



Design Review

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Charlestown Preservation Society Design Review Committee
P. O. Box 290201
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5 November 2018

Jay Hurley, Chairman
Boston Zoning Commission
One City Hall Square
Boston, MA 02201

**Re: Hood Park PDA Zoning Text Amendment No. 480 for Zoning Commission hearing
November 7, 2018**

Dear Chairman Hurley,

On October 15, 2018, the Charlestown Preservation Society (CPS) Design Review Committee and the CPS Board held a public meeting to discuss the current master plan proposal for the Hood Park development located on Rutherford Avenue in Charlestown. The meeting included a presentation of the project by representatives from Hood Park LLC followed by an open discussion with Design Review Committee members and the forty or so community residents in attendance.

The discussion focused on the proposed building heights and planned open space shown in the September 24, 2018 Notice of Project Change (NPC) as modified by this proposed 275-foot zoning amendment. While there were voices both in support of and against the overall height of the development as represented by the Phase 3 (35 Supertest Street) proposal, the general consensus was that the proposed 295 feet (NPC) (275-feet, BPDA) height was just too great.

The proximity of the Hood Park development to our low-rise and historically significant neighborhood continues to be of considerable concern to our organization and the Charlestown community.

This proposed upper height limit of 275-feet (250-foot roofline) matches, or exceeds, that of the nearby mixed-use developments of Cambridge Crossing (220-foot roofline) and Assembly Row (250-foot roofline). The proximity of the adjacent residential neighborhoods plays heavily in the location and allowable height of the tallest buildings in these developments. In Assembly Row, buildings 250-feet in height are limited to an area adjacent to the Orange Line tracks more than 1,600-feet from the nearest residential neighborhood across Route 93 in East Somerville. In the Cambridge Crossing development, the tallest buildings are pushed against the adjacent rail yard over 1,000-feet from the nearest East Cambridge low-rise residential neighborhood and are limited in height to 220-feet.

In comparison, this proposed amendment would permit buildings of 275-feet in height as close as 700-feet from low-rise residential row houses along Main and Baldwin Streets in Charlestown.

We believe that Hood Park LLC can achieve their and our desired objectives for providing open green space for the community while creating an interesting development pattern through varying building heights without building to a 275-foot height.

Therefore, our organization opposes this BPDA petition to amend the PDA.

The next (Phase 2, Indigo) construction phase of the Hood Park Master Plan will include 10 Stack Street, the second highest building in the development. It is 232-feet high at its uppermost mechanical screen and features two lower levels that create a stepped-down massing helping to integrate the building into the Charlestown cityscape. The height of this building is consistent with the Hood Park's Notice of Intent letter dated May 17, 2018 and is slightly lower in height than the tallest buildings in the nearby Cambridge Crossing development. **We support this design.**

We would support a reasonable amendment for capping the maximum zoning height for the Hood Park Planned Development Area based on careful consideration of impacts to our historic neighborhood and evaluation established development precedents. **We believe a PDA Zoning amendment that capped the maximum height at this Phase 2, 232-foot height would do that.**

Please do not approve the Amendment before you. We thank you for your attention to this matter.

Sincerely,



William P. Lamb, Chair
Design Review Committee
Charlestown Preservation Society
P. O. Box 290201, Charlestown, MA 02129



Ellen Kitzi, President
Charlestown Preservation Society
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cc. sent via email:
Brian Golden, Director BPDA
Raul Duverge, Senior Project Manager, BPDA
Lydia Edwards, District City Councilor
Quinlan Locke, Liaison, Office of Neighborhood Services
Dan Ryan, State Representative