

BOARD APPROVED

MEMORANDUM

MARCH 14, 2019

**TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR**

**FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
RAUL DUVERGE, SENIOR PROJECT MANAGER
COREY ZEHNGEBOT, SENIOR ARCHITECT/ URBAN DESIGNER
TED SCHWARTZBERG, SENIOR PLANNER**

**SUBJECT: PUBLIC HEARING TO CONSIDER THE AMENDED AND RESTATED
MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 51, HOOD
BUSINESS PARK, DEVELOPMENT PLAN FOR 10 STACK STREET WITHIN
PLANNED DEVELOPMENT AREA NO. 51, HOOD PARK, AND THE FIRST
AMENDMENT TO DEVELOPMENT PLAN FOR 100 HOOD PARK DRIVE
WITHIN PLANNED DEVELOPMENT AREA NO.51, LOCATED IN
CHARLESTOWN**

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA"): (1) approve the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Business Park (the "Amended and Restated Master Plan"), Development Plan for 10 Stack Street within Planned Development Area No. 51, Hood Park (the "10 Stack Street PDA Plan"), and First Amendment to Development Plan for 100 Hood Park Drive within Planned Development Area No. 51, Hood Park (the "First Amendment to 100 Hood Park Drive PDA Plan") pursuant to Section 80C of the Boston Zoning Code (the "Code"); (2) authorize the Director to petition the Boston Zoning Commission ("BZC") for approval of the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park Drive PDA Plan, pursuant to Sections 3-1A.a and 80C of the Code; (3) authorize the Director to issue

* Effective October 20, 2016, the BRA commenced doing business as the BPDA

a Determination waiving further review pursuant to Section 80A-6 of the Code in connection with a Notice of Project Change ("NPC") filed by Hood Park, LLC (the "Proponent") on September 14, 2018 for the revised Hood Park Master Plan project located in Charlestown (the "Proposed Master Plan Project" defined below); (4) authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Master Plan Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; (5) authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Master Plan Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area review process; and (6) authorize the Director to execute and deliver an Amended and Restated Cooperation Agreement, a Boston Residents Construction Employment Plan, an Amended and Restated Development Impact Project Agreement, and any and all documents that the Director deems appropriate and necessary in connection with the Proposed Master Plan Project, the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park Drive PDA Plan

PROJECT SITE

The Proposed Master Plan Project is located on an approximately 897,802 square foot parcel (19.92 acres) site known as Hood Park in the Charlestown neighborhood of Boston (the "Project Site"). The Project Site was formerly occupied by the Hood Dairy Plant and is currently occupied by three (3) office buildings, specifically 500 Rutherford Avenue, 510 Rutherford Avenue, and 570 Rutherford Avenue and a surface parking lot. Two (2) additional buildings are currently under construction within the Project Site, specifically a residential building at 50 Hood Park Drive (formerly known as 480 Rutherford Avenue) and a mixed-use building containing approximately eight hundred seventy two (872) structured vehicle parking spaces and retail, office, lobby, and laboratory space at 100 Hood Park Drive. The proposed building at 10 Stack Street is located on an approximately 75,000 square foot portion of the Project Site (the "10 Stack Street Development Site").

The Project Site is located within approximately 0.4 miles of MBTA bus and Orange Line subway service (Sullivan Square Station), providing access throughout the City of Boston and the greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: Hood Park LLC
Christopher Kaneb

Architect: SMMA
Brian Lawlor, Mark Spaulding

Owner's
Representative: Trademark Partners, LLC
Mark Rosenshein

Legal Counsel: Pierce Atwood LLP
Paula Devereaux, Esq.

Transportation
Consultant: Howard/Stein- Hudson Associates
Guy Busa, Brian Beisel

Permitting
Consultant: Epsilon Associates, Inc.
David Hewett, Fiona Hardy

BACKGROUND INFORMATION

On October 12, 2000, the BRA Board originally approved the Planned Development Area Master Plan for Planned Development Area No. 51, Hood Park (the "PDA Master Plan"). The PDA Master Plan was subsequently approved and adopted by the BZC on October 20, 2000. At full build out, Hood Park was anticipated to include a total of nine (9) structures that will include 1,168,820 square feet of office, residential, retail, laboratory, research and development, and other active uses. Off-street parking was to be provided for approximately 1,765 vehicles in a combination of structured and surface parking arrangements.

