charlestown Community Concerns

March 9, 2024

TO: Mayor Michelle Wu

CC: Boston Committee on Planning, Development and Transportation
Boston City Council Committee on Government Operations
Boston Redevelopment Authority (BRA) d.b.a
Boston Planning & Development Agency (BPDA) d.b.a.
A Planning Department in the City of Boston

RE: “A Planning Department *in the City of Boston*” (Docket #0257)

Thank you very much *Boston City Council Committee on Government Operations* for announcing plans to establish a *Planning Department in the City of Boston* (PDCB) on Feb. 29, 2024.

In October 2019, the *Boston Committee on Planning, Development and Transportation* (BCPDT) announced its plan to “Fix Boston’s Broken Development Process” outlining “Why and How to Abolish the BPDA”.¹ This plan clearly acknowledged decades of a broken system. The plan critical goals included better communications, due diligence, transparency and accountability.

For decades, community concerns include climate resilience, overpopulation, traffic, health, habitat, tree canopy, open space, redlining repeat, diminishing quality of life, equity, spot zoning. The BRA communication shortcomings have been detrimental to the public to say the least. See the film about Boston’s “Inundation District” for recent community testimony and activism (2023).

Boston Committee on Planning, Development and Transportation” (BCPDT)

¹ <https://acrobat.adobe.com/id/urn:aaid:sc:us:97029884-efd7-4ebe-8878-c223cb1b3143>

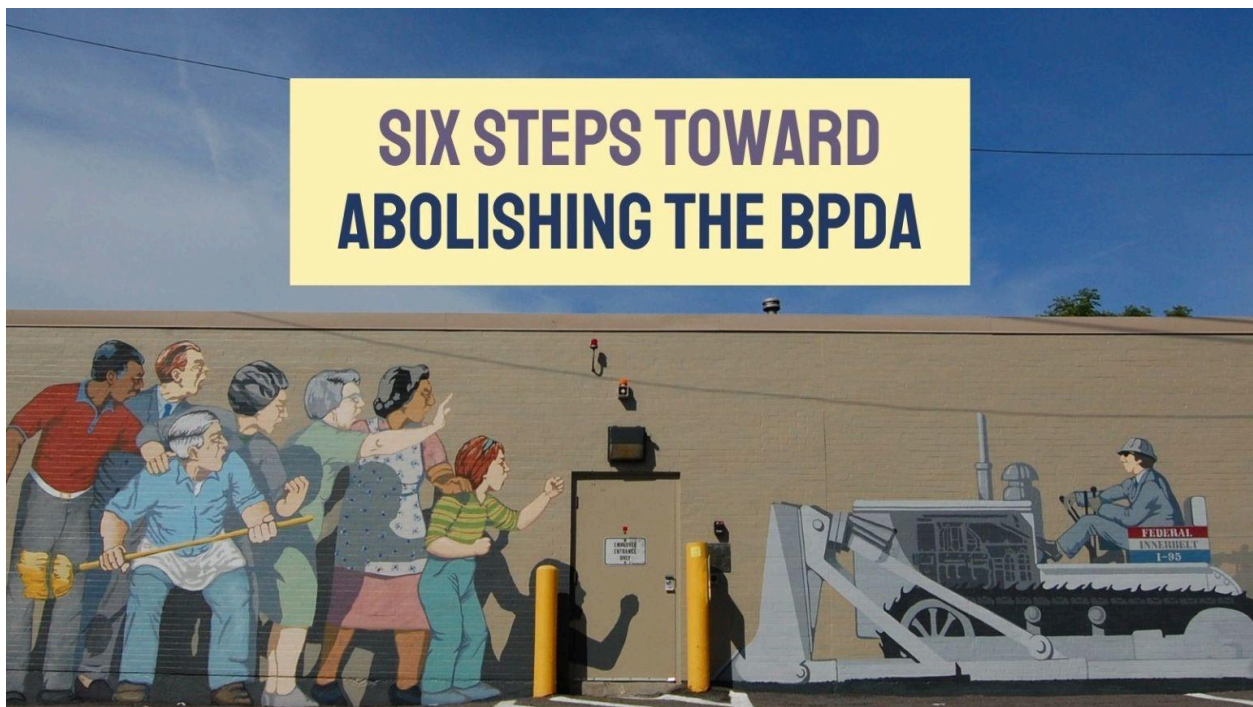
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A primary objective announced by a Planning Department in the City of Boston was to *begin* to discuss reformation of Public/Private development communications.²

In 2024, the Planning Department *in* the City of Boston begins to discuss discussing “Boston’s Broken Development Process” previously announced in 2019. A Planning Department *in* the City of Boston



I have **collected over 6,412 constituent letters and surveys spanning more than 40 years in support of just development, demanding reform of the BRA.** As a Socio-Ecological Anthropologist specializing in equity and coastal development, I have consulted for dozens of Boston community organizations for several decades.

