

October 1, 2021

Dear Community Member:

Thank you very much for attending last night's BPDA virtual community meeting regarding Main and Rutherford LLC's (Waypoint Development) proposed project for BPDA-owned land located at 516R 522 Main Street in Charlestown (current EMS site).

As presented during the meeting, this project was the sole proposal received in response to the Request for Proposals (RFP) received by BPDA in June. The proposed development is a mixed-used development featuring the shell and core for a new, state-of-the art, two-bay permanent location for an EMS in Charlestown, along with residential units and a ground floor retail space.

The BPDA disposition processes are community-driven and intended to empower residents and stakeholders to advise the Agency how to make best use of BPDA owned land. As such, the BPDA is seeking feedback from the community on whether or not we should proceed with working with this developer to advance this project, with the understanding and agreement that a prominent feature of the project is the community benefit of a permanent, improved EMS facility. Moving forward will consist of a tentative designation vote with the BPDA board that will enable the development team to continue into the BPDA Article 80 process which will kick off a participatory community process to refine the project with input from the community, in terms of density, design, traffic and parking – all areas discussed as concerns at the Zoom.

The BPDA would like to hear from you if we should move this project into Article 80 to refine the development with the community's assistance. If the BPDA does not move forward with the proposed development, the existing condition of the metal building EMS station will remain.

Please note that supporting the project to move forward does necessarily mean that it will be constructed as proposed or at all. A tentative designation vote will allow the developer to begin the Article 80 process to determine if an appropriate project can be approved at this site by this development team.

In order to receive as much feedback as possible, the comment period will be four weeks, through the close of business on Friday, October 29, 2021. Comments can be made using this link:

[http://www.bostonplans.org/planning/planning-initiatives/516-0-main-street-\(ems-substation\)](http://www.bostonplans.org/planning/planning-initiatives/516-0-main-street-(ems-substation)) A recorded video of the meeting will also be available at that link.

You can also send questions and comments via email to:

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We look forward to hearing from you.

Many thanks,

Reay L. Pannesi