DESCRIPTION AND PROGRAM

Hood Park, LLC (the "Proponent") submitted a Notice of Project Change to the BPDA on September 14, 2018 (the "NPC") to update the existing Hood Park Master Plan project, which was originally approved by the BRA on October 12, 2000 and amended four (4) times, most recently on March 15, 2018 (the "Originally Approved Project"). As described in the NPC and amended by the Supplemental Information submitted most recently by the Proponent to the BPDA on February 27, 2019, the Proposed Master Plan Project consists of a re-envisioned master plan for the overall Project Site which includes a total of approximately 1,735,800 square feet of gross floor area spread among various buildings with numerous building heights and uses including commercial, office, hotel, retail, and residential. A total of approximately 1,465 vehicle parking spaces will be provided within the Project Site, with the vast majority of the spaces located in structured garages integrated into the proposed buildings within the Proposed Master Plan Project. In addition to the updated building program, the Proposed Master Plan Project will include a minimum of approximately 2.88 acres public open space throughout the Project Site, including "Hood Green," a contiguous one (1) acre public park to be constructed and maintained in perpetuity by the Proponent.

The Proposed Master Plan Project will be undertaken in multiple phases over a period of approximately fifteen (15) years, subject to market conditions and site constraints. Included in the Proposed Master Plan Project are the following existing buildings (the "Existing Buildings"):

- 500 Rutherford Avenue
- 510 Rutherford Avenue
- 570 Rutherford Avenue
- 50 Hood Park Drive (formerly known as 480 Rutherford Ave and currently under construction)
- 100 Hood Park Drive (currently under construction)

The Proposed Master Plan Project includes the construction of the following new buildings (the "New Buildings"):

- 6 Stack Street- An approximately twenty foot (20 ft.) high, 1,000 square foot primarily retail building.
- 10 Stack Street- An approximately two hundred thirty two foot (232 ft.) high, 350,300 square foot primarily office and laboratory building with a structured

parking garage for approximately one hundred forty nine (149) vehicles (“10 Stack Street”).

- 100 Hood Park Drive (addition) - A seven (7) story, approximately 150,000 square foot addition to the 100 Hood Park Drive building which is currently under construction. The addition would result in an approximately one hundred eighty five foot (185 ft.), approximately 240,000 square foot primarily office and laboratory building with a structured parking garage for approximately eight hundred seventy two (872) vehicles.
- 30 Stack Street- An approximately one hundred fifty five foot (155 ft.) high, 157,400 square foot primarily office and laboratory building with a structured parking garage for approximately two hundred twenty five (225) vehicles.
- 45 Stack Street- Approximately twenty foot (20 ft.) high, 6,050 square feet of pop-up retail building(s).
- 35 Supertest Street- An approximately two hundred sixty three foot (263 ft.) high, 275,950 square foot primarily office and residential building with up to one hundred seventy (170) dwelling units and a structured parking garage for approximately one hundred (100) vehicles.
- 25 Supertest Street- An approximately two hundred fifteen foot (215 ft.) high, 128,800 square foot primarily hotel building with up to one hundred thirty (130) guest rooms.
- 15 Supertest Street- An approximately twenty foot (20 ft.) high, primarily retail building not to exceed 12,000 square feet.

The existing building at 570 Rutherford Avenue will be demolished in the future as part of the Proposed Master Plan Project. 10 Stack Street is anticipated to commence construction in the summer of 2019 and other New Buildings with a variety of heights, uses, and dimensions will be constructed thereafter. The construction of the public open spaces and Hood Green will be sequenced with the New Buildings. The aforementioned building heights are the absolute heights of the New Buildings including all mechanical equipment and screening.