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On October 23, 2023 the "Boston City Council Committee on Government Operations" office was invented.³

Progress of BRA is good, but only in conversation and proposed vision. The framework has yet to be set. Not reaching public efficiently/effectively.

The BRA is a private "business and strategy consulting" for "urban planning and economic development". Systematically, the public engagement deflects their voices.

Public engagement, communication and transparency are high priorities.

First hand sub par Public / Private communications in Charlestown include

- Boston in FEMA Retrograde fema_october-2022-crs-eligible-communitites (1)
- City Council meeting this relevance was dismissed.
- PLAN Charlestown public presentation was split into two studies presented separately. The official PLAN Charlestown Feedback Survey received 192 viewers and 35 comments. Would like to see the results of the PLAN: Charlestown Feedback Survey and accompanied Storymap feedback.
- On the Pier 5 project community groups were provided with a public meeting where the engineering study was released during the meeting with no opportunity to read the study before the public engagement routine.
- When the community looked for the engineering feasibility studies online, all contacts were redacted from public view.

3

<https://duckduckgo.com/?q=%22Boston+City+Council+Committee+on+Government+Operations%22&atb=v397-5vkj&ia=web>

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- **BPDA website** The method used to engage the public The BPDA website function and design, followup answers. CRM system... a good upgrade with public dialogue systems. Archeological, Flood Risk Determination permits, NFIP, etc. CRS.... Transportation impact studies are lacking.
- Population studies already show traffic, quality of life, etc. already stressed in charlestown but luxury and public development continues.
- The BHH development due diligence, public engagement efficacy, permitting with FEMA NFIP, Flooding, EPA, compliance.
- Transition from in person meetings to online issues/website update.
- Pint with a Planner event and comic book? Cranks!, Bro, Is Story Map still working
- **Dates not used**
- The Pier 5 Park community activists have been told they need a letter from for permission to raise awareness and money to realize the park.

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FEMA has rated Boston being in “Retrograde” in the FEMA Status Report on Communities Participating in the National Flood Program since 1997.

250286B BOSTON, CITY OF SUFFOLK COUNTY 11/22/74 04/01/82 03/16/16
04/01/82 No 10/01/92 10/01/97 10 0%

Progress of BRA is seen in their career offerings with titles such as “Senior Climate & Coastal Resilience Infrastructure Delivery PM”

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The Advisory Group is in critical need of more open, proactive engagement and transparency. Advisors groups should regularly be changed.

The current BPDA employees/community are subject to public frustrations due to practices and policies utilized before their employment.

In May 2021, the Boston Planning & Development Agency (“BPDA”) adopted its Equitable Procurement Plan (“EPP”) as a commitment to grow the number of contracts awarded to businesses and individuals who have historically been underrepresented in government contracting. In 2022, the BPDA continues to execute on this plan by evolving internal processes and expanding community outreach. You can find more information [here](#).

Audits, Performance Evaluation, Quantify Economic Damage including South Boston, damages to historic areas, unresolved (ignored) community griefs per each neighborhood.

Community engagement example in Charlestown is inadequate. This person needs to be replaced. Either this person was incompetent at community outreach, or, were directed to innocent by negligence.