ARTICLE 80 REVIEW PROCESS

On May 18, 2018, the Proponent filed a Letter of Intent (“LOI”) in accordance with the BPDA’s policy regarding Provision of Mitigation by Development Projects in Boston. Through consultation with the local and state elected officials, and the Mayor’s Office of Neighborhood Services the existing IAG associated with the Originally Approved Project was supplemented and updated. On October 3, 2018, the IAG was finalized with fifteen (15) members.

The Proponent filed the NPC associated with the Proposed Master Plan Project on September 14, 2018 and the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan on December 11, 2018, which triggered a public comment period that ultimately concluded on March 1, 2019. Notice of the receipt of the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan by the BPDA was published in the Boston Herald on December 13, 2018. The NPC, Amended and Restated Master Plan 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan were sent to the City's public agencies/departments and elected officials. Additionally, copies of the documents were sent to all IAG members.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on October 24, 2018 with the City's public agencies/departments and local elected officials to review and discuss the Proposed Master Plan Project.

The Proposed Master Plan Project related filings noted above triggered a series of BPDA-sponsored meetings with both the general public and the IAG in which the Proposed Master Plan Project and its related components were discussed and reviewed. The public meetings were advertised in the *Charlestown Patriot Bridge* and all of the meetings were held at either Cambridge College located at 500 Rutherford Avenue or the Mishawum Park Community Room located at 95 Dunstable Street, both located in Charlestown. Below is a list of the BPDA-sponsored meetings that were held during the Article 80 review process on the Proposed Master Plan Project:

- IAG Meeting: October 22, 2018
- Public Meeting: October 24, 2018
- IAG+Public Meeting: December 6, 2018
- IAG+Public Meeting: December 10, 2018
- IAG+Public Meeting: January 9, 2019
- IAG+Public Meeting: January 24, 2019
- Public Meeting: January 31, 2019
- IAG Meeting: February 5, 2019
- IAG Meeting: February 26, 2019
- IAG+Public Meeting: March 11, 2019

In addition to the above-mentioned meetings, the Proponent also undertook community outreach efforts and participated in a series of meetings before and

during the Article 80 Review process with neighborhood residents, local elected officials, and the Charlestown Neighborhood Council to discuss the Proposed Master Plan Project and solicit feedback.

On November 21, 2018, January 28, 2019, and February 27, 2019 the Proponent submitted Supplemental Information documents to the BPDA.

On March 5, 2019, the Proposed Master Plan Project and 10 Stack Street were approved by the Boston Civic Design Commission.

ZONING

The Project Site is located in the Charlestown Neighborhood Zoning District established by Article 62 of the Code and more specifically within a Local Industrial ("LI") Subdistrict in which Planned Development Areas ("PDAs") are permitted. The Proposed Master Plan Project is located within the PDA Master Plan associated with Hood Park.

In order to undertake the Proposed Master Plan Project, the Proponent submitted an Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park Drive Plan to the BPDA on December 11, 2018. In accordance with Sections 3-1A, 62-20 through 62-23 and 80C of the Code, the Development Plan sets forth information on the Proposed Master Plan Project including the proposed location and appearance of structures, open space and landscaping, proposed uses, density, height, proposed traffic circulation, parking and loading facilities, access to public transportation and the proposed dimension of the structure.

DEVELOPMENT IMPACT PROJECT EXACTION

In accordance with Section 80B-7 of Article 80 of the Code, the Proposed Master Plan Project is a Development Impact Project ("DIP") and will make a housing contribution grant to the Neighborhood Housing Trust and a jobs contribution grant to the Neighborhood Jobs Trust. These contributions are expected to total approximately \$7,737,166.00 in housing linkage and \$1,525,156.00 in jobs linkage. This estimate is based upon the estimated floor area of all of the New Buildings within the Proposed Master Plan Project (excluding the existing buildings at 500, 510 and 570 Rutherford Avenue and the buildings under construction at 50 and 100 Hood Park Drive). It is contemplated that a credit in the amount of 88,471 square

feet will be taken for the 10 Stack Street (completion of 100,000 square foot exemption allowed under Section 80B-7 of the Code) and no further credits are contemplated for the remaining new construction described in this Amended and Restated Master Plan. Linkage will be payable for each applicable building within the Proposed Master Plan project upon issuance of the building permits for each such building

The final DIP exactions will be calculated prior to execution of the Amended and Restated DIP Agreement between the Proponent and BPDA.