- <https://www.bostonplans.org/neighborhoods/charlestown/at-a-glance>
- <https://charlestownbridge.com/2023/10/05/bpda-adopts-plan-charlestown/>
- <https://pier5.org/2022/10/10/bpda-releases-two-draft-scenarios-for-the-future-of-charlestown/>

CHARLESTOWN NEEDS

Open Space Plan 2015-2021

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Section 7 Analysis of Needs Section 7.2.4

Community Open Space & Recreation CHARLESTOWN

https://drive.google.com/file/d/1kprL8wlxYgOA8w_D7hmRPDS3cr0CDt4H/view

BRA YUCKY STUFF

Lightening speed for public communications

Engagement Efficacy, Capacity, Audits, Performance Evaluations (including public poll)

- Surveys like this are ended abruptly while public engagement is beginning in earnest:

https://docs.google.com/forms/d/e/1FAIpQLSfouotXYQL4IE6sls3mnHCZ0azwgeqQIBw-Qvf0_GQUtt-bjw/closedform

LEGAL / CH 91

- <https://www.mass.gov/guides/chapter-91-the-massachusetts-public-waterfront-act>
- Get Recording/video etc.
- [CORE: Climate Connections | Designing Waterfront Parks of the Future](#)
- [Three Competing Bids for Charlestown Navy Pier Redevelopment Under Review | BLDUP](#)
- [Upton+Partners | Activation and Redevelopment of the Charlestown Navy Yard](#)
- http://www.bostonplans.org/work-with-us/procurement-portal/rfp-listing-page?id=1274&utm_source=Neighborhoods&utm_campaign=82729520a2-&utm_medium=email&utm_term=0_bccda74844-82729520a2-275125210&mc_cid=82729520a2&mc_eid=d1930514e8

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- [ASTROSLLOT](#)
- [MassGIS Data: Title 5 Setback Areas | Mass.gov](#)

- CHU transportation dept

Tiffany Chu Yes, I noted Tiffany Chu's transportation specialty as well. However, I was thinking of contact with her more in terms of the Charlestown Connector Electric Mini-Shuttle to link places like One Mystic to its Public Waterfront. (Part of my effort to stay focused on Pier 5 and the Waterfront.)

I had suggested in the One Mystic mtg Chat that the developers support the “Charlestown Connector” in some way; the idea received quite a bit of enthusiasm there and on our own survey . Re the One Mystic Development I should say that it is appropriate and good practice to put higher densities at transportation nodes as this development does.

A question that we could pose re One Mystic in response to that decreased parking and increased density:

"If we could be more accepting of this TOD Transit Oriented Development could you be accepting of Development Transfer Right contributions to Charlestown's Historic Waterfront Park at Pier 5 and the Charlestown Connector Shuttle?"

Community Status Book Report MASSACHUSETTS Communities Participating in the National Flood

First Name	Last Name	Company	Notes	Email	Website
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		"Boston Harbor Pier 4 Noise Study	
Absorb		<u>"Group 1- Officials "Dan.Ryan@ mahouse.gov" Dan.Ryan@ma house.gov Senator Sal DiDomenico Sal.DiDomenic o@masenate.g ov District Councilor-Lydia Edwards-</u>	1

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		<p><u>Boston</u></p> <p><u>Lydia.edwards</u> <u>@boston.gov</u></p> <p><u>Councilor at</u> <u>Large Michelle</u> <u>Wu- Boston</u> <u>Michelle.wu@b</u> <u>oston.gov</u></p> <p><u>""BRA GCI</u> <u>Renee LeLevre</u> <u>Esq.""</u> <u>renee.lefevre@</u> <u>Boston.gov</u></p> <p><u>Group 2-</u> <u>Officials and</u> <u>Support</u> <u>Forwarding to</u> <u>FYI</u> <u>david.vittorini@</u> <u>boston.gov</u></p> <p><u>Lydia Edwards</u> <u>-Gabriela</u> <u>gabriela.coletta</u> <u>@boston.gov</u> <u>MA07AP.Outre</u> <u>ach@mail.hous</u> <u>e.gov</u></p>		
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		<p>lauren.shurtleff@boston.gov</p> <p>quinlan.locke@boston.gov</p> <p>jonathan.greeley@boston.gov</p> <p>heather.campisano@boston.gov</p> <p>chris.breen@boston.gov</p> <p>devin.quirk@boston.gov</p> <p><u>Group 3-</u></p> <p><u>Forwarding to</u></p> <p><u>FYI</u></p> <p><u>Conservation</u></p> <p><u>CLF Brad</u></p> <p><u>Campbell</u></p> <p><u>e-info@clf.org</u></p> <p><u>CLF Peter</u></p> <p><u>Shelley</u></p> <p><u>Pshelley@clf.org</u></p> <p><u>BHN Alice</u></p> <p><u>Brown</u></p> <p><u>abrown@bostonharbornow.org</u></p>	
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		<p>g Cc: Kathy Abbott kabbott@bostonharbornow.org</p> <p>g Barr Foundation: jvhorwood@barrfoundation.org</p> <p>g kbarnett@barrfoundation.org</p> <p>The Trustees: The Trustees- Amy Eynatian aeynatian@the trustees.org</p> <p>Group 4- Forwarding FYI</p> <p>Climate Climate Resilience- Peyton Jones peyton.jones@ boston.gov</p> <p>Environment Dept-</p>		
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		<p>christopher.cook@boston.gov Group 5- MA gov State kathleen.theoharides@mass.gov erikk.hokenson@mass.gov patricia.bowie@mass.gov pamela.dibona@mass.gov martin.suuberg@mass.gov daniel.padien@state.ma.us james.montgomery@state.ma.us tori.kim@mass.gov Group 6- Historic Preservation michael_creech@nps.gov</p>		
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		<p>christina_briggs@nps.gov Preservation Mass- E. Kelly ekelly@preservationmass.org MA Historic Commission- Ann Lattinville ann.lattinville@state.ma.us membership@masshist.org</p>	
McGuiness Richard		B.A. in Politics from The Catholic University of America	