MITIGATION & COMMUNITY BENEFITS

The Proposed Master Plan Project will provide mitigation and community benefits for the Charlestown neighborhood and the City of Boston (the "City") as a whole.

MITIGATION

- **Smart Growth/Transit-Oriented Development**
 - The Proposed Master Plan Project is consistent with smart-growth and transit-oriented development principles. The Project Site is within an approximately ten (10) minute walk of MBTA Orange Line subway (Community College and Sullivan Square Station) and bus service, and supports the objectives of smart growth; specifically, new developments at existing nodes of excellent transit routes.

- **Improved Street and Pedestrian Environment**
 - The Proposed Master Plan Project will activate an underutilized site with enhanced streetscapes that will include increased pedestrian and commercial activity, an upgraded public realm along the project frontage, and integrated street, bike, and pedestrian plan that includes the construction of new publicly accessible sidewalks, bicycle lanes, and roads with appropriate lighting, landscaping, and street trees in compliance with City Complete Street Guidelines.
 - The new proposed internal campus street network shall be memorialized through the Public Improvement Commission ("PIC"). The Proponent shall seek to retain private ownership and provide public easements over Hood Park Drive, Stack Street, and Supertest Street.

- **Sustainable Design/Green Building**

-Energy conservation and other sustainable design measures are an integral component of the Proposed Master Plan Project. The Proposed Master Plan Project includes the regrading and raising of the entire Project Site by approximately three (3) feet from base elevation seventeen (17) to base elevation twenty (20), representing a significant improvement in the resiliency of campus during storm and flood events. In addition to the regrading and raising of the Project Site, the building and site plan design includes measures to minimize the impact of high temperature events, including the planting of additional shade trees and reduction of impervious surface as well as measures to minimize the effects of extreme precipitation events and droughts. The New Buildings shall incorporate photovoltaic solar panels and/or utilize green roofs to the extent practical to further reduce the environmental impact of the development. Each building within the Proposed Master Plan Project is to individually comply with Article 37 of the Code.

- **Increased Employment**

-The Proposed Master Plan Project will create approximately 3,000 construction jobs over the next fifteen (15) years. Additionally, the area of office and lab space created represents approximately 2,500-3,500 employees with an additional 250 permanent jobs in retail, hospitality, and residential projects.

- **Additional Property Taxes**

-The Proposed Master Plan Project will generate additional property tax revenues for the City.

- **Urban Design**

-The Proposed Master Plan Project will transform the Project Site into a truly mixed-use development that includes a variety of active uses that include retail, hotel, laboratory and additional residential uses.

- **Water and Sewage Infrastructure**

-The Proponent shall make improvements to both on-site and off-site infrastructure systems, contributing to the sustainability of the Rutherford Avenue corridor and reducing the environmental impact of the Proposed Master Plan Project on the City's water, sewer, storm water, and energy delivery systems. This includes relocating current electric and

telecommunications/data service lines mounted on poles into concrete duct banks to reduce potential storm interruptions due to downed wires and new water service mains, meters, and loops through the Project Site to provide redundancy in water and fire protection services.

- **Transportation Improvements and Mitigation**

-The Proposed Master Plan Project will provide a number of multi-modal transportation improvements and implement various mitigation measures, including:

- Provide the remaining funding needed to pay for and sponsor a new Blue Bikes Station or other bicycle sharing system on or around the Project Site, as part of 10 Stack Street or the next building to be constructed as part of the Proposed Master Plan Project. The Blue Bikes Station or other bicycle sharing system shall be operational prior to issuance of a Certificate of Occupancy for 10 Stack Street or the next building to be constructed as part of the Proposed Master Plan Project. The Proponent shall consult with the Boston Transportation Department ("BTD"), BPDA, Blue Bikes and other applicable agencies, departments, and organizations to establish a mutually acceptable location for the Blue Bikes Station;
- Installation of a large transit information screen or similar service to list public transit information in all New Buildings in excess of 100,000 square feet.
- Installation of traffic signal fiber interconnect within existing conduit at two potential locations in close proximity to the Project Site.
- Provide electric vehicle charging stations for at least five percent (5%) of the vehicle parking spaces in the structured garages within the Proposed Master Plan Project and infrastructure in place for up to fifteen percent (15%) of the spaces; and
- Creation of designated on-site drop-off and pick-up areas for taxis and ride-sharing companies within the Project Site. Geo-fencing or other similar technologies will be utilized to ensure that vehicles are being directed to the most appropriate drop-off/pick-up point when approaching the Proposed Master Plan Project.
- Commitment to enter into a Transportation Access Plan Agreement ("TAPA") or Master TAPA with BTD in consultation with the BPDA which shall include a funding commitment of at least one dollar (\$1) per gross floor area square footage ("GFA SF") for off-site transportation infrastructure improvements in the impacted neighborhood. Funds

and projects funded would be determined upon approval of each Development Plan moving forward, with appropriate escalation of the value per square foot consistent with BTM practices or standards at the time of filing of the Development Plan. Within the TAPA or master TAPA, the Proponent shall:

- Fund and construct through TAPA mitigation funding, a temporary traffic signal and crosswalk immediately north of Baldwin Street and Hood Park Drive (subject to BTM, Public Works Department ("PWD"), PIC, and MassDOT approval) to safely allow pedestrians and bicyclists to cross Rutherford Avenue to visit the Project Site. The Proponent shall be responsible for ensuring the crosswalk design complies with any and all state and local safety standards and will be responsible for all maintenance costs (painting, snow removal, lightning, etc.) until a permanent intersection has been constructed by the City of Boston through the Rutherford Avenue reconstruction project.
- Work with BTM, BPDA, MassDOT, and other applicable City and state agencies/departments to prioritize the allocation of TAPA and state related mitigation funding towards advancing the recommendations from the Lower Mystic Regional Work Group transportation plan and public and bicycle transportation infrastructure including support for additional MBTA bus service, advancing bus network recommendations, advancing the Silver Line extension from Chelsea, improvements to the Orange Line, assessment of additional local shuttle service within the community, and expansion of water shuttle service.

- **Public Open Space Creation**

- The Proposed Master Plan Project increases the amount of public open space within the Project Site by approximately one hundred eighteen percent (118%) and will provide a total of approximately 2.88 acres of publicly accessible open space through the creation of what it is tentatively known as the Hood Park Drive Linear Open Space, Stack Street Open Space, a multi-modal shared bikeway and path, and Hood Green. The Proponent will be responsible for the design, construction, and maintenance of all open spaces, hardscape areas, planting spaces, and open public amenity areas within the Project Site. Hood Green will consist of no less than one (1) acre of contiguous green public open space on the portion of the Project Site

bounded by Supertest Street and the northern property line of the Project Site. The area of Hood Green will remain public open space in perpetuity through a deed restriction, conservation easement, or other similar recorded legally binding documentation. The Proponent has committed to allocate up to \$10.00 per square foot (\$435,600.00) for the cost of building Hood Green for at and above grade finishes, plantings, amenities, and programming elements. The minimum committed amount shall be adjusted in accordance with the Consumer Price Index (CPI) and/or inflation. The final location, programming and amenities for Hood Green shall be developed through consultation with the BPDA, Boston Parks and Recreation Department ("BPRD"), and other applicable City and state agencies and departments.

- The Proponent has committed to completion of Hood Green as part of the next filed Development Plan of greater than 50,000 GFA SF or greater, after 10 Stack Street, currently projected as Q4 2022/Q1 2023
- Public restrooms shall be provided for visitors during normal park hours (typically dusk to dawn).

- **Housing Creation**

- The Proposed Master Plan Project increases the amount of residential uses on-site furthering the City's goal of creating 69,000 new housing units by 2030. Up to one hundred seventy (170) additional residential rental units are proposed in the Proposed Master Plan Project which will be subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"). The Proponent commits to an additional two percent (2%) of income restricted housing units in the proposed future residential project, above the City's current IDP policy, to be designated as affordable for households earning between 80% and 110% of the Area Median Income ("AMI"), as published by the BPDA and based upon data from the United States Department of Housing and Urban Development ("HUD").