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Kathy Abbot		Boston Harbor Now			<p>bostonharbornow</p> <p>Lagasse tainted g</p> <p>Kathy Abbott</p> <p>kabbott@bostonh</p> <p>Alice Brown</p> <p>abrown@bostonh</p> <p>Planning and Poli</p> <p>Kathy Abbott</p> <p>kabbott@bostonh</p> <p>Subject: Re: Pier</p> <p>Yard</p> <p>Date: March 22 20</p> <p>EDT</p> <p>To: KATHLEEN M</p> <p>kathleen.elliott@o</p> <p>Cc: Alice Brown</p> <p>abrown@bostonh</p> <p>Kathleen</p> <p>Thank you for sha</p> <p>piece. We are big</p> <p>Alliance and are v</p> <p>similar for our rac</p> <p>agree that forward</p> <p>and benefiting eve</p> <p>important factors</p> <p>important waterfro</p> <p>Thanks again</p>
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					Kathy
Rachael Boyce		Boston Climate Action Network		rachael@bostoncan.org	https://bostoncan.org
https://anc.apm.activecommunities.com/cobparksandplayground/SiteId=0&from_original_cui=true&online=true&ms					
Contacts to absorb		Contacts to absorb			

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		<p>The BRA Board is the official agency body with five members who come from Boston's neighborhoods and care about the city's future. They vote on all final determinations and agreements at the agency including planning studies rezoning initiatives and project</p>	1	<p>BPDAboard@ Boston.gov</p>

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		permitting. The BRA Board will only act on final project approval following an extensive community vetting and stakeholder review process led by BRA staff. Four of the five board members are appointed by the Mayor and confirmed by the City Council. One member is appointed by the Governor. Board members serve five year			
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		staggered terms.			
		The BRA Board is the official agency body with five members who come from Boston's neighborhoods and care about the city's future. They vote on all final determinations and agreements at the agency including planning studies rezoning initiatives and project permitting. The BRA Board will only act on	1	BRAboard@Boston.Gov	

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		<p>final project approval following an extensive community vetting and stakeholder review process led by BRA staff. Four of the five board members are appointed by the Mayor and confirmed by the City Council. One member is appointed by the Governor. Board members serve five year staggered terms.</p>		
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		<p>The BRA Board meets at regularly-scheduled public meetings usually held every three weeks on Thursday afternoons. Members of the public are welcome and encouraged to attend these meetings in addition to submitting written comments to the Board in advance via the Executive Director/Secretary's Office. Board meetings are</p>			
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		held in the BRA Board Room on the 9th floor of Boston City Hall (the Kane Simonian Room Room 900). Members of the public can get information about the BRA Board meeting schedule and agendas via the online calendar. In addition notices of scheduled BRA Board meetings are posted on bulletin boards located on the 1st and 9th			
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		<p>floors of Boston City Hall.</p> <p>For a list of past Board members please see the BRA History page.</p> <p>Priscilla Rojas Chair 2015-Present Contact </p> <p>In addition to her role at the BRA Priscilla is the Head of Internal Audit & Compliance at Takeoff Technologies.</p> <p>She has 16+ years of international audit and consulting experience</p>		
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		<p>with numerous Fortune 500 companies including Deloitte Vertex Pharmaceuticals State Street and John Hancock. Her professional endeavors have helped her gain hands-on experience working in over a dozen countries throughout Europe Asia and Australia. Priscilla holds a Bachelor of Science in Accounting from DePaul University and</p>			
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		<p>is a licensed Certified Internal Auditor (CIA®) Certified Fraud Examiner (CFE) Project Management Professional (PMP®) and Certified ISO 27001 Information Security Lead Auditor.</p> <p>Priscilla commits her passion and leadership to organizations supporting people of color women and the arts. She serves as board Treasurer and</p>			
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		<p>Audit Committee Chair for Futuro Media Group an independent nonprofit organization committed to producing ethical journalism from a POC perspective. Priscilla also served as a member of the Boston Cultural Council for six years and was recognized in the 2016 Boston's Extraordinary Women Campaign highlighting</p>			
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		<p>women that do extraordinary work within the Boston community.</p> <p>Priscilla resides in Boston's Leather District with her husband Jabes Rojas.</p> <p>Carol Downs Treasurer 2015-Present Contact </p> <p>Carol Downs has been a small business owner community leader and resident of Boston for thirty years.</p> <p>Carol is a founding owner</p>			
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		<p>and operator of Bella Luna & The Milky Way an award-winning dining and entertainment landmark in Jamaica Plain opened in 1993.</p> <p>In addition to serving the residents of Boston as Board Member and Treasurer of the Boston Planning & Development Agency in 2018 she was appointed to serve as a founding member of Boston's</p>			
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		<p>Community Preservation Committee which distributes \$20000000 annually for projects in the areas of affordable housing parks and open space and historic preservation and is now in her second three-year term.</p> <p>She served fifteen years as Trustee of the Neighborhood House Charter School in Dorchester and as an elected</p>			
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		<p>Board Member of the Jamaica Plain Firehouse Multicultural Arts Center from 1992–1996. Her awards include Greater Boston Chamber of Commerce Small Business of the Year Award Boston Magazine Best of Boston Awards (multiple years) JPNDC Richard B. Fowler Award and Urban Edge Unsung Hero Award. Carol grounds</p>			
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		<p>all of her activities in the values of generosity inclusivity creativity and respect. Carol has a B.A. in Philosophy from the University of Virginia (1988) and lives in Roslindale with her husband and two children.</p> <p>Mike-Monahan _Final.png Michael P. Monahan Vice Chair 2013-Present Contact ✉ Michael P. Monahan serves on the</p>			
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		<p>Boston Redevelopmen t Authority/Econ omic Development Industrial Corporation Board as a mayoral appointee. In addition Monahan serves as international vice president of the International Brotherhood of Electrical Workers (IBEW) Second District overseeing all New England affairs of the 40000-plus</p>			
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		<p>members and over 50 local unions.</p> <p>“As a fourth-generation IBEW member it is a tremendous honor to serve my union in this heightened role. My title is changing but my devotion to union families will not.” said Monahan.</p> <p>20140710_Ted_Rosenholtz-2748_WEB.png</p> <p>Dr. Theodore C. Landmark Member 2014-Present</p> <p>Contact </p> <p>Dr. Ted Landmark is</p>			