COMMUNITY BENEFITS

In addition to the previously agreed to mitigation and community benefits associated with previous approvals, the Proposed Master Plan Project includes the following community benefits:

- A financial contribution of two dollars (2\$) per square foot for the additional retail and hotel gross floor area square footage ("GFA SF") (currently approximately 115,000 GFA SF) introduced as part of the Proposed Master

Plan Project, currently projected to be approximately two hundred thirty thousand dollars (\$230,000) to support public realm improvements in Charlestown or other neighborhood based initiatives. The said amount shall be made payable to the BRA upon execution of a lease(s) for at least fifty percent (50%) of the retail space in each Development Plan associated with the Proposed Master Plan Project and prior to Certificate of Occupancy issuance for the hotel component of the Proposed Master Plan project. The BRA shall hold the funds in escrow and the expenditure or distribution of the funds will be managed through a process that is compliant with BPDA procedures. The committed amount shall be adjusted in accordance with the Consumer Price Index (CPI) and/or inflation.

- The full build-out and programming of approximately 3, 800 gross square feet of ground floor space in the 50 Hood Park Drive building (formerly known as 480 Rutherford Avenue) currently under construction within the Project Site, to be used as a multi-use neighborhood education and community center with a range of programming opportunities. The facility will be made available at no cost to the City and non-profit community in Charlestown, for a minimum of at least seven (7) years, in conjunction with Bunker Hill Community College, Cambridge College and the business employers within the Project Site. The community space shall be operated by a non-profit entity with local resident and non-profit provider(s) advisory participation and shall be fully built-out and operational prior to Certificate of Occupancy issuance for 10 Stack Street or the next building to be constructed as part of the Proposed Master Plan Project.
- A commitment to support an employment/internship program for neighborhood youth through collaboration with Hood Park businesses and funding of an approved Charlestown program focused on providing youth employment and internship opportunities up to twelve thousand dollars (\$12,000) per year for a period of five (5) years. The neighborhood youth employment/internship program and/or partnership shall be established and operational by Certificate of Occupancy issuance for 10 Stack Street or the next building to be constructed as part of the Proposed Master Plan Project.
- A financial contribution of one hundred fifty thousand dollars (\$150,000) to be used to fund a planning effort led by the BPDA along the Rutherford

Avenue corridor of Charlestown. The funds shall be made payable to the BRA and will be due upon building permit issuance for 10 Stack Street or the next building to be constructed as part of the Proposed Master Plan Project.

- A commitment to provide either 35,000 gross square feet of in-kind core and shell area, at no cost, within Hood Park, for a to-be-determined program use focused on education and nutrition for youth in Boston, or a financial contribution of approximately \$2.5 million towards projects focused on similar health and wellness opportunities in Boston, funded in five (5) equal annual installment payments commencing at building permit issuance for 10 Stack Street or the next building to be constructed as part of the Proposed Master Plan Project.
- A commitment to review the proposed master signage plan with the public and IAG prior to formal submittal for review by the BPDA.
- A commitment to collaborate with the City and Charlestown community stakeholders in finding ways to allocate the linkage funds provided by the Proposed Master Plan Project to projects that may create additional affordable housing opportunities in Charlestown, to the extent allowed under Section 80B-7 of the Code.

SMART UTILITIES POLICY

On June 14, 2018, the BPDA Board of Directors voted to approve a Smart Utilities Policy that will ensure that new large developments are taking steps to create a more resilient city. The new policy, launched as a two (2) -year pilot program, incorporates five (5) smart utility technologies into Article 80 Development Review and BPDA Development Review Guidelines.

One of those technologies, the district energy micro grid—a centralized energy system that has the ability to produce electricity on clustered development sites while using excess heat to heat and cool buildings—will apply to Article 80 projects over 1.5 million square feet. The Proposed Master Plan Project is an excellent opportunity to explore the feasibility of this technology due to the size and nature of the development.

The Proponent has been working closely with BPDA staff to conduct an analysis of

the technical and economic feasibility of implementing a district energy micro grid as part of the Project. The analysis is anticipated to be completed by end of March or beginning of April 2019. In addition to the District Energy Policy, the Proponent will also have to integrate any other applicable Smart Utility Technologies, which may include a Telecommunications Utilidor, Green Infrastructure, Adaptive Signal Technology and Smart Street Lights. All of the particular specifications for each these technologies have been previously communicated to the Proponent and will continue to be reviewed by the Smart Utilities Steering Committee. The Proponent has agreed to continue collaborating on the design and construction of the pertinent aspects of the Smart Utilities Policy.

The BPDA reserves the right to delay execution of a Cooperation Agreement, issuance of a Certification of Compliance or Partial Certification of Compliance, or take any other regulatory steps deemed appropriate until the feasibility analysis is completed to the satisfaction of the BPDA and/or an agreement has been reached regarding the development of the energy system that is proven to be feasible, as well as the design and review of all other aspects of the Smart Utilities program.

RECOMMENDATION

Based on the foregoing, staff recommends that the Board: (1) approve the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park Drive PDA Plan pursuant to Section 80C of the Code; (2) authorize the Director to petition the BZC for approval of the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park Drive PDA Plan pursuant to Sections 3-1A.a and 80C of the Code; (3) authorize the Director to issue a Determination waiving further review pursuant to Section 80A-6.2 of the Code in connection with the NPC filed by the Proponent on September 14, 2018, finding that the NPC does not significantly increase the impacts of the Proposed Master Plan Project; (4) authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Master Plan Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 process; (5) authorize the Director to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Master Plan Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area Review process; and (6) authorize the Director to execute and deliver an Amended and Restated Cooperation Agreement, a Boston Residents Construction Employment Plan, an Amended and Restated Development Impact Project Agreement and any

and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project, the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park Drive PDA Plan, all upon terms and conditions determined to be in the best interests of the BPDA.

Appropriate votes follow:

VOTED: That, in connection with the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Business Park (the "Amended and Restated Master Plan"), Development Plan for 10 Stack Street within Planned Development Area No. 51, Hood Park (the "10 Stack Street PDA Plan"), and First Amendment to Development Plan for 100 Hood Park Drive within Planned Development Area No. 51, Hood Park (the "First Amendment to 100 Hood Park Drive PDA Plan") describing the revised Hood Park Master Plan project (the "Proposed Master Plan Project") and presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "BRA") on March 14, 2019, and after consideration of the evidence presented at, and in connection with, the hearing on the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan, and the Proposed Master Plan Project, the BRA finds, in accordance with Section 80C of the Boston Zoning Code (the "Code"), that: (a) such Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan are not for a location or Proposed Master Plan Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Master Plan Project in such Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in Planned Development Areas; (c) such Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan comply with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan conform to the plan for the district, subdistrict or similar geographic area in which the Planned

Development Area is located, and to the general plan for the City as a whole; and (e) on balance, nothing in such Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED:

That the BRA hereby approves, pursuant to Section 3-1A.a and Section 80C of the Code, the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan, in substantial accord with the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan presented to the BRA Board at its public hearing on March 14, 2019; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan, pursuant to Section 3-1A.a and Section 80C of the Code, in substantial accord with the same as presented to the BRA Board at its public hearing March 14, 2019; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to issue a Determination (the "Determination") under Section 80A-6 of the Code which finds that the Notice of Project Change ("NPC) submitted to the BRA by Hood Park, LLC (the "Proponent") on September 14, 2018, does not significantly increase the impacts of the Proposed Master Plan Project and waives further review of the Proposed Master Plan Project, subject to on-going design review by the BRA; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Master Plan Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80B Large Project Review; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Master Plan Project pursuant to Section 80C-8 of the Code, when appropriate; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to execute and deliver Amended and Restated Cooperation Agreement, a Boston Residents Construction Employment Plan, an Amended and Restated Development Impact Project Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Master Plan Project, the Amended and Restated Master Plan, 10 Stack Street PDA Plan, and First Amendment to 100 Hood Park PDA Plan, all upon terms and conditions determined to be in the best interests of the BRA.