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		<p>Mayor Martin J. Walsh's first appointment to the Board of Directors and has been Director of the Kitty & Michael Dukakis Center for Urban and Regional Policy at Northeastern University since 2016. During his seventeen year tenure as President and CEO of the Boston Architectural College Dr. Landmark helped to grow the school from a center into an internationally</p>			
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		<p>recognized institution. In August 2014 Ted was named President Emeritus of the college. He brings with him to the board a wealth of expertise in architecture urban design civic leadership and architectural and construction law. A graduate of Yale with a Ph.D. from Boston University Ted has established</p>			
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		<p>himself as an innovative leader with a passion for public service. He has traveled the world extensively to study cities – from London and Paris to Istanbul and Tokyo – and facilitated planning sessions in New York Los Angeles and Philadelphia. Ted has served as a trustee or board member for several organizations including the American</p>			
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		<p>Architectural Foundation Historic New England and Historic Boston and the Boston Museum of Fine Arts. He was also president of the National Architectural Accrediting Board.</p> <p>Ted is a longtime resident of Jamaica Plain.</p> <p>Brian Miller Brian Miller Member 2020-Present Contact </p> <p>A resident of South Boston</p> <p>Brian Miller is a financial</p>			
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		<p>advisor at Morgan Stanley and founder of The Miller Group at Morgan Stanley which advises local organizations on their retirement plans. Miller was appointed to the BRA Board by Governormenter nor Charlie Baker. For ten years Miller served on the Labouré Center Advisory Board and co-chaired the organization's Capital</p>			
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		<p>Campaign. He was a founding trustee and FINANCIAL chair of the Boston Collegiate Charter School and former president of the South Boston Residents Group. He also served as FINANCIAL chair for Congressman Stephen F. Lynch. Miller currently serves on the South Boston Catholic Academy School Board.</p>			
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Lori Nelson		ENGINEERS RFP SINKHOLE P5 Chief Resilience Officer Ask her for a copy of the missing: "View Strategy" ENGINEERS RFP SINKHOLE P5 fgsg@gmail.co m donna.hulub@ nv5.com rbjornsson@s martprocure.us karen.reichenb acher@stvinc.c om arusses@geico nsultants.com ceinhorn@trcc ompanies.com dgoudreau@co	1		
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		orp.com max@karpstrategies.com Justin.Roy@arup.com smdarling@transystems.com khammond@parecorp.com "Panwalkar Anant" apanwalkar@geocomp.com Mina Saleh msaleh@entech.nyc aelsayed@geocomp.com mblewis-roosa@sgl.com trisha.hlatawa@steereengineering.com ellis@silman.com aflood@gpinet.com			
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		morenok@liro.com bruna.paranhos@jacobs.com Matthew.Hawk@stantec.com eric.betz@mottmac.com RHADDAD@smwllc.com jafrey@tighebond.com mhochlerin@smwllc.com tloughlin@gm2inc.com cmw@bala.com Daniel Deng DDENG@linbo ston.com pgarabedian@ellana.net JSINGER@moffatnichol.com bidsinbound@deltek.com "Bailey			
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		Catherine" cbailey@benes ch.com dianevalle@gm ail.com wayne.cobleigh @gza.com cmizioch@aie ngineers.com SVC@onvia.co m Donna.Fager@ wsp.com markgeorgian @gmail.com jan@gainc.com m.memmlieb@i mg-tech.de kpryme@coast alengineeringc ompany.com adanielle@the anthemgroup.c om jlarosa@vanzel m.com aconroy@nitsc			
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**The Trustees-
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Absorb		Group 1- Officials Dan.Ryan@masshouse.gov Dan.Ryan@masshouse.gov Senator Sal DiDomenico Sal.DiDomenico@massenate.gov District Councilor-Lydia Edwards-	1	
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Gray Stephen		Harvard Design School
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<https://harvardmagazine.com/2023/04/cities-shaping-the-future>

Awarded DiDomenico McGonagle and Ryan celebrated major progress on resilience; Mystic and Island Enclosures Bond/Grants Rivers Amelia Earhart Dam Chelsea Creek and into Boston Harbor.
Congresswoman

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Greater Boston's Mystic River Involved with Progress on Mystic Watershed
"Watershed secured Bonding Authority to support the development of these coastal resilience projects."
Raised \$23M Grants and Bonding to support three "critical coastal resilience projects underway" in Somerville Everett and Chelsea. Seeking a "End Goal".

McKenna Tim		Mass Office of Coastal Zone Management They oversee things like the DPA (designated port area) and the position they take with ensuring that land use remains is that once it is zoned out it can never come back. I would think that argument	1	tmckenna1181@gmail.com	
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		<p>could also made to ensure that public land remains public especially projects that impact existing public programing like Courageous Sailing. They may be able to put some pressure from the state level. Long wharf legal loss of the BRA to show:</p> <ol style="list-style-type: none">1. The pattern of the BRA actions against the community and how far they are willing to go.			
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		2. The power of local residents group			
		3. The ability to have the NPS support			
		4. The success!			